# Minutes of the Houston Planning Commission

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

January 4, 2007  
Meeting to be held in  
Council Chambers, Public Level, City Hall Annex  
2:30 p.m.

## Call to order:

Vice Chair, Mark Kilkenny, called the meeting to order at 2:35 p.m. with a quorum present.

<table>
<thead>
<tr>
<th>Name</th>
<th>Status</th>
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<tbody>
<tr>
<td>Carol Abel Lewis, Chair</td>
<td>Absent</td>
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<tr>
<td>Mark A. Kilkenny, Vice Chair</td>
<td>Absent</td>
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<tr>
<td>John W. H. Chiang</td>
<td>Absent</td>
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<tr>
<td>David Collins</td>
<td>Absent</td>
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<tr>
<td>Kay Crooker</td>
<td>Absent</td>
</tr>
<tr>
<td>Algenita Scott-Davis</td>
<td>Arrived at 2:46 p.m.</td>
</tr>
<tr>
<td>Sonny Garza</td>
<td>Arrived at 2:46 p.m.</td>
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<tr>
<td>Jim Jard</td>
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<tr>
<td>D. Fred Martinez</td>
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<tr>
<td>Zitan M. Mirvis</td>
<td>Arrived at 2:46 p.m.</td>
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<tr>
<td>Robin Reed</td>
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<td>Richard A. Rice</td>
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<tr>
<td>Jeff Ross</td>
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<tr>
<td>Lee Schlanger</td>
<td>Arrived at 2:40 p.m.</td>
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<tr>
<td>Talmadge Sharp, Sr.</td>
<td></td>
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<td>Jon N. Strange</td>
<td></td>
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<tr>
<td>B. J. Walter</td>
<td></td>
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<tr>
<td>Shaukat Zakaria</td>
<td></td>
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<tr>
<td>Jackie L. Freeman for:</td>
<td>Arrived at 2:40 p.m.</td>
</tr>
<tr>
<td>The Honorable Robert Eckels</td>
<td></td>
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<tr>
<td>The Honorable Grady Prestage</td>
<td></td>
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<tr>
<td>Mark Mooney for:</td>
<td>Arrived at 2:42 p.m.</td>
</tr>
<tr>
<td>The Honorable Ed Chance</td>
<td></td>
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</tbody>
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## EXOFFICIO MEMBERS

<table>
<thead>
<tr>
<th>Name</th>
<th>Status</th>
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<tbody>
<tr>
<td>M. Marvin Katz</td>
<td>Absent</td>
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<tr>
<td>John Sakolosky for:</td>
<td></td>
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<tr>
<td>Mike Marcotte</td>
<td></td>
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<tr>
<td>Dawn Ulrich</td>
<td>Absent</td>
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</tbody>
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CHAIRMAN’S REPORT
NONE

DIRECTOR’S REPORT

The Director’s report was given by Marlene Gafrick, Director, Planning and Development Department, who reminded the Commission and public that a public hearing considering the amendments to Chapter 42 regarding reserves, amenities plans, minimum lot size, and special building line areas will be held by City Council next Wednesday, January 10, 2007, at 9:00 a.m. in the City Hall Council Chambers. The Major Thoroughfare and Freeway Plan amendment schedule has been set for 2007. The application submittal period will open Thursday, February 1, 2007 and close Thursday, March 15, 2007 at 5:00 p.m.

DEFERRED THE DECEMBER 14, 2006 PLANNING COMMISSION MEETING MINUTES FOR TWO WEEKS

Motion: Zakaria Second: Chiang Vote: Carries Abstaining: Crooker, Freeman, Garza, Reed, and Walter

I. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATIONS INITIATED BY OWNER

a. Dr. Culver M. Griswold House – 2121 Brentwood Drive
Staff recommendation: That the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommends to the Houston City Council the Landmark Designation of the Dr. Culver M. Griswold House at 2121 Brentwood Drive.
Commission action: The Houston Planning Commission accepted the recommendation of the Houston Archaeological and Historical Commission for the Landmark Designation of the Dr. Culver M. Griswold House at 2121 Brentwood Drive.
Motion: Crooker Second: Reed Vote: Unanimous Abstaining: None

b. Dr. Benjamin Weems Turner House – 2947 Inwood Drive
Staff recommendation: That the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommends to the Houston City Council the Landmark Designation of the Dr. Benjamin Weems Turner House at 2947 Inwood Drive.
Commission action: The Houston Planning Commission accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to the Houston City Council the Landmark Designation of the Dr. Benjamin Weems Turner House at 2947 Inwood Drive.
Motion: Crooker Second: Sharp Vote: Unanimous Abstaining: None
PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATIONS INITIATED BY OWNER

a. Sam Houston Park – 1100 Bagby Street
b. Lawrence and Maggie Scarborough House – 412 Avondale Street
c. Robert L. and Dena Cole House – 945 Harvard Street

Staff recommendation: That the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommends to the Houston City Council the Landmark and Protected Landmark Designation of Sam Houston Park at 1100 Bagby Street, Lawrence and Maggie Scarborough House at 412 Avondale, and Robert L. and Dena Cole House at 945 Harvard Street.

Commission action: That the Houston Planning Commission accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to the Houston City Council the Landmark and Protected Landmark Designation of Sam Houston Park at 1100 Bagby Street, Lawrence and Maggie Scarborough House at 412 Avondale, and Robert L. and Dena Cole House at 945 Harvard Street.

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

III. PUBLIC HEARING AND CONSIDERATION OF PROTECTED LANDMARK DESIGNATION APPLICATION OF A DESIGNATED LANDMARK INITIATED BY OWNER

a. Arthur and Katherine Spring House – 1808 Lubbock Street

Staff recommendation: That the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommends to the Houston City Council the Protected Landmark Designation of the Arthur H. Spring House at 1808 Lubbock Street, a Landmark of the City of Houston.

Commission action: The Houston Planning Commission accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to the Houston City Council the Protected Landmark Designation of the Arthur H. Spring House at 1808 Lubbock Street, a Landmark of the City of Houston.

Motion: Garza Second: Sharp Vote: Unanimous Abstaining: None

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL LOT SIZE REQUIREMENT AREA APPLICATION FOR THE 700-800 BLOCKS OF AURORA STREET, NORTH AND SOUTH SIDES, BETWEEN PRINCETON STREET AND NORTH MAIN STREET, 2500 BLOCK OF CORNELL STREET, WEST SIDE, BETWEEN EAST 26TH STREET AND AURORA STREET, AND 700 BLOCK OF EAST 26TH STREET, SOUTH SIDE, BETWEEN NORTH MAIN STREET AND CORNELL STREET

Staff recommendation: Approve the application and forward the application to City Council.

Commission action: Approved the application and forwarded the application to City Council.

Motion: Crooker Second: Walter Vote: Unanimous Abstaining: None
VI. PLATTING ACTIVITY  (Consent items A and B, 1-113)

Items removed for separate consideration: 34, 35, 37, 38, 53, 60, 63, 64, 66, 75, 80, 88, 89, and 111. Item 62 was changed from defer to approve. Item 92 was changed from approve to withdraw at the applicant's request. Items 66 and 75 were taken separately to allow for speakers.
Staff recommendation: Approve staff's recommendations for items 1-113, subject to the 101 form conditions.
Commission action: Approved staff's recommendations for items 1-113, subject to the 101 form conditions.
Motion: Sharp  Second: Reed  Vote: Unanimous  Abstaining: None

Commissioners Reed, Ross and Schlanger abstained and left the room.

Staff recommendation: Approve staff's recommendation for items 34, 35, 37, 38, 53, 60, 63, 64, 80, 88, 89, and 111. Items 66 and 75 were taken separately.
Commission action: Approved staff's recommendation for items 34, 35, 37, 38, 53, 60, 63, 64, 80, 88, 89, and 111. Items 66 and 75 were taken separately.
Motion: Rice  Second: Sharp  Vote: Unanimous  Abstaining: None

Commissioners Reed, Ross and Schlanger returned.

Item 75 is taken at this time.

75  Bastrop Place Subdivision  C2R
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Chiang  Second: Ross  Vote: Unanimous  Abstaining: None

66  Wimbledon Falls Sec. 5 (DEF)  C3F
Staff recommendation: Approve the plat subject to the 101 form conditions.
Commission action: Approved the plat subject to the 101 form conditions.
Motion: Mirwis  Second: Ross  Vote: Unanimous  Abstaining: None
PUBLIC HEARINGS

114 Anchor Auto Collision Subdivision
Staff recommendation: Disapprove the plat due to applicant not paying the fees.
Commission action: Disapproved the plat due to applicant not paying the fees.
  Motion: Mirwis Second: Reed Vote: Unanimous Abstaining: None
Disapprove

115 Ayrshire Addition Sec. 15
Withdraw

116 Ayrshire Addition Sec. 16 Replat No. 1
Withdraw

117 Ayrshire Addition Sec. 17 Replat No. 1
Withdraw

118 Bentley Two 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
Approve

119 Mann Estates Subdivision
Staff recommendation: Defer the plat for two weeks for legal review.
Commission action: Deferred the plat for two weeks for legal review.
  Motion: Mirwis Second: Zakaria Vote: Unanimous Abstaining: None
Defer

120 Nantucket Homes Subdivision
Commission action: Deferred the plat for two weeks for legal review.
  Motion: Zakaria Second: Crooker Vote: Unanimous Abstaining: None
Defer

121 Newport Sec 8 Partial Replat No. 1
Commission action: Approved the plat subject to the 101 form conditions.
  Motion: Rice Second: Zakaria Vote: Carries Abstaining: Mirwis
Approve
Oppose: Crooker
Speakers: Justin Ring, Sarah Wuensch.

122 Northcrest Village Sec. 3 Partial Replat No. 1
Commission action: Approved the plat subject to the 101 form conditions.
  Motion: Mirwis Second: Garza Vote: Unanimous Abstaining: None
Approve

123 Rusk Manor Sec. 2 Replat No. 1
Commission action: Deferred the plat for two weeks for legal review.
  Motion: Mirwis Second: Crooker Vote: Unanimous Abstaining: None
Defer
24  Treviso Subdivision  
Staff recommendation: Approve the plat subject to the 101 form conditions.  
Commission action: Approved the plat subject to the 101 form conditions.  
Motion: Mirwis  Second: Rice  Vote: Unanimous  Abstaining: None

125  Vintage Lakes Sec. 2 Partial Replat No. 1  
Staff recommendation: Defer the plat for two weeks for chapter 42 planning standards and for legal review.  
Commission action: Deferred the plat for two weeks for chapter 42 planning standards and for legal review.  
Motion: Mirwis  Second: Crooker  Vote: Unanimous  Abstaining: None

126  Vintage Lakes Sec. 2 Partial Replat No. 2  
Staff recommendation: Defer the plat for the title report and legal review.  
Commission action: Deferred the plat for the title report and legal review.  
Motion: Mirwis  Second: Crooker  Vote: Unanimous  Abstaining: None

D  VARIANCES

127  Beall Addition 15 ½ Street Subdivision  
Staff recommendation: Grant the requested variances and approve the plat subject to adherence to Public Works and Engineering’s recommendations and subject to the 101 form conditions.  
Commission action: Granted the requested variances and approved the plat subject to the adherence to Public Works and Engineering’s recommendations and subject to the 101 form conditions.  
Motion: Crooker  Second: Mirwis  Vote: Unanimous  Abstaining: None  
Speaker: Mary Lou Henry

128  Brook Church Community Subdivision  

129  Canyon Gate at Park Lakes Sec. 9  
Staff recommendation: Defer the plat for chapter 42 planning standards.  
Commission action: Deferred the plat for chapter 42 planning standards.  
Motion: Reed  Second: Sharp  Vote: Unanimous  Abstaining: None

130  Canyon Lakes at Spring Trails Revised GP  
Staff recommendation: Defer the general plan for two weeks for further study and review and compliance with Public Works and Engineering’s requests.  
Commission action: Deferred the general plan for two weeks for further study and review and compliance with Public Works and Engineering’s requests.  
Motion: Mooney  Second: Sharp  Vote: Unanimous  Abstaining: None

Commissioner Ross abstained and left the room.
Copperfield Retirement Residence Apartments  C3P  Approve
Staff recommendation: Grant the requested variance, approve the special exception and approve the plat subject to the 101 form conditions.
Commission action: Granted the requested variance, approved the special exceptions and approve the plat subject to the 101 form conditions.
    Motion: Davis    Second: Chiang    Vote: Unanimous    Abstaining: None

Commissioner Ross returned.

Eldridge Parkway Retail Center 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 approve the plat subject to the 101 form conditions.
    Motion: Sharp    Second: Chiang    Vote: Unanimous    Abstaining: None

Harris County MUD No. 358 Water Plant No. 2 Subdivision
C2  Withdraw

Holman Villas Subdivision  C2R  Defer
Staff recommendation: Defer the plat for two weeks for public utilities review.
Commission action: Deferred the plat for two weeks for public utilities review.
    Motion: Ross    Second: Crooker    Vote: Unanimous    Opposed: None

Motion by Commissioner Jard, seconded by Mrs. Crooker to revisit agenda item 127 at this time. Motion was unanimous. Please refer back to item 127 for action.

Leverkuhn Addition Partial Replat No. 1  C2R  Withdraw

Rayford Bend North Subdivision  C3P  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the 101 conditions.
Commission action: Granted the requested variance and approved the plat subject to the 101 conditions.
    Motion: Sharp    Second: Crooker    Vote: Unanimous    Abstaining: None
Speaker: Linda Fuqua.

Villages of Northpointe West Sec. 10  C3P  Defer
Staff recommendation: Defer the plat for two weeks to allow the applicant and staff to meet about bridge connection.
Commission action: Deferred the plat for two weeks to allow the applicant and staff to meet about bridge connection.
    Motion: Ross    Second: Garza    Vote: Unanimous    Abstaining: None
SPECIAL EXCEPTIONS

NONE

RECONSIDERATION OF REQUIREMENTS

NONE

DEVELOPMENT PLAT VARIANCES

NONE

CERTIFICATES OF COMPLIANCE

NONE

EXTENSIONS OF APPROVAL AND NAME CHANGES

139  Tuscany on the Bayou Subdivision  EOA  Approved
140  Community of Faith Church  EOA  Approved

Staff recommendation: Approve staff’s recommendations for items 139-140.
Commission action: Approved staff’s recommendations for items 139-140.
Motion: Sharp  Second: Chiang  Vote: Unanimous  Abstaining: None

ESTABLISH A PUBLIC HEARING DATE OF FEBRUARY 1, 2007 FOR:

a. Cherie Cove Partial Replat
b. Hyung Kyu Yu Development
c. Villages of Cypress Lakes Sec. 5
d. Piney Point Estates Replat No. 1
e. Remington Ranch Sec. 1

Staff recommendation: Establish a public hearing date of February 1, 2007 for items VII a-e.
Commission action: Established a public hearing date of February 1, 2007 for items VII a-e.
Motion: Sharp  Second: Chiang  Vote: Unanimous  Abstaining: None
III. PUBLIC COMMENT

NONE

IX. ADJOURNMENT

There being no further business, Vice Chair, Mark Kilkenny, adjourned the meeting at 4:03 p.m.

Carol Abel Lewis, Madam Chair

Marlene L. Gafrick, Secretary