

## Minutes of the Houston Planning Commission

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

June 25, 2015  
Meeting to be held in  
Council Chambers, Public Level, City Hall Annex  
2:30 p.m.

### Call to order

**Chair, Mark A. Kilkenny called the meeting to order at 2:30 p.m. with a quorum present.**

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Fernando Brave

Arrived at 2:57 pm during agenda item #104

Kenneth Bohan

Absent

Antoine Bryant

Arrived at 2:40 pm during agenda item #103

Lisa Clark

Algenita Davis

Truman C. Edminster III

Arrived at 3:38 pm during agenda item #113

James R. Jard

Left at 3:40 pm during agenda item #114

Paul R. Nelson

Absent

Linda Porras-Pirtle

Absent

Mark Sikes

Martha Stein

Eileen Subinsky

Blake Tartt III

Absent

Shaukat Zakaria

Mark Mooney for

Commissioner James Noack

Rick Staigle for

Clay Foriester for

The Honorable Grady Prestage

Raymond Anderson for

Left at 3:17 pm during agenda item #109

The Honorable Ed Emmett

### EXOFFICIO MEMBERS

Carol A. Lewis

Dale A. Rudick, P.E.

## DIRECTOR'S REPORT

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

## APPROVAL OF THE JUNE 11, 2015 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the June 11, 2015 Planning Commission meeting minutes.

Motion: **Zakaria** Second: **Sikes** Vote: **Carries** Abstaining: **Clark, Subinsky and Stein**

### I. PLATTING ACTIVITY (Consent items A and B, 1 - 98)

Items removed for separate consideration: **17 and 93.**

Staff recommendation: Approve staff's recommendations for items **1 - 98** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 98** subject to the CPC 101 form conditions.

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

**Commissioner Alleman recused herself and left the room.**

Staff recommendation: Approve staff's recommendation to approve items **17 and 93** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approved items **17 and 93** subject to the CPC 101 form conditions.

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

**Commissioner Alleman returned.**

### C PUBLIC HEARINGS

**99 Amended Plat of Almeda Place partial replat no 5 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: **Garza** Vote: **Unanimous** Abstaining: **None**

**100 Briarcroft Subdivision partial replat no 1 C3N Approve**

Staff recommendation: Grant the variances to allow a dual building line for the life of the structure and the roof overhang at the closest point to project into the 17' building line, a single family home to take direct access from a major thoroughfare and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variances to allow a dual building line for the life of the structure and the roof overhang at the closest point to project into the 17' building line, a single family home to take direct access from a major thoroughfare and approve the plat subject to the CPC 101 form conditions.

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

**101 Decker Place partial replat no 1 C3N Defer**

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

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

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

**Items 102 and 103 were taken together at this time but voted on separately.**

**102 Kings Village North partial replat no 5 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: **Anderson** Vote: **Unanimous** Abstaining: **None**

**103 Kings Village North partial replat no 6 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: **Sikes** Vote: **Unanimous** Abstaining: **None**

**104 Memorial Green Sec 2 replat and extension C3N Defer**

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional information.

Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional information.

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

Speakers: Lesley Abrunhosa, Jacqueline Williford, Hyun Seoh (Kim), and Elizabeth Barker – opposed.

**105 Northborough 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: **Clark** Vote: **Unanimous** Abstaining: **None**

**106 Richwood 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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**107 Riverside Terrace Sec 1 partial replat no 3 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 one additional street tree along Alameda and CPC 101 form conditions.

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

Speakers: Mary Villareal - applicant

**108 Shady Acres Extension no 3 partial replat no 9 C3N Defer**

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

Commission action: Deferred the requested plat for proper notification.

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

Speaker: Mary Beth Balhoff - opposed

**109 Shady Acres Extension no 3 partial replat no 10** **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: **Clark** Vote: **Unanimous** Opposed: **None**

**110 Walden on Lake Houston Phase 5 Champions Village 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: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**111 West Court 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: **Clark** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**112 Whispering Pines Estates partial replat no 9** **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: **Brave** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

#### **D - Variances**

**113 Arcadia Court** **C3P** **Approve**  
Staff recommendation: Deny 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: **Anderson** Second: **Jard** Vote: **Carries** Opposed: **Bryant and Brave**  
Abstaining: **Edminster**  
Speaker: Kerry Gilbert, applicant and Loyd Smith (Harris County)

**114 Groves GP** **GP** **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: **Subinsky** Vote: **Unanimous** Abstaining: **None**

**115 Lakes of Bella Terra West GP** **GP** **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: **Foriester** Second: **Anderson** Vote: **Carries** Abstaining: **Clark**

**116 Museum at Caroline** **C2R** **Defer**  
Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.  
Commission action: Deferred the requested variance for two weeks to allow time for the applicant to provide additional information.  
Motion: **Edminster** Second: **Bryant** Vote: **Unanimous** Opposed: **None**  
Speakers: Mary Villareal – applicant and David Modlin - supportive.

**Agenda items 117 and 118 were taken together at this time.**

**117 Rosehill Reserve Wastewater Treatment Plant** **C3P** **Defer**

**118 Rosehill Reserve Water Plant Site** **C2** **Defer**  
Staff recommendation: Defer the plat for two weeks to allow time for additional information required.  
Commission action: Deferred the plat for two weeks to allow time for additional information required.  
Motion: **Bryant** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

**119 Timbers GP** **GP** **Defer**  
Staff recommendation: Defer the general plan for two weeks to allow time for additional information required.  
Commission action: Deferred the general plan for two weeks to allow time for additional information required.  
Motion: **Davis** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**120 West Alabama Terrace replat no 1** **C2R** **Defer**  
Staff recommendation: Defer the plat for two weeks to allow time for additional information required.  
Commission action: Deferred the plat for two weeks to allow time for additional information required.  
Motion: **Edminster** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**121 Willowcreek Ranch GP** **GP** **Withdrawn**

**E – Special Exceptions**  
**NONE**

**F – Reconsideration of Requirements**

**122 Aldine ISD Cypresswood Point** **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: **Clark** Second: **Bryant** Vote: **Carries** Abstaining: **Alleman**

**123 Forestwood Sec 8** **C3P** **Defer**  
Staff recommendation: Defer the plat for two weeks to allow time for additional information required.  
Commission action: Deferred the plat for two weeks to allow time for additional information required.  
Motion: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**124 Technical Realty Group of Texas** **C2R** **Withdrawn**

Items G and H were taken together at this time.

**G EXTENSIONS OF APPROVAL**

125	Central Gardens Sec 2 partial replat no 1	EOA	Approve
126	Grand Ridge Estates	EOA	Approve
127	Interstate Commerce Center	EOA	Approve
128	Pinto Business Park Landscape Reserve on Ella	EOA	Approve

**H NAME CHANGES**

129	Braes Heights Addition Sec 10 partial replat no 2 (prev. Braes Heights Addition partial replat no 2 Sec 10	NC	Approve
130	Dellrose GP (prev. Bauer Road Tract GP)	NC	Approve
131	Kings Village North partial replat no 1 (prev. Kings Village partial replat no 1)	NC	Approve

Staff recommendation: Approve staff's recommendation for items 125 - 131.

Commission action: Approved staff's recommendation for items 125 - 131.

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

**I CERTIFICATES OF COMPLIANCE  
NONE**

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

132	123 Adams Street	DPV	Approve
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Staff recommendation: Approve the requested variance.

Commission action: Approved the requested variance.

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

133	3500 Audubon Place	DPV	Defer
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Staff recommendation: Defer the requested variance for two weeks to allow the applicant time to provide revised information.

Commission action: Deferred the requested variance for two weeks to allow the applicant time to provide revised information.

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

134	3012 Hardy Street	DPV	Approve
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Staff recommendation: Approve the requested variance to allow vehicular access to a major thoroughfare, subject to providing a 3" caliper tree and required sidewalk.

Commission action: Approved the requested variance to allow vehicular access to a major thoroughfare, subject to providing a 3" caliper tree and required sidewalk.

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

**135 3842 Overbrook Lane**

**DPV**

**Approve**

Staff recommendation: Approve the requested variance to allow a 10' building Line for a single family home and a 17' garage building line on a major thoroughfare.

Commission action: Approved the requested variance to allow a 10' building line for a single family home and a 17' garage building line on a major thoroughfare.

Motion: **Zakaria**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

**136 303 Vincent Street**

**DPV**

**Defer**

Staff recommendation: Defer the requested variance for two weeks in order for staff to coordinate with Public Works Department in reference to vehicular access from the unimproved alley located west of the subject line.

Commission action: Deferred the requested variance for two weeks in order for staff to coordinate with Public Works Department in reference to vehicular access from the unimproved alley located west of the subject line.

Motion: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**137 2714 Wheeler Avenue**

**DPV**

**Defer**

Staff recommendation: Defer the requested variances for two weeks to allow staff time to coordinate with the applicant on alternative design solutions.

Commission action: Deferred the requested variances for two weeks to allow staff time to coordinate with the applicant on alternative design solutions.

Motion: **Alleman**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**II. ESTABLISH A PUBLIC HEARING DATE OF JULY 23, 2015 FOR:**

- a. Canyon Lakes at Spring Trails Sec 1 partial replat no 2 and extension
- b. Carverdale Sec 2 partial replat no 1
- c. City View Flats on Austin Street
- d. El Tesoro Sec 2 replat no 1
- e. Glenhaen Estates Sec 2 partial replat no 1
- f. Grove at Oak Forest Sec 1 partial replat no 1
- g. Interfield Business Park replat no 1
- h. Royalwood Sec 1 partial replat no 1
- i. Towne Lake Sec 32 partial replat no 1
- j. Westhaven Estate Sec 2 partial replat no 5
- k. Westhiemer Gardens Extension partial replat no 1

Staff recommendation: Establish a public hearing date of July 23, 2015 for items **II a-k**.

Commission action: Established a public hearing date of July 23, 2015 for items **II a-k**.

Motion: **Davis**

Second: **Subinsky**

Vote: **Unanimous**

Abstaining: **None**

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 1018 CLEBURNE STREET (COFFEE CUP)**

Staff recommendation: Defer the variance requested for two weeks to allow further study and review of the parking requirements and lease agreement.

Commission action: Deferred the variance requested for two weeks to allow further study and review of the parking requirements and lease agreement.

Motion: **Alleman**

Second: **Sikes**

Vote: **Unanimous**

Abstaining: **None**

**IV. CONSIDERATION OF A HOTEL MOTEL VARIANCE LOCATED AT 3825 WILCREST DRIVE**

**Withdrawn**

**V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR GLENBROOK VALLEY SECTION 1, 2, AND 5**

Staff recommendation: Approve the consideration of the special minimum lot size area application for Glenbrook Valley Section 1, 2 and 5 and forward to City Council for approval.

Commission action: Approved the consideration of the special minimum lot size area application for Glenbrook Valley Section 1, 2 and 5 and forward to City Council for approval.

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

Speaker: Ann Collum, supportive

**VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR 3300-3400 CAVALCADE (NORTH)**

**Withdrawn**

**VII. EXCUSE THE ABSENCE OF COMMISSIONER SUBINSKY**

Commissioner Subinsky present no Commission action required.

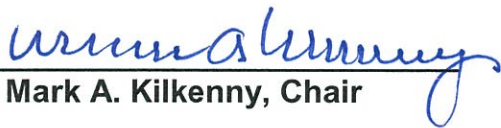
**VIII. PUBLIC COMMENT**

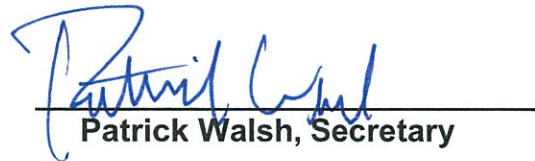
**NONE**

**IX. ADJOURNMENT**

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 4:40 p.m.

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

  
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Mark A. Kilkenny, Chair

  
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Patrick Walsh, Secretary