Minutes of the Houston Planning Commission

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

August 4, 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 2:32 p.m. with a quorum present.

Martha L. Stein, Chair
M. Sonny Garza
Susan Alleman
Bill Baldwin
Kenneth Bohan Absent
Fernando Brave Absent
Antoine Bryant Arrived at 2:55 p.m. during item #77
Lisa Clark Left at 3:56 p.m. during item #112
Algenita Davis
Truman C. Edminster III
Mark A. Kilkenny
Paul R. Nelson
Linda Porras-Pirtle Arrived at 2:36 p.m. during Director’s Report
Shafik Rifaat
Pat Sanchez
Eileen Subinsky
Shaukat Zakaria Arrived at 2:37 p.m. during Director’s Report
Mark Mooney for Absent
Honorable James Noack
Charles O. Dean for
The Honorable Robert E. Herbert
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 JULY 21, 2016 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the July 21, 2016 Planning Commission meeting minutes.
  Motion: Subinsky  Second: Alleman  Vote: Carries
  Abstaining: Garza, Kilkenny, and Zakaria

I. PLATTING ACTIVITY (Consent items A and B, 1- 74)

Items removed for separate consideration: 2, 8, 23, 40, 41 and 42
Staff recommendation: Approve staff’s recommendations for items 1 – 74
subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 - 74
subject to the CPC 101 form conditions.
  Motion: Rifaat  Second: Kilkenny  Vote: Unanimous  Abstaining: None

Commissioners Alleman, Clark and Edminster recused themselves.

Staff recommendation: Approve staff’s recommendations for items 2, 8, 23, 40, 41 and 42
subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 2, 8, 23, 40, 41 and 42
subject to the CPC 101 form conditions.
  Motion: Porras-Pirtle  Second: Zakaria  Vote: Unanimous  Abstaining: None

Commissioners Alleman, Clark and Edminster returned.

C PUBLIC HEARINGS

75 Afton Oaks Sec 4 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: Garza  Vote: Unanimous  Abstaining: None

76 Blue Creek Sec 1 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: Clark  Second: Rifaat  Vote: Unanimous  Abstaining: None

77 Broad Oaks partial replat no 8  C3N  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: Kilkenny  Second: Clark  Vote: Unanimous  Abstaining: None
Speakers: Graeme Horne Hicks – undecided; Mary Lou Henry, applicant – supportive; Debbie
Leighton – opposed.

78 Cinco Ranch Northwest Sec 19  C3N  Withdrawn
79  East End on the Bayou Sec 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: Baldwin  Second: Porras-Pirtle  Vote: Unanimous  Abstaining: None

80  East Village North  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: Garza  Second: Bryant  Vote: Carried  Opposed: Garza

81  Hollywood Gardens partial replat no 5  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: Rifaat  Second: Clark  Vote: Unanimous  Abstaining: None

82  Hyde Park Court Addition  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: Alleman  Second: Clark  Vote: Unanimous  Abstaining: None

83  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: Rifaat  Second: Baldwin  Vote: Carried  Opposed: Garza

84  Oak Forest Addition Sec 6  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: Garza  Second: Rifaat  Vote: Unanimous  Abstaining: None

Items 85 and 86 were taken together at this time.

85  Wheeler Avenue Baptist Church Central  C3N  Approve
86  Wheeler Avenue Baptist Church South  C3N  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: Garza  Second: Baldwin  Vote: Unanimous  Abstaining: None

D  VARIANCES

87  Bakers Plaza  C3R  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: Zakaria  Vote: Unanimous  Abstaining: None
Staff recommendation: Defer the plat for two weeks per the applicant’s request, to allow the applicant time to submit revised information.
Commission action: Deferred the plat for two weeks per the applicant’s request, to allow the applicant time to submit revised information.
Motion: Baldwin  Second: Bryant  Vote: Unanimous  Abstaining: None

Commission action: 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: Davis  Second: Clark  Vote: Unanimous  Abstaining: None

Items 91 and 92 were taken together at this time.

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

Commission action: Grant the requested variance 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: Davis  Second: Anderson  Vote: Unanimous  Abstaining: None
96 Reserve at Clear Lake City Sec 10 C3P Defer
Staff recommendation: Defer the reconsideration of requirements, for additional information by noon next Wednesday.
Commission action: Deferred the reconsideration of requirements, for additional information by noon next Wednesday.

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

97 Saint Thomas CSI Church of Greater Houston C2 Approve
Staff recommendation: Grant the reconsideration of requirements with variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirements with variance and approved the plat subject to the CPC 101 form conditions.

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

98 Shaw Storage C2 Approve
Staff recommendation: Deny 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: Anderson Second: Kilkenny Vote: Unanimous Abstaining: None
Speakers: Mikalla Hodges – applicant and Fred Mathis, Harris County - supportive of variance request.

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

G EXTENSIONS OF APPROVAL
99 Fieldstone Sec 13 EOA Approve
100 HISD High School for Law and Justice EOA Approve
101 Peak Entrepreneurs EOA Approve
102 Prince of Peace Catholic Community Sec 1 replat no 1 and extension EOA Approve
103 Towne Lake Sec 43 EOA Approve
104 Wildwood at Northpointe Sec 26 EOA Approve

H NAME CHANGES
105 Chick Fil A Hwy 249 at West Road (prev. Chick Fil A Hwy at 249 West Road) NC Approve
106 Hiram Center (prev. Doan Property) NC Approve

I CERTIFICATES OF COMPLIANCE
107 26990 Royal Coach Lane COC Approve
108 19720 Candlelight St COC Approve
109 19819 N Plantation Estates Dr COC Approve
110 21281 Dunn St COC Approve
111 21295 Dunn St COC Approve

Staff recommendation: Approve staff’s recommendation for items 99 -111.
Commission action: Approved staff’s recommendation for items 99 -111.

Motion: Subinsky Second: Bryant Vote: Carries Abstaining: Edminster from 103
J  ADMINISTRATIVE
NONE

K  DEVELOPMENT PLATS WITH VARIANCE REQUESTS

112  5501 Aspen Street  DPV  Approve
Staff recommendation: Grant and approve the development plat variances to allow 1) a 15’ building line instead of the required 25’ along a major thoroughfare, and 2) to allow direct access to a major thoroughfare for a single family residence, and approve the development plat subject to the conditions listed.
Commission action: Granted and approved the development plat with variances to allow 1) a 15’ building line instead of the required 25’ along a major thoroughfare, and 2) to allow direct access to a major thoroughfare for a single family residence, and approved the development plat subject to the conditions listed.
Motion: Davis  Second: Bryant  Vote: Unanimous  Abstaining: None

113  11551 Bissonnet Street  DPV  Approve
Staff recommendation: Grant the requested development plat variance for an 18’ building line, instead of the required 25’ building line, and approve the development plat subject to the conditions listed.
Commission action: Granted the requested development plat variance for an 18’ building line, instead of the required 25’ building line, and approve the development plat subject to the conditions listed.
Motion: Davis  Second: Bryant  Vote: Unanimous  Abstaining: None

II.  ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 1, 2016 FOR:

   a. Evergreen Villas Sec 1 partial replat no 1
   b. Westover partial replat no 2
   c. Willow Trace Sec 1 partial replat no 1 and extension

Staff recommendation: Establish a public hearing date of September 1, 2016 for items II a - c.
Commission action: Established a public hearing date of September 1, 2016 for items II a - c.
Motion: Subinsky  Second: Bryant  Vote: Unanimous  Abstaining: None

III. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 2000 BLOCK OF HARVARD STREET, EAST AND WEST SIDES (MLS 615)
Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block application for the 2000 block of Harvard Street, east and west sides (MLS 615) and forward to City Council.
Commission action: Approved the consideration of a Special Minimum Lot Size Block application with a modified boundary for the 2000 block of Harvard Street, east and west sides (MLS 615) and forwarded to City Council.
Motion: Edminster  Second: Subinsky  Vote: Carries  Abstaining: Anderson
Opposed: Baldwin, Davis and Zakaria
Speakers: Laura Ruppert, Consuelo Gonzalez, Kathy Newmon, John Carpenter, Earl Smith, Darryl Smith, Taryn Wright and Martin Wipft – supportive; Tom Forney and Brad E. Porter – opposed.

IV.  PUBLIC COMMENT
NONE
V. EXCUSE THE ABSENCE OF COMMISSIONERS A. BRYANT AND S. RIFAAT
Commissioners Bryant and Rifaat were present; therefore, no Commission action was required.

VI. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:31 p.m.

Motion: Bryant    Second: Edminster    Vote: Unanimous    Abstaining: None

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Martha L. Stein, Chair             Patrick Walsh, Secretary