

## Minutes of the Houston Planning Commission

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

July 17, 2008  
Meeting to be held in  
Council Chambers, Public Level, City Hall Annex  
2:30 p.m.

### Call to order:

**Mark A. Kilkenny, Vice Chair, called the meeting to order at 2:33 p.m. with a quorum present.**

Carol Abel Lewis, Chair	Absent
Mark A. Kilkenny, Vice Chair	
John W. H. Chiang	
David Collins	Left at 3:08 p.m.
Kay Crooker	Absent
Sonny Garza	Absent
Jim Jard	
D. Fred Martinez	
Robin Reed	
Richard A. Rice	
David Robinson	
Jeff Ross	
Lee Schlanger	
Algenita Segars	
Talmadge Sharp, Sr.	
Jon N. Strange	Absent
Beth Wolff	Absent
Shaukat Zakaria	
The Honorable Ed Emmett	Absent
Mark J. Mooney for:	
The Honorable Ed Chance	
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.

**APPROVE THE JULY 3, 2008 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved July 3, 2008 Planning Commission Meeting Minutes with correction.

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

**I. PLATTING ACTIVITY (Consent items A and B, 1- 84)**

Items removed for separate consideration: **7, 8, 9, 13, 28, 30, 34, 36, 45 and 61**. Item **36** was changed from defer to approve.

Staff recommendation: Approve staff's recommendations for items **1- 84** subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1- 84** subject to the 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendation for items **7, 8, 9, 13, 28, 30, 34, 36, 45 and 61** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **7, 8, 9, 13, 28, 30, 34, 36, 45 and 61** subject to the 101 form conditions.

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

**Commissioners Rice, Ross and Schlanger returned.**

**C PUBLIC HEARINGS**

**85 Adrians 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: **Collins**                      Second: **Reed**                      Vote: **Unanimous**                      Abstaining: **None**

**86 Campbell Court Amending Replat No.**

**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: **Chiang**                      Vote: **Unanimous**                      Abstaining: **None**

- 87 Condos at Jackson Heights 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: **Segars** Vote: **Unanimous** Abstaining: **None**
- 88 Fairdale Patio Homes 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: **Rice** Second: **Collins** Vote: **Unanimous** Abstaining: **None**
- 89 Kass Park 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: **Reed** Vote: **Unanimous** Abstaining: **None**
- 90 Long Drive Dog and Cat Hospital 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: **Collins** Second: **Rice** Vote: **Unanimous** Abstaining: **None**
- 91 Metro Lofts at Milford 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: **Robinson** Second: **Segars** Vote: **Unanimous** Abstaining: **None**
- 92 Place des Vosges 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: **Rice** Second: **Ross** Vote: **Unanimous** Abstaining: **None**
- 93 Royal Gulf Plaza Subdivision C3N Withdrawn**
- 94 Solitaire 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: **Chiang** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**Agenda Items 95, 98 and 99 are taken together at this time.**

**D VARIANCES**

- |           |   |            |              |
|-----------|---|------------|--------------|
| <b>95</b> | <b>Beechnut Boulevard Street Extension GP</b> | <b>GP</b>  | <b>Defer</b> |
| <b>98</b> | <b>McCarty Radiator Subdivision</b>           | <b>C2R</b> | <b>Defer</b> |
| <b>99</b> | <b>Sherfield Feagan Subdivision</b>           | <b>C2R</b> | <b>Defer</b> |

Staff recommendation: Defer the general plan and the plats for two weeks to allow the applicant time to provide revised information and for Chapter 42 planning standards.

Commission action: Deferred the general plan and the plats for two weeks to allow applicant time to provide revised information and for Chapter 42 planning standards.

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

- |           |   |            |                |
|-----------|---|------------|----------------|
| <b>96</b> | <b>Mason Park Apartments Replat No. 1</b> | <b>C2R</b> | <b>Approve</b> |
|-----------|---|------------|----------------|

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

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

- |           |   |            |                |
|-----------|---|------------|----------------|
| <b>97</b> | <b>Matute Villas in the Heights Subdivision</b> | <b>C2R</b> | <b>Approve</b> |
|-----------|---|------------|----------------|

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: **Collins**      Second: **Segars**      Vote: **Unanimous**      Abstaining: **None**

**Commissioner Ross returned.**

- |            |   |            |                |
|------------|---|------------|----------------|
| <b>100</b> | <b>West Dallas Montrose Subdivision</b> | <b>C3R</b> | <b>Approve</b> |
|------------|---|------------|----------------|

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 101 form conditions.

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

Speaker for Item 100: Helen Huey – supportive.

**E SPECIAL EXCEPTIONS**

**NONE**

**F RECONSIDERATION OF REQUIREMENTS**

**101 Stonebridge Ellington Sec. 1**

**C2**

**Defer**

Staff recommendation: Defer the requested reconsideration of requirement with variance request and the plat for two weeks to allow the applicant time to provide additional information and for Chapter 42 planning standards.

Commission action: Deferred the requested reconsideration of requirement with variance request and the plat for two weeks to allow the applicant time to provide additional information and for Chapter 42 planning standards.

Motion: **Collins**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

**G ADMINISTRATIVE**

**NONE**

**H DEVELOPMENT PLAT VARIANCES**

**102 2009 Deams Street**

**DPV**

**Defer**

**104 3807 South MacGregor Way**

**DPV**

**Defer**

**106 6614 Kernel Street**

**DPV**

**Defer**

Staff recommendation: Defer the requested variances for two weeks to allow time for the Legal Department to review separately filed deed restrictions.

Commission action: Deferred the requested variances for two weeks to allow time for the Legal Department to review separately filed deed restrictions.

Motion: **Ross**

Second: **Martinez** Vote: **Unanimous**

Abstaining: **None**

**103 2200 Rosedale Street**

**DPV**

**Withdrawn**

**Commissioner Collins left at 3:08 p.m.**

**105 5417 Starling Street**

**DPV**

**Approve**

Staff recommendation: Grant the requested variance subject to the 101 form conditions.

Commission action: Grant the requester variance subject to the 101 form conditions.

Motion: **Jard**

Second: **Martinez** Vote: **Carries**

Opposed: **Ross**

**I CERTIFICATES OF COMPLIANCE**

107	Faye Hooper	COC	Approve
108	Modesto G. Soto	COC	Approve
109	Ma Elia Miranda	COC	Defer
110	Montgomery County MUD #24	COC	Defer
111	Kenneth Johnson	COC	Approve
112	New Caney Gold Inc.	COC	Defer

Staff recommendation: Issue the Certificates of Compliance for items **107, 108 and 111**; items **109, 110 and 112** were deferred for two weeks for further study and review and Chapter 42 planning standards.

Commission action: Issued the Certificates of Compliance for items 107, 108 and 111; items 109, 110 and 112 were deferred for two weeks for further study and review and Chapter 42 planning standards.

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

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

113	Cooper Lakes Sec. 17	EOA	Approve
114	Cypress Creek Lakes Sec. 11	EOA	Approve
115	Cypress Creek Lakes Sec. 12	EOA	Approve
116	Kera Village Sec. 1	EOA	Approve
117	Villa Nova (Previously Estates of Terranova West)	NC	Approve
118	Winograd Estates Replat No. 3 and Extension (Previously Winograd Estates Partial Replat No. 3 and Extension)	NC	Approve
119	Woodland Pines Sec. 4 Amending Plat No. 1 Partial Replat No. 1	EOA	Approve

Staff recommendation: Approve staff's recommendations for items **113 - 119**.

Commission action: Approved staff's recommendations for items **113 - 119**.

Motion: **Zakaria**                      Second: **Robinson**                      Vote: **Carries**                      Abstaining: **Rice**  
on **118 and 119**.

**II. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 14, 2008 FOR:**

- a. Singh Crosby Subdivision**
- b. Valley Ranch Sec. 7**

Staff recommendation: Establish a public hearing date of August 14, 2008 for items **II a-b**.

Commission action: Established a public hearing date of August 14, 2008 for items **II a-b**.

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

**III. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 14, 2008 FOR FAIRFIELD INN & SUITES BY MARRIOTT**

Staff recommendation: Establish a public hearing date of August 14, 2008 for item III.

Commission action: Established a public hearing date of August 14, 2008 for item III.

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

**IV. PUBLIC HEARING AND CONSIDERATION FOR A HOTEL/MOTEL APPLICATION FOR SLEEP INN AND SUITES HOTEL AT 474 STATE HIGHWAY 6 SOUTH**

Staff recommendation: Disapprove the Hotel/Motel application for Sleep Inn and Suites Hotel at 474 State Highway 6 South.

Commission action: Disapproved the Hotel/Motel application for Sleep Inn and Suites Hotel at 474 State Highway 6 South.

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

Speakers for Item IV: Caroline Ordener – supportive; Robert Rayburn, Jen Newport for Council Member Lawrence, Rhonda Lore, Jeff Steven Shurn and Greg Sergesketter – all opposed.

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

**a. 2211 Brentwood Drive – George M. Dow House**

**b. 3214 Locke Lane – Craig-Amburn House**

**c. 3414 Del Monte Drive – Dillon and Lena Carroll Anderson House**

Staff recommendation: That the Houston Planning Commission accept the recommendations of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark Designations of the George M. Dow House at 2211 Brentwood Drive, the Craig-Amburn House at 3214 Locke Lane and the Dillon and Lena Carroll Anderson House at 3414 Del Monte Drive.

Commission action: Accepted the recommendations of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark Designations of the George M. Dow House at 2211 Brentwood Drive, the Craig-Amburn House at 3214 Locke Lane and the Dillon and Lena Carroll Anderson House at 3414 Del Monte Drive.

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

**VI. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER FOR HOUSTON HEIGHTS CHURCH OF CHRIST AT 1548 HEIGHTS BOULEVARD (AKA 120 E. 16<sup>TH</sup> STREET)**

Staff recommendation: That the Houston Planning Commission accept the recommendations of the Houston Archaeological and Historical Commission and recommend to City Council the Landmark and Protected Landmark Designation of the Houston Heights Church of Christ at 1548 Heights Boulevard.

Commission action: Accepted the recommendations of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark and Protected Landmark Designation of the Houston Heights Church of Christ at 1548 Heights Boulevard.

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

**VII. EXCUSE THE ABSENCES OF THE HONORABLE ED EMMETT AND COMMISSIONER MARTINEZ**

Honorable Ed Emmett's and Commissioner Martinez absences were excused.

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

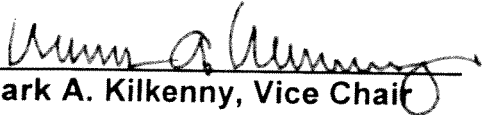
**VIII. PUBLIC COMMENTS**

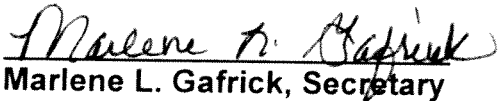
**NONE**

**VI. ADJOURNMENT**

There being no further business, Chair, Mark A. Kilkenny, adjourned the meeting at 3:49 p.m.

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

  
Mark A. Kilkenny, Vice Chair

  
Marlene L. Gafrick, Secretary