

## Minutes of the Houston Planning Commission

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

February 18, 2010  
Meeting to be held in  
Council Chambers, Public Level, City Hall Annex  
2:30 p.m.

### Call to order:

**Chair, Carol A. Lewis, called the meeting to order at 2:31 p.m. with a quorum present.**

Carol Abel Lewis, Chair

Mark A. Kilkenny, Vice Chair

John W. H. Chiang

David Collins

Arrived at 2:37 p.m. during Consent and Replat items

Kay Crooker

Left 2:54 p.m. during item 68

Sonny Garza

Jim Jard

D. Fred Martinez

Absent

Robin Reed

Absent

Richard A. Rice

David Robinson

Jeff Ross

Lee Schlanger

Absent

Algenita Segars

Absent

Talmadge Sharp, Sr.

2:35 p. m. Director's Report

Jon N. Strange

Beth Wolff

Shaukat Zakaria

The Honorable Ed Emmett

Absent

Mark J. Mooney for

The Honorable Ed Chance

The Honorable Grady Prestage

Arrived at 2:46 p.m. during item 65

### EXOFFICIO MEMBERS

M. Marvin Katz

Absent

Mark Loethen

Mike Marcotte

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 FEBRUARY 4, 2010 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the February 4, 2010 Planning Commission Meeting Minutes.

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

**I. PLATTING ACTIVITY (Consent items A and B, 1- 60)**

Items removed for separate consideration: **29, 34, 35, 39, and 40.**

Staff recommendation: Approve staff's recommendation for items **1 - 60** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1 - 60** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendation for items **29, 34, 35, 39, and 40** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **29, 34, 35, 39, and 40** subject to the CPC 101 form conditions.

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

**Commissioners Rice and Ross returned.**

**C PUBLIC HEARINGS**

**61 Cinco Ranch Southwest Sec. 13 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: **Garza** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

**62 Cinco Ranch Southwest Sec. 33 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: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

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

**63 Woodlands Carlton Woods Creekside in the C3N Approve**  
**Village of Creekside Park Sec. 10 Replat 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: **Sharp** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

**64 Woodlands Village of Creekside Park Sec. 13 C3N Approve**  
**Partial Replat 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: **Rice** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

Speaker: Warren Escovy – applicant.

**Commissioner Ross returned.**

## **D VARIANCES**

**65 Kempwood Manor Subdivision 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: **Kilkenny** Second: **Ross** Vote: **Unanimous** Abstaining: **None**

**Items 66 and 67 are taken together.**

**66 Olive Grove GP GP Approve**

**67 Olive Grove Independent Living Subdivision 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: **Crooker** Second: **Kilkenny** Vote: **Carries** Opposed: **Ross**

**68 Parkway Lake Shops Sec. 1 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: **Prestage** Second: **Strange** Vote: **Unanimous** Abstaining: **None**

**69 Speedee Mart on Ella Subdivision C2R Defer**

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide a revised variance request form, an approved drainage plan, and revised site plan to show the proposed structure and existing structures and for Chapter 42 planning standards.

Commission actions: Deferred the plat for two weeks to allow time for the applicant to provide a revised variance request form, an approved drainage plan, and revised site plan to show the proposed structure and existing structures and for Chapter 42 planning standards.

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

**Items 70 and 71 are taken together.**

**70 Villas at El Dorado GP GP Approve**

**71 Villas at El Dorado Sec. 1 C3P Approve**

Staff recommendation: Approve the general plan and the Section 1 plat subject to the CPC 101 form conditions.

Commission action: Approved the general plan and the Section 1 plat subject to the CPC 101 form conditions.

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

**72 Woodlands Lake Woodlands East Shore Sec. 2 C3R Defer**  
**Replat No. 1 Partial Replat No. 1**  
 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: **Mooney** Second: **Jard** Vote: **Unanimous** Abstaining: **None**  
 Speaker for item 72: Jose Flores (applicant) – supportive.

**E SPECIAL EXCEPTIONS**  
**NONE**

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

**73 Brunswick Meadows Sec. 15 C3P Approve**  
 Staff recommendation: Grant the requested special exception and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the requested special exception and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Jard** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

**Commissioner Ross returned.**

**F RECONSIDERATION OF REQUIREMENTS**  
**NONE**

**G ADMINISTRATIVE**  
**NONE**

**H DEVELOPMENT PLAT VARIANCES**

**74 1753 Post Oak Boulevard**  
 Staff recommendation: Grant the requested variance.  
 Commission action: Granted the requested variance.  
 Motion: **Wolff** Second: **Rice** Vote: **Carries** Abstaining: **Jard**

**I CERTIFICATES OF COMPLIANCE**

**75 Gustavo Acosta COC Approve**  
 Staff recommendation: Issue the Certificate of Compliance for item **75**.  
 Commission action: Issued the Certificate of Compliance for item **75**.  
 Motion: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

**76 Long Meadow Farms Sec. 22 EOA Approve**  
**77 Long Meadow Farms Sec. 23 EOA Approve**  
**78 Park Green West Sec. 1 EOA Approve**  
**79 Prestonwood Forest U. D. Water Plant No. 1 EOA Approve**  
**Expansion Subdivision**  
**80 West at Gessner Reserves Partial Replat No. 1 EOA Approve**

Staff recommendation: Approve staff's recommendations for items **76 - 80**.  
 Commission action: Approved staff's recommendations for items **76 - 80**.  
 Motion: **Garza** Second: **Sharp** Vote: **Carries** Abstaining: **Rice**  
 on item **78**

Commissioner Ross abstained and left the room.

**II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 18, 2010 FOR:**

- a. Hutchins Gardens Partial Replat No. 1
- b. Lewis Elementary School Subdivision
- c. Towne Lake Sec. 9 Partial Replat No. 1
- d. Woodlands Village of Creekside Park Sec. 10 Partial Replat No. 1
- e. Woodlands Village of Creekside Park Sec. 11 Partial Replat No. 1

Staff recommendation: Establish a public hearing date of March 18, 2010 for item II a-e.

Commission action: Established a public hearing date of March 18, 2010 for item II a-e.

Motion: **Kilkenny**      Second: **Wolff**      Vote: **Carries**      Abstaining: **Rice**  
on items II d and e

Commissioner Ross returned.

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 4820 WASHINGTON AVENUE:**

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

Motion: **Jard**      Second: **Collins**      Vote: **Carries**      Opposed: **Sharp**

Speakers for item III: Mary Lou Henry – applicant; Mark Loethen – Public Works & Engineering; Laura Thorpe with Council Member Edward Gonzalez’s office – supportive with requests.

**IV. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER: STAR ENGRAVING COMPANY BUILDING- 3201 ALLEN PARKWAY**

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 Star Engraving Company Building at 3201 Allen Parkway.

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 Star Engraving Company Building at 3201 Allen Parkway.

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

**V. EXCUSE THE ABSENCES OF COMMISSIONER, DR. CAROL A. LEWIS**

Commissioner Lewis’ absences are excused.

**VI. PUBLIC COMMENT**

**NONE**

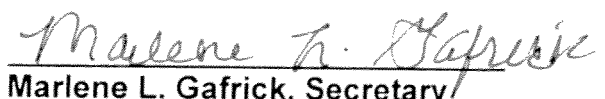
**VII. ADJOURNMENT**

There being no further business brought before the Commission, Chair, Carol A. Lewis, adjourned the meeting at 4:04 p.m.

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



Carol A. Lewis, Chair



Marlene L. Gafrick, Secretary