

Minutes of the Houston Planning Commission

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

March 17, 2011
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Vice Chair, M. Sonny Garza, called the meeting to order at 2:34 p.m. with a quorum present.

Mark A. Kilkenny, Chair	Absent
M. Sonny Garza	
Susan Alleman	Absent
Christopher B. Amandes	Absent
Keiji Asakura	Absent
James R. Jard	
Paul R. Nelson	
Linda Porras-Pirtle	
Robin Reed	
Richard A. Rice	
David Robinson	
Jeff Ross	
Algenita Segars	Left at 3:39 p.m. during item 69
Talmadge Sharp, Sr.	Absent
Blake Tart III	
Beth Wolff	Arrived at 2:36 p.m. during approval of minutes
Shaukat Zakaria	Absent
The Honorable Ed Chance	Absent
Jackie Freeman for The Honorable Ed Emmett	
The Honorable Grady Prestage	

EXOFFICIO MEMBERS

Carol A. Lewis
Daniel W. Krueger, P.E.
Dawn Ullrich
George Greanias

DIRECTOR'S REPORT

The Director's report was given by Marlene L. Gafrick, Director, Planning and Development Department.

APPROVAL OF THE MARCH 3, 2011 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 3, 2011 Planning Commission Meeting Minutes.

Motion: **Rice** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

I. PLATTING ACTIVITY (Consent items A and B, 1- 55)

Items removed for separate consideration: **35, 41, and 42**. Item **43** was withdrawn and a Public Hearing date of April 14, 2011 was established.

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

Staff recommendation: Approve staff's recommendations for items **1 – 55** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1 – 55** subject to the CPC 101 form conditions.

Motion: **Reed** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

Commissioner Ross abstained and left the room.

Staff recommendation: Approve staff's recommendations for items **35, 41, and 42** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **35, 41, and 42** subject to the CPC 101 form conditions.

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

Commissioner Ross returned.

C PUBLIC HEARINGS

56 Aliana 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: **Freeman** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

57 Braeswood Estates Subdivision C3N Defer

Staff recommendation: Defer the plat for two weeks to allow time for further study and review and legal review of separately filed deed restrictions.

Commission action: Deferred the plat for two weeks to allow time for further study and review and legal review of separately filed deed restrictions.

Motion: **Wolff** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

58 Cinco Verde Retail One Subdivision 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: **Reed** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

Speaker for item 58: Mike Loeingburg – opposed.

59 Drexel Place Subdivision C3N Defer

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

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

Motion: **Robinson** Second: **Reed** Vote: **Unanimous** Abstaining: **None**

Speaker for item 59: Robert J. Lorio – opposed

60 Houston Oaks Sec 2 replat no 1 and extension 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: **Rice** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

61 Morton Creek Ranch Recreation Reserve no 1 Subdivision 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: **Segars** Second: **Freeman** Vote: **Unanimous** Abstaining: **None**

62 Park Place Corner Store Subdivision C3N Defer
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks at the request of Council Member Rodriguez.
Motion: **Ross** Second: **Jard** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

63 Blue Bell Industrial Park 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: **Rice** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

64 Castro Cheese Company replat no 1 C2R Defer
Staff recommendation: Defer the plat for two weeks to allow time for Legal Department review of separately filed deed restrictions.
Commission action: Deferred the plat for two weeks to allow time for Legal Department review of separately filed deed restrictions.
Motion: **Wolff** Second: **Segars** Vote: **Unanimous** Abstaining: **None**

Commissioner Rice abstained and left the room.

65 Cypress Lake Crossing GP GP Defer
Staff recommendation: Defer the plat for two weeks at the applicant's request.
Commission action: Deferred the plat for two weeks at the applicant's request.
Motion: **Jard** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

Commissioner Rice returned.

66 Little York Commercial Center Subdivision C2R Approve
Staff recommendation: Deny the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Denied the requested variance and approved the plat subject to the CPC 101 form conditions.
Motion: **Jard** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

67 Loves Travelstop Patton Subdivision C2R Defer
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks to allow time for the neighborhood and the applicant to convene and address issues and concerns.
Motion: **Robinson** Second: **Segars** Vote: **Unanimous** Abstaining: **None**
Speakers for item 67: Jennifer Jacoby – no position stated; Ken Price – no position stated; Robert Ness – applicant.

68 Southern Foods Group Sec 2 C2R Defer
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the plat for two weeks to allow time for further study and review.
Motion: **Reed** Second: **Segars** Vote: **Carries** Opposed: **Rice**
Speakers for item 68: Herman Gordon – undecided; Zema Paksima – applicant.

69 West Little York Landing Subdivision 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: **Robinson** Second: **Jard** Vote: **Unanimous** Abstaining: **None**
Speakers for item 69: Gaylan Johnson – undecided; Basil Sebastian and Edwin Woodson – supportive; Alvin Byrd – Administrative Assistant, Councilmember Jarvis Johnson’s office

E Special Exceptions

70 Palms at Willowbend Subdivision C3R Approve
Staff recommendation: Grant the requested special exception to exceed the block length along the eastern plat boundary and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested special exception to exceed the block length along the eastern plat boundary and approved the plat subject to the CPC 101 form conditions.
Motion: **Freeman** Second: **Wolff** Vote: **Unanimous** Abstaining: **None**

F Reconsideration of Requirements NONE

G ADMINISTRATIVE NONE

H DEVELOPMENT PLAT VARIANCES

71 1001 Waverly Street DPV Approve
Staff recommendation: Grant the requested variance to allow a 12’ garage setback line along W. 10th Street.
Commission action: Granted the requested variance to allow a 12’ garage setback line along W. 10th Street.
Motion: **Jard** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

72 6702 Irvington Boulevard DPV Approve
Staff recommendation: Grant the requested variance to allow the reduced building setback along Irvington Boulevard for the temporary structure.
Commission action: Granted the requested variance to allow the reduced building setback along Irvington Boulevard for the temporary structure.
Motion: **Jard** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

I CERTIFICATES OF COMPLIANCE

73 Leslie Larson COC Approve
74 Robert D. Smith COC Approve
75 Juana Reyes COC Approve
Staff recommendation: Issue the Certificates of Compliance for items **73-75**.
Commission action: Issued the Certificates of Compliance for items **73-75**.
Motion: **Ross** Second: **Rice** Vote: **Unanimous** Abstaining: **None**

J EXTENSIONS OF APPROVAL AND NAME CHANGES

76 Olive Grove Independent Living Subdivision EOA Approve
77 Rancho Verde Sec 5 EOA Approve
Staff recommendation: Approve staff's recommendation for item **76-77**.
Commission action: Approved staff's recommendation for item **76-77**.
Motion: **Rice** Second: **Ross** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 14, 2011 FOR:

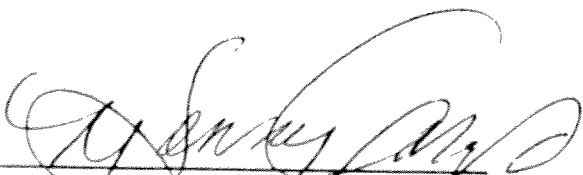
- a. Arbor at Indiana replat no 1
- b. Broad Oaks Green replat no 2
- c. Cove Sec 6 partial replat no 1
- d. Green Trails Sec 1 partial replat no 1
- e. Lakeland Heights Sec 1 partial replat no 1
- f. Meadows of Clear Creek Sec 4 partial replat no 1
- g. Spring Branch Estates no 2 partial replat no 5
- h. Zion Garden Subdivision

Staff recommendation: Establish a public hearing date of April 14, 2011 for items **II a-h**.
Commission action: Established a public hearing date of April 14, 2011 for items **II a-h**.
Motion: **Wolff** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

**III. PUBLIC COMMENT
NONE**

IV. ADJOURNMENT

There being no further business brought before the Commission, Chair Mark A. Kilkenny adjourned the meeting at 4:00 p.m.
Motion: **Rice** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**


M. Sonny Garza, Vice-Chair


Marlene Gafrick, Secretary