Minutes of the Houston Planning Commission

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

October 27, 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 2:35 p.m. with a quorum present.

Martha L. Stein, Chair P
M. Sonny Garza P
Susan Alleman P
Bill Baldwin P
Fernando Brave P
Antoine Bryant P
Lisa Clark P
Algenita Davis P
Mark A. Kilkenny P
Lydia Mares P
Paul R. Nelson A
Linda Porras-Pirtle P Arrived at 4:04 during Item II
Shafik Rifaat A
Megan R. Sigler P
Eileen Subinsky P
Meera D Victor A
Shaukat Zakaria P Arrived at 2:43 during Item I
Mark Mooney for P Arrived at 2:40 p.m. during Item I and left at 4:15
The Honorable James Noack p.m. during Item #65
Charles O. Dean for P Arrived at 2:37 during Minutes
The Honorable Robert E. Herbert
Raymond Anderson for
The Honorable Ed Emmet P

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 OCTOBER 13, 2016 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the October 13, 2016 Planning Commission meeting minutes.

Motion: Baldwin Second: Subinsky Vote: Carries Abstaining: Alleman, Bryant and Clark

I. PUBLIC HEARING AND CONSIDERATION OF A PROPOSAL TO RENAME DOWLING STREET TO EMANCIPATION AVENUE

Commission action: Recommend to City Council that Dowling Street be renamed to Emancipation Avenue.

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

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1-56)
Items removed for separate consideration: 1, 20 and 46.

Staff recommendation: Approve staff’s recommendations for items 1 – 56 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1 – 56 subject to the CPC 101 form conditions.

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

Commissioners Sigler and Clark recused themselves.

Staff recommendation: Approve staff’s recommendations for items 1, 20 and 46 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 1, 20 and 46 subject to the CPC 101 form conditions.

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

Commissioners Sigler and Clark returned.

45 Genesis Homes C2R Withdrawn

C PUBLIC HEARINGS

57 Bavaria Sec 5 replat no 1 C3N Defer
Staff recommendation: Defer the application for two weeks per the applicant’s request.
Commission action: Deferred the application for two week per the applicant’s request.

Motion: Garza Second: Davis Vote: Unanimous Abstaining: None
58  Hardy Park Manor 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: Baldwin  Second: Kilkenny  Vote: Unanimous  Abstaining: None

59  Nolo Studios at Acres Homes     C3N  Withdrawn

60  Westhaven Estates Sec 2 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: Kilkenny  Second: Garza  Vote: Unanimous  Abstaining: None

D  VARIANCES

Items 61 and 62 were taken together at this time.

61  Bridges on Lake Houston GP   GP  Defer
62  Bridges on Lake Houston Sec 7  C3P  Defer
Staff recommendation: Defer the applications for two weeks to allow the applicant time to submit revised information.
Commission action: Deferred the applications for two weeks to allow the applicant time to submit revised information.
  Motion: Davis  Second: Bryant  Vote: Unanimous  Abstaining: None

63  Dunham Pointe GP   GP  Approve
Staff recommendation: Grant the requested variances and special exceptions, and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variances and special exceptions, and approved the plat subject to the CPC 101 form conditions.
  Motion: Clark  Second: Zakaria  Vote: Unanimous  Abstaining: None

64  Ella Medical Center        C2R  Withdrawn

Item 65 and IV were taken together at this time.

65  Main Midtown         C2R  Approve
IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2850 FANNIN STREET (CAYDON MIDTOWN)
Staff recommendation: Grant the requested variance to allow 0' building line along Fannin Street and approve the plat subject to CPC 101 form conditions. Grant the requested variance to reduce the total number of required off-street parking spaces from 562 to 497, by providing 481 residential, 16 retail/restaurant, and 237 bike parking spaces; and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance to allow 0' building line along Fannin Street and approved the plat subject to CPC 101 form conditions. Granted the requested variance to reduce the total number of required off-street parking spaces from 562 to 497, by providing 481 residential, 16 retail/restaurant, and 237 bike parking spaces; and approved the plat subject to the CPC 101 form conditions.
  Motion: Baldwin  Second: Alleman  Vote: Unanimous  Abstaining: None
Speakers: Andrew Allemand, applicant and Derrek LeRougx - supportive
66 OliRam Govinda Garden Oaks 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: Zakaria Vote: Unanimous Abstaining: None

Items 67 and 68 were taken together at this time.

67 Republic Business Center GP GP Approve
68 Republic Business Center Sec 1 C3P Approve
Staff recommendation: Grant the requested variance and approve the GP subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the GP subject to the CPC 101 form conditions.
Motion: Garza Second: Bryant Vote: Unanimous Abstaining: None

69 Sundance Cove 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: Alleman Second: Clark Vote: Unanimous Abstaining: None

70 Texans Black Gold GP GP Withdrawn

71 Texans Soccer Athletic Complex 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: Bryant Second: Subinsky Vote: Unanimous Abstaining: None

72 Yale Street Commons 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: Clark Vote: Unanimous Abstaining: None
Speakers: Deborah Hamilton – opposed; Richard Smith, Public Works and Engineering.

E SPECIAL EXCEPTIONS NONE
F  RECONSIDERATION OF REQUIREMENTS

73  Millwork Sec 2  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: Bryant  Second: Anderson  Vote: Unanimous  Abstaining: None

74  Stark Transportation Addition  C2R  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: Zakaria  Second: Alleman  Vote: Unanimous  Abstaining: None

75  Walshak Estates  C1  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: Bryant  Vote: Unanimous  Abstaining: None

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

G  EXTENSIONS OF APPROVAL

76  First Baptist Church of the Woodlands  EOA  Approve
77  Fusion Autoplex  EOA  Approve
78  Katy ISD Mayde Creek Complex  EOA  Approve
79  Laurel Park Sec 4  EOA  Approve
80  Rock Materials  EOA  Approve
81  Spring RV and Boat Storage  EOA  Approve
82  Tealpointe Lake Estates  EOA  Approve
83  Via Principale Parkway Sec 2  EOA  Approve
84  Via Principale Parkway Sec 3  EOA  Approve
85  Vista of Klein Lake Sec 3  EOA  Approve

H  NAME CHANGES

86  The Church in Houston West District (prev. Church of Houston)  NC  Approve
87  Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 18 (prev. Woodlands Lake Woodlands East Shore Sec 18)  NC  Approve

I  CERTIFICATES OF COMPLIANCE

88  26651 Tinker Way  COC  Approve
89  25987 Lantern Lane  COC  Approve
90  18325 Teton Lane  COC  Approve
III. ESTABLISH A PUBLIC HEARING DATE OF DECEMBER 1, 2016 FOR:
   a. Almeda Plaza Sec 4 partial replat no 1
   b. Houston Skycraper Shadows Sec 2 partial replat no 3
   c. Lismar Estates replat no 2
   d. Pine Hollow Sec 2 partial replat no 1
   e. Tall Timbers Section of River Oaks partial replat no 6

Staff recommendation: Establish a public hearing date of December 1, 2016 for items III a-e.
Commission action: Established a public hearing date of December 1, 2016 for items III a-e.
   Motion: Garza  Second: Davis  Vote: Unanimous  Abstaining: None

Item IV. was considered and acted upon earlier in the meeting.

Items VII. and VIII. were taken out of order at this time.

VII. Public Comment
Speakers: Council Member Robinson, Jesse Givens.

VIII. EXCUSE THE ABSENCE OF COMMISSIONER NELSON
Commissioner Nelson’s absences were excused.
   Motion: Garza  Second: Davis  Vote: Unanimous  Abstaining: None

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 3225 GRAYSON OAKS LANE (ROYAL BROOK RECREATION CENTER)
Staff recommendation: Deny the requested variance request to not to provide the required parking spaces within the site, but to allow the use of 10 parking spaces located within the ROW, Angel Run Lane, to fulfill the parking requirement; and the required bike rack to be provided on site.
Commission action: Deferred the application for two weeks.
   Motion: Kilkenney  Second: Zakaria  Vote: Unanimous  Abstaining: None
Speakers: Brian Gibson, representing applicant – supportive; Richard Smith Public Works and Engineering Department.

VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK APPLICATION FOR THE 1300 BLOCK OF TABOR STREET, EAST SIDE AND THE 1200 – 1300 BLOCK OF TABOR STREET, WEST SIDE (MLS 620)
Staff recommendation: Approve the consideration of a Special Minimum Lot Size Area application for the 1300 block of Tabor Street, east side, and the 1200 – 1300 block of Tabor Street, west side (MLS 620), and forward to City Council.
Commission action: Approved the consideration of a Special Minimum Lot Size Area application for the 1300 block of Tabor Street, east side, and the 1200 – 1300 block of Tabor Street, west side (MLS 620), and forwarded to City Council.

Motion: Bryant  Second: Subinsky  Vote: Unanimous  Abstaining: None
Speakers: Stephanie Fitzpatrick, Steven Fierros, Tim Goings, Fidel Angel Bermudez and Zachery Schaefer - supportive.

Items VII. and VIII. were considered and acted upon earlier in the meeting.

IX. ADJOURNMENT
There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:27 p.m.

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

Martha L. Stein, Chair

Patrick Walsh, Secretary