

## Minutes of the Houston Planning Commission

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

March 20, 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 2:40 p.m. with a quorum present.**

Mark A. Kilkenny, Chair

M. Sonny Garza Absent

Susan Alleman

Keiji Asakura

Fernando Brave Absent

Kenneth Bohan

Antoine Bryant Absent

Lisa Clark

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porras-Pirtle Absent

Algenita Davis

Mike Sikes Absent

Martha Stein

Eileen Subinsky

Blake Tartt III

Shaukat Zakaria

Mark Mooney for Absent

James Noack

Richard Stolleis for Absent

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 MARCH 6, 2014 PLANNING COMMISSION MEETING MINUTES**

The March 6, 2014 minutes had an error (listed Mark Kilkenny as adjourning meeting); therefore, the minutes will be approved at the next Planning Commission meeting.

**I. PLATTING ACTIVITY (Consent items A and B, 1- 117)**

Item **5** was changed from approve to withdrawn. Item **56** was changed from defer to approve. Items removed for separate consideration: **8, 32, 33, 37, 38, 63, 64, 65, 66, 76, 78, and 96.**

Staff recommendation: Approve staff's recommendations for items **1 – 117** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 117** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendation to approve items **8, 32, 33, 37, 38, 63, 64, 65, 66, 76, 78, and 96** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **8, 32, 33, 37, 38, 63, 64, 65, 66, 76, 78, and 96** subject to the CPC 101 form conditions.

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

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

**C PUBLIC HEARINGS**

**118 Aliana Sec 20 partial replat no 1 and extension C3N Approve**

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

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

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

**119 Amended Plat of Lum Terrace partial C3N Withdraw**  
**replat no 1**

**120 Ammar Estates C3N Defer**

Staff recommendation: Defer the plat for two weeks to allow time for further study and review and continue the public hearing at that time.

Commission action: Deferred the plat for two weeks to allow time for further study and review and continue the public hearing at that time.

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

**121 Audubon Hollow partial replat no 1 C3N Defer**

Staff recommendation: Defer the plat for two weeks to allow time for further study and review and continue the public hearing at that time.

Commission action: Deferred the plat for two weeks to allow time for further study and review and continue the public hearing at that time.

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

- 122 Contemporary Main Plaza partial replat no 1 C3N Withdraw**  
Staff recommendation: Withdraw the plat and reestablish a public hearing date for April 17, 2014.  
Commission action: Withdrew the plat and reestablished a public hearing date for April 17, 2014.  
Motion: **Zakaria** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 123 Elgin Landing C3N Defer**  
Staff recommendation: Defer the plat for two weeks to allow time for further study and review and continue the public hearing at that time.  
Commission action: Deferred the plat for two weeks to allow time for further study and review and continue the public hearing at that time.  
Motion: **Davis** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**  
Speaker for item 123: Juanita Curtis – opposed.
- 124 Flores Addition on Gillespie 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: **Bohan** Vote: **Carries** Abstaining: **Edminster**
- 125 Glen Cove Addition 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: **Tartt** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 126 Hidden Oaks 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: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 127 Hyde Park Extension 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: **Bohan** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**
- 128 Lanier Place 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: **Jard** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**  
Speaker for item 128: Dennis Yanta – opposed.
- 129 Pine Shadows partial replat no 3 C3N Defer**  
Staff recommendation: Defer the plat for two weeks to allow time for further study and review of Chapter 42 requirements.  
Commission action: Deferred the plat for two weeks to allow time for further study and review of Chapter 42 requirements.  
Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**  
Speakers for item 129: Richard Carrell – undecided; John Goott – no position stated

**130 Riverside Terrace Sec 6 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: **Tartt** Vote: **Unanimous** Abstaining: **None**

**131 Shively Carlson Addition 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: **Asakura** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

**132 Temple Terrace 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: **Alleman** Vote: **Unanimous** Abstaining: **None**  
Speakers for item 132: Mary Laudone, Robert Jones, Clay Hamble – opposed; Steve Meadows, applicant – supportive.

**133 Whispering Pines partial replat no 6 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: **Stein** Vote: **Unanimous** Abstaining: **None**

**134 Wilson Green Court partial replat no 1 C3N Defer**  
Staff recommendation: Defer the plat for two weeks to allow time for further study and review and continue the public hearing at that time.  
Commission action: Deferred the plat for two weeks to allow time for further study and review and continue the public hearing at that time.  
Motion: **Tartt** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

**135 Winlow Place 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: **Edminster** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

## **D VARIANCES**

**136 Albright Acres 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: **Edminster** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

**137 Dowling Place C2R 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: **Tartt** Vote: **Unanimous** Abstaining: **None**  
Speaker for item 137: Bridget Jensen – opposed.

**138 Dronet Queenston Reserve** **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: **Jard** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

**Items 139 and 140 were taken together at the same time.**

**139 Enclave at Northpointe GP** **GP** **Defer**  
**140 Enclave at Northpointe Sec 4** **C3P** **Defer**  
Staff recommendation: Defer the plats for two weeks at the applicant's request.  
Commission action: Deferred the plats for two weeks at the applicant's request.  
Motion: **Subinsky** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

**Item 141 and 142 are taken together at this time.**

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

**141 Fallbrook Pine GP** **GP** **Approve**  
**142 Fallbrook Pines Sec 1** **C3F** **Approve**  
Staff recommendation: Grant the requested variance to exceed the 1,400' block length requirement and to not provide any north-south public streets west of Fallbrook Pines Drive and approve the general plan and the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance to exceed the 1,400' block length requirement and to not provide any north-south public streets west of Fallbrook Pines Drive and approved the general plan and the plat subject to the CPC 101 form conditions.  
Motion: **Davis** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

**Commissioner Edminster returned.**

**Items 143 and 161 are taken together at this time.**

**143 Falls at Dry Creek GP** **GP** **Defer**  
**161 Falls at Dry Creek Sec 1** **C3P** **Defer**  
Staff recommendation: Defer the plat for two weeks to allow time for further study and review.  
Commission action: Deferred the plat for two weeks to allow time for further study and review.  
Motion: **Zakaria** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

**144 Ford Acres** **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: **Alleman** Vote: **Unanimous** Abstaining: **None**

**145 GLO Tract GP****GP****Approve**

Staff recommendation: Grant the requested variances to:

- 1) Allow an excessive block length along Harlem Road from proposed Airport Blvd. to proposed northern collector loop street
- 2) Allow reduced centerline radii of 700' and 800' in proposed major thoroughfare Airport Blvd. between Grand Parkway and Harlem Road
- 3) Exceed 1,400' block length by not providing stub streets to the portion of the remaining prison property west of Oyster Creek, subject to the provision of a 60' window (as indicated in the mark up), deny the requested variance to not extend or terminate with a cul-de-sac Old Dixie Drive and approve the general plan subject to the CPC 101 form conditions.

Commission action: Granted the requested variances to:

- 1) Allow an excessive block length along Harlem Road from proposed Airport Blvd. to proposed northern collector loop street
- 2) Allow reduced centerline radii of 700' and 800' in proposed major thoroughfare Airport Blvd. between Grand Parkway and Harlem Road
- 3) Exceed 1,400' block length by not providing stub streets to the portion of the remaining prison property west of Oyster Creek, subject to the provision of a 60' window (as indicated in the mark up), deny the requested variance to not extend or terminate with a cul-de-sac Old Dixie Drive and approved the general plan subject to the CPC 101 form conditions.

Motion: **Subinsky** Second: **Asakura** Vote: **Unanimous** Abstaining: **None****146 La Ville Saint Emanuel****C2R****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: **Tartt** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None****147 Madeline Heights****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: **Edminster** Vote: **Unanimous** Abstaining: **None**

Speakers for item 147: JoAnn Cantu' and Debra Zyzdek – undecided.

**148 Montrose Park Villas****C2R****Approve**

Staff recommendation: Grant the requested variance and approve the plat subject to the following conditions:

1. Provide 8' high decorative fence along the property boundary
2. Provide 5' sidewalk along Montrose Boulevard and Columbus Street
3. Provide 3" caliper street trees along Montrose Boulevard and Columbus Street pursuant to Chapter 33 species and space requirements and subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to the following conditions:

1. Provide 8' high decorative fence along the property boundary
2. Provide 5' sidewalk along Montrose Boulevard and Columbus Street
3. Provide 3" caliper street trees along Montrose Boulevard and Columbus Street pursuant to Chapter 33 species and space requirements and subject to the CPC 101 form conditions.

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

Speakers for item 148: Mary Villareal, applicant – supportive; Bridget Jensen – opposed.

**149 Northgate Crossing Office 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: **Stein** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

**150 Pinto Business Park Detention Pond 10 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

**151 Polk Roberts Crossing 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: **Davis** Second: **Tartt** Vote: **Carries** Abstaining: **Subinsky**

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**152 Smith Terrace 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: **Davis** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

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**153 Studemont 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: **Jard** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

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**154 Tan Oak Business Park GP GP Defer**  
Staff recommendation: Defer the plats for two weeks at the applicant's request.  
Commission action: Deferred the plats for two weeks at the applicant's request.  
Motion: **Edminster** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

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

**155 Towne Lake Serc 40 C3P Approve**  
Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.  
Motion: **Clark** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

**Commissioners Alleman and Edminster returned.**

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

**156 Village of River Oaks**

**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 approve the plat subject to the CPC 101 form conditions.

Motion: **Alleman**

Second: **Zakaria**

Vote: **Carries**

Abstaining: **None**

Opposed: **Edminster**

Speakers for item 156: Jim Gray, applicant– supportive; Gary Medeles, Susannah Wong, Carol Smith, William Wong, Giti Zarinkelk, Dave Artz, Sherry Artz, Mark Broussard, Willa White, Paul Lersch, Ryan Owen, Dan Hyde, and Bert Keller – opposed; Bridget Jensen – undecided

**Commissioner Asakura returned.**

**157 Westgreen Professional Park partial replat no 1**

**C2R**

**Approve**

Staff recommendation: Grant the requested variances and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variances and approved the plat subject to the CPC 101 form conditions.

Motion: **Clark**

Second: **Subinsky**

Vote: **Unanimous**

Abstaining: **None**

**E SPECIAL EXCEPTIONS**

**158 Hampton Creek Sec 4**

**C3P**

**Approve**

Staff recommendation: Grant the requested special exceptions and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested special exceptions and approved the plat subject to the CPC 101 form conditions.

Motion: **Nelson**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

**Items 159 and 160 are taken together at this time.**

**159 Inway Oaks Estates GP**

**GP**

**Approve**

**160 Inway Oaks Estates Sec 1**

**C3P**

**Approve**

Staff recommendation: Approve the general plan and the plat as a consent plat subject to the CPC 101 form conditions.

Commission action: Approved the general plan and the plat as a consent plat subject to the CPC 101 form conditions.

Motion: **Edminster**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**F RECONSIDERATION OF REQUIREMENTS**

**Item 161 was taken with item 143 earlier in the agenda.**



**162 Lockeridge Farms Sec 2****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: **Davis**Second: **Edminster**Vote: **Unanimous**Abstaining: **None****163 Microtesla****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: **Stein**Second: **Subinsky**Vote: **Unanimous**Abstaining: **None**

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

**G EXTENSIONS OF APPROVAL****164 Buffalo Pointe Reserve****EOA****Approve****165 Houston This Is It Café Partial Replat no 1****EOA****Approve****166 West Rayford Church****EOA****Approve****H NAME CHANGES****NONE****I CERTIFICATES OF COMPLIANCE****167 20467 Ravenwod Drive****COC****Approve****168 19765 N Post Oak Lane****COC****Approve**

Staff recommendation: Approve staff's recommendation for items **164-168**.

Commission action: Approved staff's recommendation for items **164-168**.

Motion: **Bohan**Second: **Davis**Vote: **Unanimous**Abstaining: **None****J ADMINISTRATIVE****NONE****K DEVELOPMENT PLATS WITH VARIANCE REQUEST****169 1603 Fulton Street****DPV****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: **Davis**Second: **Alleman**Vote: **Unanimous**Abstaining: **None****II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 17, 2014****a. Central Gardens Sec 2 partial replat no 1****b. Combre Parkview Villas****c. Craigwoods partial replat no 3****d. Craigwodds partial replat no 4**

- e. Green Mint Museum 1 Tact
- f. Highland Village partial replat no 2
- g. Mandell Courts replat no 1
- h. Oak Estates Sec 1 partial replat no 1
- i. Park Court partial replat no 1
- j. Waldrons Grant Sec 2 replat no 1
- k. Whispering Pines Estate partial replat no 7

Staff recommendation: Establish a public hearing date of April 17, 2014 for items II a-k.

Commission action: Established a public hearing date of April 3, 2014 for items II a-k.

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

**III. ESTABLISH A PUBLIC HEARING DATE OF APRIL 17, 2014 FOR THE CONSIDERATION OF A HOTEL APPLICATION LOCATED AT 7815 WILLOWCHASE BLVD**

Staff recommendation: Establish a public hearing date of April 17, 2014 for the consideration of a hotel application located at 7815 Willowchase Blvd.

Commission action: Established a public hearing date of April 17, 2014 for the consideration of a hotel application located at 7815 Willowchase Blvd.

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

**IV. CONSIDERATION FOR AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2736 VIRGINIA STREET**

Staff recommendation: Defer the plat for two weeks to allow time for staff to review revised information.

Commission action: Deferred the plat for two weeks to allow time for staff to review revised information.

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

Speakers for item IV: Ryan Morris and Steve Adam – opposed.

A recommendation change to this item was made at the podium.

**V. CONSIDERATION FOR A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 5906 ARMOUR DRIVE**

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: **Edminster**      Second: **Zakaria**      Vote: **Unanimous**      Abstaining: **None**

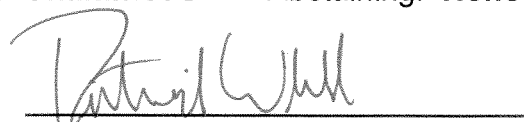
**VI. PUBLIC COMMENT  
NONE**

**VII. ADJOURNMENT**

There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 4:54p.m.

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

  
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 Mark A. Kilkenny, Chair

  
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 Patrick Walsh, Secretary