

## Minutes of the Houston Planning Commission

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

**June 10, 2021**

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/34Oliss>  
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

Antoine Bryant

Arrived at 2:32 p.m. after roll call

Lisa Clark

Rodney Heisch

Randall L. Jones

Lydia Mares

Left at 3:44 p.m. during item 122

Paul R. Nelson

Arrived at 2:48 p.m. before Item 110

Linda Porrás-Pirtle

Absent

Kevin Robins

Ileana Rodriguez

Absent

Ian Rosenberg

Absent

Megan R. Sigler

Absent

Zafar Tahir

Arrived at 2:33 p.m. during Chair's report

Meera D. Victor

Absent

Scott Cain for

Commissioner James Noack

Maggie Dalton for

Left at 5:00 p.m. before item 128

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

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 27, 2021 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the May 27, 2021 Planning Commission meeting minutes.

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

### **I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 108)**

Items removed for separate consideration: **2, 3, 4, 8, 10, and 14.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 108 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 108 subject to the CPC 101 form conditions, except items removed for separate consideration.

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

Staff recommendation: Approve staff's recommendation for items **2, 3, 4, 8, 10, and 14**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **2, 3, 4, 8, 10, and 14**, subject to the CPC 101 form conditions.

Motion: **Baldwin**                      Second: **Robins**                      Vote: **Unanimous**                      Recusing: **Dalton and Heisch**

### **C PUBLIC HEARINGS REQUIRING NOTIFICATION**

**109 Arocket Moving and Storage**                      **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: **Garza**                      Second: **Alleman**                      Vote: **Unanimous**                      Abstaining: **None**

**110 Croyden Gardens partial replat no 2**                      **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: **Robins**                      Second: **Mares**                      Vote: **Unanimous**                      Abstaining: **None.**

**111 Eagle Landing Townhomes West Sec 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: **Jones**                      Vote: **Unanimous**                      Abstaining: **None**

**112 Foster Place partial replat no 13**                      **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**

**113 Foster Place partial replat no 12**                      **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: **Alleman**                      Vote: **Unanimous**                      Abstaining: **None**

**114 Harris County School Land Four Leagues C3N Defer**  
**partial replat no 1**  
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: **Mares** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

**115 Rochester Place partial replat no 1 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: **Jones** Vote: **Unanimous** Abstaining: **None**

**116 Tiffany Gardens Replat 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: **Mares** Vote: **Unanimous** Abstaining: **None**

**117 Upper West End Sec 14 partial replat no 1 C3N Withdrawn**

**118 Woodland Heights partial replat no 4 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: **Nelson** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**D VARIANCES**

**119 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: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

**120 Bellfort Farms Sec 2 C3P Defer**  
Staff recommendation: Defer the application for two weeks per applicant's request.  
Commission action: Deferred the application for two weeks per applicant's request.  
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

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

**122 Dunvale Village C3R Approve**  
Staff recommendation: Deny the variance(s) and disapprove 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: **Robins** Vote: **Carried** Opposing: **Abraham, Alleman Baldwin, Garza, Nelson and Tahir**

Speakers: Ryan Day, Mikalla Hodges, applicant – supportive; Copeland Rhea, Ted Prouty, Jerry Towne, David Wood – opposed; Cynthia Rosenthal – position not stated; David Fields, Chief Transportation Planner.

Items 123 and 124 were taken together at this time.

**123 Grand Mason GP GP Approve**  
**124 Grand Mason Sec 3 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: **Alleman** Vote: **Carried** Abstaining: **Heisch**

**125 Newtechwood America Headquarters 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: **Garza** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

Speaker: Reginald Parker – position not stated.

**126 Quinn Park C3R Approve**

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

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

Motion: **Baldwin** Second: **Clark** Vote: **Carried** Opposing: **Garza and Nelson**

Speakers: Mary Lou Henry, applicant – supportive; Carl Sandin – opposed.

**127 Soto Complex C2R Withdrawn**

**E SPECIAL EXCEPTIONS  
NONE**

**F RECONSIDERATION OF REQUIREMENTS**

At 5:01 p.m. Commissioner Smith stepped out of the meeting.

At 5:03 p.m. Commissioner Smith returned to the meeting.

**128 Towne Lake Sec 63 C3P 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: **Jones** Second: **Smith** Vote: **Unanimous** Abstaining: **None**

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

**G EXTENSIONS OF APPROVAL**

**129 Blossom Hotel and Suites replat no 2 EOA Approve**

**130 Cypress Fairbanks Matzke Road EOA Approve**  
**Multi Use Facilities**

**131 Hickory Ridge partial replat no 1 EOA Approve**

**132 Jackrabbit Business Park EOA Approve**

133	Three Stars Galaxy Enterprises	EOA	Approve
134	Yalda Real Estate Group LLC	EOA	Approve

**H NAME CHANGES**

**NONE**

**I CERTIFICATES OF COMPLIANCE**

135	25982 Lantern Lane	COC	Approve
136	27580 Burning Tree Lane	COC	Approve

Staff recommendation: Approve staff's recommendations for items 129-136.

Commission action: Approved staff's recommendations for items 129-136.

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

**J ADMINISTRATIVE**  
**NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

137	2805 Delano Street	DPV	Approve
-----	--------------------	-----	---------

Staff recommendation: Grant the variance(s) and approve the development plat to allow a 10' building line along Delano Blvd.

Commission action: Granted the variance(s) and approved the development plat to allow a 10' building line along Delano Blvd.

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

138	3202 Hutchins Street	DPV	Approve
-----	----------------------	-----	---------

Staff recommendation: Grant the variance(s) and approve the development plat to allow a 3' building line along Elgin St.

Commission action: Granted the variance(s) and approved the development plat to allow a 3' building line along Elgin Blvd.

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

**II. ESTABLISH A PUBLIC HEARING DATE OF JULY 8, 2021**

- a. Acre Villa of Park Place partial replat no 2
- b. Enclave on Vernon replat no 1
- c. Foster Place partial replat no 14
- d. Foster Place partial replat no 15
- e. Katerwood Addition partial replat no 1
- f. Katz Galleria Sec 1
- g. Newport Sec 7 partial replat no 6
- h. Reed Terrace partial replat no 1
- i. RoyalBrook at Kingwood Sec 13 replat no 1
- j. Ruburfield Subdivision no 66 partial replat no 5
- k. Woodland Acres replat partial replat no 3

Staff recommendation: Established a public hearing date of July 8, 2021 for item II a-k.

Commission action: Established a public hearing date of July 8, 2021 for item II a-k.

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

**III. 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 for further study and review.

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

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

Speaker: Stephanie Hamilton, applicant – supportive.

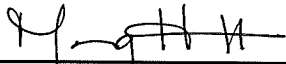
**IV. PUBLIC COMMENTS**

**V. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:14 p.m.

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

  
\_\_\_\_\_  
Martha L. Stein, Chair

  
\_\_\_\_\_  
Margaret Wallace Brown, Secretary