

Minutes of the Houston Planning Commission

(A recording of the full proceedings is on file in the Planning and Development Department)

May 27, 2021

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/3u9UYD2>
2:30 p.m.

Call to Order

Chair Martha L. Stein called the meeting to order at 2:30 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham

Susan Alleman

Bill Baldwin

Arrived at 2:38 p.m. before to approval of minutes

Antoine Bryant

Arrived at 3:28 p.m. before to item 144

Lisa Clark

Rodney Heisch

Randall L. Jones

Lydia Mares

Absent

Paul R. Nelson

Absent

Linda Porrás-Pirtle

Left at 4:57 p.m. during item 149

Kevin Robins

Ileana Rodriguez

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Arrived at 2:35 p.m. before to Director's Report

Meera D. Victor

Scott Cain for

Commissioner James Noack

Maggie Dalton for

Left at 5:04 p.m. before to items 150 & 151

The Honorable KP George

Loyd Smith for

Absent

The Honorable Lina Hidalgo

EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Yuhayna H. Mahmud

Craig Maske

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development Department

CHAIR'S REPORT

Chair Martha L. Stein reported on virtual meeting procedures. Actions must be audible.

DIRECTOR'S REPORT

The Director's Report was given by Margaret Wallace Brown, Director, Planning and Development Department.

APPROVAL OF THE MAY 13, 2021 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the May 13, 2021 Planning Commission meeting minutes.

Motion: **Clark** Second: **Abraham** Vote: **Unanimous** Abstaining: **None**

I. PRESENTATION OF PUBLIC COMMENTS AND CONSIDERATION OF THE PROPOSED CHAPTER 42 AMENDMENTS

Presentation given by Dipti Mathur, Planning and Development Department.

Staff recommendation: Approve the proposed Chapter 42 technical amendments – Set-1 and forward to City Council.

Commission action: Approved the proposed Chapter 42 technical amendments Set-1 and forwarded to City Council.

Motion: **Robins** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Staff recommendation: Approve the proposed Chapter 42 technical amendments – Set-2, and forward to City Council.

Commission action: Approved the proposed Chapter 42 technical amendments Set-2, and forwarded to City Council.

Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 128)

Items removed for separate consideration: **1, 2, 7, 8, 9, 10, 11, 16, 17, 20, 21, 24, 39, 58, 64, 65, 75 and 126.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 128 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 128 subject to the CPC 101 form conditions, except items removed for separate consideration.

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

Staff recommendation: Approve staff's recommendation for items **1, 2, 7, 8, 9, 10, 11, 16, 17, 20, 21, 24, 39, 58, 64, 65, 75 and 126**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1, 2, 7, 8, 9, 10, 11, 16, 17, 20, 21, 24, 39, 58, 64, 65, 75 and 126**, subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle** Second: **Robins** Vote: **Unanimous** Recusing: **Dalton, Heisch, Jones and Sigler**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

129 Arocket Moving and Storage

C3N

Defer

Staff recommendation: Defer the application for two weeks for further study and review.

Commission action: Deferred the application for two weeks for further study and review.

Motion: **Garza** Second: **Abraham** Vote: **Unanimous** Abstaining: **None**

130 Blue Creek partial replat no 1 replat no 1

C3N

Approve

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approve the plat subject to the CPC 101 form conditions.

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

- 131 Briarwood 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: **Clark** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**
- 132 Craig Woods partial replat no 35** **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: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 133 Croyden Gardens partial replat no 2** **C3N** **Defer**
Staff recommendation: Defer the application for two weeks per the applicant's request.
Commission action: Deferred the application for two weeks per the applicant's request.
Motion: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None.**
- 134 Green Stone Oaks 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: **Garza** Second: **Robins** Vote: **Unanimous** Abstaining: **None**
- 135 Mixon Place partial 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: **Alleman** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 136 Neuen Manor partial replat no 21** **C3N** **Withdrawn**
- 137 Tanglewood Sec 12 partial replat no 3** **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: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 138 Thornton Park** **C3N** **Withdrawn**
- 139 Upper West End Sec 14 partial replat no 1** **C3N** **Defer**
Staff recommendation: Defer the application for two weeks per Chapter 42 planning standards.
Commission action: Deferred the application for two weeks per Chapter 42 planning standards.
Motion: **Baldwin** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**
- 140 West Side Villas partial replat 2** **C3N** **Approve**
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approve the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

141 Westheimer Estates partial replat no 12 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: **Garza** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

Speaker: Greg Fetzer – no position stated.

142 Wrenwood partial replat no 3 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: **Porras-Pirtle** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

143 Becker Landing Sec 1 C3R Defer

Staff recommendation: Defer the application for two weeks per Harris County's request.

Commission action: Deferred the application for two weeks per Harris County's request.

Motion: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

144 Bellfort Farms Sec 2 C3P Defer

Staff recommendation: Deny the variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Deferred the application for two weeks for further study and review.

Motion: **Dalton** Second: **Baldwin** Vote: **Carried** Opposed: **Garza**

Speakers: Michael Preiss, applicant and Ryan Day – supportive; Mason Edmondson – opposed.

At 3:42 p.m. Director Margaret Wallace Brown stepped out of the meeting and Dipti Mathur presided over the meeting.

145 Beyond Knox C3R Defer

Staff recommendation: Defer the application for two weeks for further study and review.

Commission action: Deferred the application for two weeks for further study and review.

Motion: **Baldwin** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

Speaker: Debra Coleman – opposed.

146 Enclave at Sadie Oaks C3P Withdrawn

147 Harris County MUD 418 Water Plant no 4 C2 Approve

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Clark** Second: **Jones** Vote: **Unanimous** Recusing: **Heisch**

148 Renmar Terrace C2 Approve

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.

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

At 3:53 p.m. Commissioner Abraham stepped out of the meeting.

At 4:28 p.m. Director Margaret Wallace Brown returned to the meeting during item 149.

149 Soto Complex

C2R

Defer

Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.

Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.

Motion: **Garza**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Councilmember Tarsha Jackson, Alvin Byrd, Sandra Edwards, William Lyons, Joetta Stevenson, Camille Boyd, Patricia Williams, Judy Hardin, Abner Lyons, Shaunlee Babineaux, Rev. James L. Caldwell, Danielle Getsinger, Sarah Jackson, Rain Eatmon with Council Member's Jackson's Office, G. Jones-Fields, Erica Hubbard, Delores McGruder and Walter Mallett – opposed; Joyce Owens and Raul Garza – applicant, supportive; KD – no position stated.

Items 150 and 151 were taken together at this time.

150 Sunterra GP

GP

Approve

151 Sunterra Sec 34

C3P

Approve

Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.

Motion: **Jones**

Second: **Heisch**

Vote: **Unanimous**

Abstaining: **Sigler**

At 5:07 p.m. Commissioner Alleman stepped away from the meeting.

152 Urban Logistics Square

C2R

Approve

Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Sigler**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

153 Urban Views

C2R

Approve

Staff recommendation: Deny the variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Denied the variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Garza**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

154 Minnetex Place partial replat no 3

C2R

Withdrawn

At 5:15 p.m. Commissioners Alleman and Abraham returned to the meeting.

155 Starship Millstone RV Resort **C2R** **Approve**
 Staff recommendation: Grant the reconsideration requirement with variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the reconsideration requirement with variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Jones** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

Items G, H, and I were taken together at this time

G EXTENSIONS OF APPROVAL

156	Forest Village Sec 12	EOA	Approve
157	Forest Village Sec 13	EOA	Approve
158	Grand Vista Sec 24	EOA	Approve
159	Palwasha Reserve	EOA	Approve
160	Spring Creek RV Park	EOA	Approve

H NAME CHANGES

161	Acorn Meadow (prev. Trickey Tract)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

162	25403 Needham Road	COC	Approve
163	27300 Burning Tree Lane	COC	Approve
164	21611 W Bellfort	COC	Approve
165	20061 Live Oak S	COC	Approve

Staff recommendation: Approve staff's recommendations for items 156-165.

Commission action: Approved staff's recommendations for items 156-165.

Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **Heisch 161**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

166	8447 Holiday Lane	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat to allow a 10' building line along Monroe Blvd.
 Commission action: Granted the variance(s) and approved the development plat to allow a 10' building line along Monroe Blvd.
 Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

167	3202 Huchins Street	DPV	Defer
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Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.
 Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.
 Motion: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

III. ESTABLISH A PUBLIC HEARING DATE OF JUNE 24, 2021

- a. Lakewood Pines Sec 14
- b. Milby House
- c. Ryon Addition partial replat no 2
- d. Shadyvilla Addition Sec 2 partial replat no 9
- e. Woodlands Village of Grogan Mill Lake Woodlands East Shore Sec 16 replat no 1

Staff recommendation: Established a public hearing date of June 24, 2021 for item III a-e.

Commission action: Established a public hearing date of June 24, 2021 for item III a-e.

Motion: **Cain** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

IV. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR ICONIA HOTEL LOCATED AT 3500 SAGE ROAD

Staff recommendation: Defer the application for two weeks per the applicant's request.

Commission action: Deferred the application for two weeks per the applicant's request.

Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

V. PUBLIC COMMENTS

VI. EXCUSE THE ABSENCES OF COMMISSIONERS ABRAHAM, TAHIR, AND VICTOR

A motion was made to excuse the absences of Commissioners Abraham, Tahir, and Victor.

Motion: **Garza** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

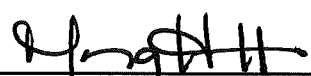
VII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:28 p.m.

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



Martha L. Stein, Chair



Margaret Wallace Brown, Secretary