

Minutes of the Houston Planning Commission

March 31, 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 2:30 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
David Abraham	Present virtually arrived at 2:34 p.m. before Director's report
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Absent
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present arrived at 2:35 p.m. after Director's Report
Lydia Mares	Present virtually
Paul R. Nelson	Present virtually left at 5:18 p.m. after item III
Linda Porras-Pirtle	Present virtually left at 5:18 p.m. after item III
Kevin Robins	Present
Ileana Rodriguez	Present virtually
Ian Rosenberg	Present virtually
Megan R. Sigler	Present arrived at 2:32 p.m. during roll call
Zafar Tahir	Present
Meera D. Victor	Absent
Scott Cain for Commissioner James Noack	Present virtually left at 5:30 p.m. after item IV
Maggie Dalton for The Honorable KP George	Present virtually
Loyd Smith for The Honorable Lina Hidalgo	Present

Ex Officio Members

Carol A. Lewis
Carol Haddock
Yuhayna H. Mahmud
Tina Peterson

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Chair Martha L. Stein reported on meeting procedures and stated that some items are withdrawn. Commissioner Tahir was given a point of personal privilege to recognize his intern.

DIRECTOR'S REPORT

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

APPROVAL OF THE MARCH 3, 2022 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 3, 2022 Planning Commission meeting minutes.

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

APPROVAL OF THE MARCH 17, 2022 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 17, 2022 Planning Commission meeting minutes.

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

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 154)

Items removed for separate consideration: **1, 2, 3, 6, 7, 12, 13, 14, 15, 16, 28, 46, 62, 67, 68, 95, 119, 128 and 139.**

Staff recommendation: Approve staff's recommendations for item(s) 1 – 154, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 – 154, subject to the CPC 101 form conditions, except items removed for separate consideration.

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

Staff recommendation: Approve staff's recommendation for items **1, 2, 3, 6, 7, 12, 13, 14, 15, 16, 28, 46, 62, 67, 68, 95, 119, 128 and 139**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **1, 2, 3, 6, 7, 12, 13, 14, 15, 16, 28, 46, 62, 67, 68, 95, 119, 128 and 139**, subject to the CPC 101 form conditions.

Motion: **Porras-Pirtle** Second: **Alleman** Vote: **Carried** Abstaining: **Dalton, Heisch and Sigler**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

155 Avenue Park 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: **Robins** Vote: **Unanimous** Abstaining: **None**

Speaker: Elaine Casey – opposed.

156 Ayrshire Addition Sec 1 **C3N** **Withdrawn**
partial replat no 2

157 Commons of Lake Houston Sec 1 **C3N** **Approve**
partial replat no 1

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: **Heisch** Vote: **Unanimous** Abstaining: **None**

158 Edgewood Terrace Sec 1 **C3N** **Approve**
partial replat no 1

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: **Baldwin** Vote: **Unanimous** Abstaining: **None**

- 159 Furray Villas 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: **Nelson** Vote: **Unanimous** Abstaining: **None**
 Speaker: Natalia Alvarez – opposed.
- 160 Long Point Acres partial replat no 8** **C3N** **Defer**
 Staff recommendation: Defer the application for further study and review of deed restrictions.
 Commission action: Deferred the application for further study and review of deed restrictions.
 Motion: **Baldwin** Second: **Hines** Vote: **Unanimous** Abstaining: **None**
 Speaker: Lois Meyers – opposed.
- 161 Long Point Acres partial replat no 9** **C3N** **Defer**
 Staff recommendation: Defer the application for further study and review of deed restrictions.
 Commission action: Deferred the application for further study and review of deed restrictions.
 Motion: **Geisch** Second: **Abraham** Vote: **Unanimous** Abstaining: **None**
 Speaker: Lois Myers – opposed.
- 162 Nantucket Residences** **C3N** **Withdrawn**
- 163 Newhaven 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: **Robins** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
 Speaker: Debra Bullard – opposed.
- 164 Replat of Benignus Acres 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: **Baldwin** Second: **Sigler** Vote: **Carried** Abstaining: **Heisch**
 Speakers: Roberta Prazak – undecided; Marlene Gafrick, applicant – supportive; Rebecca Lowicki – position not stated.
- 165 Rosemont Soraya at West Bell** **C3N** **Withdrawn**
- At 3:21 p.m. Commissioner Rodriguez stepped away from the meeting.
- 166 Ruburfield No 66 partial replat no 8** **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**
- 167 Shadow Creek South Sec 2 partial replat no 3 and extension** **C3N** **Withdrawn**
- 168 Tavola Sec 34 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: **Robins** Second: **Tahir** Vote: **Carried** Abstaining: **Heisch and Sigler**

169 Timmerman Place 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: **Mares** Vote: **Unanimous** Abstaining: **None**

170 Tommye Place 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: **Tahir** Vote: **Unanimous** Abstaining: **None**

171 Westheimer Estates partial replat no 14 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

172 Woodland Square C3N Withdrawn

D VARIANCES

173 Bradford Estates 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: **Alleman** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**
Speaker: Rosa Luna – opposed.

174 Bronze Bar Mixed Use 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: **Baldwin** Second: **Hines** Vote: **Unanimous** Abstaining: **None**

175 Eight Hundred Middle 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: **Hines** Vote: **Carried** Abstaining: **Rosenberg and Sigler**
Speakers: Ricky Cardenas – position not stated; Alan Atkinson and Anthony Padua – opposed; Debra Guerrero, applicant and Nick Walsh – supportive.

176 Elsiss Villas 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: **Mares** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
Speaker: Phil Gauthreaux – opposed.

177 Houston West AAA Cooper **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: **Alleman** Vote: **Unanimous** Abstaining: **None**

At 4:11 p.m. Commissioner Rodriguez returned.

178 Lyons Immersive **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: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

179 Nexus Logistics Park **C2** **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: **Garza** Second: **Robins** Vote: **Unanimous** Abstaining: **None**
Speaker: Jose Fernandez – position not stated.

180 Royal Pines 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: **Cain** Second: **Nelson** Vote: **Carried** Abstaining: **Dalton and Heisch**

181 Schiel Road Tract **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: **Jones** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

182 Telephone Road Business Park **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: **Mares** Vote: **Unanimous** Abstaining: **None**

183 Villas at Elysian **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: **Nelson** Second: **Garza** Vote: **Carried** Opposing: **Smith**
Speakers: Richard Smith, Managing Engineer, Houston Public Works; Ian Ho, applicant – supportive.

**E SPECIAL EXCEPTIONS
NONE**

F RECONSIDERATION OF REQUIREMENTS

184 Anniston Sec 1 **C3P** **Approve**
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Mares** Second: **Alleman** Vote: **Carried** Abstaining: **Heisch**

185 Beltway Rye **C2R** **Withdrawn**

186 First Outreach **C2R** **Approve**
Staff recommendation: Grant the reconsideration of requirement(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirement(s) and approved the plat subject to the CPC 101 form conditions.

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

Speaker: John Richardson Jr., applicant – supportive.

187 Huffman Eastgate Place **C2** **Approve**
Staff recommendation: Grant the reconsideration of requirement(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the reconsideration of requirement(s) and approved the plat subject to the CPC 101 form conditions.

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

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

G EXTENSIONS OF APPROVAL

188	Anderson Lake Sec 2	EOA	Approve
189	B and P Port Logistics	EOA	Approve
190	Bridgeland Creekland Village Sec 4	EOA	Approve
191	Dikeman Historic Preservation Addition	EOA	Approve
192	Farm League Fields	EOA	Approve
193	Houston Sportsplex	EOA	Approve
194	La Union Properties	EOA	Approve
195	Madeer Enterprises Doerre	EOA	Approve
196	Mani Investments	EOA	Approve
197	MyStorageSpace	EOA	Approve
198	Pappas Restaurants Richmond	EOA	Approve
199	Royalwood Church	EOA	Approve
200	Safe Rescue	EOA	Approve
201	Skywater Boulevard and Aurora Bend Drive Street Dedication	EOA	Approve
202	White Oak Station	EOA	Approve

**H NAME CHANGES
NONE**

I CERTIFICATION OF COMPLIANCE

203	22045 Green Pines Dr	COC	Approve
204	27599 Saddle Rock Lane	COC	Approve
205	27286 Peach Creek Dr	COC	Approve
206	24885 Lynn Lane	COC	Approve
207	27166 Lantern Lane	COC	Approve
208	26413 Post Oak Drive	COC	Approve
209	20686 Ravenwing Drive	COC	Approve

Staff recommendation: Approve staff's recommendation for items 184-209.

Commission Action: Approved staff's recommendation for items 184-209.

Motion: **Baldwin** Second: **Jones** Vote: **Carried** Abstaining: **Heisch 190
Sigler 190**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

210	6202 North Main Street	DPV	Approve
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Staff recommendation: Approve the variance(s) to allow a reduced building line of 10' along N. Main Street with a 5' second story overhang and a reduced garage building line of 12' along Nadine St.

Commission action: Approved the variance(s) to allow a reduced building line of 10' along N. Main Street with a 5' second story overhang and a reduced garage building line of 12' along Nadine St.

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

II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 28, 2022

- a. Ayrshire Addition Sec 1 partial replat no 2
- b. Clairmont Place Sec 1 partial replat no 6
- c. Haden Terrace partial replat no 2
- d. Haden Terrace partial replat no 3
- e. Highland Gardens replat no 1
- f. Riverside Terrace Sec 11 partial replat no 3
- g. Shamrock Manor partial replat no 2
- h. Sparks Fabricators replat no 1
- i. Texans Estate replat no 1
- j. Westheimer Estates partial replat no 15
- k. Wrenwood partial replat no 4

Staff recommendation: Establish a public hearing date of April 28, 2022 for item II a-k.

Commission action: Established a public hearing date of April 28, 2022 for item II a-k.

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

III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 1839 W ALABAMA STREET

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

Speakers: Lisa Hunt and Anna Leon – opposed; Brian Bernstein and Amber Woods, applicants – supportive; Richard Smith, Managing Engineer, Houston Public Works.

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

Staff recommendation: Approve the Hotel/Motel variance(s) to allow a 66 room hotel to be located in a residential area and to take access from an access easement.

Commission action: Approved the Hotel/Motel variance(s) to allow a 66 room hotel to be located in a residential area and to take access from an access easement.

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

Speakers: Juan Martinez, applicant – supportive; Chasity Christian, Shannon Winton and Tiffany Morgan – opposed.

V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 1000 BLOCK OF WAVERLY STREET, EAST SIDE – MLS 803

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block for the 1000 block of Waverly Street, East Side – MLS 803, and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block for the 1000 block of Waverly Street, East Side – MLS 803, and forwarded to City Council.

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

Speakers: Matthew Brown – supportive; Josefina Trevino – opposed.

VI. EXCUSE THE ABSENCES OF COMMISSIONER KEVIN ROBINS

Commissioner Robins was present therefore, no Commission action was required.

**VII. PUBLIC COMMENT
NONE**

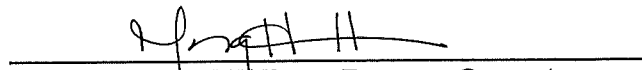
ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:41 p.m.

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



Martha L. Stein, Chair



Margaret Wallace Brown, Secretary