

## Minutes of the Houston Planning Commission

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

**February 4, 2021**

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/36nHJ8V>

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

Antoine Bryant

Lisa Clark

Rodney Heisch

Randall L. Jones

Lydia Mares

Paul R. Nelson

Linda Porrás-Pirtle

Kevin Robins

Ileana Rodriguez Absent

Ian Rosenberg

Megan R. Sigler

Zafar Tahir Arrived at 2:35 p.m. after Chair's Report

Meera D. Victor Arrived at 2:35 p.m. after Chair's Report

Scott Cain for

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

### 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 JANUARY 21, 2021 PLANNING COMMISSION MEETING MINUTES

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

Motion: **Bryant**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

### I. LIVABLE PLACES ACTION COMMITTEE UPDATE

Presentation given by Suvidha Bandi, Planning and Development Department.

### II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 - 116)

Items removed for separate consideration: **7,14, 18, 19, 20, 25, 31, 36, 37, 47, 67, 72, 75, 81, and 109.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 116 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 116 subject to the CPC 101 form conditions.

Motion: **Bryant**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **7,14, 18, 19, 20, 25, 31, 36, 37, 47, 67, 75, 81, and 109**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **7, 14, 18, 19, 20, 25, 31, 36, 37, 47, 67, 75, 81, and 109**, subject to the CPC 101 form conditions.

Motion: **Clark**

Second: **Porras-Pirtle**

Vote: **Unanimous**

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

#### 72 Fuqua Addition

**C3R**

**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**

Speaker: Phillip Cornett, applicant – supportive; Perdita Chavis and Castex-Tatum's Office – no position stated.

#### 45 Stone Creek Ranch Sec 13

**C3P**

**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: **Mares**

Second: **Nelson**

Vote: **Unanimous**

Recusing: **Heisch and Sigler**

Speaker: Andrew Lang, applicant – supportive.

At 3:04 p.m. Margaret Wallace Brown joined the meeting.

### C PUBLIC HEARINGS REQUIRING NOTIFICATION

#### 117 Bar Acre 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: **Sigler**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

#### 118 Cherryhurst 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: **Jones**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

- 119 Craig Woods partial replat no 32 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: **Mares** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 120 Enchanted Oaks Sec 2 partial replat no 1 and extension 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: **Garza** Vote: **Unanimous** Abstaining: **None**
- 121 Katy Gaston Tract 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: **Jones** Second: **Mares** Vote: **Unanimous** Abstaining: **None**
- 122 Little House Row 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: **Baldwin** Vote: **Unanimous** Abstaining: **None**
- 123 Park Place Acre Villa partial replat no 2 C3N Defer**  
 Staff recommendation: Defer the application for two weeks per legal review.  
 Commission action: Deferred the application for two weeks per legal review.  
 Motion: **Tahir** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
- 124 Park Place partial replat no 5 C3N Deny**  
 Staff recommendation: Disapprove the plat.  
 Commission action: Disapproved the plat.  
 Motion: **Jones** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 125 Parkglen West Sec 2 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: **Baldwin** Vote: **Unanimous** Abstaining: **None**
- 126 Peek Enterprises 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: **Clark** Vote: **Unanimous** Abstaining: **None**
- 127 Pine Forest Annex partial replat no 1 C3N Disapprove**  
 Staff recommendation: Disapprove the plat.  
 Commission action: Disapproved the plat.  
 Motion: **Alleman** Second: **Jones** Vote: **Unanimous** Abstaining: **None**  
 Speakers: Ethel Hikal and Brenda Gonzalez – opposed.
- 128 Saxxon 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: **Sigler** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

**129 Washington Terrace 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: **Jones** Second: **Garza** Vote: **Carried** Opposed: **Bryant**

**D VARIANCES**

**130 Commons at Ella Forest 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: **Mares** Vote: **Unanimous** Abstaining: **None**  
Speaker: State Rep. Jarvis Johnson – supportive.

**131 Huffman Properties 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: **Sigler** Vote: **Unanimous** Abstaining: **None**

**132 Mai Garden Terrace C3R Approve**  
Staff recommendation: Deny the variance(s) and disapprove the plat subject to the CPC 101 form conditions.  
Commission action: Grant the variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Baldwin** Second: **Bryant** Vote: **Carried** Abstaining: **None**  
Motion carried with a roll call vote: Commissioners Alleman, Baldwin, Bryant, Clark, Heisch, Jones, Mares, Robins, Porrás-Pirtle, Rosenberg, Sigler, Victor, Smith and Cain voting in favor; Commissioners Garza and Nelson voting against.  
Speakers: Dinh Ho, Chung Nguyen, Long Nguyen and Kent Marsh, applicant – supportive.

**133 Parkway Villages Unrestricted Reserve R C2R Defer**  
**partial replat no 1**  
Staff recommendation: Defer the application for two weeks per legal review.  
Commission action: Deferred the application for two weeks per legal review.  
Motion: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**134 Waugh Holdings LLC C2R Defer**  
Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.  
Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.  
Motion: **Alleman** Second: **Mares** Vote: **Unanimous** Abstaining: **None**  
Speakers: Scott Howard, Douglas Reyes and Brandon Ash – opposed.

**E SPECIAL EXCEPTIONS**  
**NONE**

**F RECONSIDERATION OF REQUIREMENTS**

**135 Houston Freightliner and Western Star 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: **Nelson** Vote: **Unanimous** Abstaining: **None**

**136 North Houston Terminal 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: **Smith** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

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

**G EXTENSIONS OF APPROVAL**

- 137 Bayou Woods Sec 2 partial replat no 4 and extension EOA Approve**
- 138 Bradsen Place EOA Approve**
- 139 Grand Trails Sec 1 EOA Approve**
- 140 Houston Acreage Estates partial replat no 3 EOA Approve**
- 141 Kirby Crossing EOA Approve**
- 142 Longenbaugh Road and Plant Site Reserves EOA Approve**
- 143 Meadows at Westfield Village Sec 6 EOA Approve**
- 144 Mesa Park EOA Approve**
- 145 Mound Road Street Dedication Sec 2 EOA Approve**
- 146 Olympia Falls Sec 2 EOA Approve**

**H NAME CHANGES**

- 147 Avalon at Cypress GP NC Approve**  
 (prev. Avalon at Bridge Creek GP)
- 148 Avalon at Cypress Mason Road Street Dedication Sec 1( prev. Mason Road at Avalon Bridge Creek Street Dedication Sec 1) NC Approve**

**I CERTIFICATES OF COMPLIANCE**

- 149 19670 and 19680 Hickory Lane COC Approve**

Staff recommendation: Approve staff's recommendations for items 137-149.

Commission action: Approved staff's recommendations for items 137-149.

Motion: **Jones** Second: **Baldwin** Vote: **Carried** Abstaining: **Heisch 141, 145, 147 and 148**

**J ADMINISTRATIVE NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**150 720 Sampson Street**

**DPV**

**Approve**

Staff recommendation: Grant the variance(s) and approve the development plat to allow a reduced building line of 7.5 feet instead of the ordinance required 10 feet along Sampson Street and Rusk Street for a new single-family residence.

Commission action: Granted the variance(s) and approved the development plat to allow a reduced building line of 7.5 feet instead of the ordinance required 10 feet along Sampson Street and Rusk Street for a new single-family residence.

Motion: **Bryant**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

**III. ESTABLISH A PUBLIC HEARING DATE OF MARCH 4, 2021**

- a. **Benys Estate partial replat no 1**
- b. **Blueridge Sec 1 partial replat no 1**
- c. **Breckenridge Park West Sec 2**
- d. **Eastridge Terrace Sec 1 replat partial replat no 1**
- e. **Eastridge Terrace Sec 1 replat partial replat no 2**
- f. **Forbes Crossing Sec 3 partial replat no 1**
- g. **Little York partial replat no 2**
- h. **Riverview partial replat no 1**
- i. **Woodland Acres partial replat no 1**
- j. **Villas at Alameda Springs replat no 1**

Staff recommendation: Established a public hearing date of March 4, 2021 for item III a-j.

Commission action: Established a public hearing date of March 4, 2021 for item III a-j.

Motion: **Sigler**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

At 4:44 p.m. Commissioner Rosenberg stepped away from the meeting.

**IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR A PROPERTY LOCATED AT 2519 SCOTT STREET**

Staff recommendation: Grant the off-street parking variance(s) to allow to provide 65 car parking, 25 motor bike parking and 160 bike racks in lieu of the 300 car parking spaces.

Commission action: Granted the off-street parking variance to allow to provide 65 car parking, 25 motor bike parking and 160 bike racks in lieu of the 300 car parking spaces.

Motion: **Garza**

Second: **Baldwin**

Vote: **Carried**

Opposed: **Bryant and Alleman**

Abstaining: **Rosenberg**

Speakers: Hachem Domloj, applicant, Tomaro Bell and Council Member Carolyn Evans-Shabazz – supportive; Max Roohi – opposed.

At 5:11 p.m. Commissioner Rosenberg returned to the meeting during Item IV.

**V. PUBLIC COMMENTS  
NONE**

**VI. ADJOURNMENT**


There being no further business brought before the Commission, Chair Martha Stein adjourned the meeting at 5:30 p.m.

Motion: **Clark**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

  
Martha L. Stein, Chair

  
Margaret Wallace Brown, Secretary