

## Minutes of the Houston Planning Commission

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

October 11, 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 2:34 p.m. with a quorum present.**

Carol Abel Lewis, Chair

Mark A. Kilkenny, Vice Chair

John W. H. Chiang

David Collins

Arrived at 2:44 p.m.

Kay Crooker

Algenita Scott-Davis

Arrived at 2:42 p.m.

Sonny Garza

Jim Jard

Absent

D. Fred Martinez

Arrived at 2:37 p.m./Left at 4:05 p.m.

Robin Reed

Richard A. Rice

David Robinson

Jeff Ross

Lee Schlanger

Absent

Talmadge Sharp, Sr.

Jon N. Strange

Beth Wolff

Shaukat Zakaria

Absent

Jackie L. Freeman for:

The Honorable Ed Emmett

Mark J. Mooney for:

Left at 3:36 p.m.

The Honorable Ed Chance

The Honorable Grady Prestage

### EXOFFICIO MEMBERS

M. Marvin Katz

Absent

John Sakolosky for:

Mike Marcotte

Dawn Ullrich

Absent

John Sedlak for:

Frank Wilson

## **CHAIRMAN'S REPORT**

NONE

## **DIRECTOR'S REPORT**

The Director's report was given by Marlene L. Gafrick, Director, Planning and Development Department.

### **APPROVE THE SEPTEMBER 27, 2007 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the September 27, 2007 Planning Commission Meeting Minutes.

Motion: **Wolff**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

### **I. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE OWNERS:**

a. **Claud B. Barrett House – 1527 Kirby Drive**

b. **Colonel W. B. Bates House – 2128 Brentwood Drive**

c. **Kendall – Levine House – 2132 Troon Road**

Staff recommendation: Accept the recommendation of the Houston Archaeological and Historical Commission and recommend to the Houston City Council the Landmark Designation of the Claud B. Barrett House at 1527 Kirby Drive, the Colonel W. B. Bates House at 2128 Brentwood Drive and the Kendall – Levine House at 2132 Troon Road.

Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to the Houston City Council the Landmark Designation of the Claud B. Barrett House at 1527 Kirby Drive, the Colonel W. B. Bates House at 2128 Brentwood Drive and the Kendall – Levine House at 2132 Troon Road. The Chair opened and closed the public hearing.

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

Vote: **Unanimous**

Abstaining: **None**

### **II. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER FOR FIRST EVANGELICAL LUTHERAN CHURCH AND CAMPUS BUILDINGS – 1311 HOLMAN STREET.**

Staff recommendation: Accept the recommendation of the Houston Archaeological and Historical Commission and recommend to the Houston City Council the Landmark and Protected Landmark Designation for First Evangelical Lutheran Church and Campus Buildings at 1311 Holman Street.

Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to the Houston City Council the Landmark and Protected Landmark Designation for First Evangelical Lutheran Church and Campus Buildings at 1311 Holman Street. The Chair opened and closed the public hearing.

Motion: **Crooker** Second: **Wolff**

Vote: **Unanimous**

Abstaining: **None**

**III. CONSIDERATION OF A PARKING VARIANCE FOR A SELF-STORAGE BUILDING LOCATED AT 4456 NORTH BREASWOOD**

Staff recommendation: Grant the requested parking variance for a self-storage building located at 4456 North Breaswood.

Commission action: Granted the requested parking variance for a self-storage building located at 4456 North Breaswood.

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

**IV. PLATTING ACTIVITY (Consent items A and B, 1-126)**

Items removed for separate consideration: **6, 10, 80, 81 and 103**. **Item 79** was changed from disapprove to withdraw at the applicant's request; **item 95** was changed from defer to withdraw at the applicant's request and a public hearing date of November 8, 2007 was established and **item 119** was changed from disapprove to approve.

Staff recommendation: Approve staff's recommendations for items **1-126**, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1-126**, subject to the 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendation for items **6, 10, 80, 81 and 103** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **6, 10, 80, 81 and 103** subject to the 101 form conditions.

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

**Commissioner Ross returned.**

**101 Kansas Street Mews Subdivision**

**C3N**

**Defer**

Staff recommendation: Defer the plat for two weeks to allow time for staff to address drainage and detention requirements.

Commission action: Deferred the plat the plat for two weeks to allow time for staff to address drainage and detention requirements.

Motion: **Collins**      Second: **Ross**      Vote: **Carries**      Opposed: **Chaing, Freeman, Kilkenny, Mooney, Reed and Rice.**

Speaker for Item 101: Linda Mercer.

**C PUBLIC HEARINGS**

- 127 Antonio Mini Market Subdivision** **C3N** **Defer**  
Staff recommendation: Defer the plat for two weeks for further study and legal review.  
Commission action: Deferred the plat for two weeks for further study and legal review.  
Motion: **Reed** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**  
Speaker for Item 127: Prasad Maragani.
- 128 Auburn Lakes Estates Sec. 1 Replat and Extension 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: **Collins** Vote: **Unanimous** Abstaining: **None**  
Speaker for Item 128: Michael Hop Jones.
- 129 Camp Logan Villas** **C3N** **Defer**  
Staff recommendation: Defer the plat for two weeks to allow the applicant time to coordinate with Public Works and Engineering concerning driveway design.  
Commission action: Deferred the plat for two weeks to allow the applicant time to coordinate with Public Works and Engineering concerning driveway design.  
Motion: **Collins** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**
- 130 Chelsea Harbor Sec. 1 Partial Replat No. 1** **C3N** **Withdrawn**
- 131 Childress 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: **Sharp** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**
- 132 Lagoon at Windwater Village 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: **Kilkenny** Second: **Ross** Vote: **Unanimous** Abstaining: **None**
- 133 Longmont Place Subdivision** **C3N** **Defer**  
Staff recommendation: Defer the plat for two weeks for further study and review.  
Commission action: Deferred the plat for two weeks for further study and review.  
Motion: **Strange** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**
- 134 Milford Court 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: **Freeman** Vote: **Unanimous** Abstaining: **None**

**135 OST Acres Second Addition Amending Plat No. 1 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: **Kilkenny** Second: **Rice** Vote: **Unanimous** Abstaining: **None**  
Speaker for Item 135: John Juanopulos.

**136 Park at Clearview Amending Plat No. 1 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: **Reed** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

## **D VARIANCES**

**137 Breaswood 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: **Kilkenny** Second: **Garza** Vote: **Carries** Opposed: **Crooker**

**138 Casa Di Verona Subdivision** **C3R** **Defer**  
Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide revised information.  
Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide revised information.  
Motion: **Garza** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**  
Speaker for Item 138: Walter Light and Christy Smidt.

**139 Las Haciendas Subdivision** **C3R** **Disapprove**  
Staff recommendation: Deny the requested variance and disapprove the plat because the applicant did not fully disclose ownership or the overall plan of the development.  
Commission action: Denied the requested variance and disapproved the plat because the applicant did not fully disclose ownership or the overall plan of the development.  
Motion: **Collins** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**  
Speaker for Item 139: Elidio Rivern.

**140 Lofts on Wentworth 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: **Collins** Vote: **Unanimous** Abstaining: **None**

**141 Menninger Clinic 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: **Crooker** Vote: **Unanimous** Abstaining: **None**

**Commissioner Ross abstained on items 142, 143, 146, and 147 and left the room.**

**142 Park at Meadowhill Run Sec. 3** **C3P** **Defer**  
**143 Park at Meadowhill Run Sec. 4** **C3P** **Defer**  
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: **Collins** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

**144 Stoller Warehouse Subdivision** **C2R** **Defer**  
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: **Freeman** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

**145 Woodlands Village of Grogans Mill Lake** **C2** **Approve**  
**Woodlands East Shore Sec. 4**  
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: **Martinez** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS**

**146 Brunswick Meadows Sec. 15** **C3P** **Defer**  
Staff recommendation: Defer the requested special exception and the plat for two weeks for further study and review.  
Commission action: Deferred the requested special exception and the plat for two weeks for further study and review.  
Motion: **Kilkenny** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

**147 Cypresswood Point Sec. 5**

**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: **Sharp**

Second: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

**Commissioner Ross returned.**

**148 Minimax Apartments**

**C3R**

**Defer**

Staff recommendation: Defer the requested special exception and the plat for two weeks for further study and review.

Commission action: Deferred the requested special exception and the plat for two weeks for further study and review.

Motion: **Collins**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

**F RECONSIDERATION OF REQUIREMENTS**

**NONE**

**G ADMINISTRATIVE**

**NONE**

**H DEVELOPMENT PLAT VARIANCES**

**149 Admiral Linen & Uniform Service**

**DPV**

**Defer**

Staff recommendation: Grant the requested variance for item **149**.

Commission action: Deferred the requested variance for two weeks for further study and review.

Motion: **Rice**

Second: **Crooker**

Vote: **Unanimous**

Abstaining: **None**

Speaker for Item 149: J. Cohen.

**I CERTIFICATES OF COMPLIANCE**

150	Paul Stamper	COC	Approve
151	Daniel Sierra	COC	Approve
152	Tynia Colbert	COC	Approve
153	Betty Wrona	COC	Approve
154	Brad Phillips	COC	Approve
155	Efrain Rivas	COC	Approve
156	Jose Zuniga	COC	Approve

Staff recommendation: Issue the Certificates of Compliance for items 150 - 156.

Commission action: Issued the Certificates of Compliance for items 150 - 156.

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

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

Commissioner Strange abstained on Item 164.

157	Canyon Lakes West Sec. 6	EOA	Approve
158	Harris County MUD No. 144 Water Plant Subdivision	EOA	Approve
159	Lakemont Grove Sec. 2	EOA	Approve
160	Lakemont Grove Sec. 3	EOA	Approve
161	Lakemont Point Drive	EOA	Approve
162	Plantation Lakes Sec. 13	EOA	Approve
163	Saddlebrook Village Sec. 2	EOA	Approve
164	Silver Springs Sec. 2	EOA	Approve
165	Werrington Sec. 1 Partial Replat No. 1	EOA	Approve

Staff recommendation: Approve staff's recommendations for items 157 - 165.

Commission action: Approved staff's recommendations for items 157 - 165.

Motion: **Sharp** Second: **Reed** Vote: **Unanimous** Abstaining:

**Strange on agenda item 164.**

**V. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 8, 2007 FOR:**

- a. Alvarez Estates Replat No. 1
- b. Brother Business Park
- c. Fairview Townhomes
- d. Silverglen North Sec. 8 Partial Replat No. 1
- e. Spring Rock Sec. 4 Replat No. 1 Amending Plat No. 1
- f. Titanias Bower Subdivision
- g. Witt Corner

Staff recommendation: Establish a public hearing date of November 8, 2007 for items **V a-g**.

Commission action: Established a public hearing date of November 8, 2007 for items **V a-g**.

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



**VI. EXCUSE THE ABSENCES OF COMMISSIONERS ALGENITA SCOTT DAVIS AND LEE SCHLANGER**

Commissioner Algenita Scott Davis absences were excused.

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

Commissioner Lee Schlanger absences were excused.


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

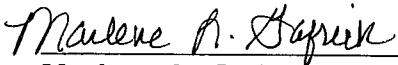
**VII. PUBLIC COMMENTS**

**NONE**

**VIII. ADJOURNMENT**

There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 4:28 p.m.

  
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Carol Able Lewis, Chair

  
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Marlene L. Gafrick, Secretary