

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 The Honorable James Noack	P Arrived at 2:40 p.m. during Item I and left at 4:15 p.m. during Item #65
Charles O. Dean for The Honorable Robert E. Herbert	P Arrived at 2:37 during Minutes
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

Speakers: Councilmember Dwight Boykins, Councilmember Michael Kubosh, Gloria Rubac, Victoria Lopez, Kim Baynes, Kelley Burd-Hess, Sister Mama Sonya, Dwight Baxter, Kijawa Wiseman, Andrea Cody, Carolyn Scantlebury, Dolores B. Rodgers, Rev. Robert McGee, Deloyd Parker, Assata Richards, John O. Eigege, Megan Hageney, McKenzie Watson, Bianca Mahmood, Velocia Ulmer, Jesse Givens, Anelle Williams, Rev. John Fields, Nick Reynolds - supportive. Sarah Duncan, Jill Schofner, Austin Schofner, Thom Murphy, Kevin Baker, Daphne Scarbrough, Carroll Shaddock - opposed.

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 C3N Approve
partial replat no 6
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 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

91	13015 Chrisman Road	COC	Approve
92	16530 Oak Lane	COC	Approve
93	26323 and 26331 Post Oak Drive	COC	Approve

Staff recommendation: Approve staff's recommendation for items 76 to 93.

Commission action: Approved staff's recommendation for items 76 to 93.

Motion: **Baldwin** Second: **Bryant** Vote: **Carries** Abstaining: **Alleman Item 78**

**J ADMINISTRATIVE
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE**

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: **Kilkenny** 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.

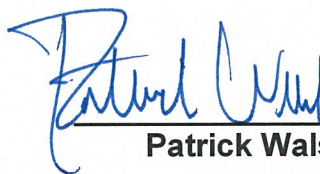
IX. ADJOURNMENT

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