

## Minutes of the Houston Planning Commission

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

May 26, 2011  
Meeting to be held in  
Council Chambers, Public Level, City Hall Annex  
2:30 p.m.

### Call to order:

**Chair, Mark A. Kilkenny, called the meeting to order at 2:38 p.m. with a quorum present.**

Mark A. Kilkenny, Chair	Left at 4:46 p.m. during item 73
M. Sonny Garza	
Susan Alleman	
Christopher B. Amandes	
Keiji Asakura	
James R. Jard	
Paul R. Nelson	
Linda Porras-Pirtle	
Robin Reed	Left at 4:52 p.m. during item 76
Richard A. Rice	Absent
Jeff Ross	
Algenita Segars	
Talmadge Sharp, Sr.	Absent
Blake Tart III	
Beth Wolff	
Shaukat Zakaria	
The Honorable Ed Chance	Absent
The Honorable Ed Emmett	Absent
The Honorable Grady Prestage	
Jackie L. Freeman	

### 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 L. Gafrick, Director, Planning and Development Department.

## APPROVAL OF THE May 12, 2011 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the May 12, 2011 Planning Commission Meeting Minutes.

Motion: **Segars**                      Second: **Tartt**                      Vote: **Carries**                      Abstaining: **Wolff**

### I. PLATTING ACTIVITY                      (Consent items A and B, 1- 56)

Items removed for separate consideration: **9, 10, 23, 40, and 41.**

Staff recommendation: Approve staff's recommendations for items **1 – 56** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 56** subject to the CPC 101 form conditions.

Motion: **Wolff**                      Second: **Amandes**                      Vote: **Unanimous**                      Abstaining: **None**

Staff recommendation: Approve staff's recommendations for items **9, 10, 23, 40, and 41** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **9, 10, 23, 40, and 41** subject to the CPC 101 form conditions.

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

**Item 50 was taken at this time.**

### **50 Inwood Keast Subdivision**

**C2R**

**Defer**

Staff recommendation: Defer the plat for two weeks per Council Member Stardig's request.

Commission action: Deferred the plat for two weeks per Council Member Stardig's request.

Motion: **Wolff**                      Second: **Asakura**                      Vote: **Unanimous**                      Abstaining: **None**

**Item 66 was taken at this time per Council Member Adams request.**

### **66 Pierce Junction Business Park Subdivision**

**C3P**

**Withdrawn**

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

Commission action: Withdrawn at the applicants request.

Speakers for item 66: Mary Lou Henry – applicant; Will Noel – supportive; Dan Woods, Vanessa Crayton – opposed; Mary Cunigan – opposed/undecided; and Council Member Adams

**Item 69 was taken at this time per Council Member Sullivan's request.**

**Item 69 and 42 are taken together at this time.**

### **69 Woodbridge Village GP**

**GP**

**Defer**

### **42 Woodbridge Sec 1**

**C3F**

**Defer**

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

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

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

Speakers for item 69: Christy Smidt – applicant and Council Member Sullivan

**C PUBLIC HEARINGS**

**57 Deerbrook Estates Sec 1 partial replat no 2 and Extension 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: **Freedman** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

**58 Govardhan 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: **Zakaria** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

Speakers for item 58: Valerie Larison – opposed; Mary McKenzie – applicant; Carl Smith – City Engineer, Public Works and Engineering

**59 Harris County MUD no 53 Black Rock Water Plant 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: **Nelson** Vote: **Unanimous** Abstaining: **None**

Speaker for Item 59: Albert Eatmon - Undecided

**60 Kings River Estates Sec 6 partial replat no 1 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: **Wolff** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

**61 On Point Westgate 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: **Reed** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**D VARIANCES**

**62 Dress for Success Eastside Subdivision 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: **Segars** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

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

**63 HISD Eastwood Academy Subdivision C2R Defer**

Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards.

Commission action: Deferred the plat for two weeks for Chapter 42 planning standards.

Motion: **Jard** Second: **Segars** Vote: **Carries** Abstaining: **Alleman**

**Commissioner Alleman returned.**

**64 Houston Living Midtown Subdivision C2R Defer**  
Staff recommendation: Defer application for two weeks to allow time for staff to obtain specifications of the insulation details proposed for the existing walls along Lester and Washington Avenue and a revised variance request.  
Commission action: Deferred application for two weeks to allow time for staff to obtain specifications of the insulation details proposed for the existing walls along Lester and Washington Avenue and a revised variance request.  
Motion: **Wolff** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

**65 Mill Place Subdivision C2R 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: **Amandes**  
Speakers for item 65: Merg Meraia – undecided; Carl Smith – City Engineer, Public Works and Engineering; Houtan Jalayer - applicant, John Anderson - undecided

**Item 66 was taken earlier in the meeting.**

**67 Shangri La Land Subdivision C2 Approve**  
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.  
Commission action: Grant requested variance and approved the plat subject to the CPC 101 form conditions.  
Motion: **Freeman** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**68 Wisdom Subdivision C2 Approve**  
Staff recommendation: Approve the plat subject to CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Reed** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

**Item 69 was taken earlier in the meeting.**

**70 Wyman Gordon Complex GP GP 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: **Garza** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

## **E Special Exceptions**

**71 Forbidden gardens replat no 1 C2R Defer**  
Staff recommendation: Defer the plat for two weeks to allow time for staff to receive additional information requested.  
Commission action: Deferred the plat for two weeks to allow time for staff to receive additional information requested.  
Motion: **Reed** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

## **F Reconsideration of Requirements**

**72 Travis Street Plaza Apartments** **C2R** **Approve**  
 Staff recommendation: Defer the plat for two weeks to allow time for staff to receive additional information.  
 Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions and working with staff on potential site plan issues.  
 Motion: **Jard** Second: **Segars** Vote: **Unanimous** Abstaining: **None**  
 Speaker for item 72: Peter Postlmayn – applicant.

**G ADMINISTRATIVE**  
**NONE**

**H DEVELOPMENT PLAT VARIANCES**

Commissioner Kilkenny left the meeting and Commissioner Garza proceeded to Chair the meeting.

**73 11805 Meadowglen Lane** **DPSE** **Defer**  
 Staff recommendation: Defer the application for two weeks at the applicant’s request.  
 Commission action: Deferred the application for two weeks at the applicant’s request.  
 Motion: **Reed** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**  
 Speaker for item 73: Tracy Youngblood – applicant.

**74 1613 Summer Street** **DPV** **Approve**  
 Staff recommendation: Grant the requested variance.  
 Commission action: Granted the requested variance.  
 Motion: **Jard** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

**75 2337 Bolsover Street** **DPV** **Approve**  
 Staff recommendation: Grant the requested variance.  
 Commission action: Granted the requested variance.  
 Motion: **Segars** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

**76 2624 Hazard** **DPV** **Approve**  
 Staff recommendation: Grant the requested variances.  
 Commission action: Granted the requested variances.  
 Motion: **Asakura** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

**I CERTIFICATES OF COMPLIANCE**

**77 1452 Coach Light Lane** **COC** **Approve**  
**78 19800 Heather Lane** **COC** **Approve**  
**79 21012 Briar Timber Drive** **COC** **Approve**  
 Staff recommendation: Issue the Certificates of Compliance for items 77-79.  
 Commission action: Issued the Certificates of Compliance for items 77-79.  
 Motion: **Amandes** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

**80 Fort Bend County MUD no 50** **EOA** **Approve**  
**Wastewater Treatment Plant**  
**81 Nemec Place Subdivision** **EOA** **Approve**

- |           |  |               |                |
|-----------|--|---------------|----------------|
| <b>82</b> | <b>Pacos bakery Subdivision</b>                                | <b>EOA</b>    | <b>Approve</b> |
| <b>83</b> | <b>River Oaks Overlook Subdivision</b>                         | <b>NC/EOA</b> | <b>Approve</b> |
|           | <b>Subdivision (previously River Oaks Outlook Subdivision)</b> |               |                |
| <b>84</b> | <b>Truckee Woods Subdivision</b>                               | <b>EOA</b>    | <b>Approve</b> |

Staff recommendation: Approve staff's recommendation for items **80-84**.

Commission action: Approved staff's recommendation for items **80-84**.

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

**II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 23, 2011 FOR:**

- a. Balcor parc Binz Subdivision**
- b. Oasis pointe Townhomes partial replat no 1**
- c. Texas Greystone Subdivision**
- d. Thomas Morgan replat no 1**

Staff recommendation: Establish a public hearing date of June 9, 2011 for item **II a-d**.

Commission action: Established a public hearing date of June 9, 2011 for item **II a-d**.

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

**III. PUBLIC HEARING AND CONSIDERATION TO RECIND A SPECIAL BUILDING LINE REQUIREMENT AREA FOR THE 1800 BLOCK OF WEST PIERCE ST., SOUTH SIDE, BETWEEN WAUGH DRIVE AND HAZARD STREET:**

Commission action: Approved to recind the Special Building Line Requirement area for the 1800 Block of West Peirce St., South Side, between Waugh Drive and Hazard Street.

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

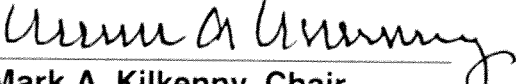
Speaker for Item III: Mary Lou Henry - applicant

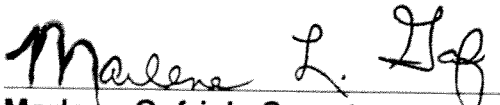
**IV. PUBLIC COMMENT  
NONE**

**V. ADJOURNMENT**

There being no further business brought before the Commission, Chair Sonny Garza adjourned the meeting at 5:05 p.m.

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

  
Mark A. Kilkenny, Chair

  
Marlene Gafrick, Secretary