

## Minutes of the Houston Planning Commission

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

October 30, 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	
Susan Alleman	
Keiji Asakura	Absent
Fernando Brave	
Kenneth Bohan	Absent
Antoine Bryant	
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	Absent
Mark Mooney for James Noack	Absent
Clay Forister for The Honorable Grady Prestage	Absent
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 OCTOBER 16, 2014 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the October 16, 2014 Planning Commission meeting minutes.

Motion: **Alleman**      Second: **Stein**      Vote: **Carries**      Abstaining: **Clark, Garza, and Nelson**

### **I. PLATTING ACTIVITY      (Consent items A and B, 1- 136)**

Items removed for separate consideration: **56, 57, 85, 86, 88, 97, and 110.**

Staff recommendation: Approve staff's recommendations for items **1 – 136** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 136** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendation to approve items **56, 57, 85, 86, 88, 97, and 110.**

Commission action: Approved staff's recommendation to approve items **56, 57, 85, 86, 88, 97, and 110** subject to the CPC 101 form conditions.

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

**Commissioners Alleman and Edminster returned.**

### **C PUBLIC HEARINGS**

**137 Brookhaven partial replat no 1      C3N      Defer**

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

Commission action: Defer the plat for two weeks per the Legal department to allow time for further study and review.

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

Speakers for item 137: Jonathan Morgan, Brenda Morgan, Berniece Davis, and Mable Carter – opposed

**138 Craig Woods partial replat no 13      C3N      Withdrawn**

**139 Kings Crossing Sec 9 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: **Jard**      Second: **Davis**      Vote: **Unanimous**      Abstaining: **None**

**140 Riverwood at Oakhurst Sec 4 partial 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: **Subinsky**      Second: **Nelson**      Vote: **Unanimous**      Abstaining: **None**

**141 Sage 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**

**142 Shady Acres Extension no 3 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: **Alleman** Second: **Clark** Vote: **Carries** Abstaining: **None**  
Opposed: **Brave, Bryant, Edminster, Garza, and Subinsky**

**143 Silver Grove** **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: **Bryant** Vote: **Unanimous** Abstaining: **None**

**144 Tanglewood Sec 12 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: **Edminster** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**145 Woodland Acres partial replat no 1** **C3N** **Defer**  
Staff recommendation: Defer the plat for two weeks for further study and review of the separately filed deed restrictions.  
Commission action: Deferred the plat for two weeks for further study and review of the separately filed deed restrictions.  
Motion: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

## **D VARIANCES**

**146 Briar Pointe GP** **GP** ~~Defer~~ *Disapprove*  
Staff recommendation: Deny the requested variance and disapprove the general plan.  
Commission action: Denied the requested variance and disapproved the general plan.  
Motion: **Jard** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**  
Speakers for item 146: Reginald McKamie, Matthew Kirsch, and John Chapoton – opposed; Dr. Jennifer Erdely – supportive.

**147 Creekside Ranch GP** **GP** **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: **Alleman** Vote: **Unanimous** Abstaining: **None**

**148 Cultural Collision Center** **C2R** **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: **Clark** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**149 Elyson GP** **GP** **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: **Edminster** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**150 Enclave at Cypress Run GP**

**GP**

**Defer**

Staff recommendation: Deny the requested variance and approve the general plan subject to the CPC 101 form conditions.

Commission action: Deferred the plat for two weeks at the applicant's request to allow time for further study and review.

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

Speakers for item 150: Fan Xu and Amos Benning – no position stated; Fred Mathis, Harris County Department of Infrastructure; Robert Strong – supportive; Mike Kramer, Assistant Director, Planning and Development Department

**151 Goode Company Bartlett replat no 1**

**C2R**

**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**

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

**152 Houston Heights Swift Replat**

**C2R**

**Approve**

Staff recommendation: Grant the requested 10' building line variance along 6<sup>th</sup> Street and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested 10' building line variance along 6<sup>th</sup> Street and approved the plat subject to the CPC 101 form conditions.

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

Speaker for item 152: Kent Marsh, applicant – supportive.

**Commissioner Alleman returned.**

**153 Huntingdon replat no 1**

**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**

**154 Kermier Commercial**

**C3R**

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

**155 Live Oak Terrace**

**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: **Garza** Vote: **Unanimous** Abstaining: **None**

**156 Mayfield Place GP** **GP** **Defer**  
Staff recommendation: Defer the plat for two weeks per the applicant's request to allow time to submit additional information.  
Commission action: Deferred the plat for two weeks per the applicant's request to allow time to submit additional information.  
Motion: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**157 Polk Court** **C2** **Defer**  
Staff recommendation: Defer the plat for two weeks per the applicant's request to allow time to submit additional information.  
Commission action: Deferred the plat for two weeks per the applicant's request to allow time to submit additional information.  
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**158 Retreat on Bingle 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: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**159 Saudi Arabia Royal Consulate** **C2R** **Withdrawn**

**160 Second Amended Map of Live Oaks partial replat no 1** **C2R** **Approve**  
Staff recommendation: Grant the requested variance to allow a dual building line for the existing office structure along Shepherd Drive and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance to allow a dual building line for the existing office structure along Shepherd Drive and approved the plat subject to the CPC 101 form conditions.  
Motion: **Jard** Second: **Brave** Vote: **Unanimous** Abstaining: **None**

**161 Studemont Junction** **C3R** **Defer**  
Staff recommendation: Defer the plat for two weeks to allow time for applicant to submit new and additional information.  
Commission action: Deferred the plat for two weeks to allow time for applicant to submit new and additional information.  
Motion: **Clark** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

**Items 162 and 163 are taken together at this time.**

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

**162 Sunset Ridge East GP** **C2** **Defer**  
**163 Sunset Ridge Sec 6** **C3P** **Defer**  
Staff recommendation: Defer the plats for two weeks at the applicant's request to allow time to submit revised information.  
Commission action: Deferred the plats for two weeks at the applicant's request to allow time to submit revised information.  
Motion: **Bryant** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**Commissioner Alleman returned.**

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

**164 Towne Lake Sec 35**

**C3P**

**Approve**

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

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

Motion: **Clark**

Second: **Anderson**

Vote: **Unanimous**

Abstaining: **None**

**Commissioners Alleman and Edminster returned.**

**E SPECIAL EXCEPTIONS**

**165 SPA at Generation Park West Sec 1**

**C2**

**Approve**

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

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

Motion: **Clark**

Second: **Anderson**

Vote: **Unanimous**

Abstaining: **None**

**F RECONSIDERATION OF REQUIREMENTS**

**166 Aliana Sec 38**

**C3P**

**Withdrawn**

**Items 167 and 168 are taken together at this time.**

**167 Jackrabbit Office LLC GP**

**GP**

**Approve**

**168 Jackrabbit Office LLC Sec 1**

**C2**

**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 approved the general plan and the plat subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**169 Koehlers 1<sup>st</sup> addition partial replat no 3**

**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: **Bryant**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

**170 Manors on Oakley Street**

**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: **Bryant**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

**171 Samantha Fitness Center**

**C2R**

**Defer**

Staff recommendation: Defer the plats for two weeks for Chapter 42 planning standards.

Commission action: Deferred the plats for two weeks for Chapter 42 planning standards.

Motion: **Clark**

Second: **Subinsky**

Vote: **Unanimous**

Abstaining: **None**

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

**G EXTENSIONS OF APPROVAL**

172	Avalon at Timber Forest	EOA	Approve
173	Avalon Cypress	EOA	Approve
174	Blue Bell Terrace	EOA	Approve
175	City View	EOA	Approve
176	Fall Creek View Drive and Redstone Maintenance Reserve	EOA	Approve
177	Fort Bend County Municipal District No 58 Water Plant No 2	EOA	Approve
178	Future Pipe Industries	EOA	Approve
179	Leap Frog	EOA	Approve
180	Pinto Business Park Drive Street Dedication Sec 1	EOA	Approve
181	Plantation Lakes Sec 21	EOA	Approve
182	Vista Spring Green	EOA	Approve

**H NAME CHANGES**

183	Elite Townhomes LLC (prev. Rlite Homes)	NC	Approve
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**I CERTIFICATES OF COMPLIANCE**

**NONE**

Staff recommendation: Approve staff's recommendation for items 172-183.

Commission action: Approved staff's recommendation for items 172-183.

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

**J ADMINISTRATIVE**

**NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

184	5335 Egbert Street	DPV	Defer
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Staff recommendation: Defer the plat to allow time for the applicant to provide revised survey and site plan showing the location of the curb along TC Jester Boulevard.

Commission action: Deferred the plat to allow time for applicant to provide revised survey and site plat showing the location of the curb along TC Jester Boulevard.

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

185	1700 Haver Street	DPV	Approve
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Staff recommendation: Approve the development plat, allowing a staggered building line variance along Windsor Street of 5' along with the following conditions:

1. Submit an approved tree preservation plan with any site work plans and building plans
2. The owner/builder must receive approval from the Urban Forester prior to cutting any of the tree limbs

Commission action: Approved the development plat, allowing a staggered building line variance along Windsor Street of 5' along with the following conditions:

1. Submit an approved tree preservation plan with any site work plans and building plans
2. The owner/builder must receive approval from the Urban Forester prior to cutting any of the tree limbs
3. Any covered porch must be previous

Motion: **Brave**          Second: **Garza**          Vote: **Unanimous**          Abstaining: **None**  
Speakers for item 185: E.J. Farhood, Rhonda Runge, Ian Gordan, Susan Bizzell, Larry Walters, Carol Rensin, Rick Johnson, and Saripoon McKay – opposed; Tom Fleming, Terry Murphree, Billi Jean Cowgill, Shirley Jefferies, John R. Davis, James Evans, and Zeeba Paksima - supportive

**186 2603 Haverhill Drive**          **DPV**          **Approve**  
Staff recommendation: Grant the 12' building line for the garage instead of the required 17' building line with condition that applicant must close the second driveway abutting the proposed driveway and improve the sidewalks to minimum 5' along Salford Drive.  
Commission action: Granted the 12' building line for the garage instead of the required 17' building line with condition that applicant must close the second driveway abutting the proposed driveway and improve the sidewalks to minimum 5' along Salford Drive.  
Motion: **Jard**          Second: **Garza**          Vote: **Unanimous**          Abstaining: **None**

**187 603 Rutland Street**          **DPV**          **Approve**  
Staff recommendation: Grant a 10' building line variance with condition that the applicant must provide a minimum 5' wide sidewalk along the public ROW and 2-3" caliper street trees, pedestrian access from the W 6<sup>th</sup> Street side, and any fence on the property must be a decorative fence.  
Commission action: Granted a 10' building line variance with condition that the applicant must provide a minimum 5' wide sidewalk along the public ROW and 2-3" caliper street trees, pedestrian access from the W 6<sup>th</sup> Street side, and any fence on the property must be a decorative fence.  
Motion: **Edminster**          Second: **Subinsky**          Vote: **Unanimous**          Abstaining: **None**

**188 1043 West 7<sup>th</sup> ½ Street**          **DPV**          **Disapprove**  
Staff recommendation: Deny the requested development plat variance.  
Commission action: Denied the requested development plat variance.  
Motion: **Jard**          Second: **Tartt**          Vote: **Unanimous**          Abstaining: **None**

**Agenda item V was taken out of order and acted on at this time.**

**V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR ALLEN AC SUBDIVISION**

Staff recommendation: Approve the special minimum lot size area application for Allen AC Subdivision and forward to City Council.

Commission action: Approved the special minimum lot size area application for Allen AC Subdivision and forward to City Council.

Motion: **Garza**          Second: **Stein**          Vote: **Carries**          Abstaining: **None**  
Opposed: **Edminster, Anderson, Tartt**

Speakers for item V.: Frank Aguilar, Louisa Hamilton, Nicola Parente, Lena Gallindo, and Jane Cahill West – supportive; Carl Hennalar, Mark Solomon, Susan Delgado, Claude Jinks, Rob Burchfield, and Lee Burchfield - opposed

**II. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 4, 2014 for:**

- a. **Barker Village Sec 2 partial replat no 3 and extension**
- b. **Heritage Place replat no 1**
- c. **Lismar Estates replat no 1**
- d. **Mangum Manor Sec 2 replat partial replat no 1**
- e. **Oak Park Ridge Sec 3 partial replat no 1**
- f. **Planview Second Addition partial replat no 5**
- g. **Terrace Brook Sec 1 partial replat no 1 and extension**
- h. **Whispering Pines Estates partial replat no 8**

Staff recommendation: Establish a public hearing date of December 4, 2014 for items **II a-h**.



Commission action: Established a public hearing date of December 4, 2014 for items **II a-h**.  
Motion: **Bryant**      Second: **Subinsky**      Vote: **Unanimous**      Abstaining: **None**

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3217 MONTROSE AVENUE**

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

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

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

**IV. CONSIDERATION OF A HOTEL MOTEL VARIANCE FOR AN DOUBLETREE HOTEL LOCATED AT 1010 BLACKHAW STREET**

Staff recommendation: Approve the variance subject to Blackhaw Street and Redhaw Street being improved to right of way that would each allow for 4 lanes of moving traffic.

Commission action: Approved the variance subject to Blackhaw Street and Redhaw Street being improved to right of way that would each allow for 4 lanes of moving traffic.

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

**VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR 700 BLOCK OF WALTON STREET (east and west sides)**

Staff recommendation: Approve the consideration of a special minimum lot size block application for the 700 block of Walton Street and forward to City Council.

Commission action: Approved the consideration of a special minimum lot size block application for the 700 block of Walton Street forwarded to City Council.

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

Speakers for item VI.: Kristina Abshar and Laura Thorpe, Councilmember Staff (Councilmember Ed Gonzalez' office)

**VII. PUBLIC COMMENT**

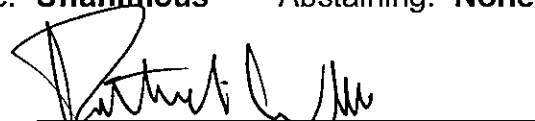
Jacquelyn Kingsbury addressed the Commission regarding her opposition and concern about a current development permit.

**VIII. ADJOURNMENT**

There being no further business brought before the Chair, Mark Kilkenny adjourned the meeting at 6:00 p.m.

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

  
Mark Kilkenny, Chair

  
Patrick Walsh, Secretary