

## Minutes of the Houston Planning Commission

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

August 4, 2011  
Meeting to be held in  
Council Chambers, Public Level, City Hall Annex  
2:30 p.m.

### Call to order:

**Chair, Mark Kilkenney, called the meeting to order at 2:34 p.m. with a quorum present.**

Mark A. Kilkenney, Chair	
M. Sonny Garza	
Susan Alleman	
Christopher B. Amandes	Absent
Keiji Asakura	
James R. Jard	
Paul R. Nelson	
Linda Porras-Pirtle	
Robin Reed	
Richard A. Rice	
Algenita Segars	
Talmadge Sharp, Sr.	Absent
Blake Tart III	
Shaukat Zakaria	
The Honorable Ed Chance	Absent
Jesse Hegemier for	Absent
The Honorable Grady Prestage	
Jackie L. 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 Michael Schaffer, Deputy Director, Planning and Development Department.

### APPROVAL OF THE JULY 21, 2011 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the July 21, 2011 Planning Commission meeting minutes.

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

**Item II Platting Activity was taken at this time and Item I will be taken later in the meeting.**

## II. PLATTING ACTIVITY                      (Consent items A and B, 1- 47)

Items removed for separate consideration: **41.**

Staff recommendation: Approve staff's recommendations for items **1 – 47** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 47** subject to the CPC 101 form conditions.

Motion: **Garza**                      Second: **Reed**                      Vote: **Unanimous**                      Abstaining: **None**

Staff recommendation: Approve staff's recommendations for items **41** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **41** subject to the CPC 101 form conditions.

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

## C PUBLIC HEARINGS

### 48      **Addicks Stone Village Relat no 1**                      **C3N**                      **Deny**

Staff recommendation: Deny the requested variance and disapprove the plat.

Commission action: Denied the requested variance and disapproved the plat per staff recommendations.

Motion: **Rice**                      Second: **Porras-Pirtle**                      Vote: **Carries**                      Opposed: **Zakaria**

Speakers for item 48: Warren Escovy – applicant ; Andrew Hojoon Whang – owner

### 49      **Allas 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: **Garza**                      Second: **Reed**                      Vote: **Unanimous**                      Abstaining: **None**

### 50      **Cedar Creek Commons 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: **Rice**                      Second: **Alleman**                      Vote: **Unanimous**                      Abstaining: **None**

### 51      **Milano at McDuffie 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: **Garza**                      Second: **Reed**                      Vote: **Unanimous**                      Abstaining: **None**

Speakers for item 51: Armando Martinez - applicant

**52 SFT Rice Blvd. Subdivision C3N Approve**  
**(DEF) (PH072111)**

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: **Garza** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

Speaker for item 52: Armando Martinez - applicant

**D VARIANCES**

Items 53 and 54 are taken together at this time.

**53 Bavaria GP GP Approve**

**54 Bavaria Sec 1 CSF 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: **Alleman** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

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

**55 Towne Lake Central GP GP Defer**

Staff recommendation: Defer the application for two weeks per request of the applicant to allow time to provide additional and revised information about the proposed project.

Commission action: Deferred the application for two weeks per request of the applicant to allow time to provide additional and revised information about the proposed project.

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

**Commissioner Rice returned.**

**E Special Exceptions**  
**NONE**

**F Reconsideration of Requirements**  
**None**

**G ADMINISTRATIVE**  
**NONE**

**H DEVELOPMENT PLAT VARIANCE**

**56 6628 Synott Road DPV Approve**

Staff recommendation: Grant the requested variance based on the conditions listed in the staff report.

Commission action: Granted the requested variance based on the conditions listed in the staff report.

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

**57 6800 Gulf Freeway** **DPV** **Deny**  
 Staff recommendation: Deny the requested variance based on presentation.  
 Commission action: Denied the requested variance based on presentation.  
 Motion: **Nelson** Second: **Garza** Vote: **Carries** Opposed: **Segars,**  
**Zakaria** Abstaining: **Tartt**  
 Speakers for item 57: Lance Gilliam – applicant

**I CERTIFICATES OF COMPLIANCE**

**58 26600 Coach Light** **COC** **Approve**  
**59 25381 Blue Jay Ln.** **COC** **Approve**  
 Staff recommendation: Issue the Certificates of Compliance for items **58 and 59.**  
 Commission action: Issued the Certificates of Compliance for items **58 and 59.**  
 Motion: **Garza** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

**60 Baldwin farms Subdivision** **EOA** **Approve**  
**61 Beamer Villas Subdivision** **EOA** **Approve**  
**62 Cypress Creek Lakes Sec 11** **EOA** **Approve**  
 Staff recommendation: Approve staff's recommendation for items **60-62.**  
 Commission action: Approved staff's recommendation for items **60-62.**  
 Motion: **Segars** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**Motion to reconsider the Commission's action on Item 48.**  
 Motion: **Jard** Second: **Segars** Vote: **Carries** Opposed: **Rice**

**Item 48 was taken again at this time with new commission action to change the motion from denied to deferred.**

**48 Addicks Stone Village Relat no 1** **C3N** **Defer**  
 Commission action: Deferred variance for two weeks to give applicant time to come back with possible solutions.  
 Motion: **Garza** Second: **Zakaria** Vote: **Carries** Opposed: **Porras-Pirtle, Rice, Jard, Nelson, Tartt**

**Item I was taken at this time**

**I. CONSIDERATION OF THE RECOMMENDATIONS FOR CHANGES TO THE HIGH DENSITY ORDINANCE**

Commission action: 42-1 Abutting Development section to instruct the Director to better define single family residential to mean detached deed restricted single family homes and to include a percent for the residential.  
 Motion: **Reed** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

Commission action: To accept the recommendations with that change and forward them to City Council.  
 Motion: **Jard** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

**IV. PUBLIC COMMENT**

Speaker 1: David Schwartz on behalf of Houston Association of Realtors' Governmental Affairs Advisory Group – Addressed the Commission regarding the proposed High Density Ordinance.

**V. ADJOURNMENT**

There being no further business brought before the Commission, Chair Mark Kilkenny adjourned the meeting at 3:48 p.m.

Motion: **Reed**

Second: **Porras-Pirtle** Vote: **Unanimous**

Abstaining: **None**

  
Mark Kilkenny, Chair

  
Marlene Gafrick, Secretary