

Minutes of the Houston Planning Commission

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

June 9, 2011
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Chair, Mark A. Kilkenny, called the meeting to order at 2:37 p.m. with a quorum present.

Mark A. Kilkenny, Chair

M. Sonny Garza

Susan Alleman

Christopher B. Amandes

Absent

Keiji Asakura

James R. Jard

Paul R. Nelson

Linda Porras-Pirtle

Robin Reed

Richard A. Rice

Jeff Ross

Algenita Segars

Talmadge Sharp, Sr.

Absent

Blake Tart III

Beth Wolff

Absent

Shaukat Zakaria

Mark Mooney for

Arrived at 2:44 during item 52

The Honorable Ed Chance

The Honorable Grady Prestage

Jackie L. Freeman for

Arrived at 2:44 during Director's Report

The Honorable Ed Emmett

EXOFFICIO MEMBERS

Carol A. Lewis

Daniel W. Krueger, P.E.

Dawn Ullrich

George Greanias

DIRECTOR'S REPORT

The Director's report was given by Michael Schaffer, Deputy Director, Planning and Development Department.

APPROVAL OF THE May 26, 2011 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the May 26, 2011 Planning Commission Meeting Minutes.

Motion: **Garza** Second: **Segars** Vote: **Carries** Abstaining: **Rice**

I. PLATTING ACTIVITY (Consent items A and B, 1- 51)

Items removed for separate consideration: **5, 28, and 30**. **Item 35 was taken out of order and will be addressed with item 64 in the variance section.**

Staff recommendation: Approve staff's recommendations for items **1 – 51** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 51** subject to the CPC 101 form conditions.

Motion: **Segars** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

Commissioner Rice abstained and left the room.

Staff recommendation: Approve staff's recommendations for items **5, 28, and 30** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **5, 28, and 30** subject to the CPC 101 form conditions.

Motion: **Reed** Second: **Segars** Vote: **Carries** Abstaining: **Rice**

Commissioner Rice returned.

C PUBLIC HEARINGS

52 Fannin Station Sec 1 partial replat C3N Defer
no 1 (PH060911)

Staff recommendation: Defer the application for two weeks at the applicant's request.

Commission action: Deferred the application for two weeks at the applicant's request.

Motion: **Seagrs** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

53 Soap Hand Carwash Subdivision C3N Approve
(PH060911)

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: **Rice** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**

Speakers for item 53: J. Ryan Alcorn – applicant; Scott Childress, Robert Ingram, Linda Hart, Christian Schultz – opposed; George Alcorn – support; Sunny Grewal – applicant; Carl Smith – City Engineer, Public Works and Engineering

54 Terrace at 28th Street replat no 1 (PH060911) 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: **Freeman** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

55 Woodlands Creekside Park West Sec 6 replat no 1 (PH060911) 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: **Asakura** Second: **Zakaria** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

56 Graybelle Subdivision 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: **Reed** Second: **Tartt** Vote: **Unanimous** Abstaining: **None**
Speakers for item 56: Patty Knudson – applicant; David Robinson and Amalia Stranton – support; Daniel Shea - opposed

Commissioner Alleman abstained and left the room.

57 HISD Eastwood Academy Subdivision (DEF) 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: **Rice** Second: **Tartt** Vote: **Carries** Abstaining: **Alleman**

Commissioner Alleman returned.

58 Houston Living Midtown Subdivision C2R Withdrawn

59 Last Concert Café Subdivision 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: **Jard** Second: **Segars** Vote: **Unanimous** Abstaining: **None**
Speakers for item 59: Judge Herman Gordon – undecided; Matt Sigmon - applicant

60 Men Center Subdivision C3R Defer
Staff recommendation: Defer the plat for two weeks to allow time for the applicant to provide additional and revised information.
Commission action: Deferred the plat for two weeks to allow time for the applicant to provide additional and revised information.
Motion: **Reed** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**61 Pierce Junction Business Park C3P Approve
Subdivision**

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: **Jard** Second: **Tartt** Vote: **Carries** Abstaining: **Prestage**

Speakers for item 61: Will Noel and Mary Lou Henry – applicant; Dan Woods, Martin Hotler and Vanessa Crayton – opposed; Dr. M. Sanyika - undecided

Commissioner Alleman abstained and left the room.

62 Pinehurst Landing GP 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: **Freeman** Second: **Nelson** Vote: **Carries** Abstaining: **Alleman**

Commissioner Alleman returned.

Commissioner Rice abstained and left the room.

**63 Queenston Manor Apartments C2 Approve
Subdivision**

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: **Freeman** Second: **Reed** Vote: **Carries** Abstaining: **Rice**

Commissioner Rice returned.

Item 35 and 64 are taken together at this time.

35 Woodbridge Sec 1 (DEF) C3F Approve

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

**64 Woodbridge Village GP (DEF) GP Approve
Subdivision**

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: **Moody** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

E Special Exceptions

65 Forbidden Gardens replat no 1 (DEF) C2R Defer
Staff recommendation: Defer the plat for two weeks for further study and review.
Commission action: Deferred the plat for two weeks for further study and review.
Motion: **Rice** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

F Reconsideration of Requirements NONE

G ADMINISTRATIVE NONE

H DEVELOPMENT PLAT VARIANCES

66 11805 Meadowglen Lane DPSE Withdrawn

67 1140 W. Cottage Street DPV Approve

Staff recommendation: Grant the requested variance.
Commission action: Granted the requested variance.
Motion: **Rice** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

I CERTIFICATES OF COMPLIANCE

68 25693 Hunters Trail COC Approve

69 25740 Peach Drive COC Approve

70 21315 Crockett Street COC Approve

Staff recommendation: Issue the Certificates of Compliance for items **68-70**.
Commission action: Issued the Certificates of Compliance for items **68-70**.
Motion: **Segars** Second: **Asakura** Vote: **Unanimous** Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

71 Mariposa at Ella Subdivision EOA Approve

72 Villages of Cypress Lakes Sec 25 EOA Approve

These items were not posted on the agenda therefore no Commission action was taken at this meeting. They will be presented at the next meeting

II. LANDSCAPE VARIANCE:

819 S. 80TH Street LV Defer

Staff recommendation: Defer the variance for two weeks to allow time to coordinate with PWE and Parks Department.

Commission action: Deferred the variance for two weeks to allow time to coordinate with PWE and Parks Department.

Motion: **Asakura** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

III. PUBLIC COMMENT NONE

VI. ADJOURNMENT

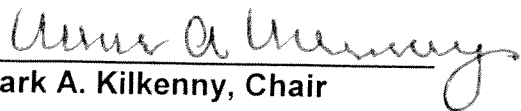
There being no further business brought before the Commission, Chair Sonny Garza adjourned the meeting at 4:28 p.m.

Motion: **Reed**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**



Mark A. Kilkenney, Chair



Marlene Gafrick, Secretary