

## Minutes of the Houston Planning Commission

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

February 15, 2007  
Meeting to be held in  
Council Chambers, Public Level, City Hall Annex  
2:30 p. m.

### Call to order:

**Madam Chair, Carol Abel Lewis, called the meeting to order at 2:43 p.m. with a quorum present.**

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	
John W. H. Chiang	
David Collins	
Kay Crooker	
Algenita Scott-Davis	Absent
Sonny Garza	
Jim Jard	Absent
D. Fred Martinez	Arrived at 2:52 p.m./Left at 4:33 p.m.
Etan M. Mirwis	Absent
Robin Reed	Arrived at 2:55 p.m.
Richard A. Rice	
Jeff Ross	Absent
Lee Schlanger	
Talmadge Sharp, Sr.	
Jon N. Strange	Left at 4:03 p.m.
B. J. Walter	Absent
Shaukat Zakaria	
Jackie L. Freeman for:	Arrived at 2:44 p.m.
The Honorable Robert Eckels	
D. Jesse Hegemier for:	
The Honorable Grady Prestage	
Mark Mooney for:	Arrived at 3:55 p.m.
The Honorable Ed Chance	

### EXOFFICIO MEMBERS

M. Marvin Katz	Absent
John Sakolosky for:	
Mike Marcotte	
Dawn Ullrich	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 FEBRUARY 1, 2007 PLANNING COMMISSION MEETING MINUTES**

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

#### **I. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL BUILDING LINE REQUIREMENT AREA APPLICATION FOR THE 1100 BLOCK OF BOMAR STREET, NORTH SIDE OF THE STREET BETWEEN VAN BUREN STREET AND MONTROSE BOULEVARD**

Staff recommendation: Staff recommends that the Houston Planning Commission defer the building line requirement area application for the 1100 Block of Bomar Street, North side of the street between Van Buren Street and Montrose Boulevard till after the ordinance is amended by City Council.

Commission action: Accepted the recommendation to defer the building line requirement area application for the 1100 Block of Bomar Street, North side of the street between Van Buren Street and Montrose Boulevard till after the ordinance is amended by City Council.

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

#### **II. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL BUILDING LINE REQUIREMENT AREA APPLICATION FOR THE 300 BLOCK OF EAST 24<sup>TH</sup> STREET, NORTH AND SOUTH SIDES OF THE STREET BETWEEN COURTLAND AND ARLINGTON STREETS**

Staff recommendation: Staff recommends that the Houston Planning Commission defer the building line requirement area application for the 300 Block of East 24<sup>th</sup> Street, North and South sides of the street between Courtland and Arlington Street till after the ordinance is amended by City Council.

Commission action: Accepted the recommendation to defer the building line requirement area application for the 300 Block of East 24<sup>th</sup> Street, North and South sides of the street between Courtland and Arlington Street till after the ordinance is amended by City Council.

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

#### **III. PLATTING ACTIVITY (Consent items A and B, 1-133)**

Items removed for separate consideration: 65, 81, 82, 95, 115 and 131. Items 29, 89, and 90 were changed from defer to approve; items 95, 115, and 131 were changed from disapprove to withdraw and a public hearing date of March 15, 2007 was established.

Staff recommendation: Approve staff's recommendations for items 1-133, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items 1-133, subject to the 101 form conditions.

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

Items 29, 65, 81, 82, and 89 are taken at this time.

Commissioner Schlanger abstained and left the room.

**29 Cottage Grove Sec 8 C3P Approve**  
Staff recommendation: Approve the plat subject to the 101 form conditions.  
Commission action: Approved the plat subject to the 101 form conditions.  
Motion: **Mooney** Second: **Collins** Vote: **Unanimous** Abstaining: **None**

Commissioner Schlanger returned.

**65 Parkside Trails Subdivision C3P Approve**  
Staff recommendation: Approve the plat subject to the 101 form conditions.  
Commission action: Approved the plat subject to the 101 form conditions.  
Motion: **Kilkenny** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

Commissioner Schlanger abstained and left the room.

**81 Upland Park Subdivision C3F 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: **Chiang** Vote: **Unanimous** Abstaining: **None**

Commissioner Schlanger returned.

**82 Viewpoint at the Heights C3P Approve**  
Staff recommendation: Approve the plat subject to the 101 form conditions.  
Commission action: Approved the plat subject to the 101 form conditions.  
Motion: **Strange** Second: **Garza** Vote: **Unanimous** Abstaining: **None**  
Speakers: Gary Mosley, Kendra Kennedy and Michael Jungnickel.

**89 Woodland Plantation Apartments C3F Approve**  
Staff recommendation: Approve the plat subject to the 101 form conditions.  
Commission action: Approved the plat subject to the 101 form conditions.  
Motion: **Strange** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

## **C PUBLIC HEARINGS**

**134 Abbey on Lake Wyndemere Apartments 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: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**  
Speakers: Incoronato Minck, Robert Minck and David Avout.

**135 Belvedere 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: **Crooker** Vote: **Unanimous** Abstaining: **None**

**136 Hudson Square Subdivision** **C3N** **Defer**  
Staff recommendation: Defer the plat for two weeks to allow the applicant to submit an amendment to the restrictions.  
Commission action: Deferred the plat for two weeks to allow the applicant to submit an amendment to the restrictions.  
Motion: **Collins** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

**137 Lampasas Terrace 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: **Freeman** Second: **Chiang** Vote: **Carries** Oppose: **Crooker**

**Item 138 was taken at the end of the meeting. Item 139 taken at this time.**

**139 Piney Point Estates 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: **Collins** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**140 Portsmouth Weekley Subdivision** **C3N** **Defer**  
Staff recommendation: Defer the plat for two weeks to allow time for sufficient public notification.  
Commission action: Deferred the plat for two weeks to allow time for sufficient public notification.  
Motion: **Crooker** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

**141 Village of Tereglio 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: **Freeman** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

**142 Villages of Cypress Lakes Sec. 5 Replat No. 1** **C3N** **Defer**  
Staff recommendation: Defer the plat for two weeks to allow the applicant to submit a revised drawing to provide a 60 foot window into the golf course.  
Commission action: Deferred the plat for two weeks to allow the applicant to submit a revised drawing to provide a 60 foot window into the golf course.  
Motion: **Strange** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

**143 Vistana Royale Luxury Homes Subdivision C3N Defer**  
Staff recommendation: Defer the plat for two weeks for further study and review of the separately filed deed restrictions.  
Commission action: Deferred the plat for two weeks for further study and review of the separately filed deed restrictions.  
Motion: **Kilkenny** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

**D VARIANCES**

**144 Broadstone Cypress Lakes Apartments C3P Withdrawn**

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

**145 Highland Village Shopping Center Sec. 1 C2 Defer**  
Staff recommendation: Defer the plat for two weeks to allow time for the residents within the 250 foot boundaries to receive proper notification.  
Commission action: Deferred the plat for two weeks to allow time for the residents within the 250 foot boundaries to receive proper notification.  
Motion: **Sharp** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

**Commissioner Schlanger returned.**

**146 Katy V Parking Lot GP GP Approve**  
Staff recommendation: Grant the requested variance and approve the general plan subject to 101 conditions.  
Commission action: Granted the requested variance and approved the general plan subject to 101 conditions.  
Motion: **Kilkenny** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

**147 Katy V Parking Lot Subdivision C2 Denied**  
Staff recommendation: Deny the requested variance and approve the plat subject to 101 conditions.  
Commission action: Denied the requested variance and approved the plat subject to 101 conditions.  
Motion: **Collins** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**148 Lincoln Business Park Subdivision C3P Approve**  
Staff recommendation: Grant the requested variance and approve the plat subject to 101 conditions.  
Commission action: Granted the requested variance and approved the plat subject to 101 conditions.  
Motion: **Mooney** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**149 Mason Equicap Subdivision C2 Defer**  
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide additional information.  
Commission action: Deferred the plat for two weeks to allow the applicant time to provide additional information.  
Motion: **Freeman** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**150 New Forest West GP** **GP** **Approve**  
Staff recommendation: Approve the general plan subject to the 101 form conditions.  
Commission action: Approved the general plan subject to the 101 form conditions.  
Motion: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**151 New Forest West Sec. 4** **C3P** **Withdrawn**

**152 Pine Tree Subdivision Sec. 2** **C3P** **Defer**  
Staff recommendation: Defer the plat for two weeks to allow for proper notification of residents located with in 250 foot of the plat boundary.  
Commission action: Deferred the plat for two weeks to allow for proper notification of residents located with in 250 foot of the plat boundary.  
Motion: **Kilkenny** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

**153 Rosa Colina Subdivision** **C3P** **Withdrawn**

**154 Singh Properties Subdivision** **C3P** **Withdrawn**

**155 Stoneleigh Ella Boulevard Apartments** **C3P** **Approve**  
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: **Zakaria** Vote: **Unanimous** Abstaining: **None**

**156 Summer Lake GP** **GP** **Withdrawn**

**157 Summer Lake Sec. 2** **C3P** **Withdrawn**

**158 Twelve Thousand Fifty Proctor Subdivision** **C3P** **Defer**  
Staff recommendation: Defer the plat for two weeks for further study and review.  
Commission action: Deferred the plat for two weeks for further study and review.  
Motion: **Collins** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

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

**159 Vintage Townhomes** **C3P** **Approve**  
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: **Freeman** Second: **Martinez** Vote: **Unanimous** Abstaining: **None**

**Commissioner Kilkenny returned.**

- |     |   |     |         |
|-----|---|-----|---------|
| 160 | Woodlands Village of Grogans Mill<br>Lake Woodlands East Shore Sec. 4     | C3P | Approve |
| 161 | Woodlands Village of Grogans Mill<br>Lake Woodlands East Shore Sec. 5     | C3P | Approve |
| 162 | New Woodlands Village of Grogans Mill<br>Lake Woodlands East Shore Sec. 6 | C3P | Approve |

Staff recommendation: Grant the requested variances and approve the plats subject to the 101 form condition.

Commission action: Granted the requested variances and approved the plats subject to the 101 form conditions.

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

**E SPECIAL EXCEPTIONS**

- |     |  |    |       |
|-----|--|----|-------|
| 163 | Northeast Houston Hospital Subdivision | C2 | Defer |
|-----|--|----|-------|

Staff recommendation: Defer the plat for two weeks for further study and review.

Commission action: Deferred the plat for two weeks for further study and review.

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

Item 138 is taken at this time.

- |     |                                   |     |         |
|-----|-----------------------------------|-----|---------|
| 138 | Ormond Place Partial Replat No. 1 | C3N | Approve |
|-----|-----------------------------------|-----|---------|

Staff recommendation: Approve the plat with 10 foot building line.

Commission action: Approved the plat with 10 foot building line.

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

Speakers: Grady Randle and Mary Lou Henry.

**F RECONSIDERATION OF REQUIREMENTS**

**NONE**

**G DEVELOPMENT PLAT VARIANCES**

**NONE**

**H CERTIFICATES OF COMPLIANCE**

- |     |              |     |          |
|-----|--------------|-----|----------|
| 164 | Gary B. King | COC | Approved |
| 165 | Abel Pedraza | COC | Approved |

Staff recommendation: Issue the certificate of compliance for Items 164-165.

Commission action: Issued the certificate of compliance for Items 164-165.

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

**I EXTENSIONS OF APPROVAL AND NAME CHANGES**

166	Augusta Pines Parkway West STD	EOA	Approved
167	Bastrop Plaza East	EOA	Approved
168	BCM at Cambridge (Formerly Baylor College of Medicine)	NC	Approved
169	Cypress Lake Crossing Sec. 1	EOA	Approved
170	Cypress Lake Crossing Sec. 2	EOA	Approved
171	Cypress Lake Crossing Sec. 3	EOA	Approved
172	Greensbrook Place Sec. 2	EOA	Approved
173	Midtown Square Subdivision	EOA	Approved
174	Riverbend Village Sec. 1	EOA	Approved
175	Shaver Place Subdivision	EOA	Approved
176	Westfield Springs Drive Street Dedication	EOA	Approved
177	Winfield Lakes Sec. 11	EOA	Approved

Staff recommendation: Approve staff's recommendations for items 166-177.

Commission action: Approved staff's recommendations for items 166-177.

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

**IV. ESTABLISH A PUBLIC HEARING DATE OF MARCH 15, 2007 FOR:**

- a. Baker Addition Homes Partial Replat No. 1
- b. Brenwood Trails Replat No. 1
- c. Brenwood Trails Replat No. 2

Staff recommendation: Establish a public hearing date of March 15, 2007 for items **IV a-c**.

Commission action: Established a public hearing date of March 15, 2007 for items **IV a-c**.

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

**V. EXCUSE THE ABSENCE OF COMMISSIONER LEE SCHLANGER**

Staff recommendation: Excuse the absence of Commissioner Lee Schlanger.

Commission action: Excused the absence of Commissioner Lee Schlanger.

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

**VI. PUBLIC COMMENT**

**NONE**

**VII. ADJOURNMENT**



There being no further business, Madam Chair, Carol Lewis, adjourned the meeting at 4:39 p.m.

  
Carol Abel Lewis, Madam Chair

  
Marlene L. Gafrick, Secretary