Minutes of the Houston Planning Commission

(An audio/video tape of the full proceedings is on file in the Planning and Development Department)

June 19, 2008
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Carol Abel Lewis, Chair, called the meeting to order at 2:37 p.m. with a quorum present.

Carol Abel Lewis, Chair
Mark A. Kilkenny, Vice Chair
John W. H. Chiang
David Collins
Kay Crooker
Sonny Garza
Jim Jard
D. Fred Martinez
Robin Reed
Richard A. Rice
David Robinson
Jeff Ross
Lee Schlanger
Arrived at 2:50 p.m.

Algenita Segars
Arrived at 2:46 p.m.

Talmadge Sharp, Sr.
Arrived at 2:54 p.m.

Jon N. Strange

Beth Wolff

Arrived at 2:45 p.m.

Shaukat Zakaria

The Honorable Ed Emmett

The Honorable Ed Chance

D. Jesse Hegemier for:

The Honorable Grady Prestage

EXOFFICIO MEMBERS

A. Marvin Katz

Mark Loethen

Mike Marcotte

Dawn Ullrich

rank Wilson

Absent

Absent

Absent

absent

Absent
CHAIRMAN’S REPORT
NONE

DIRECTOR’S REPORT
The Director’s report was given by Marlene L. Gafrick, Director, Planning and Development Department.

APPROVE THE MAY 22, AND JUNE 5, 2008 PLANNING COMMISSION MEETING MINUTES
  Motion: Kilkenny    Second: Rice    Vote: Unanimous    Abstaining: None

I. PLATTING ACTIVITY  (Consent items A and B, 1-74)
Items removed for separate consideration: 18, 25, 32, 50 and 61.
Staff recommendation: Approve staff’s recommendations for items 1-74 subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-74 subject to the 101 form conditions.
  Motion: Sharp    Second: Chiang    Vote: Unanimous    Abstaining: None

Commissioner Garza arrived at 2:43 p.m. during platting activity and recused himself from Item 44.

Commissioner Rice abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 25 and 32 subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for items 25 and 32 subject to the 101 form conditions.
  Motion: Kilkenny    Second: Sharp    Vote: Unanimous    Abstaining: None

Commissioner Rice returned.

Commissioners Reed and Ross abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 18, 50 and 61 subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for items 18, 20 and 61 subject to the 101 form conditions.
  Motion: Chiang    Second: Sharp    Vote: Unanimous    Abstaining: None

Commissioners Reed and Ross returned.
C  PUBLIC HEARINGS

75  Aliana Sec. 15 Replat No. 1  C3N  Approve
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Rice  Second: Kilkenny  Vote: Unanimous  Abstaining: None

Commissioners Schlanger and Zakaria arrived at 2:45 p.m. during discussion of Item 76.

76  Barrington Sec 2 Partial Replat No. 2  C3N  Approve
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Sharp  Second: Chiang  Vote: Unanimous  Abstaining: None

77  Canyon Lakes West Sec. 3 and 7 Partial Replat No. 2  C3N  Approve
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Ross  Second: Chiang  Vote: Unanimous  Abstaining: None

Commissioner Collins arrived at 2:50 p.m. during discussion of Item 78.

78  Melanie Court Partial Replat No. 1  C3N  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.
Motion: Robinson  Second: Reed  Vote: Unanimous  Abstaining: None

79  Place Des Vosges Subdivision  C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow applicant time to submit a revised drawing and for chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow applicant time to submit a revised drawing and for chapter 42 planning standards.
Motion: Kilkenny  Second: Sharp  Vote: Unanimous  Abstaining: None

80  Saddlebrook Village Sec. 1 Partial Replat No. 1  C3N  Approve
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Kilkenny  Second: Garza  Vote: Unanimous  Abstaining: None

Algenita Sagers arrived at 2:45 p.m. during discussion of Item 81.
81 Troon Residence Subdivision C3N Approve
Staff recommendation: Approve the plat subject to the 101 form conditions and name change at final.
Commission action: Approved the plat subject to the 101 form conditions and name change at final.
   Motion: Robinson    Second: Chiang    Vote: Unanimous    Abstaining: None
Speaker for Item 81: Gary Mangold – opposed

D VARIANCES

82 Arellano Court Subdivision C2R Defer
Staff recommendation: Defer the plat for two weeks to allow applicant time to provide revised information and for chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow applicant time to provide revised information and for chapter 42 planning standards.
   Motion: Kilkenny    Second: Reed    Vote: Unanimous    Abstaining: None

83 Bammel Meadows Subdivision C2 Approve
Staff recommendation: Deny the requested variance and approve the plat subject to the 101 form conditions.
Commission action: Denied the requested variance and approved the plat subject to the 101 form conditions.
   Motion: Sharp    Second: Garza    Vote: Unanimous    Abstaining: None

84 Bridges of Lake Houston GP GP Approve
Staff recommendation: Grant the requested variance and approve the general plan subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the general plan subject to the 101 form conditions.
   Motion: Kilkenny    Second: Chiang    Vote: Unanimous    Abstaining: None

85 Greensbrook Place Sec. 4 C3P Withdrawn

86 Hampton Inn Subdivision C2R Defer
Staff recommendation: Defer the plat for two weeks to allow applicant time to provide revised information and for chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow applicant time to provide revised information and for chapter 42 planning standards.
   Motion: Reed    Second: Collins    Vote: Unanimous    Abstaining: None

87 Lake Estates on North Eldridge C3P Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide revised information and for Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow applicant time to provide revised information and for Chapter 42 planning standards.
   Motion: Reed    Second: Sharp    Vote: Unanimous    Abstaining: None
88  McCarty Radiator Subdivision  C2R  Defer
Staff recommendation:  Defer the general plan for two weeks for further study and legal review.
Commission action:  Deferred the general plan for two weeks for further study and legal review.
   Motion:  Kilkenny  Second:  Reed  Vote:  Unanimous  Abstaining:  None

89  Northgate Crossing MUD No. 2  C2  Withdrawn
Sanitary Sewer Lift Station No. 8

90  Parkside Trails Sec. 2  C3P  Approve
Staff recommendation:  Grant the requested variance and approve the plat subject to the 101 form conditions.
Commission action:  Granted the requested variance and approved the plat subject to the 101 form conditions.
   Motion:  Garza  Second:  Segars  Vote:  Carries  Abstaining:  Rice

91  Peek Road South of Canel Road To SH 99 GP  GP  Approve
Staff recommendation:  Grant the requested variance and approve the plat subject to the 101 form conditions.
Commission action:  Granted the requested variance and approved the plat subject to the 101 form condition.
   Motion:  Kilkenny  Second:  Rice  Vote:  Unanimous  Abstaining:  None

92  Sanctuary Wellness Village GP  GP  Defer
Staff recommendation:  Defer the plat for two weeks to allow applicant time to provide revised information.
Commission action:  Deferred the plat for two weeks to allow applicant time to provide revised information.
   Motion:  Kilkenny  Second:  Sharp  Vote:  Unanimous  Abstaining:  None

93  South Shepherd Apartments  C2R  Defer
Staff recommendation:  Defer the plat for two weeks to allow applicant time to provide additional information and coordinate with Public Works and Engineering.
Commission action:  Deferred the plat for two weeks to allow applicant time to provide additional information and coordinate with Public Works and Engineering.
   Motion:  Collins  Second:  Robinson  Vote:  Unanimous  Abstaining:  None

94  Spring Stuebner Commercial GP  GP  Withdrawn

95  Spring Trace Business Park GP  GP  Defer
Staff recommendation:  Defer the plat for two weeks to allow applicant time to provide revised information.
Commission action:  Deferred the plat for two weeks to allow applicant time to provide revised information.
   Motion:  Kilkenny  Second:  Sharp  Vote:  Unanimous  Abstaining:  None
96  Sugar Pine Elementary School Subdivision                      C3R  Approve
    Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.
    Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.
    Motion: Ross  Second: Garza  Vote: Unanimous  Abstaining: None

97  Tamez Plaza Subdivision                                     C2  Defer
    Staff recommendation: Defer the plat for two weeks to allow applicant time to provide additional information and provide a copy of the agreement from Southern Pacific Railroad for the grade crossing.
    Commission action: Deferred the plat for two weeks to allow applicant time to provide additional Information and provide a copy of the agreement from Southern Pacific Railroad for the grade crossing.
    Motion: Collins  Second: Sharp  Vote: Unanimous  Abstaining: None

98  West Dallas Montrose Subdivision                             C3R  Defer
    Staff recommendation: Defer the plat for two weeks to allow applicant time to provide additional information and to coordinate with Public Works and Engineering.
    Commission action: Deferred the plat for two weeks to allow applicant time to provide additional Information and to coordinate with Public Works and Engineering.
    Motion: Sharp  Second: Reed  Vote: Unanimous  Abstaining: None

99  Windfern Vista Business Park Sec. 1                         C3P  Approve
    Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.
    Commission action: Granted the requested variance and approved the plat subject to the 101 form condition.
    Motion: Kilkenny  Second: Reed  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS

100  Cinco Ranch Southwest Sec. 32                             C3P  Approve
    Staff recommendation: Grant the requested special exception and approve the plat subject to the 101 form conditions.
    Commission action: Granted the requested special exception and approved the plat subject to the 101 form conditions.
    Motion: Ross  Second: Reed  Vote: Unanimous  Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS
    NONE

G  ADMINISTRATIVE
    NONE
H  DEVELOPMENT PLAT VARIANCES

101  1929 Sharp Place  DPV  Withdrawn

102  2200 Rosedale Street  DPV  Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to coordinate with the Department of Public Works & Engineering.  
Commission action: Deferred the plat for two weeks to allow time for the applicant to coordinate with the Department of Public Works & Engineering.  
Motion: Kilkenny  Second: Chiang  Vote: Unanimous  Abstaining: None

103  2202 Addison Road  DPV  Approve
Staff recommendation: Approve the requested variance.  
Commission action: Approved the request variance.  
Motion: Kilkenny  Second: Ross  Vote: Carries  Abstaining: None
Speakers for Item 103: Helen Gleozali, Mary Lou Henry and Alfred Miller all are supportive.

Commissioner Schlanger recused himself during the discussion of Item 103 and left the room.

Commissioner Schlanger returned.

104  704 Willard Street  DPV  Defer
Staff recommendation: Grant the requested variance.  
Commission action: Deferred the requested variance for two weeks for information on the expected life and placement of the ash tree.  
Motion: Ross  Second: Robinson  Vote: Unanimous  Abstaining: None

Commissioner Hegemier left at 4:03 p.m. during Item 104.

I  CERTIFICATES OF COMPLIANCE

105  Patricia Garza  COC  Approve
106  Jeremy McCardell  COC  Approve
107  Erica Cervantes  COC  Approve
108  Oner Ramirez Maldonado  COC  Approve
Staff recommendation: Issue the Certificates of Compliance for items 105 – 108.  
Commission action: Issued the Certificates of Compliance for items 105 - 108.  
Motion: Garza  Second: Kilkenny  Vote: Unanimous  Abstaining: None
EXTENSIONS OF APPROVAL AND NAME CHANGES

109 Atascocita Storage Estates Subdivision EOA Approve
110 Barker Cypress at Liner Lane Apartments EOA Approve
111 Beltway 8 West Road NC Approve
(Previously West Road Beltway 8)
112 Lakeshore Sec.14 EOA Approve
113 Oakland Acre Estates Sec. 1 EOA Approve
114 Summerwood Sec. 23 EOA Approve
115 Woodbridge Village Sec. 1 EOA Approve
116 Woodbridge Village Sec. 2 EOA Approve

Staff recommendation: Approve staff’s recommendations for items 109 - 116.
Commission action: Approved staff’s recommendations for items 109 - 116.
Motion: Sharp Second: Garza Vote: Unanimous Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF JULY 17, 2008 FOR:
   a. Campbell Court Amending replat no. 2
   b. Fairdale Patio Homes Subdivision
   c. Kass Park Subdivision
   d. Long Drive Dog and Cat Hospital Subdivision
   e. Metro Lofts at Milford Street Subdivision
   f. Solitaire Partial replat no. 1

Staff recommendation: Establish a public hearing date of July 17, 2008 for items II a-f.
Commission action: Established a public hearing date of July 17, 2008 for items II a-f.
Motion: Collins Second: Kilkenny Vote: Unanimous Abstaining: None

III. ESTABLISH A PUBLIC HEARING DATE OF JULY 17, 2008 FOR HOTEL/MOTEL APPLICATION:
   a. Sleep Inn and Suites

Staff recommendation: Establish a public hearing date of July 17, 2008 for item III a.
Commission action: Established a public hearing date of July 17, 2008 for item III a.
Motion: Kilkenny Second: Sharp Vote: Unanimous Abstaining: None
IV. PUBLIC REARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNERS:
   a. 1624 Kirby Drive – Thomas H. Monroe House
   b. 2227 Brentwood Drive – Lester L. Neuhaus House
   c. 35 Tiel Way – Robert D. Jameson House

The Chair opened and closed the public hearing; there were no speakers.

Staff recommendation: Accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark Designation of the Thomas H. Monroe House at 1624 Kirby Drive and the Lester L. Neuhaus House at 2227 Brentwood Drive. The Robert D. Jameson House at 35 Tiel Way was withdrawn at the applicant’s request.
Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to City Council the Landmark Designation of the Thomas H. Monroe House at 1624 Kirby Drive and the Lester L. Neuhaus House at 2227 Brentwood Drive. The Robert D. Jameson House at 35 Tiel Way was withdrawn at the applicant’s request.

V. EXCUSE THE ABSENCES OF THE HONORABLE ED CHANCE AND THE HONORABLE ED EMMETT
Honorable Ed Chance’s and Honorable Ed Emmett’s absences were excused.

VI. PUBLIC COMMENTS
NONE

VII. ADJOURNMENT

There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 4:10 p.m.
   Motion: Sharp    Second: Kilkenny    Vote: Unanimous    Abstaining: None

Carol Abel Lewis, Chair

Marlene L. Gafrick, Secretary