

## 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 Porrás-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<br>Commissioner James Noack   |  |
| Maggie Dalton for<br>The Honorable KP George |  |
| Loyd Smith for<br>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 C3N Approve**  
**Sec 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: **Nelson**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

**133 Harris County School Land Four Leagues C3N Defer**  
**partial replat no 1**

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 C2R Defer**  
**partial replat no 1 and extension**  
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 Alameda 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 MINIMUM 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: **Carried**

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, Porrás-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**

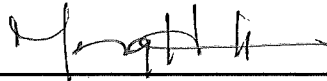
Vote: **Unanimous**

Abstaining: **None**



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**M. Sonny Garza, Vice Chair**



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**Margaret Wallace Brown, Secretary**