

## Minutes of the Houston Planning Commission

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

December 2, 2010  
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 2:41 p.m. with a quorum present.**

Mark A. Kilkenney, Chair	
M. Sonny Garza	
Susan Alleman	
Christopher B. Amandes	
Keiji Asakura	
J. D. Bartell	
James R. Jard	
Paul R. Nelson	
Linda Porrás-Pirtle	
Robin Reed	
Richard A. Rice	
David Robinson	
Jeff Ross	Absent
Algenita Segars	
Talmadge Sharp, Sr.	
Blake Tart III	
Beth Wolff	
Shaukat Zakaria	
The Honorable Ed Chance	Absent
Jackie Freeman for The Honorable Ed Emmett	
The Honorable Grady Prestage	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 NOVEMBER 10, 2010 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the November 10, 2010 Planning Commission Meeting Minutes.

Motion: **Rice**                      Second: **Sharp**                      Vote: **Carries**                      Abstaining:

**Garza and Wolff**

#### I. PLATTING ACTIVITY (Consent items A and B, 1- 41)

Items removed for separate consideration: **19, 20 and 21**. Item **15** was changed from defer to approve and item **34** was withdrawn by the applicant.

Staff recommendation: Approve staff's recommendations for items **1 – 41** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 41** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendations for items **19, 20 and 21** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **19, 20 and 21** subject to the CPC 101 form conditions.

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

**Commissioner Alleman, Amandes and Rice returned.**

#### C PUBLIC HEARINGS

**42 Blackstone Place Amending Plat No 1 Partial                      C3N                      Defer**  
**Replat No**

Staff recommendation: Defer the plat for two weeks to allow time for revised and additional information.

Commission action: Deferred the plat for two weeks to allow time for revised and additional information.

Motion: **Robinson**                      Second: **Sharp**                      Vote: **Unanimous**                      Abstaining: **None**

Speakers for item 42: Stacey Courville - opposed.

**43 Cottage Grove Section 8 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: **Rice**                      Second: **Nelson**                      Vote: **Unanimous**                      Abstaining: **None**

Speaker for item 43: Belinda King and Mary Lou Henry - supportive.

**44 Wessendorff Estates 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: **Segars**                      Second: **Jard**                      Vote: **Unanimous**                      Abstaining: **None**

Speakers for item 44: Mary Lou Henry and Michael Prescott- supportive

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

**45 Willow Springs Section 6 Partial 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: **Wolff** Second: **Rice** Vote: **Carried** Opposed: **Jard**

Speaker for item 45: Sean Burch, applicant.

**Commissioner Amandes returned.**

## **D VARIANCES**

**46 Archer Acres Extension Partial Replat No 1 C2R Approve**

Staff recommendation: Granted the requested variance and approved 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: **Sharp** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

**47 Blodgett Landing 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: **Robinson** Second: **Jard** Vote: **Unanimous** Abstaining: **None**

Speaker for item 47: Alvin B. Young, Sr.

**48 Energy Park at Beltway 8 Section 2 C3P Defer**

Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards and for further study and review.

Commission action: Deferred the plat for two weeks for Chapter 42 planning standards and for further study and review.

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

**49 Mid Montrose Shopping Center Subdivision C2R Defer**  
**Site Subdivision**

Staff recommendation: Defer for two weeks at the applicant's request.

Commission action: Deferred for two weeks at the applicant's request.

Motion: **Rice** Second: **Jard** Vote: **Unanimous** Abstaining: **Ross**

**50 Vaughn Office Center 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: **Reed** Second: **Sharp** Vote: **Unanimous** Abstaining: **None**

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

**F Reconsideration of Requirements**  
**NONE**

**G ADMINISTRATIVE**

51 Lewis Hall Center Subdivision C2R Omit

**H DEVELOPMENT PLAT VARIANCES**

52 21411 Fox Pub Drive DPV Withdrawn by the  
applicant.

53 4001 Westheimer Road DPV Withdrawn by the  
applicant.

54 6126 Brook Lea Street DPV Omit

**I CERTIFICATES OF COMPLIANCE**

55 Tyme Peralez COC Approve  
56 Maria E. Rodriguez COC Approve  
57 Oscar Trevino COC Approve  
58 Santiago Grifaldo COC Approve

Staff recommendation: Issue the Certificates of Compliance for items 55 - 58.

Commission action: Issued the Certificates of Compliance for items 55 - 58.

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

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

59 Nooran Manor Subdivision EOA Approve

60 Sawyer Heights Village Sec 1 Replat EOA Approve  
And Extension

61 Towne Lake Parkway S. of Tuckerton Road EOA Approve  
And N. of Lakecrest View STD

62 Waterstone Crest Dr. from Calaveras EOA Approve  
Blue Ln. to Worth Hills STD

63 Willow Springs Sec 11 EOA Approve

Staff recommendation: Approve staff's recommendations for items 59-63.

Commission action: Approved staff's recommendations for items 59-63.

Motion: **Porras-Pirtle** Second: **Wolff** Vote: **Carried** Abstaining:  
**Amandes on item #63.**

**II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 6, 2011 FOR:**

- a. Gramercy Park Place Replat No 1.
- b. Loan Oak Village Annex Subdivision
- c. Tall Timbers Section of River Oaks partial Replat No. 4
- d. Two Tree Park Estates Subdivision Section 3
- e. Vintage Lakes Sec. 3
- f. Park Ridge Place Subdivision

Staff recommendation: Establish a public hearing date of January 6, 2011 for items III a-f.

Commission action: Established a public hearing date of January 6, 2011 for items III a-f.

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

**III. CONSIDERATION OF A VARIANCE TO THE OFF-STREET PARKING STANDARDS FOR PROPERTY LOCATED AT 2727 HARRISBURG BOULEVARD**

Staff recommendation: Defer the application to allow time for the applicant, neighborhood, council member and staff to meet and devise a viable solution for all concerned parties.

Commission action: Deferred the application to allow time for the applicant, the neighborhood, council member and staff to meet and devise a viable solution for all concerned parties

Motion: **Robinson** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

Speakers for item IV: Valerie Skinkus and Patti Joiner – applicants, CM Ed Gonzalez, District H and Yolanda Black Navarro – undecided, and Ernest Garcia, Maria Zamora, Augustine Castillo and Irene Martinez – opposed.

**IV. CONTINUED PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR 1700 BLOCK OF VASSAR STREET, NORTH SIDE BETWEEN DUNLAVY STREET AND WOODHEAD STREET.**

Staff recommendation: Approve the minimum lot size area application for 1700 block of Vassar Street, north side between Dunlavy Street and Woodhead Street

Commission action: Approved the minimum lot size area application for 1700 block of Vassar Street, north side between Dunlavy Street and Woodhead Street

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

Speakers for item IV: Mary Lou Henry and Phil Rivers, supportive.

**V. PUBLIC HEARING AND CONSIDERATION OF AN HISTORIC DISTRICT APPLICATION BY A MAJORITY OF THE PROPERTY OWNERS FOR WOODLAND HEIGHTS HISTORIC DISTRICT**

Staff recommendation: Recommends the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Historic District designation of Woodland Heights Historic District.

Commission action: The Houston Planning Commission accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to City Council the Historic District designation of Woodland Heights Historic District.

Motion: **Robinson** Second: **Asakura** Vote: **Carries** Opposed: **Porras-Pirtle, Tart, Wolff and Zakaria**

Speakers for item V: Lawrence Rennell, Marcia DeBrock, Heather Wardle, Bridgette Larson, Kathleen Powell, and Mary Wassef – opposed. Vicky Bettis and Sandra Elzerman – supportive.

**VI. PUBLIC HEARING AND CONSIDERATION OF AN HISTORIC DISTRICT APPLICATION BY A MAJORITY OF THE PROPERTY OWNERS FOR GLENBROOK VALLEY HISTORIC DISTRICT**

Staff recommendation: Recommends the Houston Planning Commission accept the recommendation of the Houston Archaeological and Historical Commission and recommend to City Council the Historic District designation of Glenbrook Valley Historic District.

Commission action: Planning Commission accepted the recommendation of the Houston Archaeological and Historical Commission and recommended to City Council the Historic District designation of Glenbrook Valley Historic District.

Motion: **Sharp** Second: **Amandes** Vote: **Unanimous** Opposed: **None**

Speakers for item VI: Joseph McArdle, Rodney Agnew, Robert Searcy, Ann Collum, Karen M. Komper, Shannon McNair, Bunnie O'Brien, Vicky Schoppe, Cy Clark, and Eric Horne – supportive. Joe Ablaza, Delores Robinson, Secundimo Vazquez and Leticia Ablaza – opposed.

**VII. EXCUSE THE ABSENCES OF COMMISSIONER SHARP**

Not applicable as Commissioner Sharp is in attendance today.

**VIII. PUBLIC COMMENT**

**NONE**

**IX. ADJOURNMENT**

There being no further business brought before the Commission, Chair Mark A. Kilkenney adjourned the meeting at 5:42 p.m.

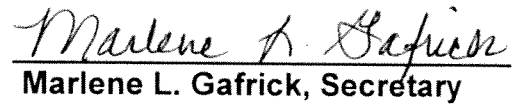
Motion: **Rice**

Second: **Sharp**

Vote: **Unanimous**

Abstaining: **None**

  
Mark A. Kilkenney, Chair

  
Marlene L. Gafrick, Secretary