

## Minutes of the Houston Planning Commission

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

February 5, 2015  
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 2:33 p.m. with a quorum present.**

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Absent

Fernando Brave

Kenneth Bohan

Arrived at 2:41 p.m. during item 1

Antoine Bryant

Lisa Clark

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Left at 4:49 p.m. during item 121

Linda Porrás-Pirtle

Algenita Davis

Left at 5:22 p.m. during item 138

Mike Sikes

Martha Stein

Eileen Subinsky

Blake Tartt III

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 JANUARY 22, 2015 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the January 22, 2015 Planning Commission meeting minutes.

Motion: **Subinsky**      Second: **Clark**      Vote: **Carries**      Abstaining: **Porras-Pirtle**

### I. PLANNING TODAY

Presentation was given by Patrick Walsh, Director, Planning and Development Department.

### II. PLATTING ACTIVITY      (Consent items A and B, 1-99)

Item **45** was taken separately to allow time for speakers. Items removed for separate consideration: **36, 37, 59, 62, 64, 65, 66, and 67.**

Staff recommendation: Approve staff's recommendations for items **1 – 99** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 99** subject to the CPC 101 form conditions.

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

**Commissioners Anderson, Clark and Edminster abstained and left the room.**

Staff recommendation: Approve staff's recommendation to approve items **36, 37, 59, 62, 64, 65, 66, and 67** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **36, 37, 59, 62, 64, 65, 66, and 67** subject to the CPC 101 form conditions.

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

**Commissioners Anderson, Clark, and Edminster returned.**

**Item 45 was taken at this time.**

**45      Padfield Estates      C3F      Approve**

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

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

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

Speakers for item 45: Chris Weekly, applicant – supportive; Nan Tatum, Jenn Allen, Judy Allen, Gail Saywer, Carolyn Wessels, Richard Rexroad, Lilo Kubena, Mary Carr, Janice Hall, Miles Mohnkern, Mike Mattalino, and Al Allen - opposed

### C PUBLIC HEARINGS

**100      Braeburn Gardens partial replat no 1      C3N      Approve**

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

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

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

- 101 Colina Homes on West 24<sup>th</sup> Street replat no 1 C3N Defer**  
 Staff recommendation: Defer the plat for two weeks to allow time for applicant to provide revised information.  
 Commission action: Deferred the plat for two weeks to allow time for applicant to provide revised information.  
 Motion: **Garza** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
- 102 Harvard Center 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: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 103 Hidden Oaks replat no 2 partial replat no 5 C3N Defer**  
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
 Commission action: Deferred the plat for two weeks to allow time to hear additional information from residents.  
 Motion: **Jard** Second: **Brave** Vote: **Unanimous** Abstaining: **None**  
 Speakers for item 103: Michael Villemarette and Lan Meggs- no position stated
- 104 Honeycomb Ridge replat no 1 C3N Defer**  
 Staff recommendation: Defer the plat for two weeks to allow time for further study and legal review of separately filed deed restrictions.  
 Commission action: Deferred the plat for two weeks to allow time for further study and legal review of separately filed deed restrictions.  
 Motion: **Mooney** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 105 Rayford Ridge Sec 1 partial replat no 1 C3N Withdrawn**
- 106 Shops at Cinco Spring Green 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**  
 Speaker for item 106: Viet Nguyen – no position stated
- Commissioner Edminster abstained and left the room.**
- 107 Towne Lake Sec 32 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** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- Commissioner Edminster returned.**
- 108 Treviso replat no 1 C3N Defer**  
 Staff recommendation: Defer the plat for two weeks to allow time for additional information.  
 Commission action: Deferred the plat for two weeks to allow time for additional information.  
 Motion: **Garza** Second: **Davis** Vote: **Unanimous** Abstaining: **None**  
 Speakers for item 108: LaDonna Mueller – undecided; Virginia Evans

**109 Wheeler Avenue Baptist Church Central 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: **Davis** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

**110 Wheeler Avenue Baptist Church South 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: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**111 Woodland Heights 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: **Zakaria** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

## **D VARIANCES**

**112 Bow Zone LLC C2 Approve**  
Staff recommendation: Grant the requested variance to not extend and not terminate with a cul-de-sac, Tree Bright Lane and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance to not extend and not terminate with a cul-de-sac, Tree Bright Lane and approved the plat subject to the CPC 101 form conditions.  
Motion: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**113 City Centre at Midtown C2R 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: **Edminster** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**114 Dowling Green C2R Approve**  
Staff recommendation: Grant the requested 15' building line variance along Dowling Street and approve the plat subject to the CPC 101 form conditions.  
Commission action: Grant the requested 15' building line variance along Dowling Street and approved the plat subject to the CPC 101 form conditions.  
Motion: **Subinsky** Second: **Jard** Vote: **Carries** Abstaining: **None**  
Opposed: **Davis**

**115 Fore Washington Apartments C2R Approve**  
Staff recommendation: Grant 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: **Jard** Second: **Garza** Vote: **Unanimous** Abstaining: **None**  
Speaker for item 115: Patrick Byrne and Johnathan Cornelius – supportive; Tom Dornbusch and Jane West – opposed; Meg Poissant – no position stated

**116 George R. Brown Convention Center 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: **Edminster** Second: **Jard** Vote: **Unanimous** Abstaining: **None**

- 117 Houston Heights Partial replat no 13** **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: **Porras-Pirtle** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 118 Houston Views** **C2** **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: **Subinsky** Vote: **Unanimous** Abstaining: **None**
- 119 Murphy USA Store No 297** **C2R** **Defer**  
 Staff recommendation: Defer the plat for two weeks to allow time for applicant to submit revised information.  
 Commission action: Deferred the plat for two weeks to allow time for applicant to submit revised information.  
 Motion: **Jard** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 120 Oakcrest North at Wildwood GP** **GP** **Defer**  
 Staff recommendation: Grant the requested variance and approve the general plan subject to the entire collector street system having a 60' ROW and for lots not to take direct access from any portion of this proposed collector street.  
 Commission action: Granted the requested variance and approved the general plan subject to providing 60' ROW for the collector street and having a 25' BL for lots fronting on the collector street.  
 Motion: **Jard** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**  
 Speaker for item 120: John Hammond – supportive
- 121 Park West Green GP** **GP** **Defer**  
**122 Park West Green Sec 1** **C3P** **Defer**  
 Staff recommendation: Defer the plats for two weeks per the applicant's request.  
 Commission action: Deferred the plats for two weeks per the applicant's request.  
 Motion: **Bryant** Second: **Davis** Vote: **Unanimous** Abstaining: **None**
- 123 Sunrise Pines Sec 4** **C3P** **Approve**  
 Staff recommendation: Grant the requested block length variance; deny the requested variance regarding COS and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the requested block length variance; denied the requested variance regarding COS and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Porras-Pirtle** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 124 Villas at River Oaks** **C2R** **Approve**  
 Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions. If the existing buildings and structures are demolished in the future, any new structures and additions must meet the building line requirements and no visibility triangle encroachment is allowed.  
 Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions. If the existing buildings and structures are demolished in the future, any new structures and additions must meet the building line requirements and no visibility triangle encroachment is allowed.  
 Motion: **Davis** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS NONE**  
None

**F RECONSIDERATION OF REQUIREMENTS**

**125 Gateway 290 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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**126 Greenhouse Road Apartments C3F Approve**  
Staff recommendation: Approve the plat subject to the conditions listed.  
Commission action: Approved the plat subject to the conditions listed.  
Motion: **Edminster** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

**127 Woodbridge Baptist Church GP GP Approve**  
Staff recommendation: Grant the requested variances and approve the general plan subject to the CPC 101 form conditions.  
Commission action: Granted the requested variances and approved the general plan subject to the CPC 101 form conditions  
Motion: **Davis** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

Items G, H, and I are taken together at this time.

**G EXTENSIONS OF APPROVAL**

<b>128 Academy Warehouse and Distribution Center</b>	<b>EOA</b>	<b>Approve</b>
<b>129 Bridgeland Hidden Creek Sec 24</b>	<b>EOA</b>	<b>Approve</b>
<b>130 Fort Bend Market Petco</b>	<b>EOA</b>	<b>Approve</b>
<b>131 Sawdust Retail</b>	<b>EOA</b>	<b>Approve</b>

**H NAME CHANGES**

<b>132 Northgrove Sec 4</b>	<b>NC</b>	<b>Approve</b>
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(prev. Woodbridge at Spring Creek Sec 4)

**I CERTIFICATES OF COMPLIANCE**

<b>133 24756 Robert Drive</b>	<b>COC</b>	<b>Approve</b>
<b>134 22011 White Oak Drive</b>	<b>COC</b>	<b>Approve</b>
<b>135 25203 Kelly Road</b>	<b>COC</b>	<b>Approve</b>

Staff recommendation: Approve staff's recommendation for items **128-135**.

Commission action: Approved staff's recommendation for items **128-135**.

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

**J ADMINISTRATIVE**  
**NONE**

## K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

- 136 3842 Piping Rock Lane** **DPV** **Defer**  
Staff recommendation: Defer the application per the applicant's request.  
Commission action: Deferred the application per the applicant's request.  
Motion: **Bohan** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**
- 137 2901 Rusk Street** **DPV** **Defer**  
Staff recommendation: Defer the application to allow time for applicant to provide revised information.  
Commission action: Deferred the application to allow time for applicant to provide revised information.  
Motion: **Bryant** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**  
Speaker for item 115: Will Lincoln, applicant
- 138 2100 Woodhead Street** **DPV** **Defer**  
Staff recommendation: Grant the requested variance.  
Commission action: Deferred the application to allow time for further study and review.  
Motion: **Brave** Second: **Garza** Vote: **Unanimous** Abstaining: **None**  
Speaker for item 138: James A. McBride, applicant – supportive, Helen Menn and Sam Schon – opposed

### III. ESTABLISH A PUBLIC HEARING DATE OF MARCH 5, 2015 for:

- a. Cinco Ranch Southwest Sec 32 partial replat no 2
- b. Colquitt Court Sec 2 partial replat no 2
- c. Lakewood Pines Sec 1 partial replat no 1
- d. Lamar Terrace partial replat no 7
- e. Morgan Addition partial replat no 5
- f. Newport Sec 8 partial replat no 1
- g. Parkway Lakes Sec 1 partial replat no 3
- h. Spring Branch Valley partial replat no 5
- i. Tall Timbers Section of River Oaks partial replat no 5
- j. Threlkeld Point partial replat no 1
- k. Valley Ranch Sec 4 partial replat no 1

Staff recommendation: Establish a public hearing date of March 5, 2015 for items **III a-k**.  
Commission action: Established a public hearing date of March 5, 2015 for items **III a-k**.  
Motion: **Bohan** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

### IV. Consideration of an Off-Street Parking Variance for a property located at 4311 Bettis Drive (Chabad of Uptown)

Staff recommendation: Approve the request subject to the parking lease agreement being recorded prior to site plan approval.  
Commission action: Approved the requested variance subject to the parking lease agreement being recorded prior to site plan approval.  
Motion: **Stein** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**

**V. Consideration of an Off-Street Parking Variance for a property located at 520 Mercury Drive (Furr High School)**

Staff recommendation: Defer the application for two weeks to allow time for the applicant to provide the PWE approved copy of the utility letter for the proposed new construction.

Commission action: Deferred the application for two weeks to allow time for the applicant to provide the PWE approved copy of the utility letter for the proposed new construction.

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

**VI. Consideration of an Off-Street Parking Variance for a property located at 642 & 714 Yale Street; 45 & 709 Heights Blvd**

Staff recommendation: Defer the plat for two weeks for further study and review to allow time to review the surrounding area and land-uses adjacent to the proposed site, in addition to meeting with representatives of the neighborhood to hear their concerns and concerns listed in a petition signed by 200+ people.

Commission action: Deferred the plat for two weeks for further study and review to allow time to review the surrounding area and land-uses adjacent to the proposed site, in addition to meeting with representatives of the neighborhood to hear their concerns and concerns listed in a petition signed by 200+ people.

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

Speaker for item VI: Emery Richards - opposed

**VII. Consideration of a Hotel Motel Variance for a Days Inn located at 12550 Kuykendahl Road**

Staff recommendation: Approve the hotel variance.

Commission action: Approved the hotel variance.

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

**VIII. Public Hearing and Consideration of a Special Minimum Lot Size Area Application for Lindale Park Subdivision Sections 5, 6, and 7**

Staff recommendation: Consider the Special Minimum Lot Size Area Application for Lindale Park Subdivision Sections 5, 6, and 7 and forward to City Council.

Commission action: Considered the Special Minimum Lot Size Area Application for Lindale Park Subdivision Sections 5, 6, and 7 and forwarded to City Council.

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

Speaker for item VIII: Mark LeJeune, Mollie Hunt, and Gwyn Guidry – supportive

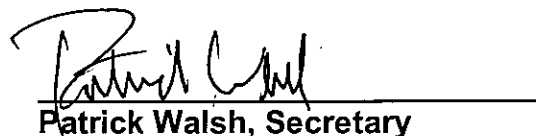
**IX. PUBLIC COMMENT  
NONE**

**X. ADJOURNMENT**

There being no further business brought before the Chair, Mark Kilkenny adjourned the meeting at 5:45 p.m.

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

  
Mark Kilkenny, Chair

  
Patrick Walsh, Secretary