

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

M. Sonny Garza

Absent

Susan Alleman

Arrived at 3:12 p.m. during item #86

Bill Baldwin

Absent

Kenneth Bohan

Fernando Brave

Absent

Antoine Bryant

Absent

Lisa Clark

Algenita Davis

Absent

Truman C. Edminster III

Mark A. Kilkenny

Absent

Paul R. Nelson

Linda Porrás-Pirtle

Shafik Rifaat

Absent

Pat Sanchez

Absent

Eileen Subinsky

Shaukat Zakaria

Mark Mooney for

Absent

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74 Green Valley Estates Sec 2 C3N Withdrawn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

75 Lakes of Bella Terra Sec 37 C3N Approve
replat no 1

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 C3N Defer
partial replat no 1

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 C3N Approve
partial replat no 4

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-Pirtle** Second: **Bohan** Vote: **Unanimous** Opposed: **None**

79 Whispering Pines Estates C3N Approve
partial replat no 11

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 Glenna 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: **Subsinsky** 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

NC

Approve

(prev. Village at Gracewood)

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**

**J ADMINISTRATIVE
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 a 18' 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 a 18' 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 APPLICATION FOR DENVER HARBOR ADDITION SUBDIVISION – MLSA 598

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA APPLICATION 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 APPLICATION 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: **Subinsky** Vote: **Unanimous** Abstaining: **None**


Martha L. Stein, Chair


Patrick Walsh, Secretary