

Minutes of the Houston Planning Commission

March 3, 2022

Meeting held in Council Chambers, Public Level, City Hall Annex,
with telephonic/video conference via Microsoft Teams <https://bit.ly/3JqlsrK>
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	Present
M. Sonny Garza, Vice Chair	Present
David Abraham	Absent
Susan Alleman	Present arrived at 2:42 p.m. during item I
Bill Baldwin	Present
Lisa Clark	Present
Rodney Heisch	Present
Daimian S. Hines	Present arrived at 2:35 p.m. during Chair's Report
Randall L. Jones	Present
Lydia Mares	Present virtually arrived at 3:41 p.m. during item 154
Paul R. Nelson	Present virtually
Linda Porrás-Pirtle	Absent
Kevin Robins	Absent
Ileana Rodriguez	Absent
Ian Rosenberg	Present virtually
Megan R. Sigler	Present arrived at 2:44 p.m. during item 140
Zafar Tahir	Absent
Meera D. Victor	Present virtually
Scott Cain for Commissioner James Noack	Absent
Maggie Dalton for The Honorable KP George	Absent
Loyd Smith for The Honorable Lina Hidalgo	Present

Ex Officio Members

Carol A. Lewis
Carol Haddock
Yuhayna H. Mahmud
Alan R. Black

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development Department

CHAIR'S REPORT

Chair Martha L. Stein reported on meeting procedures and stated that some items are withdrawn.

DIRECTOR'S REPORT

The Director's Report was given by Margaret Wallace Brown, Director, Planning and Development Department.

APPROVAL OF THE FEBRUARY 10, 2022 PLANNING COMMISSION ETHICS TRAINING MEETING MINUTES

APPROVAL OF THE FEBRUARY 17, 2022 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the February 10, 2022 Planning Commission Ethics Training meeting minutes and the February 17, 2022 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 139)

Staff recommendation for item **95** was modified from Approve to Withdrawn.

Items removed for separate consideration: **13, 14, 15, 23, 28, 32, 48 and 81.**

Staff recommendation: Approve staff's recommendations for item(s) 1 – 139 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 – 139 subject to the CPC 101 form conditions, except items removed for separate consideration.

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

Staff recommendation: Approve staff's recommendation for items **13, 14, 15, 23, 28, 32, 48 and 81**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **13, 14, 15, 23, 28, 32, 48 and 81**, subject to the CPC 101 form conditions.

Motion: **Jones** Second: **Garza** Vote: **Carried** Abstaining: **Heisch**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

140 Foster Place partial replat no 22 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**

141 Hester Tract partial replat no 1 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: **Jones** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

142 Kentshire Place 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: **Sigler** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

143 Kentshire Place Sec 1 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: **Heisch** Vote: **Unanimous** Abstaining: **None**

144 MacGregors Blodgett Park Sec 3 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: **Hines** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

145 Neuen Manor partial replat no 25 **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: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

146 Rosemont Soraya on West Bell **C3N** **Withdrawn**

147 Shadow Creek South Sec 2 **C3N** **Defer**
partial replat no 3 and extension
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: **Smith** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
Speaker: Scott Frankle – opposed.

148 Spring Oaks replat no 1 **C3N** **Approve**
partial replat no 6
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**
Speaker: Russell Van Nuis – position not stated.

149 Timmerman Place partial replat no 1 **C3N** **Defer**
Staff recommendation: Defer the application for two weeks per Legal's review.
Commission action: Deferred the application for two weeks per Legal's review.
Motion: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

150 Truxillo Gardens partial replat no 1 **C3N** **Withdrawn**

151 Usener Addition partial replat **C3N** **Defer**
no 3 and extension
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: **Baldwin** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**
Speakers: Kelly Hare – opposed; Alaina Hebert – position not stated.

D VARIANCES

152 Broadstone Eado **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: **Clark** Vote: **Carried** Opposed: **Rosenberg**
Speaker: Richard Smith, City Engineer, Houston Public Works Department.

153 Bronze Bar Mixed Use **C2R** **Defer**
Staff recommendation: Defer the application for two weeks to give the applicant time to submit revised information.
Commission action: Deferred the application for two weeks to give the applicant time to submit revised information.
Motion: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speakers: Tim Cisneros, applicant and John Paliatos, owner – supportive.

154 Cavalcade Crossing **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: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speakers: Ted Wood and Thomas Miller – opposed; Jake Patrick, applicant – supportive.

155 City of Houston Fire Station no 16 **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: **Clark** Vote: **Unanimous** Abstaining: **None**

156 Eastwood Landing **C2R** **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: **Jones** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

157 Elyson 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: **Jones** Second: **Clark** Vote: **Carried** Abstaining: **Heisch and Sigler**

Items 158 and 163 were taken together at this time.

158 HC MUD 566 Utility Reserves **C2** **Approve**
163 Becker Road Tract GP **GP** **Approve**
Staff recommendation: Grant the reconsideration of requirements with variance(s) and approve the plats subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirements with variance(s) and approved the plats subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Jones** Vote: **Carried** Abstaining: **Heisch**

159 Lyons Immersive **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: **Baldwin** Second: **Hines** Vote: **Unanimous** Abstaining: **None**

160 Royal North 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: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speaker: Tracey Scoby – undecided.

161 Schiel Road Tract **C3P** **Defer**
Staff recommendation: Defer the application for two weeks per Chapter 42 planning Standards.
Commission action: Deferred the application for two weeks per Chapter 42 Planning Standards.
Motion: **Jones** Second: **Hines** Vote: **Unanimous** Abstaining: **None**

162 Thrive Cypress Creek **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: **Garza** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

Item 163 was taken and acted on earlier with item 158.

164 Bridgeland Mason Road Street **SP** **Approve**
Dedication Sec 7
Staff recommendation: Grant the reconsideration of requirements with variance(s) and special exception and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirements with variance(s) and special exception and approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Mares** Vote: **Carried** Abstaining: **Heisch and Sigler**

165 Life Style **C3P** **Approve**
Staff recommendation: Grant the reconsideration of requirements with variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirements with variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Baldwin** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**
Speaker: David Salvador – position not stated.

166 Palmetto Place **C3R** **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: **Sigler** Second: **Clark** Vote: **Carried** Abstaining: **Heisch**

G EXTENSIONS OF APPROVAL

167 Franco Ranch	EOA	Approve
168 Hope City at Westview	EOA	Approve
169 Houston Ella Addition Sec 1	EOA	Approve
170 Huffmeister Crossing	EOA	Approve
171 Idleloch partial replat no 1	EOA	Approve
172 Le Family	EOA	Approve
173 Levey Sam Houston Business Park	EOA	Approve
partial replat no 1		
174 Lone Wolf Sec 1	EOA	Approve
175 Los Pinos Sec 1	EOA	Approve
176 Navarros Estates at Winfield	EOA	Approve

177	Northgate Crossing MUD no 2 Water Plant no 3	EOA	Approve
178	Parkside Grand Parkway Reserve partial replat no 1	EOA	Approve
179	Springwoods Village Energy Drive Extension Street Dedication Sec 1	EOA	Approve
180	TPS Business Park	EOA	Approve
H NAME CHANGES			
181	Balmoral Center at Woodland Hills Drive (prev. Balmoral Center at Woodlands Hills Drive)	NC	Approve
I CERTIFICATION OF COMPLIANCE			
182	26069 Hunters Trail	COC	Approve
183	25180 Twin Oaks Drive	COC	Approve
184	25192 Twin Oaks Drive	COC	Approve
185	25216 Twin Oaks Drive	COC	Approve
186	25226 Twin Oaks Drive	COC	Approve
187	25236 Twin Oaks Drive	COC	Approve
188	25246 Twin Oaks Drive	COC	Approve
189	25256 Twin Oaks Drive	COC	Approve
190	25067 Twin Oaks Drive	COC	Approve
191	25085 Twin Oaks Drive	COC	Approve
192	25099 Twin Oaks Drive	COC	Approve
193	25115 Twin Oaks Drive	COC	Approve
194	25129 Twin Oaks Drive	COC	Approve
195	25247 Twin Oaks Drive	COC	Approve
196	25261 Twin Oaks Drive	COC	Approve
197	25273 Twin Oaks Drive	COC	Approve

Staff recommendation: Approve staff's recommendation for items 167-197.

Commission Action: Approved staff's recommendation for items 167-197.

Motion: **Garza**

Second: **Clark**

Vote: **Carried**

Abstaining: **Heisch 171
and 175; Sigler 181**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

198 5117 Airport Blvd DPV Approve

Staff recommendation: Grant the variance(s) to allow a 20' building line in lieu of ordinance required 25' building line.

Commission action: Granted the variance(s) to allow a 20' building line in lieu of ordinance required 25' building line.

Motion: **Garza**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

199 8410 Lockwood Drive DPV Defer

Staff recommendation: Deny the variance(s).

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

Motion: **Baldwin**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Cynthia and Gerardo Robles, applicants – supportive.

At 4:36 p.m. Chair Stein stepped away from the meeting and Vice-Chair Garza proceeded to chair the meeting in her absence.

II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 31, 2022

- a. Avenue Park replat no 1
- b. Ayrshire Addition Sec 1 partial replat no 2
- c. Edgewood Terrace Sec 1 partial replat no 1
- d. Furray Villas replat no 1
- e. Long Point Acres partial replat no 8
- f. Long Point Acres partial replat no 9
- g. Nantucket Residences
- h. Newhaven Place partial replat no 3
- i. Replat of Benignus Acres partial replat no 1 and extension
- j. Rosemont Soraya at West Bell
- k. Ruburfield No 66 partial replat no 8
- l. Tavola Sec 34 partial replat no 1
- m. Tommye Place
- n. Westheimer Estates partial replat no 14
- o. Woodland Square

Staff recommendation: Establish a public hearing date of March 31, 2022 for item II a-o.

Commission action: Established a public hearing date of March 31, 2022 for item II a-o.

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

At 4:38 p.m. Chair Stein returned and proceeded to chair the meeting.

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 2811 WASHINGTON AVENUE

Staff recommendation: Grant the off-street parking variance(s) to allow 94 car parking in lieu of the 123 car parking spaces.

Commission action: Granted the off-street parking variance(s) to allow 94 car parking in lieu of the 123 car parking spaces.

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

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

Staff recommendation: Deny the Hotel/Motel variance(s).

Commission action: Deferred the application for two weeks for further study and coordination with the applicant.

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

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM BUILDING LINE BLOCK RENEWAL FOR THE 300 – 1000 BLOCKS OF PEDEN STREET, NORTH AND SOUTH SIDES – MBL 33REN

Staff recommendation: Approve the consideration of a Special Minimum Building Line Block Renewal for the 300 – 1000 blocks of Peden Street, north and south sides – MBL 33REN, and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Building Line Block Renewal for the 300 – 1000 blocks of Peden Street, north and south sides – MBL 33REN, and forwarded to City Council.

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

Speakers: Remy Burgess, Ari Burgess, Stefan Malhotra, Kim Lammers, Sherry Weesner, Thomas Street, Byron Norton and Gracie Rodriguez – supportive.

VI. EXCUSE THE ABSENCES OF COMMISSIONER DAVID ABRAHAM

Commissioner Abraham's absences were excused.

VII. PUBLIC COMMENT

Commissioner Alleman spoke about the criteria for the Special Minimum Building Lot Block Renewal applications.

ADJOURNMENT


There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:11 p.m.

Motion: **Clark**

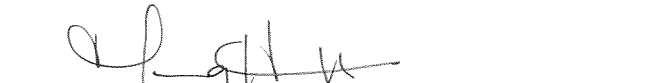
Second: **Hines**

Vote: **Unanimous**

Abstaining: **None**



Martha L. Stein, Chair



Margaret Wallace Brown, Secretary