

## Minutes of the Houston Planning Commission

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

December 18, 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 2:35 p.m. with a quorum present.**

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	
John W. H. Chiang	Left at 4:24 p.m. during discussion of Item 89
David Collins	Arrived at 2:39 p.m. during discussion of Item 94
Kay Crooker	Absent
Sonny Garza	Arrived at 2:45 p.m. during discussion of Item 94
Jim Jard	Left at 4:35 during discussion of Item 91
D. Fred Martinez	Absent
Robin Reed	Arrived at 2:45 during discussion of Item 94
Richard A. Rice	
David Robinson	
Jeff Ross	
Lee Schlanger	Arrived at 2:38 during discussion of Item 94
Algenita Segars	Arrived at 2:58 during discussion of Item 94
Talmadge Sharp, Sr.	
Jon N. Strange	Arrived at 3:36 during discussion of Item 74
Beth Wolff	Left at 4:16 p.m. during discussion of Items 90 and 25
Shaukat Zakaria	Absent
Jackie L. Freeman for The Honorable Ed Emmett	Arrived at 2:47 during discussion of Item 86
D. Jesse Hegemier for The Honorable Grady Prestage	Left at 3:25 p.m. during discussion of Item 80
Mark J. Mooney for The Honorable Ed Emmett	Left at 4:19 p.m. during discussion of Item 89

### 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 DECEMBER 4, 2008 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the December 4, 2008 Planning Commission Meeting Minutes for corrections.

Motion: **Rice**      Second: **Chiang**      Vote: **Unanimous**      Abstaining: **Ross**

**I. PLATTING ACTIVITY (Consent items A and B, 1- 72)**

Item removed for separate consideration: **4, 6, 20, 25, 26 and 27**. Items **1, 2 and 48** were changed from defer to approve and item **29** was changed from approve to defer.

Staff's recommendation: Approve staff's recommendations for items **1- 72** subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1- 72** subject to the 101 form conditions.

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

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

Staff's recommendation: Approve staff's recommendations for items **4, 6, 20, 25, 26 and 27** subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **4, 6, 20, 25, 26 and 27** subject to the 101 form conditions.

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

**Commissioners Rice and Ross returned.**

**Agenda Item 94 was taken at this time.**

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

**H DEVELOPMENT PLAT VARIANCES**

**94 2040 West Gray**

**DVP**

**Defer**

Staff recommendation: Defer the requested variance for three weeks to allow the applicant time to coordinate with the neighborhood.

Commission action: Deferred the requested variance for three weeks to allow the applicant time to coordinate with the neighborhood.

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

Speakers for Item 94: Council Members Pam Holm, Toni Lawrence and Wanda Adams.

**Commissioner Reed returned.**

**C PUBLIC HEARINGS**

**73 Ektara Business 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: **Collins** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

**Agenda Item 81 is taken at this time.**

**81 Replat of Honey Circle Partial Replat No. 1 C3N 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: **Sharp** Second: **Robinson** Vote: **Carries** Opposed: **Ross**  
Speaker for Item 81: Council Member Wanda Adams – supportive.

**74 Heights Court 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: **Collins** Vote: **Unanimous** Abstaining: **None**  
Speakers for Item 74: Mary Villareal, Jonathan Adler and Mark Van Doren – supportive.

**75 Houstons Skyscraper Shadow Sec. 2 C3N Defer**  
**Partial Replat No. 1**  
Staff recommendation: Staff changed recommendation at the podium from approve to defer for three weeks for further study and review and Chapter 42 Planning Standards.  
Commission action: Deferred the plat for three weeks for further study and review and Chapter 42 Planning Standards.  
Motion: **Reed** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

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

**76 Hutchison Sixteen 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: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**Commissioner Chiang returned.**

**77 Lakes of Parkway Sec. 20 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: **Rice** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**78 McSwain Subdivision C3N Defer**  
Staff recommendation: Approve the plat subject to the 101 form conditions.  
Commission action: Deferred the plat for three weeks for further study and review and Chapter 42 Planning Standards.  
Motion: **Ross** Second: **Collins** Vote: **Unanimous** Abstaining: **None**

**79 On Point Park 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: **Reed** Vote: **Unanimous** Abstaining: **None**

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

**80 Piney Point Elementary School 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: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

**Commissioner Rice returned.**

**82 Spring Branch Estates No. 2 Partial Replat No. 5 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: **Segars** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**Commissioner Ross abstained on items 83 and 84 and left the room.**

**83 Woodlands Village of Creekside Park Sec. 10 C3N Defer**  
**Partial Replat No. 1**  
Staff recommendation: Defer the plat for three weeks at the applicant's request.  
Commission action: Deferred the plat for three weeks at the applicant's request.  
Motion: **Collins** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

**84 Woodlands Village of Creekside Park Sec. 11 C3N Approve**  
**Partial Replat No. 1**  
Staff recommendation: Approve the plat subject to the 101 form conditions.  
Commission action: Approved the plat subject to the 101 form conditions.  
Motion: **Garza** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**Commissioner Ross returned.**

## D VARIANCES

### 85 Asia Society Center Replat No. 1

C2R

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: **Kilkenny**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

### 86 Barajas Subdivision

C2

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: **Freeman**

Vote: **Unanimous**

Abstaining: **None**

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

### 87 Berry Elementary School Subdivision

C2

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: **Chiang**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

**Commissioner Rice returned.**

### 88 Bute Addition Partial Replat No. 1

C2R

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: **Kilkenny**

Second: **Segars**

Vote: **Unanimous**

Abstaining: **None**

Speaker for Item 88: Lonnie Sikes – supportive.

### 89 Saddlebrook Extension Subdivision

C2

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: **Kilkenny**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

**90 Timbergrove Gardens Subdivisions**

**C2**

**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: **Collins**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

Speakers for Item 90: Mary Lou Henry - supportive.

**E SPECIAL EXCEPTIONS**

**91 HP Data Center Sec. 1**

**C2**

**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 approve the plat subject to the 101 form conditions.

Motion: **Ross**

Second: **Rice**

Vote: **Unanimous**

Abstaining: **None**

**F RECONSIDERATION OF REQUIREMENTS**

**92 Shops at Bella Terra Sec. 6**

**C2**

**Approve**

**93 Shops at Bella Terra Sec. 7**

**C2**

**Approve**

Staff recommendation: Grant the requested reconsideration of requirement and approve the plats subject to the 101 form conditions.

Commission action: Granted the requested reconsideration of requirement and approved the plats subject to the 101 form conditions.

Motion: **Collins**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

**G ADMINISTRATIVE  
NONE**

**I CERTIFICATES OF COMPLIANCE**

**95 Francisco F. Uriostegui**

**COC**

**Approve**

**96 Colony Ridge LTD**

**COC**

**Approve**

**97 Colony Ridge LTD**

**COC**

**Approve**

**98 Apolinar Rodriguez**

**COC**

**Approve**

Staff recommendation: Issue the Certificates of Compliance for items **95 – 98**.

Commission action: Issued the Certificates of Compliance for items **95 - 98**.

Motion: **Sharp**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

<b>99</b>	<b>Auburn Trails Sec. 2</b>	<b>EOA</b>	<b>Approve</b>
<b>100</b>	<b>Auburn Trails Sec. 3</b>	<b>EOA</b>	<b>Approve</b>
<b>101</b>	<b>Bagby West Dallas Subdivision</b>	<b>EOA</b>	<b>Approve</b>
<b>102</b>	<b>FM 2920 Office Condominiums Subdivision</b>	<b>EOA</b>	<b>Approve</b>
<b>103</b>	<b>Greenhouse Road South Extension from West Rd STD</b>	<b>EOA</b>	<b>Approve</b>
<b>104</b>	<b>Lakes at Tour 18 Apartments</b>	<b>EOA</b>	<b>Approve</b>
<b>105</b>	<b>Oakcrest North Sec. 6</b>	<b>EOA</b>	<b>Approve</b>
<b>106</b>	<b>San Arturo Subdivision</b>	<b>EOA</b>	<b>Approve</b>

Staff recommendation: Approve staff's recommendations for items **99 – 106**.

Commission action: Approved staff's recommendations for items **99 – 106**.

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

**II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 22, 2009 FOR:**

- a. Broad Oaks Addition Partial Replat No. 1**
- b. Gilboa Villas At Longmont Subdivision**
- c. Longmont Mews**
- d. Woodlands Carlton Woods Creekside Sec. 9 in the Village of Creekside Park  
Partial Replat No. 1**

Staff recommendation: Establish a public hearing date of January 22, 2009 for items **II a-d**.

Commission action: Established a public hearing date of January 22, 2009 for items **II a-d**.

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

**III. PUBLIC HEARING AND CONSIDERATION OF HISTORIC DISTRICT APPLICATION  
INITIATED BY A MAJORITY OF THE PROPERTY OWNERS FOR THE AUDUBON PLACE  
HISTORIC DISTRICT**

Staff recommendation: That the Houston Planning Commission accept the recommendations of the Houston Archaeological and Historical Commission and recommend to City Council the Historic District designation of the Audubon Place Historic District.

Commission action: Accepted the recommendations of the Houston Archaeological and Historical Commission and recommends to City Council the Historic District designation of the Audubon Place Historic District.

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

**IV. EXCUSE THE ABSENCES OF THE HONORABLE ED EMMITT  
NOT NEEDED**

**V. PUBLIC COMMENT  
NONE**

**VI. ADJOURNMENT**


There being no further business brought before the Commission, Chair, Carol Abel Lewis, adjourned the meeting at 4:45 p.m.

Motion: **Sharp**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

  
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Carol Abel Lewis, Chair

  
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Marlene L. Gafrick, Secretary