

## Minutes of the Houston Planning Commission

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

October 23, 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 2:37 p.m. with a quorum present.**

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	
John W. H. Chiang	
David Collins	
Kay Crooker	
Sonny Garza	Absent
Jim Jard	Absent
D. Fred Martinez	Left at 4:50 p.m. during discussion of Item VII
Robin Reed	
Richard A. Rice	
David Robinson	Left at 4:38 p.m. during discussion of Item VII
Jeff Ross	
Lee Schlanger	
Algenita Segars	Arrived at 3:04 during discussion of Item 77
Talmadge Sharp, Sr.	
Jon N. Strange	Arrived at 2:48 p.m. during the Consent Items/Left at 3:25 p.m. during discussion of Items 86-89
Beth Wolff	Arrived at 2:40 p.m. during the Director's Report.
Shaukat Zakaria	Arrived at 2:41 p.m. during the Director's Report.
The Honorable Ed Emmett	Absent
Mark J. Mooney for	Left at 3:37 during discussion of Item 90
The Honorable Ed Chance	Absent
The Honorable Grady Prestage	Absent

### 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.

## APPROVAL OF THE OCTOBER 9, 2008 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 9, 2008 Planning Commission Meeting Minutes.

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

## II. PLATTING ACTIVITY (Consent items A and B, 1- 70)

Items removed for separate consideration: **11, 24, 31, 35, 49, 51, 54, and 58**. Item **28** was changed from defer to approve.

Staff's recommendation: Approve staff's recommendations for items **1- 70** subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1- 70** subject to the 101 form conditions.

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

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

Staff's recommendation: Approve staff's recommendations for items **11, 24, 31, 35, 49, 51, 54, and 58** subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **11, 24, 31, 35, 49, 51, 54, and 58** subject to the 101 form conditions.

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

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

## C PUBLIC HEARINGS

### 71 Metro Homes at Milford 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: **Crooker**                      Vote: **Unanimous**                      Abstaining: **None**

### 72 Minola Estates Subdivision                      C3N                      Defer

Staff recommendation: Defer the plat for two weeks to allow the applicant time to coordinate with the Parks and Recreation Department concerning open space requirements, to provide revised information and for chapter 42 planning standards.

Commission action: Deferred the plat for two weeks to allow the applicant time to coordinate with the Parks Department concerning open space and to provide revised information and for chapter 42 planning standards.

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

**73 Tomball ISD High School No. 2 Sec. 1 C3N Defer**  
Staff recommendation: Defer the requested variances and the plat for two weeks to allow the applicant time to coordinate with Harris County's Engineers Office and Public Works & Engineering for traffic impacts and signalization and to provide revised information.  
Commission action: Deferred the requested variances and the plat for two weeks to allow the applicant time to coordinate with Harris County's Engineers Office and Public Works & Engineering for traffic impacts and signalization and to provide revised information.  
Motion: **Strange** Second: **Collins** Vote: **Unanimous** Abstaining: **None**

**74 Upper West End Sec. 15 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: **Robinson** Second: **Kilkenny** Vote: **Carries** Opposed: **Crooker and Sharp.**  
Speaker for item 74: Ralph Sifuentes and Karen Rose.

**75 Villas at Norton Drive 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: **Reed** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

#### **D VARIANCES**

**76 Airtex Industrial Center Subdivision C2 Defer**  
Staff recommendation: Defer the requested variance and the plat for two weeks to allow the applicant time to provide revised information and for chapter 42 planning standards.  
Commission action: Deferred the requested variance and the plat for two weeks to allow the applicant time to provide revised information and for chapter 42 planning standards.  
Motion: **Collins** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

**77 Asia Society Texas Center Replat No. 1 C2R Defer**  
Staff recommendation: Defer the requested variance and the plat for two weeks to allow the applicant time to provide revised information and for chapter 42 planning standards.  
Commission action: Deferred the requested variance and the plat for two weeks to allow the applicant time to provide revised information and for chapter 42 planning standards.  
Motion: **Zakaria** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

**78 Christus Health Gulf Coast Subdivision C3R Defer**  
Staff recommendation: Defer the requested variance and the plat for two weeks to allow the applicant time to provide additional information.  
Commission action: Deferred the requested variance and the plat for two weeks to allow the applicant time to provide additional information.  
Motion: **Kilkenny** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**

**79 FBCESD No. 4 Fire Station C3P Approve**  
**No. 3 Subdivision**  
Staff recommendation: Grant the requested reconsideration of requirement and variance subject to the 101 form conditions.  
Commission action: Granted the requested reconsideration of requirement and variance subject to the 101 form conditions.  
Motion: **Crooker** Second: **Strange** Vote: **Unanimous** Abstaining: **None**  
**Commissioner Collins did not vote.**

**80 Grand Mission Regional Detention C3P Defer**  
**Basin Sec. 1**  
Staff recommendation: Defer the requested variance and the plat for two weeks to allow the applicant time to provide additional information.  
Commission action: Deferred the requested variance and the plat for two weeks to allow the applicant time to provide additional information.  
Motion: **Kilkenny** Second: **Collins** Vote: **Unanimous** Abstaining: **None**  
**Commissioner Ross abstained and left the room.**

**81 Katy Retirement Residence Apartments C3P Defer**  
Staff recommendation: Defer the requested variance and the plat for two weeks to allow the applicant time to provide revised drawing showing the two points of access on a public street and for chapter 42 planning standards.  
Commission action: Deferred the requested variance and the plat for two weeks to allow the applicant time to provide revised drawing showing the two points of access on a public street and for chapter 42 planning standards.  
Motion: **Wolff** Second: **Strange** Vote: **Unanimous** Abstaining: **None**

**Commissioner Ross returned.**

**82 Lake Shadows GP GP Approve**  
**83 Lake Shadows Sec. 7 Subdivision C3P Approve**  
Staff recommendation: Grant the requested variances and approve the general plan and the plat subject to the 101 form conditions.  
Commission action: Granted the requested variances and approve the general plan and the plat subject to the 101 form conditions.  
Motion: **Sharp** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

**84 Long Meadow Farms Commercial Reserve C3P Approve**  
**Reserve Sec. 1**

**85 Long Meadow Farms Commercial C3P Approve**  
**Reserve Sec. 2**

Staff recommendation: Grant the requested variances and approve plats subject to the 101 form conditions.  
Commission action: Granted the requested variances and approve the plats subject to the 101 form conditions.  
Motion: **Kilkenny** Second: **Strange** Vote: **Unanimous** Abstaining: **None**

86	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec. 10	C3P	Defer
87	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec. 11	C3P	Defer
88	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec. 12	C3P	Defer
89	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec. 13	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: **Mooney**      Second: **Sharp**      Vote: **Unanimous**      Abstaining: **None**

**E SPECIAL EXCEPTIONS**

90	Cy Fair ISD Westgreen Boulevard Multi School Subdivision	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: **Kilkenny**      Second: **Sharp**      Vote: **Unanimous**      Abstaining: **None**

**F RECONSIDERATION OF REQUIREMENTS**

91	Harris County MUD No. 82	C3P	Withdrawn
----	--------------------------	-----	-----------

**G ADMINISTRATIVE  
NONE**

**H DEVELOPMENT PLAT VARIANCES**

92	3509 Jackson Street	DPV	Omitted
----	---------------------	-----	---------

**I CERTIFICATES OF COMPLIANCE**

93	Phillip Elmer	COC	Approve
94	Evergreen Missionary Baptist Church	COC	Approve
95	Ernesto Rios	COC	Approve
96	William Attaway	COC	Approve

Staff recommendation: Approve the Certificates of Compliance for items 93 - 96.

Commission action: Approved the Certificates of Compliance for item 93- 96.

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

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

97	Birnamwood Drive STD	EOA	Approve
98	Bonanza at North Eldridge	EOA	Approve
99	GST Subdivision	EOA	Approve
100	Houston Premium Outlets	EOA	Approve
101	Lake Superior Lane From Lake Barkley Lane to Lake Whitney Lane STD	EOA	Approve
102	Oakhurst Terrace Sec. 2	EOA	Approve
103	Sugar Grove Elementary School Subdivision	EOA	Approve
104	Terravista Lakes Sec. 1	EOA	Approve
105	Terravista Lakes Wastewater Treatment Plant No. 1	EOA	Approve
106	Terravista Lakes Water Plant No. 1	EOA	Approve
107	Waters Edge Sec. 6	EOA	Approve
108	West Bell Skyline Subdivision	EOA	Approve

Staff recommendation: Approve staff's recommendations for items 97 – 108.

Commission action: Approved staff's recommendations for items 97 – 108.

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

**II. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 20, 2008 FOR:**

- a. Baileys Estates Subdivision
- b. Beltran Shop Subdivision
- c. Graustarkiana Subdivision
- d. Heights Court Replat No. 1
- e. McSwain Subdivision

Staff recommendation: Establish a public hearing date of November 20, 2008 for item II a-e.

Commission action: Established a public hearing date of November 20, 2008 for item II a-e.

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

**III. PUBLIC HEARING AND CONSIDERATION OF PROPOSED AMENDMENTS TO THE TREE AND SHRUB ORDINANCE (CHAPTER 33, CODE OF ORDINANCES).**

Staff recommendation: Approve the proposed amendments to the Tree and Shrub Ordinance (Chapter 33, Code of Ordinances) and forward to City Council Committee.

Commission action: Approved the proposed amendments to the Tree and Shrub Ordinance (Chapter 33, Code of Ordinances) and forward to City Council Committee.

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

Speakers for Item III: Linda Mercer, Dale Temple, Mark Witte, John Cutter, Mark Ross, Diane Schenke – all supportive and Mark Loethan with Public Works and Engineering.

**IV. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER FOR WADDELL'S HOUSEFURNISHING COMPANY BUILDINGS 806 – 810 SAMPSON STREET**

Staff recommendation: Staff recommends that the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historic Commission and recommend to City Council the Landmark Designation of the Waddell's Housefurninshing Company Buildings at 806-810 Sampson Street.

Commission action: Accepted staff's recommendation that the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historic Commission and recommend to City Council the Landmark Designation of the Waddell's Housefurninshing Company Buildings at 806-810 Sampson Street.

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

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

- a. **Elbert C. Crawford House – 428 Westmoreland Avenue**
- b. **Daisy Wilson Bland House – 227 W 18<sup>th</sup> Street**
- c. **Farnsworth and Chambers Building, aka Gragg Building – (City of Houston Parks and Recreation Department Building) – 2999 South Wayside Drive**

Staff recommendation: Staff recommends that the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historic Commission and recommend to City Council the Landmark and Protected Landmark Designation of the Elbert C. Crawford House at 428 Westmoreland Avenue; the Daisy Wilson Bland House at 227 W. 18th Street and the Farnsworth and Chambers Building, aka Gragg Building at 2999 South Wayside Drive.

Commission action: Accepted staff's recommends that the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historic Commission and recommend to City Council the Landmark and Protected Landmark Designation of the Elbert C. Crawford House at 428 Westmoreland Avenue; the Daisy Wilson Bland House at 227 W. 18th Street and the Farnsworth and Chambers Building, aka Gragg Building at 2999 South Wayside Drive.

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

**VI. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL APPLICATION FOR THE CANDLEWOOD SUITES AT 1020 MAXEY ROAD.**

Staff recommendation: Approve the hotel/motel variance request subject to the 101 form conditions.

Commission action: Approved the hotel/motel variance request subject to the 101 form conditions.

Motion: **Collins** Second: **Martinez** Vote: **Carries** Opposed: **Crooker**

Speaker for Item VI: Caroline Ordener – supportive.

**VII. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR HOLIDAY INN AT GREENSPPOINT.**

Staff recommendation: Approve the requested hotel/motel variance subject to the 101 form conditions.

Commission action: Approved the requested hotel/motel variance subject to the 101 form conditions.

Motion: **Zakaria** Second: **Chiang** Vote: **Carries** Opposed:

**Crooker, Martinez, Ross and Wolff. Approving: Chiang, Collins, Kilkenny, Reed, Rice, Schlanger, Segars, Sharp and Zakaria.**

Speakers for Item VII: Caroline Ordener, Ashwin Patel, Rod Gorman, Mary Lou Henry and Mahesh Wadhwa – supportive; Jack Drake, Jerry Lowry, Bart Baker and Jocklynn Keville - opposed; Council Member Peter Brown – no position taken.

**VIII. EXCUSE THE ABSENCES OF COMMISSIONER ALGENITA SCOTT-SEGARS.**

Commissioner Algenita Scott Segars absences were excused.

**IV. PUBLIC COMMENT  
NONE**

**X. ADJOURNMENT**

There being no further business brought before the Commission, Chair, Carol Abel Lewis, adjourned the meeting at 4:53 p.m.

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

  
\_\_\_\_\_  
Carol Abel Lewis, Chair

  
\_\_\_\_\_  
Marlene L. Gafrick, Secretary