Minutes of the Houston Planning Commission

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

June 23, 2011
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Vice Chair, Sonny Garza, called the meeting to order at 2:42 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
Shaukat Zakaria
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 Marlene Gafrick, Director, Planning and Development Department.

APPROVAL OF THE JUNE 9, 2011 PLANNING COMMISSION MEETING MINUTES
Motion: Reed Second: Tartt Vote: Carries Abstaining: Amandes and Sharp

I. PLATTING ACTIVITY (Consent items A and B, 1-51)
Items removed for separate consideration: 10, 11, 14, 23, 29, 30, 32, 33, 43, and 45. Item 41 was changed from defer to approve.

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: Rice Second: Sharp Vote: Unanimous Abstaining: None

Commissioners Amandes and Rice abstained and left the room.

Staff recommendation: Approve staff’s recommendations for items 10, 11, 14, 23, 29, 30, 32, 33, 43, and 45 subject to the CPC 101 form conditions.
Commission action: Approved staff’s recommendations for items 10, 11, 14, 23, 29, 30, 32, 33, 43, and 45 subject to the CPC 101 form conditions.
Motion: Sharp Second: Alleman Vote: Unanimous Abstaining: None

Commissioners Amandes and Rice returned.

C PUBLIC HEARINGS

52 Balcor Parc Binz Subdivision C3N Defer
Staff recommendation: Defer the application for two weeks to allow time for the applicant to provide revised information and continue the public hearing at that time.
Commission action: Deferred the application for two weeks to allow time for the applicant to provide revised information and continue the public hearing at that time.
Motion: Reed Second: Tartt Vote: Unanimous Abstaining: None

53 Fannin Station Sec 1 partial replat C3N Approve
no 1
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: Segars Vote: Unanimous Abstaining: None

54 Oasis Pointe Townhomes partial replat no 1 C3N Approve
(PHO060911)
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: Asakura Second: Zakaria Vote: Unanimous Abstaining: None
Commissioner Amandes abstained and left the room.

55  Texas Greystone Subdivision  C3N  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

Commissioner Amandes returned.

56  Thomas Morgan Estates replat no 1  C3N  Approve
Staff recommendation: Defer the application for two weeks to allow time for the applicant to provide revised information.
Commission action: Deferred the application for two weeks to allow time for the applicant to provide revised information.
   Motion: Reed  Second: Sharp  Vote: Unanimous  Abstaining: None

D  VARIANCES

Items 57 and 64 are taken together at this time.

Commissioner Alleman abstained and left the room.

57  Earthman San Felipe at Bering replat no 1  C2R  Approve
64  5740 San Felipe Street  C2R  Approve
Staff recommendation: Defer the application for two weeks to allow time for the applicant to provide additional and revised information.
Commission action: Deferred the application for two weeks to allow time for the applicant to provide additional and revised information.
   Motion: Asakura  Second: Segars  Vote: Unanimous  Abstaining: None

Commissioner Alleman returned. Commissioner Amandes abstained and left.

58  Forbidden Gardens replat no 1  C2R  Approve
Staff recommendation: Grant the requested variance and special exception and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and special exception and approved the plat subject to the CPC 101 form conditions.
   Motion: Segars  Second: Asakura  Vote: Unanimous  Abstaining: None

Commissioner Amandes returned.

59  Men Center Subdivision  C3R  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: Segars  Second: Alleman  Vote: Unanimous  Abstaining: None

Speaker for item 59: Albert Wong – supportive.
60  SRN partial replat no 1          C3P        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: Asakura        Second: Rice            Vote: Unanimous     Abstaining: None

61  Star Iron Houston Subdivision    C2R        Disapprove
Staff recommendation: Deny the requested variance and disapprove the plat subject to the CPC 101 form conditions.
Commission action: Deny the requested variance and disapproved the plat subject to the CPC 101 form conditions.
Motion: Jard           Second: Rice            Vote: Unanimous     Abstaining: None
Speakers for item 61: Magdy Kozman

62  Thomas Road East 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: Segars         Second: Sharp            Vote: Unanimous     Abstaining: None

63  White Oak Place Subdivision     C2R        Approve
Staff recommendation: Grant the requested 15' building line variance and approve the plat subject to the CPC 101 form conditions which include: 1) 3" caliper street trees 2) 6' sidewalks and 3) vehicular access from the alley.
Commission action: Granted the requested 15' building line variance and approved the plat subject to the CPC 101 form conditions which include 1) 3" caliper street trees 2) 6' sidewalks and 3) vehicular access from the alley.
Motion: Segars         Second: Jard            Vote: Unanimous     Abstaining: None
Speaker for item 63: David McLean – undecided and Josh Peterson – supportive.

E  Special Exceptions
NONE

F  Reconsideration of Requirements
NONE

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCES

This item was taken earlier in the agenda with item 57.

64  5740 San Felipe
I. CERTIFICATES OF COMPLIANCE

<table>
<thead>
<tr>
<th>Item</th>
<th>Address</th>
<th>Type</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>65</td>
<td>24144 Holly Street</td>
<td>COC</td>
<td>Approve</td>
</tr>
<tr>
<td>66</td>
<td>26207 Briar Ln.</td>
<td>COC</td>
<td>Approve</td>
</tr>
<tr>
<td>67</td>
<td>16303 SH 249</td>
<td>COC</td>
<td>Approve</td>
</tr>
</tbody>
</table>

Staff recommendation: Issue the Certificates of Compliance for items 65-67.
Commission action: Issued the Certificates of Compliance for items 65-67.

Motion: Reed Second: Sharp Vote: Unanimous Abstaining: None

J. EXTENSIONS OF APPROVAL AND NAME CHANGES

<table>
<thead>
<tr>
<th>Item</th>
<th>Address</th>
<th>Type</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>68</td>
<td>Brunswick Meadows Sec 14</td>
<td>EOA</td>
<td>Approve</td>
</tr>
<tr>
<td>69</td>
<td>Carpenter's Landing Sec 5</td>
<td>EOA</td>
<td>Approve</td>
</tr>
<tr>
<td>70</td>
<td>Mariposa at Ella Subdivision</td>
<td>EOA</td>
<td>Approve</td>
</tr>
<tr>
<td>71</td>
<td>McKay Intercontinental Trade</td>
<td>EOA</td>
<td>Approve</td>
</tr>
<tr>
<td></td>
<td>Center Subdivision</td>
<td></td>
<td></td>
</tr>
<tr>
<td>72</td>
<td>Villages of Cypress Lakes Sec</td>
<td>EOA</td>
<td>Approve</td>
</tr>
<tr>
<td></td>
<td>25</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Staff recommendation: Approve staff’s recommendation for items 68-72.
Commission action: Approved staff’s recommendation for items 68-72.

Motion: Rice Second: Sharp Vote: Unanimous Abstaining: None

II. Establish a public hearing date of JULY 21, 2011 for:
   a. SFT Rice Blvd Subdivision


Motion: Nelson Second: Alleman Vote: Unanimous Abstaining: None

III. LANDSCAPE VARIANCE:

<table>
<thead>
<tr>
<th>Item</th>
<th>Address</th>
<th>Type</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>819</td>
<td>S. 80TH Street</td>
<td>LV</td>
<td>Approve</td>
</tr>
</tbody>
</table>

Staff recommendation: Grant the requested variance based on the conditions listed in the staff report.
Commission action: Granted the requested variance based on the conditions listed in the staff report.

Motion: Zakaria Second: Nelson Vote: Unanimous Abstaining: None

IV. PUBLIC COMMENT
NONE

V. ADJOURNMENT

There being no further business brought before the Commission, Chair Sonny Garza adjourned the meeting at 3:47 p.m.

Motion: Sharp Second: Reed Vote: Unanimous Abstaining: No

Sonny Garza, Vice Chair

Marlene Gafrick, Secretary