

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	Left at 4:02 p.m.
John W. H. Chiang	
David Collins	Left at 3:57 p.m.
Kay Crooker	Arrived at 3:18 p.m. during discussion of Item 89
Sonny Garza	
Jim Jard	
D. Fred Martinez	Left at 3:40 p.m.
Robin Reed	Arrived at 2:45 p.m. during discussion of Item 1
Richard A. Rice	
David Robinson	
Jeff Ross	
Lee Schlanger	Arrived at 2:35 p.m. during discussion of Item 1
Algenita Segars	Arrived at 2:41 during discussion of Item 1
Talmadge Sharp, Sr.	Arrived at 2:41 during discussion of Item 1
Jon N. Strange	
Beth Wolff	Arrived at 2:37 p.m. during discussion of Item 1
Shaukat Zakaria	Arrived at 2:378 p.m. during discussion of Item 1
The Honorable Ed Chance	Absent
The Honorable Ed Emmett	Absent
D. Jesse Hegemier for 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 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. PLATTING 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

Approve

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 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: **Reed** Vote: **Unanimous** Abstaining: **None**
- 83 Minola Estates 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: **Robinson** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
- 84 Royal Gulf Plaza Subdivision C3N Approve**
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** Abstaining: **None**
- 85 Tomball ISD High School No. 2 Sec. 1 C3N 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: **Rice** Second: **Segars** Vote: **Unanimous** Abstaining: **None**
- 86 Windemere Partial Replat No. 1 C3N Withdrawn**
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** 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 Approve**
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** Abstaining: **None**
Speakers for item 87: Mary Lou Henry and Jorge Sedillo – supportive.

Commissioner Ross returned.

88 Asia Society Texas Center Replat No. 1 C2R Withdrawn

89 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**

90 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.

91 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.

92 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**

93 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 C3P Defer
Lake Woodlands East Shore Sec. 10

97 Woodlands Village of Grogans Mill C3P Defer
Lake Woodlands East Shore Sec. 11

98 Woodlands Village of Grogans Mill C3P Defer
Lake Woodlands East Shore Sec. 12

99 Woodlands Village of Grogans Mill C3P Defer
Lake Woodlands East Shore Sec. 13

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 ARCHAEOLOGICAL 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