



## 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.**

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

### 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 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

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 26<sup>TH</sup> STREET AND AURORA STREET, AND 700 BLOCK OF EAST 26<sup>TH</sup> 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**

**PUBLIC HEARING AND CONSIDERATION OF A SPECIAL LOT SIZE REQUIREMENT AREA APPLICATION FOR 1100 BLOCK OF MILFORD STREET, NORTH SIDE, BETWEEN YOAKUM STREET AND THE BAYARD STREET RIGHT OF WAY**

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: **Sharp**    Second: **Crooker**    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 applicants 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**

**Approve**

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**

**Approve**

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** **C3N** **Disapprove**  
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**
- 115 Ayrshire Addition Sec. 15** **C3N** **Withdraw**
- 116 Ayrshire Addition Sec. 16 Replat No. 1** **C3N** **Withdraw**
- 117 Ayrshire Addition Sec. 17 Replat No. 1** **C3N** **Withdraw**
- 118 Bentley Two 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: **Reed** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**
- 119 Mann Estates Subdivision** **C3N** **Defer**  
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**
- 120 Nantucket Homes Subdivision** **C3N** **Defer**  
Staff recommendation: Deferred the plat for legal review.  
Commission action: Deferred the plat for legal review.  
Motion: **Zakaria** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**
- 121 Newport Sec 8 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: **Rice** Second: **Zakaria** Vote: **Carries** Abstaining: **Mirwis**  
Oppose: **Crooker**  
Speakers: Justin Ring, Sarah Wuensch.
- 122 Northcrest Village Sec. 3 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: **Mirwis** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 123 Rusk Manor Sec. 2 Replat No. 1** **C3N** **Defer**  
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: **Crooker** Vote: **Unanimous** Abstaining: **None**

**124 Treviso 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: **Mirwis**

Second: **Rice**

Vote: **Unanimous**

Abstaining: **None**

**125 Vintage Lakes Sec. 2 Partial Replat No. 1**

**C3N**

**Defer**

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**

**C3N**

**Defer**

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 1/2 Street Subdivision**

**C3R**

**Approve**

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**

**C2**

**Withdraw**

**129 Canyon Gate at Park Lakes Sec. 9**

**C3P**

**Defer**

Staff recommendation: Defer the plat for chapter 42 planning standards.

Commission: Deferred the plat for chapter 42 planning standards.

Motion: **Reed**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

**130 Canyon Lakes at Spring Trails Revised GP**

**GP**

**Defer**

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.**

**131 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.**

**132 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**

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

**134 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.**

**135 Leverkusen Addition Partial Replat No. 1 C2R Withdraw**

**136 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.

**137 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**

**38 Woodridge Forest Sec. 1**

**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: **Zakaria** Second: **Mooney** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS**

**NONE**

**F RECONSIDERATION OF REQUIREMENTS**

**NONE**

**G DEVELOPMENT PLAT VARIANCES**

**NONE**

**H CERTIFICATES OF COMPLIANCE**

**NONE**

**I 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**

**VII. 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**

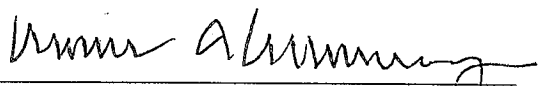


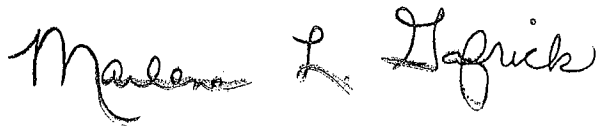
VIII. PUBLIC COMMENT

NONE

IX. ADJOURNMENT

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

  
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Carol Abel Lewis, Madam Chair

  
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Marlene L. Gafrick, Secretary