Minutes of the Houston Planning Commission

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

October 9, 2008
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Mark A. Kilkenny, Vice 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
Algenita Segars
Talmadge Sharp, Sr.
Jon N. Strange
Beth Wolff
Shaukat Zakaria
Jackie L. Freeman for
The Honorable Ed Emmett
The Honorable Ed Chance
The Honorable Grady Prestage

EXOFFICIO MEMBERS

M. Marvin Katz
Mark Loethen
Mike Marcotte
Dawn Ullrich
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.

APPROVAL OF THE SEPTEMBER 25, 2008 PLANNING COMMISSION MEETING MINUTES
    Motion: Sharp  Second: Collins  Vote: Unanimous  Abstaining: None

II. PLATTING ACTIVITY  (Consent items A and B, 1- 69)
Items removed for separate consideration: 20, 21, 34, 39 and 40. Item 32 was changed from defer to approve.
Staff’s recommendation: Approve staff’s recommendations for items 1- 69 subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1- 69 subject to the 101 form conditions.
    Motion: Sharp  Second: Zakaria  Vote: Unanimous  Abstaining: None

Commissioner Ross abstained and left the room.

Staff’s recommendation: Approve staff’s recommendations for items 20, 34, 39 and 40 subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 20, 34, 39 and 40 subject to the 101 form conditions.
    Motion: Collins  Second: Garza  Vote: Unanimous  Abstaining: None

Commissioner Ross returned.

Commissioner Rice abstained and left the room.

Staff’s recommendation: Approve staff’s recommendation for item 21 subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for item 21 subject to the 101 form conditions.
    Motion: Collins  Second: Zakaria  Vote: Unanimous  Abstaining: None

Commissioner Rice returned.
C  PUBLIC HEARINGS

70  Metro Homes at Milford Subdivision  C3N  Defer
Staff recommendation:  Defer the plat for two weeks to allow the applicant time to provide additional information and for chapter 42 planning standards.
Commission action:  Deferred the plat for two weeks to allow the applicant time to provide additional information and for chapter 42 planning standards.
   Motion: Robinson  Second: Sharp  Vote: Unanimous  Abstaining: None
Speaker for item 70:  Elizabeth Maskel – undecided.

71  Thirty Sunset Sec. 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: Freeman  Vote: Carries  Abstaining: Collins
Speakers for item 71:  David Stock, Wyman Herendeen and Mary Herendeen – opposed. Mary Lou Henry - supportive.

72  Thirty Sunset Sec. 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: Rice  Vote: Carries  Abstaining: Collins

73  Tomball ISD High School No. 2 Sec. 1  C3N  Defer
Staff recommendation:  Defer the plat for two weeks to allow the applicant time to coordinate with Harris County and to provide revised information and for chapter 42 planning standards.
Commission action:  Deferred the plat for two weeks to allow the applicant time to coordinate with Harris County and to provide revised information and for chapter 42 planning standards.
   Motion: Sharp  Second: Strange  Vote: Unanimous  Abstaining: None

D  VARIANCES

74  Aldine ISD West Road 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 101 form conditions.
   Motion: Garza  Second: Freeman  Vote: Unanimous  Abstaining: None

75  Christus Health Gulf Coast Subdivision  C3R  Defer
Staff recommendation:  Defer the requested variance and the plat for two weeks to allow the applicant time to provide revised information.
Commission action:  Deferred the requested variance and the plat for two weeks to allow the applicant time to provide revised information and for chapter 42 planning standards.
   Motion: Collins  Second: Robinson  Vote: Unanimous  Abstaining: None
76  Kingwood Car Care Subdivision  C2  Approve
Staff recommendation: Approve the plat without the requested variance which was not needed, and subject to the 101 form conditions.
Commission action: Approved the plat without the requested variance which was not needed, and subject to the 101 form conditions.
  Motion: Chiang  Second: Sharp  Vote: Unanimous  Abstaining: None

77  Long Meadow Farms Commercial Reserve Sec. 1  C3P  Defer
78  Long Meadow Farms Commercial Reserve Sec. 2  C3P  Defer
Staff recommendation: Defer the requested variances and the plats for two weeks to allow the applicant time to provide revised information and for chapter 42 planning standards.
Commission action: Deferred the requested variances and the plats for two weeks to allow the applicant time to provide revised information and for chapter 42 planning standards.
  Motion: Zakaria  Second: Sharp  Vote: Unanimous  Abstaining: None
Speaker for items 77 and 78: Michael Kraveiz – supportive.

Commissioner Ross abstained and left the room.

E  SPECIAL EXCEPTIONS

79  Brunswick Meadows Sec. 15  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: Freeman  Second: Chiang  Vote: Unanimous  Abstaining: None

Commissioner Ross returned.

F  RECONSIDERATION OF REQUIREMENTS

80  Harris County MUD No. 82  C3P  Defer
Staff recommendation: Defer the requested reconsideration of requirement for two weeks for further study and review of the unrecorded portion of the access easement.
Commission action: Deferred the requested reconsideration of requirement for two weeks for further study and review of the unrecorded portion of the access easement.
  Motion: Rice  Second: Garza  Vote: Unanimous  Abstaining: None

81  Lake Shadows Sec. 7  C3P  Defer
Staff recommendation: Defer the requested reconsideration of requirement for two weeks to allow the applicant time to provide revised information and for chapter 42 planning standards.
Commission action: Deferred the requested reconsideration of requirement for two weeks to allow the applicant time to provide revised information and for chapter 42 planning standards.
  Motion: Collins  Second: Freeman  Vote: Unanimous  Abstaining: None
82 White Oak Crossing GP
GP Approve
Staff recommendation: Grant the requested reconsideration of requirement and the general plan subject to the 101 form conditions.
Commission action: Granted the requested reconsideration of requirement and the general plan subject to the 101 form conditions.
Motion: Garza Second: Sharp Vote: Unanimous Abstaining: None

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCES
NONE

I CERTIFICATES OF COMPLIANCE

83 Gilberto V. Carrasquillo COC Approve
84 Phillip Elmer COC Defer
85 Evergreen Missionary Baptist Church COC Defer
Staff recommendation: Approve the Certificate of Compliance for item 83 and defer the Certificate of Compliances for Items 84 and 85 for two weeks for further study and review.
Commission action: Approved the Certificate of Compliance for item 83 and deferred the Certificate of Compliances for Items 84 and 85 for two weeks for further study and review.
Motion: Sharp Second: Strange Vote: Unanimous Abstaining: None

J EXTENSIONS OF APPROVAL AND NAME CHANGES

86 Alta Crossing Apartments EOA Approve
87 Bammel Wood Dr. Extension to Cypress EOA Approve
Woods Medical Dr. STD
88 Boulevard Place Sec. 2 EOA Approve
89 Boulevard Place Sec. 3 EOA Approve
90 Cypress West Dr. STD EOA Approve
91 Cypress Woods Medical Dr. STD EOA Approve
92 Long Meadow Farms Sec. 19 EOA Approve
93 Oakcrest North Sec. 1 Partial Replat No. 1 EOA Approve
94 Parkside Trails Commercial Reserve Subdivision EOA Approve
95 Remington Creek Ranch Sec. 2 EOA Approve
96 Stone Gate Development Senior Living EOA Approve
Staff recommendation: Approve staff’s recommendations for items 86 – 96.
Commission action: Approved staff’s recommendations for items 86 – 96.
Motion: Robinson Second: Garza Vote: Unanimous Abstaining: None
II. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 6, 2008 FOR:
   a. Lakeshore Sec. 8 partial plat No. 1
   b. Royal Gulf Plaza
   c. Windemere partial plat No. 1
Staff recommendation: Establish a public hearing date of October 23, 2008 for item III a-c.
Commission action: Established a public hearing date of October 23, 2008 for item III a-c.
Motion: Sharp Second: Collins Vote: Unanimous Abstaining: None

III. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL APPLICATION FOR THE CANDLEWOOD SUITES AT 1020 MAXEY ROAD.
Staff recommendation: Approve the hotel/motel application subject to the owner providing and constructing an 8’ privacy fence along the Northern plat boundary, 4” caliper trees along Maxey Road and coordinate with Public Works and Engineering for paving, curb cuts and drainage.
Commission action: Deferred the hotel/motel application for two weeks to allow the applicant time to provide current and updated letters showing the higher room count, providing and constructing an 8’ privacy fence along the Northern plat boundary, planting 4” caliper trees along Maxey Road and coordinate with Public Works and Engineering for paving, curb cuts and drainage.
Motion: Ross Second: Strange Vote: Unanimous Abstaining: None
Speakers for item III: Ken Patel and Caroline Ordener – supportive.

IV. PUBLIC COMMENT
Speaker: Linda Mercer.

ADJOURNMENT
There being no further business brought before the Commission, Mark A. Kilkenny, Vice Chair, adjourned the meeting at 4:18 p.m.
Motion: Strange Second: Collins Vote: Unanimous Abstaining: None

Mark A. Kilkenny, Vice Chair
Marlene L. Gafrick, Secretary