

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	Absent
Mark A. Kilkenny, Vice Chair	
John W. H. Chiang	
David Collins	
Kay Crooker	Absent
Sonny Garza	
Jim Jard	Absent
D. Fred Martinez	Absent
Robin Reed	Absent
Richard A. Rice	
David Robinson	
Jeff Ross	
Lee Schlanger	Absent
Algenita Segars	Absent
Talmadge Sharp, Sr.	
Jon N. Strange	Arrived at 2:46 p.m. during discussion of Item 70
Beth Wolff	Absent
Shaukat Zakaria	
Jackie L. Freeman for The Honorable Ed Emmett	
The Honorable Ed Chance	Absent
The Honorable Grady Prestage	

EXOFFICIO MEMBERS

M. Marvin Katz	Absent
Mark Loethen	
Mike Marcotte	Absent
Dawn 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.

APPROVAL OF THE SEPTEMBER 25, 2008 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved 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**

Speakers for item 71: Mary Lou Henry and Fred Sharifi – supportive. David Stock, Wyman Herendeen and Mary Herendeen – opposed.

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 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 replat No. 1
- b. Royal Gulf Plaza
- c. Windemere partial replat 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