Minutes of the Houston Planning Commission

(A CD/DVD of the full proceedings is on file in the Planning and Development Department)

March 19, 2009
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 2:40 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

Absent
Absent
Absent

EXOFFICIO MEMBERS

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

Absent
Absent

Arrived at 3:20 during discussion of Item 49
Absent
Absent
Arrived at 2:47 during discussion of March 5 Minutes
Absent
Arrived at 3:03 during discussion of Item 44
CHAIRMAN’S REPORT
NONE

DIRECTOR’S REPORT
The Director’s report was given by Michael Schaffer, Deputy Director, Planning and Development Department.

APPROVAL OF THE MARCH 5, 2009 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the March 5, 2009 Planning Commission Meeting Minutes.
   Motion: Segars  Second: Reed  Vote: Unanimous  Abstaining: None

I.  PLATTING ACTIVITY  (Consent items A and B, 1- 41)
Items removed for separate consideration: 3, 29, 30 and 31.

Staff's recommendation: Approve staff’s recommendations for items 1 - 41 subject to the 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 - 41 subject to the 101 form conditions.
   Motion: Reed  Second: Sharp  Vote: Unanimous  Abstaining: None

Commissioner Ross abstained and left the room.

Staff’s recommendation: Approve staff’s recommendation for item 3, 29, 30 and 31 subject to the 101 form conditions.
Commission action: Approved staff’s recommendation for item 3, 29, 30 and 31 subject to the 101 form conditions.
   Motion: Garza  Second: Sharp  Vote: Unanimous  Abstaining: None

Commissioner Ross returned.

C  PUBLIC HEARINGS

42  Artex Laverne Subdivision  C3N  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
Speakers for Item 42: Sebastain Filgueira – supportive and Mark Loethen, Public Works and Engineering.
43 Baileys Estates Subdivision  C3N  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: Freeman  Second: Garza  Vote: Unanimous  Abstaining: None

44 Bercons Kern Street Residences 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: Sharp  Second: Freeman  Vote: Unanimous  Abstaining: None
Speakers for Item 44: Robert Goolsby and Ola Humphries – undecided and Mark Loethen, Public Works and Engineering.

45 Hidalgo Gardens 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: Garza  Second: Rice  Vote: Unanimous  Abstaining: None

46 Sterrett Street Sec. 1 Amending Plat No. 1  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: Martinez  Second: Freeman  Vote: Unanimous  Abstaining: None

D VARIANCES

47 Memorial Hills Water Plant No. 1 Subdivision  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: Segars  Second: Freeman  Vote: Unanimous  Abstaining: None

48 Peyton Road Commercial Reserve 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: Freeman  Second: Reed  Vote: Unanimous  Abstaining: None

E SPECIAL EXCEPTIONS
NONE
F  RECONSIDERATION OF REQUIREMENTS
   NONE

G  ADMINISTRATIVE
   NONE

H  DEVELOPMENT PLAT VARIANCES

49  5615 Milart Street  DVP  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: Martinez  Vote: Unanimous  Abstaining: None
Speaker for Item 49: John Tucker - supportive.

I  CERTIFICATES OF COMPLIANCE

50  Alvaro Acevedo Romero  COC  Approve
Staff recommendation: Issue the Certificate of Compliance for item 50.
Commission action: Issued the Certificate of Compliance for item 50.
   Motion: Sharp  Second: Freeman  Vote: Unanimous  Abstaining: None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

51  ATS Subdivision  EOA  Approve
52  Cypress Creek Lakes Tuckerton Road STD  EOA  Approve
53  Water Haven at Bridgeland Sec. 8  EOA  Approve
Staff recommendation: Approve staff’s recommendations for items 51 – 53.
Commission action: Approved staff’s recommendations for items 51 – 53.
   Motion: Reed  Second: Sharp  Vote: Unanimous  Abstaining: None

II.  ESTABLISH A PUBLIC HEARING DATE OF APRIL 16, 2009 FOR:
   a. Auburn Lakes Estates Sec. 1 Replat No. 1
   b. Contemporary Main Plaza Sec. 2
   c. Faith Addition Subdivision
   d. Khaill on Woodhaven Subdivision
   e. Madge Addition Subdivision
   f. Sunflower Cullen Subdivision
Staff recommendation: Establish a public hearing date of April 16, 2009 for items II a - f.
Commission action: Established a public hearing date of April 16, 2009 for items II a - f.
   Motion: Robinson  Second: Sharp  Vote: Unanimous  Abstaining: None
III. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR HOTEL JJ AT 2510 PARK STREET
Staff recommendation: Defer the requested variance for two weeks to allow the applicant time to submit a Parking Variance and address the concerns of the Public Works & Engineering Department.
Commission action: Deferred the requested variance for two weeks to allow the applicant time to submit a Parking Variance and address the concerns of the Public Works & Engineering Department.
Motion: Robinson   Second: Sharp   Vote: Unanimous   Abstaining: None

Item IIg is taken at this time which was placed on the agenda as IIIa in error.

II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 16, 2009 FOR:
   g. Consideration of a Hotel/Motel Public Hearing with Variance for a 90-Room Courtyard by Marriott Hotel
Staff recommendation: Establish a public hearing date of April 16, 2009 for items IIg.
Commission action: Established a public hearing date of April 16, 2009 for items IIg.
Motion: Freeman   Second: Garza   Vote: Unanimous   Abstaining: None

IV. PUBLIC COMMENT
NONE

V. ADJOURNMENT
There being no further business brought before the Commission, Chair, Carol Abel Lewis, adjourned the meeting at 3:26 p.m.
Motion: Sharp   Second: Robinson   Vote: Unanimous   Abstaining: None

Carol Abel Lewis, Chair
Marlene L. Gafrick, Secretary