

Minutes of the Houston Planning Commission

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

November 8, 2012
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Vice Chair, Sonny Garza called the meeting to order at 2:41 p.m. with a quorum present.

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|---|-----------------------------|
| Mark A. Kilkenny, Chair | Absent |
| M. Sonny Garza | |
| Susan Alleman | |
| Christopher B. Amandes | Left at 5:30 during item VI |
| Keiji Asakura | Absent |
| Fernando Brave | |
| Kenneth Bohan | Absent |
| Antoine Bryant | |
| Lisa Clark | |
| Brandon Dudley | |
| Truman C. Edminster III | |
| James R. Jard | |
| Paul R. Nelson | |
| Linda Porras-Pirtle | |
| Algenita Segars | Absent |
| Eileen Subinsky | Absent |
| Blake Tart III | |
| Shaukat Zakaria | Absent |
| Mark Mooney for The Honorable Ed Chance | |
| Richard W. Stolleis for | Absent |
| The Honorable Grady Prestage | |
| Jackie Freeman for The Honorable Ed Emmett | Left at 5:30 during item VI |

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 OCTOBER 25, 2012 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the October 25, 2012 Planning Commission meeting minutes.

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

I. CONSIDERATION OF THE PLANNING COMMISSION CALENDAR FOR 2013

Commission action: Approved the Planning Commission calendar for 2013.

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

II. PLATTING ACTIVITY (Consent items A and B, 1- 70)

Items removed for separate consideration: **14, 17, 21, 33, 34, 39, 40, 41, and 54.**

Staff recommendation: Approve staff's recommendations for items **1 – 70** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 70** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendations for items **14, 17, 21, 33, 34, 39, 40, 41, and 54** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **14, 17, 21, 33, 34, 39, 40, 41, and 54** subject to the CPC 101 form conditions.

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

Commissioners Alleman, Amandes and Edminster returned.

C PUBLIC HEARINGS

71 AHAB Bradford Place 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: **Clark** Vote: **Unanimous** Abstaining: **None**

72 Auburn Trails at Oakhurst Sec 10 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: **Mooney** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

73 Colorado Springs Home 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: **Alleman** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

- 74 Connors Trail Amending Plat no 1 replat no 1 and extension 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: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**
 Speakers for item 74: Allison Wilkenson, Dan Sohnorr – opposed; Cornelis Koogendam – undecided; Randy Young, representing applicant – supportive.
- 75 Domus 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**
- 76 Grand Mission Estates Sec 13 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: **Clark** Vote: **Unanimous** Abstaining: **None**
- 77 Graustark Estates replat no 1 C3N Defer**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Deferred the plat for further legal review of separately filed deed restrictions.
 Motion: **Jard** Second: **Brave** Vote: **Unanimous** Abstaining: **None**
 Speakers for item 77: John Dascoulias – undecided; Arva Howard, City of Houston Legal Department.
- 78 Institute Estates Subdivision C3N Defer**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Deferred the plat to give the applicant and neighborhood to meet and address concerns.
 Motion: **Brave** Second: **Edminster** Vote: **Carries** Abstaining: **Amandes**
 Speakers for item 78: Karen Rose and Eliizabeth Howard, applicant – supportive; Wyman Herendern, Jason Davis, Tralene Vassilepoles, David Stock – opposed.
- 79 Regalia Westview 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**
- 80 Villas of Villagio 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: **Clark** Vote: **Unanimous** Abstaining: **None**
 Speakers for item 80: Jay Pallatt – undecided; Christie Smidt, applicant – supportive.

D VARIANCES

Commissioner Dudley abstained and left the room.

81 Asbury off Memorial Subdivision C2R 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: **Amandes** Second: **Porras-Pirle** Vote: **Unanimous** Abstaining: **None**

Speaker for item 81: Sandra Shafer – opposed.

Commissioner Dudley returned.

82 By the Park replat no 1 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: **Jard** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Speaker for item 82: Randall Shafer – opposed.

83 Emes Place 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: **Amandes** Second: **Edminster** Vote: **Carries** Opposed: **Brave,**

Bryant, Clark and Freeman

Speakers for item 83: Kevin Hole, Cecelia Ottenweller, Gary Mosley, Genevive Mathers, Jean Taylor, Jonathan Smulian, Stacey Courville, Bill Pellerin, John Newcaster, Eric Willis, David Dante – opposed.

Items 84 and 87 are taken and acted on at the same time with staff requesting a two week deferral for both items.

84 Generation Park West GP GP Defer

87 Kingsland Boulevard and C3P Defer

Katy Village Trail STD

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

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

Motion: **Porras-Pirle** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

85 Holtcamp Estates 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: **Bryant** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

86 Kearsse 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: **Bryant**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Agenda item 87 was taken with item 84 earlier in the meeting.

88 Parkway Sec 1

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: **Bryant**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

89 Peckham Reserves 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: **Tartt**

Second: **Jard**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item 89: Stephanie McGraw – opposed; Kevin Rosenstrauch – undecided; Mark Loethen, Deputy Director – Public Works and Engineering

90 Rosedale park Annexation Subdivision

C2R

Withdrawn

91 Stonebrook Estates GPP

GP

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: **Jard**

Second: **Brave**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item 91: Randy Jones and Bill Sweitzer – supportive.

Commissioners Brave, Jard and Freeman abstained and left the room.

92 Tealpointe Lake Estates Subdivision

C3P

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: **Bryant**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Commissioners Jard and Freeman returned.

93 Wescott Street 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: **Bryant** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

Commissioner Brave returned.

Commissioner Amandes abstained and left the room.

94 Westheimer Oaks Subdivision C2R Approve
Staff recommendation: Deny the requested variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variances and approved the plat subject to the CPC 101 form conditions.
Motion: **Dudley** Second: **Bryant** Vote: **Carries** Abstaining: **Tartt**
Speakers for item 94: John Beeson, applicant, Bruce Wallace, Marion McDaniel Jr. and John Burley – supportive; Gilda Bayegan, Mohammad Bayegan and Barry Ward – opposed.

E SPECIAL EXCEPTIONS

Commissioner Amandes returned.

Commissioner Edminster abstained and left the room.

95 Bingle Lockfield Subdivision C3R 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: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speakers for item 95: Chris Browne, applicant – supportive; Omar Izfar, City of Houston Legal Department.

Commissioner Edminster returned.

F RECONSIDERATION OF REQUIREMENTS

96 Reserve at Richmond 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: **Brave** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speaker for item 96: Larry Sherlock, applicant – supportive

**G ADMINISTRATIVE
NONE**

H DEVELOPMENT PLAT VARIANCE

97 3123 Blue Bonnet Blvd. DVP Approve
Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: **Bryant** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

Items I and J were taken together at this time excluding items 104 and 107.

I CERTIFICATES OF COMPLIANCE

98 25171 Virginia Lane COC Approve
99 23235 Albert Drive COC Approve
100 24895 Lynn Lane COC Approve
101 18503 Wisp Willow Way COC Approve
102 25329 Budde Road COC Approve

J EXTENSIONS OF APPROVAL AND NAME CHANGES

103 Houston Community College System EOA Approve
Northeast Campus Sec 5
105 Pine Mill Ranch Drive Reserve no 1 EOA Approve
106 Stripes Spring Stuebner Road Subdivision EOA Approve

Staff recommendation: Approve staff's recommendation for item **98-106**.

Commission action: Approved staff's recommendation for item **98-106**.

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

The Commission returned to item 104 and 107 at this time and acted on them separately.

104 Metro traction power Substation EOA Approve
Texas Subdivision

Staff recommendation: Approve staff's recommendation for item **104**.

Commission action: Approved staff's recommendation for item **104**.

Motion: **Brave** Second: **Freman** Vote: **Carries** Abstaining: **Alleman**
and **Bryant**

107 Willowcreek Ranch GP NC Approve

Staff recommendation: Approve staff's recommendation for item **107**.

Commission action: Approved staff's recommendation for item **107**.

Motion: **Clark** Second: **Bryant** Vote: **Carries** Abstaining: **Amandes**
and **Edminster**

III. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 13, 2012

- a. Arena Homes Park Subdivision**
- b. Ayrshire Subdivision**
- c. Broad Oaks Addition partial replat no 2**
- d. Champion Lakes Estates Sec 2 partial replat no 1**
- e. Tanglewood Sec 11 partial replat no 1**
- f. Tommie Vaughn Ford Subdivision**
- g. Towne Lake Sec 16 partial replat no 1 partial replat no 1**
- h. Vintage Royale Sec 1 partial replat no 2 and extension**

Staff recommendation: Establish a public hearing date of December 13, 2012 for item **III a-h**.

Commission action: Established a public hearing date of December 13, 2012 for item **III a-h**.

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

**IV. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON
ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON OCTOBER 18, 2012 FOR THE
DENIAL OF A CERTIFICATE OF APPROPRIATENESS FOR 611 W 12TH Street – HOUSTON
HEIGHTS WEST HISTORIC DISTRICT**

Commission action: Granted the appeal of the decision of the Houston Archaeological and Historical Commission on October 18, 2012 for the Denial of a Certificate of Appropriateness for 611 W 12th Street – Houston Heights West Historic District

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

Speaker for item IV: Charles Wade – supportive

V. PLEASE EXCUSE THE ABSENCES OF COMMISSIONER EILEEN SUBINSKY

The Commissioners' absences were excused.

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

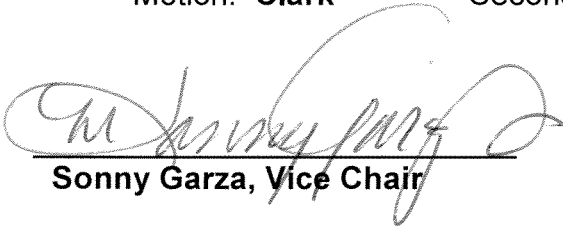
VI. PUBLIC COMMENT

Speaker: John Werner addresses the Commission regarding the ownership and title reports submitted for the Bingle Lockfield Subdivision.

VII. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair, Sonny Garza adjourned the meeting at 5:44 p.m.

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



Sonny Garza, Vice Chair



Marlene Gafrick, Secretary