

## Minutes of the Houston Planning Commission

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

July 10, 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 2:35 p.m. with a quorum present.**

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman Absent

Keiji Asakura

Fernando Brave

Kenneth Bohan Absent

Antoine Bryant

Lisa Clark

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porrás-Pirtle

Algenita Davis Absent

Mike Sikes Absent

Martha Stein

Eileen Subinsky

Blake Tartt III Arrived at 3:10 p.m.

Shaukat Zakaria

Mark Mooney for

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

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

## APPROVAL OF THE JUNE 26, 2014 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the June 26, 2014 Planning Commission meeting minutes.

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

### I. PRESENTATION AND CONSIDERATION OF THE JULY 2014 SEMI ANNUAL REPORT OF THE CAPITAL ADVISORY COMMITTEE ON IMPACT FEES:

The presentation and consideration of the July 2014 Semi Annual Report of the Capital Advisory Committee was given by Jessica Dennis.

Commission action: Approve the Capital Advisory Committee on Impact Fees.

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

### II. PLATTING ACTIVITY (Consent items A and B, 1- 120)

Items removed for separate consideration: **7, 29, 54 and 97.**

Items removed to allow speakers: **11 and 87.**

Staff recommendation: Approve staff's recommendations for items **1 – 120** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 120** subject to the CPC 101 form conditions.

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

**Commissioner Clark, Commissioner Edminster and Commissioner Asakura abstained and left the room.**

Staff recommendation: Approve staff's recommendation to approve items **7, 29, 54 and 97** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **7, 29, 54 and 97** subject to the CPC 101 form conditions.

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

**Commissioner Clark, Commissioner Edminster and Commissioner Asakura returned.**

### A CONSENT

**11 Capital Commons C2 Approve**

Staff recommendation: Defer the plat per Chapter 42 planning standards.

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

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

Speaker for item 1: Mary Lou Henry –applicant.

### B REPLATS

**87 Broadstone Bering C2 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: **Nelson** Vote: **Carries** Abstaining: **Tartt**

Speakers for item 87: Craig Murray, Council Member Pennington, District G and Tim Lincoln, Office of City Engineer.

## C PUBLIC HEARINGS

**121 Contemporary Main Plaza partial 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: **Jard** Second: **Brave** Vote: **Unanimous** Abstaining: **None**  
Speakers for item 121: William Gray, owner –supportive. Donald Perkins representing Council Member Green –opposed.

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

**122 East End on the Bayou Sec 2 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: **Edminster** Vote: **Unanimous** Abstaining: **None**

**Commissioner Asakura returned.**

**123 Fannin Station Sec 2 replat no 1 C3N Approve**  
Staff recommendation: Defer the plat per Chapter 42 planning standards.  
Commission action: Deferred the plat per Chapter 42 planning standards.  
Motion: **Edminster** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**124 Gilbert Estates 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: **Subinsky** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**  
Speakers for item 124: Kim King and Pat King –opposed.

**125 Hyde Park Extension partial replat no 2 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**

**126 Lamar Terrace partial replat no 4 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: **Porras-Pirtle** Second: **Sikes** Vote: **Carries** Abstaining: **Edminster**

**127 Westhaven Estates Sec 2 partial replat no 3 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**

## D VARIANCES

**128 Aerovillas Hanger Home** **C2** **Withdraw**  
Withdrawn.

**129 Baer Meadow Court** **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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**130 Crosby High School 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: **Edminster** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**Agenda items 131, 133, 135,140 and 141 were taken together at this time.**

<b>131</b>	<b>Ellisor Investments Ltd on Gant</b>	<b>C2</b>	<b>Defer</b>
<b>133</b>	<b>Med Park</b>	<b>C3P</b>	<b>Defer</b>
<b>135</b>	<b>Parkway at Eldridge Sec 3</b>	<b>C3P</b>	<b>Defer</b>
<b>140</b>	<b>Terraces on Crawford</b>	<b>C2R</b>	<b>Defer</b>
<b>141</b>	<b>Uptown North</b>	<b>C3R</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: **Bryant** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

**132 Mcduffie Place** **C2R** **Approve**  
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.  
Commission action: Denied the requested variance and disapproved the plat subject to the CPC 101 form conditions.

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

Speakers for item 132: Carl Noble, William Carl, C.J Farley, Paul Carl, Jason Odom and Carlos Sies –opposing.

**134 North Durham Estates** **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: **Garza** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**136 Pearl on Helena** **C2R** **Defer**  
Staff recommendation: Defer the plats for two weeks for further study and review.  
Commission action: Deferred the plats for two weeks for further study and review.  
Speakers for item 136: Tim Losie –undecided.  
Motion: **Asakura** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

**137 Pease Street Townhomes** **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: **Garza** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**  
Speakers for item 137: Angelina Von Graff –opposed.

**138 Reserve at Parkway Terrace** **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: **Edminster** Second: **Porras-Pirtle** Vote: **Carries** Abstaining: **Clark**

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

**139 Telge Road Facilities Reserves** **C2** **Approve**  
Staff recommendation: Grant the requested variances 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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**  
Speakers for item 140: Mary Lou Henry –supportive.

**Commissioner Edminster returned.**

**142 West Area Relief School** **C2** **Approve**  
Staff recommendation: Grant the requested variances 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: **Brave** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**  
Speakers for item 142: Alex Van Duzer, Mary Elizabeth Miller and Cindy Garza –supportive.

## **E SPECIAL EXCEPTIONS**

**Agenda items 143, 144, 145 and 146 were taken together at this time.**

**143 Bauer Road Tract GP** **GP** **Approve**  
**144 Bauer Road Tract Sec 1** **C3P** **Approve**  
**145 Bauer Road Tract Sec 2** **C3P** **Approve**  
**146 Bauer Road Tract Sec 3** **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: **Porras-Pirtle** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

**Agenda items 147, 148 and 149 were taken together at this time.**

<b>147</b>	<b>Fieldstone GP</b>	<b>GP</b>	<b>Approve</b>
<b>148</b>	<b>Fieldstone Sec 10</b>	<b>C3P</b>	<b>Approve</b>
<b>149</b>	<b>Fieldstone Sec 11</b>	<b>C3P</b>	<b>Approve</b>

Staff recommendation: Grant the requested variances 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: **Forister**      Second: **Tartt**      Vote: **Unanimous**      Abstaining: **None**

## **F RECONSIDERATION OF REQUIREMENTS**

<b>150</b>	<b>Gosling Office Park</b>	<b>C2</b>	<b>Approve</b>
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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: **Bryant**      Vote: **Unanimous**      Abstaining: **None**

<b>151</b>	<b>Grandway West</b>	<b>C2</b>	<b>Withdraw</b>
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Withdrawn.

**Agenda items 152 and 153 were taken together at this time.**

<b>152</b>	<b>Hampton Creek GP</b>	<b>GP</b>	<b>Approve</b>
<b>153</b>	<b>Hampton Creek Sec 5</b>	<b>C3F</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: **Bryant**      Second: **Clark**      Vote: **Unanimous**      Abstaining: **None**

<b>154</b>	<b>Houston Branch Oates Road</b>	<b>C2</b>	<b>Approve</b>
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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: **Subinsky**      Second: **Garza**      Vote: **Unanimous**      Abstaining: **None**

<b>155</b>	<b>Pinto Business Park GSC Reserve Sec 1</b>	<b>C2</b>	<b>Approve</b>
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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: **Porras-Pirtle**      Second: **Clark**      Vote: **Unanimous**      Abstaining: **None**

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

**G EXTENSIONS OF APPROVAL**

156	Bridgeland Lakeland Heights Sec 6	EOA	Approve
157	Greenhouse Road Street Dedication Sec 3	EOA	Approve
158	Harris County MUD no 374 Detention Pond Extension	EOA	Approve
159	Larson Intermodal	EOA	Approve
160	Meadowview Farms Sec 8	EOA	Approve
161	Towne Lake Sec 30	EOA	Approve
162	Valley Precision	EOA	Approve

**H NAME CHANGES**

163	Views at Rosewood (prev. Rodewood Place)	NC	Approve
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**I CERTIFICATES OF COMPLIANCE**

164	25240 Redbird Lane	COC	Approve
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Staff recommendation: Grant the requested variances and approve the plats subject to the CPC 101 form conditions.  
Commission action: Granted the requested variances and approved the plats subject to the CPC 101 form conditions.  
Motion: **Bryant**      Second: **Sikes**      Vote: **Unanimous**      Abstaining: **None**

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

165	1101 E 7 <sup>th</sup> St	DPV	Defer
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Staff recommendation: Defer the plats for two weeks for further study and review.  
Commission action: Deferred the plats for two weeks for further study and review.  
Motion: **Garza**      Second: **Bryant**      Vote: **Unanimous**      Abstaining: **None**

166	2534 Glen Haven Blvd	DPV	Defer
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Staff recommendation: Defer the plats for two weeks per applicant's request.  
Commission action: Deferred the plats for two weeks per applicant's request.  
Motion: **Clark**      Second: **Edminster**      Vote: **Unanimous**      Abstaining: **None**

167	1226 Heights Blvd	DPV	Disapprove
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Staff recommendation: Deny the requested variance and disapprove the development plat.  
Commission action: Denied the requested variance and disapproved the development plat.  
Motion: **Jard**      Second: **Tartt**      Vote: **Unanimous**      Abstaining: **None**  
Speakers for item 167: Julie representing Paksima Group and owner –supportive.

168	3122 Norris Dr	DPV	Approve
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Staff recommendation: Grant the requested variance and approve the development plat subject to the conditions listed.  
Commission action: Grant the requested variance and approved the development plat subject to the conditions listed.  
Motion: **Edminster**      Second: **Asakura**      Vote: **Unanimous**      Abstaining: **None**

**III. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 7, 2014**

- a. Alys Park
- b. Bradbury Forest Sec 1 partial replat no 1
- c. Nobility Park replat no 1
- d. Pecore Industrial
- e. Southland Place partial replat no 1
- f. Southland Place partial replat no 2
- g. Southland Place partial replat no 3
- h. University of St. Thomas Central

Staff recommendation: Establish a public hearing date of August 7, 2014 for items II a-j.

Commission action: Established a public hearing date of August 7, 2014 for items II a-j.

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

**IV. CONSIDERATION FOR AN OFF STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 11625 MARTINDALE ROAD:**

Staff recommendation: Grant the requested variances.

Commission action: Granted the requested variances.

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

Speaker for item IV: Kendrick Wright –supportive.

**V. CONSIDERATION FOR AN OFF STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 8800 SOUTHBLUFF BOULEVARD (DOBIE HIGH SCHOOL):**

Staff recommendation: Defer the application for two weeks.

Commission action: Deferred the application for two weeks.

Motion: **Bryant**

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

**VI. CONSIDERATION FOR AN LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 2902 GANO STREET:**

Staff recommendation: Grant the requested variances.

Commission action: Granted the requested variances.

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

**VII. CONSIDERATION FOR AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON JUNE 19, 2014 FOR A CERTIFICATE OF APPROPRIATENESS FOR 128 WEST 17<sup>TH</sup> STREET IN HOUSTON HEIGHTS HISTORIC DISTRICT EAST:**

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

Motion: **Brave**                      Second: **Garza**                      Vote: **Carries**                      Opposing: **Edminster,**  
**Tartt, Zakaria, Sikes and Subinsky**                      Abstaining: **Jard**

Speakers for item VII: Tim Kirwin, representing the applicant and owner –supportive.

**VIII. PUBLIC COMMENT**

None.



**IX. ADJOURNMENT**

There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 5:57 p.m.

Motion: **Bryant**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

  
Mark Kilkenny, Chair

  
Patrick Walsh, Secretary