

Minutes of the Houston Planning Commission

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

June 19, 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 2:37 p.m. with a quorum present.

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	
John W. H. Chiang	
David Collins	Arrived at 2:50 p.m.
Kay Crooker	Absent
Sonny Garza	Arrived at 2:43 p.m.
Jim Jard	
D. Fred Martinez	
Robin Reed	
Richard A. Rice	
David Robinson	
Jeff Ross	
Lee Schlanger	Arrived at 2:46 p.m.
Algenita Segars	Arrived at 2:54 p.m.
Talmadge Sharp, Sr.	
Jon N. Strange	
Beth Wolff	
Shaukat Zakaria	Arrived at 2:45 p.m.
The Honorable Ed Emmett	Absent
The Honorable Ed Chance	Absent
D. Jesse Hegemier for:	Left at 4:03 p.m.
The Honorable Grady Prestage	

EXOFFICIO MEMBERS

M. Marvin Katz	Absent
Mark Loethen	
Mike Marcotte	Absent
Mawn Ullrich	Absent
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.

APPROVE THE MAY 22, AND JUNE 5, 2008 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved May 22, and June 5, 2008 Planning Commission Meeting Minutes.

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

I. PLATTING ACTIVITY (Consent items A and B, 1- 74)

Items removed for separate consideration: **18, 25, 32, 50 and 61.**

Staff recommendation: Approve staff's recommendations for items **1- 74** subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1- 74** subject to the 101 form conditions.

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

Commissioner Garza arrived at 2:43 p.m. during platting activity and recused himself from Item 44.

Commissioner Rice abstained and left the room.

Staff recommendation: Approve staff's recommendation for items **25 and 32** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **25 and 32** subject to the 101 form conditions.

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

Commissioner Rice returned.

Commissioners Reed and Ross abstained and left the room.

Staff recommendation: Approve staff's recommendation for items **18, 50 and 61** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **18, 20 and 61** subject to the 101 form conditions.

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

Commissioners Reed and Ross returned.

C PUBLIC HEARINGS

75 Aliana Sec. 15 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: **Rice** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

Commissioners Schlanger and Zakaria arrived at 2:45 p.m. during discussion of Item 76.

76 Barrington Sec 2 Partial Replat No. 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: **Sharp** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

77 Canyon Lakes West Sec. 3 and 7 C3N Approve
Partial Replat No. 2
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**

Commissioner Collins arrived at 2:50 p.m. during discussion of Item 78.

78 Melanie Court Partial Replat No. 1 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: **Robinson** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

79 Place Des Vosges Subdivision C3N Defer
Staff recommendation: Defer the plat for two weeks to allow applicant time to submit a revised drawing and for chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow applicant time to submit a revised drawing and for chapter 42 planning standards.
Motion: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

80 Saddlebrook Village Sec. 1 C3N Approve
Partial Replat No. 1
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: **Kilkenny** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Algenita Sagars arrived at 2:45 p.m. during discussion of Item 81.

81 Troon Residence Subdivision **C3N** **Approve**
Staff recommendation: Approve the plat subject to the 101 form conditions and name change at final.
Commission action: Approved the plat subject to the 101 form conditions and name change at final.
Motion: **Robinson** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**
Speaker for Item 81: Gary Mangold – opposed

D VARIANCES

82 Arellano Court Subdivision **C2R** **Defer**
Staff recommendation: Defer the plat for two weeks to allow applicant time to provide revised information and for chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow applicant time to provide revised information and for chapter 42 planning standards
Motion: **Kilkenny** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

83 Bammel Meadows Subdivision **C2** **Approve**
Staff recommendation: Deny the requested variance and approve the plat subject to the 101 form conditions
Commission action: Denied the requested variance and approved the plat subject to the 101 form conditions.
Motion: **Sharp** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

84 Bridges of Lake Houston 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: **Kilkenny** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

85 Greensbrook Place Sec. 4 **C3P** **Withdrawn**

86 Hampton Inn Subdivision **C2R** **Defer**
Staff recommendation: Defer the plat for two weeks to allow applicant time to provide revised information and for chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow applicant time to provide revised information and for chapter 42 planning standards.
Motion: **Reed** Second: **Collins** Vote: **Unanimous** Abstaining: **None**

87 Lake Estates on North Eldridge **C3P** **Defer**
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide revised information and for Chapter 42 planning standards.
Commission action: Deferred the plat for two weeks to allow applicant time to provide revised information and for Chapter 42 planning standards.
Motion: **Reed** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

- 88 McCarty Radiator Subdivision C2R Defer**
 Staff recommendation: Defer the general plan for two weeks for further study and legal review.
 Commission action: Deferred the general plan for two weeks for further study and legal review.
 Motion: **Kilkenny** Second: **Reed** Vote: **Unanimous** Abstaining: **None**
- 89 Northgate Crossing MUD No. 2 C2 Withdrawn**
Sanitary Sewer Lift Station No. 8
- 90 Parkside Trails Sec. 2 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: **Garza** Second: **Segars** Vote: **Carries** Abstaining: **Rice**
- 91 Peek Road South of Canel Road To SH 99 GP GP 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 condition.
 Motion: **Kilkenny** Second: **Rice** Vote: **Unanimous** Abstaining: **None**
- 92 Sanctuary Wellness Village GP GP Defer**
 Staff recommendation: Defer the plat for two weeks to allow applicant time to provide revised information.
 Commission action: Deferred the plat for two weeks to allow applicant time to provide revised information.
 Motion: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
- 93 South Shepherd Apartments C2R Defer**
 Staff recommendation: Defer the plat for two weeks to allow applicant time to provide additional information and coordinate with Public Works and Engineering.
 Commission action: Deferred the plat for two weeks to allow applicant time to provide additional information and coordinate with Public Works and Engineering.
 Motion: **Collins** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**
 Speakers for Item 93: David English, Mary Lou Henry, Nicole Morrison – all opposed and Kimberly Phillips – undecided.
- 94 Spring Stuebner Commercial GP GP Withdrawn**
- 95 Spring Trace Business Park GP GP Defer**
 Staff recommendation: Defer the plat for two weeks to allow applicant time to provide revised information.
 Commission action: Deferred the plat for two weeks to allow applicant time to provide revised Information.
 Motion: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

96 Sugar Pine Elementary School Subdivision 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: **Ross** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

97 Tamez Plaza Subdivision C2 Defer
Staff recommendation: Defer the plat for two weeks to allow applicant time to provide additional information and provide a copy of the agreement from Southern Pacific Railroad for the grade crossing.
Commission action: Deferred the plat for two weeks to allow applicant time to provide additional information and provide a copy of the agreement from Southern Pacific Railroad for the grade crossing.
Motion: **Collins** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

98 West Dallas Montrose Subdivision C3R Defer
Staff recommendation: Defer the plat for two weeks to allow applicant time to provide additional information and to coordinate with Public Works and Engineering.
Commission action: Deferred the plat for two weeks to allow applicant time to provide additional information and to coordinate with Public Works and Engineering.
Motion: **Sharp** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

99 Windfern Vista Business Park Sec. 1 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 condition.
Motion: **Kilkenny** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

100 Cinco Ranch Southwest Sec. 32 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: **Ross** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

**F RECONSIDERATION OF REQUIREMENTS
NONE**

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCES

101 1929 Sharp Place DPV Withdrawn

102 2200 Rosedale Street DPV Defer

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to coordinate with the Department of Public Works & Engineering.

Commission action: Deferred the plat for two weeks to allow time for the applicant to coordinate with the Department of Public Works & Engineering.

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

103 2202 Addison Road DPV Approve

Staff recommendation: Approve the requested variance.

Commission action: Approved the requester variance.

Motion: **Kilkenny** Second: **Ross** Vote: **Carries** Abstaining: **None**

Speakers for Item 103: Helen Gleozali, Mary Lou Henry and Alfred Miller all are supportive.

Commissioner Schlanger recused himself during the discussion of Item 103 and left the room.

Commissioner Schlanger returned.

104 704 Willard Street DPV Defer

Staff recommendation: Grant the requested variance.

Commission action: Deferred the requested variance for two weeks for information on the expected life and placement of the ash tree.

Motion: **Ross** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**

Commissioner Hegemier left at 4:03 p.m. during Item 104.

I CERTIFICATES OF COMPLIANCE

105 Patricia Garza COC Approve

106 Jeremy McCardell COC Approve

107 Erica Cervantes COC Approve

108 Oner Ramirez Maldonado COC Approve

Staff recommendation: Issue the Certificates of Compliance for items **105 – 108**.

Commission action: Issued the Certificates of Compliance for items **105 - 108**.

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

J EXTENSIONS OF APPROVAL AND NAME CHANGES

109	Atascocita Storage Estates Subdivision	EOA	Approve
110	Barker Cypress at Liner Lane Apartments	EOA	Approve
111	Beltway 8 West Road (Previously West Road Beltway 8)	NC	Approve
112	Lakeshore Sec.14	EOA	Approve
113	Oakland Acre Estates Sec. 1	EOA	Approve
114	Summerwood Sec. 23	EOA	Approve
115	Woodbridge Village Sec. 1	EOA	Approve
116	Woodbridge Village Sec. 2	EOA	Approve

Staff recommendation: Approve staff's recommendations for items **109 - 116**.

Commission action: Approved staff's recommendations for items **109 - 116**.

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

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

- a. Campbell Court Amending replat no. 2**
- b. Fairdale Patio Homes Subdivision**
- c. Kass Park Subdivision**
- d. Long Drive Dog and Cat Hospital Subdivision**
- e. Metro Lofts at Milford Street Subdivision**
- f. Solitaire Partial replat no. 1**

Staff recommendation: Establish a public hearing date of July 17, 2008 for items **II a-f**.

Commission action: Established a public hearing date of July 17, 2008 for items **II a-f**.

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

III. ESTABLISH A PUBLIC HEARING DATE OF JULY 17, 2008 FOR HOTEL/MOTEL APPLICATION:

- a. Sleep Inn and Suites**

Staff recommendation: Establish a public hearing date of July 17, 2008 for item **III a**.

Commission action: Established a public hearing date of July 17, 2008 for item **III a**.

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

- IV. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNERS:
- a. 1624 Kirby Drive – Thomas H. Monroe House
 - b. 2227 Brentwood Drive – Lester L. Neuhaus House
 - c. 35 Tiel Way – Robert D. Jameson House

The Chair opened and closed the public hearing; there were no speakers.


Staff recommendation: Accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark Designation of the Thomas H. Monroe House at 1624 Kirby Drive and the Lester L. Neuhaus House at 2227 Brentwood Drive. The Robert D. Jameson House at 35 Tiel Way was withdrawn at the applicant's request.
Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to City Council the Landmark Designation of the Thomas H. Monroe House at 1624 Kirby Drive and the Lester L. Neuhaus House at 2227 Brentwood Drive. The Robert D. Jameson House at 35 Tiel Way was withdrawn at the applicant's request.

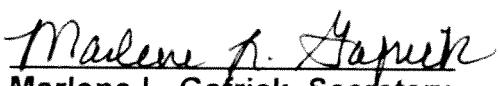
- V. EXCUSE THE ABSENCES OF THE HONORABLE ED CHANCE AND THE HONORABLE ED EMMETT
Honorable Ed Chance's and Honorable Ed Emmett's absences were excused.

- VI. PUBLIC COMMENTS
NONE

- VII. ADJOURNMENT

There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 4:10 p.m.
Motion: **Sharp** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**


Carol Abel Lewis, Chair


Marlene L. Gafrick, Secretary