

## Minutes of the Houston Planning Commission

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

July 19, 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 2:37 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	Absent
Jim Jard	
D. Fred Martinez	Absent
Robin Reed	Absent
Richard A. Rice	
Jeff Ross	
Lee Schlanger	
Talmadge Sharp, Sr.	
Jon N. Strange	
Shaukat Zakaria	
Jackie L. Freeman for: The Honorable Ed Emmett	Arrived at 2:41 p.m.
Mark J. Mooney for: The Honorable Ed Chance	Arrived at 2:40 p.m./Left at 3:59
The Honorable Grady Prestage	Absent

### 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 JUNE 21, 2007 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the June 21, 2007 Planning Commission Meeting Minutes.

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

### **I. CONSIDERATION OF A PARKING VARIANCE FOR THE RICE UNIVERSITY STUDENT HOUSING PROJECT LOCATED AT 2402 – 2504 SHAKESPEARE ST.**

Staff recommendation: Approve the parking variance subject to 1) requiring the Rice University to provide a report on the parking status after one year of operation; 2) that a written commitment be made that ensures the shuttle system to operate for as long as the use remains the same; 3) that the subdivision plat for this development has a note that restricts the use to graduate students, 4) and in the event of a change of use, a replat must be filed; a re-examination of the parking requirements is conducted; and notification to property owners within 500' radius surrounding the site be required.

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

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

Speakers for Item I: Greg Marshall, Henry Flores and Andy Lang.

### **II. PLATTING ACTIVITY (Consent items A and B, 1-118)**

Item removed for separate consideration: **Item 11**. **Items 14 and 17** were changed from defer to approve; **item 22** was recommended for approval; **item 34** was removed because it was approved two weeks ago; **items 58 and 59** were taken separately and **item 61** was changed from approve to defer.

Staff recommendation: Approve staff's recommendations for items **1-118**, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **1-118**, subject to the 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendation for items **11, 14, 17, 58, 59 and 61**, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items **11, 14, 17, 58, 59 and 61**, subject to the 101 form conditions.

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

**Commissioners Chiang and Ross returned.**

**Items 58 and 59 were taken at this time.**

**58 Moritz Walk 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: **Zakaria** Second: **Rice**

Vote: **Unanimous**

Abstaining: **None**

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

**59 North Post Oak Apartments**

**C3P**

**Defer**

Staff recommendation: Approve the plat subject to the 101 form conditions.

Commission action: Deferred the plat for two weeks at the request of Council Member Toni Lawrence.

Motion: **Jard** Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

Speaker for Item 59: Council Member Toni Lawrence.

**Commissioners Chiang and Ross returned.**

**C PUBLIC HEARINGS**

**Item 127 was taken at this time.**

**127 Womens Home Sec. 1**

**C3N**

**Defer**

Staff recommendation: Approve the plat subject to the 101 form conditions.

Commission action: Deferred the plat for two weeks at the request of Council Member Toni Lawrence.

Motion: **Zakaria** Second: **Rice**

Vote: **Unanimous**

Abstaining: **None**

Speaker for Item 127: Council Member Toni Lawrence.

**119 Bercons Schuler Street Addition Subdivision**

**C3N**

**Defer**

Staff recommendation: Defer the plat for two weeks at the applicant's request.

Commission action: Deferred the plat for two weeks at the applicant's request.

Motion: **Collins** Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

**120 Fairview Grands Subdivision**

**C3N**

**Disapprove**

Staff recommendation: Disapprove the plat because it can not be subdivided without approval from the Deed Restriction Committee.

Commission action: Disapproved the plat because it can not be subdivided without approval from the Deed Restriction Committee.

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

Vote: **Unanimous**

Abstaining: **None**

**121 Fountains at Peerless Street Replat No. 1** **C3N** **Defer**  
Staff recommendation: Defer the plat for two weeks for further study and review by Public Works and Engineering.  
Commission action: Deferred the plat for two weeks for further study and review by Public Works and Engineering.

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

**122 Humble ISD No. 24 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: **Freeman** Vote: **Unanimous** Abstaining: **None**

**123 Mody Plaza Subdivision** **C3N** **Defer**  
Staff recommendation: Defer the plat for two weeks at the applicant's request.  
Commission action: Deferred the plat for two weeks at the applicant's request.

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

**124 Ravenpark Valero Subdivision** **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 weeks to allow time for the applicant to provide revised information.

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

**Item 157 was taken at this time with Item 125.**

**125 Regent Square Subdivision** **C3N** **Defer**  
**157 Regent Square** **DPV** **Defer**  
Staff recommendation: Defer the plat and the development plat variance for two weeks for further study and legal review of the separately filed deed restrictions.  
Commission action: Deferred the plat and the development plat variance for two weeks for further study and legal review of the separately filed deed restrictions.

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

**126 Vassar Manors Subdivision** **C3N** **Defer**  
Staff recommendation: Defer the plat for two weeks for further study and review by the Public Works and Engineering Traffic Division for the street widening requirement.  
Commission action: Deferred the plat for two weeks for further study and review by the Public Works and Engineering Traffic Division for the street widening requirement.

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

**D VARIANCES**

<b>128</b>	<b>Boulevard Place Sec. 1</b>	<b>C3R</b>	<b>Approve</b>
<b>129</b>	<b>Boulevard Place Sec. 2</b>	<b>C3R</b>	<b>Approve</b>
<b>130</b>	<b>Boulevard Place Sec. 3</b>	<b>C3R</b>	<b>Approve</b>
<b>131</b>	<b>South Post Oak Lane and Sky Lark Lane STD</b>	<b>SP</b>	<b>Approve</b>

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

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

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

Speaker for Items 128 - 131: Patti Knudson Joiner.

<b>132</b>	<b>Cypress Creek EMS Dispatch and Training Center Subdivision</b>	<b>C2R</b>	<b>Approve</b>
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Staff recommendation: Grant the requested variance subject to denying access to Poole Road and approve the plat subject to the 101 form conditions.

Commission action: **Granted** the requested variance subject to denying access to Poole Road and approved the plat subject to the 101 form conditions.

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

<b>133</b>	<b>Cypress Woods Community Medical Center GP</b>	<b>GP</b>	<b>Approve</b>
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Staff recommendation: Deny the requested variances and approve the general plan subject to the 101 form conditions.

Commission action: **Denied** the requested variances and deferred the general plan for two weeks for further study and review.

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

Speakers for Item 133: Mary Lou Henry, Mark Keeler, Tom Matthews, Douglas Shannon and Daniel Lozano.

**Item 141 was taken out of order at this time.**

<b>141</b>	<b>Midtown Square Subdivision</b>	<b>C2R</b>	<b>Approve</b>
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Staff recommendation: Grant the requested variances and approve the plat subject to the 101 form conditions.

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

Motion: **Jard** Second: **Rice** Vote: **Carries** Abstaining: **Collins**

Opposed: **Sharp**

Speakers for Item 141: Mary Lou Henry, Council Member Sue Lovell, Louise Williams, Elmo Johnson and Tom Rich.

**134 Fifteen Thousand and Two Kuykendahl Storage C2 Defer**  
**Subdivision**

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: **Davis** Second: **Collins** Vote: **Unanimous** Abstaining: **None**

**135 Holman Place Partial Replat No. 1 C2R Approve**

Staff recommendation: Deny 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: **Collins** Second: **Crooker** Vote: **Carries** Opposed: **Ross**

**136 Japhet Creek Ohmart Sec. 1 C3P Approve**

Staff recommendation: Grant the requested variance and approve the plat subject to the following conditions: 1) Deny access to Lot 3 from dead end portion of Ursa Street and 2) Not to abandon Ida Street between Inman and Dick Streets.

Commission action: Granted the requested variance and approved the plat subject to the following conditions: 1) Denied access to Lot 3 from dead end portion of Ursa Street and 2) Not to abandon Ida Street between Inman and Dick Streets.

Motion: **Collins** Second: **Strange** Vote: **Unanimous** Abstaining: **None**  
Speaker for Item 136: Patti Knudson Joiner.

**137 Kluge Lake Sec. 1 C3P Defer**

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to coordinate with Harris County.

Commission action: Deferred the plat for two weeks to allow time for the applicant to coordinate with Harris County.

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

**138 Los Lagos Subdivision C3R Defer**

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

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

Motion: **Jard** Second: **Strange** Vote: **Unanimous** Abstaining: **None**  
Speakers for Item 138: John Powell, Billy Williams, Carl Foger, James Cobb, Orlando Teran and Mr. Ramirez.

**139 Louisiana Hadley Crossing Subdivision** **C2R** **Defer**  
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised site plan.

Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised site plan.

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

**140 Magnolia Greens GP** **GP** **Approve**  
Staff recommendation: Grant the requested variances and approve the general plan subject to the 101 form conditions.

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

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

**142 Oaks at West 20<sup>th</sup> Street Subdivision** **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: **Sharp** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

**143 Park at Oakhurst Sec. 5** **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: **Strange** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

**144 Plaza Del Oro Commercial Reserve** **C2** **Approve**  
Staff recommendation: Grant the requested variances and approve the plat subject to the 101 form conditions.

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

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

Speaker for Item 144: Martha Thompson.

**145 Schlumberger Technology Corporation Subdivision** **C2R** **Approve**  
Staff recommendation: Grant the requested variances and approve the plat subject to the 101 form conditions.

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

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

**146 Seventy Five Fifteen Cook Road Apartment C3R Defer**  
 Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to submit revised information.  
 Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to submit revised information.  
 Motion: **Collins** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

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

**147 Valero Energy Corporation GP GP Approve**  
**148 Valero Expansion Subdivision C3R Approve**  
**149 Valero Reserve C2R Approve**  
 Staff recommendation: Grant the requested variances, approve the general plan and the plats subject to the 101 form conditions.  
 Commission action: Granted the requested variances, approve the general plan and the plats subject to the 101 form conditions.  
 Motion: **Freeman** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

**Commissioner Strange returned.**

**150 Westlake MUD No. 1 Wastewater Treatment Plant Subdivision C2 Defer**  
 Staff recommendation: Defer the requested variance and the plat for two weeks to allow time for the applicant to provide additional information on the ownership history for the platted parcels.  
 Commission action: Deferred the requested variance and the plat for two weeks to allow time for the applicant to provide additional information on the ownership history for the platted parcels.  
 Motion: **Sharp** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

**151 Winfield Lakes GP GP Approve**  
 Staff recommendation: Grant the requested variance and approve the general plan subject to the 101 form conditions.  
 Commission action: Granted the requested variance and approved the general plan subject to the 101 form conditions.  
 Motion: **Freeman** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

**152 Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec. 7 C3P Approve**

**153 Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec. 8 C3P Approve**

**154 Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec. 9 C3P Approve**

Staff recommendation: Grant the requested variances and approve the plat subject to the 101 form conditions.  
 Commission action: Granted the requested variances and approved the plat subject to the 101 form conditions.  
 Motion: **Davis** Second: **Rice** Vote: **Unanimous** Abstaining: **None**



**155 Cinco Ranch Southwest Sec. 15**

**C3P**

**Approve**

Staff recommendation: Defer the requested special exception and the plat for two weeks to allow time for the applicant to coordinate with Fort Bend County Engineers Office for the Right of Way configuration.

Commission action: Deferred the requested special exception and the plat for two weeks to allow time for the applicant to coordinate with Forth Bend County Engineers Office for the Right of Way configuration.

Motion: **Collins**

Second: **Chiang**

Vote: **Unanimous**

Abstaining: **None**

**E SPECIAL EXCEPTIONS**

**155 Cinco Ranch Southwest Sec. 15**

**C3P**

**Approve**

Staff recommendation: Defer the requested special exception and the plat for two weeks at the applicant's request.

Commission action: Deferred the requested special exception and the plat for two weeks at the applicant's request.

Motion: **Collins**

Second: **Strange**

Vote: **Unanimous**

Abstaining: **None**

**F RECONSIDERATION OF REQUIREMENTS**

**NONE**

**G ADMINISTRATIVE**

**NONE**

**H DEVELOPMENT PLAT VARIANCES**

**156 Ligorio Moreno**

**DPV**

**Approved**

Staff recommendation: Grant the requested variance for item **156**.

Commission action: Granted the requested variance for item **156**.

Motion: **Davis**

Second: **Rice**

Vote: **Unanimous**

Abstaining: **None**

**I CERTIFICATES OF COMPLIANCE**

**158 Lillian Peters**

**COC**

**Approved**

Staff recommendation: Issue the Certificates of Compliance for item **158**.

Commission action: Issued the Certificates of Compliance for item **158**.

Motion: **Davis**

Second: **Collins**

Vote: **Unanimous**

Abstaining: **None**

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

Commissioner Ross abstained on Item 165.

159	Commons Waterway Sec. 2	EOA	Approve
160	Fall Creek Sec. 20	EOA	Approve
161	Fort Bend County MUD No. 58 Wastewater Treatment Plant No. 1	EOA	Approve
162	Gosling Pines Sec. 2	EOA	Approve
163	Grand Mission Estates Sec. 4	EOA	Approve
164	Harris County MUD 434 WTP	EOA	Approve
165	Meadowhill Regional Municipal Utility District Water Plant	EOA	Approve
166	Rancho Verde Sec. 4	EOA	Approve
167	Rutland Court Terraces	EOA	Approve
168	Stone Creek Ranch Drainage Reserves	EOA	Approve
169	Stone Creek Ranch Sec. 1	EOA	Approve
170	Stone Creek Ranch Sec. 2	EOA	Approve
171	Stone Creek Ranch Sec. 3	EOA	Approve
172	West at Gessner Reserves	EOA	Approve

Staff recommendation: Approve staff's recommendations for items 159-172.

Commission action: Approved staff's recommendations for items 159-172.

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

**III. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 16, 2007 FOR:**

- a. Alvatech Villas Subdivision
- b. Lana Lane Villas Subdivision
- c. Spring Wood Townhomes Subdivision
- d. Tanner Business Park Subdivision

Staff recommendation: Establish a public hearing date of August 16, 2007 for items III a-d.

Commission action: Established a public hearing date of August 16, 2007 for items III a-d.

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

**IV. PUBLIC COMMENT**

**NONE**

V. ADJOURNMENT

There being no further business, Madam Chair, Carol Abel Lewis adjourned the meeting at 5:58 p.m.

*Carol Abel Lewis*  
Carol Able Lewis, Madam Chair

*Marlene L. Gafrick*  
Marlene L. Gafrick, Secretary