Minutes of the Houston Planning Commission

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

July 31, 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 2:36 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
Algenita Segars
Talmadge Sharp, Sr.
Jon N. Strange
Beth Wolff
Shaukat Zakaria
The Honorable Ed Emmett
The Honorable Ed Chance
D. Jesse Hegemier for:
    The Honorable Grady Prestage

Arrived at 2:37 p.m. during Chair’s report
Arrived at 4:21 p.m. During Item IV
Left at 3:38 during Item 114
Absent

Absent
Absent
Arrived at 3:04 p.m.
Absent
Absent
Left at 3:21 p.m. during Item 109

EXOFFICIO MEMBERS

M. Marvin Katz
Mark Loethen
Mike Marcotte
Dawn Ullrich
Frank Wilson
Absent
Absent
Absent
Absent
CHAIRMAN’S REPORT

The Chairman’s report was given by Carol Abel Lewis.

DIRECTOR’S REPORT

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

Item I. was taken out of order at this time.

I. CITY MOBILITY PLANNING PRESENTATION
Presentation was given by Raymond Chong, Deputy Director, Public Works and Engineering Department.

APPROVAL OF THE JULY 17, 2008 PLANNING COMMISSION MEETING MINUTES
The July 17, 2008 Planning Commission were deferred for two weeks because they were omitted from the agenda packet.

II. PLATTING ACTIVITY (Consent items A and B, 1-100)
Items removed for separate consideration: 8, 9, 24, 41, 42, 45, 58, 61, 68 and 79. Staff recommendation: Approve staff’s recommendations for items 1-100 subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-100 subject to the 101 form conditions.
    Motion: Kilkenny    Second: Garza    Vote: Unanimous    Abstaining: None

Commissioners Rice, Ross and Schlanger abstained and left the room.

Staff recommendation: Approve staff’s recommendation for items 8, 9, 24, 41, 42, 45, 58, 61, 68 and 79 subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for items 8, 9, 24, 41, 42, 45, 58, 61, 68 and 79 subject to the 101 form conditions.
    Motion: Wolff    Second: Zakaria    Vote: Unanimous    Abstaining: None

Commissioners Rice, Ross and Schlanger returned.

C PUBLIC HEARINGS

101 Brookhollow Townsite Subdivision C3N Defer
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Deferred the plat for two weeks further study and legal review.
    Motion: Collins    Second: Zakaria    Vote: Unanimous    Abstaining: None
Speaker for Item 101: Cindy Dobias-Mleak – Opposed.
102 Childress Court Sec. 2 C3N Defer
Staff recommendation: Defer the plat for two weeks for further study and legal review.
Commission action: Deferred the plat for two weeks for further study and legal review.
Motion: Kilkenny Second: Robinson Vote: Unanimous Abstaining: None

Commissioner Schlanger abstained and left the room.

103 Hilshire Lakes Sec. 1 Partial Replat No. 2 C3N Defer
Staff recommendation: Defer the plat for two weeks for further study and legal review.
Commission action: Deferred the plat for two weeks for further study and legal review.
Motion: Wolff Second: Reed Vote: Unanimous Abstaining: None

Commissioner Schlanger returned.

104 Hughes Park 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: Chiang Second: Zakaria Vote: Unanimous Abstaining: None

105 Kipp Inc. MLK 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: Wolff Second: Robinson Vote: Unanimous Abstaining: None
Speakers for Item 105: Lorrie Alexander Sr., Sarah Caldwell, Council Member Jolanda Jones and Ramond Thompson – all were undecided.

106 Perez Warehouse 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 of deed restrictions.
Motion: Collins Second: Chiang Vote: Unanimous Abstaining: None

D VARIANCES

107 Arellano Court 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: Garza Vote: Unanimous Abstaining: None
108  Beechnut Boulevard Street Extension  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

109  Cupp 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 conditions.
Motion: Garza  Second: Strange  Vote: Unanimous  Abstaining: None

110  Heights Garden Subdivision  C2R  Defer
Staff recommendation: Defer the requested variance and the plat for two weeks for Chapter 42 planning standards.
Commission action: Deferred the requested variance and the plat for two weeks for Chapter 42 planning standards.
Motion: Kilkenny  Second: Reed  Vote: Unanimous  Abstaining: None

111  McCarty Radiator Subdivision  C2R  Approve
Staff recommendation: Grant the requested variances and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variances and approved the plat subject to the 101 form conditions.
Motion: Zakaria  Second: Reed  Vote: Unanimous  Abstaining: None

112  Saint Arnoldville 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: Chiang  Second: Kilkenny  Vote: Unanimous  Abstaining: None

113  Sherfield Feagan Subdivision  C2R  Approve
Staff recommendation: Grant the requested variances and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variances and approved the plat subject to 101 form conditions.
Motion: Rice  Second: Zakaria  Vote: Unanimous  Abstaining: None
Speaker for Item 113: Mary Lou Henry – supportive.
114  Stonebridge Ellington Sec. 1
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 101 form conditions.
Motion: Reed  Second: Garza  Vote: Unanimous  Abstaining: None

E  SPECIAL EXCEPTIONS

Commissioner Rice abstained and left the room.

115  Katy Promise GP
GP  Approve
Staff recommendation: Grant the requested special exception and approve the general plan subject to the 101 form conditions.
Commission action: Granted the requested special exception and approved the general plan subject to 101 form conditions.
Motion: Kilkenny  Second: Zakaria  Vote: Unanimous  Abstaining: None

Commissioner Rice returned.

F  RECONSIDERATION OF REQUIREMENTS
NONE

G  ADMINISTRATIVE

116  Stoneleigh Ella Crossing Apartments
C3F  Approve
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Wolff  Second: Reed  Vote: Unanimous  Abstaining: None

H  DEVELOPMENT PLAT VARIANCES

117  2009 Deams Street
DPV  Approve
Staff recommendation: Deny the requested variance.
Commission action: Approved the requested variance subject to the 101 form conditions.
Motion: Zakaria  Second: Collins  Vote: Unanimous  Abstaining: None
Speaker for Item 117: Ron Henry - opposed

118  2200 Rosedale Street
DPV  Withdrawn
Speaker for Item 118: Council Member Jolanda Jones – supportive
119  3807 South MacGregor Way  DPV  Defer
Staff recommendation:  Defer the requested variance for two weeks for further study and legal review of separately filed deed restrictions.
Commission action:  Deferred the requested variance for two weeks for further study and legal review of separately filed deed restrictions.
Motion:  Kilkenny  Second:  Reed  Vote:  Unanimous  Abstaining:  None

120  6614 Kernel Street  DPV  Omitted

I  CERTIFICATES OF COMPLIANCE

121  Ma Elia Miranda  COC  Approve
122  Montgomery County MUD # 24  COC  Disapprove
123  New Caney Gold Inc.  COC  Defer
124  Ramiro Montoya  COC  Approve
125  Romualdo Castro  COC  Approve

Staff recommendation:  Issue the Certificates of Compliance for items 121, 124 and 125; disapprove item 122 and defer item 123 for two weeks for further study and review and Chapter 42 planning standards.
Item 122 and deferred item 123 for two weeks for further study and review and Chapter 42 planning standards.
Motion:  Chiang  Second:  Strange  Vote:  Unanimous  Abstaining:  None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

Commissioners Rice and Ross abstained and left the room.

126  Avondale Sec. 2  EOA  Approve
127  Coco's Plaza  EOA  Approve
128  Foxwood Sec. 12  EOA  Approve
129  Grand Mission Sec. 17  EOA  Approve
130  Harris County MUD No. 500 Water Plant No. 1  EOA  Approve
131  IGS Industrial  EOA  Approve
132  Lakecrest Village Sec 2  EOA  Approve
133  Park Creek Sec. 4  EOA  Approve
134  Tomball ISD Northpointe  EOA  Approve
135  Waterstone Crest Drive from Calaveras  EOA  Approve
   Blue Lane to Worth Hills STD
136  Willowbend Boulevard Extension to  EOA  Approve
   Buffalo Speedway STD

Staff recommendation:  Approve staff’s recommendations for items 126 - 136.
Commission action:  Approved staff’s recommendations for items 126 - 136.
Motion:  Kilkenny  Second:  Reed  Vote:  Unanimous  Abstaining:  None

Commissioners Rice and Ross returned.
III. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 28, 2008 FOR:
   a. Beltran Shop Subdivision
   b. Faarzaneh Subdivision
   c. Fairfield Village North Sec. 11 Partial Replat No. 1
   d. Fairfield Village North Sec. 11 Partial Replat No. 2
   e. Greater Truth Temple Subdivision
   f. Kirby at Colquitt Reserve
   g. Southway Sec. 2 Amending Plat No. 1 Partial Replat No. 1

Staff recommendation: Establish a public hearing date of August 28, 2008 for items III a-g.
Commission action: Established a public hearing date of August 28, 2008 for items III a-g.
Motion: Garza Second: Chiang Vote: Unanimous Abstaining: None

IV. PUBLIC HEARING AND CONSIDERATION OF ITEMS FOR 1700 BLOCK OF NORFOLK, SOUTH SIDE, BETWEEN WOODHEAD STREET AND THE DEAD END EAST OF 1717 NORFOLK:
   a. Special Minimum Lot Size Area Application
   b. Special Building Line Requirement Area Application

Staff recommendation: No recommendation from staff.
Commission action: Approved the special minimum lot size and special building line requirement area applications for the 1700 block of Norfolk, South side, between Woodhead Street and the dead end East of 1717 Norfolk.
Motion: Garza Second: Robinson Vote: Unanimous Abstaining: None
Speakers for Item IV: Moustapha El-Hakam and Jeffrey Kolb - supportive; Joe Foy and Vahid Shariatzadeh – Opposed.

V. PUBLIC HEARING AND CONSIDERATION OF N A HOTEL/MOTEL VARIANCE FOR CANDLEWOOD SUITES HOTEL LOCATED AT 1020 MAXEY ROAD.

Staff recommendation: Approve the hotel/motel variance subject to the 101 form conditions.
Commission action: Approved the hotel/motel variance subject to the 101 form conditions.
Motion: Ross Second: Collins Vote: Carries Opposed: Crooker
Speakers for Item V: Caroline Ordener and Narendra Patel – Supportive.

VI. EXCUSE THE ABSENCES OF THE HONORABLE ED EMMETT.
Honorable Ed Emmett's absences were excused.

VII. PUBLIC COMMENTS
NONE
VIII. ADJOURNMENT
There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 4:44 p.m.

Motion: Kilkenny  Second: Strange  Vote: Unanimous  Abstaining: None

Carol Abel Lewis, Chair

Marlene L. Gafrick, Secretary