

Minutes of the Houston Planning Commission

March 17, 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
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Absent
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Absent
Paul R. Nelson	Present virtually, arrived 2:39 p.m. during A & B, left 5:08 p.m. during III
Linda Porras-Pirtle	Present virtually
Kevin Robins	Absent
Ileana Rodriguez	Absent
Ian Rosenberg	Present virtually
Megan R. Sigler	Present
Zafar Tahir	Present virtually
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	Absent

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Chair Martha L. Stein reported on meeting procedures and stated that some items are withdrawn.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

No action taken.

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 152)

130 Old Spanish Trails Lofts **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: Alleman** **Vote: Carried** **Abstaining: Heisch**
Speaker: Gerald Grissom, Applicant - supportive.

Items removed for separate consideration: **3, 4, 6, 7, 8, 11, 12, 13, 14, 15, 26, 34, 36, 38, 39, 40, 41, 69, 71, 72, 73, 74, 75, 76 and 78.**

Staff recommendation: Approve staff's recommendations for item(s) 1 – 152, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 – 152, subject to the CPC 101 form conditions, except items removed for separate consideration.

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

Staff recommendation: Approve staff's recommendation for items **3, 4, 6, 7, 8, 11, 12, 13, 14, 15, 26, 34, 36, 38, 39, 40, 41, 69, 71, 72, 73, 74, 75, 76 and 78**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **3, 4, 6, 7, 8, 11, 12, 13, 14, 15, 26, 34, 36, 38, 39, 40, 41, 69, 71, 72, 73, 74, 75, 76 and 78**, subject to the CPC 101 form conditions.

Motion: Alleman **Second: Jones** **Vote: Carried** **Abstaining: Heisch and Sigler**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

153 Azul Homes partial replat no 2 **C3N** **Disapprove**
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: Sigler **Second: Nelson** **Vote: Unanimous** **Abstaining: None**
Speaker(s): Jimmy Davis, Barbara Brady and Candice Qualls – opposed.

154 Commons of Lake Houston Sec 1 **C3N** **Defer**
partial replat no 1
Staff recommendation: Defer the application for further study and legal review and to give the applicant time to submit revised information.
Commission action: Deferred the application for further study and legal review and to give the applicant time to submit revised information.
Motion: Heisch **Second: Hines** **Vote: Unanimous** **Abstaining: None**

155 Craig Woods partial replat no 37 **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: Heisch** **Vote: Unanimous** **Abstaining: None**

- 156 Foster Place partial replat no 25** **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**
- 157 Hester Tract partial replat no 1** **C3N** **Withdrawn**
- 158 Idylwood 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: **Baldwin** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 159 Neuen Manor partial replat no 25** **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: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 160 Neuen Manor partial replat no 26** **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: **Jones** Vote: **Unanimous** Abstaining: **None**
- 161 Rosewood Estates Sec 2 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: **Jones** Vote: **Unanimous** Abstaining: **None**
- 162 Shadow Creek South Sec 2 partial replat no 3 and extension** **C3N** **Defer**
Staff recommendation: Defer the application for two weeks for Legal review.
Commission action: Deferred the application for two weeks for Legal review.
Motion: **Baldwin** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speaker(s): Reed Durfey and Scott Frankel – opposed; Jim Grishom, applicant – supportive.
- 163 Timmerman Place 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: **Heisch** Second: **Porras-Pirtle** Vote: **Unanimous** Abstaining: **None**
- 164 Usener Addition partial replat no 3 and extension** **C3N** **Disapprove**
Staff recommendation: Deny the variance(s) and disapprove the plat.
Commission action: Denied the variance and disapproved the plat.
Motion: **Garza** Second: **Hines** Vote: **Carried** Opposed: **Baldwin and Jones**
Speaker: Emily Trout, applicant – supportive.
- 165 Usener Addition 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: **Jones** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

166 AM 2920 Reserve Sec 2

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: **Heisch**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

167 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: **Baldwin**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

168 Candela South 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: **Garza**

Vote: **Carried**

Abstaining: **Heisch and Sigler**

169 Cavalcade Crossing

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: **Garza**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

Speaker(s): Ted Wood and Thomas Miller – opposed; Marc Flores and Jake Patrick, applicant – supportive.

170 Eastwood Landing

C2R

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**

171 Eight Hundred Middle

C3P

Defer

Staff recommendation: Changed recommendation from Approve to 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: **Baldwin**

Vote: **Carried**

Abstaining: **Sigler**

Speaker(s): Deborah Guerrero, Joyce Owens and Mr. Gillian applicants – supportive; Alan J. Atkinson, Ricky Cardenas Jr. and Rex Pettingill – opposed.

172 Houston West AAA Cooper

C2

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: **Jones**

Vote: **Unanimous**

Abstaining: **None**

173 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: **Heisch** Second: **Abraham** Vote: **Unanimous** Abstaining: **None**

174 Schiel Road Tract **C3P** **Withdrawn**

175 Villas at Elysian **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: **Sigler** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

E SPECIAL EXCEPTIONS
NONE

F RECONSIDERATION OF REQUIREMENTS

176 Anderson Villas **C3R** **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: **Alleman** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

177 First Outreach **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: **Heisch** Vote: **Unanimous** Abstaining: **None**

178 Palmetto Place **C3R** **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: **Garza** Second: **Sigler** Vote: **Carried** Abstaining: **Heisch**
 Speaker(s): Richard Smith, Public Works; Andrew Lang, applicant – supportive.

G EXTENSIONS OF APPROVAL

179	Cordoba Estates	EOA	Approve
180	Hannoun Plazas	EOA	Approve
181	Harris County MUD no 434	EOA	Approve
	Detention Pond no 2		
182	Harris County MUD No 559	EOA	Approve
	Wastewater Treatment Plant		
183	Harris County MUD No 559 Water Plant	EOA	Approve
184	Harris Fort Bend Counties MUD No 3	EOA	Approve
	Water Plant no 2		
185	Mason Road and Cypress	EOA	Approve
	West Boulevard Street Dedication		

186	Park on Mansfield	EOA	Approve
187	Parker Hobby	EOA	Approve
188	Plum Grove Property LLC	EOA	Approve
189	Preserve at Martindale	EOA	Approve
190	QuikTrip Addition	EOA	Approve
191	UG Waterworks Highline South	EOA	Approve
192	West Lake Grove Drive and Williams Gully Trail Street Dedication	EOA	Approve
193	West Little York Estates	EOA	Approve

**H NAME CHANGES
NONE**

I CERTIFICATION OF COMPLIANCE

194	20009 Ravenwood Drive	COC	Approve
195	19812 Deer Run	COC	Approve

Staff recommendation: Approve staff's recommendation for items 179-195.

Commission Action: Approved staff's recommendation for items 179-195.

Motion: **Jones** Second: **Alleman** Vote: **Carried** Abstaining: **Heisch 181, 182, 183, 185, 189, 192**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

196	8410 Lockwood Drive	DPV	Approve
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Staff recommendation: Deny the variance(s) to allow a reduced building line of 5' instead of ordinance required 25' for a carport.

Commission action: Approved the variance(s) to allow a reduced building line of 5' instead of ordinance required 25' for a carport with the conditions that the carport is never enclosed and to retain the existing transparent fence and curb cut.

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

Speaker: Cynthia Robles, applicant – supportive.

197	6202 North Main Street	DPV	Defer
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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: **Alleman** Vote: **Unanimous** Abstaining: **None**

II. ESTABLISH A PUBLIC HEARING DATE OF APRIL 14, 2022

- a. Clairmont Place partial replat no 5
- b. Dunvale Village partial replat no 1
- c. Foster Place partial replat no 27
- d. Goodhope Terrace replat no 1
- e. Haight Meadows replat no 1
- f. RB Gaut partial replat no 1
- g. Subeam Estates partial replat no 1

Staff recommendation: Establish a public hearing date of April 14, 2022 for item II a-g.

Commission action: Established a public hearing date of April 14, 2022 for item II a-g.

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

III. 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: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

Speaker(s): Juan Martinez, applicant – supportive; Chasity Christian, Shannon Winton and Tiffany Morgan - opposed.

IV. EXCUSE THE ABSENCES OF COMMISSIONER ILEANA RODRIGUEZ

Commissioner Rodriguez's absences were excused.

V. PUBLIC COMMENT

NONE

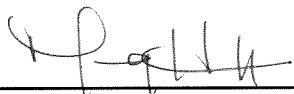
ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:21 p.m.

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



Martha L. Stein, Chair



Margaret Wallace Brown, Secretary