

## Minutes of the Houston Planning Commission

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

October 25, 2012  
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 2:34 p.m. with a quorum present.**

Mark A. Kilkenny, Chair	
M. Sonny Garza	
Susan Alleman	Absent
Christopher B. Amandes	
Keiji Asakura	Arrived at 2:36 p.m. during Consent items
Fernando Brave	Arrived at 2:35 p.m. during Consent items
Kenneth Bohan	Absent
Antoine Bryant	Absent
Lisa Clark	
Brandon Dudley	Arrived at 2:36 p.m. during Consent items
Truman C. Edminster III	
James R. Jard	
Paul R. Nelson	Absent
Linda Porras-Pirtle	
Algenita Segars	Arrived at 2:41 p.m. during item # 73
Eileen Subinsky	Absent
Blake Tart III	
Shaukat Zakaria	Left at 4:04 p.m. during item # 94
Mark Mooney for The Honorable Ed Chance	Absent
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**

**NONE**

**APPROVAL OF THE OCTOBER 11, 2012 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the October 11, 2012 Planning Commission meeting minutes.

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

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

Item **38** was changed from approve to defer. Items removed for separate consideration: **2, 3, 4, 11, 12, 22, 35, 36, 37, 38, 39, 40, 46, 47, 48, and 52.**

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

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

Staff recommendation: Approve staff's recommendations for items **2, 3, 4, 11, 12, 22, 35, 36, 37, 38, 39, 40, 46, 47, 48, and 52** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **2, 3, 4, 11, 12, 22, 35, 36, 37, 38, 39, 40, 46, 47, 48, and 52** subject to the CPC 101 form conditions.

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

**Commissioners Amandes and Edminster returned.**

**C PUBLIC HEARINGS**

**72 Auburn Trails at Oakhurst Sec 10 C3N Defer**

Staff recommendation: Defer the plat for two weeks for further study and review.

Commission action: Deferred the plat for two weeks for further study and review.

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

**73 Cottage Grove Sec 8 replat no 1 C3N Approve**  
**Partial replat no 1**

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: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

Speakers for item 73: Lisa Sacaris – undecided; Marylou Henry, applicant - supportive.

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

**74 Cresmere Place partial replay no 2 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: **Segars** Vote: **Unanimous** Abstaining: **None**

Speakers for item 74: Lynn Cook- opposed; Marylou Henry, applicant- supportive.

**75 Johnson Street Estates 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: **Clark** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

**Commissioner Amandes returned.**

**76 Monsour Nine 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**

**77 Rutland Park Addition partial replat no 2 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: **Garza** Vote: **Unanimous** Abstaining: **None**

## **D VARIANCES**

**Items 78, 82, 84, 85, 87, 89, and 91 are taken and acted on at the same time with staff requesting a two week deferral for all seven items.**

<b>78</b>	<b>Asbury off Memorial Subdivision</b>	<b>C2R</b>	<b>Defer</b>
<b>82</b>	<b>Holtcamp Estates Subdivision</b>	<b>C2</b>	<b>Defer</b>
<b>84</b>	<b>Kearse Subdivision</b>	<b>C2</b>	<b>Defer</b>
<b>85</b>	<b>Rosedale Park Annexation Subdivision</b>	<b>C2R</b>	<b>Defer</b>
<b>87</b>	<b>Stonebrook Estates GP</b>	<b>GP</b>	<b>Defer</b>
<b>89</b>	<b>Tealpointe Lake Estates Subdivision</b>	<b>C3P</b>	<b>Defer</b>
<b>91</b>	<b>Westheimer Oak Subdivision</b>	<b>C2R</b>	<b>Defer</b>

Staff recommendation: Defer the plats for two weeks at the applicants request or per Chapter 42 planning standards and to allow time to receive additional information.

Commission action: Deferred the plat for two weeks at the applicants request or per Chapter 42 planning standards and to allow time to receive additional information.

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

Speaker for item 78: Randall Shafer – opposed.

**79 Bristol Townhomes Subdivision C3R 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: **Unanimous** Abstaining: **None**

**80 Eldridge Forty Six Subdivision C2 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: **Amandes** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**81 Emes Place Subdivision**

**C2**

**Defer**

Staff recommendation: Defer the plat for two weeks per applicants request and to allow time for applicant to submit additional information.

Commission action: Deferred the plat for two weeks per applicants request and to allow time for applicant to submit additional information.

Motion: **Garza**

Second: **Asakura**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item 81: Lori Valencic, Mark Legg, Michael Jungnickel, Denise Batchelor, and Charles Ottenweller – opposed.

**83 Home of Hope Texas Subdivision**

**C2**

**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: **Porras-Pirtle**

Second: **Segars**

Vote: **Unanimous**

Abstaining: **None**

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

**86 Stone Crest GP**

**GP**

**Approve**

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

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

Motion: **Prestage**

Second: **Jard**

Vote: **Unanimous**

Abstaining: **None**

**Commissioners Edminster returned.**

**88 Summit Square Subdivision**

**C2**

**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: **Zakaria**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item 88: William Arbour – opposed.

**90 West Bellfort Apartments 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 Amandes abstained and left the room.**

**Item 91 was acted on earlier in the meeting with staff requesting a two week deferral. Speakers for item 91 were heard at this time.**

**91 Westheimer Oak Subdivision**

**C2R**

**Defer**

Speakers for item 91: Phillip Barnard, Ted Richardson, and John Swonson – opposed. Richard Smith, City Engineer – Public Works and Engineering

**Commissioner Amandes returned.**

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

**E SPECIAL EXCEPTIONS**

**92 Bingle Lockfield Subdivision**

**C3R**

**Defer**

Staff recommendation: Grant the special exception and approve the plat subject to the CPC 101 form conditions.

Commission action: Deferred the special exception and plat for two weeks to allow time for Legal review of the ownership of platted ROWs within the proposed plat.

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

Speakers for item 92: John Werner, Theresa Tilotta, and Donald Grahmann – opposed; Claudine Anello and Christopher Browne, applicant – supportive.

**Commissioner Edminster returned.**

**F RECONSIDERATION OF REQUIREMENTS**

**93 Tricons Olive Street Enclave Subdivision**

**C2R**

**Approve**

Staff recommendation: Grant the reconsideration of requirements and approve the plat subject to the CPC 101 form conditions.

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

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

**G ADMINISTRATIVE  
NONE**

**H DEVELOPMENT PLAT VARIANCE**

**94 4701 Gibson Street**

**DVP**

**Approve**

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

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

**95 3711 Lyons Avenue**

**DVP**

**Approve**

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

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

Speakers for item 95: Kathy Payton and Brian Nawara, applicant – supportive.

**96 9025 Sandringham Street**

**DVP**

**Approve**

Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

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

**I CERTIFICATES OF COMPLIANCE**

97 24364 Kelly Road COC Approve  
98 26740 Spanish Oak Drive COC Approve  
Staff recommendation: Approve staff's recommendation for items 97-98.  
Commission action: Approved staff's recommendation for items 97-98.  
Motion: Garza Second: Segars Vote: Unanimous Abstaining: None

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

99 Westheimer Commons Subdivision EOA Approve  
Staff recommendation: Approve staff's recommendation for item 99.  
Commission action: Approved staff's recommendation for item 99.  
Motion: Edminster Second: Clark Vote: Unanimous Abstaining: None

**II. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 29, 2012**

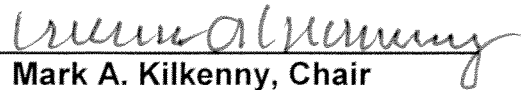
- a. Caroline Court Subdivision replat no 1
- b. Liner Shoes Subdivision
- c. McDonalds Richmond and Fountain View Subdivision
- d. Villas at Eighteenth Subdivision
- e. Weekley at Chenevert Subdivision

Staff recommendation: Establish a public hearing date of November 29, 2012 for item II a-e.  
Commission action: Established a public hearing date of November 29, 2012 for item II a-e.  
Motion: Clark Second: Edminster Vote: Unanimous Abstaining: None

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE LOCATED AT 1010 BANKS STREET**  
Withdrawn

**IV. PUBLIC COMMENT**  
NONE

**V. ADJOURNMENT**  
There being no further business brought before the Commission, Chair, Mark A. Kilkeny adjourned the meeting at 4:19 p.m.  
Motion: Clark Second: Edminster Vote: Unanimous Abstaining: None

  
Mark A. Kilkeny, Chair

  
Marlene Gafrick, Secretary