Minutes of the Houston Planning Commission

June 24, 2021
Telephonic/Videoconference Meeting held via Microsoft Teams https://bit.ly/3iS1AUL
2:30 p.m.

Call to Order

Vice Chair M. Sonny Garza called the meeting to order at 2:30 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair	Absent
M. Sonny Garza, Vice Chair	
David Abraham	Absent
Susan Alleman	
Bill Baldwin	
Antoine Bryant	
Lisa Clark	
Rodney Heisch	
Randall L. Jones	
Lydia Mares	
Paul R. Nelson	
Linda Porras-Pirtle	Arrived at 2:51 p.m. prior to Item 135
Kevin Robins	
Ileana Rodriguez	Left at 5:20 p.m. during Item IV
Ian Rosenberg	Arrived at 2:41 p.m. during Item I Platting Activity
Megan R. Sigler	
Zafar Tahir	Arrived at 2:33 p.m. before Director's Report
Meera D. Victor	Arrived at 2:37 p.m. after Approval of Minutes
Scott Cain for Commissioner James Noack	
Maggie Dalton for The Honorable KP George	
Loyd Smith for 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

Vice Chair M. Sonny Garza 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.

Vice Chair M. Sonny Garza took a personal privilege to congratulate Michael Kramer on his upcoming retirement.

APPROVAL OF THE JUNE 10, 2021 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the June 10, 2021 Planning Commission meeting minutes.
Motion: **Clark** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 131)

Items removed for separate consideration: **2, 3, 4, 7, 8, 9, 11, 40, 41, 42, 43, 44, 45, 46, 56, 68, 69, 70, 71, 72, 73, and 74.**
Staff recommendation: Approve staff's recommendations for item(s) 1 - 131 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for item(s) 1 - 131 subject to the CPC 101 form conditions, except items removed for separate consideration.
Motion: **Bryant** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **2, 3, 4, 7, 8, 9, 11, 40, 41, 42, 43, 44, 45, 46, 56, 68, 69, 70, 71, 72, 73, and 74,** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items **2, 3, 4, 7, 8, 9, 11, 40, 41, 42, 43, 44, 45, 46, 56, 68, 69, 70, 71, 72, 73, and 74,** subject to the CPC 101 form conditions.
Motion: **Mares** Second: **Jones** Vote: **Unanimous** Recusing: **Heisch and Sigler**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

132 Eagle Landing Townhomes West Sec 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: **Nelson** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

133 Harris County School Land Four Leagues partial replat no 1 **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: **Robins** Vote: **Unanimous** Abstaining: **None**.

134 Lakewood Pines Sec 14 **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 approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

135 Milby House **C3N** **Withdraw**

136 Ryon Addition 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: **Sigler** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

137 Shadyvilla Addition Sec 2 partial replat no 9 **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: **Jones** Second: **Porras Pirtle** Vote: **Unanimous** Abstaining: **None**
Speakers: Diane Bordelon, Morton Kahn, Francoise Duclot and Ross Flynt – opposed; Dave Strickland, applicant – supportive.

138 Woodland Heights partial replat no 4 **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: **Clark** Vote: **Unanimous** Abstaining: **None**

139 Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16 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: **Heisch** Second: **Cain** Vote: **Unanimous** Abstaining: **None**
Speaker: Tami Houston – supportive.

D VARIANCES

140 Becker Landing Sec 1 **C3R** **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: **Smith** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

141 Bellfort Farms Sec 2 **C3P** **Deny**

Staff recommendation: Deny the variance(s) and disapprove the plat subject to the CPC 101 form conditions.
Commission action: Denied the variance(s) and disapproved the plat subject to the CPC 101 form conditions.
Motion: **Robins** Second: **Nelson** Vote: **Carried** Opposing: **Cain, Dalton, Jones and Smith**
Motion carried with a roll call vote with the following Commissioners audible and in attendance: Commissioners Alleman, Baldwin, Clark, Heisch, Mares, Nelson, Porras-Pirtle, Robins, Rodriguez, Rosenberg, Sigler, Tahir and Victor voting in favor; Commissioners Cain, Dalton, Jones and Smith voting against.
Chair verified that the following Commissioners were not audible or in attendance at this time: Abraham and Bryant.
Speakers: Daniel Davis – opposed; Ryan Day, applicant – supportive.

142 Beyond Knox **C3R** **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** Abstaining: **None**

143 Candela GP **GP** **Approve**
Staff recommendation: Grant the variance(s) and approved 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: **Porras Pirtle** Second: **Clark** Vote: **Carried** Abstaining: **Heisch, Dalton and Sigler**

144 Mac Gregor Palms Sec 1 partial replat no 1 and extension **C2R** **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: **Smith** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
Speaker: Tracy Reynolds – opposed.

145 Martinez Reserve **C2** **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: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

146 Newport Wastewater Treatment Plant **C2** **Approve**
Staff recommendation: Grant the variance(s) and approved 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: **Nelson** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

147 Texas Childrens Main Tower **C2R** **Approve**
Staff recommendation: Grant the variance(s) and approved 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: **Robins** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

148 Towne Lake Sec 63 **C3P** **Approve**
Staff recommendation: Grant the variance(s) and approved 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** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

149	**Cypress Fairbanks ISD Elementary no 57**	**EOA**	**Approve**
150	**Cypress Green Sec 1**	**EOA**	**Approve**
151	**Cypress Green Sec 2**	**EOA**	**Approve**
152	**Cypress Green Sec 3**	**EOA**	**Approve**
153	**Cypress Green Sec 6**	**EOA**	**Approve**
154	**First Metropolitan Church of Houston**	**EOA**	**Approve**
155	**Grant Road Commercial**	**EOA**	**Approve**
156	**Lakes at Creekside Sec 12**	**EOA**	**Approve**
157	**Lindale Medical Plaza replat and extension**	**EOA**	**Approve**
158	**Palai Preserve**	**EOA**	**Approve**
159	**Stuebner Hollow Sec 2**	**EOA**	**Approve**
160	**Woodland Lakes Sec 5**	**EOA**	**Approve**

H NAME CHANGES

NONE

I CERTIFICATES OF COMPLIANCE

161	**22500 E. Martin Drive**	**COC**	**Approve**

Staff recommendation: Approve staff's recommendations for items 149-161.
Commission action: Approved staff's recommendations for items 149-161.
Motion: **Victor** Second: **Mares** Vote: **Carried** Abstaining: **Dalton 156 & 160**
Heisch 149, 156, & 160

J ADMINISTRATIVE

NONE

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

162 4557 Creekmont Drive **DPV** **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: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

163 2301 Dorrington Street **DPV** **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: **Mares** Vote: **Unanimous** Abstaining: **None**

164 5204 East Freeway **DPV** **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: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

By 4:32 p.m., Commissioner Bryant rejoined the meeting.

165 413 Gale Street **DPV** **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: **Bryant** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
Speakers: Michael Blunk, Virginia Duke and Alan Wentworth, applicant – supportive.

II. ESTABLISH A PUBLIC HEARING DATE OF JULY 22, 2021

a. **Amended Plat of Almeda Place partial replat no 11**
b. **Avenue Central Plaza replat no 1**
c. **Buckingham Place Sec 4 partial replat no 1**
d. **Connor Landing**
e. **Craig Woods partial replat no 36**
f. **Emerald Meadows Sec 2**
g. **Foster Place partial replat no 16**
h. **Kentshire Place Sec 3 partial replat no 1**
i. **Milby House**
j. **Museum Park Jackson Rosedale partial replat no 1**
k. **Neuen Manor partial replat no 21**
l. **Pelham Place Sec 2 partial replat no 1**
m. **White Oak Springs Sec 1 partial replat no 1**

Staff recommendation: Establish a public hearing date of July 22, 2021 for items II a-m.
Commission action: Established a public hearing date of July 22, 2021 for items II a-m.
Motion: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

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

Staff recommendation: Approve the Hotel/Motel variance(s).
Commission action: Approved the Hotel/Motel variance(s).
Motion: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker: Mary Lou Henry, applicant – supportive.

IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINUMUM LOT SIZE BLOCK FOR THE 500 BLOCK OF WELCH STREET, NORTH AND SOUTH SIDES – SMLSB 783

Staff recommendation: Approve the consideration of a special minimum lot size block for the 500 block of Welch Street, north and south sides – SMLSB 783 and forward to City Council.
Commission action: Approved the consideration of a special minimum lot size block for the 500 block of Welch Street, north and south sides – SMLSB 783 with a modified boundary for only the south side and forward as modified to City Council.
Motion: **Clark** Second: **Rosenberg** Vote: **Unanimous** Recusing: **Jones**
Motion carried with a roll call vote with the following Commissioners audible and in attendance: Commissioners Alleman, Baldwin, Clark, Mares, Robins, Rosenberg, Tahir, Victor and Dalton voting in favor; Commissioners Cain, Heisch, Nelson, Porras-Pirtle, Sigler and Smith voting against.
Chair verified that the following Commissioners were not audible or in attendance at this time: Abraham and Bryant.
Speakers: Rachel Tucker, James Tucker, Elizabeth Anderson and Karen Brohn, applicant – supportive; Blake Vincent and Richard Mazzarino – opposed.

V. PUBLIC COMMENTS
NONE

VI. ADJOURNMENT
There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at 5:29 p.m.

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

M. Sonny Garza, Vice Chair

Margaret Wallace Brown, Secretary