

## 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: **Seagr**                      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 28<sup>th</sup> 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. 80<sup>TH</sup> 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**

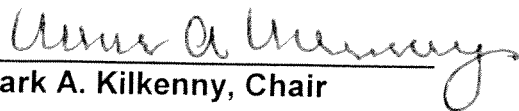
There being no further business brought before the Commission, Chair Sonny Garza adjourned the meeting at 4:28 p.m.

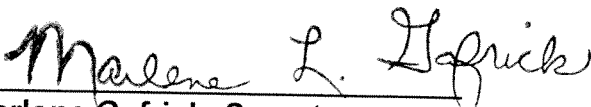
Motion: **Reed**

Second: **Zakaria**

Vote: **Unanimous**

Abstaining: **None**

  
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Mark A. Kilkenney, Chair

  
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Marlene Gafrick, Secretary