

## Minutes of the Houston Planning Commission

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

April 24, 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 2:33 p.m. with a quorum present.**

Carol Abel Lewis, Chair	
Mark A. Kilkenney, Vice Chair	
John W. H. Chiang	
David Collins	Arrived at 2:41 p.m./Left at 4:33 p.m.
Kay Crooker	Left at 4:40 p.m.
Sonny Garza	Absent
Jim Jard	
D. Fred Martinez	Left at 5:47 p.m.
Robin Reed	
Richard A. Rice	
David Robinson	Left at 5:47 p.m.
Jeff Ross	Arrived at 2:40 p.m.
Lee Schlanger	
Algenita Segars	
Talmadge Sharp, Sr.	Arrived at 2:44 p.m.
Jon N. Strange	
Beth Wolff	Arrived at 2:40 p.m.
Shaukat Zakaria	Left at 4:38 p.m.
The Honorable Ed Emmett	Absent
Mark J. Mooney for:	Left at 4:29 p.m.
The Honorable Ed Chance	
D. Jesse Hegemier for:	Left at 3:35 p.m.
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.

### **APPROVE THE APRIL 10, 2008 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the April 10, 2008 Planning Commission Meeting Minutes.

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

#### **I. PLATTING ACTIVITY (Consent items A and B, 1- 91)**

Items removed for separate consideration: **8, 9, 22, 23, 43, 47, 49, 50, and 77**. **Item 82** was changed from approve to defer and **Item 68** was taken separately to allow for speakers.

Staff recommendation: Approve staff's recommendations for items **1- 91**, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1- 91**, subject to the 101 form conditions.

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

**Commissioners Rice and Schlanger abstained and left the room.**

Staff recommendation: Approve staff's recommendation for items **8, 9, 22, 23, 43, 47, 49, 50, and 77** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **8, 9, 22, 23, 43, 47, 49, 50, and 77** subject to the 101 form conditions.

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

**Commissioners Rice and Schlanger returned.**

**Commissioner Reed abstained and left the room.**

**Commissioner Ross arrived at 2:40 p.m. as the Consent Items were being heard and did not participate in the vote.**

Staff recommendation: Approve staff's recommendation for items **8 and 9** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **8 and 9** subject to the 101 form conditions.

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

**Commissioner Reed returned.**

**68 Bingham Square Townhomes 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: **Kilkenny** Second: **Rice** Vote: **Unanimous** Abstaining: **None**  
Speakers for Item 68: Marci Perry and Dale Hill.

**C PUBLIC HEARINGS**

**92 Aliana Sec. 2 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: **Crooker** Vote: **Unanimous** Abstaining: **None**

**93 Barrington Sec. 2 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: **Wolff** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

**94 Moataz 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: **Chiang** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

**95 On Point Hazard Street 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: **Rice** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**

**96 Royal Shores Sec. 5 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: **Sharp** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

**97 Texas Baptist Childrens Home and Family Center 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: **Segars** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

**98 Townhomes on Petty Street 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: **Wolff** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

**99 Uvalde Commercial Corner 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: **Strange** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

**100 Villas of Longmont Subdivision C3N Defer**  
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide revised information and Chapter 42 planning standards.  
Commission action: Deferred the plat for two weeks to allow the applicant time to provide revised information and Chapter 42 planning standards.  
Motion: **Robinson** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

**101 Vrndavana Dhama Replat No. 1 C3N Defer**  
Staff recommendation: Approve the plat subject to the 101 form conditions.  
Commission action: Deferred the plat for two weeks for further study and review and Chapter 42 planning standards.  
Motion: **Ross** Second: **Collins** Vote: **Unanimous** Abstaining: **None**  
Speaker for Item 101: Valeria Larison.

#### **D VARIANCES**

**102 Carisma East End Subdivision C2R Defer**  
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide revised information and Chapter 42 planning standards.  
Commission action: Deferred the plat for two weeks to allow the applicant time to provide revised information and Chapter 42 planning standards.  
Motion: **Ross** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

**103 Heights View Subdivision C2R Defer**  
Staff recommendation: Defer the plat for two weeks at the applicant's request.  
Commission action: Deferred the plat for two weeks at the applicant's request.  
Motion: **Collins** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**104 Holly 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: **Kilkenny** Second: **Crooker** Vote: **Unanimous** Abstaining:  
**Schlanger**

**An amended motion was made by Commissioner Ross and seconded by Commissioner Collins to not allow entrance or exit on Intervale Street. Motion carried unanimously.**

**105 Mody Plaza Subdivision** **C3R** **Withdrawn**  
**106 Reserves at Dow Park 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: **Kilkenny** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

**Commissioner Ross abstained and left the room.**

**107 Riverwood Village GP** **GP** **Approve**  
Staff recommendation: Grant the requested variances and special exception and approve the general plan subject to the 101 form conditions.  
Commission action: Granted the requested variances and special exception and approved the plat subject to the 101 form conditions.  
Motion: **Collins** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**  
Speaker for Item 107: Chad Abram.

**108 Saddle Ridge Sec. 5** **C3P** **Approve**  
Staff recommendation: Approve the plat subject to the 101 form conditions.  
Commission action: Approved the plat subject to the 101 form conditions.  
Motion: **Jard** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

**Commissioner Ross returned.**

**109 Vansar Village Subdivision** **C2** **Disapprove**  
Staff recommendation: Grant the requested variance and approve the plat subject to the 101 form conditions.  
Commission action: Denied the requested variance and disapproved the plat subject to the 101 form conditions.  
Motion: **Ross** Second: **Strange** Vote: **Unanimous** Abstaining: **None**

**110 Waters Edge Wastewater Treatment Plant 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: **Chiang** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS**

**NONE**

**F RECONSIDERATION OF REQUIREMENTS**

**111 Regent Square Subdivision**

**C3R**

**Withdrawn**

Staff recommendation: Withdrawn by the applicant and a public hearing date for May 27, 2008 was established.

Commission action: Withdrawn by the applicant and a public hearing date for May 27, 2008 was established.

Motion: **Jard**

Second: **Crooker**

Vote: **Unanimous**

Abstaining: **None**

**Agenda Items 113 and 11b are withdrawn at this time.**

**112 Reign Plaza 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: **Collins**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

**G ADMINISTRATIVE**

**NONE**

**H DEVELOPMENT PLAT VARIANCES**

**114 2710 Louisiana Street**

**DPV**

**Denied**

Staff recommendation: Deny the requested variance.

Commission action: Denied the requested variance.

Motion: **Crooker** Second: **Robinson**

Vote: **Carries**

Abstaining: **None**

**For:** Chiang, Collins, Crooker, Jard, Kilkenny, Rice, Robinson, Schlanger, Strange and Zakaria.

**Opposed:** Martinez, Reed, Ross, Segars, Sharp and Wolff.

Speakers for Item 114: Dan and Marcee Lundeen.

**Commissioner Collins left at 4:33 p.m. as item 115 was being heard and Commissioner Crooker left at 4:40 as item 115 was being heard.**

**115 5826 Conley Street**

**DPV**

**Approve**

Staff recommendation: Grant the requested variance along Conley Street and deny the variance request for the widening of Dupont Street.

Commission action: Grant the requested variance along Conley Street and deny the variance request for the widening of Dupont Street.

Motion: **Segars**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

**I CERTIFICATES OF COMPLIANCE**

116	Juan & Griselda Tolentino-Silva	COC	Defer
117	Adeida Chapa	COC	Approve
118	Ricardo Peres	COC	Approve
119	Fred Greco	COC	Approve
120	Benjamin Sarabia	COC	Approve

Staff recommendation: Defer the Certificate of Compliance for item 116 for two weeks and issue the Certificates of Compliance for items 117 - 120.

Commission action: Deferred the Certificate of Compliance for item 116 for two weeks and issued the Certificates of Compliance for items 117 - 120.

Motion: **Reed** Second: **Wolff**

Vote: **Unanimous**

Abstaining: **None**

Commissioner Rice abstained on items 121 and 122 and left the room; Commissioner Ross abstained on items 124 and 126 and left the room.

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

121	Eagle Landing Sec. 4	EOA	Approve
122	Mount Royal Village Sec. 5	EOA	Approve
123	Reever One	EOA	Approve
124	Riverwood Village NEHC MUD No. 1 Wastewater Treatment Plant	EOA	Approve
125	Waylord Drive Sec. 1	EOA	Approve
125	The Woodlands Village of Creekside Park Sec. 15	EOA	Approve
127	Yes Preparatory Schools – Southwest Campus	EOA	Approve

Staff recommendation: Approve staff's recommendations for items 121 - 127.

Commission action: Approved staff's recommendations for items 121 - 127.

Motion: **Sharp** Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

Commissioners Rice and Ross returned.

**II. ESTABLISH A PUBLIC HEARING DATE OF MAY 22, 2008 FOR:**

**a. Castro Cheese Company Replat No. 1**

Staff recommendation: Establish a public hearing date of May 22, 2008 for item II a.

Commission action: Established a public hearing date of May 22, 2008 for item II a.

Motion: **Ross** Second: **Reed** Vote: **Unanimous**

Abstaining: **None**

Commissioner Schlanger abstained and left the room.

**III. CERTIFICATION OF THE PLANNING COMMISSION'S ACTION TAKEN ON BRIAR HOLLOW COMMONS ON MARCH 27**

Staff recommendation: No recommendation by staff.

Commission action: Deferred for two weeks.

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

**Commissioner Schlanger returned.**

**IV. PUBLIC HEARING AND CONSIDERATION OF ITEMS FOR 2600-2800 BLOCK OF MORRISON, WEST SIDE, BETWEEN WHITE OAK BOULEVARD AND BYRNE STREET**

**a. Special Minimum Lot Size Area Application**

**b. Special Building Line Requirement Area Application**

Staff recommendation: Deny both applications.

Commission action: Denied both applications.

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

Speakers for Item IV: Tonya Makany for Council Member Adrian Garcia, Margaret Dower, Sharon Greiff, Maria Gauthier, Hughly Griffin, Abel Hernandez, Doug Erwing, James Ridder, Patrick Quinn and Carrie Sellers.

**V. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE OWNER:**

**a. John B. Hines House – 2219 Brentwood Drive**

**b. Dr. Everett Seale House – 3408 Ella Lee Lane**

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

Staff recommendation: Accept the recommendations of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark Designation of the John B. Hines House at 2219 Brentwood Drive and the Dr. Everett Seale House at 3408 Ella Lee Lane.

Commission action: Accepted the recommendations of the Houston Archaeological and Historical Commission and recommended to City Council the Landmark Designation of the John B. Hines House at 2219 Brentwood Drive and the Dr. Everett Seale House at 3408 Ella Lee Lane.

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



**VI. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE OWNERS:**

- a. R. E. Avery House – 504 Woodland Street
- b. Mount Carmel Missionary Baptist Church – 1407 Valentine Street
- c. St. James United Methodist Church – 1217 Wilson Street
- d. Building at 1404 Victor Street – 1404 Victor Street

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

Staff recommendation: Accept the recommendations of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark and Protected Landmark Designation of the R. E. Avery House at 504 Woodland Street; the Mount Carmel Missionary Baptist Church at 1407 Valentine Street; the St. James United Methodist Church at 1217 Wilson Street and the Building at 1404 Victor Street at 1404 Victor Street.

Commission action: Accepted the recommendations of the Houston Archaeological and Historical Commission and recommended to City Council the Landmark and Protected Landmark Designation of the R. E. Avery House at 504 Woodland Street; the Mount Carmel Missionary Baptist Church at 1407 Valentine Street; the St. James United Methodist Church at 1217 Wilson Street and the Building at 1404 Victor Street at 1404 Victor Street.

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

Agenda Item VIII was taken at this time.

**VIII. CONSIDERATION OF A HOTEL/MOTEL VARIANCE APPLICATION FOR WYNDHAM HOTEL LOCATED AT 3055 WEST SAGE ROAD**

Staff recommendation: Approve the requested hotel/motel variance application.

Commission action: Deferred the requested hotel/motel variance application.

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

**IX. EXCUSE THE ABSENCES OF COMMISSIONERS D. FRED MARTINEZ AND THE HONORABLE ED EMMETT**

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

Agenda Item VII was taken at this time.

**VII. PUBLIC HEARING AND CONSIDERATION OF CHAPTER 42 AMENDMENTS FOR RULES GOVERNING REPLATS AND AVERAGE LOT SIZES**

Staff recommendation: No recommendation by staff.

Commission action: Deferred for two weeks.

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

Speakers for Item VII: Tonya Makany for Council Member Adrian Garcia, Steve Longmire, Ellie Crocker, Juan Nieto, Elaine Gaskamp, Margaret Landrum, Mary Lou Henry and Linda Mercer.


X. PUBLIC COMMENTS

NONE

XI. ADJOURNMENT

There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 6:25 p.m.  
Motion: **Wolff**    Second: **Schlanger**    Vote: **Unanimous**    Abstaining: **None**

  
Carol Abel Lewis  
Carol Abel Lewis, Chair

  
Marlene L. Gafrick  
Marlene L. Gafrick, Secretary