

## Minutes of the Houston Planning Commission

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

May 28, 2015  
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

Absent

Susan Alleman

Fernando Brave

Arrived at 2:37 pm during the director's report

Kenneth Bohan

Arrived at 2:48 pm during agenda item #106

Antoine Bryant

Arrived at 3:07 pm during agenda item # 111

Lisa Clark

Algenita Davis

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porrás-Pirtle

Mark Sikes

Absent

Martha Stein

Arrived at 2:43 pm during the director's report

Eileen Subinsky

Absent

Blake Tartt III

Arrived at 2:50 pm during agenda item #106

Shaukat Zakaria

Mark Mooney for

Left at 3:25 pm during agenda item #117

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.

## DIRECTOR'S REPORT

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

## APPROVAL OF THE MAY 14, 2015 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the May 14, 2015 Planning Commission meeting minutes.

Motion: **Clark** Second: **Brave** Vote: **Carries** Abstaining: **Alleman**

### I. PLATTING ACTIVITY (Consent items A and B)

Items removed for separate consideration: **38, 62, 63, 64, 66, 88 and 89.**

Staff recommendation: Approve staff's recommendations for items **1 – 105** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 105** subject to the CPC 101 form conditions.

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

**Commissioner Alleman and Commissioner Edminster recused and left the room.**

Staff recommendation: Approve staff's recommendation to approve items **38, 62, 63, 64, 66, 88 and 89** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approved items **38, 62, 63, 64, 66, 88 and 89** subject to the CPC 101 form conditions.

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

**Commissioner Alleman and Commissioner Edminster returned.**

### C PUBLIC HEARINGS

**106 Aliana Sec 15 replat no 3 and extension 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: **Foriester** Vote: **Unanimous** Abstaining: **None**

**107 Douglas E Bundy Amenity Lake no 1 replat no 1 and extension 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: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**108 Lakeview Homes Addition 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 conditions.

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

- 109 Long Point Woods Sec 1 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: **Alleman** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**  
 Speakers: John Hall – opposed; Cyd Dillahunty - undecided
- 110 Melody Oaks partial replat no 14** **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: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 111 Scenic Woods partial replat no 2** **C2** **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: **Porras-Pirtle** Second: **Stein** Vote: **Unanimous** Abstaining: **None**
- 112 Scottcrest partial replat no 1** **C3N** **Withdrawn**
- 113 Spring Village Estates 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: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 114 Terrace Oaks partial replat no 1** **C3N** **Defer**  
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
 Commission action: Deferred the plat for two weeks to allow time for the neighborhood to get a better understanding of the project.  
 Motion: **Davis** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**  
 Speakers: Joyce Owens, Rep. Developer – supportive; Charlotte Jones, and Jamie Aycock – opposed.
- 115 Washington Terrace partial replat no 2** **C3N** **Approve**  
 Staff recommendation: Deny 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: **Zakaria** Vote: **Unanimous** Abstaining: **None**  
 Speaker: Marlena Jones – supportive

#### **D – Variances**

- 116 Adara Pointe 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: **Clark** Second: **Bryant** Vote: **Carries** Abstaining: **Edminster**

**Items 117 and 118 were taken together at this time.**

**117 Albion partial replat no 1 C2R Approve**  
**118 Albion partial replat no 2 C2R 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: **Brave** Second: **Bohan** Vote: **Carries** Opposed: **Stein**

**119 Aldine Westfield Business Park C2 Withdrawn**

**120 Kubricht White C2R 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: **Stein** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**121 Polk Avenue Landing 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: **Bohan** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

**122 Rosine Gardens C2 Deny**

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

Commission action: Denied the requested variance and disapproved the plat.

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

Speakers: Mary Villareal, applicant, Mike Dishberge, builder, Mike Salomon – supportive; Steven Rapoport, Richard Brian, Teresa McOmber and Jerome Goldstein – opposed.

**Items 123, 141, and IV were taken together at this time and voted on separately.**

**123 Saudi Arabia Royal Consulate 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 for further study and review by the Commission.

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

Speakers: Faisal Shah, Micah Simecek, applicant - supportive

**141 2951 Wilcrest Drive DPV Defer**

Staff recommendation: Grant the variance to allow an internal 24' driveway instead of a 28' private street to provide access and fire protection on the site.

Commission action: Deferred the plat for two weeks for further study and review by the Commission.

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

**IV. CONSIDERATION OF A LANDSCAPE VARIANCE FOR A PROPERTY LOCATED AT 2951 WILCREST DRIVE – GENERAL CONSULATE OF SAUDI ARABIA**

Staff recommendation: Grant to approve the requested variance and allow an alternative landscaping plan in lieu of required landscaping per Chapter 33 along major thoroughfare Wilcrest Drive and within the subject site.

Commission action: Deferred the plat for two weeks for further study and review by the Commission.

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

**124 Thrustmaster Sec 2 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: **Edminster** Vote: **Unanimous** Abstaining: **None**

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

**125 Willowcreek Ranch GP GP Defer**

Staff recommendation: Defer plat for two weeks to allow time for applicant to provide additional information.

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

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

**Commissioner Edminster returned.**

**E SPECIAL EXCEPTIONS**

**126 Sendero Tract 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

**F RECONSIDERATION OF REQUIREMENTS**

**127 Aliana Sec 45 C3P Defer**

Staff recommendation: Defer the plat per applicant request.

Commission action: Deferred the plat per applicant request.

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

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

**G EXTENSIONS OF APPROVAL**

<b>128</b>	<b>Briscoe Falls Sec 5</b>	<b>EOA</b>	<b>Approve</b>
<b>129</b>	<b>DNA Properties</b>	<b>EOA</b>	<b>Approve</b>
<b>130</b>	<b>East End on the Bayou Sec 2</b>	<b>EOA</b>	<b>Approve</b>
<b>131</b>	<b>Foley Road Ranch</b>	<b>EOA</b>	<b>Approve</b>
<b>132</b>	<b>Greenwood Plaza</b>	<b>EOA</b>	<b>Approve</b>
<b>133</b>	<b>Hidden Oaks replat no 2</b>	<b>EOA</b>	<b>Approve</b>

	<b>partial replat no 1 and extension</b>		
<b>134</b>	<b>Lakecrest Village Sec 5</b>	<b>EOA</b>	<b>Approve</b>
<b>135</b>	<b>Pine Trace Sec 6</b>	<b>EOA</b>	<b>Approve</b>
<b>136</b>	<b>Pros Drywall</b>	<b>EOA</b>	<b>Approve</b>
<b>137</b>	<b>WPW Management Corporation</b>	<b>EOA</b>	<b>Approve</b>

**H NAME CHANGES  
NONE**

**I CERTIFICATES OF COMPLIANCE**

<b>138</b>	<b>24254 Kelly Road</b>	<b>COC</b>	<b>Approve</b>
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**Staff recommendation: Approve staff's recommendation for items 128 - 138.**

**Commission action: Approved staff's recommendation for items 128 - 138.**

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

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

<b>139</b>	<b>768 East 16<sup>th</sup> Street</b>	<b>DPV</b>	<b>Approve</b>
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**Staff recommendation: Approve the requested variances to allow a 20' 10" garage building line and a 10' 9" building line for the addition to the existing single family home.**

**Commission action: Approved the requested variances to allow a 20' 10" garage building line and a 10' 9" building line for the addition to the existing single family home.**

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

<b>140</b>	<b>12819 Hansel Lane</b>	<b>DPV</b>	<b>Deny</b>
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**Staff recommendation: Deny the requested variance to allow a 5' BL for an addition to an existing single family home.**

**Commission action: Denied the requested variance to allow a 5' BL for an addition to an existing single family home.**

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

**Item 141 was taken at an earlier time with items 123 and IV.**

<b>142</b>	<b>2100 Woodhead</b>	<b>DPV</b>	<b>Deny</b>
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**Staff recommendation: Disapprove the requested variance require that the applicant comply with the current Chapter 42 – 10' Building Line along both Woodhead and Indiana Streets.**

**Commission action: Disapproved the requested variance and require that the applicant comply with the current Chapter 42 – 10' Building Line along both Woodhead and Indiana Streets.**

Motion: **Bryant**                      Second: **Brave**                      Vote: **Carries**                      Opposing: **Bohan**

**Speakers: Scott Leichtenberg, owner/applicant – supportive; Sam Schon, Dave Johnson, Cindy Brown – opposed; and Mary Lou Henry.**

**II. ESTABLISH A PUBLIC HEARING DATE OF JUNE 25, 2015 FOR:**

- a. Amended Plat of Almeda Place partial replat no 5**
- b. Briarcroft Subdivision partial replat no 1**
- c. King Village North partial replat no 5**
- d. King Village North partial replat no 6**
- e. Memorial Green Sec 2 replat no 1 and extension**
- f. Northborough Sec 2 partial replat no 1**

- g. Richwood partial replat no 1
- h. Shady Acres Extension no 3 partial replat no 9
- i. Shady Acres Extension no 3 partial replat no 10
- j. Walden on Lake Houston Phase 5 Champions Village replat no 1
- k. West Court partial replat no 3
- l. Whispering Pines Estates partial replat no 9

Staff recommendation: Establish a public hearing date of June 25, 2015 for items II a-l.

Commission action: Established a public hearing date of June 25, 2015 for items II a-l.

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

**III. ESTABLISH A PUBLIC HEARING DATE OF JUNE 11, 2015 FOR A HOTEL MOTEL VARIANCE LOCATED AT 3825 WILCREST DRIVE**

Staff recommendation: Establish a public hearing date of June 11, 2015 for a Hotel Motel variance located at 3825 Wilcrest Drive.

Commission action: Established a public hearing date of June 11, 2015 for a Hotel Motel variance located at 3825 Wilcrest Drive.

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

**Item IV was taken at an earlier time with items 123 and 141.**

**V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR GLEN PARK SUBDIVISION MLSA 482**

Staff recommendation: Approve the consideration of a special minimum lot size area application for the Glen Park Subdivision and forward to City Council for approval.

Commission action: Approved the consideration of a special minimum lot size area application for the Glen Park Subdivision and forward to City Council for approval.

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

Speaker: Beth Lousteau, applicant – supportive.

**Items VI and VII were taken together at this time.**

**VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR GLENSHIRE SUBDIVISION SECTIONS 2, 4, 6, and 8. MLSA 420**

Staff recommendation: Approve the consideration of the special minimum lot size area application for Glenshire subdivision Sections 2, 4, 6 and 8 and forward to City Council for approval.

Commission action: Approved the consideration of the special minimum lot size area application for Glenshire subdivision Sections 2, 4, 6 and 8 and forward to City Council for approval.

**VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION FOR GLENSHIRE SUBDIVISION SECTIONS 2 and 6 MLSA 421**

Staff recommendation: Approve the consideration of the special minimum lot size area application for the Glenshire subdivision Sections 2 and 6 and forward to City Council for approval.

Commission action: Deferred the consideration of the special minimum lot size area application for the Glenshire subdivision Sections 2 and 6.

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

Speaker for VI and VII: Donald Perkins - supportive

**VIII. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON APRIL 23, 2015 FOR A CERTIFICATE OF APPROPRIATENESS FOR 1548 CORTLANDT STREET – HOUSTON HEIGHTS HISTORIC DISTRICT EAST.**

Staff recommendation: No recommendation given.

Commission action: Overturned the decision of the Houston Archaeological and Historical Commission to deny a Certificate of Appropriateness for 1548 Cortlandt Street Houston Heights Historic District East.

Motion: **Stein** Second: **Bohan** Vote: **Carries** Abstaining: **Brave** Opposing: **Clark**  
Speaker: Matthew Ager, owner – supportive.

**IX. Excuse the absences of Commissioners Alleman and Kilkenny**

Commissioner Alleman and Kilkenny present no Commission action required.

**X. PUBLIC COMMENT**

**NONE**

**XI. ADJOURNMENT**

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 6:01 p.m.

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

  
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Mark A. Kilkenny, Chair

  
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Patrick Walsh, Secretary