

## Minutes of the Houston Planning Commission

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

**April 15, 2021**

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

Susan Alleman

Bill Baldwin

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

Antoine Bryant

Absent

Lisa Clark

Left at 5:45 p.m. during item 201

Rodney Heisch

Randall L. Jones

Lydia Mares

Left meeting at 4:09 p.m. before item 159

Paul R. Nelson

Arrived at 3:45 p.m. before item 156

Linda Porrás-Pirtle

Arrived at 2:38 p.m. during Chair's Report,  
Left meeting at 4:54 p.m. before item 169

Kevin Robins

Ileana Rodriguez

Left meeting at 4:36 p.m. before item 162

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Arrived at 2:46 p.m. during item 143

Meera D. Victor

Scott Cain for

Left at 5:31 p.m. before item 201

Commissioner James Noack

Maggie Dalton for

Left meeting at 4:36 p.m. before item 162

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 APRIL 1, 2021 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the April 1, 2021 Planning Commission meeting minutes.

Motion: **Mares**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

### I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 141)

Items removed for separate consideration: **1, 5, 16, 22, 24, 35, 36, 37, 47, 48, 49, 56, 57, 59, 60, 97, 99, 101, 123, and 127.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 141 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 141 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, 5, 16, 22, 24, 35, 36, 37, 47, 48, 49, 56, 57, 59, 60, 97, 99, 101, 123, and 127** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1, 5, 16, 22, 24, 35, 36, 37, 47, 48, 49, 56, 57, 59, 60, 97, 99, 101, 123, and 127** subject to the CPC 101 form conditions.

Motion: **Mares**

Second: **Garza**

Vote: **Unanimous**

Recusing: **Dalton, Heisch  
Sigler and Victor**

### C PUBLIC HEARINGS REQUIRING NOTIFICATION

#### 142 Azul Homes 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: **Porras-Pirtle**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

#### 143 Breckenridge Park West Sec 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: **Victor**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

#### 144 Briarwood partial replat no 1

**C3N**

**Withdrawn**

#### 145 Craig Woods partial replat no 33

**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**

#### 146 Hyde Park Heights partial replat no 3 and Sandy Side Addition 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: **Clark**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Diana Morales – no position stated.

#### 147 Hyde Park partial replat no 11

**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: **Porras-Pirtle** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

**148 Levit Green Sec 1 and Levit Green Sec 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: **Baldwin** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**149 Mixon Place partial replat no 1 and extension** **C3N** **Disapprove**

Staff recommendation: Disapprove the plat

Commission action: Disapproved the plat.

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

**150 Neuen Manor partial replat no 20** **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: **Sigler** Vote: **Unanimous** Abstaining: **None**

**151 Nichols Luxury Living 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: **Jones** Vote: **Unanimous** Abstaining: **None**

**152 Oaks of Park Row 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: **Mares** Vote: **Unanimous** Abstaining: **None**

**153 Park Place partial replat no 5** **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: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**154 River Oaks Sec 8 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**

**155 Western Trails 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: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Speakers: Jane Stephens, Teresa Holt, Susie Bray, Donna Williams, Bart Lyons, Laurie Lyons, Kinsley Reed and Taylor Yearly – opposed; Arva Howard, Legal Department.

**156 Wrenwood 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**

## D VARIANCES

**157 Cygne North Main 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: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

**158 Dunvale Village 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: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**  
Speakers: Sallie Alcorn City Council Member, Tiffany Thomas City Council Member, John Weatherly, Cynthia Rosenthal, Chuck Helms, Elizabeth Summerlin, Preston Kamin and Copeland Rhea – supportive.

**159 Enclave at Lexington Woods C3P 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: **Alleman** Second: **Robins** Vote: **Carried** Abstaining: **Dalton and Heisch**

**160 Fulton Place Townhomes 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: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

At 4:15p.m. Chair Stein stepped away from the meeting and Vice-Chair Garza proceeded to chair the meeting in her absence.

**161 Grand Mason GP Approve**  
Staff recommendation: Grant the three variances to exceed intersection spacing requirements but denied the fourth variance along Longenbaugh Road.  
Commission action: Granted the three variances to exceed intersection spacing requirements but denied the fourth variance along Longenbaugh Road.  
Motion: **Tahir** Second: **Victor** Vote: **Carried** Abstaining: **Heisch**  
Opposed: **Clark and Dalton**

Speaker: Andrew Lang, applicant – supportive.

At 4:35 p.m. Chair Stein returned and proceeded to chair the meeting.

Item 162 and 163 were taken together at this time.

**162 Lockwood South General Plan GP Approve**  
**163 Lockwood South Sec 1 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: **Baldwin** Second: **Clark** Vote: **Carried** Abstaining: **Robins and Rosenberg**  
Speakers: Juan Antonio Sorto, Anne Olsen and Kent Marsh, applicants – supportive.

**164 Magnolia Park Terminal Office 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: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**165 Memorial Townhomes at Verdi Sec 1 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: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

**166 Perez Complex 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: **Smith** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**167 Reserve at Paul Quinn 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: **Nelson** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**168 Skywater Boulevard and Aurora Bend Drive Street Dedication SP 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**

**169 Tomball Business Park 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: **Jones** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

**170 Vision Hospitality LP 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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS**

At 4:57 p.m. Commissioner Heisch stepped away from the meeting.

**171 Avalon at Cypress Mason Road C3P Approve**  
**Street Dedication Sec 3**

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

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

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

**172 Tavola Sec 43 C3P Approve**

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

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

Motion: **Cain** Second: **Robins** Vote: **Unanimous** Recusing: **Heisch and Sigler**

**F RECONSIDERATION OF REQUIREMENTS**

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

**173 Deen Estate Gray C2R Approve**

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

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

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

**174 Katy ISD Northwest Facility GP GP 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: **Robins** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

**175 Steven Acres C2 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

**176 Sunrise Family Properties C3R 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: **Garza** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

**177 Sunterra Sec 18 C3P 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: **Victor** Vote: **Unanimous** Abstaining: **Sigler**

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

**G EXTENSIONS OF APPROVAL**

178	Allen Estates at Maybell	EOA	Approve
179	Eagles Nest	EOA	Approve
180	Enclave at De Soto	EOA	Approve
181	Fondren Heights	EOA	Approve
182	Marvida Sec 4	EOA	Approve
183	Marvida Sec 1	EOA	Approve
184	Marvida Sec 2	EOA	Approve
185	Marvida Sec 3	EOA	Approve
186	Marvida Sec 5	EOA	Approve
187	Morrison Grove Drive and Caspian Run Drive Street Dedication Sec 1	EOA	Approve
188	Republic Business Center	EOA	Approve
189	Shipley Retail Center	EOA	Approve
190	West Road Extension and Reserve replat no 1	EOA	Approve
191	Westwind Business Park East	EOA	Approve
192	Westwind Business Park West	EOA	Approve

**H NAME CHANGES**

193	Highland Gardens (prev. Highland Heights Annex no 2 partial replat no 1)	NC	Approve
194	Raising Canes Atascocita (prev. Raising Cane Atascocita)	NC	Approve
195	Tradewind Homes on East 35 <sup>th</sup> Street (prev. Bellavista Homes)	NC	Approve

**I CERTIFICATES OF COMPLIANCE**

196	29119 S Plum Creek Drive	COC	Approve
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Staff recommendation: Approve staff's recommendations for items 178-196.

Commission action: Approved staff's recommendations for items 178-196.

Motion: **Garza**

Second: **Tahir**

Vote: **Carried**

Abstaining: **Heisch 180  
Sigler 182-186**

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

Items 197 and 198 were taken together at this time.

197	2613 Delafield Street	DPV	Approve
198	2619 Delafield Street	DPV	Approve

Staff recommendation: Grant the variance(s) and approve the development plats to not provide a 28' private street required for a multifamily development.

Commission action: Granted the variance(s) and approve the development plats to not provide a 28' private street required for a multifamily development.

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

Speaker: Camille Diaz, applicant – supportive.

**199 2801 Delano Street**

**DPV**

**Approve**

Staff recommendation: Grant the variance(s) and approve the development plat to allow a reduced garage building line of 10' along Delano Street and a reduced building line to 6' instead of 10' along Drew.

Commission action: Granted the variance(s) and approved the development plat to allow a reduced garage building line of 10' along Delano Street and a reduced building line to 6' instead of 10' along Drew.

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

**200 5666 Del Monte Drive**

**DPV**

**Approve**

Staff recommendation: Grant the variance(s) and approve the development plat to allow a 13.5 building line along Chimney Rock Road.

Commission action: Granted the variance(s) and approved the development plat to allow a 13.5 building line along Chimney Rock Road.

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

Speakers: Brett Perlman – opposed; Rony Claude, applicant – supportive.

**201 2806 Kipling Street**

**DPV**

**Approve**

Staff recommendation: Grant the variance(s) and approve the development plat to allow a 0' building line along Kipling Street for a new residential addition.

Commission action: Granted the variance(s) and approved the development plat to allow a 0' building line along Kipling Street for a new residential addition.

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

Speakers: Alan Lotrakul, Namson Supanan and Alison Maillar – opposed; Carol Ambrose, owner and Robert Khami, applicant – supportive.

**202 1802 Tattenhall Drive**

**DPV**

**Approve**

Staff recommendation: Grant the variance(s) and approve the development plat to allow a reduced building of 20' along W. 18th Street.

Commission action: Granted the variance(s) and approved the development plat to allow a reduced building of 20' along W. 18th Street.

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

**II. ESTABLISH A PUBLIC HEARING DATE OF MAY 13, 2021**

- a. **Arocket Moving and Storage**
- b. **Camillo Lakes Sec 4 partial replat no 1**
- c. **Clairmont Place Sec 1 partial replat no 1**
- d. **East Sunnyside Court Sec 3 partial replat no 1**
- e. **Foster Place partial replat no 10**
- f. **Foster Place partial replat no 11**
- g. **Green Stone Oaks replat no 1**
- h. **Little York partial replat no 2**
- i. **Plainview Second Addition partial replat no 7**
- j. **Porter Ranch Sec 1 partial replat no 1**
- k. **Ruberfield Sec 66 partial replat no 4**
- l. **Ryon Addition partial replat no 2**



- m. Shadyvilla Addition Sec 2 partial replat no 9
- n. West Side Villas partial replat no 2
- o. Willowcreek Ranch Sec 1 partial replat no 2 and Willowcreek Ranch Sec 4 partial replat no 1
- p. Wrenwood partial replat no 3

Staff recommendation: Established a public hearing date of May 13, 2021 for item II a-p.

Commission action: Established a public hearing date of May 13, 2021 for item II a-p.

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

**III. CONSIDERATION OF LITTLE YORK INN LOCATED AT 220 LITTLE YORK ROAD**

Staff recommendation: Defer the application for two weeks due to posting error.

Commission action: Deferred the application for two weeks due to posting error.

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

Speakers: Melissa Dominguez and Iris Espinosa – opposed.

**IV. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK RENEWAL FOR THE 700 BLOCK OF EAST 9<sup>TH</sup> STREET, NORTH AND SOUTH SIDES – SMBLB 26REN**

Staff recommendation: Approve the consideration of a Special Minimum Building Line Block renewal for the 700 block of East 9<sup>th</sup> street, north and south sides – SMBLB 26REN, and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Building Line Block renewal for the 700 block of East 9<sup>th</sup> street, north and south sides – SMBLB 26REN, and forwarded to City Council.

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

Speakers: Karen Lindeman, Katherine Wong and Allison Schmieder, applicant – supportive.

Director Margaret Wallace Brown deferred to Dipti Mathur to announce that registry drawings are not populating in Plat Tracker. April 16, 2021 is the first day applications are accepted for the next cycle.

**V. PUBLIC COMMENTS**

Esther Garcia voiced her concerns on Item 176, specifically what will be constructed on the lot, whether a cul-de-sac would be constructed in the area, and if a tree would be cut down.

**VI. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 6:15 p.m.

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

  
 Martha L. Stein, Chair

  
 Margaret Wallace Brown, Secretary