Minutes of the Houston Planning Commission

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

October 13, 2016
Meeting held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to Order

Chair, Martha L. Stein called the meeting to order at 2:33 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza
Susan Alleman
Bill Baldwin
Kenneth Bohan
Fernando Brave
Antoine Bryant
Lisa Clark
Algenita Davis
Truman C. Edminster III
Mark A. Kilkenny
Paul R. Nelson
Linda Porras-Pirtle
Shafik Rifaat
Pat Sanchez
Eileen Subinsky
Shaukat Zakaria
Mark Mooney for
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.

Item VI Public Comments regarding Dowling Street renaming was heard at this time.
Motion: Kilkenny    Second: Rifaat    Vote: Unanimous    Abstaining: None

VI. PUBLIC COMMENTS (DOWLING STREET RENAMING)

APPROVAL OF THE SEPTEMBER 29, 2016 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the September 15, 2016 Planning Commission meeting minutes.
Motion: Rifaat    Second: Garza    Vote: Carries    Abstaining: Bohan, Kilkenny and Perras-Pirtle

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1-89)
Staff recommendation: Approve staff’s recommendations for items 1 – 89 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 89 subject to the CPC 101 form conditions.
Motion: Baldwin    Second: Edminster    Vote: Unanimous    Abstaining: None

C   PUBLIC HEARINGS

90  Amblake Court Center    C3N    Withdrawn

91  Braeswood 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: Perras-Pirtle    Second: Kilkenny    Vote: Unanimous    Abstaining: None

D   VARIANCES

92  Baker Estates    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 approve the plat subject to the CPC 101 form conditions.
Motion: Kilkenny    Second: Baldwin    Vote: Unanimous    Abstaining: None
93 Bridgeland Lakeland Heights Sec 7 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 approve the plat subject to the CPC 101 form conditions.
   Motion: Subinsky Second: Rifaat Vote: Unanimous Abstaining: None
Commissioner Edminster recused himself.

94 Camellia Amenities Reserve 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 approve the plat subject to the CPC 101 form conditions.
   Motion: Dean Second: Anderson Vote: Unanimous Abstaining: None
Commissioner Edminster returned.

95 Ella Medical Center C2R Defer
Staff recommendation: Defer the application for two weeks per the applicant’s request.
Commission action: Deferred the application for two weeks per the applicant’s request.
   Motion: Baldwin Second: Edminster Vote: Unanimous Abstaining: None

96 Midtown Central Square 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: Bohan Second: Garza Vote: Unanimous Abstaining: None

97 Niko Nikos Restaurant partial replat no 1 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: Baldwin Second: Kilkenny Vote: Unanimous Abstaining: None
   Speaker: Dimitri Fetokakis, owner/applicant - supportive

98 Summer Pine 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: Anderson Second: Garza Vote: Unanimous Abstaining: None

Items 99 and 100 were taken together at this time.
E  SPECIAL EXCEPTIONS

Items 101 and 102 were taken together at this time.

101  Bridges on Lake Houston GP  GP  Defer
102  Bridges on Lake Houston Sec 7  C3P  Defer

Staff recommendation: Defer the applications for two weeks per the applicant’s request.
Commission action: Deferred the applications for two weeks per the applicant’s request.
   Motion: Baldwin  Second: Bohan  Vote: Unanimous  Abstaining: None

F  RECONSIDERATION OF REQUIREMENTS

103  Eastex Place  C2  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: Garza  Second: Subinsky  Vote: Unanimous  Abstaining: None

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

G  EXTENSIONS OF APPROVAL

104  Bayou Fifth Sec 4  EOA  Approve
105  Bridgeland Creek Parkway Street Dedication Sec 4  EOA  Approve
106  Bridgeland Creek Parkway Street Dedication Sec 5  EOA  Approve
107  Bridgeland Mason Road Street Dedication Sec 1  EOA  Approve
108  Car Transport  EOA  Approve
109  Carlsway Property partial replat no 1  EOA  Approve
110  HT Friends at Greenhouse  EOA  Approve
111  International Tech Park Sec 1  EOA  Approve
112  Park West Green Sec 2  EOA  Approve
113  Phobia Haunted Reserve  EOA  Approve
114  Richmond Road Farms partial replat no 1  EOA  Approve
115  Royal Brook at Kingwood Sec 7  EOA  Approve
116  West Lake Houston Plaza  EOA  Approve
117  West Road and Peek Road and Fed Ex Drive Street Dedication Sec 1  EOA  Approve
118  Wildwood at Oakcrest North Sec 23  EOA  Approve

H  NAME CHANGES
   NONE

I  CERTIFICATES OF COMPLIANCE
120  17220 Kermier Road       COC   Approve
121  23529 FM 1314             COC   Approve

Staff recommendation: Approve staff’s recommendation for items 104 and 121.
Commission action: Approved staff’s recommendation for items 104 and 121.

Motion: Davis   Second: Bohan   Vote: Carries   Abstaining: Edminster from item 112

J  ADMINISTRATIVE
   NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

122  2806 Alexander Street     DPV   Deny
Staff recommendation: Deny the development plat variance.
Commission action: Denied the development plat variance.

Motion: Baldwin   Second: Kilkenny   Vote: Unanimous   Abstaining: None
Speakers: Michael Stoddard and Robynn Reinap – opposed; David Black, builder - supportive

123  2535 Glen Haven Blvd      DPV   Approve
Staff recommendation: Approve the development plat variance to allow a 10’ building line in lieu of
the ordinance required 25’ building line along Kirby Dr. subject to the following conditions:
1) The existing curb cut along Kirby Dr. to be removed so that vehicular access from Kirby is denied.
2) The existing mature trees, proposed to be removed along Kirby Dr., must be preserved and any
right-of-way trees will require a Tree Removal Permit by the Urban Forester.
3) Provide a 5’ sidewalk along Glen Haven Boulevard and a 6’ sidewalk along Kirby Drive.

Commission action: Approved the development plat variance to allow a 10’ building line in lieu of
the ordinance required 25’ building line along Kirby Dr. subject to the following conditions:
1) The existing curb cut along Kirby Dr. to be removed so that vehicular access from Kirby is denied.
2) The existing mature trees, proposed to be removed along Kirby Dr., must be preserved and any
right-of-way trees will require a Tree Removal Permit by the Urban Forester.
3) Provide a 5’ sidewalk along Glen Haven Boulevard and a 6’ sidewalk along Kirby Drive.

Motion: Edminster   Second: Bohan   Vote: Unanimous   Abstaining: None
Speakers: Marilyn Archer – opposed; Jesse Givens, representing applicant and Becky McGraw,
owner - supportive

124  3910 Southmore Circle     DPV   Approve
Staff recommendation: Approve the development plat variance to allow a new single-family residence
to be constructed at a 20’ building line instead of the ordinance required 25’ building line along the
major thoroughfare, North MacGregor Way.
Commission action: Approved the development plat variance to allow a new single-family residence
to be constructed at a 20’ building line instead of the ordinance required 25’ building line along the
major thoroughfare, North MacGregor Way.

Motion: Davis   Second: Kilkenny   Vote: Unanimous   Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 10, 2016 FOR:
   a. Fisher Street Townhomes replat no 1
   b. Genesse West Drew Crossing replat no 1
   c. Herzog partial replat no 1
   d. Hyde Park Main Addition no 4 partial replat no 1
   e. Remington Creek Ranch Sec 4Sec 5 replat no 1

Staff recommendation: Establish a public hearing date of November 10, 2016 for items II a-e.
Commission action: Established a public hearing date of November 10, 2016 for items II a-e.

Motion: Garza   Second: Rifaat   Vote: Unanimous   Abstaining: None
III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3225 GRAYSON OAKS LANE (ROYAL BROOK RECREATION CENTER)
Staff recommendation: Defer the requested off-street parking variance per the applicant’s request.
Commission action: Deferred the requested off-street parking variance per the applicant’s request.
Motion: Porras-Purtle Second: Bohan Vote: Unanimous Abstaining: None

IV. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR A SUPER 8 LOCATED AT 7660 SOUTH LOOP EAST
Withdrawn

V. EXCUSE THE ABSENCES OF COMMISSIONERS BOHAN AND SANCHEZ
Commissioner Bohan was present; therefore, no Commission action required.
Commissioners Sanchez’s absences were excused.
Motion: Garza Second: Subinsky Vote: Unanimous Abstaining: None

VI. PUBLIC COMMENT
Commissioner Stein announced Commissioner Edminster’s and Bohan’s would be leaving the Planning Commission and thanked them for their excellent service to the Planning Commission.

Commissioner Edminster thanked everyone and expressed his thoughts on excessive curb cuts and right-of ways.

Commissioner Bohan thanked everyone and as they go forward to keep up the good work.

Jane Cahill West made remarks on the proposed amendments to chapter 26 in regarding to off-street parking.

VII. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:47 p.m.
Motion: Kilkenny Second: Rifaat Vote: Unanimous Abstaining: None

Martha L. Stein, Chair
Patrick Walsh, Secretary