

Minutes of the Houston Planning Commission

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

October 25, 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 2:39 p.m. with a quorum present.

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	Absent
John W. H. Chiang	
David Collins	
Kay Crooker	
Algenita Scott-Davis	
Sonny Garza	Absent
Jim Jard	Arrived at 2:42 p.m.
D. Fred Martinez	Absent
Robin Reed	
Richard A. Rice	
David Robinson	
Jeff Ross	
Lee Schlanger	Absent
Talmadge Sharp, Sr.	
Jon N. Strange	Arrived at 2:42 p.m.
Beth Wolff	
Shaukat Zakaria	
The Honorable Ed Chance	Absent
The Honorable Ed Emmett	Absent
The Honorable Grady Prestage	Absent

EXOFFICIO MEMBERS

M. Marvin Katz	Absent
John Sakolosky for: Mike Marcotte	
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.

APPROVE THE OCTOBER 11, 2007 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 11, 2007 Planning Commission Meeting Minutes.

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

Two new items were added to the revised agenda which caused the numbering to be off.

I. PLATTING ACTIVITY (Consent items A and B, 1-125)

Items removed for separate consideration: **6, 7, 46 and 98**. **Items 39 and 68** were changed from defer to approve and **item 101** was changed from approve to defer at Public Works and Engineering's request and to allow for a speaker.

Staff recommendation: Approve staff's recommendations for items **1-125**, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1-125**, subject to the 101 form conditions.

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

Commissioner Ross abstained and left the room. Commissioner Ross abstained on items 6, 7 and 98.

Staff recommendation: Approve staff's recommendation for items **6, 7, 46 and 98** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **6, 7, 46 and 98** subject to the 101 form conditions.

Motion: **Crooker** Second: **Collins** Vote: **Unanimous** Abstaining: **Reed and Ross**.

Commissioners Ross returned.

Item 101 was taken separately to allow for a speaker.

101 Kansas Park Townhomes Replat No. 1 C3N Approve
Speaker for Item 101: Linda Mercer.

C PUBLIC HEARINGS

126 Altea Hills 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: **Reed** Vote: **Unanimous** Abstaining: **None**

127 Antonio Mini Market Subdivision C3N Disapprove
Staff recommendation: Disapprove the plat for violation of deed restrictions.
Commission action: Disapproved the plat for violation of deed restrictions.
Motion: **Sharp** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

128 Camp Logan Villas C3N Withdrawn

Commissioner Reed abstained on items 130 and 131 but left the room on item 129 due to errors on revised agenda.

129 Longmont Place 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: **Wolff** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

130 Manors on Lovett Boulevard 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: **Chiang** Second: **Sharp** Vote: **Unanimous** Abstaining: **Reed**

Commissioner Reed returned.

131 Retreat at Park Street 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: **Robinson** Vote: **Unanimous** Abstaining: **Reed**

132 Sugar Grove Elementary School 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: **Crooker** Second: **Strange** Vote: **Unanimous** Abstaining: **None**

133 Verma Estates C3N Defer
Staff recommendation: Defer the plat for further study and legal review.
Commission action: Deferred the plat for further study and legal review.
Motion: **Crooker** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

134 Village of Kings Lake Sec. 3 **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: **Reed** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

135 Casa Di Verona Subdivision **C3R** **Withdrawn**

136 Chandler Industrial Park 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: **Sharp** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

137 Helena Gardens Subdivision **C2R** **Defer**
Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to meet with staff.
Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to meet with staff.
Motion: **Collins** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

138 Lone Oak Lakes GP **GP** **Disapprove**
139 Long Oak Lakes Sec. 1 **C3P** **Disapprove**
Staff recommendation: Deny the requested variance and disapprove the general plan and the plat subject to the 101 form conditions.
Commission action: Denied the requested variance and disapproved the general plan and the plat subject to the 101 form conditions.
Motion: **Collins** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

Commissioner Ross abstained on items 140 and 141 and left the room.

140 Park at Meadowhill Run Sec. 3 **C3P** **Defer**
141 Park at Meadowhill Run Sec. 4 **C3P** **Defer**
Staff recommendation: Defer the requested variances and the plats for two weeks for further study and review and to allow time for the applicant to provide revised information.
Commission action: Deferred the requested variances and the plats for two weeks for further study and review and to allow time for the applicant to provide revised information.
Motion: **Reed** Second: **Sharp** Vote: **Unanimous** Abstaining: **Ross**

Commissioner Ross returned.

142 Park Edge Villas Subdivision **C2R** **Defer**
Staff recommendation: Defer the requested variance and the plat for two weeks to allow the applicant time to meet with staff and provide revised information.
Commission action: Deferred the requested variance and the plat for two weeks to allow the applicant time to meet with staff and provide revised information.
Motion: **Strange** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**

143 Port Northwest Sec. 2 **C2** **Defer**
Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide a site plan and address traffic concerns.
Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide a site plan and to address traffic concerns.
Motion: **Ross** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

144 Stoller Warehouse 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: **Sharp** Second: **Chiang** Vote: **Carries** Opposed: **Collins, Crooker, Ross and Wolff.**

145 Terravista Lakes GP **GP** **Approve**
146 Terravista Lakes Wastewater Treatment Plant No. 1 **C3P** **Approve**

147 Terravista Lakes Water Plant No. 1 **C3P** **Approve**
Staff recommendation: Grant the requested variances and approve the general plan and the plats subject to the 101 form conditions.
Commission action: Granted the requested variances and approved the general plan and the plats subject to the 101 form conditions.
Motion: **Collins** Second: **Ross** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS

148 Brunswick Meadows Sec. 15 **C3P** **Withdrawn**
149 Minimax Apartments **C3R** **Withdrawn**

F RECONSIDERATION OF REQUIREMENTS

150 Harris County Hospital District Alief Subdivision C3P

Approve

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

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

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

G ADMINISTRATIVE

151 Kansas Street Mews 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: **Rice** Second: **Sharp** Vote: **Unanimous**

Abstaining: **None**

Speaker for Item 151: John Sakolosky.

H DEVELOPMENT PLAT VARIANCES

152 Admiral Linen & Uniform Service

DPV

Withdrawn

Motion: **Zakaria** Second: **Rice**

Vote: **Unanimous**

Abstaining: **None**

The applicant withdrew the development plat variance request.

Speaker for Item 152: Eddie Convicka.

I CERTIFICATES OF COMPLIANCE

NONE

J EXTENSIONS OF APPROVAL AND NAME CHANGES

Commissioner Ross abstained on Items 153, 157 and 158.

153	Bayou Oaks at West Orem Sec. 2	EOA	Approve
154	DSM Stuebner Plaza Replat No. 1	EOA	Approve
155	Eagle Landing Drainage Channel Replat No. 1	EOA	Approve
156	Legends Run Sec. 12	EOA	Approve
157	Park at Klein Sec. 1	EOA	Approve
158	Park at Klein Sec. 2	EOA	Approve

Staff recommendation: Approve staff's recommendations for items 153 - 158.

Commission action: Approved staff's recommendations for items 153 - 158.

Motion: **Collins** Second: **Sharp** Vote: **Unanimous** Abstaining: **Ross**
on agenda items 153, 157 and 158.

II. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 29, 2007 FOR:

- a. **Atasca Oaks Estates Partial Replat No. 2**
- b. **Baer Street Mews Subdivision**
- c. **Beltway 8 at Ralston Road Limited Subdivision**
- d. **Butterfras Subdivision**
- e. **Capitol Oaks Sec. 3 Replat No. 1**
- f. **Cypresswood Place Apartments**
- g. **Durham Park Sec. 6 Partial Replat No. 1**
- h. **Featherston Homes Subdivision**
- i. **Landing at Park Street Subdivision**
- j. **Sommerset Cottages at West 22nd Street Partial Replat No. 1**
- k. **Tanglewood Sec. 1 Partial Replat No. 1**
- l. **Town Lake Sec. 3 Partial Replat No. 1 and Extension Subdivision**
- m. **Victoria Pine Subdivision**
- n. **Winograd Estates Partial Replat No. 3 and Extension Subdivision**
- o. **Woodhead Live Oak Subdivision**
- p. **Wynden Gardens**

Staff recommendation: Establish a public hearing date of November 29, 2007 for items II a-p.

Commission action: Established a public hearing date of November 29, 2007 for items II a-p.

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

III. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 8, 2007 FOR A HOTEL/MOTEL VARIANCE FOR LA QUINTA INN LOCATED IN THE 2600 BLOCK OF MCGOWEN STREET

Staff recommendation: Establish a public hearing date of November 8, 2007 for a hotel /motel variance for La Quinta Inn located in the 2600 block of McGowen Street.

Commission action: Established a public hearing date of November 8, 2007 for a hotel/motel variance for La Quinta Inn located in the 2600 block of McGowen Street.

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

IV. CONSIDERATION OF HOTEL/MOTEL VARIANCE FOR ALOFT HOTEL LOCATED AT 5415 WESTHEIMER ROAD

Staff recommendation: Defer the requested hotel/motel variance for Aloft Hotel located at 5415 Westheimer Road.

Commission action: Deferred the requested hotel/motel variance for Aloft Hotel located at 5415 Westheimer Road.

Motion: **Crooker** Second: **Reed**

Vote: **Unanimous**


Abstaining: **None**

V. PUBLIC COMMENTS

Speaker: Linda Mercer.

VI. ADJOURNMENT

There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 4:04 p.m.



Carol Able Lewis, Chair



Marlene L. Gafrick, Secretary