

Minutes of the Houston Planning Commission

July 08, 2021

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/3h9kJAm>
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

Left the meeting at 4:47 p.m. during Public Comments

Susan Alleman

Absent

Bill Baldwin

Antoine Bryant

Absent

Lisa Clark

Rodney Heisch

Randall L. Jones

Arrived at 2:34 p.m. during Chair's Report

Lydia Mares

Paul R. Nelson

Linda Porras-Pirtle

Kevin Robins

Ileana Rodriguez

Absent

Ian Rosenberg

Arrived at 2:42 p.m. after item I

Megan R. Sigler

Absent

Zafar Tahir

Meera D. Victor

Scott Cain for

Commissioner James Noack

Maggie Dalton for

Absent

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.

She thanked the Commission for their service and congratulated the reappointed members. She recognized Commissioner Tahir, who introduced his intern.

DIRECTOR'S REPORT

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

APPROVAL OF THE JUNE 24, 2021 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the June 24, 2021 Planning Commission meeting minutes.

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

I. RECONSIDERATION OF THE JANUARY 21, 2021 PLANNING COMMISSION MINUTES

Commission action: Approved the January 21, 2021 Planning Commission meeting minutes.

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

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 111)

Items removed for separate consideration: **9, 16, 17, 32, 35, 36 and 37.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 111 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 111 subject to the CPC 101 form conditions, except items removed for separate consideration.

Motion: **Jones** Second: **Robins** Vote: **Unanimous** Abstaining: **Heisch**

Staff recommendation: Approve staff's recommendation for items **9, 16, 17, 35, and 37** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **9, 16, 17, 35, and 37** subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle** Second: **Nelson** Vote: **Unanimous** Abstaining: **Heisch**

32 Mansfield Park C3F 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: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

Speaker: Judy Hardin – opposed.

C PUBLIC HEARINGS REQUIRING NOTIFICATION

112 Acre Villa of Park Place 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: **Clark** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

113 Enclave on Vernon 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: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

114 Foster Place partial replat no 14 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: **Mares** Vote: **Unanimous** Abstaining: **None**

115 Foster Place partial replat no 15 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: **Heisch** Vote: **Unanimous** Abstaining: **None**

- 116 Harris County School Land Four Leagues C3N Approve**
partial replat no 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**
- 117 Katewood Addition partial replat no 1 C3N Withdrawn**
- 118 Katz Galleria Sec 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 approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 119 Newport Sec 7 partial replat no 6 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: **Heisch** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 120 Reed Terrace 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: **Robins** Second: **Victor** Vote: **Unanimous** Abstaining: **None**
- 121 Royal Brook at Kingwood Sec 13 C3N Approve**
replat no 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: **Cain** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 122 Ruberfield Subdivison no 66 C3N Approve**
partial replat no 5
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: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 123 Ryon Addition partial replat no 2 C3N Withdrawn**
- 124 Thornton Park 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: **Baldwin** Vote: **Unanimous** Abstaining: **None**
- 125 Woodland Acres replat partial replat no 3 C3N Defer**
Staff recommendation: Defer the application for two weeks per Legal's request.
Commission action: Deferred the application for two weeks per Legal's request.
Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

126 Cloverdale **C3P** **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: **Jones** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

127 First Liberty Distribution Center **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: **Mares** Second: **Robins** Vote: **Unanimous** Abstaining: **None**
Speaker: Christie Carrington – no position stated, Jake Patrick, applicant – supportive.

128 Mac Gregor Palms Sec 1 **C2R** **Approve**
partial replat no 1 and extension
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: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

129 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: **Nelson** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

Items 130 and 131 were taken together at this time.

130 Oakwood GP **GP** **Approve**
131 Oakwood Sec 1 **C3P** **Approve**
Staff recommendation: Grant the variance(s) and special exception(s) and approved the plats subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and special exception(s) and approved the plats subject to the CPC 101 form conditions.
Motion: **Robins** Second: **Clark** Vote: **Carried** Abstaining: **Heisch**

Items 132 and 133 were taken together at this time.

132 Perry Road Development Sec 1 **C2** **Defer**
133 Perry Road GP **GP** **Defer**
Staff recommendation: Defer the applications for further study and review.
Commission action: Deferred the applications for further study and review.
Motion: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
Speakers: Kent Bradbury, Sue Lancaster, Robert Sherwin, Mark Lefevre and Chris Bosler – opposed.

134 Richmond Apartments **C3P** **Defer**
 Staff recommendation: Defer the application per Fort Bend County Engineer's request.
 Commission action: Deferred the application per Fort Bend County Engineer's request.
 Motion: **Jones** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

135 Sorella GP **GP** **Defer**
 Staff recommendation: Defer the application per Harris County Engineer's request.
 Commission action: Deferred the application per Harris County Engineer's request.
 Motion: **Jones** Second: **Baldwin** Vote: **Unanimous** Recusing: **Heisch**

E SPECIAL EXCEPTIONS

136 Dellrose Sec 15 **C3P** **Approve**
 Staff recommendation: Grant the variance(s) and special exception(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the variance(s) and special exception(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Garza** Second: **Baldwin** Vote: **Unanimous** Recusing: **Heisch**

F RECONSIDERATION OF REQUIREMENTS

Items 36 and 137 were taken together at this time.

36 Peek Ridge Road Street Dedication Sec 1 **C3F** **Approve**
137 Morton Creek Ranch GP **GP** **Approve**
 Staff recommendation: Grant the variance(s) and approved 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: **Clark** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

138 Realrona Inc **C2** **Defer**
 Staff recommendation: Defer the application for two weeks, additional information required.
 Commission action: Deferred the application for two weeks, additional information required.
 Motion: **Nelson** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

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

G EXTENSIONS OF APPROVAL

139	Boudreaux 99 Sec 2	EOA	Approve
140	Bridgeland Prairieland Crossing	EOA	Approve
	Street Dedication		
141	Cinco Ranch Station	EOA	Approve
142	Colonial Entrepreneurs On Katy	EOA	Approve
	Fort Bend replat no 1		
143	Development at Telge South	EOA	Approve
144	GBP Business Park	EOA	Approve
145	Hope Clinic	EOA	Approve
146	Houston Cao Dai Temple At Milroy	EOA	Approve

147	Reserve at Becker and Cumberland	EOA	Approve
148	Two Oaks RV Park	EOA	Approve
149	West Little York Commerce Park	EOA	Approve

H NAME CHANGES

150	Cypress Fairbanks ISD Matzke Road Multi Use Facilities (prev. Cypress Fairbanks Matzke Road Multi Use Facilities)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

151	19704 and 19720 Gaslight Ln	COC	Approve
152	26209 Pine Ln.	COC	Approve
153	25156 Twin Oaks Dr.	COC	Approve
154	26709 Spanish Oaks Dr	COC	Approve

Staff recommendation: Approve staff's recommendations for items 139-154.

Commission action: Approved staff's recommendations for items 139-154.

Motion: **Clark** Second: **Baldwin** Vote: **Unanimous** Abstaining: **Heisch 140**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

155	4557 Creekmont Drive	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat to allow a reduced 3' building line along Dayport Street, an undeveloped right-of-way; not to dedicate 5' of right-of-way to Dayport Street, and not to provide the visibility triangle at the intersection of Dayport and Creekmont Drive.

Commission action: Granted the variance(s) and approved the development plat to allow a reduced 3' building line along Dayport Street, an undeveloped right-of-way; not to dedicate 5' of right-of-way to Dayport Street, and not to provide the visibility triangle at the intersection of Dayport and Creekmont Drive.

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

156	2301 Dorrington Street	DPV	Withdrawn
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157	5204 East Freeway	DPV	Defer
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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: **Victor** Vote: **Unanimous** Abstaining: **None**

158	413 Gale Street	DPV	Deny
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Staff recommendation: Deny the variance(s) and disapprove the development plat to allow a 22' building line along Gale Street.

Staff recommendation: Denied the variance(s) and disapproved the development plat to allow a 22' building line along Gale Street.

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

Speakers: Gwyn Guidy, Michael Blunk, Virginia Duke, Kathleen Gutierrez – opposed; Adam Wentworth, applicant – supportive.

159 4303 Wigton Drive

DPV

Approve

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

Staff recommendation: Granted the variance(s) and approved the development plat to allow a 10' garage building line along Greenwillow Street.

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

III. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 5, 2021

- a. Lugary Place partial replat no 1**
- b. Peerless Haven Estate**
- c. Royal Brook at Kingwood Sec 10 replat no 1**
- d. Sunset Place partial replat no 1**

Staff recommendation: Established a public hearing date of August 5, 2021 for item III a-d.

Commission action: Established a public hearing date of August 5, 2021 for item III a-d.

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

IV. PUBLIC COMMENTS

Karen Gerlach commented about Item 124.

V. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:49 p.m.

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



Martha L. Stein, Chair



Margaret Wallace Brown, Secretary