

## Minutes of the Houston Planning Commission

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

March 5, 2015  
Meeting to be held in  
Council Chambers, Public Level, City Hall Annex  
2:30 p.m.

### Call to order:

**Chair, Mark Kilkenney called the meeting to order at 2:40 p.m. with a quorum present.**

Mark A. Kilkenney, Chair

M. Sonny Garza

Susan Alleman

Fernando Brave

Arrived at 3:01 p.m.

Kenneth Bohan

Antoine Bryant

Lisa Clark

Algenita Davis

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porrás-Pirtle

Absent

Mike Sikes

Martha Stein

Absent

Eileen Subinsky

Absent

Blake Tartt III

Shaukat Zakaria

Mark Mooney for

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 19, 2015 PLANNING COMMISSION MEETING MINUTES

Approval of the minutes will be done at the next Commission meeting to allow time to clarify the motion and second on items 65 and 113 .

### I. PRESENTATION REGARDING THE METROPOLITAN TRANSIT AUTHORITY OF HARRIS COUNTY' S (METRO) SYSTEM REIMAGING PLAN

Presentation was given by Kurt Luhrsen, VP of Planning, METRO)

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

A correction Items **45** and **92** were taken separately to allow time for staff to address concerns discussed at the last meeting. Items removed for separate consideration: **1, 34, 51, 54, 56, and 57**. 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: **Bryant** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

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

Staff recommendation: Approve staff's recommendation to approve items **1, 34, 51, 54, 56, and 57** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **1, 34, 51, 54, 56, and 57** subject to the CPC 101 form conditions.

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

**Commissioners Alleman and Edminster returned.**

**Items 45 and 92 were taken together at this time.**

<b>45</b>	<b>Studemont Junction GP</b>	<b>GP</b>	<b>Approve</b>
<b>92</b>	<b>Studemont Junction Sec 1</b>	<b>C3R</b>	<b>Approve</b>

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: **Bryant** Vote: **Unanimous** Abstaining: **None**

Speaker for items 45 and 92- Richard Smith, Public Works and Engineering Department

### C PUBLIC HEARINGS

<b>100</b>	<b>Allendale Townsite Sec A partial replat no 1</b>	<b>C3N</b>	<b>Defer</b>
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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: **Clark** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

- 101 Cinco Ranch Southwest Sec 32 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: **Tartt** Second: **Forister** Vote: **Unanimous** Abstaining: **None**
- 102 Colquitt Court Sec 2 partial replat no 2 C3N Defer**  
Staff recommendation: Defer the plat for two weeks to allow applicant time to provide revised information.  
Commission action: Deferred the plat for two weeks to allow applicant time to provide revised information.  
Motion: **Edminster** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 103 Honeycomb Ridge 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: **Mooney** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**
- 104 Lakewood Pines 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: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 105 Lamar Terrace partial replat no 7 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: **Bohan** Vote: **Unanimous** Abstaining: **None**
- 106 Morgan Addition 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: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 107 Newport Sec 8 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: **Anderson** Vote: **Unanimous** Abstaining: **None**  
Speaker for item 107: William Vandagriff – opposed; Robert Santini, consultant – supportive
- 108 North Main Parking Reserve 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: **Sikes** Vote: **Unanimous** Abstaining: **None**
- 109 Oakcrest North Sec 5 partial replat no 3 and extension 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: **Bohan** Vote: **Unanimous** Abstaining: **None**

**110 Parkway Lakes Section 1 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: **Tartt** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**111 Spring Branch Valley partial replat no 5 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: **Bryant** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Speaker for item 111: Michelle Merrill – no position stated

**112 Tall Timbers Section of River Oaks partial 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: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**113 Threlkeld Point partial replat no 1 C3N 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: **Clark** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

**114 Treviso replat no 1 C3N Withdrawn**

**115 Valley Ranch Sec 4 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: **Bryant** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**

## **D VARIANCES**

**116 Foxwood Sec 14 C3P 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: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**117 GBG Business Park C3P 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: **Alleman** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**118 Replat of Reserves A and B in Aldine Meadows C3R Withdraw**

Staff recommendation: Withdraw the plat and establish a public hearing date of April 2, 2015 for Replat of Reserves A and B in Aldine Meadows partial replat no 1.

Commission action: Withdrew the plat and established a public hearing date of April 2, 2015 for Replat of Reserves A and B in Aldine Meadows partial replat no 1.

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

**119 Rosslyn Addition partial replat no 2 C3R 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: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**120 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: **Mooney** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

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

**121 Ventana Lakes GP GP 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: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**Commissioner Edminster returned.**

**122 Walmart Store No 297 C2 Withdraw**

**123 Waverly Place on 13<sup>th</sup> Street 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: **Garza** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**124 West at Grand Parkway 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: **Davis** Vote: **Unanimous** Abstaining: **None**

**125 Woodlands Gate C3P 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: **Mooney** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS NONE**

**126 Grand Mission Estates 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: **Davis** Second: **Forister** Vote: **Unanimous** Abstaining: **None**

**Items 127-133 were taken together at this time.**

**127 Wildwood at Oakcrest North GP Approve**  
**128 Wildwood at Oakcrest North Sec 14 C3P Approve**  
**129 Wildwood at Oakcrest North Sec 15 C3P Approve**

<b>130</b>	<b>Wildwood at Oakcrest North Sec 16</b>	<b>C3P</b>	<b>Approve</b>
<b>131</b>	<b>Wildwood at Oakcrest North Sec 17</b>	<b>C3P</b>	<b>Approve</b>
<b>132</b>	<b>Wildwood at Oakcrest North Sec 18</b>	<b>C3P</b>	<b>Approve</b>
<b>133</b>	<b>Wildwood at Oakcrest North Sec 19</b>	<b>C3P</b>	<b>Approve</b>

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

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

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

## **F RECONSIDERATION OF REQUIREMENTS**

<b>134</b>	<b>Energy Institute High School</b>	<b>C2</b>	<b>Approve</b>
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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: **Davis**                      Second: **Edminster**                      Vote: **Unanimous**                      Abstaining: **None**

<b>135</b>	<b>Katy Academy</b>	<b>C2</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: **Forister**                      Second: **Garza**                      Vote: **Unanimous**                      Abstaining: **None**

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

<b>136</b>	<b>Kings Mill Sec 12</b>	<b>C3P</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: **Mooney**                      Second: **Garza**                      Vote: **Unanimous**                      Abstaining: **None**

**Commissioner Edminster returned.**

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

<b>137</b>	<b>Pilot Gully Stormwater Detention Facility</b>	<b>C2</b>	<b>Approve</b>
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Staff recommendation: Grant the requested variances:

- 1) To allow an excessive block length of approximately 4,100' on the major thoroughfare on Spring Cypress Road and
- 2) To allow an excessive block length of 4,849' on the local street Cossey Roa 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: **Edminster**                      Vote: **Unanimous**                      Abstaining: **None**

**Commissioner Alleman returned.**

**138 Shreeram C2R Approve**  
 Staff recommendation: Deny the requested variance and approve the plat subject to the conditions listed.  
 Commission action: Denied the requested variance and approved the plat subject to the conditions listed.  
 Motion: **Jard** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**  
 Speaker for item 138: O. Wey- opposed; Hasu Patel, applicant - supportive

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

**G EXTENSIONS OF APPROVAL**

<b>139</b>	<b>Bridges on Lake Houston Sec 4</b>	<b>EOA</b>	<b>Approve</b>
<b>140</b>	<b>Castle Court Apartments</b>	<b>EOA</b>	<b>Approve</b>
<b>141</b>	<b>CyFair ISD Elementary School no 54</b>	<b>EOA</b>	<b>Approve</b>
<b>142</b>	<b>Fallbrook Drive Street Dedication Sec 2</b>	<b>EOA</b>	<b>Approve</b>
<b>143</b>	<b>Intercontinental Crossing Business Park Lift Station Site</b>	<b>EOA</b>	<b>Approve</b>
<b>144</b>	<b>North Forest MUD WWTP</b>	<b>EOA</b>	<b>Approve</b>
<b>145</b>	<b>Spring Cypress Triangle</b>	<b>EOA</b>	<b>Approve</b>

**H NAME CHANGES**

<b>146</b>	<b>Woodlands Shumard Oak Street Dedication (prev. Shumard Oak Street Dedication Sec 1)</b>	<b>NC</b>	<b>Approve</b>
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**I CERTIFICATES OF COMPLIANCE**

<b>147</b>	<b>20714 Baldwin Road</b>	<b>COC</b>	<b>Approve</b>
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Staff recommendation: Approve staff's recommendation for items 139-146.  
 Commission action: Approved staff's recommendation for items 145-157.  
 Motion: **Davis** Second: **Clark** Vote: **Carries** Abstaining:  
**Alleman on 141**

**J ADMINISTRATIVE  
 NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

<b>148</b>	<b>2301 Dryden Road</b>	<b>DPV</b>	<b>Approve</b>
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Staff recommendation: Grant the requested variances to 1) allow a 17' garage building line on a major thoroughfare and 2) to allow a single family lot under an acre to have vehicular access from Greenbriar Drive; with condition of providing a recorded shared access agreement with an exhibit upon the submittal of building permits.  
 Commission action: Staff recommendation: Grant the requested variances to 1) allow a 17' garage building line on a major thoroughfare and 2) to allow a single family lot under an acre to have vehicular access from Greenbriar Drive; with condition of providing a recorded shared access agreement with an exhibit upon the submittal of building permits.  
 Motion: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**149 1043 West 7<sup>th</sup> 1/2 Street**

**DPV**

**Defer**

Staff recommendation: Defer the plat for two weeks to allow applicant time to research similar projects in the area.

Commission action: Deferred the plat for two weeks to allow applicant time to research similar projects in the area.

Motion: **Tartt**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

**150 2100 Woodhead Street**

**DPV**

**Deny**

Staff recommendation: Deny the requested variance.

Commission action: Denied the requested variance.

Motion: **Zakaria**

Second: **Brave**

Vote: **Unanimous**

Abstaining: **None**

Speakers for item 150: James McBride – supportive; Micheal McKenzie, Elizabeth McKenzie, Helen Mann, Cindy Brown, John Sergio, and Lisa McDavid – opposed; Dave Johnson – no position stated

**III. ESTABLISH A PUBLIC HEARING DATE OF April 2, 2015 for:**

- a. Braes Timbers partial replat no 1
- b. Massaad Group Addition replat no 1 partial replat no 1
- c. Scottcrest partial replat no 1
- d. Shamrock Manor partial replat no 1
- e. Shady Acres Extension 3 partial replat no 6
- f. Westheimer Estates partial replat no 5
- g. Woodland Acres partial replat no 1

Staff recommendation: Establish a public hearing date of April 2, 2015 for items **III a-g**.

Commission action: Established a public hearing date of April 2, 2015 for items **III a-g**.

Motion: **Bohan**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**IV. Public Hearing and Consideration of a Special Minimum Lot Size Area Application for the 1200 Block of Archer Street, east and west sides**

Staff recommendation: Consider the Special Minimum Lot Size Area Application for the 1200 Block of Archer Street, east and west sides and forward to City Council.

Commission action: Considered the Special Minimum Lot Size Area Application for the 1200 block of Archer Street, east and west sides and forwarded to City Council.

Motion: **Garza**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item IV: Chris Lerma and Zachary Schaefer - supportive

**V. PUBLIC COMMENT**

**NONE**

**VI. ADJOURNMENT**

There being no further business brought before the Chair, Mark Kilkenny adjourned the meeting at 4:50 p.m.

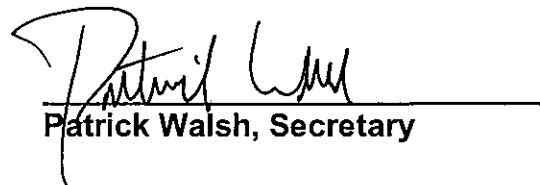
Motion: **Edminster**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

  
 Mark Kilkenny, Chair

  
 Patrick Walsh, Secretary