

## Minutes of the Houston Planning Commission

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

March 6, 2014  
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 2:45 p.m. with a quorum present.**

Mark A. Kilkenny, Chair	Absent
M. Sonny Garza	
Susan Alleman	
Keiji Asakura	
Fernando Brave	
Kenneth Bohan	
Antoine Bryant	
Lisa Clark	Arrived at 2:42 p.m. during item 129
Truman C. Edminster III	
James R. Jard	
Paul R. Nelson	Absent
Linda Porrás-Pirtle	Absent
Algenita Davis	
Mike Sikes	
Martha Stein	
Eileen Subinsky	
Blake Tartt III	
Shaukat Zakaria	Absent
Mark Mooney for James Noack	
Richard Stolleis for The Honorable Grady Prestage	
Raymond Anderson for The Honorable Ed Emmett	

### EXOFFICIO MEMBERS

Carol A. Lewis  
Daniel W. Krueger, P.E.

## DIRECTOR'S REPORT

The Director's Report was given by Patrick Walsh, Interim Director, Planning and Development Department.

## APPROVAL OF THE FEBRUARY 20, 2014 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the February 20, 2014 Planning Commission meeting minutes.

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

### I. CONSIDERATION OF AN ADDRESSING ORDINANCE

Staff recommendation: Approve the Addressing Ordinance and forward to City Council for adoption.

Commission action: Approved the Addressing Ordinance and forwarded to City Council for adoption.

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

### II. PLATTING ACTIVITY (Consent items A and B, 1- 111)

Item **10** was changed from approve to defer. Items removed for separate consideration: **1, 2, 14, 17, 41, 46, 48, 65, and 74.**

Staff recommendation: Approve staff's recommendations for items **1 – 111** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 111** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendation to approve items **1, 2, 14, 17, 41, 46, 48, 65, and 74** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **1, 2, 14, 17, 41, 46, 48, 65, and 74** subject to the CPC 101 form conditions.

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

**Commissioners Alleman, Edminster, and Tartt returned.**

### C PUBLIC HEARINGS

**112 Amended Plat of Lum Terrace partial replat no 1      C3N      Defer**

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

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

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

**113 Elgin Landing      C3N      Defer**

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

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

Motion: **Davis**      Second: **Bohan**      Vote: **Unanimous**      Abstaining: **None**

**114 Fieldstone Sec 5 partial replat no 1      C3N      Approve**

Staff recommendation: Approve the plat for to the CPC 101 form conditions.

Commission action: Approved the plat subject to the CPC 101 form conditions.

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

<b>115</b>	<b>Flores Addition on Gillespie</b>	<b>C3N</b>	<b>Approve</b>
Staff recommendation: Defer the plat for two weeks to allow time for further study and review.			
Commission action: Deferred the plat for two weeks to allow time for further study and review.			
	Motion: <b>Davis</b>	Second: <b>Bryant</b>	Vote: <b>Unanimous</b> Abstaining: <b>None</b>
<b>116</b>	<b>Fountains at Copperwood replat no 1</b>	<b>C3N</b>	<b>Withdrawn</b>
<b>117</b>	<b>Melody Oaks partial replat no 6</b>	<b>C3N</b>	<b>Approve</b>
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: <b>Alleman</b>	Second: <b>Stein</b>	Vote: <b>Unanimous</b> Abstaining: <b>None</b>
<b>118</b>	<b>Raintree Place Sec 3 replat no 1</b>	<b>C3N</b>	<b>Withdrawn</b>
<b>119</b>	<b>Riverside Terrace Sec 6 partial replat no 1</b>	<b>C3N</b>	<b>Defer</b>
Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards.			
Commission action: Deferred the plat for two weeks for Chapter 42 planning standards.			
<b>120</b>	<b>Strathmore Park partial replat no 1</b>	<b>C3N</b>	<b>Withdrawn</b>

**D VARIANCES**

Items 123, 124, 126, 130, 134, 136, 138, 140, 141, and 145 were taken together at this time with staff requesting a two week deferral on all items.

<b>123</b>	<b>Dowling Place</b>	<b>C2R</b>	<b>Defer</b>
<b>124</b>	<b>Ford Acres</b>	<b>C2</b>	<b>Defer</b>
<b>126</b>	<b>GLO Tract GP</b>	<b>GP</b>	<b>Defer</b>
<b>130</b>	<b>La Ville Saint Emanuel</b>	<b>C2R</b>	<b>Defer</b>
<b>134</b>	<b>Montrose Park Villas</b>	<b>C2R</b>	<b>Defer</b>
<b>136</b>	<b>Northgate Crossing Office Park</b>	<b>C2R</b>	<b>Defer</b>
<b>138</b>	<b>Smith Terrace</b>	<b>C2R</b>	<b>Defer</b>
<b>140</b>	<b>Studemont</b>	<b>C2R</b>	<b>Defer</b>
<b>141</b>	<b>Tan Oak Business Park GP</b>	<b>GP</b>	<b>Defer</b>
<b>145</b>	<b>Westgreen Professional Park partial replat no 1</b>	<b>C2R</b>	<b>Defer</b>

Staff recommendation: Defer the requested variance for two weeks for the reasons stated.

Commission action: Deferred the requested variance for two weeks for the reasons stated.

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

<b>121</b>	<b>Ashmore GP</b>	<b>GP</b>	<b>Approve</b>
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: <b>Edminster</b>	Second: <b>Bryant</b>	Vote: <b>Unanimous</b> Abstaining: <b>None</b>

**122 Cornish Village Green****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: **Alleman** Second: **Sikes**Vote: **Unanimous**Abstaining: **None****125 Geospace Tech Sec 1****C2****Approve**

Staff recommendation: Grant the requested variance and approve the plat subject to the provision of a 911 access gate at the terminus of Langtry Street and subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to the provision of a 911 access gate at the terminus of Langtry Street and subject to the CPC 101 form conditions.

Motion: **Edminster** Second: **Clark**Vote: **Unanimous**Abstaining: **None****127 Grand Vista GP****GP****Approve**

Staff recommendation: Grant the requested variance to not extend or cul-de-sac Granite Knoll Lane, deny the variance and require the extension of Raven Lock Lane and approve the general plan subject to the CPC 101 form conditions.

Commission action: Grant the requested variance to not extend or cul-de-sac Granite Knoll Lane, deny the variance and require the extension of Raven Lock Lane and approve the general plan subject to the CPC 101 form conditions.

Motion: **Jard**Second: **Asakura**Vote: **Unanimous**Abstaining: **None****128 HISD North Forest Early Childhood Center****C2****Approve**

Staff recommendation: Grant the requested variance subject to the ROW dedication required to connect the two stub streets and approve the plat subject to the CPC 101 form conditions.

Commission action: Grant the requested variance subject to the ROW dedication required to connect the two stub streets and approve the plat subject to the CPC 101 form conditions.

Motion: **Davis**Second: **Edminster**Vote: **Unanimous**Abstaining: **None****129 Katy Two Three One GP****GP****Approve**

Staff recommendation: Grant the requested variances subject to the one public street connection as described (in markup) and approve the general plan subject to the CPC 101 form conditions.

Commission action: Granted the requested variances subject to the one public street connection as described (in markup) and approved the general plan subject to the CPC 101 form conditions.

Motion: **Edminster**Second: **Tartt**Vote: **Unanimous**Abstaining: **None****131 Magnolia Addition partial 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: **Asakura**Second: **Edminster**Vote: **Unanimous**Abstaining: **None**

**132 Manors on Blodgett Street****C2R****Approve**

Staff recommendation: Grant the requested variance and approve the plat subject to the following conditions:

1. Provide 8' high decorative fence along the property boundary
2. Provide 5' sidewalk along Blodgett Street and Crawford Street
3. Provide 3" caliper street trees along Blodgett Street and Crawford Street pursuant to Chapter 33 species and space requirements
4. Provide shrubs along the northern boundary of Reserve A and Reserve B pursuant to Chapter 33 species and space requirements to create a screen between the property and right of way
5. No gate is allowed on the shared driveway and subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to the following conditions:

1. Provide 8' high decorative fence along the property boundary
2. Provide 5' sidewalk along Blodgett Street and Crawford Street
3. Provide 3" caliper street trees along Blodgett Street and Crawford Street pursuant to Chapter 33 species and space requirements
4. Provide shrubs along the northern boundary of Reserve A and Reserve B pursuant to Chapter 33 species and space requirements to create a screen between the property and right of way
5. No gate is allowed on the shared driveway and subject to the CPC 101 form conditions.

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

**133 MidMain****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**

**135 North Forest MUD WWTP****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: **Clark**      Second: **Bryant**      Vote: **Unanimous**      Abstaining: **None**

**137 Satya Long Meadow Farms****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: **Stolleis**      Second: **Mooney**      Vote: **Unanimous**      Abstaining: **None**

**139 Southwest Crossing Business Park****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: **Clark**      Vote: **Unanimous**      Abstaining: **None**

**142 Village of River Oaks****C2R****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.

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

Speakers for item 142: Jim Gray and Jim Weyer – supportive; Daniel Hyde, Bert Keller, John Kelley, William C. O'Malley, Jr., and Olaf Wernicue – opposed; Anthony Pizzitola – no position stated

**143 Vistas of Klein Lake****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: **Stein**Second: **Sikes**Vote: **Unanimous**Abstaining: **None****144 Watermark at Spring Cypress****C2****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: **Davis**Second: **Bryant**Vote: **Unanimous**Abstaining: **None****E SPECIAL EXCEPTIONS****146 Stillwater on Lake Houston Sec 3****C3P****Approve**

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

Commission action: Granted the requested special exception and approved the plat subject to the CPC 101 form conditions.

Motion: **Brave**Second: **Bryant**Vote: **Unanimous**Abstaining: **None****F RECONSIDERATION OF REQUIREMENTS**

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

**147 Woodlands Creekside Park West Sec 32****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: **Subinsky**Vote: **Unanimous**Abstaining: **None**

**Commissioner Alleman returned.**

**G EXTENSIONS OF APPROVAL**

148	Bavaria Sec 4	EOA	Approve
149	Fall Creek Landmark	EOA	Approve
150	West Road and Mirabella Drive east of Fry Road STD	EOA	Approve

Staff recommendation: Approve staff's recommendation for items **148-150**.

Commission action: Approved staff's recommendation for items **148-150**.

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

**H NAME CHANGES  
NONE**

**I CERTIFICATES OF COMPLIANCE  
NONE**

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUEST**

151	12723 Cobbleston Drive	DPV	Approve
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Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

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

Speaker for item 151: George Brenner – no position stated

**III. ESTABLISH A PUBLIC HEARING DATE OF APRIL 3, 2014**

- a. Chevy Chase partial replat no 2
- b. Commons of Lake Houston Sec 8 partial replat no 1
- c. Craig Woods partial replat no 2
- d. Estates of Teal Run Sec 5 partial replat no 1
- e. Fannin Station Sec 2 replat no 1
- f. Hollywood Gardens partial replat no 2
- g. MacGregor Area CDC
- h. West Court partial replat no 1
- i. Westhaven Estates Sec 1 partial replat no 2

Staff recommendation: Establish a public hearing date of April 3, 2014 for items **II a-i**.

Commission action: Established a public hearing date of April 3, 2014 for items **II a-i**.

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

**IV. ESTABLISH A PUBLIC HEARING DATE OF APRIL 3, 2104 FOR THE CONSIDERATION  
OF A HOTEL APPLICATION ON HAYES ROAD NORTH OF WESTHEIMER**

Staff recommendation: Establish a public hearing date of April 3, 2014 for the consideration of a hotel application on Hayes Road north of Westheimer.

Commission action: Establish a public hearing date of April 3, 2014 for the consideration of a hotel application on Hayes Road north of Westheimer.

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

**V. CONSIDERATION FOR AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2736 VIRGINIA STREET**

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 by noon next Wednesday.

Commission action: Deferred the plat for two weeks to allow time for further study and review and to allow applicant time to submit revised information by noon next Wednesday.

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

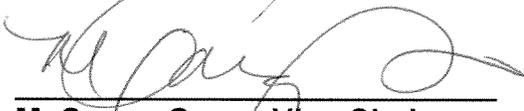
Speakers for item V: Michelle Coopwood and Craig Garcia – supportive; Gary Ruby; opposed; Jennifer Ostlind, Division Manager, Planning and Development Department.

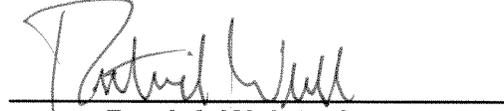
**VI. PUBLIC COMMENT  
NONE**

**VII. ADJOURNMENT**

There being no further business brought before the Commission Vice Chair, Sonny Garza adjourned the meeting at 4:54p.m.

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

  
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**M. Sonny Garza, Vice Chair**

  
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**Patrick Walsh, Secretary**