Minutes of the Houston Planning Commission

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

July 3, 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 Absent
John W. H. Chiang
David Collins
Kay Crooker
Sonny Garza
Jim Jard Absent
D. Fred Martinez Absent
Robin Reed Arrived at 2:42 p.m. during Director’s report
Richard A. Rice
David Robinson Absent
Jeff Ross
Lee Schlanger Absent
Algenita Segars Arrived at 2:42 p.m. during Director’s report
Talmadge Sharp, Sr.
Jon N. Strange Absent
Beth Wolff Arrived at 3:07 p.m. during Item 84
Shaukat Zakaria
The Honorable Ed Emmett
Mark J. Mooney for: The Honorable Ed Chance
The Honorable Grady Prestage Left at 3:49 p.m. during Item 92

EXOFFICIO MEMBERS

M. Marvin Katz Absent
Mark Loethen
Mike Marcotte Absent
Dawn Ullrich Absent
Frank Wilson Absent
CHAIRMAN’S REPORT
NONE

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

Commissioners Reed and Segars arrived at 2:42 p.m. during the Director’s report.

APPROVE THE JUNE 19, 2008 PLANNING COMMISSION MEETING MINUTES
   Motion: Collins    Second: Crooker    Vote: Unanimous    Abstaining: None

I. PLATTING ACTIVITY  (Consent items A and B, 1- 79)
Items removed for separate consideration: 16, 19, 27, 39, 45 and 46.
   Staff recommendation: Approve staff’s recommendations for items 1- 79 subject to the 101 form conditions.
   Commission action: Approved staff’s recommendations for items 1- 79 subject to the 101 form conditions.
   Motion: Garza    Second: Reed    Vote: Unanimous    Abstaining: None

Commissioner Ross abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 16, 45 and 46 subject to the 101 form conditions.
   Commission action: Approved staff’s recommendation for items 16, 45 and 46 subject to the 101 form conditions.
   Motion: Wolff    Second: Chiang    Vote: Unanimous    Abstaining: None

Commissioner Ross returned.

Commissioners Chiang and Rice abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 19, 27 and 39 subject to the 101 form conditions.
   Commission action: Approved staff’s recommendation for items 19, 27 and 39 subject to the 101 form conditions.
   Motion: Zakaria    Second: Croker    Vote: Unanimous    Abstaining: None

Commissioners Chiang and Rice returned.
C  PUBLIC HEARINGS

80  Adrians Place Subdivision  C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow applicant time to coordinate with the Parks and Recreation Department and for chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow applicant time to coordinate with the Parks and Recreation Department and for chapter 42 planning standards.
Motion: Collins  Second: Garza  Vote: Unanimous  Abstaining: None
Speaker for Item 80: Jerry Greenspan for Council Member Rodriguez – Defer.

Commissioner Ross recused himself and left the room for Items 81 and 82.

81  Caceres 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: Rice  Second: Reed  Vote: Unanimous  Abstaining: None

82  Caceres Partial Replat No. 3  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: Collins  Second: Zakaria  Vote: Unanimous  Abstaining: None

Commissioner Ross returned.

83  Condos at Jackson Heights Subdivision  C3N  Defer
Staff recommendation: Defer the plat for two weeks to allow applicant time to coordinate with Public Works and Engineering Traffic concerning site plan and driveway configuration.
Commission action: Deferred the plat for two weeks to allow applicant time to coordinate with Public Works and Engineering Traffic concerning site plan and driveway configuration.
Motion: Wolff  Second: Chiang  Vote: Unanimous  Abstaining: None

84  Hajjar Brothers Subdivision  C3N  Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: Collins  Second: Ross  Vote: Unanimous  Abstaining: None
Speaker for Item 84: David Strauss – Supportive.

Commissioner Strange arrived at 3:07 p.m. during Item 84.

85  Place des Vosges Subdivision  C3N  Defer
Staff recommendation: Defer the plat for two weeks at applicants’s request.
Commission action: Deferred the plat for two weeks at applicants’s request.
Motion: Rice  Second: Zakaria  Vote: Unanimous  Abstaining: None
86 Royal Gulf Plaza Subdivision C3N Defer
Staff recommendation: Defer the plat for two weeks for further study and legal review of deed restrictions.
Commission action: Deferred the plat for two weeks for further study and legal review deed restrictions.
  Motion: Garza Second: Wolff Vote: Unanimous Abstaining: None
Speaker for Item 81: Jerry Greenspan for Council Member James Rodriguez – supportive.

Agenda Item 97 was taken out of order at this time.

97 South Shepherd Apartments C2R Defer
Staff recommendation: Defer the plat for two weeks for further study and review of the traffic study from Public Works and Engineering.
Commission action: Deferred the plat for two weeks for further study and review of the traffic study from Public Works and Engineering
  Motion: Collins Second: Strange Vote: Unanimous Abstaining: None
Speakers for Item 97: Council Members Wanda Adams and Pam Holm, Bert Keller and Laura Krupowitz – all opposed; Mary Lou Henry and Mark Loethen - supportive.

Commissioner Ross left after the discussion of item 97.

Agenda Items 87, 93, 98 and 99 are taken together at this time.

D VARIANCES

87 Arellano Court Subdivision C2R Withdrawn
93 McCarty Radiator Subdivision C2R Withdrawn
98 Spring Trace Business GP GP Withdrawn
99 Tamez Plaza Subdivision C2 Withdrawn

88 Hampton Inn Partial Replat No. 1 C2R 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: Rice Second: Garza Vote: Unanimous Abstaining: None

89 Houston Manufacturing and Fabricating Subdivision C2R 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: Rice Vote: Unanimous Abstaining: None
90  Indian Shores Sec. 11    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: Reed    Second: Chiang    Vote: Unanimous    Abstaining: None

91  Lake Estates on North Eldridge    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: Chiang    Second: Strange    Vote: Unanimous    Abstaining: None

92  Matute Villas in the Heights Subdivision    C3R  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: Rice    Second: Strange    Vote: Unanimous    Abstaining: None

Commissioner Prestage left at 3:49 p.m. and Commissioner Mooney arrived at 3:49 p.m. during Item 92.

94  Quitman Estates Subdivision    C2R  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: Segars    Second: Garza    Vote: Unanimous    Abstaining: None

95  Sanctuary Wellness Village GP    GP  Approve
Staff recommendation: Deny the requested variances and approve the general plan subject to the 101 form conditions.
Commission action: Granted the requested variances and approved the general plan subject to the 101 form conditions.
    Motion: Segars    Second: Rice    Vote: Carries    Opposed: Chiang, Collins, Crooker and Zakaria.
Speakers for Item 95: Herb Lipsman and Parke Patterson – supportive.

Commissioners Garza, Mooney, Reed, Strange and Wolff were supportive.
96  Softail Commercial Subdivision  C2  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: Rice  Second: Collins  Vote: Unanimous  Abstaining: None

100  UTF Interest Gulf Coast Subdivision  C2R  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: Rice  Second: Strange  Vote: Carries  Opposed: Crooker

101  West Dallas Montrose Subdivision  C3R  Defer
Staff recommendation: Grant the requested variances and approve the plat subject to the 101 form conditions.
Commission action: Deferred the requested variances and the plat for two weeks to allow time for the applicant to coordinate with the neighborhood.
Motion: Zakaria  Second: Strange  Vote: Unanimous  Abstaining: None
Speakers for Item 101: George Collisions, Karen Gordon and Helen Huey – all supportive.

1st motion was made by Commissioner Strange, seconded by Commissioner Segars to grant the requested variances and approve the plat subject to the 101 form conditions. Motion failed.

E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS
NONE

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCES

102  2200 Rosedale Street  DPV  Defer
Staff recommendation: Defer the requested variance for two weeks to allow applicant time to provide revised information.
Commission action: Deferred the requested variance for two weeks to allow applicant time to provide revised information.
Motion: Collins  Second: Reed  Vote: Unanimous  Abstaining: None
103  704 Willard
Staff recommendation: Approve the requested variance subject to the 101 form conditions.
Commission action: Approved the requester variance subject to the 101 form conditions.
Motion: Zakaria       Second: Rice       Vote: Carries       Opposed: Crooker

104  5417 Starling Street
Staff recommendation: Defer the requested variance for two weeks to allow time for the applicant to provide revised information.
Commission action: Deferred the requested variance for two weeks to allow time for the applicant to provide revised information.
Motion: Zakaria       Second: Strange     Vote: Unanimous       Abstaining: None

I  CERTIFICATES OF COMPLIANCE

105  Faye Hooper
106  Modesto G. Soto
107  Ma Elia Miranda
108  Salvador Gonzalez
109  Doug Hill
110  Sandra Salgado
Staff recommendation: Issue the Certificates of Compliance for items 108 and 110; items 105-107 were deferred for two weeks for Chapter 42 planning standards and item 109 was disapproved.
Commission action: Issued the Certificates of Compliance for items 108 and 110; items 105-107 were deferred for two weeks for Chapter 42 planning standards and item 109 was disapproved.
Motion: Strange       Second: Collins     Vote: Unanimous       Abstaining: None
EXTENSIONS OF APPROVAL AND NAME CHANGES

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<td>Arbor Trails Sec. 2</td>
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<td>112</td>
<td>Ashley Pointe Sec. 8</td>
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<td>113</td>
<td>Barkers Branch Sec. 3 Partial Replat No. 1</td>
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<td>Barkers Branch Sec. 3 Partial Replat No. 2</td>
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<td>KDC Office Building (Previously Intellicenter)</td>
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Staff recommendation: Approve staff’s recommendations for items 111 - 126.  
Commission action: Approved staff’s recommendations for items 111 – 126.  
Motion: Chiang Second: Wolff Vote: Carries Abstaining: Strange on 111 – 126.

II. ESTABLISH A PUBLIC HEARING DATE OF JULY 31, 2008 FOR:
   a. Brookhollow Townsite Subdivision
   b. Childress Court Sec. 2
   c. Hilshire Lakes Sec. 1 Partial Replat No. 2
   d. Hughes Park Replat No. 1
   e. KIPP Inc. MLK Replat No. 1
   f. Perez Warehouse Subdivision
   g. Kirby at Colquit

Staff recommendation: Establish a public hearing date of July 31, 2008 for items II a-g.
Commission action: Established a public hearing date of July 31, 2008 for items II a-g.
Motion: Garza Second: Wolff Vote: Unanimous Abstaining: None

III. ESTABLISH A PUBLIC HEARING DATE OF JULY 31, 2008 FOR A HOTEL/MOTEL APPLICATION FOR:
   a. Candlewood Suites Hotel at 1020 Maxey Road

Staff recommendation: Establish a public hearing date of July 31, 2008 for item III a.
Commission action: Established a public hearing date of July 31, 2008 for item III a.
Motion: Chiang Second: Wolff Vote: Unanimous Abstaining: None
IV.  EXCUSE THE ABSENCE OF THE HONORABLE ED EMMETT
Honorable Ed Emmett's absences were excused.

V.  PUBLIC COMMENTS
NONE

VI.  ADJOURNMENT

There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 4:30 p.m.
Motion: Wolff  Second: Garza  Vote: Unanimous  Abstaining: None

Carol Abel Lewis, Chair
Marlene L. Gafrick, Secretary