

## Minutes of the Houston Planning Commission

**April 13, 2023**

Meeting held in Council Chambers, Public Level, City Hall Annex,  
with telephonic/video conference via Microsoft Teams  
<https://bit.ly/3l1wC9n> or 936-755-1521, conference ID 895 207 144#  
2:30 p.m.

### CALL TO ORDER

Vice Chair Sonny Garza called the meeting to order at 2:33 p.m. with a roll call and a quorum present.

Martha L. Stein, Chair	Absent
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Present
Michelle Colvard	Present and left at 4:49 p.m. after item 142
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Absent
Lydia Mares	Absent
Paul R. Nelson	Present
Linda Porrás-Pirtle	Present at 2:50 p.m. during item 114
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present virtually at 2:42 p.m. after Director's Report
Zafar Tahir	Present virtually at 2:37 p.m. after Chair's Report
Meera D. Victor	Absent
Libby Viera-Bland	Present virtually
Scott Cain for Commissioner James Noack	Absent
Maggie Dalton for The Honorable KP George	Absent
Patrick Mandapaka for The Honorable Lina Hidalgo	Present

### Ex Officio Members

Carol Lewis  
Carol Haddock  
Yuhayna H. Mahmud  
Tina Petersen

### EXECUTIVE SECRETARY

Jennifer Ostlind, Deputy Director, Planning and Development Department – Present

### CHAIR'S REPORT

Sonny Garza, Vice Chair, reported on meeting procedures.

### DIRECTOR'S REPORT

Jennifer Ostlind, Deputy Director, Planning and Development Department, gave a report.

**APPROVAL OF THE MARCH 30, 2023, PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the March 30, 2023, Planning Commission meeting minutes.

Motion: **Baldwin**Second: **Clark**Vote: **Unanimous**Abstaining: **None****I. PLATTING ACTIVITY (Consent and Replat items A and B, 1-113)**Staff recommendation: Approve staff's recommendations for items **1-113**, subject to the CPC 101 form conditions.Commission action: Approved staff's recommendations for items **1-113**, subject to the CPC 101 form conditions, except items removed for separate consideration.Motion: **Robins**Second: **Colvard**Vote: **Unanimous**Abstaining: **None**Staff recommendation: Approve staff's recommendation for items **6, 7, 10, 19, 26, 30, 37, 59, 68, and 87** subject to the CPC 101 form conditions.Commission action: Approved staff's recommendation for items **6, 7, 10, 19, 26, 30, 37, 59, 68, and 87** subject to the CPC 101 form conditions.Motion: **Clark**Second: **Baldwin**Vote: **Carried**Abstaining: **Sigler  
and Heisch**Item removed for separate consideration: **111****111 W H Holdings Addition****C3N****Defer**

Staff recommendation: Defer the application for further study and review.

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

Motion: **Hines**Second: **Colvard**Vote: **Unanimous**Abstaining: **None****C PUBLIC HEARINGS REQUIRING NOTIFICATION****114 Alani Homes at Queensland  
Street 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: **Alleman**Second: **Clark**Vote: **Unanimous**Abstaining: **None****115 Alani Homes at Shreveport 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: **Alleman**Vote: **Unanimous**Abstaining: **None****116 Arvin Landing****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: **Clark**Vote: **Unanimous**Abstaining: **None****117 Arvin 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: **Robins**Second: **Heisch**Vote: **Unanimous**Abstaining: **None****118 Beall Street Development****C3N****Defer**

Staff recommendation: Defer the application for further study and review.

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

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

- 119 Bria Place** **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: **Clark** Vote: **Unanimous** Abstaining: **None**  
Speakers: Hubert Rast, Jason Ginsburg, Miguel Kremenliev, Nancy Cook, Sameer Shah – opposed
- 120 Ella Luxury Homes** **C3N** **Disapprove**  
Staff recommendation: Disapprove the plat.  
Commission action: Disapproved the plat.  
Motion: **Hines** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**  
Speaker: Ali Kazzaz, applicant – supportive
- 121 FL Tucker Long Drive** **C3N** **Defer**  
Staff recommendation: Defer the application for further study and review.  
Commission action: Deferred the application for further study and review.  
Motion: **Nelson** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 122 Foster Place partial replat no 36** **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: **Heisch** Vote: **Unanimous** Abstaining: **None**
- 123 Foster Place partial replat no 37** **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: **Robins** Vote: **Unanimous** Abstaining: **None**
- 124 Grand Park Village** **C3N** **Approve**  
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Clark** Second: **Colvard** Vote: **Unanimous** Abstaining: **None**
- 125 Mahsa Amini** **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: **Clark** Vote: **Unanimous** Abstaining: **None**
- 126 Negrete Estates** **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: **Hines** Second: **Colvard** Vote: **Unanimous** Abstaining: **None**
- 127 Pinemont Meadows** **C3N** **Withdraw**
- 128 Ranch Country Place** **C3N** **Approve**  
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Mandapaka** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Speaker: Roy Garcia – opposed; Richard Smith, Houston Public Works

**129 Reed Terrace partial replat no 5 C3N Withdraw**

**130 Roc Homes Plaza 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

**131 Stella Mar 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: **Clark** Vote: **Unanimous** Abstaining: **None**

Speakers: Marco Duque, applicant; Carlos Ruvalcaba – supportive; Etta Jamison, Edwina Sebastien, Jorge Villarreal, Cora Dawson, Gwen Jones-Fields – opposed

**132 Toledo Court 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

**133 Trails of Katy Sec 6 partial replat no 1 C3N Approve**

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

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

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

**134 Wrenwood Estates C3N Defer**

Staff recommendation: Defer the application for further study and review.

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

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

## **D VARIANCES**

**135 Binford Road Tract GP Approve**

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

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

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

**136 Cabello Manor C2R Approve**

Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.

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

**137 Concept Neighborhood on Roberts C2R Withdraw**

Items 138 and 139 were taken together at this time.

**138 East Dennis Development North C3R Defer**  
**139 East Dennis Development South C2R Defer**

Staff recommendation: Defer the application for further study and review.

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

Motion: **Colvard** Second: **Hines** Vote: **Unanimous** Abstaining: **None**

Speaker: Kim Washington - opposed

**140 Fuchs Tract Champion Forest Baptist Church North Klein replat no 1 and extension C3R Defer**

Staff recommendation: Defer the application per applicant's request.

Commission action: Deferred the application per applicant's request.

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

**141 Grand Boudreaux Business Park C2 Approve**

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

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

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

**142 Kolbe Grove Sec 1 C3P Approve**

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

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

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

**143 Northwest Commercial Park C2R Defer**

Staff recommendation: Defer the application for further study and review.

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

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

Items 144 and 145 were taken together at this time.

**144 Terminal Expansion Sec 3 C3R Approve**  
**145 Terminal Expansion Sec 4 C3P Approve**

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

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

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

**E SPECIAL EXCEPTIONS  
NONE**

**F RECONSIDERATION OF REQUIREMENTS**

**146 Dice Duplexes****C3P****Disapprove**

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

Commission action: Denied the requested variance(s) and disapproved the plat subject to the CPC 101 form conditions.

Motion: **Baldwin**Second: **Porras-Pirtle** Vote: **Unanimous**Abstaining: **None****147 Ventana Lakes East Reserves at Peek Road Sec 1****C3P****Defer**

Staff recommendation: Defer the application for further study and review.

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

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

Items G, H, and I were taken together.

**G EXTENSIONS OF APPROVAL**

<b>148</b>	<b>Anderson Villas</b>	<b>EOA</b>	<b>Approve</b>
<b>149</b>	<b>Connors Landing</b>	<b>EOA</b>	<b>Approve</b>
<b>150</b>	<b>Cypress Station Townhomes</b>	<b>EOA</b>	<b>Approve</b>
<b>151</b>	<b>Fair Contractors</b>	<b>EOA</b>	<b>Approve</b>
<b>152</b>	<b>Mason Garden Place</b>	<b>EOA</b>	<b>Approve</b>
<b>153</b>	<b>Morton Creek Ranch Sec 25</b>	<b>EOA</b>	<b>Approve</b>
<b>154</b>	<b>Phillips Landing</b>	<b>EOA</b>	<b>Approve</b>
<b>155</b>	<b>Slate Construction LLC</b>	<b>EOA</b>	<b>Approve</b>
<b>156</b>	<b>Tomball Auto</b>	<b>EOA</b>	<b>Approve</b>

**H NAME CHANGES**

<b>157</b>	<b>Beez Kneez (prev. Beez Knezz)</b>	<b>NC</b>	<b>Approve</b>
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**I CERTIFICATES OF COMPLIANCE**

<b>158</b>	<b>20172 Plantation Meadow</b>	<b>COC</b>	<b>Approve</b>
<b>159</b>	<b>25939 Lantern Avenue</b>	<b>COC</b>	<b>Approve</b>

Staff recommendation: Approve staff's recommendations for items 148 -159.

Commission Action: Approved staff's recommendations for items 148 -159.

Motion: **Clark**Second: **Robins** Vote: **Unanimous**Abstaining: **None****J ADMINISTRATIVE  
NONE****K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

<b>160</b>	<b>2052 Harvard Street</b>	<b>DPV</b>	<b>Disapprove</b>
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Staff recommendation: Deny the requested variance(s) and disapprove the plat subject to the CPC 101 form conditions.

Commission action: Denied the requested variance(s) and disapproved the plat subject to the CPC 101 form conditions.

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

Speaker: Jamie Gaspard, owner – supportive

**161 11 West Lane**

**DPV**

**Defer**

Staff recommendation: Defer the application for further study and review.  
Commission action: Deferred the application for further study and review.

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

**II. ESTABLISH A PUBLIC HEARING DATE OF MAY 11, 2023**

- a. Alma Landing
- b. Covington Homes
- c. Dewberry Village
- d. Dunham Pointe Sec 7 replat no 1
- e. EYF Properties
- f. Lanewood Estates
- g. Malias Way
- h. Peachtree Homes
- i. Platinum Estates
- j. Ruiz Plaza
- k. Sterlingshire Place

Staff recommendation: Establish a public hearing date of May 11, 2023, for item II a-k.  
Commission action: Established a public hearing date of May 11, 2023, for item II a-k.

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

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 2711 HARRISBURG AVENUE**

**Defer**

Staff recommendation: Defer the application for further study and review.  
Commission action: Deferred the application for further study and review.

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

Speaker: Virginia Cardenas, Maria Cavanaugh – opposed

**IV. CONSIDERATION OF A STUDIO 6 HOTEL/MOTEL AT 14402 OLD CHOCOLATE BAYOU ROAD**

**Defer**

Staff recommendation: Defer the application for further study and review.  
Commission action: Deferred the application for further study and review.

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

Speaker: Gloria Thomas - opposed

**V. PUBLIC COMMENT**

**NONE**

**ADJOURNMENT**

There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at 5:20 p.m.

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

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**M. Sonny Garza, Vice Chair**

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**Jennifer Ostlind, Acting Secretary**