

## Minutes of the Houston Planning Commission

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

April 16, 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 2:39 p.m. with a quorum present.**

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Fernando Brave

Kenneth Bohan

Arrived at 2:43 p.m. during item II

Antoine Bryant

Lisa Clark

Algenita Davis

Arrived at 3:01 p.m. during item #119

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porras-Pirtle

Mark Sikes

Absent

Martha Stein

Eileen Subinsky

Blake Tartt III

Shaukat Zakaria

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

Dale A. Rudick, P.E.



Staff recommendation: Deny the 10' building line variance for 31 lots 2) grant the shared COS variance and 3) grant the variance to allow the conversion of a single family lot to a parking reserve and approve the plats subject to the CPC 101 form conditions.

Commission action: Denied the 10' building line variance for 31 lots 2) grant the shared COS variance and 3) grant the variance to allow the conversion of a single family lot to a parking reserve and approved the plats subject to the CPC 101 form conditions.

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

Opposed: **Brave, Bohan, and Jard**

Speakers for items 119-122: Nichole Bowden, Melissa Bohannon, and Marty Weiner – supportive

**123 Retreat at Sherwood partial replat no 1 C3N 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: **Edminster** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**124 Southgate Addition Sec no 3 replat no 1 partial replat no 3 C3N Disapprove**

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

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

**125 Walden on Lake Houston Phase 5 Champions Village C3N Defer**

Staff recommendation: Defer the plat for two weeks for additional information.

Commission action: Deferred the plat for two weeks for additional information.

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

**126 Westheimer Estates partial replat no 5 C3N Withdrawn**

**127 Westlawn Terrace partial replat no1 C3N Withdrawn**

**D VARIANCES**

**128 Belfort Farms GP GP Approve**

Staff recommendation: Grant the requested variance to allow excessive block length along the eastern boundary north of Oyster Creek but deny the variance to not extend Winding Path Way and approve the general plan subject to CPC 101 Form conditions.

Commission action: Granted the requested variances: 1. to allow excessive block length along the eastern and western boundary; 2 to not extend Winding Path Way, and approve the general plan subject to CPC 101 Form conditions.

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

**129 Brookside 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: **Bohan** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

**130 Champion Woods Enclave C2 Approve**  
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.  
Commission action: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

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

**131 CQ Gosling C2 R Approve**  
Staff recommendation: Grant the requested variance at to allow five lots to take access via access easement and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance at to allow five lots to take access via access easement and approve the plat subject to the CPC 101 form conditions.

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

**132 Crescent Island replat no 1 partial replat no 2 C2R Defer**  
Staff recommendation: Defer the plat for two weeks to allow time for Legal review of single family restrictions filed separately.  
Commission action: Deferred the plat for two weeks to allow time for Legal review of single family restrictions filed separately.

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

**133 Dowling Vista C2R Approve**  
Staff recommendation: Grant the requested 15' BL variance along Dowling Street and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested 15' BL variance along Dowling Street and approve the plat subject to the CPC 101 form conditions.

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

**134 Levey Group Five Corners Business Center C2 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: **Unanimous** Abstaining: **None**

**135 Memorial Hermann Hospital C2R Defer**  
Staff recommendation: Grant the requested dual building line variance and approve the plat subject to the CPC 101 form conditions.  
Commission action: Deferred the plat for two weeks per Legal request to allow time for additional information.

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

Items 136 and 139 were taken together at this time.

**136 Mueschke Road Tract C3P Defer**  
**139 Safesite Tract 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: **Bohan** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**137 Post Oak School** **C2R** **Defer**  
Staff recommendation: Grant the requested dual building line variance and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested dual building line variance and approved the plat subject to the CPC 101 form conditions.  
Motion: **Edminster** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

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

**138 Residences at Hardy Yards** **C2R** **Approve**  
Staff recommendation: Grant the requested 5' building line variance and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested 5' building line variance and approved the plat subject to the CPC 101 form conditions.  
Motion: **Jard** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

**Commissioner Jard returned.**

**140 Swan Terrace** **C2R** **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: **Subinsky** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

**141 WalMart USA Store No 297** **C2R** **Defer**  
Staff recommendation: Defer the plat for two weeks to allow time for applicant to submit revised information by noon next Wednesday.  
Commission action: Deferred the plat for two weeks to allow time for applicant to submit revised information by noon next Wednesday.  
Motion: **Alleman** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**The Commission returned to agenda item I at this time.**

**I. PRESENTATION AND PUBLIC HEARING ON PROPOSED AMENDMENTS TO CHAPTERS 10, 33, 39, 40 AND 42 OF THE CODE OF ORDINANCES.**

The presentation was given by Brian Crimmins, Planning and Development Department.

**E SPECIAL EXCEPTIONS**  
**NONE**

**F RECONSIDERATION OF REQUIREMENTS**

**142 Waterford Trails Sec 1** **C2** **Approve**  
Staff recommendation: Grant the reconsideration of requirement and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the reconsideration of requirement and approved the plat subject to the CPC 101 form conditions.  
Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

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

**G EXTENSIONS OF APPROVAL**

143	Highland Village partial replat no 2	EOA	Approve
144	Oak Estates Sec 1 partial replat no 1	EOA	Approve

**H NAME CHANGES  
NONE**

**I CERTIFICATES OF COMPLIANCE**

145	25371 Needham Road	COC	Approve
146	23737 Briar Tree Drive	COC	Approve

Staff recommendation: Approve staff's recommendation for items 145-146.

Commission action: Approved staff's recommendation for items 145-146.

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

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

147	1035 Herkimer	DPV	Approve
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Staff recommendation: Grant the requested variances to 1) allow a 1' building line along the major thoroughfare West 11<sup>th</sup> Street and 2) to not dedicate 5' of ROW to Herkimer Street subject to the condition of a wrought iron fence along West 11<sup>th</sup> Street and one (1) street tree on the Herkimer Street.

Commission action: Granted the requested variances to 1) allow a 1' building line along the major thoroughfare West 11<sup>th</sup> Street and 2) to not dedicate 5' of ROW to Herkimer Street subject to the condition of a wrought iron fence along West 11<sup>th</sup> Street and one (1) street tree on the Herkimer Street.

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

148	1235 Nasa Parkway	DPV	Defer
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Staff recommendation: Defer the plat for two weeks to allow time for applicant to submit revised information..

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

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

**III. ESTABLISH A PUBLIC HEARING DATE OF May 14, 2015 for:**

- a. Douglas E Bundy Amenity Lake No 1 replat no 1 and extension
- b. Treviso replat no 1
- c. McKenzie Park Sec 4 partial replat no 1
- d. Scenic Woods partial replat no 2
- e. Spring Village Estates partial replat no 1
- f. Westcott Place Sec 2 partial replat no 1

Staff recommendation: Establish a public hearing date of May 14, 2015 for items III a-f.

Commission action: Established a public hearing date of May 14, 2015 for items III a-f.

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

Items IV and V were taken together at this time.

- IV. **CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3501 SOUTHMORE BOULEVARD (ENERGY INSTITUTE HIGH SCHOOL)**  
V. **CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 520 MERCURY DRIVE (FURR HIGH SCHOOL)**

Staff recommendation: Defer for the parking variances for two weeks.

Commission action: Deferred for the parking variances for two weeks.

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

- VI. **CONSIDERATION OF A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 9690 WEST WINGFOOT ROAD (STARPARK WAREHOUSE)**

Staff recommendation: Defer the application for two weeks per the applicant's request to allow time to meet with the Urban Forester.

Commission action: Deferred the application for two weeks per the applicant's request to allow time to meet with the Urban Forester.

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

- VII. **Public Hearing and Consideration of a Special Minimum Lot Size Block Application for the 900 Block of Allston Street, east and west sides**

Staff recommendation: Approve the Special Minimum Lot Size Block Application for the 900 block of Allston Street, east and west sides and forward to City Council.

Commission action: Approved the Special Minimum Lot Size Block Application for the 900 block of Allston Street, east and west sides and forwarded to City Council.

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

Speaker for item VII: Brenton A. Pharis – supportive

- VIII. **PLEASE EXCUSE THE ABSENCES OF COMMISSIONER TARTT**

Commissioner Tartt was present so no action needed.

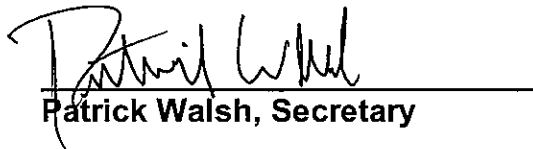
- IX. **PUBLIC COMMENT**  
**NONE**

- X. **ADJOURNMENT**

There being no further business brought before the Commission, Chair, Mark Kilkeny adjourned the meeting at 4:34 p.m.

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

  
Mark Kilkeny, Chair

  
Patrick Walsh, Secretary