

## Minutes of the Houston Planning Commission

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

February 20, 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 2:34 p.m. with a quorum present.**

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Arrived at 2:43 p.m. during item 130

Keiji Asakura

Fernando Brave

Kenneth Bohan

Absent

Antoine Bryant

Lisa Clark

Arrived at 2:42 p.m. during item 129

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porrás-Pirtle

Algenita Davis

Absent

Martha Stein

Arrived at 2:36 p.m. during Director's Report

Eileen Subinsky

Absent

Blake Tartt III

Shaukat Zakaria

Mark Mooney for

Absent

James Noack

Richard Stolleis 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, Interim Director, Planning and Development Department.

## APPROVAL OF THE FEBRUARY 6, 2014 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the February 6, 2014 Planning Commission meeting minutes.

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

### I. PLATTING ACTIVITY (Consent items A and B, 1- 125)

Items removed for separate consideration: **9, 38, 70, 71, and 73.**

Staff recommendation: Approve staff's recommendations for items **1 – 125** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 125** subject to the CPC 101 form conditions.

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

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

Staff recommendation: Approve staff's recommendation to approve items **9, 38, 70, 71, and 73** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approve items **9, 38, 70, 71, and 73** subject to the CPC 101 form conditions.

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

**Commissioner Edminster returned.**

### C PUBLIC HEARINGS

**126 Amended Plat of Lum Terrace 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: **Edminster** Vote: **Unanimous** Abstaining: **None**

**127 Broad Oaks partial replat no 3 C3N Withdrawn**

**128 Broad Oaks partial replat No 5 C3N Approve**

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

Commission action: Approve the plat subject to the CPC 101 form conditions.

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

**129 Enclave on West 25<sup>th</sup> replat no 1 C3N Approve**

Staff recommendation: Approve the plat for to the CPC 101 form conditions.

Commission action: Approved the plat subject to the CPC 101 form conditions.

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

**130 Estate of Charles B Head 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: **Clark** Vote: **Unanimous** Abstaining: **None**  
Speakers for item 130: Todd Zalcos, Dan Hlavinica, and Gary Zellers- opposed

**131 Lao 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**

**132 Melody Oaks partial replat no 6 C3N Defer**  
Staff recommendation: Defer the plat for two weeks for Chapter 42 planning standards.  
Commission action: Deferred the plat for two weeks for Chapter 42 planning standards.  
Motion: **Edminster** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**133 Raintree Place Sec 3 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: **Porras-Pirtle** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**134 Strathmore Park 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: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**135 Vintage Lakes Sec 2 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: **Garza** Vote: **Unanimous** Abstaining: **None**

**136 Westbury South partial replat no 1 C3N 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: **Jard** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

**137 Westheimer Estates 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: **Bryant** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

## **D VARIANCES**

**Items 138, 144, 145, 148, and 150 were taken together at this time with staff requesting a two week deferral on all items.**

**138 Ashmore GP GP Defer**  
**144 Grand Vista GP GP Defer**

**145 Katy Two Three One GP**

**GP**

**Defer**

**148 MidMain**

**C2R**

**Defer**

**150 Vistas of Klein Lake**

**C3P**

**Defer**

Staff recommendation: Defer the requested variance for two weeks for the reasons stated.

Commission action: Deferred the requested variance for two weeks for the reasons stated.

Motion: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

**139 August Lakes 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: **Garza**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**140 Campus Vue**

**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 approve the plat subject to the CPC 101 form conditions.

Motion: **Bohan**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item 140: Mary McGowan - supportive

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

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

**141 Fallbrook Pines GP**

**GP**

**Approve**

**142 Fallbrook Pines Sec 1**

**C3R**

**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: **Garza**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Speaker for item 141: Neil Atkinson – supportive

**Commissioner Edminster returned.**

**143 Fort Bend Market Petco**

**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: **Clark**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**Agenda item 147 was taken out of order and addressed at this time.**

**147 Magnolia Addition partial replat no 1 C2R Defer**

Staff recommendation: Deny the requested variance and disapprove the plat.

Commission action: Deferred the plat for two weeks to allow time for further study and review.

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

Speakers for item 147: Mary Lou Henry, applicant- supportive; Richard Smith, Managing Engineer, Public Works and Engineering Department.

**Agenda item 146 is taken at this time.**

**146 Koehlers 1<sup>st</sup> Addition partial replat no 1 C2R Approve**

Staff recommendation: Deny 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: **Jard** Second: **Edminster** Vote: **Carries** Abstaining: **None**

Opposed: **Asakura, Zakaria, Garza, Bryant, Alleman, Brave**

Speaker for item 146: Mary Lou Henry, applicant - supportive

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

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**149 Pin Oak Enclave 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: **Bryant** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

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**151 Washington Avenue Interest C3P Approve**

Staff recommendation: Grant the requested variance and approve the plat with the following conditions:

1. Provide a parking easement agreement for public us parking prior to recordation
2. Parking requirements must be met during the permitting process
3. Provide minimum 6' wide sidewalk along all the adjacent public streets
4. Provide 4" caliper street trees along all the adjacent public streets pursuant to Chapter 33 species and space requirements
5. Provide clear signs for the parking spaces, which are open to the public and provide sidewalk easement as shown on the plat
6. Coordinate with Center Point regarding burying the power lines along the public rights-of-way and subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approve the plat with the following conditions:

1. Provide a parking easement agreement for public us parking prior to recordation
2. Parking requirements must be met during the permitting process
3. Provide minimum 6' wide sidewalk along all the adjacent public streets
4. Provide 4" caliper street trees along all the adjacent public streets pursuant to Chapter 33 species and space requirements
5. Provide clear signs for the parking spaces, which are open to the public and provide sidewalk easement as shown on the plat

6. Coordinate with Center Point regarding burying the power lines along the public rights-of-way and subject to the CPC 101 form conditions.

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

Speakers for item 151: Michael Graham, Tyler Ford, and Ray DeLeon- supportive; Doyle Adams, Brett Mize, Justin Piper, and David Piper – opposed.

**152 Waterstone 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: **Brave** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**153 Wet n Wild Splashtown**

**C2**

**Approve**

Staff recommendation: Grant the requested variance to exceed the intersection spacing by not extending any east-west street through the subject site and denying the variance for the termination of Hanna Barberra Drive and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance to exceed the intersection spacing by not extending any east-west street through the subject site and denying the variance for the termination of Hanna Barberra Drive and approved the plat subject to the CPC 101 form conditions.

Motion: **Jard** Second: **Tartt** Vote: **Carries** Abstaining: **Garza**

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

**154 Woodlands Metro Center Sec 78**

**C2R**

**Approve**

Staff recommendation: Grant the requested variance to allow a 0' building line along Timberloch Place and Waterway Avenue and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance to allow a 0' building line along Timberloch Place and Waterway Avenue and approve the plat subject to the CPC 101 form conditions.

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

**Commissioner Alleman returned.**

**E SPECIAL EXCEPTIONS  
NONE**

**F RECONSIDERATION OF REQUIREMENTS**

**155 Match**

**C2R**

**Approve**

Staff recommendation: Grant the requested variance and approve the plat subject to the following conditions:

1. Coordinate with Public Works and Engineering Department regarding the final design to comply with PWE requirements related to water line along Main Street
2. Coordinate with METRO regarding construction requirements along the Transit Corridor
3. Provide minimum 6' sidewalk along Travis Street
4. Provide 4" caliper street trees along Travis Street pursuant to Chapter 33 species and space requirements and subject to the CPC 101 form conditions.

Commission action: Grant the requested variance and approve the plat subject to the following conditions:

5. Coordinate with Public Works and Engineering Department regarding the final design to comply with PWE requirements related to water line along Main Street
6. Coordinate with METRO regarding construction requirements along the Transit Corridor

- 7. Provide minimum 6' sidewalk along Travis Street
  - 8. Provide 4" caliper street trees along Travis Street pursuant to Chapter 33 species and space requirements and subject to the CPC 101 form conditions.
- Motion: **Asakura**      Second: **Stein**      Vote: **Unanimous**      Abstaining: **None**

**(I) Extensions of Approval and (J) Name Changes were taken together at this time.**

**G EXTENSIONS OF APPROVAL**

<b>156</b>	<b>Crossing at Cinco Ranch</b>	<b>EOA</b>	<b>Approve</b>
<b>157</b>	<b>Cypress Fairbanks ISD Educational Facility</b>	<b>EOA</b>	<b>Approve</b>
<b>158</b>	<b>Metro Burnett Station</b>	<b>EOA</b>	<b>Approve</b>
<b>159</b>	<b>Tidwell Lakes Drive Street Dedication</b>	<b>EOA</b>	<b>Approve</b>

**H NAME CHANGES**

<b>160</b>	<b>Rivergrove GP (prev. Kings Landing GP)</b>	<b>NC</b>	<b>Approve</b>
<b>161</b>	<b>Terrace on Saulnier</b> (prev. Castanie Addition partial replat no 4)	<b>NC</b>	<b>Approve</b>

Staff recommendation: Approve staff's recommendation for items **156-161**.

Commission action: Approved staff's recommendation for items **156-161**.

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

**I CERTIFICATES OF COMPLIANCE**  
**NONE**

**J ADMINISTRATIVE**  
**NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUEST**

<b>162</b>	<b>3122 Broadmead Drive</b>	<b>DPV</b>	<b>Approve</b>
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Staff recommendation: Grant the requested variance.

Commission action: Granted the requested variance.

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

<b>163</b>	<b>3503 St Emanuel Street</b>	<b>DPV</b>	<b>Approve</b>
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Staff recommendation: Grant the requested variance with the conditions that applicant must provide two-3" caliper street trees and coordinate with PWE for creating a minimum 5' wide sidewalk as shown on the site plan.

Commission action: Grant the requested variance with the conditions that applicant must provide two-3" caliper street trees and coordinate with PWE for creating a minimum 5' wide sidewalk as shown on the site plan.

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

**II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 20, 2014**

- a. Aliana Sec 20 partial replat no 1 and extension
- b. Ammar Estates
- c. Audubon Hollow partial replat no 1
- d. Contemporary Main Plaza partial replat no 1
- e. Glen Cove partial replat no 1
- f. Hidden Oaks partial replat no 4
- g. Hyde Park Extension partial replat no 1
- h. Lanier Place partial replat no 2
- i. Pine Shadows partial replat no 3
- j. Shively Carlson Addition partial replat no 2
- k. Temple Terrace partial replat no 1
- l. Whispering Pines Estates partial replat no 6
- m. Wilson Green Court partial replat no 1
- n. Winlow Place partial replat no 3

Staff recommendation: Establish a public hearing date of March 20, 2014 for items **II a-n.**

Commission action: Established a public hearing date of March 20, 2014 for items **II a-n.**

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

**III. CONSIDERATION FOR AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2056 JACQUELYN DRIVE**

Staff recommendation: ~~Grant the requested off street parking variance to allow 97 vehicle parking spaces and 16 bike parking spaces instead of the required 137 spaces.~~

Commission action: ~~Granted the requested off street parking variance to allow 97 vehicle parking spaces and 16 bike parking spaces instead of the required 137 spaces.~~

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

Speakers for item III: Paula Paust and Jo Lightsey – supportive; Mary Ann Regen - opposed

**IV. PUBLIC COMMENT**  
**NONE**

**V. ADJOURNMENT**

There being no further business brought before the Commission Chair, Mark Kilkeny adjourned the meeting at 5:12 p.m.

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

  
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Mark A. Kilkeny, Chair

  
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Patrick Walsh, Secretary