

## Minutes of the Houston Planning Commission

(A CD/DVD of the full proceedings is on file in the Planning and Development Department)

June 21, 2012  
Meeting to be held in  
Council Chambers, Public Level, City Hall Annex  
2:30 p.m.

### Call to order:

**Vice Chair, Sonny Garza called the meeting to order at 2:38 p.m. with a quorum present.**

Mark A. Kilkenny, Chair	Absent
M. Sonny Garza	
Susan Alleman	
Christopher B. Amandes	
Keiji Asakura	Absent
Fernando Brave	
Kenneth Bohan	
Antoine Bryant	Arrived at 2:50 p.m. during item #74
Lisa Clark	
Brandon Dudley	
Truman C. Edminster III	
James R. Jard	
Paul R. Nelson	Absent
Linda Porras-Pirtle	
Algenita Segars	
Eileen Subinsky	
Blake Tart III	
Shaukat Zakaria	Absent
Mark Mooney for	Absent
The Honorable Ed Chance	
Richard Stolleis for	
The Honorable Grady Prestage	
Jackie Freeman for	Absent
The Honorable Ed Emmett	

### EXOFFICIO MEMBERS

Carol A. Lewis  
Daniel W. Krueger, P.E.  
Dawn Ullrich  
George Greanias

## **DIRECTOR'S REPORT**

The Director's Report was given by Marlene Gafrick, Director Planning and Development Department.

### **APPROVAL OF THE JUNE, 7 2012 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the June 7, 2012 Planning Commission meeting minutes.

Motion: **Tartt** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

#### **I. PLATTING ACTIVITY (Consent items A and B, 1- 71)**

Item **19** has been changed from approve to defer per applicant's request. Item **47** has been changed from defer to approve. Items removed for separate consideration: **1, 2, 6, 14, 16, 24, 25, 26, 38, 39, 40, 46, 47, 48, 54, 58, and 69.**

Staff recommendation: Approve staff's recommendations for items **1 – 71** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 71** subject to the CPC 101 form conditions.

Motion: **Edminster** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**Commissioners Alleman, Amandes and Edminster abstained and left the room.**

Staff recommendation: Approve staff's recommendations for items: **1, 2, 6, 14, 16, 38, 39, 40, 46, 47, 48, 54, 58, and 69** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items: **1, 2, 6, 14, 16, 38, 39, 40, 46, 47, 48, 54, 58, and 69** subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**Commissioners Alleman, Amandes and Edminster returned.**

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

Staff recommendation: Approve staff's recommendations for items: **24, 25, and 26** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items: **24, 25, and 26** subject to the CPC 101 form conditions.

Motion: **Brave** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

**Commissioner Clark returned.**

#### **C PUBLIC HEARINGS**

##### **72 Bercons McDuffie Street Place Subdivision C3N Approve**

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

Commission action: Approved the plat subject to the CPC 101 form conditions.

Motion: **Edminster** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

**73 Carnegie Park Subdivision C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Segars** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**74 Cove Sec 6 partial replat no 3 C3N Approve**  
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.  
Motion: **Jard** Second: **Tartt** Vote: **Carries** Abstaining: **Bryant**  
Speakers for item 74: Fiona Furlan – opposed; Mary Lou Henry – applicant

**75 Ella Oaks Subdivision C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Brave** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**  
Speaker for item 75: Paul Akscyn – opposed

**76 Lofts on West 24<sup>th</sup> Street Subdivision C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Tartt** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**77 Orm Enterprise Subdivision C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Clark** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**78 Priestly Fraternity of St Peter Subdivision C3N Approve**  
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.  
Motion: **Brave** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**79 Tricons Minola Street Place Subdivision C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

## D VARIANCES

Items 80, 81, 82, 85, 86, and 92 were taken together at this time and acted on at the same time with staff requesting a two week deferral.

80	Enclave at Northpointe GP	GP	Defer
81	Enclave at Northpointe Sec 1	C3P	Defer
82	Enclave at Northpointe Sec 2	C3P	Defer
85	Mancuso Subdivision	C2R	Defer
86	Mision Elim Internacional Church Subdivision	C2R	Defer
92	Serenity Square Subdivision	C2	Defer

Staff recommendation: Defer the requested plats and variances for two weeks for further study and review or planning standards.

Commission action: Deferred the requested plats and variances for two weeks for further study and review or planning standards.

Motion: **Clark** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

83	J R K Estates Subdivision	C2	Approve
----	---------------------------	----	---------

Staff recommendation: Grant the requested dual line variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested dual line variance and approved the plat subject to the CPC 101 form conditions.

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

84	Lakes Professional Park Subdivision	C2	Withdrawn
----	-------------------------------------	----	-----------

Commissioner Edminster abstained and left the room.

87	Queenston Manor Apartments Subdivisions	C2R	Approve
----	---	-----	---------

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

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

Motion: **Porras-Pirtle** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

Commissioner Alleman abstained and left.

88	Towne Lake Greene Sec 2	C3P	Approve
----	-------------------------	-----	---------

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

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

Motion: **Tartt** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

Commissioners Alleman and Edminster returned.

89	Westwind Business Park Subdivision		Withdrawn
----	------------------------------------	--	-----------

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

**90 Woodlands Village of Indian Springs C2 Approve**  
**Sec 30**

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

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

Motion: **Edminster** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**Commissioner Alleman returned.**

**E SPECIAL EXCEPTIONS**  
**NONE**

**F RECONSIDERATION OF REQUIREMENTS**

**91 Bavaria Sec 2 C3P Approve**

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

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

Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**Items 93, 94, and 95 were taken together at this time.**

**93 Woodridge Forest GP GP Approve**

**94 Woodridge Forest Sec 1 C3P Approve**

**95 Woodridge Forest Sec 6 C3P Approve**

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

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

Motion: **Segars** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**G ADMINISTRATIVE**  
**NONE**

**H DEVELOPMENT PLAT VARIANCE**

**96 3731 Olympia Drive DPV Approve**

Staff recommendation: Grant the requested variances subject to 3" caliper trees along San Felipe and allowing at least 5" visibility on either side of the sliding gate.

Commission action: Granted the requested variances subject to 3" caliper trees along San Felipe and allowing at least 5" visibility on either side of the sliding gate.

Motion: **Tartt** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

**97 3838 Wickersham Lane DPV Approve**  
Staff recommendation: Grant the variance to allow a side building line of 10' for the proposed residence.  
Commission action: Granted the variance to allow a side building line of 10' for the proposed residence.  
Motion: **Segars** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**I CERTIFICATES OF COMPLIANCE**

**98 20220 Roadway Lane COC Approve**  
Staff recommendation: Approve staff's recommendation for item **98**.  
Commission action: Approved staff's recommendation for item **98**.  
Motion: **Porras-Pirtle** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

**99 Kings River Commercial Reserves EOA Approve**  
**Subdivision**  
**100 Woodlands Creekside-Park West Sec 6 replat EOA Approve**  
**no 1**  
Staff recommendation: Approve staff's recommendation for item **99-100**.  
Commission action: Approved staff's recommendation for item **99-100**.  
Motion: **Segars** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

**II. ESTABLISH A PUBLIC HEARING DATE OF JULY 19, 2012 FOR:**

- a. Aliana Sec 15 replat no 3 and extension**
- b. One Inwood Park Subdivision**
- c. Northpointe Meadows partial replat no 1**
- d. Reserve on West Twenty Sixth Street Subdivision**
- e. Villas on Brun Street Subdivision**

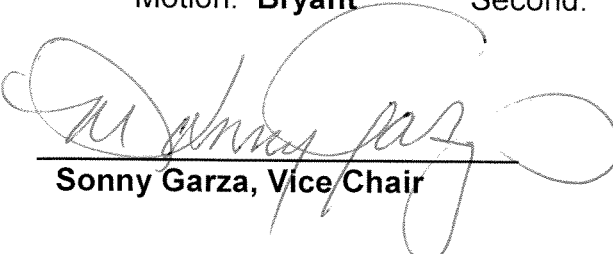
Staff recommendation: Establish a public hearing date of July 19, 2012 for item **II a-e**.  
Commission action: Established a public hearing date of July 19, 2012 for item **II a-e**.  
Motion: **Edminster** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**III. PUBLIC COMMENT**  
**NONE**

**IV. ADJOURNMENT**

There being no further business brought before the Commission, Vice Chair Sonny Garza adjourned the meeting at 3:34 p.m.

Motion: **Bryant** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

  
\_\_\_\_\_  
**Sonny Garza, Vice Chair**

  
\_\_\_\_\_  
**Marlene Gafrick, Secretary**