Minutes of the Houston Planning Commission

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

July 21, 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 2:50 p.m. with a quorum present.

Martha L. Stein, Chair  Absent
M. Sonny Garza  Absent
Susan Alleman  Arrived at 3:12 p.m. during item #86
Bill Baldwin  Absent
Kenneth Bohan  Absent
Fernando Brave  Absent
Antoine Bryant  Absent
Lisa Clark  Absent
Algenita Davis  Absent
Truman C. Edminster III  Absent
Mark A. Kilkenny  Absent
Paul R. Nelson  Absent
Linda Porras-Pirtle  Absent
Shafik Rifaat  Absent
Pat Sanchez  Absent
Eileen Subinsky  Absent
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 JULY 7, 2016 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the July 7, 2016 Planning Commission meeting minutes.

Motion: Clark Second: Subinsky Vote: Unanimous Abstaining: None

Agenda Item C Public Hearings was taken out of order at this time.

C PUBLIC HEARINGS

74 Green Valley Estates Sec 2 amending plat partial replat no 1 C3N Withdrawn

75 Lakes of Bella Terra Sec 37 replat no 1 C3N Approve
Motion was made Edminster Second by Zakaria to take item 75 at the end of the agenda. Motion carries unanimously.

76 Mangum Manor Sec 1 partial replat no 1 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: Zakaria Second: Edminster Vote: Unanimous Abstaining: None

77 Neuen Manor partial replat no 4 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: Edminster Second: Clark Vote: Unanimous Abstaining: None

78 West Court partial replat No 6 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-Prtle Second: Bohan Vote: Unanimous Opposed: None

79 Whispering Pines Estates partial replat no 11 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: Edminster Second: Clark Vote: Unanimous Abstaining: None

D VARIANCES

Items 80 and 81 were taken together at this time.
80  Bakers Plaza GP    GP    Defer
81  Bakers Plaza Sec 1  C3P    Defer.
Staff recommendation: Defer the requested variance per the applicant’s request.
Commission action: Deferred the requested variance per the applicant’s request.
    Motion: Edminster    Second: Porras-Pirtle    Vote: Unanimous    Abstaining: None

82  Cinco Ranch Northwest Sec 19  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: Dean    Second: Zakaria    Vote: Unanimous    Abstaining: None

83  Estates at Mansfield Street  C3R    Defer
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: Porras-Pirtle    Second: Subsinsky    Vote: Unanimous    Abstaining: None

84  Glennia Estates  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: Subsinky    Second: Bohan    Vote: Unanimous    Abstaining: None
Speaker: Dominic Yap – opposed/undecided

85  Nueces Power Equipment  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: Edminster    Second: Porras-Pirtle    Vote: Unanimous    Abstaining: None

86  Post Oak Centre 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: Bohan    Second: Edminster    Vote: Unanimous    Abstaining: None

E   SPECIAL EXCEPTIONS

87  Harvest Green Sec 14  C3P    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: Dean    Second: Clark    Vote: Unanimous    Abstaining: None
I. PLATTING ACTIVITY (Consent items A and B, 1-73)

Items removed for separate consideration: 1, 5, 29, 37, 38 and 39.
Staff recommendation: Approve staff’s recommendations for items 1 - 73 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 - 73 subject to the CPC 101 form conditions.
  Motion: Subinsky  Second: Edminster  Vote: Unanimous  Abstaining: None

Commissioner Porras-Pirtle recused herself.

Staff recommendation: Approve staff’s recommendation to approve item 5 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve item 5 subject to the CPC 101 form conditions.
  Motion: Nelson  Second: Clark  Vote: Unanimous  Abstaining: None

Commissioner Porras-Pirtle returned. Commissioner Alleman recused herself.

Staff recommendation: Approve staff’s recommendation to approve items 1 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 1 subject to the CPC 101 form conditions.
  Motion: Zakaria  Second: Edminster  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned. Commissioner Edminster recused himself.

Staff recommendation: Approve staff’s recommendation to approve items 29 and 37 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 29 and 37 subject to the CPC 101 form conditions.
  Motion: Bohan  Second: Alleman  Vote: Unanimous  Abstaining: None

Commissioner Edminster returned. Commissioner Clark recused herself.

Staff recommendation: Approve staff’s recommendation to approve items 38 and 39 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendation to approve items 38 and 39 subject to the CPC 101 form conditions.
  Motion: Subinsky  Second: Bohan  Vote: Unanimous  Abstaining: None

Commissioner Clark returned.

Item 75 was taken at this time.

Commissioner Clark recused herself.

75 Lakes of Bella Terra Sec 37 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: Dean  Second: Edminster  Vote: Unanimous  Abstaining: None
Commissioner Clark returned.

**F RECONSIDERATION OF REQUIREMENTS**

88 Knight Gaston Road Development C2 Approve
Staff recommendation: Grant the reconsideration of requirements with variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirements with variances and approved the plat subject to the CPC 101 form conditions.
Motion: Dean Second: Bohan Vote: Unanimous Abstaining: None

89 Pigs Unlimited International C3P Approve
Staff recommendation: Grant the reconsideration of requirements with variances and approve the plat subject to the CPC 101 form conditions.
Commission action: Grant the reconsideration of requirements with variances and approved the plat subject to the CPC 101 form conditions.
Motion: Alleman Second: Subinsky Vote: Unanimous Abstaining: None

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

**G EXTENSIONS OF APPROVAL**

90 Aliana Sec 55 EOA Approve
91 El Tesoro Sec 2 replat no 1 EOA Approve
92 Generation Park Management District Remote Well Site EOA Approve
93 KMBK LLC EOA Approve
94 Light Rail Lofts EOA Approve
95 Rosehill Christian School EOA Approve
96 Tavola Sec 14 EOA Approve
97 Tavola Sec 15 EOA Approve
98 Tavola Sec 16 EOA Approve
99 Trans Workshop EOA Approve
100 Via Principale Parkway Sec 1 EOA Approve
101 Villa Escondida EOA Approve
102 Windstone Colony South Sec 4 EOA Approve

**H NAME CHANGES**

103 Junipers Gate NC Approve (prev. Rush Advanced Airbrush Studio)
104 Long Point Acres partial replat no 2 (prev. Village at Gracewood) NC Approve

**I CERTIFICATES OF COMPLIANCE**

105 13007 Ravensway Dr. COC Approve
106 18532 Wisp Willow Way COC Approve
107 19720 N White Oak Dr. COC Approve
108 19671 Deer Run COC Approve
109 26251 Shadow Lane COC Approve

Staff recommendation: Approve staff’s recommendation for items 90–109.
Commission action: Approved staff’s recommendation for items 90–109.
Motion: Porras-Pirtle Second: Alleman Vote: Unanimous Abstaining: None
K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

110 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: Anderson Second: Zakaria Vote: Unanimous Abstaining: None

111 1505 Kane Street
DPV
Withdrawn

112 5640 Kiam Street
DPV
Approve
Staff recommendation: Grant the requested development plat with variances for a 4’ building line instead of the required 10’ building line.
Commission action: Granted the requested development plat with variances for a 4’ building line instead of the required 10’ building line.
Motion: Clark Second: Subinsky Vote: Unanimous Abstaining: None

113 3801 Melbourne Street
DPV
Approve
Staff recommendation: Grant the requested development plat with variance to allow the placement of a new single family residence to be located at a18’ building line rather than the required 25’ building line along the major thoroughfare US 59.
Commission action: Granted the requested development plat with variance to allow the placement of a new single family residence to be located at a18’ building line rather than the required 25’ building line along the major thoroughfare US 59.
Motion: Subinsky Second: Alleman Vote: Unanimous Abstaining: None

114 6308 Tuskegee Street
DPV
Approve
Staff recommendation: Grant the requested development plat variance to allow a new single family residence to take access from an 20’ wide access easement rather than a public street.
Commission action: Granted the requested development plat variance to allow a new single family residence to take access from an 20’ wide access easement rather than a public street.
Motion: Porras-Pirtle Second: Clark Vote: Unanimous Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 18, 2016 FOR:
   a. Broadmoor Addition partial replat no 2
   b. Hyde Park Heights partial replat no 2
   c. Nueces Park Place Sec 1 replat no 1
   d. Southridge Crossing Sec 7 partial replat no 1
   e. Spring Knoll Estates replat no 1
   f. Townley Place partial replat no 2
   g. Windsor Place Addition partial replat no 3
Staff recommendation: Establish a public hearing date of August 18, 2016 for items II a-g.
Commission action: Established a public hearing date of August 18, 2016 for items II a-g.
Motion: Edminster Second: Clark Vote: Unanimous Abstaining: None
III. CONSIDERATION OF A OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 901 SUE BARNET DRIVE

Staff recommendation: Grant the requested off-street parking variance to request a reduction in the required number of off-street parking spaces by providing 133 off-street parking spaces, instead of the required 259 parking spaces on the subject site.

Commission action: Granted the requested off-street parking variance to request a reduction in the required number of off-street parking spaces by providing 133 off-street parking spaces, instead of the required 259 parking spaces on the subject site.

Motion: Bohan  Second: Zakaria  Vote: Unanimous  Abstaining: None
Speaker: Laura Ostliden, HISD representative; Tonya Knauth, applicant - supportive.

Take item IV and V together at this time.

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPICATION FOR DENVER HARBOR ADDITION SUBDIVISION – MLSA 598

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPICATION FOR DENVER HARBOR ADDITION SUBDIVISION – MLSA 609

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Area application #598 and #609 for the Denver Harbor Addition Subdivision and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Area application #598 and #609 for the Denver Harbor Addition Subdivision with a modified boundary for Item IV, MLSA 598, to remove two block faces that have commercial use and forwarded to City Council.

Motion: Edminster  Second: Zakaria  Vote: Unanimous  Abstaining: None
Speakers: Teresa Padilla, Rene Porras, Stoney Stone and Michael Alvarez - supportive

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPICATION FOR HARBOURDALE SECTION 1 AND DENVER HARBOR ADDITION SECTION 1, 2 and 3 SUBDIVISIONS – MLSA 610

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Area application #610 for the Harbourdale Section 1 and Denver Harbor Addition Section 1, 2 and 3 Subdivisions and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Area application #610 for the Harbourdale Section 1 and Denver Harbor Addition Section 1, 2 and 3 Subdivisions and forwarded to City Council.

Motion: Subinsky  Second: Bohan  Vote: Unanimous  Abstaining: None
Speakers: Rene Porras and Stoney Stone – supportive.

VII. PUBLIC COMMENT

NONE

VIII. ADJOURNMENT

There being no further business brought before the Commission, Chair, Martha L. Stein adjourned the meeting at 4:19 p.m.

Motion: Clark  Second: Subsinky  Vote: Unanimous  Abstaining: None

Martha L. Stein, Chair

Patrick Walsh, Secretary