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
Keiji Asakura
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle
Robin Reed
Richard A. Rice
Jeff Ross
Algenita Segars
Talmadge Sharp, Sr.
Blake Tart III
Beth Wolff
Shaukat Zakaria
Mark Mooney for
The Honorable Ed Chance
The Honorable Grady Prestage
Jackie L. Freeman for
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
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 no 1 (PH060911) C3N Defer
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: Segars Second: Alleman Vote: Unanimous Abstaining: None

53 Soap Hand Carwash Subdivision (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: Rice Second: Tatt 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: Tattt  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: Tattt  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: Trett                Vote:  Carries   Abstaining: Prestige
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 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  C2R  Defer
(DEF)
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. Kilkenny, Chair

Marlene Gafrick, Secretary