

## Minutes of the Houston Planning Commission

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

June 12, 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 2:35 p.m. with a quorum present.**

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Keiji Asakura

Absent

Fernando Brave

Kenneth Bohan

Antoine Bryant

Lisa Clark

Absent

Truman C. Edminster III

James R. Jard

Absent

Paul R. Nelson

Absent

Linda Porrás-Pirtle

Algenita Davis

Mike Sikes

Martha Stein

Eileen Subinsky

Blake Tartt III

Shaukat Zakaria

Arrived at 2:59 item 139

Mark Mooney for

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

None

## APPROVAL OF THE May 29, 2014 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the May 29, 2014 Planning Commission meeting minutes.

Motion: **Alleman** Second: **Sikes** Vote: **Unanimous** Abstaining: **Subinsky Garza**

### I. PLATTING ACTIVITY (Consent items A and B, 1- 115)

Items removed for separate consideration: **11, 36 and 44**. Item **84** was taken separately to allow time for speakers.

Staff recommendation: Approve staff's recommendations for items **1 – 115** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 115** subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

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

Staff recommendation: Approve staff's recommendation to approve items **11, 36 and 44** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **11, 36 and 44** subject to the CPC 101 form conditions.

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

**Commissioners Edminster and Alleman returned.**

### 84 Commonwealth Commons C2R 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: **Garza** Vote: **Unanimous** Abstaining: **None**

## C PUBLIC HEARINGS

### 116 Broadmoor 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: **Bohan** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

### 117 Contemporary Main Plaza partial replat no 2 C3N Defer

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

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

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

### 118 Craig Woods partial replat no 1 C3N Defer

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

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

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

- 119 Hawthorne Place Addition Sec 8 partial replat no 1** **C3N** **Approve**  
 Staff recommendation: Defer the plat subject per applicant's request.  
 Commission action: Deferred the plat subject per applicant's request.  
 Motion: **Stein** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**
- 120 Hollywood Gardens 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: **Edminster** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**
- 121 Langwood 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: **Subinsky** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 122 Melody Oaks partial replat no 9 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: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**
- 123 Riverway Estates Sec1 partial replat no 2** **C3N** **Approve**  
 Staff recommendation: Approve the plat subject to the CPC 101form conditions.  
 Commission action: Approved the plat subject to the CPC 101 form conditions.  
 Motion: **Bryant** Second: **Forister** Vote: **Unanimous** Abstaining: **None**
- 124 Riverway Estates Sec 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: **Bohan** Second: **Forister** Vote: **Unanimous** Abstaining: **None**
- 125 West 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 condition.  
 Motion: **Bryant** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 126 Westheimer Gardens partial replat no 2** **C3N** **Withdraw**  
 Withdrawn.

## D VARIANCES

### 127 Advantage BMW Midtown at West Gray 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

Agenda items 128, 133, 135, 136, 139, 144, 148, 149, 152 and 155 were taken together at this time with staff requesting a two week deferral on all items for the reasons stated.

Item 133 was changed from approve to defer at the podium per Fort Bend County's request.

128	Aerovillas Hangar Villas	C2	Defer
133	Broadstone Falcon Landing	C2	Defer
135	Crosby High School Sec 1	C3P	Defer
136	Cypress Church Road Tract	C3P	Defer
139	Fairbanks Business Court	C3P	Defer
144	Mittlesteadt Estates	C3P	Defer
148	Reserve at Parkway Terrace	C3P	Defer
149	Pease Street Townhomes	C2R	Defer
152	Enclave at Wingmill Lakes	C3P	Defer
155	Mckenzie Park Sec 2	C3F	Defer

Staff recommendation: Defer the plats for two weeks for the reasons stated.

Commission action: Deferred the plats for two weeks for the reasons stated.

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

129 Bauer Road Tract GP Withdraw  
Withdrawn

130 Bauer Road Tract Sec 1 C3P Withdraw  
Withdrawn

131 Bauer Road Tract Sec 2 C3P Withdraw  
Withdrawn

132 Bauer Road Tract Sec 2 C3P Withdraw  
Withdrawn

134 Capitol Commons C2 Withdraw  
Withdrawn

### 137 District West at Parkway Lakes C3P 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: **Forister** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**138 Eado Edge** **C3P** **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: **Bryant** Vote: **Unanimous** Abstaining: **None**  
Speaker for item 138: Thomas Redlinger –opposed and Richard Smith - PWE.

**140 Fall Creek GP** **GP** **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**

**Items 141 and 142 were taken together at this time.**

**141 Falls at Dry Creek GP** **GP** **Approve**  
**142 Falls at Dry Creek Sec 1** **C3F** **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**

**143 Foley Road Ranch** **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: **Porras-Pirtle** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**145 North Durham Estates** **C2R** **Withdraw**  
**Withdrawn**

**147 Parkway Terrace Sec 2** **C3P** **Defer**  
Staff recommendation: Defer the plats for two per applicant's request.  
Commission action: Deferred the plats for two weeks per applicant's request.

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

**146 Oak Forest of La Sierra** **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: **Alleman** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**

**150 Somerset Green Sec 5** **C3R** **Approve**  
Staff recommendation: Grant the requested variances 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: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

**151 West 20<sup>th</sup> Crossing**

**C3R**

**Approve**

Staff recommendation: Grant the requested variances 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: **Stein**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

**E SPECIAL EXCEPTIONS**

**NONE**

**F RECONSIDERATION OF REQUIREMENTS**

**153 Interstate Commerce Center**

**C3P**

**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: **Edminster**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**154 La Mesita Homes**

**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: **Porras-Pirtle**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

**G EXTENSIONS OF APPROVAL**

**156 Cypresswood Point Sec 6**

**EOA**

**Approve**

**157 Gosling Development replat no 2**

**EOA**

**Approve**

**158 Pearl Woodlake Apartments**

**EOA**

**Approve**

**159 Sawdust Road Commercial partial replat no 1**

**EOA**

**Approve**

**160 STS Simon and Jude Catholic Church**

**EOA**

**Approve**

**161 Westwind Business Park**

**EOA**

**Approve**

**162 Xplor and Valero Store no 1431**

**EOA**

**Approve**

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

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

Motion: **Alleman**

Second: **Subinsky**

Vote: **Unanimous**

Abstaining: **None**

**H NAME CHANGES**

**NONE**

**I CERTIFICATES OF COMPLIANCE**

**NONE**

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**163 200 Carl street DPV Defer**  
Staff recommendation: Defer the plat for two weeks.  
Commission action: Deferred the plat for two weeks.  
Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**164 4035 Colquit DPV Defer**  
Staff recommendation: Defer the plat for two weeks.  
Commission action: Deferred the plat for two weeks.  
Motion: **Sikes** Second: **Stein** Vote: **Unanimous** Abstaining: **None**

**II. ESTABLISH A PUBLIC HEARING DATE OF JULY 10, 2014**

- a. Contemporary Main Plaza partial replat no 1**
- b. East End on the Bayou Sec 2**
- c. Fannin Station Sec 2 partial replat no 1**
- d. Gilbert Estates partial replat no 1**
- e. Hyde Park Extension partial replat no 2**
- f. Lamar Terrace partial replat no 4**
- g. Westhaven Estates Sec 2 partial replat no 3**

Staff recommendation: Establish a public hearing date of July 10, 2014 for items **II a-g**.  
Commission action: Established a public hearing date of July 10, 2014 for items **II a-g**.  
Motion: **Alleman** Second: **Sikes** Vote: **Unanimous** Abstaining: **None**

**III. CONSIDERATION FOR AN OFF STREET PARKING VARIANCE FOR A PROPERTY  
LOCATED AT 2736 VIRGINIA STREET:**

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

Commission action: Denied the requested variances and approved the plats subject to the CPC 101 form conditions.

Motion: **Zakaria** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

Speakers for item III: Craig Garcia, applicant, Michelle Coopwood, Marla Endieveria, Darwin Thomas, Tommie Tyler, Bob Myers, JoAnn Laitkep, Jesse Perez, Leslie Bennett, Darla Lexington and Rey Cantu –supportive. Ryan Morris and Gary Ruby –opposed.

**IV. CONSIDERATION OF AN APPEAL OF THE DECISION OF HOUSTON ARCHAEOLOGICAL  
AND HISTORICAL COMMISSION ON MAY 22, 2014 FOR A CERTIFICATE OF  
APPROPRIATENESS FOR 1511 ASHLAND STREET IN HOUSTON HEIGHTS HISTORIC  
DISTRICT WEST:**

**WITHDRAWN**

Items V. and VI were taken together at this time.

**V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE  
BLOCK APPLICATION FOR THE 1200 BLOCK OF WALTON STREET ( EAST AND WEST  
SIDES):**

**VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE  
APPLICATION FOR THE 1200 BLOCK OF WALTON STREET ( EAST AND WEST SIDES):**

Staff recommendation: Forward the applications to City Council for approval.

Commission action: Forwarded the applications to City Council for approval.

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

Speakers for items V and VI: Coryne Rich, Angelika Schaefer and Amelia Gonzales –supportive.

**VII. PUBLIC COMMENT**

**NONE**

**X. ADJOURNMENT**

There being no further business brought before the Commission Chair, Mark Kilkenney adjourned the meeting at 4:44 p.m.

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

  
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Mark Kilkenney, Chair

  
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Patrick Walsh, Secretary