Minutes of the Houston Planning Commission

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

July 7, 2016
Meeting to be 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 2:39 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
Arrived at 2:40 p.m. during the Director's Report
Truman C. Edminster III
Mark A. Kilkenny
Paul R. Nelson
Linda Porras-Pirtle
Arrived at 2:48 p.m. during item #83
Shafik Rifaat
Pat Sanchez
Absent
Eileen Subinsky
Shaukat Zakaria
Absent
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.

APPROVAL OF THE JUNE 23, 2016 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the June 23, 2016 Planning Commission meeting minutes.
    Motion: Rifaat    Second: Alleman    Vote: Unanimous    Abstaining: None

I.  PLATTING ACTIVITY (Consent items A and B, 1-81)

Items removed for separate consideration: 1, 14, 22, 47, 48 and 49
Staff recommendation: Approve staff's recommendations for items 1-81 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items 1-81 subject to the CPC 101 form conditions.
    Motion: Garza    Second: Bryant    Vote: Unanimous    Abstaining: None

Commissioner Alleman recused herself.

Staff recommendation: Approve staff's recommendation to approve item 1 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation to approve item 1 subject to the CPC 101 form conditions.
    Motion: Subinsky    Second: Rifaat    Vote: Unanimous    Abstaining: None

Commissioner Alleman returned. Commissioner Edminster recused himself.

Staff recommendation: Approve staff's recommendation to approve items 14, 22, 47, 48 and 49 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendation to approve items 14, 22, 47, 48 and 49 subject to the CPC 101 form conditions.
    Motion: Bryant    Second: Alleman    Vote: Unanimous    Abstaining: None

Commissioner Edminster returned.

C   PUBLIC HEARINGS

82   Gault Road Acres  C3N  Approve
    partial replat no 1
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: Alleman    Second: Baldwin    Vote: Unanimous    Abstaining: None

83   Green Valley Estates Sec 2  C3N  Defer
    Amending plat partial replat no 1
Staff recommendation: Defeer the plat for two weeks per the applicant's request and allow the applicant time to submit revised information.
Commission action: Deferred the plat for two weeks per the applicant's request and allowed the applicant time to submit revised information.
    Motion: Garza    Second: Edminster    Vote: Unanimous    Abstaining: None
Speakers: Brenda Whitfield and Marie Davis – opposed
84  Greenway Addition Sec 6  C3N  Withdraw
    partial replat no 1 and extension
Staff recommendation: Establish a public hearing date of August 4, 2016.
Commission action: Established a public hearing date of August 4, 2016.
    Motion: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

85  Shepherd Park Plaza Sec 4  C3N  Withdraw
    partial replat no 1

86  Spring Branch Estates no 2  C3N  Approve
    partial replat no 8
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  Opposed: None
Speaker: Dorothy Hass – opposed

87  Village at Gracewood  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: Rifaat  Vote: Unanimous  Abstaining: None

88  Westheimer Gardens Extension  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: Rifaat  Second: Garza  Vote: Unanimous  Abstaining: None

89  Woodlands Creekside Park West Sec 18  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: Nelson  Vote: Unanimous  Abstaining: None

90  Woodlands Creekside Park West Sec 18  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: Edminster  Second: Garza  Vote: Unanimous  Abstaining: None

D  VARIANCES

91  Grove at Gleannloch Farms Lift Station  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: Baldwin  Second: Anderson  Vote: Unanimous  Abstaining: None
92 Heights Central 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: Rifaat Vote: Unanimous Abstaining: None
Speaker: Carla Stably – opposed

93 Pinemont Business Center 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: Edminster Second: Baldwin Vote: Unanimous Abstaining: None

94 Post Oak Centre replat no 1 C2R Approve
Staff recommendation: Defer the plat for two weeks to allow the applicant time to submit revised information.
Commission action: Deferred the plat for two weeks to allow the applicant time to submit revised information.
Motion: Edminster Second: Baldwin Vote: Unanimous Abstaining: None

95 Venetian Luxury Homes C3R 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: Davis Vote: Unanimous Abstaining: None

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

Commissioner Porras-Pirtle recused herself.

96 Birnham Woods Marketplace C2 Approve
Staff recommendation: Approve the reconsideration of requirements and the plat subject to the CPC 101 form conditions to 1) not provide a 10 foot wide pedestrian bike connection from dead end stub street to commercial property 2) dedicate by separate instrument dedication and show on face of the plat at recordation.
Commission action: Approved the reconsideration of requirements and the plat subject to the CPC 101 form conditions to 1) not provide a 10 foot wide pedestrian bike connection from dead end stub street to commercial property 2) dedicate by separate instrument dedication and show on face of the plat at recordation.
Motion: Mooney Second: Nelson Vote: Unanimous Abstaining: None
Commissioner Porras-Pirtle recused herself.

97 Heights Center at Center Street C2R Withdraw

98 Pigs Unlimited International C3P Defer
Staff recommendation: Defer the plat for two weeks as additional information is required.
Commission action: Deferred the plat for two weeks as additional information is required.

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

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

G EXTENSIONS OF APPROVAL

99 Beehive Homes of Cypress EOA Approve
100 Commons Waterway Parkland EOA Approve
101 Commons Waterway Sec 6 EOA Approve
102 Dahu Plaza EOA Approve
103 Springwoods Village Lake Plaza Drive at Crossington Way Street Dedication Sec 1 EOA Approve
104 Ventana Lakes Sec 12 EOA Approve
105 Ventana Lakes Sec 13 EOA Approve
106 Walmart Supercenter Store no 0351 EOA Approve
107 Wildwood at Northpointe Sec 25 EOA Approve

H NAME CHANGES

108 Studemont Junction North (prev. Memorial Hermann Heights) NC Approve

I CERTIFICATES OF COMPLIANCE

109 25215 Needham Lane COC Approve
110 915 Coolidge Street COC Approve

Staff recommendation: Approve staff's recommendation for items 99–110.

Commission action: Approved staff's recommendation for items 99–110.

Motion: Davis Second: Subinsky Vote: Carries Abstaining: Edminster 104 and 105; Porras-Pirtle 108

J ADMINISTRATIVE
NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

111 5501 Aspen Street DPV Defer

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

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

Motion: Porras-Pirtle Second: Davis Vote: Unanimous Abstaining: None

112 7505 Avenue L DPV Approve

Staff recommendation: Grant the requested development plat with variances to 1) allow a reduced building line of 7'11" for a single family residential home on the major thoroughfare 75th Street, instead of the required 25' 2) to allow vehicular access from 75th St, a major thoroughfare for a lot under an acre.

Commission action: Granted the requested development plat with variances to 1) allow a reduced building line of 7'11" for a single family residential home on the major thoroughfare 75th Street, instead of the required 25' 2) to allow vehicular access from 75th St, a major thoroughfare for a lot under an acre.

Motion: Davis Second: Rifaat Vote: Unanimous Abstaining: None
113  1505 Kane Street  
Staff recommendation: Defer the requested development plat with variances per the applicant’s request.
Commission action: Deferred the requested development plat with variances per the applicant’s request.
   Motion: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

114  5640 Kiam Street  
Staff recommendation: Defer the development plat for two weeks per the applicant’s request.
Commission action: Deferred the development plat for two weeks per the applicant’s request.
   Motion: Alleman  Second: Baldwin  Vote: Unanimous  Abstaining: None

115  1737 W 34th Street  
Staff recommendation: Grant the requested variance to allow the proposed clerestory to have a reduced 15’ building line rather than the required 25’ building line along W 34th Street.
Commission action: Granted the requested variance to allow the proposed clerestory to have a reduced 15’ building line rather than the required 25’ building line along W 34th Street.
   Motion: Garza  Second: Subinsky  Vote: Unanimous  Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 4, 2016 FOR:
a. Afton Oaks Sec 4 partial replat no 1
b. Blue Creek partial replat no 2
c. Broad Oaks partial replat no 8
d. Cinco Ranch Northwest Sec 19
e. East End on the Bayou Sec 4
f. East Village North
g. Hollywood Gardens partial replat no 5
h. Hyde Park Court Addition partial replat no 2
i. Oak Forest Addition Sec 6 replat no 1
j. Wheeler Avenue Baptist Church Central
k. Wheeler Avenue Baptist Church South
Staff recommendation: Establish a public hearing date of August 4, 2016 for items II a-k.
Commission action: Established a public hearing date of August 4, 2016 for items II a-k.
   Motion: Clark  Second: Bryant  Vote: Unanimous  Abstaining: None

III. CONSIDERATION OF A HOTEL MOTEL VARIANCE FOR A HAMPTON INN LOCATED AT 2250 BARKER OAKS
Staff recommendation: Grant the requested variance for a Hampton Inn Located at 2250 Barker Oaks to be located closer than 750' of a protected use.
Commission action: Granted the requested variance for a Hampton Inn Located at 2250 Barker Oaks to be located closer than 750' of a protected use.
   Motion: Baldwin  Second: Edminster  Vote: Unanimous  Abstaining: None

IV. CONSIDERATION OF A LANDSCAPING VARIANCE FOR A PROPERTY LOCATED AT 6840 W SAM HOUSTON S PARKWAY
Staff Recommendation: Grant the requested landscaping variance for a property located at 6840 W Sam Houston S Parkway to allow street trees to be spaced greater than 30’ apart.
Commission Action: Granted the requested landscaping variance for a property located at 6840 W Sam Houston S Parkway to allow street trees to be spaced greater than 30’ apart.
   Motion: Porras-Pirtle  Second: Alleman  Vote: Unanimous  Abstaining: None

V. EXCUSE THE ABSENCES OF COMMISSIONER PAT SANCHEZ
Staff recommendation: Excuse the absences of Commissioner Pat Sanchez.
Commission action: Excused the absences of Commissioner Pat Sanchez.
Motion: Davis    Second: Bryant    Vote: Unanimous    Abstaining: None

VI.   PUBLIC COMMENT
Speaker: Dorothy Hass commented on potential flooding and drainage concerns in her area as the result of new development.

VII.   ADJOURNMENT
There being no further business brought before the Commission, Chair, Martha L. Stein adjourned the meeting at 3:28 p.m.
Motion: Clark    Second: Garza    Vote: Unanimous    Abstaining: None

Martha L. Stein, Chair

Patrick Walsh, Secretary