

Minutes of the Houston Planning Commission

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

April 29, 2021

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/3v9wpac>
2:30 p.m.

Call to Order

Chair Martha L. Stein called the meeting to order at 2:31 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham

Left at 6:40 p.m. during item 140

Susan Alleman

Bill Baldwin

Antoine Bryant

Arrived at 2:41 p.m. before item I.

Left at 6:30 p.m. during item 134

Lisa Clark

Absent

Rodney Heisch

Absent

Randall L. Jones

Lydia Mares

Paul R. Nelson

Absent

Linda Porrás-Pirtle

Absent

Kevin Robins

Ileana Rodriguez

Absent

Ian Rosenberg

Megan R. Sigler

Arrived at 2:40 p.m. after the Director's Report

Zafar Tahir

Arrived at 2:34 p.m. during end of roll call

Left at 6:40 p.m. during item 140

Meera D. Victor

Left at 6:29 p.m. during item 134

Scott Cain for

Left at 6:00 p.m. during item 133

Commissioner James Noack

Maggie Dalton for

Left at 4:34 p.m. during item 133

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 15, 2021 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the April 15, 2021 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 112)

Items removed for separate consideration: **1, 2, 3, 13, 14, 22, 28, 44, 47, 52, 54, 55, 56, 57, 63, 66, and 67.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 112 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 112 subject to the CPC 101 form conditions, except items removed for separate consideration.

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

Staff recommendation: Approve staff's recommendation for items **1, 2, 3, 13, 14, 22, 28, 44, 47, 52, 54, 55, 56, 57, 63, 66, and 67,** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **1, 2, 3, 13, 14, 22, 28, 44, 47, 52, 54, 55, 56, 57, 63, 66, and 67,** subject to the CPC 101 form conditions.

Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Recusing: **Dalton and Sigler**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

113 Almeda Genoa Place partial replat no 3 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**

Speakers: Dominga Garza – no position stated and Joyce Owens, applicant – supportive.

114 Arbor Multifamily 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: **Sigler** Vote: **Unanimous** Abstaining: **None**

115 Craig Woods partial replat no 34 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: **Victor** Vote: **Unanimous** Abstaining: **None**

116 El Fenice Sec 1 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: **Jones** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

117 Foster Place partial replat no 9 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: **Tahir** Vote: **Unanimous** Abstaining: **None**

Speaker: Jaime Fallon, applicant – supportive.

At 3:02 p.m. Chair Martha L. Stein asked Vice Chair M. Sonny Garza to chair the meeting.

118 Houston Acreage Estates C3N Approve
partial replat no 4

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

119 Houston Heights partial replat no 28 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: **Abraham** Second: **Jones** Vote: **Unanimous** Recusing: **Baldwin**

120 Houston Skyscraper Shadows Sec 1 C3N Approve
partial replat no 3

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: **Mares** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

At 3:09 p.m. Chair Martha L. Stein returned and proceeded to chair the meeting.

121 Hyde Park partial replat no 11 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: **Garza** Vote: **Unanimous** Abstaining: **None**

Speakers: Christopher Lemus – no position stated; Arva Howard, Legal Department.

122 Knox Views 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**

123 Oaks of Park Row replat no 1 C3N Withdraw

124 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: **Tahir** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

125 River Oaks Sec 8 partial replat no 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**

126 Riverside Terrace Sec 6 partial replat no 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 approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
Speakers: Sybil McAllen and Roman McAllen – opposed; Chris Blevins, applicant – supportive.

127 Southgate partial replat no 4 C3N Defer
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Deferred the application for two weeks for further study and review.
Motion: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
Speakers: Michael Bonderer – supportive; Edward Aviles, Kevin Green, Jeremiah Anderson and Christine Ring – opposed; Arva Howard, Legal Department.

Commissioner Alleman stepped away from the meeting at 3:43 p.m.

128 Wrenwood partial replat no 2 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**

129 Yaupon Grove partial replat no 2 C3N 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: **Rosenberg** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

Item 130 and III. were taken together at this time.

130 Connect South Housing C2R Approve
III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 6440 HILLCROFT AVENUE
Staff recommendation: Grant the requested variances 1. to allow 6.5' instead of the required 25' building line along Hillcroft Avenue; 2. to allow a reduced building line varies from 4.33' to 6.5' for the proposed building and a reduced building line varies from 0' to 2.5' for the proposed canopy along High Star Drive, and approve the plat subject to CPC 101 Form conditions. Grant the off-street parking variance(s) to allow a parking reduction from 115 spaces required to 93 spaces provided resulting in an estimated 19.83% reduction in a highly supported public transportation location.
Commission action: Granted the requested variances 1. to allow 6.5' instead of the required 25' building line along Hillcroft Avenue; 2. to allow a reduced building line varies from 4.33' to 6.5' for the proposed building and a reduced building line varies from 0' to 2.5' for the proposed canopy along High Star Drive, and approve the plat subject to CPC 101 Form conditions. Grant the off-street parking variance(s) to allow a parking reduction from 115 spaces required to 93 spaces provided resulting in an estimated 19.83% reduction in a highly supported public transportation location.
Motion: **Baldwin** Second: **Garza** Vote: **Unanimous** Recusing: **Rosenberg**
Speakers: Julio Mosqueda, Ryan Steib, Jeanie McCorquodale, Ruben Esqueda and Anne Whitlock, applicants – supportive.

At 4:12 p.m. Commissioner Alleman returned to the meeting.

131 Crosby Farms 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: **Smith** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

132 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: **Jones** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

133 Dunvale Village C3R Deny
Staff recommendation: Deny the variance(s) and disapprove the plat.
Commission action: Denied the variance(s) and disapproved the plat.
Motion: **Baldwin** Second: **Garza** Vote: **Carried** Opposing: **Bryant, Jones, Robins, Sigler and Smith**

Speakers: Sallie Alcorn, City Council Member, Andrew Brod, Whit Myers, Mariel Biancardi McWhorter, Matthew Perkins, Tim Rohr, Elizabeth Summerlin, Russell Painter, Ted Prouty, Travis Canova, Roy Sweeney, Copeland Rhea, John Weatherly, Chuck Helms, Preston Kamin, Meg Kamin, Catriona Johnson, Madison Dini, Clay Sorrells, John Barry, Kelly Kassoff, Sarah Burgess, Tracey Lamb, Scot Baker, Wesley Knapp, Hunter Palmer, Sarah Dejarnee, Kyle McIlheran, Charles Ryan, Bryan Mikinski, Shameem Nainar, Helena Johnson, Andrew Nelson, Phillip Morrisett, Jack Foster, Barbara Elgore, Matthew White, Natalie Weatherly, Annie Sorrells, Parker Thompson, Lauren Sutherland, Meredith Mark, Ross Baker, Thomas Johnson, Lynn Sanyoto, Sterling Myers, Natalie Walton, Cynthia Rosenthal, Michael Wardroup - opposed; Emily Moran and Scott McKinzie, applicants – supportive.

At 5:06 p.m. Commissioner Tahir returned to the meeting.

134 Enclave at Lexington Woods 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: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

135 Estates De Espinoza C2R Defer
Staff recommendation: Defer the application for two weeks per Chapter 42 standards.
Commission action: Deferred the application for two weeks per Chapter 42 standards.
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Items 136 and 137 were taken together and voted on separately.

136 Flagstone Wastewater Treatment Plant 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: **Baldwin** Vote: **Unanimous** Abstaining: **None**

137 Flagstone Water Plant **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: **Smith** Vote: **Unanimous** Abstaining: **None**

138 Houston Foam and Plastic Replat and Extension replat no 1 and extension **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: **Alleman** Vote: **Unanimous** Abstaining: **None**

139 Katy Lakes GP **GP** **Withdrawn**

At 6:38 p.m. Chair Martha L. Stein and Director Margaret Wallace Brown stepped away from the meeting.

At 6:40 p.m. Vice Chair Sonny Garza took roll call to verify quorum, with the following Commissioners audible and in attendance: Garza, Alleman, Baldwin, Jones, Mares, Robins, Rosenberg, Sigler, Smith, Wallace Brown and Stein.

At 6:42 p.m. after roll call, Chair Martha L. Stein proceeded to chair the meeting.

140 Lakes on Pederson **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: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

141 Minomi Sunshine Estate **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: **Alleman** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

142 Quinn Park **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: **Sigler** Vote: **Unanimous** Abstaining: **None**
Speaker: Carl Sandin – no position stated.

143 Stanolind Acres **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: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

144 Sunterra Sec 21 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: **Smith** Second: **Alleman** Vote: **Carried** Abstaining: **Sigler**

Items 145, 146 and 147 were taken together at this time.

145 Tavola GP GP Approve
146 Tavola Sec 46 C3P Approve
147 Tavola Sec 47 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: **Baldwin** Second: **Alleman** Vote: **Carried** Abstaining: **Sigler**

148 Tavola West 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: **Baldwin** Second: **Garza** Vote: **Carried** Abstaining: **Sigler**

149 Urban Logistics Square 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: **Alleman** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

150 Katy ISD Northwest Facility GP GP Approve
Staff recommendation: Grant the reconsideration of requirement with variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirement with variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

151 Katy Pointe Sec 5 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: **Mares** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

152 Minnetex Place partial replat no 3 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**

153 Steven Acres C2 Withdrawn

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

G EXTENSIONS OF APPROVAL

| | | | |
|------------|---|------------|----------------|
| 154 | Antoine Estates | EOA | Approve |
| 155 | Grand Mission Reserves partial replat no 1 | EOA | Approve |
| 156 | Houston Texas Fire Fighters Federal Credit Union South | EOA | Approve |
| 157 | Northpointe East Business Park Sec 1 | EOA | Approve |
| 158 | Springwood at Aliana | EOA | Approve |
| 159 | West Road Street Dedication Sec 3 | EOA | Approve |
| 160 | Westgreen Boulevard Street Dedication Sec 7 | EOA | Approve |

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

161 26299 Lantern Lane COC Approve

Staff recommendation: Approve staff's recommendations for items 154-161.
 Commission action: Approved staff's recommendations for items 154-161.
 Motion: **Baldwin** Second: **Jones** Vote: **Carried** Abstaining: **Sigler 158**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

162 8910 Scott 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: **Rosenberg** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

163 2535 Swift Boulevard DPV Approve
 Staff recommendation: Grant the variance(s) and approve the development plat to allow a 13' building line along Kirby drive.
 Commission action: Granted the variance(s) and approved the development plat to allow a 13' building line along Kirby drive.
 Motion: **Mares** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF MAY 27, 2021

- a. Blue Creek partial replat no 1 replat no 1
- b. Briarwood partial replat no 1
- c. Craig Woods partial replat no 35
- d. Croyden Gardens partial replat no 2
- e. Mixon Place partial replat no 1 and extension
- f. Neuen Manor partial replat no 21
- g. Tanglewood Sec 12 partial replat no 3
- h. Thorton Park
- i. Upper West Sec 14 partial replat no 1
- j. Westhemier Estates partial replat no 12 and extension

Staff recommendation: Established a public hearing date of May 27, 2021 for item II a-j.

Commission action: Established a public hearing date of May 27, 2021 for item II a-j.

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

Item III was taken and acted on earlier with item 130.

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 6315 SAVOY DRIVE

Staff recommendation: Grant the off-street parking variance(s) to reduce the number of off-street parking spaces from 177 to 126 parking spaces and 30 bicycle spaces providing a 1 to 1 unit to parking space ratio and includes 6 spaces for staff parking.

Commission action: Granted the off-street parking variance(s) to reduce the number of off-street parking spaces from 177 to 126 parking spaces and 30 bicycle spaces, providing a 1 to 1 unit to parking space ratio and includes 6 spaces for staff parking.

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

Speakers: Pat Tollett, Mike Atterberry, Wendy Atterberry – opposed; Emily Abeln, applicant – supportive.

V. PUBLIC HEARING AND CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR LITTLE YORK INN LOCATED AT 220 W LITTLE YORK ROAD

Staff recommendation: Disapprove the Hotel/Motel variance(s)

Commission action: Disapproved the Hotel/Motel variance(s).

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


Speakers: Lokesh Khosla, applicant – supportive; George Zemanek and Melissa Vasquez – opposed.

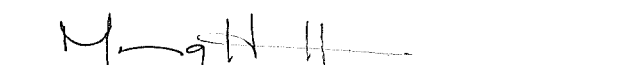
VI. PUBLIC COMMENTS

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 7:45 p.m.

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


Martha L. Stein, Chair


Margaret Wallace Brown, Secretary