

## Minutes of the Houston Planning Commission

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

May 15, 2014  
Meeting to be held in  
Council Chambers, Public Level, City Hall Annex  
2:30 p.m.

### Call to order:

**Chair, Mark Kilkenny called the meeting to order at 2:37 p.m. with a quorum present.**

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Keiji Asakura

Fernando Brave

Kenneth Bohan

Absent

Antoine Bryant

Lisa Clark

Truman C. Edminster III

Arrived at 3:14 p.m. during item #113

James R. Jard

Paul R. Nelson

Linda Porrás-Pirtle

Left at 5:15 p.m. item Vb

Algenita Davis

Mike Sikes

Martha Stein

Eileen Subinsky

Blake Tartt III

Shaukat Zakaria

Mark Mooney for

Absent

James Noack

Clay Forister 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

None

## APPROVAL OF THE May 1, 2014 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the May 1, 2014 Planning Commission meeting minutes.

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

### I. PLATTING ACTIVITY (Consent items A and B, 1- 139)

Item **55** was changed from approve to defer per applicant's request. Items 116 and 117 were taken with item 162. Items removed for separate consideration: **17, 22, 45, 47, 53, 60, 67, 74, 75, 86, 87, 90, 91 and 92.**

Staff recommendation: Approve staff's recommendations for items **1 – 139** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 139** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendation to approve items **17, 22, 45, 47, 53, 60, 67, 74, 75, 86, 87, 90, 91 and 92** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **17, 22, 45, 47, 53, 60, 67, 74, 75, 86, 87, 90, 91 and 92** subject to the CPC 101 form conditions.

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

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

### C PUBLIC HEARINGS

**140 Bradford Place partial replat no 2 C3N Defer**

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information and continue the public hearing at that time.

Commission action: Deferred the plat for two weeks to allow time for the applicant to provide revised information and continue the public hearing at that time.

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

Speaker for item 140: Kathy Magness –undecided.

**141 Commons Waterway Sec 4 partial replat no 1 C3N Approve**

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information and continue the public hearing at that time.

Commission action: Deferred the plat for two weeks to allow time for the applicant to provided revised information and continue the public hearing at that time.

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

**142 Contemporary Main Plaza partial replat no 1 C3N Disapprove**

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

Commission action: Denied the plat.

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

Opposed: **Nelson**

Speakers: Donald Perkins representing Council Member Larry Green- opposed.

- 143 David Crocket Second partial replat no 4 C3N Defer**  
 Staff recommendation: Defer the plat for further study and review.  
 Commission action: Deferred the plat for further study and review.  
 Motion: **Jard** Second: **Bryant** Vote: **Carries** Abstaining: **Tartt**
- 144 First Amended Replat of Block C3N Approve**  
**1 Woodshire Sec 1 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: **Clark** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**  
 Speakers for item 144: Steve Honore' –undecided; Donald Perkins representing Council Member  
 Larry Green –stated stipulations agreed to by the applicant.
- 145 Mandell Courts replat no 1 C3N Approve**  
 Staff recommendation: Grant the requested variance(s) and approve the plat subject to the  
 conditions listed.  
 Commission action: Granted the requested variance(s) and approved the plat subject to the  
 conditions listed.  
 Motion: **Jard** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 146 Melody Oaks partial replat no 7 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: **Sikes** Vote: **Unanimous** Abstaining: **None**  
 Speaker for item 120: Richard Smith, Public Works & Engineering Department
- 147 Melody Oaks partial replat no 8 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: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 148 Park Court partial replat no 1 C3N Withdraw**
- Commissioner Jard abstained and left the room.**
- 149 Rockhurst replat no 1 C3N Approve**  
 Staff recommendation: Approve the plat for two weeks at the applicant's request.  
 Commission action: Approved the plat subject to the CPC 101 form conditions.  
 Motion: **Zakaria** Second: **Brave** Vote: **Carries** Abstaining: **Jard**  
 Opposed: **Garza**  
 Speaker for item 149: Mary Lou Henry –supportive, Daryl Rebrovich –undecided.
- 150 Simms Woods replat no 1 and extension C3N Approve**  
 Staff recommendation: Defer the plat subject to the CPC 101 form conditions.  
 Commission action: Deferred the plat subject to the CPC 101 form conditions.  
 Motion: **Edminster** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**  
 Speaker for item 123: Jay Matron

- |  |   |                          |  |
|--|---|--------------------------|--|
| <b>151</b>   | <b>Tanglewood Sec 11 partial replat no 2</b>                            | <b>C3N</b>               | <b>Defer</b>                                   |
| Staff recommendation: Defer the plat for two weeks to address boundary verification questions. |   |                          |  |
| Commission action: Deferred the plat for two weeks to address boundary verification questions. |   |                          |  |
|  | Motion: <b>Bryant</b>   | Second: <b>Clark</b>     | Vote: <b>Unanimous</b> Abstaining: <b>None</b> |
| <b>152</b>   | <b>Walden on Lake Houston Olympic Village Sec 2 partial replat no 1</b> | <b>C3N</b><br><b>C3N</b> | <b>Withdraw</b>                                |
| <b>153</b>   | <b>Walden on Lake Houston Olympic Village Sec 2 partial replat no 2</b> | <b>C3N</b>               | <b>Withdraw</b>                                |

**D VARIANCES**

**Agenda items 154, 155, 156, 157, 165 and 167 were taken together at this time with staff requesting a two week deferral on all items for the reasons stated.**

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|------------|--------------------------------------|------------|--------------|
| <b>154</b> | <b>Bauer Road Tract GP</b>           | <b>GP</b>  | <b>Defer</b> |
| <b>155</b> | <b>Bauer Road Tract Sec 1</b>        | <b>C3P</b> | <b>Defer</b> |
| <b>156</b> | <b>Bauer Road Tract Sec 2</b>        | <b>C3P</b> | <b>Defer</b> |
| <b>157</b> | <b>Bauer Road Tract Sec 3</b>        | <b>C3P</b> | <b>Defer</b> |
| <b>165</b> | <b>North Durham Estates</b>          | <b>C2R</b> | <b>Defer</b> |
| <b>167</b> | <b>Reserve at Clear Lake City GP</b> | <b>GP</b>  | <b>Defer</b> |

Staff recommendation: Defer the plats for two weeks for the reasons stated.

Commission action: Deferred the plats for two weeks for the reasons stated.

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

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|---|------------------------------------|-----------------------|--|
| <b>158</b>  | <b>Cypress Station Fuel Center</b> | <b>C2R</b>            | <b>Approve</b>                                 |
| 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: <b>Clark</b>               | Second: <b>Bryant</b> | Vote: <b>Unanimous</b> Abstaining: <b>None</b> |

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|---|---|------------------------|--|
| <b>159</b>  | <b>Dowling Park</b>                               | <b>C2R</b>             | <b>Approve</b>                               |
| 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: <b>Garza</b>                              | Second: <b>Alleman</b> | Vote: <b>Carries</b> Abstaining: <b>None</b> |
|   | Opposed: <b>Davis, Asakura, Bryant, and Brave</b> |                        |  |

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|--|---------------------------------|----------------------|--|
| <b>160</b>   | <b>Hirsh Road Business Park</b> | <b>C2</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>Subinsky</b>         | Second: <b>Garza</b> | Vote: <b>Unanimous</b> Abstaining: <b>None</b> |

**161 Lockwood Auto Storage** **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**

**Items 116, 117, and 162 were taken together at this time.**

**116 Harris County MUD no 504 Detention Pond No 1** **C2R** **Approve**

**117 Harris County MUD no 504 Detention Pond No 2** **C2R** **Approve**

**162 Madera Run Parkway Street Dedication Sec 1** **C3R** **Approve**  
Staff recommendation: Grant the requested variance and approve the plats subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance and approved the plats subject to the CPC 101 form conditions.  
Motion: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**163 Montrose Addition partial replat no 6** **C2R** **Withdraw**

**164 Morgan Fun is Free Reserve** **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: **Tartt** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**  
Speakers for item 164: Laura Brickey –supportive.

**166 Rankin Hardy Tract** **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: **Asakura** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**168 Somerset Green Sec 3** **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: **Edminster** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

Items 169 and 170 were taken together.

**169 Springwoods Village Partial GP GP Approve**

**170 Springwoods Village District Sec 1 C2 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: **Bryant** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

**171 Viewpoint Square replat no 1 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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS  
NONE**

**172 Villages of Cypress Lakes Sec 32 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: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**F RECONSIDERATION OF REQUIREMENTS**

None

Items G (Extensions of Approval), H (Name Changes), and I (Certificates of Compliance) were taken together at this time.

**G EXTENSIONS OF APPROVAL**

**173 Christ the King Presbyterian Church replat no 1 and extension EOA Approve**

**174 Domain Northgate EOA Approve**  
EOA Approve

**H NAME CHANGES**

**175 Bissonet Street and Westmoor Drive STD NC Approve**  
(prev. Bissonet Boulevard and Westmoor Drive STD)

**I CERTIFICATES OF COMPLIANCE**

**176 23757 Wisp Court COC Approve**

**177 18857 Honeysuckle Lane COC Approve**

**178 19652 New Forest COC Approve**

Staff recommendation: Approve staff's recommendation for items 173-178.

Commission action: Approved staff's recommendation for items 173-178.

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

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**179 3329 Cloverdale Street DPV Defer**  
Staff recommendation: Defer the plat for two weeks.  
Commission action: Deferred the plat for two weeks.  
Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 12, 2014**

- a. Broadmoor Addition partial replat no 1**
- b. Craig Woods partial replat no 10**
- c. Hawthorne Place Addition Sec 8 partial replat no 1**
- d. Hollywood Gardens partial replat no 3**
- e. Langwood partial replat no 1**
- f. Melody Oaks partial replat no 9 and extension**
- g. Riverway Estates Sec 1 partial replat no 3**
- h. West Court partial replat no 2**
- i. Westheimer Gardens partial replat no 2**

Staff recommendation: Establish a public hearing date of June 12, 2014 for items **II a-i**.  
Commission action: Established a public hearing date of June 12, 2014 for items **II a-i**.  
Motion: **Bryant** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

**Item IV was taken out of order and acted on as this time.**

**IV. CONSIDERATION OF A HOTEL MOTEL VARIANCE FOR A HILTON HOME 2 HAIK LOCATION AT 1106 SHERWOOD FOREST DRIVE:**

Staff recommendation: Defer the requested Hotel Motel Variance for a Hilton Home 2 Haik Location at 1106 Sherwood Forest Drive.  
Commission action: Deferred the requested Hotel Motel Variance for a Hilton Home 2 Haik Location at 1106 Sherwood Forest Drive.  
Motion: **Bryant** Second: **Clark** Vote: **unanimous** Abstaining: **None**

**III. PUBLIC HEARING FOR A HAZMAT PERMIT APPLICATION FOR S&S PLATTING COMPANY, 6505 DIXIE DRIVE:**

Commission action: Deferred the requested Hazmat Permit Application for S&S Platting Company, 6506 Dixie Drive.  
Motion: **Brave** Second: **Davis** Vote: **unanimous** Abstaining: **None**  
Speakers for item III: Arthur Malone –supportive. Representative for Council Member Robert Gallegos, Gladys Thomas –opposed.

**V. CONSIDERATION FOR AN APPEAL ON THE DECISION OF THE HOUSTON HISTORICAL ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON APRIL 24, 2014 FOR A CERTIFICATE OF APPROPRIATENESS FOR:**

- a. 1815 Cortlandt Street –Houston Heights Historic District East**

Staff recommendation: None  
Commission action: Upheld the appeal on the decision of the Houston Historical and Archaeological and Historical Commission for the Certificate of Appropriateness.  
Motion: **Garza** Second: **Brave** Vote: **Carries** Opposing: **Davis, Edminster, Subinsky, Stein and Anderson**  
Speakers for item IV: Tim Kirwin –supportive.

**b. 1817 Cortlandt Street –Houston Heights Historic District East**

Staff recommendation: None

Commission action: Overturned the appeal on the decision of the Houston Historical and Archaeological and Historical Commission for the Certificate of Appropriateness.

Motion: **Jard**                      Second: **Zakaria**                      Vote: **Carries**                      Opposing: **Asakura, Garza, Clark, Brave and Forister.**

Speakers for item IV: Tim Kirwin –supportive.

**VI. PUBLIC COMMENT**

None

**VII. ADJOURNMENT**

There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 5:34 p.m.

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

  
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Mark Kilkenny, Chair

  
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Patrick Walsh, Secretary