

## Minutes of the Houston Planning Commission

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

August 8, 2013  
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 2:39 p.m. with a quorum present.**

Mark A. Kilkenny, Chair	
M. Sonny Garza	Absent
Susan Alleman	
Keiji Asakura	
Fernando Brave	
Kenneth Bohan	
Antoine Bryant	Absent
Lisa Clark	Absent
Brandon Dudley	Absent
Truman C. Edminster III	
James R. Jard	Absent
Paul R. Nelson	
Linda Porras-Pirtle	Absent
Algenita Davis	
Martha Stein	Arrived at 4:25 p.m. during item V(a)
Eileen Subinsky	
Blake Tart III	
Shaukat Zakaria	Absent
Mark Mooney for James Noack	Absent
Richard Stolleis 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 Marlene Gafrick, Director, Planning and Development Department.

## **APPROVAL OF THE JULY 25, 2013 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the July 25, 2013 Planning Commission meeting minutes with change from Garza to Kilkenny adjourning the meeting.

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

## **I. CONSIDERATION OF 2013 MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENT REQUEST**

**2013-08 Rankin-** Woodland Hills Drive to West Lake Houston Parkway

**Staff recommendation:** Deny the request to reclassify Major Thoroughfare Rankin Road between West Lake Houston Parkway and Woodland Hills Drive as a Major Collector.

**Commission action:** Denied the request to reclassify Major Thoroughfare Rankin Road between West Lake Houston Parkway and Woodland Hills Drive as a Major Collector.

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

## **II. CONSIDER FORWARDING THE PLANNING COMMISSION'S ACTIONS TAKEN FOR THE 2013 MAJOR THOROUGHFARE AND FREEWAY PLAN TO CITY COUNCIL**

Commission action: Forwarded the Planning Commission's actions taken for the 2013 Major Thoroughfare and Freeway Plan to City Council.

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

## **III. PLATTING ACTIVITY (Consent items A and B, 1- 103)**

Item **28** will be taken later in the meeting with item **138**. Item **83** was changed from approve to defer per the applicant's request. Items removed for separate consideration: **10, 18, 26, 47, 54, and 55**.

Staff recommendation: Approve staff's recommendations for items **1 – 103** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 103** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendations for item **55** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item **55** subject to the CPC 101 form conditions.

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

**Commissioner Alleman returned.**

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

Staff recommendation: Approve staff's recommendations for items **10, 18, 26 and 47** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **10, 18, 26 and 47** subject to the CPC 101 form conditions.

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

**Commissioner Edminster returned.**

**Item 54 will be acted upon later in the meeting to allow for Commissioners Alleman and Edminster to abstain and a quorum to be present.**

## **C PUBLIC HEARINGS**

**104 Ammar Estates      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: **Nelson**      Second: **Alleman**      Vote: **Unanimous**      Abstaining: **None**

Speakers for item 104: Darrel William Fulper – undecided; Rosa Castiel and Marcia Shaw- opposed; Joyce Owens – applicant representative

**105 Atascocita Forest Sec 23 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: **Edminster**      Second: **Nelson**      Vote: **Unanimous**      Abstaining: **None**

**106 Briardale partial 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: **Bohan**      Second: **Tartt**      Vote: **Unanimous**      Abstaining: **None**

**107 Campbell Place partial replat no 1      C3N      Defer**

Staff recommendation: Defer the plat for two weeks to allow time for additional information and continue the public hearing at that time.

Commission action: Deferred the plat for two weeks to allow time for additional information and continue the public hearing at that time.

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

**108 Cornish Street Courtyard 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: **Davis**      Second: **Asakura**      Vote: **Unanimous**      Abstaining: **None**

**109 Marshall Oaks Sec 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: **Davis**      Second: **Alleman**      Vote: **Unanimous**      Abstaining: **None**

**110 Park at Northgate Crossing sec 3 partial replat no 1 and extension C3N Approve**  
 Staff recommendation: Approve the plats subject to the CPC 101 form conditions.  
 Commission action: Approved the plats subject to the CPC 101 form conditions.  
 Motion: **Neslon** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**

**111 Raintree Place Sec 3 replat no 1 C3N Defer**  
 Staff recommendation: Defer the plat for two weeks for further study and review and continue the public hearing at that time.  
 Commission action: Deferred the plat for two weeks for further study and review and continue the public hearing at that time.  
 Motion: **Alleman** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

**112 Southgate Addition partial replat no 2 C3N Defer**  
 Staff recommendation: Defer the plat for two weeks for further study and review and continue the public hearing at that time.  
 Commission action: Deferred the plat for two weeks for further study and review and continue the public hearing at that time.  
 Motion: **Asakura** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**D VARIANCES**

**113 Albury Trails Estates GP GP Approve**  
**114 Albury Trails Estates Sec 3 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: **Asakura** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**115 Beltway Crossing Northwest C2 Defer**  
 Staff recommendation: Defer the plat for two weeks to allow time for applicant to address Chapter 42 planning standards, noting that the application will be moved to the consent agenda for the August 22, 2013 meeting.  
 Commission action: Deferred the plat for two weeks to allow time for applicant to address Chapter 42 planning standards, noting that the application will be moved to the consent agenda for the August 22, 2013 meeting.  
 Motion: **Davis** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**Items 116, 118, 119, 120, 121, 125, 130, 131 and 133 were taken together at this time with staff requesting a two week deferral for all items.**

**116 Braun C2R Defer**  
**118 Bridgeland Hidden Creek Sec 17 C3P Defer**  
**119 Bridgeland Hidden Creek Sec 18 C3P Defer**  
**120 Bridgeland Hidden Creek Sec 19 C3P Defer**  
**121 Bridgeland Hidden Creek Sec 25 C3P Defer**  
**125 Energy Park West C2 Defer**  
**130 Robita Commons C2 Defer**

- 131 South Belt Business Park** **C2R** **Defer**
- 133 Thomas Park** **C2** **Defer**
- Staff recommendation: Defer the plats for two weeks to allow time for applicant to provide additional information and Chapter 42 planning standards.  
 Commission action: Deferred the plats for two weeks to allow time for applicant to provide additional information and for Chapter 42 planning standards.  
 Motion: **Davis** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**
- 117 Bridgeland Lakeland Village GP** **GP** **Approve**
- Staff recommendation: Grant the requested variances and approve the general plan subject to the CPC 101 form conditions.  
 Commission action: Granted the requested variances and approved the general plan subject to the CPC 101 form conditions.  
 Motion: **Asakura** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
- 122 Bridges of Lake Houston Lift Station 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: **Subinsky** Second: **Bohan** Vote: **Unanimous** Abstaining: **None**
- 123 Carnegie Oaks at Westmoreland** **C2R** **Withdrawn**
- 124 College Addition at South Shepherd** **C2R** **Withdrawn**
- 126 Harmony GP** **GP** **Approve**
- Staff recommendation: Grant the requested variance and approve the general plan subject to the CPC 101 form conditions.  
 Commission action: Granted the requested variance and approved the general plan subject to the CPC 101 form conditions.  
 Motion: **Asakura** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**
- 127 Imperial Green Business Park** **C2** **Withdrawn**
- Items 128 and 140 were taken together at this time.**
- 128 Kennedy Greens South GP** **GP** **Approve**
- 140 Kennedy Greens South Commercial** **C3P** **Approve**
- Subdivision**
- Staff recommendation: Grant the requested variances and approve the general plan and the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the requested variances and approved the general plan and the plat subject to the CPC 101 form conditions.  
 Motion: **Nelson** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**
- Speaker for items 128 and 140- Fred Mathis, Harris County and Mike Terechenok – supportive

**129 M and D Development**

**C2R**

**Defer**

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

Commission action: Deferred the plat for two weeks.

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

**132 Sports Cube Subdivision**

**C3P**

**Defer**

Staff recommendation: Defer the plat for two weeks to allow applicant time to submit a revised plat.

Commission action: Deferred the plat for two weeks to allow applicant time to submit a revised plat.

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

**134 Villas of Orleans**

**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: **Nelson**      Second: **Alleman**      Vote: **Unanimous**      Abstaining: **None**

**135 Washington Avenue Investments**

**C2**

**Defer**

Staff recommendation: Defer the plat for two weeks to allow time for the applicant to meet with the Public Works and Engineering Department regarding the proposed head on parking on the site.

Commission action: Deferred the plat for two weeks to allow time for the applicant to meet with the Public Works and Engineering Department regarding the proposed head on parking on the site.

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

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

**136 West Place GP**

**GP**

**Approve**

**137 West Place Sec 1**

**C3P**

**Approve**

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

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

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

**E SPECIAL EXCEPTIONS  
NONE**

## F RECONSIDERATION OF REQUIREMENTS

Items 28 and 138 were taken together at this time.

<b>138</b>	<b>Ferrer GP</b>	<b>GP</b>	<b>Approve</b>
<b>28</b>	<b>Lifebridge Church</b>	<b>C2</b>	<b>Approve</b>
<b>139</b>	<b>Lindsay Lakes</b>	<b>C3P</b>	<b>Approve</b>

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: **Asakura** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Speakers for items 28, 138 and 139- Autumn Selman Dunbar Harder – no position stated; Fred Mathis- Harris County

<b>134</b>	<b>Northwest Crossroads Industrial Park North</b>	<b>C3P</b>	<b>Approve</b>
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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: **Zakaria** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

## G ADMINISTRATIVE NONE

## H DEVELOPMENT PLAT VARIANCE

<b>141</b>	<b>1046 Rutland Street</b>	<b>DVP</b>	<b>Defer</b>
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Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide site plan and elevation of the proposed addition.

Commission action: Deferred the plat for two weeks to allow time for the applicant to provide site plan and elevation of the proposed addition.

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

<b>142</b>	<b>1916 Harold Street</b>	<b>DVP</b>	<b>Approve</b>
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Staff recommendation: Grant the requested development plat variance for a 20' building line for the proposed porch.

Commission action: Granted the requested development plat variance for a 20' building line for the proposed porch.

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

<b>143</b>	<b>1046 Rutland Street</b>	<b>DVP</b>	<b>Defer</b>
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Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide revised information.

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

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

I Certificates of Compliance and J Extensions of Approval and Name Changes were taken together at this time.

**I CERTIFICATES OF COMPLIANCE**

<b>144</b>	<b>27554 Spanish Oaks Drive</b>	<b>COC</b>	<b>Approve</b>
<b>145</b>	<b>24650 Sorters Road</b>	<b>COC</b>	<b>Approve</b>

**J EXTENSIONS OF APPROVAL AND NAME CHANGES**

<b>146</b>	<b>Beamer Villas Subdivision</b>	<b>EOA</b>	<b>Approve</b>
<b>147</b>	<b>Villas at Northpointe Subdivision</b>	<b>EOA</b>	<b>Approve</b>

Staff recommendation: Approve staff's recommendation for items **144-147**.

Commission action: Approved staff's recommendation for items **144-147**.

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

**IV. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 5, 2013**

- a. Bellwood Sec 2 replat no 1**
- b. East Sunnyside Court Sec 1 partial replat no 1**
- c. Parkhurst Estates Sec 3 partial replat no 1**
- d. Towns at Seville replat no 1**
- e. Westheimer Estates partial replat no 2**
- f. West Oaks Subdivision plat no 2 partial replat no 2**

Staff recommendation: Establish a public hearing date of September 5, 2013 for item **IV a-f**

Commission action: Established a public hearing date of September 5, 2013 for item **IV a-f**.

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

**Item number 54 from the Consent items was acted upon at this time.**

Staff recommendation: Approve staff's recommendations for item **54** subject to the CPC 101 form conditions.

Commission action: Deferred staff's recommendations for item **54** subject to the CPC 101 form conditions.

Motion: **Davis** Second: **Tartt** Vote: **Carries** Abstaining: **Alleman and Edminster**

**V. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON JULY 17, 2013 FOR THE DENIAL OF A CERTIFICATE OF APPROPRIATENESS FOR:**

- a. 446 Arlington Street- Houston Heights Historic District South**

Staff recommendation: No recommendation given.

Commission action: Overturned the Houston Archaeological and Historical Commission's decision to deny a Certificate of Appropriateness for 446 Arlington Street- Houston Heights Historic District South.

Motion: **Davis** Second: **Tartt** Vote: **Carries** Opposed: **Nelson**  
Abstained: **Bohan**

Speakers for item V(a)- Mark Van Doren, Paul Fruge, Mark Williams and Shaun Vembutty – for appeal



b. 1537 Ashland Street- Houston Heights Historic District West  
Staff recommendation: No recommendation given.

Commission action: Overturned the Houston Archaeological and Historical Commission's decision to deny a Certificate of Appropriateness for 1537 Ashland Street- Houston Heights Historic District West

Motion: **Davis**                      Second: **Tartt**                      Vote: **Carries**                      Opposed: **Nelson**  
Speakers for item V(b)- Mark Van Doren, Paul Fruge, and Mark Williams– for appeal

**VI. PUBLIC COMMENT**  
**NONE**

**VII. EXCUSE THE ABSENCES OF COMMISSIONER BRAVE**  
Commissioner Brave was present so no action was needed.

**VIII. ADJOURNMENT**

There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the meeting at 5:02 p.m.

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

  
Mark Kilkenny, Chair

  
Marlene Gafrick, Secretary