

## Minutes of the Houston Planning Commission

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

February 28, 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 2:34 p.m. with a quorum present.**

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	Left at 4:16 p.m.
John W. H. Chiang	
David Collins	Left at 4:05 p.m.
Kay Crooker	
Algenita Scott-Davis	
Sonny Garza	Absent
Jim Jard	
D. Fred Martinez	Left at 4:32 p.m.
Robin Reed	
Richard A. Rice	
David Robinson	
Jeff Ross	
Lee Schlanger	Arrived at 2:40 p.m.
Talmadge Sharp, Sr.	Absent
Jon N. Strange	
Beth Wolff	
Shaukat Zakaria	Arrived at 3:16 p.m.
Jackie L. Freeman for:	Arrived at 2:44 p.m.
The Honorable Ed Emmett	
The Honorable Ed Chance	Absent
D. Jesse Hegemier for:	Left at 3:37 p.m.
The Honorable Grady Prestage	

### EXOFFICIO MEMBERS

M. Marvin Katz	Absent
John Sakolosky for:	
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.

### **APPROVE THE FEBRUARY 14, 2008 PLANNING COMMISSION MEETING MINUTES**

Commission action: Deferred the February 14, 2008 Planning Commission Meeting Minutes for two weeks.

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

### **I. CONSIDERATION OF JANUARY 2008 SEMIANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON IMPACT FEES**

Staff recommendation: No recommendation from staff.

Commission action: Approved the January 2008 Semiannual Report of the Capital Improvements Advisory Committee on Impact Fees

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

### **II. PLATTING ACTIVITY (Consent items A and B, 1-95)**

Items removed for separate consideration: **8, 34, 35, 37, 38, 39, 54, 58, 59, 60, and 65.**

Staff recommendation: Approve staff's recommendations for items **1-95**, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1-95**, subject to the 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendation for items **8, 34, 35, 37, 38, 39, 54, 58, 59, 60, and 65** subject to the 101 form conditions.

Commission action: Approved staff's recommendation for items **8, 34, 35, 37, 38, 39, 54, 58, 59, 60, and 65** subject to the 101 form conditions.

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

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

## **C PUBLIC HEARINGS**

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

**96 Briar Hollow Commons Subdivision C3N Defer**  
Staff recommendation: Disapprove the plat subject to the 101 form conditions. Staff changed the recommendation at the podium to defer the plat for two weeks for additional study and review.  
Commission action: Deferred the plat for two weeks for additional study and review.  
Motion: **Rice** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**  
Speakers for Item 96: Ann Miller, Richard Kline and Stefano Costantini.

**Commissioner Schlanger returned.**

**97 Katy Creek Ranch Sec. 3 Partial Replat No. 1 C3N Defer**  
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information.  
Commission action: Deferred the plat for two week to allow time for the applicant to provide revised information.  
Motion: **Collins** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

**98 King Lakes Sec. 3 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: **Wolff** Second: **Chiang** Vote: **Unanimous** Abstaining: **None**

**99 Pecan Park Place Addition 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 week for further study and legal review of the separately filed deed restrictions  
Motion: **Crooker** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

**100 Tuscan Woods Villas Sec. 2 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: **Wolff** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**  
Speaker for Item 100: David Stroger.

**101 Victoria Pines 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: **Robinson** Vote: **Unanimous** Abstaining: **None**

**Agenda Item 105 is taken at this time.**

**105 Langfield Commercial Reserve Subdivision C2R Defer**  
Staff recommendation: Approve the plat without the variance subject to the 101 form conditions.  
Commission action: Deferred the plat without the variance for two weeks at the request of Delores Hart, a resident.  
Motion: **Jard** Second: **Schlanger** Vote: **Unanimous** Abstaining: **None**  
Speakers for Item 105: Delores Hart and Andria Famin.

**D VARIANCES**

**102 Baylor Place Subdivision C2R Defer**  
Staff recommendation: Deny the requested variance and disapprove the plat.  
Commission action: Deferred the plat for two weeks.  
Motion: **Wolff** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**  
Speakers for Item 102: John Montgomery, Jerry Bettons, Mark Sterling and Mary Ellen Arbuckle.

**103 Dao Tran Commercial Reserve 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: **Davis** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

**104 Gates of North Hampton Sec. 1 C3P Approve**  
Staff recommendation: Grant the requested variance to exceed intersection spacing along Inway Drive and approve the plat subject to the 101 form conditions.  
Commission action: Granted the requested variance to exceed intersection spacing along Inway Drive and approved the plat subject to the 101 form conditions.  
Motion: **Ross** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

**106 New Faith Church Subdivision C2R Approve**  
Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide revised information.  
Commission action: Granted the requested variance and approved the plat subject to the 101 form conditions.  
Motion: **Davis** Second: **Strange** Vote: **Unanimous** Abstaining: **None**  
Speakers for Item 106: Dr. T.R. Williams, Sr.

**107 North Belt Reserve A Subdivision C2R Defer**  
Staff recommendation: Defer the requested variance and the plat for two weeks to allow the applicant time to provide revised information.  
Commission action: Deferred the requested variance and the plat for two weeks to allow the applicant time to provide revised information.  
Motion: **Freeman** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

**108 Saddlebrook Houstoun GP GP Approve**  
**109 Saddlebrook Saunders Subdivision C2 Approve**  
Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the 101 form conditions.  
Commission action: Granted the requested variance and approved the general plan and the plat subject to the 101 form conditions.  
Motion: **Crooker** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

**110 San Marbeya Subdivision C3P Approve**  
Staff recommendation: Approve the plat without the requested variance subject to the 101 form conditions.  
Commission action: Approved the plat without the requested variance subject to the 101 form conditions.  
Motion: **Freeman** Second: **Jard** Vote: **Unanimous** Abstaining: **None**

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

**111 Six Thousand Six Hundred Main C2R Defer**  
**Replat No. 1 Partial Replat No. 1**  
Staff recommendation: Defer the requested variance and the plat for two weeks to allow the applicant time to provide revised information.  
Commission action: Deferred the requested variance and the plat for two weeks to allow the applicant time to provide revised information.  
Motion: **Ross** Second: **Robinson** Vote: **Unanimous** Abstaining: **None**  
Speaker for Item 111: Neil Kelly.

**Commissioner Schlanger returned.**

**112 Skyline Ranch GP GP Approve**  
**113 Skyline Ranch Reserve Subdivision C3P Approve**  
Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the 101 form conditions.  
Commission action: Granted the requested variance and approved the general plan and the plat subject to the 101 form conditions.  
Motion: **Davis** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

**114 T C Jester at FM 1960 Development GP GP 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: **Reed** Vote: **Unanimous** Abstaining: **None**

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

**115 Thrustmaster GP**

**GP**

**Approve**

**116 Thrustmaster Sec. 1**

**C3P**

**Approve**

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

Commission action: Granted the requested variance and approved the general plan and the plat subject to the 101 form conditions.

Motion: **Davis** Second: **Strange**

Vote: **Carries**

Opposed: **Crooker**

Speaker for Items 115 and 116: Scott Owner.

**Commissioner Ross returned.**

**E SPECIAL EXCEPTIONS**

**117 Greensbrook Place Sec. 4 Subdivision**

**C3P**

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

Motion: **Jard**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

**118 Parkway Properties C E King GP**

**GP**

**Approve**

**119 Parkway Properties C E King Sec. 1**

**C3P**

**Approve**

Staff recommendation: Grant the requested special exception and approve the general plan and the plat subject to the 101 form conditions.

Commission action: Granted the requested special exception and approved the general plan and the plat subject to the 101 form conditions.

Motion: **Wolff**

Second: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

**F RECONSIDERATION OF REQUIREMENTS**

**NONE**

**G ADMINISTRATIVE**

**NONE**

## H DEVELOPMENT PLAT VARIANCES

120	6749 Calhoun Road	DPV	Defer
121	7026 Dumble Avenue	DPV	Defer
122	6945 Liverpool Avenue	DPV	Defer

Staff recommendation: Defer the requested variances for two weeks to allow time for staff to coordinate with Public Works and Engineering Department.

Commission action: Deferred the requested variances for two weeks to allow time for staff to coordinate with Public Works and Engineering Department.

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

123	2323 Leffingwell Street	DPV	Defer
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Staff recommendation: Defer the requested variances for two weeks to allow time for staff to coordinate with Public Works and Engineering Department.

Commission action: Deferred the requested variances for two weeks to allow time for staff to coordinate with Public Works and Engineering Department.

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

124	2710 Louisiana Street	DPV	Defer
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Staff recommendation: Defer the requested variances for two weeks to allow time for staff to coordinate with Midtown TIRZ.

Commission action: Deferred the requested variances for two weeks to allow time for staff to coordinate with Midtown TIRZ.

Motion: **Jard** Second: **Schlanger** Vote: **Unanimous** Abstaining: **None**

## I CERTIFICATES OF COMPLIANCE

125	Gilberto Rangel Carrizales	COC	Approve
126	Samuel Montano	COC	Approve
127	Jose Rosales	COC	Approve
128	Thomas Grichen	COC	Approve
129	Alejandro Del Real	COC	Approve
130	Dianne Nobles	COC	Approve

Staff recommendation: Issue the Certificates of Compliance for items 125 - 130.

Commission action: Issued the Certificates of Compliance for items 125 - 130.

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

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

131	Barker Clodine Apartments	EOA	Approve
132	CAP Reserve	EOA	Approve
133	Falcon Landing Blvd. at Spring Green Blvd. STD (Previously Falcon Landing Boulevard from Cinco Ranch Southwest to Spring Green Boulevard STD)	NC	Approve
134	Katy Creek Ranch Section 4	EOA	Approve
135	Katy Creek Ranch Section 5	EOA	Approve
136	New Horizon Villas (previously Horizon Villas)	NC	Approve
137	Saifee Subdivision (previously Saisee Subdivision)	NC	Approve
138	Scott Park Section 1	EOA	Approve
139	Waterside Marketplace	EOA	Approve

Staff recommendation: Approve staff's recommendations for items 131 - 139.

Commission action: Approved staff's recommendations for items 131 - 139.

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

**III. ESTABLISH A PUBLIC HEARING DATE OF MARCH 27, 2008 FOR:**

- a. Canyon Lakes West Sec. 3 and Sec. 7 Partial Replat No. 1
- b. Fieldstone Sec. 4 Partial Replat No. 1
- c. Gaea Place Three Subdivision
- d. Hutchison Fifteen Subdivision
- e. Kiam Street Townhomes Replat No. 1
- f. Kipp McGallion Subdivision
- g. Plantation Lakes South Sec. 8 Partial Replat No. 1
- h. Residences at Woodland Hills Subdivision
- i. Royal Shores Sec. 5 Replat No. 1
- j. Westheimer Lakes North Sec. 9 Replat No. 1
- k. Woodlands Village of Sterling Village Sec. 89
- l. Vrndavana Dhama

Staff recommendation: Establish a public hearing date of March 27, 2008 for items III a-l.

Commission action: Established a public hearing date of March 27, 2008 for items III a-l.

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

**IV. EXCUSE THE ABSENCES OF COMMISSIONER BETH WOLFF**

Commissioner Beth Wolff's absences were excused.

**V. PUBLIC COMMENTS**

Speaker: John Sakolosky.



**VI. ADJOURNMENT**

There being no further business, Chair, Carol Abel Lewis, adjourned the meeting at 5:25 p.m.

Motion: **Freeman** Second: **Wolff**

Vote: **Unanimous**

Abstaining: **None**

Carol Abel Lewis  
Carol Abel Lewis, Chair

Marlene L. Gafrick  
Marlene L. Gafrick, Secretary