

## Minutes of the Houston Planning Commission

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

April 15, 2010  
Meeting to be held in  
Council Chambers, Public Level, City Hall Annex  
2:30 p.m.

### Call to order:

**Vice- Chair, Mark A. Kilkenny, called the meeting to order at 2:38 p.m. with a quorum present.**

Mark A. Kilkenny, Vice- Chair

Susan Alleman

J.D. Bartell

John W. H. Chiang

David Collins

Sonny Garza

Jim Jard

Paul R. Nelson

Linda Porras-Pirtle

Robin Reed

Arrived at 2:40 p.m. during Director's Report

Richard A. Rice

David Robinson

Jeff Ross

Lee Schlanger

Algenita Segars

Arrived at 2:42 p.m. during Director's Report

Talmadge Sharp, Sr.

Absent

Beth Wolff

Shaukat Zakaria

The Honorable Ed Emmett

Absent

Mark Mooney for

Arrived at 2:40 p.m. during Director's Report; left at  
3:42 p. m. during item 56

The Honorable Ed Chance

The Honorable Grady Prestage

### 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 L. Gafrick, Director, Planning and Development Department.

### APPROVAL OF THE APRIL 1, 2010 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the April 1, 2010 Planning Commission Meeting Minutes.

Motion: **Garza**

Second: **Rice**

Vote: **Carries** Abstaining: **Wolff**

#### I. PLATTING ACTIVITY (Consent items A and B, 1- 39)

Items removed for separate consideration: **13, 25, 26, 27, and 31**. Item **2** was taken separately to allow for a speaker and item **14** was changed from approve to withdraw.

Staff recommendation: Approve staff's recommendation for items **1 - 39** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 39** subject to the CPC 101 form conditions.

Motion: **Collins**

Second: **Wolff**

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

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

Staff recommendation: Approve staff's recommendation for items **13, 25, 26, 27, and 31** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **13, 25, 26, 27, and 31** subject to the CPC 101 form conditions.

Motion: **Zakaria**

Second: **Segars**

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

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

**Item 2 is taken at this time.**

#### 2 Campanile on Eldridge Subdivision

**C3P**

**Defer**

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

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

Motion: **Collins**

Second: **Ross**

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

Speaker for item 2: Matt Fuqua – supportive.

#### C PUBLIC HEARINGS

##### 40 BERCONS BELGRAVIA RESIDENCES SUBDIVISION

**C3N**

**Withdraw**

##### 41 BRAESWOOD ADDITION PARTIAL REPLAT

**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: **Wolff**

Second: **Schlanger**

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

**42 CLARA VISTA PARTIAL REPLAT NO. 1 C3N Defer**  
 Staff recommendation: Defer the plat for two weeks to allow time for additional information and for Chapter 42 planning standards and continue the public hearing until April 29, 2010.  
 Commission action: Deferred the plat for two weeks to allow time for additional information and for Chapter 42 planning standards and continue the public hearing until April 29, 2010.  
 Motion: **Ross** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

**43 DEERBROOK ESTATES SEC. 1 PARTIAL REPLAT NO. 1 and EXTENSION C3N Defer**  
 Staff recommendation: Defer the plat for two weeks to allow time for further review of deed restrictions and for Chapter 42 planning standards.  
 Commission action: Deferred the plat for two weeks to allow time for further review of deed restrictions and for Chapter 42 planning standards.  
 Motion: **Segars** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

**44 HYDE PARK MAIN PARTIAL 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: **Wolff** Vote: **Unanimous** Abstaining: **None**

**45 LAKE POINTE ESTATES SEC. 1 PARTIAL 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: **Prestage** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

**46 OAKCREST NORTH SEC. 5 PARTIAL 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: **Chiang** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

**D VARIANCES**

**47 AMENDED PLAT OF ALMEDA PLACE REPLAT NO. 1 C2R Defer**  
 Staff recommendation: Defer the plat for two weeks to allow time for traffic and parking analysis review and to allow the applicant time to submit revised information and for Chapter 42 planning standards.  
 Commission action: Deferred the plat for two weeks to allow time for traffic and parking analysis review and to allow the applicant time to submit revised information and for Chapter 42 planning standards.  
 Motion: **Segars** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**48 BRITISH SCHOOL OF HOUSTON SUBDIVISON C2 Approve**  
 Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions and the additional condition that the use must be restricted to "school and related facility" use.  
 Motion: **Rice** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

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

**49 BRUNSWICK MEADOWS SEC. 16**

**C3P**

**Approve**

Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.

Motion: **Chiang** Second: **Garza**

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

**Commissioner Ross returned.**

**50 JRK ESTATES SUBDIVISION**

**C2**

**Defer**

Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit a revised Variance Request Information Form and a revised plat.

Commission action: Deferred the plat for two weeks to allow the applicant time to submit a revised variance Request Information Form and a revised plat.

Motion: **Jard** Second: **Reed**

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

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

**51 KLEIN ISD HIGH SCHOOL NO. 6 COMPLEX GP**

**GP**

**Approve**

Staff recommendation: Grant the requested variances and approve the general plan subject to the CPC 101 form conditions.

Commission action: Granted the requested variances and approved the general plan subject to the CPC 101 form conditions.

Motion: **Zakaria** Second: **Chiang**

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

Speaker for item 51: Trigg Lupher – supportive.

**Commissioner Alleman returned.**

**52 LONG MEADOW FARMS SEC. 19**

**C3P**

**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: **Rice** Second: **Prestage**

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

**53 NATIONAL SPORT ZONE SUBDIVISION**

**C2**

**Defer**

Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit a general plan and additional information.

Commission action: Deferred the plat for two weeks to allow the applicant time to submit a general plan and additional information.

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

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

**E SPECIAL EXCEPTIONS  
NONE**

**F RECONSIDERATION OF REQUIREMENTS**

Commissioner Alleman abstained and left the room.

**54 CHANNELVIEW ISD EARLY CHILDHOOD CENTER SUBDIVISION C2 Approve**

Staff recommendation: Grant the requested reconsideration of requirement with the variance request and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested reconsideration of requirement with the variance request and approved the plat subject to the CPC 101 form conditions.

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

Commissioner Alleman returned.

**G ADMINISTRATIVE NONE**

**H DEVELOPMENT PLAT VARIANCES**

**55 904 E. 23<sup>rd</sup> STREET DPV Approve**

Staff recommendation: Grant the requested variances and approve the plat.

Commission action: Granted the requested variances and approved the plat.

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

**56 24 COURTLANDT PLACE DPV Approve**

Staff recommendation: Grant the requested variances based on the approved Certificate of Appropriateness from the Houston Archaeological and Historical Commission.

Commission action: Grant the requested variances based on the approved Certificate of Appropriateness from the Houston Archaeological and Historical Commission.

Motion: **Robinson** Second: **Segars** Vote: **Carries** Abstaining: **Bartell**

Items I and J are taken together.

**I CERTIFICATES OF COMPLIANCE**

<b>57</b>	<b>Jerry P. Windham</b>	<b>COC</b>	<b>Approve</b>
<b>58</b>	<b>Josue Raul Salce</b>	<b>COC</b>	<b>Approve</b>
<b>59</b>	<b>Monica Yarida Aguilar Duran</b>	<b>COC</b>	<b>Approve</b>
<b>60</b>	<b>Jose Rufino Estrada</b>	<b>COC</b>	<b>Approve</b>

Staff recommendation: Issue the Certificates of Compliance for items 57-60.

Commission action: Issued the Certificates of Compliance for items 57-60.

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

<b>61</b>	<b>Corporate Centre Fannin Sec. 3</b>	<b>EOA</b>	<b>Approve</b>
<b>62</b>	<b>Klein ISD Klein Oak High School Complex Subdivision</b>	<b>EOA</b>	<b>Approve</b>
<b>63</b>	<b>Mohammedi Masjid Complex</b> (formerly Mohammed Masjid Complex Sec. 1)	<b>NC</b>	<b>Approve</b>
<b>64</b>	<b>Woodbridge Village Sec. 4</b>	<b>EOA</b>	<b>Approve</b>
<b>65</b>	<b>Woodlands Village of Creekside Park West Sec. 5</b>	<b>EOA</b>	<b>Approve</b>
<b>66</b>	<b>Wyndehaven Lake Estates</b> (formerly Roesner Lake Estates)	<b>NC</b>	<b>Approve</b>

Staff recommendation: Approve staff's recommendations for items 61 - 66.

Commission action: Approved staff's recommendations for items 61-66.

**Motion: Collins      Second: Segars      Vote: Carries      Abstaining: Alleman**  
**on item 62 and Ross on item 65**

**II. ESTABLISH A PUBLIC HEARING DATE OF MAY 13, 2010 FOR:**

- a. Cinco Ranch Southwest Sec. 33 Partial Replat No. 2**
- b. United Park at Twenty Second Street Subdivision**
- c. West Oaks No. 2 Partial Replat No. 1**

Staff recommendation: Establish a public hearing date of May 13, 2010 for items II a-c.

Commission action: Established a public hearing date of May 13, 2010 for items II a-c.

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

**III. PUBLIC HEARING AND CONSIDERATION OF HISTORIC DISTRICT APPLICATION INITIATED BY A MAJORITY OF THE PROPERTY OWNERS FOR FIRST MONTROSE COMMONS HISTORIC DISTRICT**

Staff recommendation: That the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historic Commission and recommend to City Council the Historic District designation of the first Montrose Commons Historic District.

Commission action: Accepted the recommendation of the Houston Archaeological and Historic Commission and recommended to City Council the Historic District designation of the first Montrose Commons Historic District.

**Motion: Robinson      Second: Segars      Vote: Carries      Abstaining: Bartell**

Speakers for item III: Ronald Boyd, Stephen Longmire, Mary Anne McBrayer, and Barbara Skjonsby – supportive.

**IV. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER: PLAYHOUSE THEATER- 4816 MAIN 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 Designation of the Playhouse Theater at 4816 Main Street.

Commission action: Accept the recommendation of the Houston Archaeological and Historic Commission and recommended to City Council the Landmark Designation of the Playhouse Theater at 4816 Main Street.

**Motion: Collins      Second: Robinson      Vote: Carries      Abstaining: Bartell**

V. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER: ST. JOHN MISSIONARY BAPTIST CHURCH- 2702 DOWLING STREET

Staff recommendation: 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 St. John Missionary Baptist Church building at 2702 Dowling Street.

Commission action: Accepted the recommendation of the Houston Archaeological and Historic Commission and recommended to City Council the Landmark and Protected Landmark Designation of the St. John Missionary Baptist Church building at 2702 Dowling Street.

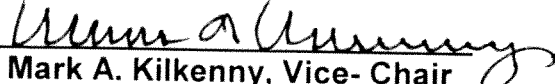
Motion: **Segars** Second: **Ross** Vote: **Carries** Abstaining: **Bartell**

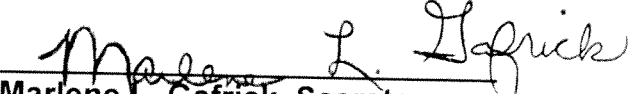
VI. PUBLIC COMMENT  
NONE

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair, Carol A. Lewis, adjourned the meeting at 3:55 p.m.

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

  
Mark A. Kilkenny, Vice- Chair

  
Marlene L. Gafrick, Secretary