

## Minutes of the Houston Planning Commission

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

August 6, 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 2:30 p.m. with a quorum present.**

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Fernando Brave

Arrived at 2:34 pm during the directors report

Kenneth Bohan

Absent

Antoine Bryant

Arrived at 2:37 pm during the approval of the minutes

Lisa Clark

Algenita Davis

Truman C. Edminster III

James R. Jard

Paul R. Nelson

Linda Porras-Pirtle

Shafik Rifaat

Pat Sanchez

Mark Sikes

Martha Stein

Eileen Subinsky

Left at 4:41 pm during item #VIII

Shaukat Zakaria

Arrived at 3:15 pm during item #113

Mark Mooney for

Left at 4:12 pm during item #127

Honorable James Noack

Clay Forister for

Absent

The Honorable Grady Prestage

Raymond Anderson for

Arrived at 2:38 pm during item I

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 JULY 23, 2015 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the July 23, 2015 Planning Commission meeting minutes.

Motion: **Garza**                      Second: **Clark**                      Vote: **Carries**                      Abstaining: **Alleman and Subinsky**

## **APPROVAL OF THE JULY 16, 2015 MTFP AMENDMENTS PUBLIC HEARING MEETING MINUTES**

Commission action: Approved the July 16, 2015 MTFP Amendments Public Hearing meeting minutes.

Motion: **Garza**                      Second: **Brave**                      Vote: **Carries**                      Abstaining: **Alleman, Clark, Sikes and Subinsky**

### **I. PRESENTATION ON THE JULY 2015 SEMI ANNUAL REPORT OF THE CAPITOL IMPROVEMENTS ADVISORY COMMITTEE ON DRAINAGE IMPACT FEES.**

Presentation was given by Jasmin Zambrano, Supervising Engineer, Public Works and Engineering Department.

Commission action: Considered the July 2015 Semi Annual Report of the Capital Improvements Advisory Committee on Drainage Impact Fees and forwarded to City Council.

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

### **II. PRESENTATION ON THE JULY 2015 SEMI ANNUAL REPORT OF THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE ON WATER AND WASTEWATER IMPACT FEES**

Presentation was given by Jasmin Zambrano, Supervising Engineer, Public Works and Engineering Department.

Commission action: Considered the July 2015 Semi Annual Report of the Capital Improvements Advisory Committee on Water and Wastewater Impact Fees and forwarded to City Council.

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

### **III. PRESENTATION ON THE HOUSTON BIKE PLAN**

Presentation of the Houston Bike Plan was given by Cathy Halka, Planning and Development Department.

### **IV. PLATTING ACTIVITY (Consent items A and B, 1- 106)**

Items removed for separate consideration: **3, 7, 12, 36, 37, 38, 39, 40, 41, and 63.**

Staff recommendation: Approve staff's recommendations for items **1 - 106** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 - 106** subject to the CPC 101 form conditions.

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

**Commissioners Clark, Alleman, and Edminster recused themselves and left the room**

Staff recommendation: Approve staff's recommendation to approve items 3, 7, 12, 36, 37, 38, 39, 40, 41 and 63 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation to approved items 3, 7, 12, 36, 37, 38, 39, 40, 41 and 63 subject to the CPC 101 form conditions.

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

**Commissioners Clark, Alleman, and Edminster returned.**

### **C- Public Hearings**

**107 Carverdale Sec 2 partial replat no 1 C3N Defer**

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

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

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

Items 108 and 109 were taken together and voted on separately.

**108 Chasewood Meadows 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: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**109 Chasewood Meadows partial replat number 2. 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: **Sikes** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**110 City View Flats on Austin Street 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: **Alleman** Second: **Subinsky** Vote: **Unanimous** Abstaining: **None**

**111 Fall Creek Sec 21 replat on 1 partial replat no 1 C3N Defer**

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

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

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

Speaker: Jeff Wolfanger - supportive

**112 Grove at Oak Forest Sec 1 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: **Bryant** Vote: **Unanimous** Abstaining: **None**

**113 Richmond Terrace partial replat no 1** **C3N** **Approve**  
Staff recommendation: Approve the plat subject to CPC101 form conditions.  
Commission action: Approved the plat subject to CPC 101 form conditions.  
Motion: **Clark** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**114 Shadyvilla Addition no 2 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

#### **D – Variances**

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

**115 Atascocita Trace Sec 5** **C3P** **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: **Sikes** Second: **Davis** Vote: **Unanimous** Abstaining: **None**

**Commissioner Edminster returned.**

**116 Chicken Restaurant on Westheimer** **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: **Bryant** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

**117 Houston Chronicle** **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: **Garza** Second: **Davis** Vote: **Unanimous** Opposed: **None**

**118 Ironwood** **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**

**119 Iyoob Reserve** **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: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

**120 Light Rail Lofts** **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: **Brave** Second: **Bryant** Vote: **Unanimous** Opposed: **None**

**121 Memorial Park Retail** **C2R** **Approve**  
Staff recommendation: Grant the variance for a 15' BL and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the variance for a 15' BL and approved the plat subject to the CPC 101 form conditions.  
Motion: **Stein** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

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

**122 Rosine Gardens** **C2** **Deny**  
Staff recommendation: Deny the requested variance and disapprove the plat.  
Commission action: Denied the requested variance and disapprove the plat.  
Motion: **Jard** Second: **Edminster** Vote: **Carries** Opposed: **Zakaria**  
Speakers: Mary Villareal, applicant and Bradley Eaves, supportive; Richard Brian, Alvin Thomas, and Teresa McOmber, opposed. Richard Smith, Managing Engineer, Public Works and Engineering Department

**Commissioner Alleman returned.**

**123 Royal Brook at Kingwood GP** **GP** **Approve**  
Staff recommendation: Grant the requested variance and special exception and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance and special exception and approved the plat subject to the CPC 101 form conditions.  
Motion: **Subinsky** Second: **Clark** Vote: **Unanimous** Abstaining: **None**  
Speaker: Deborah Kinder and Sakura Mizuno, supportive

**124 Southmore Addition Sec 1 Outlot** **C2R** **Defer**  
**109 partial replat no 1**  
Staff recommendation: Defer the plat for two weeks additional information is required from the applicant.  
Commission action: Deferred the plat for two weeks additional information is required from the applicant.  
Motion: **Bryant** Second: **Edminster** Vote: **Unanimous** Abstaining: **None**

**125 UH Student Housing and** **C2R** **Defer**  
**Retail Center**  
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: **Alleman** Vote: **Unanimous** Abstaining: **None**

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

**126 Woodlands Village of Grogans Mill Lake C3P Approve**  
**Woodlands East Shore Sec 18**

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: **Mooney** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

**Commissioner Alleman returned.**

**E – Special Exceptions**  
**NONE**

**F – Reconsideration of Requirements**

**127 Balmoral Park Lakes East Sec 2 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: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**128 Berry Commercial Plaza 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: **Garza** Second: **Anderson** Vote: **Unanimous** Abstaining: **None**

**129 Greenwood Addition C2R 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: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

**130 Hycohen Commercial 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: **Sikes** Vote: **Unanimous** Abstaining: **None**

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

**G EXTENSIONS OF APPROVAL**

131	Fall Creek Sec 40	EOA	Approve
132	Fall Creek Sec 42	EOA	Approve
133	Montrose Addition partial replat no 6	EOA	Approve
134	Peek Road Street Dedication Sec 1	EOA	Approve
135	Reach Unlimited	EOA	Approve
136	Reinerman Townhomes Sec 1	EOA	Approve
137	Reserve at Bridgeland Crossing	EOA	Approve
138	Stripes Rankin Road	EOA	Approve
139	Tanglewood Sec 11 partial replat no 2	EOA	Approve
140	Vaquero Addition	EOA	Approve
141	Westheimer Lakes North Commercial Reserve replat no 1	EOA	Approve

**H NAME CHANGES**  
None

**I CERTIFICATES OF COMPLIANCE**

142	Restricted Reserve "A" at the corner of Kirby Dr. and Colquitt St.	COC	Approve
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Staff recommendation: Approve staff's recommendation for items 131 - 142.

Commission action: Approved staff's recommendation for items 131 - 142.

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

**J ADMINISTRATIVE**  
NONE

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

143	1004 Barkdull Street	DPV	Defer
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Staff recommendation: Defer the plat additional information required from the applicant.

Commission action: Deferred the plat additional information required from the applicant.

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

144	5202 Chesapeake Way	DPV	Defer
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Staff recommendation: Defer the request for two weeks per request of the applicant.

Commission action: Deferred the request for two weeks per request of the applicant.

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

145	4300 Rosslyn Street	DPV	Deny
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Staff recommendation: Deny the requested variance to encroach the required 10' building line for a roof and a 4' wall of an existing apartment building.

Commission action: Denied the requested variance to encroach the required 10' building line for a roof and a 4' wall of an existing apartment building.

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

146	21 Waugh Drive	DPV	Approve
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Staff recommendation: Grant the variance to allow construction of a new detached garage with secondary dwelling unit above to be built at a 19'6" building line.

Commission action: Granted the variance to allow construction of a new detached garage with secondary dwelling unit above to be built at a 19'6" building line.

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

#### **V. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 3, 2015 FOR:**

**a. Blossom Hotel and Suite**

**b. Milby Street Reserve**

Staff recommendation: Establish a public hearing date of September 3, 2015 for items **V a-b.**

Commission action: Established a public hearing date of September 3, 2015 for items **V a-b.**

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

#### **VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3703 SAMPSON STREET (JACK YATES HIGH SCHOOL)**

Staff recommendation: Defer the requested variance for two weeks.

Commission action: Deferred the requested variance for two weeks.

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

#### **VII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 4000 BLOCK OF WYNE STREET (SOUTH SIDE)**

Staff recommendation: Approve the consideration of the Special Minimum Lot Size Block for the 4000 Block of Wyne Street (south side) and forward to city council for approval.

Commission action: Approve the consideration of the Special minimum Lot Size Block for the 4000 Block of Wyne Street (south side) and forward to city council for approval.

Motion: **Brave**                      Second: **Subinsky**                      Vote: **Carries**                      Abstaining: **Jard**

Speakers: Ed Meek, applicant; Doug McAninch and Ted Callaway, opposed.

#### **VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 4700 BLOCK OF MARIETTA LANE (SOUTH SIDE)**

Staff recommendation: Approve the consideration of the Special Minimum Lot Size block application for the 4700 block of Marietta Lane (south side) and forward to City Council for approval.

Commission action: Approved the consideration of the Special Minimum Lot Size block application for the 4700 block of Marietta lane (south side) and forward to City Council for approval.

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

Speakers: Paulette Wagner, supportive

#### **IX. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON JUNE 18, 2015 FOR A CERTIFICATE OF APPROPRIATENESS FOR 8734 GLENLOCH DRIVE – GLENBROOK VALLEY HISTORIC DISTRICT**

Staff recommendation: None

Commission action: Upheld the decision of the Houston Archeological and Historical Commission to deny a Certificate of Appropriateness for 8734 Glenloch Drive – Glenbrook Valley Historic District.

Motion: **Edminster**      Second: **Garza**                      Vote: **Carries**                      Opposed: **Davis, Sanchez,**

**Sikes, Rifaat**

Speaker: Thomas Hollaway, applicant - supportive



**X. EXCUSE THE ABSENCE OF COMMISSIONER BOHAN**

Commissioner Bohan's absences were excused.

Motion: **Sikes**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**XI. PUBLIC COMMENT**

**NONE**

**XII. ADJOURNMENT**

There being no further business brought before the Commission, Chair, Mark A. Kilkenny adjourned the meeting at 5:16 p.m.

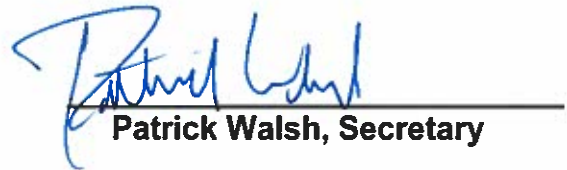
Motion: **Clark**

Second: **Edminster**

Vote: **Unanimous**

Abstaining: **None**

  
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Mark A. Kilkenny, Chair

  
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Patrick Walsh, Secretary