

## Minutes of the Houston Planning Commission

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

March 17, 2016  
Meeting to be held in  
Council Chambers, Public Level, City Hall Annex  
2:30 p.m.

### Call to order

**Chair, Mark A. Kilkenny called the meeting to order at 2:36 p.m. with a quorum present.**

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Bill Baldwin

Kenneth Bohan

Absent

Fernando Brave

Arrived at 2:45 p.m. during item 84

Antoine Bryant

Lisa Clark

Algenita Davis

Truman C. Edminster III

Paul R. Nelson

Linda Porrás-Pirtle

Shafik Rifaat

Left at 4:00 p.m. during item 101

Pat Sanchez

Martha Stein

Absent

Eileen Subinsky

Shaukat Zakaria

Mark Mooney for

Absent

Honorable James Noack

Charles O. Dean for

The Honorable Robert E. Herbert

Raymond Anderson for

The Honorable Ed Emmet

### EXOFFICIO MEMBERS

Carol A. Lewis

Dale A. Rudick, P.E.

## DIRECTOR'S REPORT

The Director's Report was given by Patrick Walsh, Director, Planning and Development Department.

## APPROVAL OF THE MARCH 3, 2016 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 3, 2016 Planning Commission meeting minutes with the correction of Commissioner Zakaria absence.

Motion: **Porras-Pirtle** Second: **Clark** Vote: **Carries** Abstaining: **Subinsky, Bryant and Zakaria**

### I. PLATTING ACTIVITY (Consent items A and B, 1-83)

Items removed for separate consideration: **12, 25, 26, 27, 28 and 77**

Staff recommendation: Approve staff's recommendations for items **1 - 83** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 83** subject to the CPC 101 form conditions.

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

### Commissioner Alleman recused herself.

Staff recommendation: Approve staff's recommendation to approve items **12, 25, 26, 27, 28 and 77** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **12, 25, 26, 27, 28 and 77** subject to the CPC 101 form conditions.

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

### Commissioner Alleman returned.

## C PUBLIC HEARINGS

**84 Neuen Manor C3N Approve**  
**partial replat no 2**

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: **Rifaat** Vote: **Unanimous** Abstaining: **None**

Speakers: Gail McGuire – opposed; Mary Villareal, applicant – supportive

**85 Neuen Manor C3N Approve**  
**partial replat no 3**

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**

Speaker: William Anderson - undecided

**86 North Post Oak Terrace C3N Approve**  
**partial replat no 1**

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: **Garza** Vote: **Unanimous** Abstaining: **None**

**87 Palmetto Oaks 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: **Rifaat** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**88 Simms Woods partial replat no 1 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: **Zakaria** Vote: **Unanimous** Abstaining: **None**  
Speaker: Hellen Eguia

**89 Spring Forest Sec 1 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: **Rifaat** Vote: **Unanimous** Abstaining: **None**

**90 Tallow Wood Sec 4 partial replat no 2 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: **Zakaria** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**91 Wonderland Educational Estate Association 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

**D VARIANCES**

**92 Dowling Street Townhomes C2 Approve**  
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.  
Commission action: Denied the requested variance and approved the plat subject to the CPC 101 form conditions.  
Motion: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**  
Speakers: Eureka Gilkey and Assata Richards – opposed; Paul Coyne, applicant – supportive

**93 Dowling Street Villas C2R Approve**  
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.  
Commission action: Denied the variance and approved the plat subject to the CPC 101 form conditions.  
Motion: **Davis** Second: **Baldwin** Vote: **Carries** Abstaining: **Alleman, Clark, Garza, Porras-Pirtle, and Rifaat**  
Speakers: Speakers: Eureka Gilkey and Assata Richards – opposed

**Items 94 and 95 were taken together at this time.**

- |    |  |            |              |
|----|--|------------|--------------|
| 94 | <b>Fairgrounds Extension<br/>partial replat no 1</b> | <b>C2R</b> | <b>Defer</b> |
| 95 | <b>Fairgrounds Extension<br/>partial replat no 2</b> | <b>C2R</b> | <b>Defer</b> |

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: **Baldwin**      Second: **Davis**      Vote: **Unanimous**      Abstaining: **None**  
 Speakers: Paul Wilhelms, applicant – supportive

- |    |                            |           |                |
|----|----------------------------|-----------|----------------|
| 96 | <b>Fall Creek North GP</b> | <b>GP</b> | <b>Approve</b> |
|----|----------------------------|-----------|----------------|
- 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: **Clark**      Vote: **Unanimous**      Abstaining: **None**

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|----|-----------------------------|------------|------------------|
| 97 | <b>Hadley Street Villas</b> | <b>C2R</b> | <b>Withdrawn</b> |
|----|-----------------------------|------------|------------------|

**Items 98 and 99 were taken together at this time.**

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|----|-------------------------|------------|----------------|
| 98 | <b>Katy Lakes GP</b>    | <b>GP</b>  | <b>Approve</b> |
| 99 | <b>Katy Lakes Sec 1</b> | <b>C3P</b> | <b>Approve</b> |

Staff recommendation: Grant the requested variances 1, 2 and 3; deny variances 4, 5 and 6, and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variances 1, 2 and 3; denied variances 4, 5 and 6, and approve the plat subject to the CPC 101 form conditions.

Motion: **Alleman**      Second: **Edminster**      Vote: **Unanimous**      Abstaining: **None**  
 Speakers: Teresa Rodriguez Nelson and Glen Schulz – opposed; Mikalla Hodges, applicant – supportive; Fred Mathis, Harris County

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|-----|--------------------------------|------------|------------------|
| 100 | <b>Mcllhenny Street Villas</b> | <b>C2R</b> | <b>Withdrawn</b> |
|-----|--------------------------------|------------|------------------|

- |     |  |            |                |
|-----|--|------------|----------------|
| 101 | <b>Pinto Business Park Detention Pond 10</b> | <b>C2R</b> | <b>Approve</b> |
|-----|--|------------|----------------|

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: **Clark**      Vote: **Unanimous**      Abstaining: **None**

- |     |                   |            |              |
|-----|-------------------|------------|--------------|
| 102 | <b>Streamside</b> | <b>C2R</b> | <b>Defer</b> |
|-----|-------------------|------------|--------------|

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

Commission action: Deferred for two weeks at the request of Council Member Stardig.

Motion: **Edminster**      Second: **Baldwin**      Vote: **Unanimous**      Abstaining: **None**  
 Speakers: Reyes Semana, applicant – supportive; Laura Thorpe, Community Liaison for Council Member Stardig; Rachel Herrick, Ben Wilson and Angela Hall – opposed

**Items 103 and 104 were taken together at this time.**

**103 Uvalde Meadows GP GP Approve**  
**104 Uvalde Meadows Sec 1 C2 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: **Garza** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

**105 Woodlands Village of Grogans Mill Lake C3R Approve**  
**Woodlands East Shore Sec 19**

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 plats subject to the CPC 101 form conditions.

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

**106 Yale Street Plaza at Twenty First 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: **Subinsky** Vote: **Unanimous** Abstaining: **None**

Speakers: Richard Smith, Public Works and Engineering

## **E SPECIAL EXCEPTIONS**

**107 Enclave at Northpointe GP GP Approve**

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

Commission action: Granted the requested special exception and approved the plat subject to the CPC 101 form conditions.

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

**Commissioner Alleman recused herself.**

## **F RECONSIDERATION OF REQUIREMENTS**

**108 Katy ISD Central Maintenance Annex 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: **Brave** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

**Commissioner Alleman returned.**

**109 Sunset Ridge East GP GP 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**

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

**G EXTENSIONS OF APPROVAL**

110	Cottage Grove Lake	EOA	Approve
111	CQ Gosling	EOA	Approve
112	Enclave at Northpointe Sec 5	EOA	Approve
113	GBP Business Park	EOA	Approve
114	Hugh Road Crossing	EOA	Approve
115	Katy Independent School District Elementary School no 39	EOA	Approve
116	Katy Independent School District no 8	EOA	Approve
117	Miramesa Commercial Reserve Sec 1	EOA	Approve
118	Newport Sec 8 partial replat no 1	EOA	Approve
119	Remington Ranch Sec 27	EOA	Approve
120	Shamsher Plaza	EOA	Approve
121	Stripes at Peek Road partial replat no 1	EOA	Approve
122	Stripes on Sheldon replat and extension no 1	EOA	Approve

**H NAME CHANGES**

123	Alder Trails Cypress North Houston Road Street Dedication Sec 1 (prev. Alder Trails Cypress North Houston Road Sec 1)	NC	Approve
124	Alder Trails Saddle Springs Lane Street Dedication Sec 1 (prev. Alder Trails Saddle Springs Lane Sec 1)	NC	Approve
125	First Ward Victorian (prev. Shearn Villas)	NC	Approve
126	Katy Independent School District High School No 8 and Junior High School No 15 (prev. Katy Independent School District no 8)	NC	Approve
127	Paseo Nuevo (prev. Buena Vista)	NC	Approve
128	Sylwood Pines (prev. Sylvanwood Pines)	NC	Approve

**I CERTIFICATES OF COMPLIANCE**

129	25956 Lantern Lane	COC	Approve
130	22629 Briar Lane	COC	Approve
131	20762 Old Sorters Road	COC	Approve
132	22880 Jade Street	COC	Approve
133	1713 Brewster Street	COC	Approve
134	14718 Waldine Street	COC	Approve
135	23368 Albert Drive	COC	Approve

Staff recommendation: Approve staff's recommendation for items 110–135.

Commission action: Approved staff's recommendation for items 110–135.

Motion: **Bryant**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**136 14003 Woodthorpe Lane**

**DPV**

**Approve**

Staff recommendation: Grant the development plat variance to allow a SFR to be built at a 20' BL rather than the required 25' BL along Kirkwood.

Commission action: Granted the development plat variance to allow a SFR to be built at a 20' BL rather than the required 25' BL along Kirkwood.

Motion: **Clark**

Second: **Davis**

Vote: **Unanimous**

Abstaining: **None**

**II. ESTABLISH A PUBLIC HEARING DATE OF April 14, 2016 FOR:**

- a. Alvarado Place First Ward
- b. Forest West Sec 2 partial replat no 1
- c. Kolbe Farms partial replat no 4
- d. Plainview Addition partial replat no 3
- e. Raintree Village Sec 1 partial replat no 2
- f. Spring Branch Acres Sec 1 partial replat no 1
- g. Spring Branch Valley partial replat no 6
- h. Village of Kings Lake Sec 4

Staff recommendation: Establish a public hearing date of April 14, 2016 for items **II a-h**.

Commission action: Established a public hearing date of April 14, 2016 for items **II a-h**.

Motion: **Garza**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY  
LOCATED AT 3704 FANNIN STREET**

Staff recommendation: Defer the off street parking variance for two weeks to allow the applicant time to submit revised information.

Commission action: Deferred the off street parking variance for two weeks to allow the applicant time to submit revised information.

Motion: **Alleman**

Second: **Subinsky**

Vote: **Unanimous**

Abstaining: **None**

**IV. PUBLIC COMMENT  
NONE**

**V. ADJOURNMENT**

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 4:35 p.m.

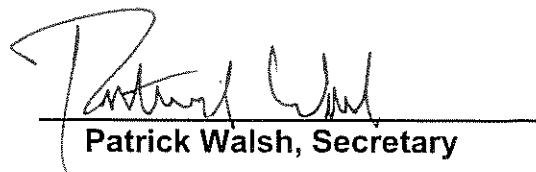
Motion: **Clark**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

  
Mark A. Kilkenny, Chair

  
Patrick Walsh, Secretary

