

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	Absent
M. Sonny Garza	
Susan Alleman	
Christopher B. Amandes	
Keiji Asakura	
James R. Jard	
Paul R. Nelson	
Linda Porrás-Pirtle	Absent
Robin Reed	
Richard A. Rice	
Jeff Ross	
Algenita Segars	
Talmadge Sharp, Sr.	
Blake Tart III	
Shaukat Zakaria	
The Honorable Ed Chance	Absent
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

Commission action: Approved the June 9, 2011 Planning Commission Meeting Minutes.

Motion: **Reed and Sharp** Second: **Tartt** Vote: **Carries** Abstaining: **Amandes**

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 no 1 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: **Segars** Vote: **Unanimous** Abstaining: **None**

54 Oasis Pointe Townhomes partial replat no 1 (PH060911) C3N 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: **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

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

65	24144 Holly Street	COC	Approve
66	26207 Briar Ln.	COC	Approve
67	16303 SH 249	COC	Approve

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

68	Brunswick Meadows Sec 14	EOA	Approve
69	Carpenters Landing Sec 5	EOA	Approve
70	Mariposa at Ella Subdivision	EOA	Approve
71	McKay Intercontinental Trade Center Subdivision	EOA	Approve
72	Villages of Cypress Lakes Sec 25	EOA	Approve

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

Commission action: Established a public hearing date of July 21, 2011 for item II a.

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

III. LANDSCAPE VARIANCE:
819 S. 80TH Street

LV Approve

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**

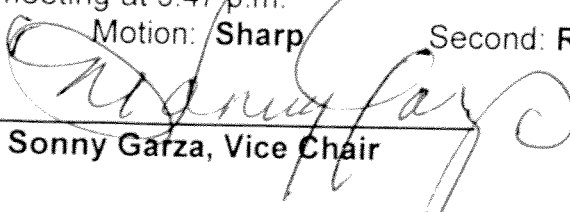
IV. PUBLIC COMMENT
NONE

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