

Minutes of the Houston Planning Commission

March 16, 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

Chair Martha L. Stein called the meeting to order at 2:30 p.m. with a roll call and a quorum present.

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Present
Michelle Colvard	Absent
Rodney Heisch	Present
Daimian S. Hines	Present at 2:44 p.m. after Director's Report
Randall L. Jones	Present
Lydia Mares	Present and left at 4:27 p.m. after item II
Paul R. Nelson	Present
Linda Porrás-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present and left at 4:44 p.m. during item 95 and rejoined virtually at 5:28 p.m. after item 111
Megan R. Sigler	Absent
Zafar Tahir	Present at 2:44 p.m. after Director's Report
Meera D. Victor	Absent
Libby Viera-Bland	Absent
Scott Cain for Commissioner James Noack	Absent
Maggie Dalton for	Present virtually and left at 4:55 p.m. after item 96 and rejoined virtually at 5:50 p.m. after item 119
The Honorable KP George Patrick Mandapaka for The Honorable Lina Hidalgo	Present virtually at 5:11 p.m. during item 111

Ex Officio Members

Carol Lewis
Carol Haddock
Yuhayna H. Mahmud
Tina Petersen

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development Department – Present

CHAIR'S REPORT

Martha L. Stein, Chair, reported on meeting procedures.

DIRECTOR'S REPORT

Margaret Wallace Brown, Director, Planning and Development Department, gave a report.

APPROVAL OF THE MARCH 2, 2023 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 2, 2023 Planning Commission meeting minutes.

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

I. PUBLIC HEARING FOR THE PROPOSED CHAPTER 42 OVERALL HOUSING AMENDMENTS AND 30 DAY COMMENT PERIOD OPENED UNTIL APRIL 16TH

Report was presented by Suvidha Bandi, Planning and Development Department.

Speakers: Dayana Melendez, Marian Wright, Richard Mazzarino, Mike Dishburger, Stephanie Goldsby, Kristal Casey, Tomaro Bell, Jason Gustafson, Peter Freedman, Amy To, Shawn Massock, Taylor Becker, Cristal Lopez, Spencer Huck, Eric Hymowitz, Lyndy Morris, Tom Hughes, Kim Ha, Miguel Salomon, Paul Lamnatos, Katie Pritchard, Jo Dunham, Austin Posley, Jose Salas, Jacqueline Watson, Dannika Simpson, Howard Maple, Jaxon Cheshire – opposed

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1-91)

Staff recommendation: Approve staff’s recommendations for items **1-91**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for items **1-91**, subject to the CPC 101 form conditions, except items removed for separate consideration.

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

Staff recommendation: Approve staff’s recommendation for items **3, 5, 6, 12, 14, 16, 29, 42, 43, 51, 60, and 73** subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendation for items **3, 5, 6, 12, 14, 16, 29, 42, 43, 51, 60, and 73** subject to the CPC 101 form conditions.

Motion: **Garza** Second: **Clark** Vote: **Carried** Abstaining: **Dalton and Heisch**

Items removed for separate consideration: **NONE**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

92 Alani Homes at Carolwood 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

93 Alani Homes at Queensland Street C3N Withdraw
replat no 1

94 Alani Homes at Shreveport replat no 1 C3N Withdraw

95 Ashland Patio Homes partial replat no 1 C3N Deny

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: **Garza** Second: **Robins** Vote: **Carried** Abstaining: **Heisch and Baldwin**

Speakers: Andrew Lang, applicant – supportive; William Smith, Marcus Simpson, Lauren Simpson, Thomas Frank – opposed

96 Brandon Street Luxury Homes 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

97 Briarcraft Meadows 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: **Clark** Vote: **Unanimous** Abstaining: **None**

98 Brun Point 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: **Nelson** Vote: **Unanimous** Abstaining: **None**

99 Dearborn Place 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**

100 Fairdale Townhomes 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**

101 Forest West Homes C3N Defer
 Staff recommendation: Defer the application per the applicant's request.
 Commission action: Deferred the application per the applicant's request.
 Motion: **Baldwin** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

102 Grand Park Village C3N Withdraw
 Staff recommendation: Public Hearing date of April 13th established at the podium.
 Commission action: Public Hearing date of April 13th established at the podium.
 Motion: **Heisch** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**

103 Gulfway Terrace 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: **Nelson** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

104 Lillie Square 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: **Jones** Vote: **Unanimous** Abstaining: **None**

105 Mission Green North partial replat no 3 and extension C3N 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: **Alleman** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

- 106 Neuen Manor partial replat no 30 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: **Hines** Vote: **Unanimous** Abstaining: **None**
 Speaker: Yvonne Silva – opposed
- 107 Pinemont Meadows C3N Defer**
 Staff recommendation: Defer the application for further study and review.
 Commission action: Deferred the application for further study and review.
 Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
 Speakers: Michael Moore, Ethel Hikal – opposed
- 108 QuikTrip Store no 7951 C3N Withdraw**
- 109 Salem Estate 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: **Jones** Vote: **Unanimous** Abstaining: **None**
 Speakers: Joyce Owens, applicant – supportive; Jeanne LaMontagne, Kim Sauke – opposed
- 110 Southampton Place partial replat no 4 C3N Defer**
 Staff recommendation: Defer the application for further study and review.
 Commission action: Deferred the application for further study and review.
 Motion: **Clark** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**
- 111 Southland Place partial replat no 5 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: **Jones** Vote: **Unanimous** Abstaining: **None**
- 112 Southland Terrace partial replat no 3 C3N Defer**
 Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
 Commission action: Deferred the application for further study and review.
 Motion: **Garza** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
 Speakers: Tomaro Bell, Veda Watson, Jacqueline Watson – opposed
- 113 Sunterra Sec 29 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: **Jones** Vote: **Unanimous** Abstaining: **None**
- 114 Sunterra Sec 30 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: **Clark** Second: **Hines** Vote: **Unanimous** Abstaining: **None**
- 115 Sunterra Sec 31 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: **Hines** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

116 Trails of Katy Sec 6 partial replat no 1 C3N Defer
 Staff recommendation: Defer the application per Chapter 42 standards.
 Commission action: Deferred the application per Chapter 42 standards.
 Motion: **Alleman** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**
 Speaker: Tasha Reno – position not stated

D VARIANCES

117 A and R Investments C2R Defer
 Staff recommendation: Defer the application per the applicant's request.
 Commission action: Deferred the application per the applicant's request.
 Motion: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

118 Broze Road 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: **Mandapaka** Second: **Clark** Vote: **Carried** Abstaining: **Dalton**

119 Caney Crossing North C2R 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: **Jones** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

120 Concept Neighborhood on Roberts C2R Defer
 Staff recommendation: Defer the application for further information.
 Commission action: Deferred the application for further information.
 Motion: **Porras-Pirtle** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

Items 121, V, and VI were taken together at this time.

121 Daphne C2R 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: **Hines** Vote: **Carried** Abstaining: **Heisch and Baldwin**

Speakers: Andrew Lang, applicant, William Smith – supportive; Thomas Frank – position not stated

V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 347 W 20TH STREET

Staff recommendation: Approve the off-street parking variance(s) per the staff report.
 Commission action: Approved the off-street parking variance(s) per the staff report.
 Motion: **Alleman** Second: **Garza** Vote: **Carried** Abstaining: **Heisch and Baldwin**

Speakers: William Smith – supportive; Thomas Frank – position not stated

VI. PUBLIC HEARING AND CONSIDERATION OF DAPHNE HOTEL LOCATED AT 347 W 20TH ST

Staff recommendation: Approve the hotel motel variance(s) per the staff report.

Commission action: Approved the hotel motel variance(s) per the staff report.

Motion: **Clark**

Second: **Jones**

Vote: **Carried**

Abstaining: **Heisch and Baldwin**

Speaker: William Smith – supportive

122 Dell Creek GP

GP

Defer

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

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

Motion: **Hines**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

123 Dell Creek Sec 1

C2

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: **Mandapaka** Vote: **Unanimous**

Abstaining: **None**

124 Freeland Tract GP

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: **Garza**

Vote: **Carried**

Abstaining: **Heisch**

125 Kickapoo Industrial Park replat and extension

C2R

Defer

Staff recommendation: Defer the application for further information.

Commission action: Deferred the application for further information.

Motion: **Baldwin** Second: **Porras-Pirtle** Vote: **Unanimous**

Abstaining: **None**

126 Kolbe Grove Sec 1

C3P

Defer

Staff recommendation: Defer the application for further information.

Commission action: Deferred the application for further information.

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

Abstaining: **None**

Speaker: Yvonne Silva – opposed

127 Linn Street Estates

C3P

Defer

Staff recommendation: Defer the application for further information.

Commission action: Deferred the application for further information.

Motion: **Porras-Pirtle** Second: **Baldwin** Vote: **Unanimous**

Abstaining: **None**

Speakers: Dario Martinez, Ann Gillory, Bernice Pradia, Denice Haynes – position not stated

128 Lockwood South Sec 2

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: **Clark**

Vote: **Carried**

Abstaining: **Rosenberg**

Speaker: Kent Marsh, applicant – supportive

129 Victory Cottage**C3R****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: **Porras-Pirtle** Vote: **Unanimous**Abstaining: **None****130 Views at Wheatley****C3R****Defer**

Staff recommendation: Defer the application for further information.

Commission action: Deferred the application for further information.

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

Speakers: Marian Luntz, James Kanan – position not stated

131 Views of Downtown**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: **Jones**Second: **Clark**Vote: **Unanimous**Abstaining: **None****E SPECIAL EXCEPTIONS****132 Nanes Road GP****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: **Porras-Pirtle** Second: **Mandapaka** Vote: **Carried**Abstaining: **Dalton****F RECONSIDERATION OF REQUIREMENTS****133 Dice Duplexes****C3P****Defer**

Staff recommendation: Defer the application for further information.

Commission action: Deferred the application for further information.

Motion: **Alleman**Second: **Heisch**Vote: **Unanimous**Abstaining: **None****134 Innglo Global Places Sec 1****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: **Dalton**Second: **Clark**Vote: **Unanimous**Abstaining: **None**

Items G, H and I were taken together.

G EXTENSIONS OF APPROVAL**135 Aqsa Homes at Saddlehorn****EOA****Approve****136 Avenue Meadows on Madie****EOA****Approve****137 BB Place at Glass****EOA****Approve****138 Creation 1960 Industrial Park Sec 2****EOA****Approve****139 Creation Jackrabbit Industrial Park Sec 1****EOA****Approve**

140	Dellrose Sec 19	EOA	Approve
141	Flagstone Sec 2	EOA	Approve
142	Hickory Pecan Trail Street Dedication Sec 1	EOA	Approve
143	Titanium Homes on Bremond	EOA	Approve
144	Trails Sec 3	EOA	Approve
145	Trails Sec 4	EOA	Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

146	21710 Cherry Street	COC	Approve
147	24294 Pine Circle	COC	Approve

Staff recommendation: Approve staff's recommendations for items 135 -147.

Commission Action: Approved staff's recommendations for items 135 -147.

Motion: **Tahir**

Second: **Clark**

Vote: **Carried**

Abstaining: **Dalton 140
and 141**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

148	1133 E 7 th ½ Street	DPV	Defer
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Staff recommendation: Defer the application per the applicant's request.

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

Motion: **Hines**

Second: **Alleman**

Vote: **Carried**

Abstaining: **Dalton**

149	1114 Stude Street	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat per staff report.

Commission action: Granted the variance(s) and approve the development plat per staff report.

Motion: **Garza**

Second: **Rosenberg**

Vote: **Unanimous**

Abstaining: **None**

III. ESTABLISH A PUBLIC HEARING DATE OF APRIL 13, 2023

- a. Alani Homes at Queensland Street replat no 1
- b. Alani Homes at Shreveport replat no 1
- c. Arvin Landing
- d. Arvin Park
- e. Ella Luxury Homes
- f. Foster Place partial replat no 36
- g. Foster Place partial replat no 3
- h. Mahsa Amini
- i. Negrete Estates
- j. Ranch Country Place
- k. Roc Homes Plaza
- l. Stellar Mar
- m. Toledo Court
- n. Wrenwood Estates

Staff recommendation: Establish a public hearing date of April 13, 2023, for item III a-n.

Commission action: Established a public hearing date of April 13, 2023, for item III a-n.

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

IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 2311 WASHINGTON AVENUE

Staff recommendation: Approve the off-street parking variance(s) per the staff report.

Commission action: Approved the off-street parking variance(s) per the staff report.

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

VII. CONSIDERATION OF INN AT FONDREN HOTEL/MOTEL LOCATED AT 13831 FONDREN RD.

Staff recommendation: Deny the application.

Commission action: Denied the application.

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

Speaker: Perdita Chavis Chief of Staff for Vice Mayor Castex-Tatum, Lisa Scurlock, Becky Edmondson – opposed; Neiremai Dowdi, applicant - supportive

VIII. PUBLIC COMMENT

Commissioner Clark commented about narrow lots and shared driveways.

IX. EXCUSE THE ABSENCES OF COMMISSIONER NELSON

Commissioner Nelson was present; no Commission action was required.

ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 7:09 p.m.

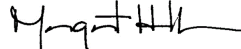
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Martha L. Stein, Chair

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Margaret Wallace Brown, Secretary