Minutes of the Houston Planning Commission

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

September 11, 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 Chance
Jackie Freeman for
The Honorable Ed Emmett
The Honorable Grady Prestage

EXOFFICIO MEMBERS

M. Marvin Katz
Mark Loethen
Mike Marcotte
Dawn Ullrich
Frank Wilson

Absent
Absent
Absent
Absent
Absent

Arrived at 2:54 p.m. during item #1 - 13
CHAIRMAN'S REPORT

None

APPROVAL OF THE AUGUST 28, 2008 PLANNING COMMISSION MEETING MINUTES
   Motion: Freeman   Second: Garza   Vote: Unanimous   Abstaining: None

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

I  PLATTING ACTIVITY Item 13 is taken at this time.

13  Greens Glen Subdivision  C3P  Disapprove
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
   Motion: Jard   Second: Zakaria   Vote: Carries   Abstaining: Collins
Speakers for item 13: Frank Petroksky and John Wheat – applicants and supportive.

H  PUBLIC HEARINGS REQUIRING NOTIFICATION Items 68-72 are taken at this time.

68  Enclave at Hanover Subdivision  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: Freeman   Vote: Unanimous   Abstaining: None

69  Houston Heights Centre Subdivision  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: Robinson   Second: Chiang   Vote: Unanimous   Abstaining: None

70  Kirby at Colquit Reserve  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: Robinson   Vote: Unanimous   Abstaining: None
Speakers for item 70: Dr. Craig Fischer, MD - undecided, Charles Pendergraft – supportive, and Adelma Graham – opposed.

71  Merfish Sabine Dart 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: Garza   Second: Crooker   Vote: Unanimous   Abstaining: None
72  Peckham Manor Subdivision  C3N  Approve
Staff recommendation: Approve the plat subject to the 101 from conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Rice  Second: Reed  Vote: Unanimous  Abstaining: None

D.  VARIANCE Items 79 and 80 are taken at this time.

79  Hobby Business Center Industrial Park  C2R  Approve
Section 4

80  Hobby Business Center Industrial Park  C2  Defer
Section 5
Staff recommendation: Grant the requested variances and approve the plats subject to the 101 form conditions.
Commission action: Granted the requested variance and approved the plat for item 79 and deferred item 80 for two weeks for further study and review and Chapter 42 Planning Standards.
Motion: Collins  Second: Martinez  Vote: Unanimous  Abstaining: None
Speaker for item: Jerry Greenspan on behalf of Council Member James Rodriguez – requesting a two week deferral for section 5.

H.  DEVELOPMENT PLAT Item 86 is taken at this time.

86  3807 South MacGregor Way  DPV  Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Segars  Second: Zakaria  Vote: Unanimous  Abstaining: None

J.  EXTENSIONS OF APPROVAL AND NAME CHANGES are taken at this time.

92  Cypress Woods Community Medical Center  EOA  Approve
Section 2

93  Debbie Lou Gardens Sec. 1  EOA  Approve

94  Grand oaks Sec. 2  EOA  Approve

95  Jackson Hill Terrace Subdivision  EOA  Approve

96  Pine Mill Ranch Sec. 9  EOA  Approve

97  Rafqa Gardens Subdivision  NC  Approve
(Formerly Rafqa Gardens)

98  Telge Apartments  EOA  Approve

99  Woodridge forest Sec. 4  EOA  Approve
Staff recommendation: Approve staff’s recommendations for items 92-99.
Commission action: Approved staff’s recommendations for items 92-99
Motion: Rice  Second: Reed  Vote: Unanimous  Abstaining: None

Agenda item 1 is taken at this time
I. PLATTING ACTIVITY (Consent items A and B, 1-67)
Items removed for separate consideration: 13 and 46.
Staff’s recommendation: Approve staff’s recommendations for items 1-67 subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1-67 subject to the 101 form conditions.
Motion: Rice Second: Garza Vote: Unanimous Abstaining: None

I. CERTIFICATES OF COMPLIANCE are taken at this time.
87. Dorothy Kruegar Massey COC Approve
88. Jose Salazar COC Approve
89. Roberto Cuevas COC Defer
90. John a. Howell COC Approve
91. Moe Patidaar COC Defer
Staff recommendation: Approve staff’s recommendations for items 87-91.
Commission action: Approved staff’s recommendations for items 87-91
Motion: Segars Second: Jard Vote: Unanimous Abstaining: None

III. CONSIDERATION OF A VARIANCE TO THE TREE AND SHRUB REQUIREMENTS FOR THE RIVER OAKS SHOPPING CENTER, LOCATED AT 2030 WEST GRAY AND 2040 WEST GRAY
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: Jard Second: Segars Vote: Unanimous Abstaining: None
Speaker for item III: Mary Lou Henry, applicant – supportive.

Agenda item II is taken at this time.

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 9, 2008 FOR:
   a. Metro Homes at Milford Subdivision
   b. Thirty Sunset Sec. 1
   c. Thirty Sunset Sec. 2
   d. Tomball ISD High School No. 2 Sec. 1
Staff recommendation: Establish a public hearing date of October 9, 2008 for items II a-d.
Commission action: Established a public hearing date of October 9, 2008 for items II a-d
Motion: Robinson Second: Chiang Vote: Unanimous Abstaining: None

V. CONSIDERATION OF AN APPLICATION FOR AN A VARIANCE TO THE HOTEL/MOTEL ORDINANCE FOR THE STAYBRIDGE INN & SUITES
Staff recommendation: Disapprove the requested variance.
Commission action: Approved the requested variance.
Motion: Collins Second: Rice Vote: Carries Opposed: Crooker

Agenda item 46 is taken at this time.

Commissioner Reed abstained and left the room.
46 Courtyards at Crocker Subdivision C2R Approve
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: approved the plat subject to the 101 form conditions.
Motion: Segars Second: Zakaria Vote: Unanimous Abstaining: None

Commissioner Reed returned.

D. VARIANCE Items 73-78 are taken at this time together.

73 Bico Drilling Tools Subdivision C2R Defer
74 Camden Trail Sec. 1 C3P Defer
75 Corporate Centre Fannin Sec. 3 C2R Defer
76 DeShazer Reserve Subdivision C3P Defer
77 Farrell Business Park Subdivision C2 Defer
78 Giammadva Site No. 805948 Subdivision C2 Defer
Staff recommendation: Accept staff’s recommendations for items 73-78.
Commission action: Accepted staff’s recommendations for items 73-78.
Motion: Jard Second: Zakaria Vote: Unanimous Abstaining: None
Speaker for agenda item 75: J. Robert Brown, Jr. for Four Seasons Food Distributors, Inc.

81 Interwood Sec. 8 C3P Approve
Staff recommendation: Defer the plat for two weeks for Chapter 42 Planning Standards.
Commission action: Granted the requested variance and approved the plat subject to the Planning Director’s final approval and the CPC101 form conditions.
Motion: Zakaria Second: Collins Vote: Carries Opposed: Garza, Jard and Martinez
Speakers for item 81: Mary Lou Henry and Scott Owens – supportive.

82 Lawler 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: Jard Second: Segars Vote: Carries Opposed: Crooker
Speaker for item 82: Huguette Abrahmosa – applicant and supportive.

83 Sheldon Ridge 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: Freeman Second: Jard Vote: Unanimous Abstaining: None
Wesley Community Center 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: Zakaria  Vote: Unanimous  Abstaining: None

IV. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 9, 2008 FOR THE CANDLEWOOD SUITES AT 1020 MAXEY ROAD
Staff recommendation: Establish a public hearing date of October 9, 2008 for the Candlewood Suites at 1020 Maxey Road.
Commission action: Established a public hearing date of October 9, 2008 for the Candlewood Suites at 1020 Maxey Road.
Motion: Segars  Second: Jard  Vote: Unanimous  Abstaining: None

VI. PUBLIC COMMENT

None

ADJOURNMENT
There being no further business brought before the Commission, Carol Abel Lewis, Chair, adjourned the meeting at 3:58 p.m.
Motion: Garza  Second: Reed  Vote: Unanimous  Abstaining: None

Carol Abel Lewis, Chair

Marlene L. Gafrick, Secretary