

## Minutes of the Houston Planning Commission

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

October 11, 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 2:40 p.m. with a quorum present.**

Mark A. Kilkenny, Chair

M. Sonny Garza Absent

Susan Alleman

Christopher B. Amandes

Keiji Asakura

Fernando Brave

Kenneth Bohan

Antoine Bryant

Lisa Clark

Brandon Dudley

Truman C. Edminster III

James R. Jard Arrived at 2:44 p.m. during Consent items

Paul R. Nelson

Linda Porras-Pirtle

Algenita Segars

Eileen Subinsky Absent

Blake Tart III

Shaukat Zakaria

Mark Mooney for

The Honorable Ed Chance

Richard W. 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

The Director's Report was given by Michael Schaffer, Deputy Director, Planning and Development Department.

### APPROVAL OF THE SEPTEMBER 27, 2012 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the September 27, 2012 Planning Commission meeting minutes.

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

#### I. PLATTING ACTIVITY (Consent items A and B, 1- 69

Item **19** was taken out of order and will be addressed later in the agenda with item 91. Items removed for separate consideration: **3, 4, 5, 8, 10, 12, 17, 21, 33, 36, 43, 46, and 49.**

Staff recommendation: Approve staff's recommendations for items **1 – 69** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 69** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendations for items **3, 4, 5, 8, 10, 12, 17, 21, 33, 43, 46, and 49** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **3, 4, 5, 8, 10, 12, 17, 21, 33, 43, 46, and 49** subject to the CPC 101 form conditions.

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

**Commissioners Alleman, Amandes, Clark and Edminster returned.**

#### C PUBLIC HEARINGS

##### 70 Allston Houston Heights replat no 1 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: **Bryant** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

##### 71 Ashby Place Homes replat no1 C3N Withdrawn

##### 72 Benders Landing Estates Sec 6 partial replat no 1 C3N Disapprove

Staff recommendation: Deny the requested variance and disapprove the plat subject to the CPC 101 form conditions.

Commission action: Denied the requested variance and disapproved the plat.

Motion: **Mooney** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

Speakers for item 72: Tom Robinson, David Claypool, Cheryl Robinson, Bradley Stephenson, Jessica Knupp, Polly Claypool- opposed; Chris Wren, applicant- supportive.

##### 73 Bercons McDuffie Street Landing 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: **Segars** Vote: **Unanimous** Abstaining: **None**

**74 Colorado Springs Homes replat no 1 C3N Withdrawn**  
Staff recommendation: Reestablish the public hearing for November 8, 2012.  
Commission action: Reestablished a public hearing for November 8, 2012.  
Motion: **Segars** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

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

**75 Johnson Street Estates replat no 1 C3N Approve**  
Staff recommendation: Defer the plat for two weeks to allow time for additional information.  
Commission action: Deferred the plat for two weeks to allow time for additional information.  
Motion: **Zakaria** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**Commissioners Alleman and Amandes returned.**

**76 SWWR Tract 1 partial replat no 1 C3N Withdrawn**

**77 Tricons Hazard Street Vista 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**

**78 Tricons Woodhead Street Vista 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

**79 Westgate Street Heights 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

## **D VARIANCES**

**Items 80 and 81 are taken together at this time.**

**80 Auburn Trails at Oakhurst GP GP Approve**  
**81 Auburn Trails at Oakhurst Sec 9 C3P Approve**  
Staff recommendation: Grant the requested variance and approve the general plan and the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance and approved the general plan and the plat subject to the CPC 101 form conditions.  
Motion: **Mooney** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

**82 Bristol Townhomes Subdivision C3R Defer**  
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.  
Commission action: Deferred the plat for two weeks to allow time for additional information.  
Motion: **Amandes** Second: **Jard** Vote: **Unanimous** Abstaining: **None**  
Speakers for item 82: Dr. Larry Greenfield, Mike Alexander, Marise Textor, and Steve Block – opposed.

**83 Charterwood Meeting Facility 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 plan subject to the CPC 101 form conditions.  
Motion: **Edminster** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**Items 84, 87, 88, 95 and 98 were taken and acted on at the same time with staff requesting a two week deferral for all five items.**

<b>84 Eldridge Forty Six Subdivision</b>	<b>C2</b>	<b>Defer</b>
<b>87 Holtcamp Estates Subdivision</b>	<b>C2</b>	<b>Defer</b>
<b>88 Kerse Subdivision</b>	<b>C2</b>	<b>Defer</b>
<b>95 Tealpoint Lake Estates Subdivision</b>	<b>C3P</b>	<b>Defer</b>
<b>98 West Belfort Apartment Subdivision</b>	<b>C2</b>	<b>Defer</b>

Staff recommendation: Defer the plats for two weeks to allow time for Chapter 42 planning standards and additional information requested.  
Commission action: Deferred the plat for two weeks to allow time for Chapter 42 planning standards and additional information requested.  
Motion: **Jard** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**85 Emes Place Subdivision C3P Defer**  
Staff recommendation: Defer the plat for two weeks to allow time for further study and review and to allow applicant time to submit revised information.  
Commission action: Deferred the plat for two weeks for further study and review and to allow applicant time to submit revised information.  
Motion: **Alleman** Second: **Jard** Vote: **Unanimous** Abstaining: **None**  
Speakers for item 85: Michael Schwariz, Taylor Moore, Angela DeWee, Anne Culotta, Bernard L. Rogers, and Brent Sullivan – opposed.

**86 Hartman Street Court 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: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**  
Speaker for item 86: Dana Smith Wilson

**89 Lakes of Northampton GP GP Approve**  
Staff recommendation: Grant the requested variances and the special exception and approve the general plan subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance and the special exception and approved the general plan subject to the CPC 101 form conditions.  
Motion: **Clark** Second: **Amandes** Vote: **Unanimous** Abstaining: **None**

**90 Lakes on Post Oak Subdivision C2 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: **Amandes** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**Items 19 and 91 are taken together at this time.**

**91 Long Meadow Farms GP GP Approve**  
**19 Long Meadow Farms Sec 32 C3P Approve**  
Staff recommendation: Grant the requested variances and approve the general plan and the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variances and approved the general plan and the plat subject to the CPC 101 form conditions.  
Motion: **Stolleis** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**92 Moreno Family Grove 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: **Bryant** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**  
Speaker for item 92: Marilyn Cooper – opposed; Olga Hernandez – no position stated

**93 Parkway 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: **Bryant** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**94 Rosedale Park Annexation Subdivision C2R Defer**  
Staff recommendation: Defer the plat for two weeks to allow time for applicant to provide additional information.  
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional information.  
Motion: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**  
Speaker for item 94: Cheryl Sherwood – opposed.

**96 Terraces at Yale 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: **Asakura** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**97 Villages of Katy 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: **Clark** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS  
NONE**

**F RECONSIDERATION OF REQUIREMENTS**

**99 Flagstone Estates Subdivision C2R Approve**  
Staff recommendation: Grant the reconsideration of requirements with variance and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested reconsideration of requirements with variance and approve the plat subject to the CPC 101 form conditions.

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

**100 Holland Strack Venture One Subdivision C2 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 approve the plat subject to the CPC 101 form conditions.

Motion: **Bryant** Second: **Alleman** Vote: **Carries** Abstaining: **Amandes**

**101 Monterrey at Willowbend GP Approve**  
Staff recommendation: Grant the reconsideration of requirements and approve the plat with written approval from the Ft. Bend Engineers' Office and subject to the CPC 101 form conditions.  
Commission action: Granted the requested reconsideration of requirements and approve the plat (with written approval from the Ft. Bend Engineers' Office per Commissioner Stolleis' request) and subject to the CPC 101 form conditions.

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

**G ADMINISTRATIVE  
NONE**

## H DEVELOPMENT PLAT VARIANCE

- |  |                                |            |                |
|--|--------------------------------|------------|----------------|
| <b>102</b>   | <b>4029 Duval Street</b>       | <b>DPV</b> | <b>Omit</b>    |
| <b>103</b>   | <b>8706 Linkpass Lane</b>      | <b>DVP</b> | <b>Approve</b> |
| Staff recommendation: Grant the requested variance.<br>Commission action: Granted the requested variance.<br>Motion: <b>Bryant</b> Second: <b>Alleman</b> Vote: <b>Unanimous</b> Abstaining: <b>None</b>   |                                |            |                |
| <b>104</b>   | <b>9025 Sandringham Street</b> | <b>DVP</b> | <b>Defer</b>   |
| Staff recommendation: Defer the plat for two weeks for legal review and to allow applicant time to submit revised information.<br>Commission action: Deferred the plat for two weeks for legal review and to allow the applicant time to submit revised information.<br>Motion: <b>Bryant</b> Second: <b>Segars</b> Vote: <b>Unanimous</b> Abstaining: <b>None</b> |                                |            |                |

## I CERTIFICATES OF COMPLIANCE

- |  |                               |            |                |
|--|-------------------------------|------------|----------------|
| <b>105</b>   | <b>27614 Coach Light Lane</b> | <b>COC</b> | <b>Approve</b> |
| <b>106</b>   | <b>24610 Meadow Lane</b>      | <b>COC</b> | <b>Approve</b> |
| Staff recommendation: Approve staff's recommendation for items <b>105-106</b> .<br>Commission action: Approved staff's recommendation for items <b>105-106</b> .<br>Motion: <b>Segars</b> Second: <b>Bryant</b> Vote: <b>Unanimous</b> Abstaining: <b>None</b> |                               |            |                |

## J EXTENSIONS OF APPROVAL AND NAME CHANGES

- |   |                                  |            |                |
|---|----------------------------------|------------|----------------|
| <b>107</b>  | <b>Eagle Creek Sec 1 partial</b> | <b>EOA</b> | <b>Approve</b> |
| <b>108</b>  | <b>Lilliana Subdivision</b>      | <b>EOA</b> | <b>Approve</b> |
| Staff recommendation: Approve staff's recommendation for items <b>107-108</b> .<br>Commission action: Approved staff's recommendation for items <b>107-108</b> .<br>Motion: <b>Segars</b> Second: <b>Bohan</b> Vote: <b>Unanimous</b> Abstaining: <b>None</b> |                                  |            |                |

## II. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 8, 2012

- a. AHAB Bradford Place subdivision
- b. Connors Trail Amending Plat no 1 replat no 1 and extension
- c. Domus Subdivision
- d. Grand Mission Estates Sec 13
- e. Graustark Estates replat no 1
- f. Institute Estates Subdivision
- g. Regalia Westview Subdivision
- h. Villas at Villagio Subdivision

Staff recommendation: Establish a public hearing date of November 8, 2012 for item **II a-h**.  
Commission action: Established a public hearing date of November 8, 2012 for item **II a-h**.  
Motion: **Bryant** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

Commissioner Edminster abstained and left the room.

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

Staff recommendation: Defer the application for two weeks to allow the applicant time to submit revised information.

Commission action: Deferred the plat for two weeks to allow the applicant time to submit revised information.

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

**Commissioner Edminster returned.**

**IV. PLEASE EXCUSE THE ABSENCES OF COMMISSIONER EILEEN SUBINSKY**

Commissioner Subinsky's absences are excused.

Motion: **Bohan**      Second: **Segars**      Vote: **Carries**      Abstaining: **Edminster**

**V. PUBLIC COMMENT  
NONE**

**VI. ADJOURNMENT**

There being no further business brought before the Commission, Chair, Mark A. Kilkeny adjourned the meeting at 5:09 p.m.

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

  
\_\_\_\_\_  
**Mark A. Kilkeny, Chair**

  
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**Michael Schaffer, Secretary**