

## Minutes of the Houston Planning Commission

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

**March 18, 2021**

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/3eCvsIR>  
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 Arrived at 2:36 p.m. during minutes

Bill Baldwin

Antoine Bryant Arrived at 4:00 p.m. during item 169

Lisa Clark

Rodney Heisch

Randall L. Jones

Lydia Mares

Paul R. Nelson Left meeting at 4:12 p.m. prior to item 172

Linda Porrás-Pirtle

Kevin Robins

Ileana Rodriguez

Ian Rosenberg Absent

Megan R. Sigler

Zafar Tahir Arrived at 2:47 p.m. during item 1

Meera D. Victor Absent

Scott Cain for Absent

Commissioner James Noack

Maggie Dalton for Absent

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 Dipti Mathur, Division Manager, Planning and Development Department.

## APPROVAL OF THE MARCH 4, 2021 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 4, 2021 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Mares**

Vote: **Carried**

Abstaining: **Alleman**

### I. PUBLIC HEARING FOR THE PROPOSED CHAPTER 42 TECHNICAL AMENDMENTS

Presentation given by Suvidha Bandi, Planning and Development Department.

Open and Closed the Public Hearing

Speakers None

### II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 156)

Staff recommendation for item 145 was changed from Defer to Approve.

Items removed for separate consideration: **4, 5, 10, 11, 12, 13, 23, 25, 26, 27, 35, 37, 42, 59, 60, 61, 62, 76, 84, 102, 104, and 150.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 156 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 156 subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **4, 5, 10, 11, 12, 13, 23, 25, 26, 27, 35, 37, 42, 59, 60, 61, 62, 76, 84, 102, 104, and 150** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **4, 5, 10, 11, 12, 13, 23, 25, 26, 27, 35, 37, 42, 59, 60, 61, 62, 76, 84, 102, 104, and 150** subject to the CPC 101 form conditions.

Motion: **Alleman**

Second: **Mares**

Vote: **Unanimous**

Recusing: **Heisch and Sigler**

### C PUBLIC HEARINGS REQUIRING NOTIFICATION

#### 157 Blueridge Sec 1 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: **Baldwin**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

#### 158 Woodland Acres replat 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**

### D VARIANCES

#### 159 Aldine Fire and Rescue 1960 Reserves

**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: **Jones**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

**160 Bridgeland Parkland Village Sec 61 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 approve the plat subject to the CPC 101 form conditions.  
Motion: **Clark** Second: **Baldwin** Vote: **Unanimous** Recusing: **Heisch and Sigler**

**161 City Gate GP GP 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: **Alleman** Vote: **Unanimous** Recusing: **Heisch**

**162 Grand Mason GP GP 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: **Garza** Vote: **Unanimous** Recusing: **Heisch**

**163 KZ Road Estates 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: **Baldwin** Second: **Rodriguez** Vote: **Unanimous** Abstaining: **None**

**164 Levey Sam Houston C2R Approve**  
**Business Park partial replat no 1**  
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: **Nelson** Vote: **Unanimous** Abstaining: **None**

**165 Memorial Townhomes at Verdi Sec 1 C2 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: **Robins** Vote: **Unanimous** Abstaining: **None**  
Speakers: Jane Gillis and Min Zhong – opposed.

**166 Parkside Grand Parkway Reserve C2R Approve**  
**partial replat no 1**  
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: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**167 Parkway Villages Unrestricted Reserve R C2R Approve**  
**partial replat no 1**  
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: **Porras-Pirtle** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

**168 Peppervine GP GP 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: **Jones** Vote: **Unanimous** Recusing: **Heisch**

**169 Reserve in Memorial Sec 2 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: **Garza** Vote: **Unanimous** Abstaining: **Jones**

Speakers: Kent Marsh, applicant – supportive; Alison Johnson, Rosanna Hinde, Julie Wood and Brent Johnson – opposed.

At 4:08 p.m. Commissioner Bryant announced he was gone from the meeting for 30 seconds due to technical difficulties.

**170 Roseland Addition partial replat no 1 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: **Tahir** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Speakers: Mary Lou Henry, applicant – supportive; Ankita Maini and Murtaza Cheema – opposed.

**171 Sundance Cove GP GP 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: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**172 University of Saint Thomas Athletic Center 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: **Sigler** Vote: **Unanimous** Abstaining: **None**

**173 Waugh Holdings LLC C2R Approve**

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

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

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

## **E SPECIAL EXCEPTIONS**

**174 Willow Heights GP** **GP** **Defer**  
Staff recommendation: Defer the application for two weeks per Council member Castex-Tatum.  
Commission action: Deferred the application for two weeks per Council member Castex-Tatum.  
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **Heisch**  
Speakers: Keith Taylor and Margie Taylor – opposed; Jennifer Curtis, applicant – supportive; Perdita Chavis – position not stated.

## **F RECONSIDERATION OF REQUIREMENTS**

**175 Deen Estate Gray** **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: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

**176 Harris County MUD no 540** **C2** **Approve**  
**Detention Pond**  
Staff recommendation: Grant the reconsideration requirement with variance(s) and special exception and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the reconsideration requirement with variance(s) and special exception and approved the plat subject to the CPC 101 form conditions.  
Motion: **Jones** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**177 Park Vista at El Tesoro Sec 1** **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: **Porras-Pirtle** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**178 Sunterra Sec 18** **C3P** **Defer**  
Staff recommendation: Defer the application for two weeks per Harris County.  
Commission action: Deferred the application for two weeks per Harris County.  
Motion: **Baldwin** Second: **Garza** Vote: **Carried** Abstaining: **Sigler**

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

## **G EXTENSIONS OF APPROVAL**

<b>179</b>	<b>Alpha Retail Complex</b>	<b>EOA</b>	<b>Approve</b>
<b>180</b>	<b>Breen Reserve Sec 1</b>	<b>EOA</b>	<b>Approve</b>
<b>181</b>	<b>Breen Reserve Sec 2</b>	<b>EOA</b>	<b>Approve</b>
<b>182</b>	<b>Forestwood Sec 5</b>	<b>EOA</b>	<b>Approve</b>
<b>183</b>	<b>Forestwood Sec 7</b>	<b>EOA</b>	<b>Approve</b>
<b>184</b>	<b>Halmaghi Vulcu Center</b>	<b>EOA</b>	<b>Approve</b>
<b>185</b>	<b>Houston Ennis Multifamily</b>	<b>EOA</b>	<b>Approve</b>
<b>186</b>	<b>Porter Road Investments at Loop 494</b>	<b>EOA</b>	<b>Approve</b>
<b>187</b>	<b>Porter Road Investments at at US 59</b>	<b>EOA</b>	<b>Approve</b>
<b>188</b>	<b>Post Houston</b>	<b>EOA</b>	<b>Approve</b>

189	Republic Business Center	EOA	Approve
190	Star Wallisville LLC	EOA	Approve
191	Tanyard Creek Drive and Fleetwood Creek Way Street Dedication	EOA	Approve
192	Vigavi Cypress	EOA	Approve
193	White Oak	EOA	Approve
194	Wolf Road Tract Sec 1	EOA	Approve

**H NAME CHANGES**

195	The Woodlands Village of Creekside Green Drive Reserves partial replat no 1 Drive Reserves partial replat no 1 (prev. Woodlands Village of Creekside Park Creekside Green Drive Reserves replat no 1)	NC	Approve
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**I CERTIFICATES OF COMPLIANCE**

196	26703 Coach Light Street	COC	Approve
197	26688 Coach Light Street	COC	Approve
198	21414 Stewart Street	COC	Approve

Staff recommendation: Approve staff's recommendations for items 179-198.

Commission action: Approved staff's recommendations for items 179-198.

Motion: **Garza**

Second: **Clark**

Vote: **Carried**

Abstaining: **Heisch 180  
181, 185 and 191**

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

199	2801 Delano 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: <b>Baldwin</b>		Second: <b>Garza</b>	Vote: <b>Unanimous</b>
			Abstaining: <b>None</b>
Speakers: Adrian Rideau and Shani Boone – position not stated.			

200	1047 Hoffman Street	DPV	Approve
Staff recommendation: Grant the variance(s) and approve the development plat to reduce building line from 10' to 4' along Leslie a local street.			
Commission action: Granted the variance(s) and approved the development plat to reduce building line from 10' to 4' along Leslie a local street.			
Motion: <b>Jones</b>		Second: <b>Alleman</b>	Vote: <b>Unanimous</b>
			Abstaining: <b>None</b>

201	2806 Kipling 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: <b>Baldwin</b>		Second: <b>Porras-Pirtle</b>	Vote: <b>Unanimous</b>
			Abstaining: <b>None</b>
Speakers: Alan Lotrakul, Steve Wilkerson, Franck Boursier, Alison Mailard and Jennifer Wisler – opposed; Carol Ambrose and Robert Khami, applicant – supportive.			

**III. ESTABLISH A PUBLIC HEARING DATE OF April 15, 2021**

- a. Briarwood partial replat no 1
- b. Breckenridge Park West Sec 2
- c. Craig Woods partial no 33
- d. Hyde Park Heights partial replat no 3 and Sandy Side Addition partial replat no 2
- e. Hyde Park partial replat no 11
- f. Mixon Place partial replat no 1 and extension
- g. Neuen Manor partial replat no 20
- h. Nichols Luxury Living replat no 1
- i. Oaks of Park Row replat no 1
- j. Park Place partial replat no 5
- k. River Oaks Sec 8 partial replat no 1
- l. Wrenwood partial replat no 2

Staff recommendation: Established a public hearing date of April 15, 2021 for item III a-l.

Commission action: Established a public hearing date of April 15, 2021 for item III a-l.

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

**IV. ESTABLISH A PUBLIC HEARING DATE OF APRIL 15, 2021 FOR A LITTLE YORK INN LOCATED AT 220 LITTLE YORK ROAD**

Staff recommendation: Established a public hearing date of April 15, 2021 for item IV.

Commission action: Established a public hearing date of April 15, 2021 for item IV.

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

**V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE AREA FOR PORTIONS OF THE A.C. ALLEN ADDITION SUBDIVISION – MLSA 763**

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block for Portions of the A.C. Allen Addition Subdivision with a modified boundary – MLSA 763, and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block for Portions of the A.C. Allen Addition Subdivision with a modified boundary – MLSA 763, and forwarded to City Council.

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

**VI. PUBLIC COMMENTS**

Carl Sandin made statements about Quinn Park, a pending Public Hearing Application. Specifically, about the traffic impact of the development being proposed on those minor collector streets in Highland Heights.

Dipti Mathur, Division Manager explained how the public can share their comments regarding the upcoming Chapter 42 Amendments. Comment period commences on Thursday, March 18, 2021 and ends on April 18, 2021.

**VII. EXCUSE THE ABSENCE OF COMMISSIONER ILEANA RODRIGUEZ**

Commissioner Rodriguez was present; therefore, no Commission action was required.

**VIII. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:57 p.m.

Motion: **Clark**

Second: **Porras-Pirtle**

Vote: **Unanimous**

Abstaining: **None**



**Martha L. Stein, Chair**



**Michael Kramer, Acting Secretary**