

**Minutes of the Houston Planning Commission  
December 2, 2021**

Meeting held in Council Chambers, Public Level, City Hall Annex,  
with telephonic/video conference via Microsoft Teams <https://bit.ly/32IDW7b>  
2:30 p.m.

**CALL TO ORDER**

Chair Martha L. Stein called the meeting to order at 2:32 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
Bill Baldwin	Present
Lisa Clark	Present and arrived at 3:21 p.m. during item 147
Rodney Heisch	Present
Daimian S. Hines	Absent
Randall L. Jones	Present virtually
Lydia Mares	Present virtually
Paul R. Nelson	Present virtually
Linda Porras-Pirtle	Absent
Kevin Robins	Present
Ileana Rodriguez	Absent
Ian Rosenberg	Present virtually and arrived at 2:38 p.m. after Director's Report and left at 5:07 p.m. after item 166
Megan R. Sigler	Present virtually and left at 4:45 p.m. before item 161
Zafar Tahir	Present and arrived at 2:34 p.m. during Chair's Report
Meera D. Victor	Absent
Scott Cain for Commissioner James Noack	Absent
Maggie Dalton for The Honorable KP George	Absent
Loyd Smith for The Honorable Lina Hidalgo	Present virtually and left at 5:07 p.m. after item 165

**Ex Officio 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Chair Martha L. Stein reported on meeting procedures and stated that two items were withdrawn.

**DIRECTOR'S REPORT**

The Director's Report was given by Jennifer Ostlind, Assistant Director, Planning and Development Department.

**APPROVAL OF THE NOVEMBER 18, 2021 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the November 18, 2021 Planning Commission meeting minutes.

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

**I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 134)**

Items removed for separate consideration: **2, 8, 9, 10, 11, 13, 21, 22, 23, 24, 25, 26, 27, 37, 38, 39, 40, 43, 46,47, 52, 53, 55, 56, 57, 68, 75, 76, 82, 86 and 88.**

Staff recommendation: Approve staff's recommendations for item(s) 1 – 134 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 134 subject to the CPC 101 form conditions.

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

Staff recommendation: Approve staff's recommendation for items **2, 8, 9, 10, 11, 13, 21, 22, 23, 24, 25, 26, 27, 37, 38, 39, 40, 43, 46, 47, 52, 53, 55, 56, 57, 68, 75, 76, 82, 86 and 88,** subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **2, 8, 9, 10, 11, 13, 21, 22, 23, 24, 25, 26, 27, 37, 38, 39, 40, 43, 46, 47, 52, 53, 55, 56, 57, 68, 75, 76, 82, 86 and 88,** subject to the CPC 101 form conditions.

Motion: **Robins**                      Second: **Nelson**                      Vote: **Carried**                      Abstaining: **Heisch and Sigler**

**C PUBLIC HEARINGS REQUIRING NOTIFICATION**

**135 Almeda Genoa Place partial replat no 4                      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: **Baldwin**                      Vote: **Unanimous**                      Abstaining: **None**

Speaker: Pastor Willie Adams – position not stated.

**136 East End Villas replat no 1                      C3N                      Defer**

Staff recommendation: Defer the application for two weeks.

Commission action: Deferred the application for two weeks.

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

At 2:53 p.m., motion was made by Commissioner **Heisch** and seconded by Commissioner **Nelson** to pause the Commission meeting due to technical difficulties. Motion carried unanimously.

During the recess, Director Margaret Wallace Brown joined the meeting and Assistant Director Jennifer Ostlind stepped away.

At 2:56 p.m., Chair Stein resumed the meeting.

**137 Gaut partial replat no 2                      C3N                      Defer**

Staff recommendation: Defer the application for two weeks.

Commission action: Deferred the application for two weeks.

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

**138 Haden Terrace partial replat no 1 C3N A pprove**  
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: **Tahir** Vote: **Unanimous** Abstaining: **None**

At 3:04 p.m., Chair Stein stepped away and Vice Chair Garza chaired the meeting momentarily.

Items 135 and 136 were reconsidered as noted above.

**139 Melody Oaks partial replat no 24 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: **Tahir** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

**140 Neuen Manor partial replat no 23 C3N Withdrawn**

**141 Neuen Manor partial replat no 24 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**

At 3:08 p.m., Chair Stein stepped away and Vice Chair Garza chaired the meeting momentarily.

**142 Reedwoods 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: **Alleman** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**

**143 Southern Terrace Replat partial replat no 1 C3N Disapprove**  
Staff recommendation: Disapprove the plat.  
Commission action: Disapproved the plat.  
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**144 Toledo Heights 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: **Heisch** Vote: **Unanimous** Abstaining: **None**

Commissioner Sigler verified her abstentions on Platting Activity.

## **D VARIANCES**

**145 Anderson Ville C3R Defer**  
Staff recommendation: Defer the application.  
Commission action: Deferred the application.  
Motion: **Jones** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**146 Dangs Estates** **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: **Sigler** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

**147 Donnchadh Meadow Sec 1** **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: **Heisch** Vote: **Unanimous** Abstaining: **None**

Items 148 and 149 were taken together at this time.

**148 Ella Grovewood** **C3P** **Defer**  
**149 Ella Timbergrove** **C3P** **Defer**  
Staff recommendation: Defer the applications for two weeks.  
Commission action: Deferred the applications for two weeks  
Motion: **Garza** Second: **Nelson** Vote: **Carried** Opposed: **Baldwin and Rosenberg**

Speakers: Lance Gilliam, Councilmember Abbie Kamin's Office, Thomas Rowland, Sam Cox – no position stated; Traci Riley, Avery Riley, John Zavala, Allison Newport, George Frey, Travis Brown, Adam Brock, Carson Johnson – opposed; Michael Walls, applicant – supportive; Richard Smith, Houston Public Works.

**150 Enclave at Rosehill GP** **GP** **Defer**  
Staff recommendation: Defer the application at Applicant's request.  
Commission action: Deferred the application at Applicant's request.  
Motion: **Clark** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

Items 151, 152 and 153 were taken together at this time.

**151 George Heights** **C2R** **Defer**  
**152 George Mansions** **C2R** **Defer**  
**153 George Oaks** **C2R** **Defer**  
Staff recommendation: Defer the applications.  
Commission action: Deferred the applications.  
Motion: **Heisch** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

**154 Glendale partial replat no 1** **C2R** **Defer**  
Staff recommendation: Defer the application for two weeks.  
Commission action: Deferred the application for two weeks.  
Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**155 Heights Haven** **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: **Garza** Vote: **Unanimous** Abstaining: **None**

**156 Ingram Place** **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: **Jones** Vote: **Unanimous** Abstaining: **None**

**157 Katy Lakes GP** **GP** **Defer**  
Staff recommendation: Defer the application for two weeks.  
Commission action: Deferred the application for two weeks.  
Motion: **Garza** Second: **Tahir** Vote: **Unanimous** Abstaining: **None**  
Speaker: Duane Sandifer -opposed.

**158 Ly Liquor on Navigation** **C2** **Defer**  
Staff recommendation: Defer the application for two weeks.  
Commission action: Deferred the application for two weeks.  
Motion: **Baldwin** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Items 159 and 160 were taken together at this time.

**159 Market at Katy Park GP** **GPR** **Approve**  
**160 Market at Katy Park Sec 1** **C3P** **Approve**  
Staff recommendation: Grant the variance(s) and approve the plat(s) subject to the CPC 101 form conditions.  
Commission action: Granted the variance(s) and approved the plat(s) subject to the CPC 101 form conditions.  
Motion: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**161 Marvida 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: **Garza** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Items 162 and 163 were taken together at this time.

**162 Tennessee Township GP** **GP** **Approve**  
**163 Tennessee Township Sec 1** **C3P** **Approve**  
Staff recommendation: Grant the variance(s) and approve the plat(s) subject to the CPC 101 form conditions.  
Commission action: Granted the variance(s) and approved the plat(s) subject to the CPC 101 form conditions.  
Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **Heisch**

## **E SPECIAL EXCEPTIONS**

**164 Allison Park GP** **GP** **Defer**  
Staff recommendation: Defer the application for two weeks.  
Commission action: Deferred the application for two weeks.  
Motion: **Garza** Second: **Robins** Vote: **Unanimous** Abstaining: **Heisch**  
Speaker: Bill Brunnett – no position stated.

**F RECONSIDERATION OF REQUIREMENTS**

**165 Houston Methodist Cypress Hospital C2 Defer**  
Staff recommendation: Defer the application for two weeks.  
Commission action: Deferred the application for two weeks.  
Motion: **Baldwin** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**

**166 Martin Park C3R Withdrawn**

**167 Woods Road Industrial 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: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

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

**G EXTENSIONS OF APPROVAL**

<b>168</b>	<b>Bauer Schiel Retail</b>	<b>EOA</b>	<b>Approve</b>
<b>169</b>	<b>Bridgeland Creekland Village Drive Street Dedication Sec 2</b>	<b>EOA</b>	<b>Approve</b>
<b>170</b>	<b>Echo Leaf</b>	<b>EOA</b>	<b>Approve</b>
<b>171</b>	<b>El Arca Church on Winfiled</b>	<b>EOA</b>	<b>Approve</b>
<b>172</b>	<b>Elyson Reserves Sec 3</b>	<b>EOA</b>	<b>Approve</b>
<b>173</b>	<b>Longenbaugh Road Street Dedication and Reserves</b>	<b>EOA</b>	<b>Approve</b>
<b>174</b>	<b>Mani Investments Seven Mile</b>	<b>EOA</b>	<b>Approve</b>
<b>175</b>	<b>Marvida Pipeline Reserve</b>	<b>EOA</b>	<b>Approve</b>
<b>176</b>	<b>Maury South</b>	<b>EOA</b>	<b>Approve</b>
<b>177</b>	<b>Mueschke Road at Dunham Pointe Street Dedication Sec 1</b>	<b>EOA</b>	<b>Approve</b>
<b>178</b>	<b>Northland Boat and RV Storage</b>	<b>EOA</b>	<b>Approve</b>
<b>179</b>	<b>Old Richmond Road Office Warehouse</b>	<b>EOA</b>	<b>Approve</b>
<b>180</b>	<b>West Shorewood at Woodlake Estates</b>	<b>EOA</b>	<b>Approve</b>
<b>181</b>	<b>Windstone Crossing Commercial South</b>	<b>EOA</b>	<b>Approve</b>
<b>182</b>	<b>Woodland Lakes Sec 6</b>	<b>EOA</b>	<b>Approve</b>

**H NAME CHANGES**

**183 Collins Legacy Development (prev. Leslie Estates) NC Approve**

**I CERTIFICATES OF COMPLIANCE**

**184 19622 Forest Drive W COC Approve**  
Staff recommendation: Approve staff's recommendation for items 168-184.  
Commission action: Approved staff's recommendation for items 168-184.  
Motion: **Clark** Second: **Tahir** Vote: **Unanimous** Abstaining: **Heisch on 169, 172, 177 and 182**

**J ADMINISTRATIVE NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**185 707 Andrews Street**

**DPV**

**Defer**

Staff recommendation: Defer the application for two weeks.

Commission action: Deferred the application for two weeks.

Motion: **Garza**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Leonard Cash, applicant – supportive; Melissa Boyles – no position stated; Richard Smith, Houston Public Works.

**186 6947 Linden Street**

**DPV**

**Defer**

Staff recommendation: Defer the application for two weeks.

Commission action: Deferred the application for two weeks.

Motion: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

**II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 6, 2022**

- a. Broad Oaks partial replat no 12
- b. Canterbury Estates Sec 1 partial replat no 2
- c. Foster Place partial replat no 23
- d. Foster Place partial replat no 24
- e. Glenhaven Estates Sec 2 partial replat no 4
- f. Houstons Skyscraper Shadows Sec 2 partial replat no 6
- g. Rosewood Estates Sec 2 partial replat no 3
- h. Southgate partial replat no 5
- i. Upper West End Sec 14 partial replat no 1
- j. Views at Radio Road replat no 1
- k. West Houston Addition partial replat no 1

Staff recommendation: Establish a public hearing date of January 6, 2022 for item II a-k.

Commission action: Established a public hearing date of January 6, 2022 for item II a-k.

Motion: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

**III. PUBLIC HEARING AND CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 3001 CANAL STREET**

Staff recommendation: Defer the application for two weeks.

Commission action: Deferred the application for two weeks.

Motion: **Garza**

Second: **Robinson**

Vote: **Unanimous**

Abstaining: **None**

**IV. PUBLIC COMMENT**

**NONE**

**V. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:26 p.m.

Motion: **Clark**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

  
Martha L. Stein, Chair

  
Margaret Wallace Brown, Secretary