

## Minutes of the Houston Planning Commission

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

February 1, 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 2:36 p.m. with a quorum present.**

Carol Abel Lewis, Chair	
Mark A. Kilkenny, Vice Chair	
John W. H. Chiang	Absent
David Collins	
Kay Crooker	Arrived at 2:40 p.m.
Algenita Scott-Davis	Arrived at 2:40 p.m.
Sonny Garza	Arrived at 2:48 p.m.
Jim Jard	Arrived at 2:40 p.m.
D. Fred Martinez	Arrived at 4:38 p.m.
Etan M. Mirwis	
Robin Reed	Arrived at 2:55 p.m.
Richard A. Rice	
Jeff Ross	
Lee Schlanger	Absent
Talmadge Sharp, Sr.	
Jon N. Strange	
B. J. Walter	Arrived at 2:37 p.m.
Shaukat Zakaria	
Jackie L. Freeman for:	Arrived at 2:53 p.m.
The Honorable Robert Eckels	
The Honorable Grady Prestage	Arrived at 2:50 p.m./Left at 3:49 p.m.
Mark Mooney for:	
The Honorable Ed Chance	

### EXOFFICIO MEMBERS

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

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## CHAIRMAN'S REPORT

NONE

## DIRECTOR'S REPORT

The Director's report was given by Marlene L. Gafrick, Director, Planning and Development Department, who advised the Commission and public that today marks the opening of the annual Major Thoroughfare and Freeway Plan amendments and the submittal period will be open through March 15, 2007. This year we are requiring a pre-submittal meeting with staff for additional information regarding the process. To schedule a pre-submittal meeting, please contact Stella Gustavson at 713-837-7765. Agenda items 91 and 149, no longer require a variance.

**Consent items 22, 124, and 128 are taken at this time out of order.**

### **22 Cottage Grove Sec. 8**

**C3P**

**Defer**

Staff recommendation: Defer the plat for two weeks for legal review and to allow the applicant to provide an updated drawing addressing fire hydrant spacing, hose lay and intersection spacing.  
Commission action: Deferred the plat for two weeks for legal review and to allow the applicant to provide an updated drawing addressing fire hydrant spacing, hose lay and intersection spacing.

Motion: **Ross**

Second: **Kilkenny**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Earwin Smith.

### **124 Gilmore Plaza Subdivision**

**C3R**

**Withdrawn**

Speakers for item 124: Louis Fontenot and Monica Fontenot-Pointdexter.

### **128 Inwood Forest Golf and Country Club Sec. 1 Replat No. 1**

**C3R**

**Defer**

Staff recommendation: Defer the plat for two weeks for legal review.

Commission action: Deferred the plat for two weeks for legal review.

Motion: **Crooker**

Second: **Collins**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Dorothy Miller, Michelle Cutler and Dave Morren.

**Consent Items VI A and B are taken at this time.**

## **VI. PLATTING ACTIVITY (Consent items A and B, 1-146)**

**Items removed for separate consideration: 23, 41, 83, 124, 132 and 139. Items 23, 41, 83 and 139 were changed from defer to approve; item 124 was changed from defer to withdraw at applicant's request and item 132 was changed from approve to withdraw and a public hearing date of March 1, 2007 was established.**

Staff recommendation: Approve staff's recommendations for items 1-146, subject to the 101 form conditions.

Commission action: Approved staff's recommendations for items 1-146, subject to the 101 form conditions.

Motion: **Rice**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

At this time the Commission went back to the beginning of the Agenda starting with the approval of the January 4, 2007 meeting minutes.

**APPROVE THE JANUARY 4, 2007 PLANNING COMMISSION MEETING MINUTES**

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

**APPROVE THE JANUARY 18, 2007 PLANNING COMMISSION MEETING MINUTES**

Motion: **Kilkenny**      Second: **Freeman**      Vote: **Carries**      Abstaining:  
**Crooker**

**I. PUBLIC HEARING AND CONSIDERATION OF LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER FOR THE JOHN A. AND AUDREY JONES BECK HOUSE AT 3223 INWOOD DRIVE**

Staff recommendation: Staff recommends that the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommends to Houston City Council the Landmark Designation Application of the John A. and Audrey Jones Beck House at 3223 Inwood Drive.

Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to Houston City Council the Landmark Designation Application of the John A. and Audrey Jones Beck House at 3223 Inwood Drive.

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

**II. PUBLIC HEARING AND CONSIDERATION OF LANDMARK AND PROTECTED LANDMARK DESIGNATION APPLICATION INITIATED BY THE OWNER FOR THE DAVIES-FALK HOUSE AT 2003 DECATUR STREET**

Staff recommendation: Staff recommends that the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommends to Houston City Council the Landmark and Protected Landmark Designation of the Davies-Falk House at 2003 Decatur Street.

Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to Houston City Council the Landmark and Protected Landmark Designation of the Davies-Falk House at 2003 Decatur Street.

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

**III. PUBLIC HEARING AND CONSIDERATION OF HISTORIC DISTRICT DESIGNATION APPLICATION INITIATED BY THE PROPERTY OWNERS FOR BROADACRES HISTORIC DISTRICT**

Staff recommendation: Staff recommends that the Houston Planning Commission accepts the recommendation of the Houston Archaeological and Historical Commission and recommends to Houston City Council the Historic District designation of Braodacres.

Commission action: Accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to Houston City Council the Historic District designation of Braodacres.

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

**IV. PUBLIC HEARING AND CONSIDERATION OF SEMIANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON IMPACT FEES, JANUARY 2007**

Staff recommendation: Approve the Semiannual Report of the Capital Improvement Advisory Committee on Impact Fees, January, 2007.

Commission action: Approved the Semiannual Report of the Capital Improvement Advisory Committee on Impact Fees, January, 2007.

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

**V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL LOT SIZE REQUIREMENT AREA APPLICATION FOR THE 900 BLOCK OF WEST 15 ½ STREET, NORTH AND SOUTH SIDES, BETWEEN DIAN STREET AND THE DEAD END**

Staff recommendation: Defer the item and continue the public hearing of the special lot size requirement area application until after the proposed changes to Chapter 42 have been enacted to City Council.

Commission action: Deferred the item and continued the public hearing of the special lot size requirement area application until after the proposed changes to Chapter 42 have been enacted to City Council.

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

Speakers: John Olden, Marc Isenberg and Sally Paddie.

**VI. PLATTING ACTIVITY**

**C PUBLIC HEARINGS**

**147 Abbey on Lake Wyndemere Apartments      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: **Mooney**      Second: **Sharp**      Vote: **Unanimous**      Abstaining: **None**

- 148 Canyon Gate at Legends Ranch** **C3N** **Approve**  
**3 Partial Replat No. 1**  
Staff recommendation: Approve the plat subject to the 101 form conditions.  
Commission action: Approved the plat subject to the 101 form conditions.  
Motion: **Mooney** Second: **Collins** Vote: **Unanimous** Abstaining: **None**
- Commissioner Ross abstained and left the room.**
- 149 Cherie Cove 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: **Kilkenny** Second: **Reed** Vote: **Unanimous** Abstaining:
- Commissioner Ross returned.**
- 150 Hyung Kyu Yu Development Subdivision** **C3N** **Disapprove**  
Staff recommendation: Disapprove the plat.  
Commission action: Disapproved the plat.  
Motion: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**  
Speakers: Margaret Green and Linda Griffin.
- 151 Lakewood Crossing Sec. 3 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: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
- 152 Ormond Place Partial Replat No. 1** **C3N** **Defer**  
Staff recommendation: Defer the plat for two weeks for further study and legal review of the filed deed restrictions.  
Commission action: Deferred the plat for two weeks for further study and legal review of the filed deed restrictions.  
Motion: **Kilkenny** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**
- 153 Parkview Subdivision 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: **Davis** Second: **Ross** Vote: **Unanimous** Abstaining: **None**
- 154 Piney Point Estates Replat No. 1** **C3N** **Defer**  
Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide a letter to the Architectural Control Committee.  
Commission action: Deferred the plat for two weeks to allow the applicant time to provide a letter to the Architectural Control Committee.  
Motion: **Kilkenny** Second: **Crooker** Vote: **Unanimous** Abstaining: **None**

**155 Remington Creek Ranch Sec. 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: **Sharp** Vote: **Unanimous** Abstaining: **None**

**156 Rusk Manor Sec. 2 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: **Reed** Vote: **Unanimous** Abstaining: **None**

**157 Villages of Cypress Lakes Sec. 5 Replat No. 1 C3N Defer**  
Staff recommendation: Defer the plat for two weeks to allow the applicant to submit a revised General Plan related to Broadstone Cypress Lakes Apartments to be discussed later in the meeting.  
Commission action: Deferred the plat for two weeks to allow the applicant to submit a revised General Plan related to Broadstone Cypress Lakes Apartments to be discussed later in the meeting.  
Motion: **Mirwis** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

#### **D VARIANCES**

**158 Alexan Sterling Ridge Apartments C3P Withdraw**

**159 Broadstone Cypress Lakes Apartments C3P Defer**  
Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit a revised General Plan.  
Commission: Deferred the plat for two weeks to allow the applicant time to submit a revised General Plan.  
Motion: **Reed** Second: **Garza** Vote: **Unanimous** Abstaining: **None**  
Speakers: Carl Brown, Mary Jane Davis, Laura Graff, Ronnie Kallus Jr., Amanda McCumber, William Miller, Kim Nabors, Leann Pederson, Reed Philips, Jennifer Klawinski and Sherry Waller.

**160 Canyon Lakes at Spring Trails Revised GP GP Withdrawn**

**161 Canyon Lakes at Spring Trails Sec 6 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: **Mooney** Second: **Sharp** Vote: **Carries** Opposed: **Crooker**

**162 Cossey Road Park Subdivision C2 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: **Sharp** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

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

**163 Edgewood Village NEHC Subdivision** **C2** **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: **Kilkenny** Second: **Strange** Vote: **Unanimous** Abstaining: **None**

**Commissioner Ross returned.**

**164 Holman Villas Subdivision** **C2R** **Withdrawn**

**165 Katy V Parking Lot GP** **GP** **Defer**

**166 Katy V Parking Lot Subdivision** **C2** **Defer**

Staff recommendation: Defer the general plan and the plat for two weeks for further study and review.

Commission action: Deferred the general plan and the plat for two weeks for further study and review.

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

**167 Leverkusen Addition Partial Replat No. 1** **C2R** **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: **Reed** Second: **Kilkenny** Vote: **Unanimous** Abstaining: **None**

**168 Rosa Colina Subdivision** **C3P** **Defer**

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

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

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

**169 Singh Properties Subdivision** **C2** **Defer**

Staff recommendation: Defer the plat for two weeks to allow the applicant time to provide a general plan.

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

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

**170 Summer Lake GP** **GP** **Defer**

**171 Summer Lake Sec. 2** **C3P** **Defer**

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

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

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

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

**172 Vintage Townhomes**

**C3P**

**Defer**

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

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

Motion: **Jard**

Second: **Rice**

Vote: **Unanimous**

Abstaining: **None**

**Commissioner Kilkenny returned.**

**173 Woodlands Village of Grogans Mill  
Lake Woodlands East Shore Sec. 4**

**C3P**

**Defer**

**174 Woodlands Village of Grogans Mill  
Lake Woodlands East Shore Sec. 5**

**C3P**

**Defer**

**175 Woodlands Village of Grogans Mill  
Lake Woodlands East Shore Sec. 6**

**C3P**

**Defer**

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

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

Motion: **Mooney**

Second: **Freeman**

Vote: **Unanimous**

Abstaining: **None**

**E SPECIAL EXCEPTIONS**

**176 Northeast Houston Hospital Subdivision**

**C2**

**Defer**

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

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

Motion: **Kilkenny**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

**F RECONSIDERATION OF REQUIREMENTS**

**NONE**

**G DEVELOPMENT PLAT VARIANCES**

**NONE**

**H CERTIFICATES OF COMPLIANCE**

**NONE**

**I EXTENSIONS OF APPROVAL AND NAME CHANGES**



177	Barrett Properties No. 1	EOA	Approved
178	Clearview Village Sec. 3	EOA	Approved
179	Clearview Village Sec. 4	EOA	Approved
180	Clearview Village Sec. 5	EOA	Approved
181	Memorial Heights Redevelopment Subdivision	EOA	Approved
182	Parkway Manor Sec. 1	EOA	Approved
183	Point of Oakhurst Sec. 2	EOA	Approved
184	T C Jester Boulevard at Montgomery Road Street Dedication	EOA	Approved
185	Wood Branch Office Park Third Replat	EOA	Approved

Staff recommendation: Approve staff's recommendations for items 177-185.

Commission action: Approved staff's recommendations for items 177-185.

Motion: **Sharp**      Second: **Kilkenny**      Vote: **Carries**      Abstaining: **Ross**

**VII. ESTABLISH A PUBLIC HEARING DATE OF MARCH 1, 2007 FOR:**

- a. **Anchor Auto Collision**
- b. **Hidalgo Place Subdivision**
- c. **Laurel Oaks Shopping Center Subdivision**

Staff recommendation: Establish a public hearing date of March 1, 2007 for items **VII a-c**.

Commission action: Established a public hearing date of March 1, 2007 for items **VII a-c**.

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

**VIII. PUBLIC COMMENT**

**NONE**

**IX. ADJOURNMENT**

There being no further business, Madam Chair, Carol Lewis, adjourned the meeting at 4:52 p.m.

Carol Abel Lewis  
Carol Abel Lewis, Madam Chair

Marlene L. Gafrick  
Marlene L. Gafrick, Secretary