

Minutes of the Houston Planning Commission

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

December 13, 2007
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	Left at 4:01 p.m.
John W. H. Chiang	
David Collins	
Kay Crooker	Left at 4:52 p.m.
Algenita Scott-Davis	Arrived at 2:46 p.m.
Sonny Garza	Absent
Jim Jard	Absent
D. Fred Martinez	Arrived at 4:02 p.m.
Robin Reed	Arrived at 2:52 p.m.
Richard A. Rice	
David Robinson	
Jeff Ross	
Lee Schlanger	Absent
Talmadge Sharp, Sr.	
Jon N. Strange	Arrived at 3:06 p.m./Left at 4:27 p.m.
Beth Wolff	Absent
Shaukat Zakaria	
The Honorable Ed Chance	Absent
Jackie L. Freeman for The Honorable Ed Emmett	Arrived at 2:39 p.m./Left at 4:52 p.m.
D. Jesse Hegemier for The Honorable Grady Prestage	

EXOFFICIO MEMBERS

M. Marvin Katz	Absent
John Sakolosky for: Mike Marcotte	
Dawn Ullrich	Absent
Frank Wilson	Absent

CHAIRMAN'S REPORT

The Chairman's report was given by Carol Abel Lewis, Ph. D., Chair, Houston Planning Commission.

DIRECTOR'S REPORT

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

APPROVE THE NOVEMBER 29, 2007 PLANNING COMMISSION MEETING MINUTES AND THE AUGUST 9, 2007 PLANNING COMMISSION MEETING MINUTES FOR THE MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENTS

Commission action: Approved the November 29, 2007 Planning Commission Meeting Minutes and the August 9, 2007 Planning Commission Meeting Minutes for the Major Thoroughfare and Freeway Plan Amendments.

Motion: **Collins** Second: **Crooker** Vote: **Unanimous** Abstaining: **Sharp and Zakaria.**

I. PLATTING ACTIVITY (Consent items A and B, 1-158)

Items removed for separate consideration: **11, 44 and 67.** Items **17 and 120** were changed from defer to approve.

Staff recommendation: Approve staff's recommendations for items **1-158**, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1-158**, subject to the 101 form conditions.

Motion: **Sharp** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

Commissioners Chiang and Ross abstained and left the room.

Staff recommendation: Approve staff's recommendation for item **11, 44 and 67** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for item **11, 44 and 67** subject to the 101 form conditions.

Motion: **Freeman** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

Commissioners Chiang and Ross returned.

C PUBLIC HEARINGS

159 Broad Oaks Court 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**

Speakers for Item 159: Barry Hunsworth, Benjamin Klein, Ed Powell, Stephen Arbogast, Herb Yates, Frank Wozencroft, Jr. and John Sakolosky.

160 Cypresswood Place Apartments

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: **Reed** Vote: **Unanimous**

Abstaining: **None**

161 Fall Creek Sec. 35

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: **Freeman** Second: **Kilkenny** Vote: **Unanimous**

Abstaining: **None**

162 Fall Creek Sec. 36

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: **Freeman** Second: **Reed** Vote: **Unanimous**

Abstaining: **None**

163 Fall Creek Sec. 37

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: **Chiang** Vote: **Unanimous**

Abstaining: **None**

Speaker for Item 163: Tracy Youngblood.

164 Featherston Homes 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: **Kilkenny** Vote: **Unanimous**

Abstaining: **None**

Speaker for Item 164: Linda Mercer.

165 Gleannloch Farms Sec. 33 Partial Replat No. 1

C3N

Defer

Staff recommendation: Approve the plat subject to the 101 form conditions. Staff changed the recommendation at the podium to defer the plat for three weeks for further study and legal review.

Commission action: Deferred the plat for three weeks for further study and legal review.

Motion: **Zakaria** Second: **Sharp** Vote: **Unanimous**

Abstaining: **None**

166 JJM Addition 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: **Ross** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

167 Sterling Development Fry Road 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: **Collins** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
Speaker for Item 167: Chuck Mathesan.

168 Winograd Estates Partial Replat No. 3 and Extension 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: **Freeman** Second: **Rice** Vote: **Unanimous** Abstaining: **None**
Speaker for Item 168: Truman Edminster.

Public Comments are taken at this time.

V. PUBLIC COMMENTS

Speakers: Barbara Settle and Linda Mercer.

Variances are taken at this time.

D VARIANCES

169 Carrabbas 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: **Collins** Second: **Ross** Vote: **Unanimous** Abstaining: **None**

170 Kickapoo Preserve Sec. 1 **C3P** **Defer**
Staff recommendation: Defer the application for three weeks to allow time for the applicant to provide revised information.
Commission action: Deferred the application for three weeks to allow time for the applicant to provide revised information.
Motion: **Ross** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

171 Matzinger Tract GP

GP

Defer

Staff recommendation: Defer the application for three weeks to allow time for the applicant to provide revised information and to coordinate with Harris County.

Commission action: Deferred the application for three weeks to allow time for the applicant to provide revised information and to coordinate with Harris County.

Motion: **Freeman**

Second: **Ross**

Vote: **Unanimous**

Abstaining: **None**

172 Memorial Heights Redevelopment Subdivision

C2R

Defer

Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions. Staff changed the recommendation at the podium to defer the application for three weeks to allow time for the applicant to meet with Council Member Garcia's Office.

Commission action: Deferred the application for three weeks to allow time for the applicant to meet with Council Member Garcia's Office.

Motion: **Collins**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

173 North Cypress Medical Center Sec. 2

C3P

Defer

Staff recommendation: Defer the application for three weeks to allow time for the applicant to provide revised information.

Commission action: Deferred the application for three weeks to allow time for the applicant to provide revised information.

Motion: **Freeman**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

174 Ocean City Condominiums Subdivision

C3R

Defer

Staff recommendation: Defer the plat for three weeks to allow time for the applicant to meet with the County Engineer and to provide a new drawing.

Commission action: Deferred the plat for three weeks to allow time for the applicant to meet with the County Engineer and to provide a new drawing.

Motion: **Ross**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

175 Pine Mill Ranch Sewage Treatment Plant Subdivision

C3F

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: **Ross**

Second: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

176 Sanctuary 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: **Collins**

Second: **Freeman**

Vote: **Unanimous**

Abstaining: **None**

177 Schlumberger Technology Corporation Sec. 2 C3R 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: **Sharp** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

178 Volta Business Park Subdivision C3P Withdrawn

179 Wapta Buddhayan 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: **Reed** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

NONE

F RECONSIDERATION OF REQUIREMENTS

180 Carson East Distribution Center Subdivision C2R Approve

Staff recommendation: Grant the requested reconsideration of requirement and the requested variance and approve the plat subject to the 101 form conditions.

Commission action: Granted the requested reconsideration of requirement and the requested variance and approved the plat subject to the 101 form conditions.

Motion: **Rice** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

G ADMINISTRATIVE

NONE

H DEVELOPMENT PLAT VARIANCES

181 Admiral Linen & Uniform Service DPV Approve

Staff recommendation: Grant the requested variance subject to not allowing loading and unloading along Dennis Street.

Commission action: Granted the requested variance subject to not allowing loading and unloading along Dennis Street.

Motion: **Collins** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

I CERTIFICATES OF COMPLIANCE

182	Nifa Ramirez	COC	Approve
183	Linda Garner	COC	Approve
184	Saul Delgado	COC	Approve
185	Saul Delgado	COC	Approve
186	Delfino Castelan	COC	Approve

Staff recommendation: Issue the Certificates of Compliance for items 182 - 186.

Commission action: Issued the Certificates of Compliance for items 182 - 186.

Motion: **Freeman** Second: **Martinez** Vote: **Unanimous** Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

187	Castle Rock Sec. 4	EOA	Approve
188	Grand Mission Estates Sec. 5	EOA	Approve
189	Katy Commons	EOA	Approve
190	Spazio Verde Subdivision	EOA	Approve
191	The Lakes at Cypresswood	EOA	Approve
192	Woodland Pines Sec. 9	EOA	Approve
193	Woodlands Village of Creekside Park Heritage Creek Dr. N	EOA	Approve

Staff recommendation: Approve staff's recommendations for items 187 - 193.

Commission action: Approved staff's recommendations for items 187 - 193.

Motion: **Reed** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 17, 2008 FOR:

- a. Round Robin Drive and Plantation Myrtles Drive Street Dedication
- b. Team Autoplex Subdivision

Staff recommendation: Establish a public hearing date of January 17, 2008 for items II a-b.

Commission action: Established a public hearing date of January 17, 2008 for items II a-b.

Motion: **Zakaria** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

III. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR LA QUINTA INN LOCATED IN THE 2600 BLOCK OF MCGOWEN STREET

Staff recommendation: Approve the requested variance for La Quinta Inn located in the 2600 Block of McGowen Street and at the discretion and determination of the Planning and Development Department Director, Marlene Gafrick, it was verified that La Quinta Inns are a nationally reputable hotel chain.

Commission action: Approved the requested variance for La Quinta Inn located in the 2600 Block of McGowen Street and at the discretion and determination of the Planning and Development Department Director, Marlene Gafrick, it was verified that La Quinta Inns are a nationally reputable hotel chain.

Motion: **Zakaria** Second: **Rice** Vote: **Carries** Opposed: **Collins, Crooker, Martinez, Richardson and Sharp.**

Speakers for Item III: Brent Nyquist and Caroline Ordener.

IV. EXCUSE THE ABSENCE OF COMMISSIONERS JIM JARD AND JON STRANGE


Motion: **Reed** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

V. PUBLIC COMMENTS

Public Comments were taken after Public Hearing items 159 – 168.

VI. ADJOURNMENT

There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 4:53 p.m.


Carol Abel Lewis, Chair


Marlene L. Gafrick, Secretary