

# Minutes of the Houston Planning Commission

(A CD/DVD of the full proceedings is on file in the Planning and Development Department)

July 22, 2010

Meeting to be held in  
Council Chambers, Public Level, City Hall Annex  
2:30 p.m.

## Call to order:

**Chair, Mark A. Kilkenny, called the meeting to order at 2:37 p.m. with a quorum present.**

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Left at 4:27 p.m. during item IV

Christopher B. Amandes

Keiji Asakura

J. D. Bartell

James R. Jard

Paul R. Nelson

Linda Porras-Pirtle

Robin Reed

Richard A. Rice

David Robinson

Jeff Ross

Left at 5:24 p.m. during item V

Algenita Segars

Talmadge Sharp, Sr.

Absent

Blake Tart III

Beth Wolff

Shaukat Zakaria

Arrived at 2:39 p.m. during Director's Report

Mark Mooney

Left at 4:13 p.m. during item IV

The Honorable Ed Chance

Jackie Freeman for

Left at 3:50 p.m. during item IV

The Honorable Ed Emmett

The Honorable Grady Prestage

Absent

## EXOFFICIO MEMBERS

Carol A. Lewis

Absent

Mike Marcotte

Absent

Dawn Ullrich

Absent

Frank Wilson

Absent

## DIRECTOR'S REPORT

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

### APPROVAL OF THE JULY 8, 2010 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the July 8, 2010 Planning Commission Meeting Minutes.

Motion: **Wolff** Second: **Bartell** Vote: **Carries** Abstaining: **Reed**

### I. CONSIDERATION OF THE JULY 2010 SEMI ANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON IMPACT FEES

The report was presented by Rudy Moreno, Deputy Assistant Director, Public Works and Engineering Department.

Commission action: Approved the July 2010 Semi Annual Report of the Capital Improvements Advisory Committee on Impact Fees and forwarded the report to City Council for approval.

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

### II. PLATTING ACTIVITY (Consent items A and B, 1- 32)

Items removed for separate consideration: **24, 28, and 30**. Item **29** was changed from disapprove to approve.

Staff recommendation: Approve staff's recommendation for items **1 – 32** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 – 32** subject to the CPC 101 form conditions.

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

**Commissioners Alleman and Amandes abstained and left the room.**

Staff recommendation: Approve staff's recommendation for items **24, 28, and 30** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **24, 28, and 30** subject to the CPC 101 form conditions.

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

**Commissioners Alleman and Amandes returned.**

### C PUBLIC HEARINGS

**33 Cinco Ranch Southwest Sec 35 Partial Replat C3N Approve**  
**No 1**

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Approved the plat subject to the CPC 101 form conditions.

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

**34 Fairdale Estates Subdivision C3N Approve**

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Approved the plat subject to the CPC 101 form conditions.

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

**35 Lan Dong Estate Subdivision C3N Approve**

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Approved the plat subject to the CPC 101 form conditions.

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

Speakers for item 35: Carol Scheier – no position stated; Dennis Pham – applicant.

**36 Park Reserve at Cinco Ranch Southwest C3N Approve**  
**Subdivision**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Wolff** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

**37 Riedel Estates Partial Replat No 1 C3N Withdrawn**

**Commissioners Alleman and Amandes abstained and left the room.**

**38 Spring Branch ISD Wilchester Elementary C3N Approve**  
**School Subdivision**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Freeman** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

**Commissioner Alleman returned.**

**39 Tuscany at Avon Court Replat No 1 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Robinson** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**Commissioner Amandes returned.**

**40 West Oaks Place Replat and Extension C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Rice** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**  
Speakers for item: Mary Lou Henry – applicant; Hal Minze – no position stated; Robert Rohde – opposed.

## **D VARIANCES**

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

**41 Bristow Building Subdivision C2R Approve**  
Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.  
Motion: **Robinson** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

**42 Brunswick Meadows Sec 15 C3P Approve**  
Staff recommendation: Grant the requested building setback line variance that will follow the proposed utility easement varying from 27 feet to 22 feet from the right of way of Scott Street and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested building setback line variance that will follow the proposed utility easement varying from 27 feet to 22 feet from the right of way of Scott Street and approved the plat subject to the CPC 101 form conditions.  
Motion: **Jard** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

**Commissioner Ross returned.**

**43 Houston Bearing and Supply Subdivision C2R Approve**  
 Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Jard** Second: **Rice** Vote: **Carries** Opposed: **Ross**  
 Speaker for item 43: Dan Pinnell – applicant.

**Items 44 and 45 are taken together at this time.**

**44 Red Wolf Golf Resort GP GP Approve**  
**45 Red Wolf Golf Resort Sec 1 C3P Approve**  
 Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the requested variance and approved the general plan and the plat subject to the CPC 101 form conditions.  
 Motion: **Ross** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

**46 White House Subdivision C2R Withdrawn**

**47 Woodlands Village of Grogans Mill C3P Approve**  
**Lake Woodlands East Shore Sec 15**  
 Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Mooney** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS  
 NONE**

**F RECONSIDERATION OF REQUIREMENTS**

**48 Hawks Landing GP GP Approve**  
 Staff recommendation: Grant the requested reconsideration of requirements and the variances and approve the general plan subject to the CPC 101 form conditions.  
 Commission action: Granted the requested reconsideration or requirements and the variances and approved the general plan subject to the CPC 101 form conditions.  
 Motion: **Segars** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

**G ADMINISTRATIVE  
 None**

**H DEVELOPMENT PLAT VARIANCES**

**49 7814 Corinth Street DPV Approve**  
 Staff recommendation: Grant the requested variance to allow a reduced building setback of six feet.  
 Commission action: Granted the requested variance to allow a reduced building setback of six feet.  
 Motion: **Segars** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

**50 5200 Memorial Drive DPV Approve**  
 Staff recommendation: Grant the requested variance for the reduced building line.  
 Commission action: Granted the requested variance for the reduced building line.  
 Motion: **Segars** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

## I CERTIFICATES OF COMPLIANCE

51	Rosa Linda Saldivar	COC	Approve
52	Mario Alberto Zuniga Guzman	COC	Approve
53	The Woodlands Township	COC	Approve
54	Louise Wigginton	COC	Approve

Staff recommendation: Issue the Certificates of Compliance for items 51- 54.

Commission action: Issued the Certificates of Compliance for items 51- 54.

Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**Commissioners Amandes (items 57-63), Rice (item 56), and Ross (item 64) abstained and left the room.**

## J EXTENSIONS OF APPROVAL AND NAME CHANGES

55	Avondale Sec 2	EOA	Approve
56	Lakecrest Village Sec 2	EOA	Approve
57	Lions Crossings Drive STD	EOA	Approve
58	Patriots By The Lake Sec 1	EOA	Approve
59	Patriots By The Lake Sec 2	EOA	Approve
60	Patriots By The Lake Sec 3	EOA	Approve
61	Patriots By The Lake Sec 4	EOA	Approve
62	Patriots By The Lake Sec 5	EOA	Approve
63	Patriots By The Lake Sec 7	EOA	Approve
64	The Woodlands Maintenance Facilities	EOA	Approve

Staff recommendation: Approve staff's recommendation for items 55-64.

Commission action: Approved staff's recommendation for items 55-64.

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

## III. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 19, 2010 FOR:

- a. Addicks Stone Village Replat No 1
- b. S Perry Estates Replat No 1 and Extension
- c. Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 9 Amending Plat No 1 Partial Replat No 1

Staff recommendation: Establish a public hearing date of August 19, 2010 for items III a-c.

Commission action: Established a public hearing date of August 19, 2010 for items III a-c.

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

## IV. PUBLIC HEARING AND CONSIDERATION OF HISTORIC DISTRICT APPLICATION INITIATED BY A MAJORITY OF THE PROPERTY OWNERS FOR HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

Staff recommendation: That the Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Historic District Designation of the Houston Heights Historic District South.

Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Historic District Designation of the Houston Heights Historic District South.

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

Speakers for item IV: Kelcey Case, Robert Derr, Bill Gottfried, Jim Leder, Drew W. Platt, Kathleen Powell, Susan Prospere, Cathy Steward, Waukita Swales, and Mary Wassef – opposed; Donna Bennett, Angela DeWree, Rose Guilmette, Billie Hamilton, Amy Lawson, Kent Marsh, Susan Sessions, Jonathan Smullan, Joellen Snow, Mark Van Doren, Mark Williamson, Tim Womble, and Greg Wright – supportive; Tom Cook – undecided.

V. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATION INITIATED BY OWNER:

a. Caravella-Bazile House- 2027 Sunset Boulevard

Staff recommendation: That the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark Designation of the Caravella-Bazile House at 2027 Sunset Boulevard.

Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to City Council the Landmark Designation of the Caravella-Bazile House at 2027 Sunset Boulevard.

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

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

- a. William Shipp House- 1511 Everett Street
- b. Millane Building- 3601 S. Sandman Street
- c. House at 1110 Victor Street
- d. House at 1113 Cleveland Street
- e. House at 1505-1507 Cushing Street

Staff recommendation: That the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark and Protected Landmark Designation of the William L. Shipp House at 1511 Everett Street, the Millane Building at 3601 S. Sandman Street, the House at 1110 Victor Street, the House at 1113 Cleveland Street, and the House at 1505-1507 Cushing Street.

Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to City Council the Landmark and Protected Landmark Designation of the William L. Shipp House at 1511 Everett Street, the Millane Building at 3601 S. Sandman Street, the House at 1110 Victor Street, the House at 1113 Cleveland Street, and the House at 1505-1507 Cushing Street.

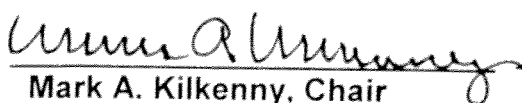
Motion: **Amandes** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**

VII. PUBLIC COMMENT  
NONE

VIII. ADJOURNMENT

There being no further business brought before the Commission, Chair, Mark A. Kilkenney adjourned the meeting at 5:36 p.m.

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

  
Mark A. Kilkenney, Chair

  
Marlene L. Gafrick, Secretary