

## Minutes of the Houston Planning Commission

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

July 19, 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 2:40 p.m. with a quorum present.**

Mark A. Kilkenny, Chair	
M. Sonny Garza	
Susan Alleman	
Christopher B. Amandes	Absent
Keiji Asakura	
Fernando Brave	Absent
Kenneth Bohan	Absent
Antoine Bryant	
Lisa Clark	Absent
Brandon Dudley	
Truman C. Edminster III	
James R. Jard	Left at 3:30 p.m. during item 95
Paul R. Nelson	Absent
Linda Porras-Pirtle	
Algenita Segars	Absent
Eileen Subinsky	
Blake Tart III	
Shaukat Zakaria	
Mark Mooney for The Honorable Ed Chance	Left at 3:00 p.m. during Item III
The Honorable Grady Prestage	
Jackie Freeman for The Honorable Ed Emmett	Absent

### 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 JULY 5, 2012 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the July 5, 2012 Planning Commission meeting minutes with corrections (add Item 47 to Item II - the list of items separately considered and approved).

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

#### I. PLATTING ACTIVITY (Consent items A and B, 1- 81)

Item **33 and 34** have been changed from approve to defer per applicants request. Items removed for separate consideration: **28, 32, 42, 43, 48, 49, and 50.**

Staff recommendation: Approve staff's recommendations for items **1 – 81** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 81** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendations for items **28, 32, 42, 43, 48, 49, and 50:** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items: **28, 32, 42, 43, 48, 49, and 50** subject to the CPC 101 form conditions.

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

**Commissioners Alleman and Edminster returned.**

#### C PUBLIC HEARINGS

**82 Aliana Sec 15 replat no 3 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: **Prestage** Second: **Mooney** Vote: **Unanimous** Abstaining: **None**

**83 Audubon Hollow 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: **Jard** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

Speakers for item 83: Mary Lou Henry, applicant – supportive; Sherry Massin, Vicki Yeomans, Ann Reardon and David Judkins – opposed; Richard Smith – City Engineer, Public Works & Engineering

**84 Northpointe Meadows 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: **Edminster** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

**85 One Inwood 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: **Bryant** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**86 Reserve on West Twenty Sixth Street 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: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**87 Villas on Brun 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: **Porras-Pirtle** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

#### **D VARIANCES**

**88 Bavaria Sec 3 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: **Garza** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

**Items 89, 91, and 94 were taken together at this time and acted on at the same time with staff requesting a two week deferral.**

**89 Castinie Place Subdivision C2R Defer**  
**91 Melda Road Subdivision C3P Defer**  
**94 Stone Bluff Complex Subdivision C3P Defer**  
Staff recommendation: Defer the plats for two weeks to allow time for additional information and for further review.  
Commission action: Deferred the plat for two weeks to allow time for additional information and for further review.  
Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**90 Independence Heights Block 42 C2R Approve**  
**partial replat no 1 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: **Jard** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**  
Speakers for item 90: Mary Lou Henry, applicant – supportive

**92 Northpark Place Reserve Subdivision 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: **Mooney** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

**93 Plainview 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: **Edminster** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

**95 Washington Terrace Lofts Subdivision C2R Defer**  
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.  
Commission action: Commission action: Deferred the plat for two weeks to allow time for the applicant to meet with the nearby property owners.  
Motion: **Prestage** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**  
Speakers for item 95: Jon Crain, applicant – supportive; Barry Barnes – opposed

**96 Woodland Oaks Wastewater Treatment Plant Subdivision 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: **Edminster** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

## **E SPECIAL EXCEPTIONS**

**97 Auburn Trails at Oakhurst GP Approve**  
Staff recommendation: Grant the special exception and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the special exception and approved the plat subject to the CPC 101 form conditions.  
Motion: **Mooney** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

**98 East Lake at Gleannoch Farms Subdivision C3P 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

## **F RECONSIDERATION OF REQUIREMENTS**

**99 Serenity Square Subdivision C2 Approve**  
Staff recommendation: Grant the reconsideration of requirement and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the reconsideration of requirement and approved the plat subject to the CPC 101 form conditions.  
Motion: **Bryant** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**G ADMINISTRATIVE  
NONE**

**H DEVELOPMENT PLAT VARIANCE**

**100 3315 White Oak DPV Approve**  
Staff recommendation: Grant the requested variance.  
Commission action: Granted the requested variance.  
Motion: **Garza** Second: **Asukura** Vote: **Unanimous** Abstaining: **None**

**I CERTIFICATES OF COMPLIANCE**

**101 21041 Hammond Drive COC Approve**  
**102 26867 Peache Creek Drive COC Approve**  
Staff recommendation: Approve staff's recommendation for item **101-102**.  
Commission action: Approved staff's recommendation for item **101-102**.  
Motion: **Porras-Pirtle** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

**103 Grand Mission Regional Detention Basin EOA Approve**  
**Subdivision**  
**104 Sunny Farms Subdivision EOA Approve**  
**105 Oakwilde Wastewater Treatment Plant EOA Approve**  
**Subdivision**  
**106 Old River Terrace Third Section partial EOA Approve**  
**replat no 1**

Staff recommendation: Approve staff's recommendation for item **103-106**.  
Commission action: Approved staff's recommendation for item **103-106**.  
Motion: **Garza** Second: **Alleman** Vote: **Carries** Abstaining: **None**

**II. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 16, 2012**  
**Omitted**

**III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 3400 – 3600 SOUTH PARKWOOD DRIVE, NORTH AND SOUTH SIDES**

Staff recommendation: Approve the application and forward to City Council for approval.

Commission action: Approved the application and forward to City Council for approval.

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

Speakers for item III: Dr. Wallace Honeywell, Barry Barns, Paul Myers, Dr. Annette Cluff, Ronald Green, City of Houston City Controller – supportive; Jacks C.Nickens, Briscoe Swan, Melvin Eisner – opposed

**IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 3400 – 3500 NORTH PARKWOOD DRIVE, NORTH AND SOUTH SIDES**

Staff recommendation: Approve the application and forward to City Council for approval.

Commission action: Approved the application and forward to City Council for approval.

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

Speakers for item IV: Dr. Wallace Honeywell, Barry Barnes, Paul Myers, Dr. Annette Cluff, Ronald Green, City of Houston City Controller – supportive; Briscoe Swan, Melvin Eisner – opposed

**V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR THE 3500 – 3600 PARKWOOD DRIVE, NORTH AND SOUTH SIDES**

Staff recommendation: Approve the application and forward to City Council for approval.

Commission action: Approved the application and forward to City Council for approval.

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

**VI. PLEASE EXCUSE THE ABSENCES OF COMMISSIONER MARK A. KILKENNY AND COMMISSIONER PAUL R. NELSON**

Commissioner Kilkenny present no Commission action required.

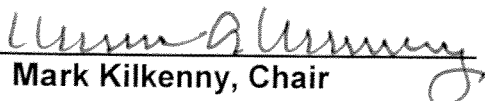
Commissioner Nelson's absences were excused.

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

**VII. ADJOURNMENT**

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 4:41 p.m.

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

  
Mark Kilkenny, Chair

  
Marlene Gafrick, Secretary