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
Etan M. Mirwis
Robin Reed
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:
   The Honorable Robert Eckels
D. Jesse Hegemier for:
   The Honorable Grady Prestage
Mark Mooney for:
   The Honorable Ed Chance
   Arrived at 2:44 p.m.

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 24TH 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 24th 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 24th 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
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
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
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
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
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
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
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
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
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
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 Lake Woodlands East Shore Sec. 4 C3P Approve
161 Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec. 5 C3P Approve
162 New Woodlands Village of Grogans Mill 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

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<td>Augusta Pines Parkway West STD</td>
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<td>Cypress Lake Crossing Sec. 1</td>
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<td>177</td>
<td>Winfield Lakes Sec. 11</td>
<td>EOA</td>
<td>Approved</td>
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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