

Minutes of the Houston Planning Commission

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

June 7, 2012
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Chair, Mark Kilkenny called the meeting to order at 2:35 p.m. with a quorum present.

Mark A. Kilkenny, Chair	
M. Sonny Garza	
Susan Alleman	Absent
Christopher B. Amandes	
Keiji Asakura	
Fernando Brave	Arrived at 2:37 p.m. during item I
Antoine Bryant	Absent
Lisa Clark	
Brandon Dudley	Absent
Truman C. Edminster III	
James R. Jard	
Paul R. Nelson	Left at 3:40 p.m. during item 71
Linda Porras-Pirtle	Absent
Algenita Segars	
Blake Tart III	
Shaukat Zakaria	
Mark Mooney for	Absent
The Honorable Ed Chance	
Richard Stolleis for	
The Honorable Grady Prestage	
Jackie Freeman for	
The Honorable Ed Emmett	

EXOFFICIO MEMBERS

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

DIRECTOR'S REPORT

None

APPROVAL OF THE MAY 24, 2012 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the May 24, 2012 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent items A and B, 1- 68)

Item **51** has been changed from defer to approve. Items removed for separate consideration: **3, 9, 16, 17, 21, 22, 34, 35, 36, 38, 41, 51, and 67.**

Staff recommendation: Approve staff's recommendations for items **1 – 68** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 68** subject to the CPC 101 form conditions.

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

Commissioners Amandes and Edminster abstained and left the room.

Staff recommendation: Approve staff's recommendations for items: **3, 9, 16, 17, 21, 22, 34, 35, 36, 38, 41, 51, and 67** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items: **3, 9, 16, 17, 21, 22, 34, 35, 36, 38, 41, 51, and 67** subject to the CPC 101 form conditions.

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

Commissioners Amandes and Edminster returned.

C PUBLIC HEARINGS

69 Dolce Living at Grand Harbour C3N Approve
Subdivision

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: **Brave** Vote: **Unanimous** Abstaining: **None**

70 Lovers Estates Subdivision C3N Disapprove

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

Motion: **Segars** Second: **Garza** Vote: **Carries** Abstaining: **Brave**
and Edminster

Speakers for item 70: Arva Howard and Deborah McAbee – Legal Department; Council Member Wanda Adams in support of the disapproval; Yvonne Jacobs, Jonathan McAdams, Reverend Lover Betts, Shirley Favors, Stephanie Roman – supportive; Debra Drake and Pastor Brian Allen - opposed;

71 Oak Forest of Marbella 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: **Tartt** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

Speakers for item 71: Mary Lou Henry, applicant – supportive; John Winkler - opposed

- 72 Sin Dolor Subdivision C3N Withdrawn
- 73 Sukkot Office 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: Garza Second: Edminster Vote: Unanimous Abstaining: None

Commissioner Amandes abstained and left the room.

- 74 Terra Firma Sec 2 replat C3N Approve
 no 1
 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: Garza Second: Asakura Vote: Unanimous Abstaining: None

- 75 Tricons McDuffie Street Villas 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

D VARIANCES

- 76 Dynamic Subdivision C2R Withdrawn

Commissioner Amandes returned.

Items 77, 78, 79, 80, 81, 84, 86, 87, and 88 were taken together at this time and acted on at the same time with staff requesting a two week deferral.

- | | | | |
|----|-------------------------------------|-----|-------|
| 77 | Enclave at Northpointe GP | GP | Defer |
| 78 | Enclave at Northpointe Sec 1 | C3P | Defer |
| 79 | Enclave at Northpointe Sec 2 | C3P | Defer |
| 80 | J R K Estates Subdivision | C2 | Defer |
| 81 | Lakes Professional Park Subdivision | C2 | Defer |
| 84 | Towne Lake Greens Sec 2 | C3P | Defer |
| 86 | Westwind Business Park Subdivision | C3P | Defer |
| 87 | Woodridge Forest GP | GP | Defer |
| 88 | Woodridge Forest Sec 6 | C3P | 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: Jard Second: Asakura Vote: Unanimous Abstaining: None

82 Texas Port Recycling Almeda C2R Approve
Genoa Subdivision

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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speakers for item 82: Keith Thompson, applicant – supportive

Commissioners Edminster abstained and left the room.

83 Towne Lake Central 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: **Segars** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

Commissioners Edminster returned.

85 West Main Reserve Subdivision C2R Approve

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

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

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

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS
Items 87 and 88 were taken earlier in the agenda with the Variances.

G ADMINISTRATIVE
NONE

H DEVELOPMENT PLAT VARIANCE

89 3838 Wickersham Lane DPV Defer

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

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

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

I CERTIFICATES OF COMPLIANCE

90 20220 Roadway Lane COC Approve

91 23446 US59 COC Approve

Staff recommendation: Approve staff's recommendation for items **90-91**.

Commission action: Approved staff's recommendation for items **90-91**.

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

J EXTENSIONS OF APPROVAL AND NAME CHANGES

92	AFP North Freeway Subdivision	EOA	Approve
93	Deerbrook Estates Sec 1 partial No 2 and extension	EOA	Approve
94	Last Concert Café Subdivision	EOA	Approve
95	New Hope Housing at Perry Street replat no 1 and extension	EOA	Approve
96	Woodbridge Sec 1	EOA	Approve

Staff recommendation: Approve staff's recommendation for item **92-96**.

Commission action: Approved staff's recommendation for item **92-96**.

Motion: **Garza** Second: **Segars** Vote: **Carries** Abstaining: **Amandes**
on item #95

II. ESTABLISH A PUBLIC HEARING DATE OF JULY 5, 2012 FOR:

- a. Audubon Hollow Subdivision**
- b. Braes Heights Addition Sec no 5 replat no 1**
- c. Carnegie Court Subdivision**
- d. Tanglewood Enclave Subbdivision**

Staff recommendation: Establish a public hearing date of June 7, 2012 for item **II a-d**.

Commission action: Established a public hearing date of June 7, 2012 for item **II a-d**.

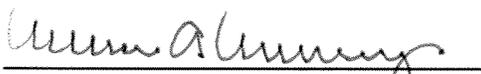
Motion: **Clark** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**III. PUBLIC COMMENT
NONE**

IV. ADJOURNMENT

There being no further business brought before the Commission, Chair Mark Kilkeny adjourned the meeting at 3:57 p.m.

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



Mark A. Kilkeny, Chair



Marlene Gafrick, Secretary