

## Minutes of the Houston Planning Commission

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

January 3, 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	Absent
John W. H. Chiang	
David Collins	
Kay Crooker	
Algenita Scott-Davis	
Sonny Garza	
Jim Jard	
D. Fred Martinez	
Robin Reed	Left at 4:32 p.m.
Richard A. Rice	
David Robinson	
Jeff Ross	
Lee Schlanger	
Talmadge Sharp, Sr.	
Jon N. Strange	Arrived at 2:48
Beth Wolff	
Shaukat Zakaria	
Mark J. Mooney for The Honorable Ed Chance	Arrived at 2:45 p.m.
Jackie L. Freeman for The Honorable Ed Emmett	Arrived at 3:16 p.m.
The Honorable Grady Prestage	Absent

### EXOFFICIO MEMBERS

M. Marvin Katz	Absent
John Sakolosky for: Mike Marcotte	
Dawn Ullrich	Absent
Frank Wilson	Absent

## CHAIRMAN'S REPORT

The Chairman's report was given by Carol Abel Lewis, Ph. D., Chair, Houston Planning Commission.

## DIRECTOR'S REPORT

NONE

### APPROVE THE DECEMBER 13, 2007 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the December 13, 2007 Planning Commission Meeting Minutes.

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

#### I. PLATTING ACTIVITY (Consent items A and B, 1-114)

Items removed for separate consideration: **8, 11, 17, 30, 36, 47, 50, 72, 73, 76, 88 and 92. Item 62** was changed from defer to approve. **Item 109** was omitted because it was handled at the last meeting.

Staff recommendation: Approve staff's recommendations for items **1-114**, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1-114**, subject to the 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendation for item **8, 11, 17, 30, 36, 47, 50, 72, 73, 76, 88 and 92** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for item **8, 11, 17, 30, 36, 47, 50, 72, 73, 76, 88 and 92** subject to the 101 form conditions.

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

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

## C PUBLIC HEARINGS

### 115 Belgravia Reserve Subdivision

C3N

Defer

Staff recommendation: Defer the plat for two weeks for further study and legal review of the separately filed deed restrictions.

Commission action: Deferred the plat for two weeks for further study and legal review of the separately filed deed restrictions.

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

Speakers for Item 115: Council Member Clutterbuck, Jeff Patterson, Rosalind McLeroy, Lisa Bonner and Council Member Holm.

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

**116 Briar Hollow Commons Subdivision**

**C3N**

**Defer**

Staff recommendation: Defer the plat for two weeks for further study and legal review of the separately filed deed restrictions.

Commission action: Deferred the plat for two weeks for further study and legal review of the separately filed deed restrictions.

Motion: **Sharp**

Second: **Crooker**

Vote: **Unanimous**

Abstaining: **None**

**Commissioner Schlanger returned.**

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

**117 Caceres Partial 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: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

**Commissioner Ross returned.**

**118 Del Monte Gardens Subdivision**

**C3N**

**Defer**

Staff recommendation: Defer the plat for two weeks for further study and legal review of the separately filed deed restrictions.

Commission action: Deferred the plat for two weeks for further study and legal review of the separately filed deed restrictions.

Motion: **Garza**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

**119 Gleannloch Farms Sec. 33 Partial 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: **Jard**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

**120 MUD No. 148 Recreational Administration Center**

**C3N**

**Defer**

Staff recommendation: Defer the plat for two weeks for further study and review of the detention requirement and to allow the applicant time to coordinate with Harris County Engineer's office concerning detention.

Commission action: Deferred the plat for two weeks for further study and review of the detention requirement and to allow the applicant time to coordinate with Harris County Engineer's office concerning detention.

Motion: **Wolff**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

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

**121 Towne Lake Sec. 4 Partial Replat No. 1 and Extension**

**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: **Chiang**

Vote: **Carries**

Opposed: **Crooker**

Commissioner Rice returned.

**D VARIANCES**

Agenda items 122 and III are taken together at this time.

**122 Hessed Development No. 10 Subdivision**

**C2R**

**Defer**

**III. CONSIDERATION OF AN OFF STREET PARKING VARIANCE APPLICATION FOR HESSED DEVELOPMENT NO. 10 LOCATED AT 5511 ALMEDA ROAD**

Staff recommendation: Defer the plat and the parking variance application for two weeks at the applicant's request and to allow time for staff to coordinate with TxDOT.

Commission action: Deferred the plat and the parking variance application for two weeks at the applicant's request and to allow time for staff to coordinate with TxDOT.

Motion: **Wolff**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Speaker for Item 122 and III: Wilbert Pete who spoke after agenda item 123.

**123 Kickapoo Preserve Sec. 1**

**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: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Speaker for Item 122: Wilbert Pete was heard at this time.

**124 Kipp Inc. Subdivision**

**C3R**

**Defer**

Staff recommendation: Defer the plat for two weeks for further traffic review and to allow time for the applicant to provide a revised drawing.

Commission action: Deferred the plat for two weeks for further traffic review and to allow time for the applicant to provide a revised drawing.

Motion: **Collins**

Second: **Reed**

Vote: **Unanimous**

Abstaining: **None**

Speaker for Item 124: Charles Burns.

**125 M Carrier Subdivision**

**C2**

**Approve**

Staff recommendation: Grant the requested variance and approve the plat subject to the applicant providing a vehicular turnaround to Public Works and Engineering's design manual standards and the 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to the applicant providing a vehicular turnaround to Public Works and Engineering design manual standards and the 101 form conditions.

Motion: **Freeman**

Second: **Ross**

Vote: **Unanimous**

Abstaining: **None**

Speaker for Item 125: John Thomas.

**126 Matzinger Tract GP**

**GP**

**Withdrawn**

Staff recommendation: Grant the requested variance and approve the general plan subject to the 101 form conditions. Staff changed the recommendation at the podium to withdraw the general plan at the applicant's request.

**127 Memorial Heights Redevelopment Subdivision**

**C2R**

**Approve**

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

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

Motion: **Robinson**

Second: **Garza**

Vote: **Carries**

Opposed: **Davis,**

**Jard and Schlanger**

Speakers for Item 127: Tom Dornbusch and Patti Joiner.

**128 Mens Center Subdivision**

**C2R**

**Defer**

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional information.

Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional information.

Motion: **Collins**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

**129 North Cypress Medical Center Sec. 2**

**C3P**

**Withdrawn**

**130 Ocean City Condominiums Subdivision**

**C3R**

**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: **Sharp**

Vote: **Carries**

Opposed: **Crooker**

**131 One Origin Center Subdivision**

**C2R**

**Defer**

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

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

Motion: **Collins**

Second: **Ross**

Vote: **Unanimous**

Abstaining: **None**

**132 Sheldon ISD Garrett Road GP** **GP** **Defer**  
Staff recommendation: Defer the general plan for two weeks for further traffic review and to allow time for the applicant to submit a revised drawing.  
Commission action: Deferred the general plan for two weeks for further traffic review and to allow time for the applicant to submit a revised drawing.  
Motion: **Ross** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

**133 Woodlands Village of Sterling Ridge Zone 7 Revised GP** **GP** **Defer**  
Staff recommendation: Defer the general plan for two weeks to allow time for further study and review.  
Commission action: Deferred the general plan for two weeks to allow time for further study and review.  
Motion: **Mooney** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

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

**134 Westside Office Park GP** **GP** **Defer**  
**135 Westside Office Park Sec. 1** **C3P** **Defer**  
**136 Westside Office Park Sec. 2** **C3P** **Defer**  
Staff recommendation: Defer the general plan and the plats for two weeks for Chapter 42 Planning Standards and to allow time for the applicant to coordinate with Harris County Engineer and provide landscaping and site plans.  
Commission action: Deferred the general plan and the plats for two weeks for Chapter 42 Planning Standards and to allow time for the applicant to coordinate with Harris County Engineer and provide landscaping and site plans.  
Motion: **Wolff** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**Commissioner Rice returned.**

## **E SPECIAL EXCEPTIONS**

**137 Spring Trails Sec. 17** **C3P** **Approve**  
Staff recommendation: Grant the requested special exception and approve the plat subject to the applicant meeting 1,400' intersection spacing requirements along the eastern right-of-way of Anthony Trails Lane and the 101 form conditions.  
Commission action: Granted the requested special exception and approve the plat subject to the applicant meeting 1,400' intersection spacing requirements along the eastern right-of-way of Anthony Trails Lane and the 101 form conditions.  
Motion: **Collins** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**F RECONSIDERATION OF REQUIREMENTS**

**138 W R Baker Subdivision**

**C2**

**Defer**

Staff recommendation: Defer the plat for two weeks to allow time staff to coordinate with TxDOT.

Commission action: Deferred the plat for two weeks to allow time staff to coordinate with TxDOT.

Motion: **Jard**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

**G ADMINISTRATIVE**

**NONE**

**H DEVELOPMENT PLAT VARIANCES**

**NONE**

**I CERTIFICATES OF COMPLIANCE**

**139 Dan Rak**

**COC**

**Approve**

**140 Joslin Investment Company LLC**

**COC**

**Approve**

Staff recommendation: Issue the Certificates of Compliance for items 139 - 140.

Commission action: Issued the Certificates of Compliance for items 139 - 140.

Motion: **Wolff**

Second: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

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

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

**141 Atascocita Trace Sec. 2**

**EOA**

**Approve**

**142 C. E. King High School and Middle  
School Complex**

**EOA**

**Approve**

**143 Canyon Gate at Legends Ranch Sec. 3  
Partial Replat No. 1**

**EOA**

**Approve**

**144 Fort Bend County MUD No. 3 Water Plant**

**EOA**

**Approve**

**145 Hidden Meadows Sec. 15**

**EOA**

**Approve**

**146 Katy Flewellen Road Street Dedication No. 1**

**EOA**

**Approve**

**147 Lakemont Shores Sec. 2**

**EOA**

**Approve**

**148 Newport Sec. 8 Partial Replat No. 1**

**EOA**

**Approve**

**149 Pine Mill Drainage Sec. 10**

**EOA**

**Approve**

Staff recommendation: Approve staff's recommendations for items 141 - 149.

Commission action: Approved staff's recommendations for items 141 - 149.

Motion: **Zakaria**

Second: **Jard**

Vote: **Unanimous**

Abstaining: **None**

**Commissioners Rice and Ross returned.**

**II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 31, 2008 FOR:**

- a. Gillispie Street Sec. 2 Replat No. 1**
- b. Hewitt Project Subdivision**
- c. Skyline Terrace Subdivision Replat No. 1**
- d. Victoria Pine Subdivision**

Staff recommendation: Establish a public hearing date of January 31, 2008 for items **II a-d**.

Commission action: Established a public hearing date of January 31, 2008 for items **II a-d**.

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

**Agenda item III was taken earlier with item 122.**

**IV. PUBLIC HEARING AND CONSIDERATION OF HISTORIC DISTRICT DESIGNATION APPLICATION FOR HOUSTON HEIGHTS HISTORIC DISTRICT EAST INITIATED BY A MAJORITY OF THE PROPERTY OWNERS**

**The Chair opened and closed the public hearing after the speakers.**

Staff recommendation: Accept the recommendation of the Houston Archaeological and Historical Commission and recommends to City Council the Historic District Designation of Houston Heights Historic District East.

Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to City Council the Historic District Designation of Houston Heights Historic District East.

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

Speakers for Item IV: Janaeya Carmouche on behalf of Council Member Sue Lovell, Janice Evans-Davis and Sharie Beale.



**V. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATIONS INITIATED BY THE OWNERS:**

- a. 3640 Inwood Drive – Dr. Conway and Bessie Blume House
- b. 2960 Lazy Lane – J. Robert Neal House

**The Chair opened and closed the public hearing; there were no speakers.**

Staff recommendation: Accept the recommendations of the Houston Archaeological and Historical Commission and recommends to City Council the Landmark Designation of the Dr. Conway and Bessie Blume House at 3640 Inwood Drive and the J. Robert Neal House at 2960 Lazy Lane.

Commission action: Accepted the recommendations of the Houston Archaeological and Historical Commission and recommended to City Council the Landmark Designation of the Dr. Conway and Bessie Blume House at 3640 Inwood Drive and the J. Robert Neal House at 2960 Lazy Lane.

Motion: **Crooker** Second: **Wolff**

Vote: **Unanimous**

Abstaining: **None**

**VI. EXCUSE THE ABSENCE OF COMMISSIONER BETH WOLFF**

Commissioner Beth Wolff's absences were excused.

**VII. PUBLIC COMMENTS**

**NONE**

**VIII. ADJOURNMENT**

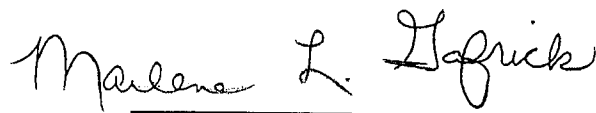
There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 5:02 p.m.

Motion: **Crooker** Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

  
Carol Abel Lewis, Chair

  
Marlene L. Gafrick, Secretary