

## **Minutes of the Houston Planning Commission**

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

February 19, 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 2:40 p.m. with a quorum present.**

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Left at 5:12 p.m. during item 140

Fernando Brave

Kenneth Bohan

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

Antoine Bryant

Left at 5:12 p.m. during item 140

Lisa Clark

Alegenita Davis

Truman C. Edminster III

James R. Jard

Absent

Paul R. Nelson

Linda Porras-Pirtle

Left at 4:46 p.m. during item 132

Mike Sikes

Martha Stein

Eileen Subinsky

Absent

Blake Tartt III

Shaukat Zakaria

Arrived at 3:35 p.m. during item 121

Mark Mooney for

Absent

Commissioner 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 FEBRUARY 5, 2015 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the February 5, 2015 Planning Commission meeting minutes.

Motion: **Bohan** Second: **Sikes** Vote: **Carries** Abstaining: **Alleman**

### I. PRESENTATION OF THE MAJOR THOROUGHFARE AND FREEWAY PLAN POLICY PROPOSED REVISIONS

Presentation was given by Amar Mohite, Division Manager, Planning and Development Department.

### II. PLATTING ACTIVITY (Consent items A and B, 1-116)

Items **65** and **113** were taken separately to allow time for discussion per Commissioner Edminster.

Items removed for separate consideration: **35, 37, 42, 68, 71, 79, and 104.**

Staff recommendation: Approve staff's recommendations for items **1 – 116** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 116** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendation to approve items **35, 37, 42, 68, 71, 79, and 104** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **35, 37, 42, 68, 71, 79, and 104** subject to the CPC 101 form conditions.

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

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

**Items 65 and 113 were taken together at this time.**

<b>65</b>	<b>Studemont Junction GP</b>	<b>GP</b>	<b>Defer</b>
<b>113</b>	<b>Studemont Junction Sec 1</b>	<b>C2R</b>	<b>Defer</b>

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

Commission action: Defer the plat for two weeks to allow time for staff to provide additional map information.

Motion: **Davis** Second: **Tartt** Vote: **Carries** Abstaining: **None**

Opposed: **Alleman, Clark, Garza, Forister, Sikes, Stein and Nelson**

### C PUBLIC HEARINGS

<b>117</b>	<b>Aldine ISD Greenspoint Complex</b>	<b>C3N</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: **Brave** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**

Speakers for item 117: Matthew Brazzel, applicant – supportive; Alfredo Trevino - undecided

- 118 Allendale Townsite Sec A partial replat no 1 C3N 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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 119 Colina Homes on West 24<sup>th</sup> 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: **Nelson** Vote: **Unanimous** Abstaining: **None**
- 120 Glendower Court 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: **Stein** Vote: **Unanimous** Abstaining: **None**  
 Speakers for item 120: Edward Gomulka and Mary Williams - opposed
- 121 Hidden Oaks replat no 2 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: **Zakaria** Second: **Clark** Vote: **Unanimous** Abstaining: **None**  
 Speakers for item 103: Reid Wilson, Mary Lou Henry, and Sal Qadir – supportive; Daniel Wilson, Robert Komora, Martin Reichenthal, Annette Eriksen, and Philip Kass - opposed
- 122 Honeycomb Ridge replat no 1 C3N 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: **Garza** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**
- 123 North Main Parking Reserve C3N Defer**  
 Staff recommendation: Defer the plat for two weeks to allow time for applicant to provide additional information.  
 Commission action: Deferred the plat for two weeks to allow time for applicant to provide additional information.  
 Motion: **Clark** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**
- 124 Oakcrest North Sec 5 partial replat no 3 and extension 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 for additional information.  
 Motion: **Edminster** Second: **Davis** Vote: **Unanimous** Abstaining: **None**
- 125 Remington Ranch Sec 27 C3N Approve**  
 Staff recommendation: Grant the requested variance 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: **Davis** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

**126 Summit Place 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: **Bryant** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

**127 Treviso 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: **Alleman** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

**128 Willowcreek Ranch Sec 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: **Bryant** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**

## **D VARIANCES**

**129 Center Square Lofts C2 Disapprove**  
Staff recommendation: Deny the requested variance and disapprove the plat.  
Commission action: Denied the requested variance and disapproved the plat.  
Motion: **Tartt** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**  
Speaker for item 129: Karen Brasier and Dominic Tijerina – supportive; Sergio Leal, Jane West  
Meg Poissant, and Kathy Lang - opposed

**130 City Centre at Midtown 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: **Garza** Second: **Alleman** Vote: **Carries** Abstaining: **None**  
Opposed: **Edminster, Davis, Bohan, Bryant, Brave, and Forister**  
Speakers for item 130: Richard Smith, Managing Engineer, Public Works and Engineering Department

**131 Cullen at 45 Reserves C2R Approve**  
Staff recommendation: Grant the requested variance to allow ROW dedicated for the widening of Hussion Street to 50' ROW instead of 60' as required and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance to allow ROW dedicated for the widening of Hussion Street to 50' ROW instead of 60' as required and approved the plat subject to the CPC 101 form conditions.  
Motion: **Alleman** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**  
Speakers for item 131: Richard Smith, Managing Engineer, Public Works and Engineering Department

**132 Grand Vista GP Approve**  
Staff recommendation: Grant the requested variance and special exception and approve the general plan subject to the CPC.  
Commission action: Granted the requested variance and special exception and approved the general plan subject to the CPC.  
Motion: **Tartt** Second: **Forister** Vote: **Unanimous** Abstaining: **None**

**133 Houston Views** **C2** **Approve**  
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC.  
Commission action: Grant the variance to allow a 15' building line along Houston Avenue, deny the variance to not provide right-of-way dedication to Hickory Street, and approve the plat subject to CPC 101 Form conditions.  
Motion: **Edminster** Second: **Davis** Vote: **Carries** Abstaining: **None**  
Opposed: **Clark, Garza, Forister, Nelson, Sikes, Tartt**

**134 Laurel Park Sec 2** **C3P** **Approve**  
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC.  
Commission action: Granted the requested variance and approved the plat subject to the CPC.  
Motion: **Bryant** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

**135 Louetta Mini Storage** **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: **Nelson** Vote: **Unanimous** Abstaining: **None**

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

**Items 136 and 137 were taken together at this time.**

**136 Park West Green GP** **GP** **Approve**  
**137 Park West Green Sec 1** **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 approved the general plan and the plat subject to the CPC 101 form conditions.  
Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**Commissioners Alleman and Edminster returned.**

**138 Skyline Villas** **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: **Alleman** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**

**139 Valley Ranch Sec 7** **C3P** **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: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**140 Walmart Store No 297** **C2R** **Defer**  
Staff recommendation: Defer the plat for two weeks to allow applicant time to submit revised information.  
Commission action: Deferred the plat for two weeks to allow applicant time to submit revised information.

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

**141 Waverly Place on 13<sup>th</sup> Street                      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: **Bohan**                      Vote: **Unanimous**                      Abstaining: **None**

**142 Woodlands Gate                      C3P                      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: **Tartt**                      Second: **Bohan**                      Vote: **Unanimous**                      Abstaining: **None**

**E SPECIAL EXCEPTIONS NONE**

**None**

**F RECONSIDERATION OF REQUIREMENTS**

**143 Kings Mill Sec 12                      C3P                      Defer**

Staff recommendation: Defer the plat to allow time for additional information.

Commission action: Deferred the plat to allow time for additional information.

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

**144 Ventana Lakes Sec 10                      C3P                      Approve**

Staff recommendation: Grant the special exception and approve the plat subject to the conditions listed.

Commission action: Granted the special exception and approved the plat subject to the conditions listed.

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

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

**G EXTENSIONS OF APPROVAL**

<b>145</b>	<b>Above and Beyond Fellowship</b>	<b>EOA</b>	<b>Approve</b>
<b>146</b>	<b>Crossfield Plaza</b>	<b>EOA</b>	<b>Approve</b>
<b>147</b>	<b>Ella Boulevard Street Dedication Sec 2</b>	<b>EOA</b>	<b>Approve</b>
<b>148</b>	<b>Foxwood Preserve Drive Street Dedication Sec 1</b>	<b>EOA</b>	<b>Approve</b>
<b>149</b>	<b>Investex Credit Union North</b>	<b>EOA</b>	<b>Approve</b>
<b>150</b>	<b>Northeast Coating Reserve</b>	<b>EOA</b>	<b>Approve</b>
<b>151</b>	<b>Villages at Tour 18 Sec 2</b>	<b>EOA</b>	<b>Approve</b>
<b>152</b>	<b>Villas of Cottage Grove</b>	<b>EOA</b>	<b>Approve</b>
<b>153</b>	<b>Watermark at Cypress Springs</b>	<b>EOA</b>	<b>Approve</b>
<b>154</b>	<b>Woodlands Carlton Woods Creekside Sec 15 in the Village of Creekside Park</b>	<b>EOA</b>	<b>Approve</b>
<b>155</b>	<b>World Star Enterprises</b>	<b>EOA</b>	<b>Approve</b>

**H NAME CHANGES**

**NONE**

**I CERTIFICATES OF COMPLIANCE**

**156 25120 Needham Road COC Approve**  
**157 0 Live Oak N COC Approve**

Staff recommendation: Approve staff's recommendation for items **145-157**.

Commission action: Approved staff's recommendation for items **145-157**.

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

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**158 907, 909, 911, East 25<sup>th</sup> St DPV Disapprove**

Staff recommendation: Deny the requested variance and disapprove the plat.

Commission action: Denied the requested variance and disapprove the plat.

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

Speakers for item 158: Gary Mouer, Claudio Carugati, Novid Rezai, and Alex Torres – supportive; Daniel Dovalina, Philip Krieg, Lenona Brimes, John Bolling, Mary Ellen Arbuckle, Roumen Kaiabachev, Keana Taylor, Luis Brimes, Randi Czaplicki, and Natalie Czapcicki – opposed

**159 5500 Huisache St DPV Approve**

Staff recommendation: Approve the requested variance to allow a 15' building line along the major thoroughfare Chimney Rock Road.

Commission action: Approved the requested variance to allow a 15' building line along the major thoroughfare Chimney Rock Road.

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

**160 3842 Piping Rock Lane DPV Approve**

Staff recommendation: Grant the requested variance to allow a lot less than acre to take vehicular access to a major thoroughfare and approve a 14' building line along Willowick Road instead of the required 25' setback.

Commission action: Granted the requested variance to allow a lot less than acre to take vehicular access to a major thoroughfare and approve a 14' building line along Willowick Road instead of the required 25' setback.

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

Speaker for item 160: Reagan Miller - supportive

**161 2901 Rusk Street DPV Approve**

Staff recommendation: Grant the three requested variances 1) to allow an existing building to have a 0' building line along Rusk and Paige Streets; 2) to allow a reduced building line of 5 feet for a new clerestory roof along Paige Street, and 3) to not provide for a visibility triangle at the intersection of Rusk and Paige Streets for an existing building.

Commission action: Granted the three requested variances 1) to allow an existing building to have a 0' building line along Rusk and Paige Streets; 2) to allow a reduced building line of 5 feet for a new clerestory roof along Paige Street, and 3) to not provide for a visibility triangle at the intersection of Rusk and Paige Streets for an existing building.

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

**162 1043 West 7<sup>th</sup> ½ Street** **DPV** **Defer**  
Staff recommendation: Defer the plat for two weeks to allow applicant time to meet with staff.  
Commission action: Deferred the plat for two weeks to allow applicant time to meet with staff.  
Motion: **Brave** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

**163 2100 Woodhead Street** **DPV** **Defer**  
Staff recommendation: Defer the plat for two weeks to allow time to meet with applicant and review and address neighborhood concerns.  
Commission action: Deferred the plat for two weeks to allow time to meet with applicant and review and address neighborhood concerns.  
Motion: **Bohan** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

**III. ESTABLISH A PUBLIC HEARING DATE OF MARCH 19, 2015 for:**

- a. Briardale partial replat no 2
- b. Colina Homes on Bingham Street
- c. Hollywood Gardens partial replat no 2 replat no 1
- d. Kings Village North partial replat no 1
- e. Kings Village North partial replat no 2
- f. Kings Village North partial replat no 3
- g. Kings Village North partial replat no 4
- h. Lecaroz Bakery
- i. Manors at Woodland Heights partial replat no 1
- j. Riverside Terrace Sec 1 partial replat no 2
- k. Southgate Addition Sec no 3 replat no 1 partial replat no 3
- l. Westlawn Terrace partial replat no 1

Staff recommendation: Establish a public hearing date of March 19, 2015 for items III a-l.

Commission action: Established a public hearing date of March 19, 2015 for items III a-l.

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

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

**V. Consideration of an Off-Street Parking Variance for a property located at 642 & 714 Yale Street; 645 & 709 Heights Blvd**

Staff recommendation: Approve the requested variance.

Commission action: Denied the requested variance.

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

Speaker for item V: Mary Lou Henry (applicant), Philip Rife, Steve Radom, and Kathleen Powell-supportive; Kent Marsh, Anne Rodgers, Paul Stenhouse, Chris Pipkin, Jihye Deveau, Neal Cannon, Kelly Mathena, John Deveau, Ashish Mahendru, and Laurence Levinson - opposed

**VI. Consideration of a Landscape Variance for a property located at the Intersection of Hensen Road/Panair Street**

Staff recommendation: Grant the landscape variance.

Commission action: Granted the landscape variance.

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



**VII. Public Hearing and Consideration of a Special Minimum Lot Size Area Application for Crane Woods Subdivision Sections 5 and 5A**

Staff recommendation: Consider the Special Minimum Lot Size Area Application for Crane Woods Subdivision Sections 5 and 5A and forward to City Council.

Commission action: Considered the Special Minimum Lot Size Area Application for Crane Woods Subdivision Sections 5 and 5A and forward to City Council.

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

Speaker for item VII: Marjorie Mason, Andrew Washington, and Pauline Justice - supportive


**VIII. PUBLIC COMMENT  
NONE**

**IX. ADJOURNMENT**

There being no further business brought before the Chair, Mark Kilkenny adjourned the meeting at 7:02 p.m.

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

  
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Mark Kilkenny, Chair

  
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Patrick Walsh, Secretary