Minutes of the Houston Planning Commission

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

November 6, 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 2:31 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
The Honorable Ed Emmett
D. Jesse Hegemier for
The Honorable Grady Prestage

Left at 4:02 p.m.
Left at 3:57 p.m.
Arrived at 3:18 p.m. during discussion of Item 89
Left at 3:40 p.m.
Arrived at 2:45 p.m. during discussion of Item 1

Arrived at 2:35 p.m. during discussion of Item 1
Arrived at 2:41 during discussion of Item 1
Arrived at 2:41 during discussion of Item 1
Arrived at 2:37 p.m. during discussion of Item 1
Absent
Absent

EXOFFICIO MEMBERS

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

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.

APPROVAL OF THE OCTOBER 23, 2008 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the October 23, 2008 Planning Commission Meeting Minutes.
Motion: Rice Second: Kilkenny Vote: Carries Abstaining: Garza

I. EAST END STRATEGIC VISION PROJECT PRESENTATION
Presentation was given by Diane Lipton, Director of Economic Development, Houston East End and Sylvia Medina.

II. PLOTTING ACTIVITY (Consent items A and B, 1-81)
Items removed for separate consideration: 14, 24, 25, 30, 36, 54, 55, and 71. Item 4 was changed from disapprove to withdraw. Items 18 and 19 were changed from approved to defer. Item 58 was changed from disapprove to approve and was removed for separate consideration to allow for a speaker.
Staff's recommendation: Approve staff's recommendations for items 1-81 subject to the 101 form conditions.
Commission action: Approved staff's recommendations for items 1-81 subject to the 101 form conditions.
Motion: Kilkenny Second: Sharp Vote: Unanimous Abstaining: None

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

Staff’s recommendation: Approve staff’s recommendations for items 14, 24, 25, 30, 36, 54, 55, and 71 subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 14, 24, 25, 30, 36, 54, 55, and 71 subject to the 101 form conditions.
Motion: Zakaria Second: Wolff Vote: Unanimous Abstaining: None

Commissioners Reed, Rice, Ross and Schlanger returned.

58 Chimbell Plaza Subdivision C2R
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: Sharp Vote: Unanimous Abstaining: None
Speaker for item 58: Matthew Sigman - supportive.
C  PUBLIC HEARINGS

82  Lakeshore Sec. 8 Partial Replat No. 1   C3N
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: Reed    Vote: Unanimous    Approve
Abstaining: None

83  Minola Estates Subdivision   C3N
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: Sharp    Vote: Unanimous    Approve
Abstaining: None

84  Royal Gulf Plaza Subdivision   C3N
Staff recommendation: Staff changed the recommendation at the podium from defer to approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Strange    Second: Garza    Vote: Unanimous    Approve
Abstaining: None

85  Tomball ISD High School No. 2 Sec. 1   C3N
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: Rice    Second: Segars    Vote: Unanimous    Approve
Abstaining: None

86  Windemere Partial Replat No. 1   C3N
Staff recommendation: Withdraw the plat at the applicant’s request.
Commission action: Withdrew the plat and established a public hearing date of December 4, 2008.
Motion: Kilkenny    Second: Garza    Vote: Unanimous    Withdrawn
Abstaining: None
Speakers for item 86: Henry Flores – opposed and Mary Lou Henry - supportive.

D  VARIANCES

Commissioner Ross abstained and left the room.

87  Airtex Industrial Center Subdivision   C2
Staff recommendation: Deny 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: Unanimous    Approve
Abstaining: None
Speakers for item 87: Mary Lou Henry and Jorge Sedillo – supportive.

Commissioner Ross returned.
Asia Society Texas Center Replat No. 1  C2R  Withdrawn

Christus Health Gulf Coast Subdivision  C3R  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: Kilkenny  Second: Segars  Vote: Unanimous  Abstaining: None

Fairhaven Estates Subdivision  C3P  Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide revised information and for Chapter 42 planning standards.
Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide revised information and for Chapter 42 planning standards.
Motion: Collins  Second: Kilkenny  Vote: Unanimous  Abstaining: None

Commissioner Chiang abstained and left the room.

Four Oaks Place 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: Kilkenny  Second: Wolff  Vote: Unanimous  Abstaining: None

Commissioner Chiang returned.

Grand Mission Regional Detention Basin Sec. 1  C3P  Defer
Staff recommendation: Defer the requested variance and the plat for two weeks to allow the applicant time to provide a revised variance request and information regarding the access for the detention reserves.
Commission action: Deferred the requested variance and the plat for two weeks to allow the applicant time to provide revised variance request and information regarding the access for the detention reserves.
Motion: Garza  Second: Wolff  Vote: Unanimous  Abstaining: None

Park at Klein GP  GP  Approve
Staff recommendation: Grant the requested variances and approve the general plan and the plat subject to the 101 form conditions.
Commission action: Granted the requested variances and approved the general plan and the plat subject to the 101 form conditions.
Motion: Collins  Second: Rice  Vote: Unanimous  Abstaining: None

Commissioner Schlanger abstained on items 94 and 95 and left the room.
94 Redstone View Drive and Redstone
Maintenance Reserve Subdivision C3R Withdrawn

95 Simon Printing 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: Reed Second: Sharp Vote: Unanimous Abstaining: None

Commissioner Schlanger returned.

96 Woodlands Village of Grogans Mill
Lake Woodlands East Shore Sec. 10 C3P Defer
97 Woodlands Village of Grogans Mill
Lake Woodlands East Shore Sec. 11 C3P Defer
98 Woodlands Village of Grogans Mill
Lake Woodlands East Shore Sec. 12 C3P Defer
99 Woodlands Village of Grogans Mill
Lake Woodlands East Shore Sec. 13 C3P Defer
Staff recommendation: Defer the requested variances and the plats for two weeks to allow the
applicant time to provide revised information.
Commission action: Deferred the requested variances and the plats for two weeks to allow the
applicant time to provide revised information.
Motion: Strange Second: Jard Vote: Unanimous Abstaining: None

E SPECIAL EXCEPTIONS
NONE

Agenda Item 86 was revisited at this time and withdrawn and a public hearing date of
December 4, 2008 was established.
Motion: Robinson Second: Collins Vote: Unanimous Abstaining: None

F RECONSIDERATION OF REQUIREMENTS

100 Mody Center Subdivision C2R Defer
Staff recommendation: Defer the requested reconsideration of requirement and the plat for two
weeks to allow time for the applicant to provide revised information and for Chapter 42 planning
standards.
Commission action: Deferred the requested reconsideration of requirement and the plat for two
weeks to allow time for the applicant to provide revised information and for Chapter 42 planning
standards.
Motion: Reed Second: Sharp Vote: Unanimous Abstaining: None
G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCES
NONE

I  CERTIFICATES OF COMPLIANCE

101 Luis Anguiano  COC  Approve
102 Clifton R. Colwell  COC  Approve
103 Arlene Ansley  COC  Approve

Staff recommendation: Approve the Certificates of Compliance for items 101 - 103.
Commission action: Approved the Certificates of Compliance for item 101 - 103.
Motion: Strange  Second: Sharp  Vote: Unanimous  Abstaining: None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

104 Falcon Collision Center Subdivision  EOA  Approve
105 Fannin Station Sec. 1  EOA  Approve
106 Fieldstone Sec. 7  EOA  Approve
107 Lagoon at Windwater Village Partial Replat No. 1  EOA  Approve
108 Living Green Sec. 1  EOA  Approve
109 Living Green Sec. 2  EOA  Approve
110 Living Green Sec. 3  EOA  Approve
111 Park at Meadowhill Run Sec. 3  EOA  Approve
112 Park at Meadowhill Run Sec. 4  EOA  Approve
113 Rodeo Auxiliary Facilities Sec. 1 Replat No. 1 And Extension  EOA  Approve
114 Shady Acres Partial Replat No. 5  EOA  Approve
115 Shady Acres Partial Replat No. 6  EOA  Approve
116 Steeplechase Park Sec. 1 Partial Replat No. 1 (Previously Steeplechase Park Sec. 1)  NC  Approve

Staff recommendation: Approve staff’s recommendations for items 104 – 116.
Commission action: Approved staff’s recommendations for items 104 – 116.
Motion: Kilkenny  Second: Strange  Vote: Unanimous  Abstaining: None
III. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 4, 2008 FOR:
   a. Bayou Oaks at West Orem Sec. 1 Replat No. 1
   b. Bayou Oaks at West Orem Sec. 2 Replat No. 1
   c. Montalbano Reserve Subdivision
   d. Hutchison Sixteen Subdivision
   e. Oakcrest North Sec. 5 Partial Replat No. 1
   f. On Point Driscoll Street Subdivision
   g. Spring Branch Estates No. 2 Partial Replat No. 5

Staff recommendation: Establish a public hearing date of December 4, 2008 for item III a-g.
Commission action: Established a public hearing date of December 4, 2008 for item III a-g.
Motion: Sharp Second: Robinson Vote: Unanimous Abstaining: None

IV. PUBLIC HEARING AND CONSIDERATION OF PROPOSED AMENDMENTS TO CHAPTER 42

Staff recommendation: No recommendation.
Commission action: The public hearing date is continued for November 20, 2008.
   Motion: Zakaria Second: Sharp Vote: Unanimous Abstaining: None

Speakers for Item IV: Roger Farrow, Preston Wood, Mike Dishberger, Barbara Tennant and John Davies – to be determined; Tom Dorubusch and Eric Hymowitz – opposed; Council Member Peter Brown and Fred Smith – no position stated.

V. CONSIDERATION OF THE 2009 PLANNING COMMISSION MEETING SCHEDULE

Staff recommendation: Approve the 2009 Planning Commission Meeting Schedule.
Commission action: Approved the 2009 Planning Commission Meeting Schedule.
   Motion: Wolff Second: Zakaria Vote: Unanimous Abstaining: None

VI. CONSIDERATION OF A HOTEL/MOTEL VARIANCE APPLICATION FOR A 77- ROOM LA QUINTA INN AND SUITES AT 2451 SHADOWVIEW LANE

Staff recommendation: Approve the requested hotel/motel variance subject to the 101 form conditions.
Commission action: Approved the requested hotel/motel variance subject to the 101 form conditions.
   Motion: Jard Second: Rice Vote: Carries Opposed: Crooker

Speaker for Item VI: Caroline Ordener – supportive.
VII. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAELOGICAL AND HISTORICAL COMMISSION ON OCTOBER 16, 2008 FOR THE DENIAL OF A CERTIFICATE OF APPROPRIATENESS FOR 1509 ARLINGTON STREET – HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Staff recommendation: Affirm the decision of the Houston Archaeological and Historical Commission which was denial of the certificate of appropriateness as requested by the applicant.

Commission action: Deferred the appeal for two weeks to allow the applicant additional time for proper notification.

Motion: Jard    Second: Crooker    Vote: None    Abstaining: None

Speaker for Item VII: Michael McEnrue –supportive.

VIII. EXCUSE THE ABSENCES OF COMMISSIONER JIM JARD.

Commissioner Jim Jard’s absences were excused.

IX. PUBLIC COMMENT

NONE

X. ADJOURNMENT

There being no further business brought before the Commission, Chair, Carol Abel Lewis, adjourned the meeting at 5:06 p.m.

Motion: Garza    Second: Schlanger    Vote: Unanimous    Abstaining: None

Carol Abel Lewis, Chair

Marlene L. Gafrick, Secretary