

## Minutes of the Houston Planning Commission

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

August 21, 2014  
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 2:44 p.m. with a quorum present.**

Mark A. Kilkenney, Chair	
M. Sonny Garza	
Susan Alleman	
Keiji Asakura	
Fernando Brave	
Kenneth Bohan	
Antoine Bryant	
Lisa Clark	Absent
Truman C. Edminster III	
James R. Jard	
Paul R. Nelson	
Linda Porrás-Pirtle	
Algenita Davis	
Mike Sikes	
Martha Stein	
Eileen Subinsky	Absent
Blake Tartt III	Absent
Shaukat Zakaria	
Mark Mooney for James Noack	Absent
Clay Forister for The Honorable Grady Prestage	
Raymond Anderson for The Honorable Ed Emmett	Absent

### 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 AUGUST 7, 2014 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the August 7, 2014 Planning Commission meeting minutes.

Motion: **Alleman**      Second: **Bryant**      Vote: **Carries**      Abstaining: **Porras-Pirtle**

### **APPROVAL OF THE JULY 31, 2014 MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENTS PUBLIC HEARING MEETING MINUTES**

Commission action: Approved the July 31, 2014 Major Thoroughfare and Freeway Plan Amendments Public Hearing Meeting Minutes.

Motion: **Stein**      Second: **Sikes**      Vote: **Unanimous**      Abstaining: **None**

## **I. STAFF RECOMMENDATION AND PLANNING COMMISSION CONSIDERATION OF 2014 MAJOR THOROUGHFARE AND FREEWAY PLAN PROPOSED AMENDMENTS**

### **Vernon G. Henry & Associates**

**C-1:** Winfield Road/Generation Pkwy- Proposed "E" Street to Mesa Road

Staff recommendation: Defer the item at the request of Harris County.

Commission action: Deferred the item at the request of Harris County.

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

### **RVi**

**E-1:** Huffman Cleveland-FM 1485 to Plum Grove Road

**E-2:** FM 1485- Intersection realignment at Huffman Cleveland Road

**E-3:** Community Drive-Huffman Cleveland Road to COH ETJ

**E-4:** Oakleaf Drive-Kingwood Drive to Plum Grove Road

**E-5:** Idleloch Drive-FM 2100 to Community Drive

**E-6:** Miller Wilson Road- Kingwood Drive to COH ETJ

**E-7:** Wolf Trot- Kingwood Drive to COH ETJ

**E-8:** Proposed Major Collector- Idleloch Drive to Wolf Trot Road

**E-9:** Plum Grove Road (east-west)- Huffman Cleveland Road to Plum Grove Road (north-south)/Idleloch Drive

Staff recommendation: Approve staff's recommendation for items E-1 through E-9.

Commission action: Approved staff's recommendation for items E-1 through E-9.

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

## **II. FORWARD CHANGES TO THE 2013 MTFP MAP TO CITY COUNCIL**

Staff recommendation: Forward the changes to the 2013 MTFP map to City Council.

Commission action: Forwarded the changes to the 2013 MTFP map to City Council.

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

## **III. PLATTING ACTIVITY      (Consent items A and B, 1- 108)**

Items removed for separate consideration: **8, 23, 53, 54, 58, 61, 70, 74, and 83.**

Staff recommendation: Approve staff's recommendations for items **1 – 108** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 108** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendation to approve items **8, 23, 53, 54, 58, 61, 70, 74, and 83** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **8, 23, 53, 54, 58, 61, 70, 74, and 83** subject to the CPC 101 form conditions.

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

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

## **C PUBLIC HEARINGS**

**109 Colquitt Court Sec 2 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: **Bryant** Second: **Sikes** Vote: **Carries** Abstaining: **None**

**110 Gardens at Twenty First Street 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: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**111 Greenview Manor Sec 2 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: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**112 Harlem Heights partial replat no 1 C3N Defer**

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

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

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

**113 Melody Oaks partial replat no 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: **Jard** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**114 Monterrey at Willowbend Sec 4 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: **Porras-Pirtle** Second: **Foriester** Vote: **Unanimous** Abstaining: **None**

**115 Nobility Park replat no 1 C3N Defer**

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

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

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

- 116 Pecore Industrial** **C3N** **Approve**  
 Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Denied the requested variance and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Bohan** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
- 117 Plainview Addition partial replat no 2** **C3N** **Defer**  
 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.  
 Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 118 Strathmore Park parial 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: **Alleman** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 119 Stude Rodger Heights replat no 1 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: **Stein** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**

**D VARIANCES**

- 120 Aerovillas Hangar Home Sec 1** **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: **Porras-Pirtle** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**Items 121, 122, 129, 131, 132, 133, and 134 were taken together at this time with staff requesting a two week deferral for the reasons stated.**

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| <b>121 Audubon Place partial replat no 1</b> | <b>C2R</b> | <b>Defer</b> |
| <b>122 Commerce Estates</b>                  | <b>C2R</b> | <b>Defer</b> |
| <b>129 Saddle Ridge Sec 6</b>                | <b>C3P</b> | <b>Defer</b> |
| <b>131 Workshop Houston</b>                  | <b>C2R</b> | <b>Defer</b> |
| <b>132 Cypress Landing East GP</b>           | <b>GP</b>  | <b>Defer</b> |
| <b>133 Cypress Landing East Sec 11</b>       | <b>C3P</b> | <b>Defer</b> |
| <b>134 Aliana Sec 44</b>                     | <b>C3P</b> | <b>Defer</b> |

Staff recommendation: Defer the plats for two weeks.  
 Commission action: Deferred the plats for two weeks.  
 Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**123 Hanover River Oaks** **C2R** **Approve**  
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.  
Commission action: Grant the requested variance and approved the plat subject to the CPC 101 form conditions.

Motion: **Jard** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**  
Speakers for item 123: David Ott, Joe Elder, and Ray A. Jones, Jr. – supportive; Steve Adam - opposed

**124 Harmony West Sector** **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: **Asakura** Vote: **Unanimous** Abstaining: **None**

**Items 125 and 126 are taken together at this time.**

**125 Lakes at Creekside GP** **GP** **Approve**  
**126 Lakes at Creekside Sec 2** **C3P** **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 approve the general plan and the plat subject to the CPC 101 form conditions.

Motion: **Davis** Second: **Garza** Vote: **Unanimous** Abstaining: **None**  
Speaker for items 125 and 126: Kerry Gilbert

**127 Madek Price** **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: **Sikes** Vote: **Unanimous** Abstaining: **None**

**128 Montrose Addition partial replat no 6** **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: **Porras-Pirtle** Second: **Edminster** Vote: **Carries** Abstaining: **None**  
Opposed: **Jard**

**130 Wagner Heights** **C2R** **Disapprove**  
Staff recommendation: Deny the requested variance and disapprove 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: **Bohan** Second: **Brave** Vote: **Carries** Abstaining: **Jard and Edminster**  
Opposed: **Stein, Zakaria, Porras-Pirtle, and Garza**  
Speaker for item 130: Michael Sperandio – supportive; Alejandra Nett – undecided; Susan Laviage - opposed

**E SPECIAL EXCEPTIONS**

Special Exception items 131 and 132 were taken earlier in the agenda with the deferred items.

**F RECONSIDERATION OF REQUIREMENTS**

Item 134 was taken earlier in the agenda with the deferred items.

**Items 135, 136, and 137 are taken together at this time.**

<b>135</b>	<b>Anserra GP</b>	<b>GP</b>	<b>Approve</b>
<b>136</b>	<b>Anserra Sec 4</b>	<b>C3F</b>	<b>Approve</b>
<b>137</b>	<b>Anserra Sec 5</b>	<b>C3F</b>	<b>Approve</b>

Staff recommendation: Deny the requested variance and disapprove the general plan and the plats.  
Commission action: Granted the requested variances and approved the general plan and the plats subject to the CPC 101 form conditions

Motion: **Foriester**      Second: **Jard**      Vote: **Porras-Pirtle**      Abstaining: **None**

<b>138</b>	<b>Bauer Road Wastewater Treatment Plant</b>	<b>C2R</b>	<b>Approve</b>
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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: **Garza**      Vote: **Unanimous**      Abstaining: **None**

**Items 139 and 140 are taken together at this time.**

<b>139</b>	<b>Crosby High School GP</b>	<b>GP</b>	<b>Approve</b>
<b>140</b>	<b>Crosby High School Sec 1</b>	<b>C3P</b>	<b>Approve</b>

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: **Garza**      Second: **Alleman**      Vote: **Unanimous**      Abstaining: **None**

<b>141</b>	<b>Towne Lake Sec 38</b>	<b>C3F</b>	<b>Withdrawn</b>
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**G EXTENSIONS OF APPROVAL**

<b>142</b>	<b>Azutami</b>	<b>EOA</b>	<b>Approve</b>
<b>143</b>	<b>Edgewood Village Sec 3</b>	<b>EOA</b>	<b>Approve</b>
<b>144</b>	<b>Generation Park West Rail Sit Yard</b>	<b>EOA</b>	<b>Approve</b>
<b>145</b>	<b>Park Place</b>	<b>EOA</b>	<b>Approve</b>
<b>146</b>	<b>San Jacinto College North Campus West Addition</b>	<b>EOA</b>	<b>Approve</b>
<b>147</b>	<b>Villages of Cypress Lake Sec 29</b>	<b>EOA</b>	<b>Approve</b>
<b>148</b>	<b>Woodlands Waterway Square partial replat no 1 partial replat no 1</b>	<b>EOA</b>	<b>Approve</b>

**H NAME CHANGES**

<b>149</b>	<b>Northgrove GP</b> (prev. Woodbridge at Spring Creek GP)	<b>NC</b>	<b>Approve</b>
<b>150</b>	<b>Northgrove Water Plant Site no 1</b> (prev. Woodbridge at Spring Creek Water Plant Site no 1)	<b>NC</b>	<b>Approve</b>
<b>151</b>	<b>Northgrove WWTP no 1</b> (prev. Woodbridge at Spring Creek WWTP no 1)	<b>NC</b>	<b>Approve</b>
<b>152</b>	<b>Northgrove Sec 1</b> (prev. Woodbridge at Spring Creek Sec 1)	<b>NC</b>	<b>Approve</b>
<b>153</b>	<b>Northgrove Sec 2</b> (prev. Woodbridge at Spring Creek Sec 2)	<b>NC</b>	<b>Approve</b>
<b>154</b>	<b>Northgrove Sec 3</b> (prev. Woodbridge at Spring Creek Sec 3)	<b>NC</b>	<b>Approve</b>
<b>155</b>	<b>Northgrove Sec 4</b> (prev. Woodbridge at Spring Creek Sec 4)	<b>NC</b>	<b>Approve</b>
<b>156</b>	<b>Northgrove Sec 5</b> (prev. Woodbridge at Spring Creek Sec 5)	<b>NC</b>	<b>Approve</b>

Staff recommendation: Approve staff's recommendation for items **142-156**.

Commission action: Approved staff's recommendation for items **142-156**.

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

**I CERTIFICATES OF COMPLIANCE  
NONE**

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**Items 157 and 158 are taken together at this time.**

<b>157</b>	<b>1712 Capron Street</b>	<b>DPV</b>	<b>Approve</b>
<b>158</b>	<b>1713 Pannell Street</b>	<b>DPV</b>	<b>Approve</b>

Staff recommendation: Grant the requested variances and approve the development plats subject to the conditions listed.

Commission action: Granted the requested variances and approved the development plats subject to the conditions listed.

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

<b>159</b>	<b>1035 West 30<sup>th</sup> Street</b>	<b>DPV</b>	<b>Approve</b>
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Staff recommendation: Grant the requested variance and approve the development plat subject to the conditions listed.

Commission action: Granted the requested variance and approved the development plat subject to the conditions listed.

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

<b>160</b>	<b>3123 Gannett Street</b>	<b>DPV</b>	<b>Defer</b>
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Staff recommendation: Defer the plat for two weeks.

Commission action: Deferred the plat for two weeks.

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

**IV. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 18, 2014**

- a. Carolina Place partial replat no 1
- b. Craig Woods partial replat no 5
- c. Hillcrest partial replat no 1
- d. Hilldale partial replat no 1
- e. Houston Community College Eastside Campus Sec 3
- f. Longwoods partial replat no 1
- g. Melody Oaks partial replat no 9 and extension
- h. Shadow Creek South Sec 2 partial replat no 2
- i. Temple Terrace partial replat no 2
- j. Westheimer Estates partial replat no 4

Staff recommendation: Establish a public hearing date of September 18, 2014 for items II a-j.

Commission action: Established a public hearing date of September 18, 2014 for items II a-j.

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

**V. CONSIDERATION OF A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 2929 BAY AREA BOULEVARD**

Staff recommendation: Grant the requested variance subject to the conditions mentioned.

Commission action: Granted the requested variance subject to the conditions mentioned.

Motion: **Brave** Second: **Asakura** Vote: **Carries** Abstaining: **Alleman**

**VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 1061 BROADWAY STREET (Milby High School)**

Staff recommendation: Grant the requested off-street parking variance.

Commission action: Granted the requested off-street parking variance.

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

**VII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 10726 MESA DRIVE (North Forest High School)**

Staff recommendation: Grant the requested off-street parking variance.

Commission action: Granted the requested off-street parking variance.

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

**Commissioner Porras-Pirtle abstained and left the room.**

**VIII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2902 REVERE STREET (Kuhl-Linscomb)**

Staff recommendation: Grant the requested variance to allow 10 on-site parking spaces with conditions.

Commission action: Granted the requested variance to allow 10 on-site parking spaces with conditions 2 & 3 only. Condition 1 was not approved.

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

Speakers for item VIII: Joe Elder, Stephanie Ann Jones, Dan Linscomb, Steve Curry, John Price, John Woods, Gene Wiggins, Mike Newlin, Cindy Newlin, and Chris Lewis- supportive

**IX. PUBLIC HEARING FOR DESIGNATION OF A SPECIAL PARKING AREA FOR THE MENIL COLLECTION AND CAMPUS**

A presentation was given by David Manual, applicant. There was no Commission action taken on this item.

Speaker for item IX: Glynice Lurie – opposed



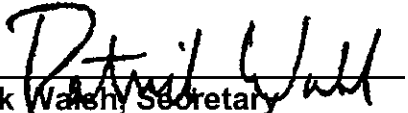
X. PUBLIC COMMENT  
NONE

XI. ADJOURNMENT

There being no further business brought before the Commission Chair, Mark Kilkeny adjourned the meeting at 5:50 p.m.

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

  
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Mark Kilkeny, Chair

  
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Patrick Walsh, Secretary