

## Minutes of the Houston Planning Commission

February 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 virtually
David Abraham	Absent
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Present and left at 4:22 p.m. after item 176
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Present virtually
Paul R. Nelson	Present virtually at 2:40 p.m. during item I
Linda Porrás-Pirtle	Present virtually and left at 3:47 p.m. after item 159
Kevin Robins	Present
Ileana Rodriguez	Absent
Ian Rosenberg	Present virtually
Megan R. Sigler	Present
Zafar Tahir	Present
Meera D. Victor	Present virtually
Scott Cain for	Present virtually
Commissioner James Noack	
Maggie Dalton for	Present virtually
The Honorable KP George	
Loyd Smith for	Present virtually and left at 4:27 p.m. after item 178
The Honorable Lina Hidalgo	

### 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Chair Martha L. Stein reported on meeting procedures and stated that some items are withdrawn.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 3, 2022 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the February 3, 2022 Planning Commission meeting minutes as amended.

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

**I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 144)**

Items removed for separate consideration: **3, 4, 5, 6, 7, 8, 9, 13, 16, 17, 18, 19, 27, 28, 29, 30, 38, 53, 65, 66, 67, 68, 69, 72 and 76.**

Staff recommendation: Approve staff’s recommendations for item(s) 1 – 144 subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendations for item(s) 1 – 144 subject to the CPC 101 form conditions, except items removed for separate consideration.

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

Staff recommendation: Approve staff’s recommendation for items **3, 4, 5, 6, 7, 8, 9, 13, 16, 17, 18, 19, 27, 28, 29, 30, 38, 53, 65, 66, 67, 68, 69, 72 and 76**, subject to the CPC 101 form conditions.

Commission action: Approved staff’s recommendation for items **3, 4, 5, 6, 7, 8, 9, 13, 16, 17, 18, 19, 27, 28, 29, 30, 38, 53, 65, 66, 67, 68, 69, 72 and 76**, subject to the CPC 101 form conditions.

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

**C PUBLIC HEARINGS REQUIRING NOTIFICATION**

**145 Breckenridge West Sec 10                      C3N                      Approve**  
**partial replat no 1**

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: **Tahir**                      Vote: **Unanimous**                      Abstaining: **None**

**146 Denver Addition 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: **Jones**                      Vote: **Unanimous**                      Abstaining: **None**

Speakers: Rita Robles and Carolyn Lopez – position not stated; Joyce Owens, applicant – supportive.

**147 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: **Hines**                      Second: **Mares**                      Vote: **Unanimous**                      Abstaining: **None**

Speakers: Janeen H. Coble – opposed; Joyce Owens, applicant – supportive.

**148 Hyde Park Main Third Addition                      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: **Jones**                      Vote: **Unanimous**                      Abstaining: **None**

- 149 June Gardens 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: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 150 Kentshire Place Sec 1 partial replat no 2 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: **Tahir** Vote: **Unanimous** Abstaining: **None**
- 151 Melanie Heights 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**  
 Speaker: Thu Huynh – position not stated.
- 152 Melbourne Place Sec 1 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: **Heisch** Vote: **Unanimous** Abstaining: **None**  
 Speaker: Rodney Jones, applicant – supportive.
- 153 Neuen Manor partial replat no 25 C3N 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: **Baldwin** Second: **Hines** Vote: **Unanimous** Abstaining: **None**
- 154 Oak Forest Sec 1 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**
- 155 Reed Terrace 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: **Mares** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**  
 Speaker: Louis Roach – position not stated.
- 156 Reed Terrace 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: **Heisch** Second: **Clark** Vote: **Unanimous** Abstaining: **None**  
 Speaker: Louis Roach – position not stated.
- 157 Spring Oaks replat no 1 C3N Defer**  
**partial replat no 6**  
 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: **Clark** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

**158 Truxillo Gardens 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: **Baldwin** Second: **Robins** Vote: **Unanimous** Abstaining: **None**

Speakers: Peggy Weissman and Shannon Laduke – opposed; David Armendariz – position not stated.

**159 Usener Addition partial replat no 3 and extension 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: **Clark** Vote: **Unanimous** Abstaining: **None**

Speakers: Emily Trout, applicant – supportive; James Denton, Alaina Hebert, Mark Williamson and Erin May – opposed

**160 Vernas Garden C3N Withdrawn****161 Wildwood Glen Sec 1 partial replat no 2 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: **Jones** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**D VARIANCES****162 Brailsfort Place 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: **Heisch** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

Items 163, 164 and 165 were taken together at this time.

**163 Bridgeland Prairieland Village GP GP Approve****164 Bridgeland Prairieland Village Sec 24 C3P Approve****165 Bridgeland Prairieland Village Sec 25 C3P Approve**

Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) and approved the plats subject to the CPC 101 form conditions.

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

**166 Clevie Court C2R Withdrawn****167 Creation 1960 Industrial Park Sec 1 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: **Nelson** Vote: **Unanimous** Abstaining: **None**

**168 Elyson GP****GP****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: **Mares**Vote: **Carried**Abstaining: **Dalton  
Heisch and Sigler****169 Fuqua Tract****C3R****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: **Baldwin**Vote: **Carried**Abstaining: **Dalton and  
Heisch****170 Harris County MUD no 171  
Lift Station no 5****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: **Nelson**Second: **Mares**Vote: **Carried**Abstaining: **Heisch****171 Haven Mission Trace****C2****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: **Mares**Vote: **Unanimous**Abstaining: **None****172 HC MUD 566 Utility Reserves****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: **Clark**Second: **Alleman**Vote: **Carried**Abstaining: **Dalton and  
Heisch****173 Hidden Gem 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: **Hines**Second: **Sigler**Vote: **Unanimous**Abstaining: **None****174 Houston Methodist West Hospital****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**

**175 Schiel Road Tract****C3P****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: **Jones**Vote: **Unanimous**Abstaining: **None****176 Westlake Park Sec 1 partial 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: **Jones**Second: **Clark**Vote: **Unanimous**Abstaining: **None**

Speakers: Shirley Chouinard – position not stated; David Sepulveda, applicant – supportive.

**E SPECIAL EXCEPTIONS  
NONE****F RECONSIDERATION OF REQUIREMENTS****177 Anniston GP****GP****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: **Baldwin**Vote: **Carried**Abstaining: **Heisch****178 Champions Park Logistics****C2****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: **Sigler**Second: **Baldwin**Vote: **Unanimous**Abstaining: **None****179 Community Drive Division****C2****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: **Cain**Second: **Jones**Vote: **Unanimous**Abstaining: **None****180 Life Style****C3P****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: **Tahir**Vote: **Unanimous**Abstaining: **None**

Speaker: David Salvador – position not stated.

**G EXTENSIONS OF APPROVAL****181 Bar Acre replat no 1****EOA****Approve****182 Barker Living****EOA****Approve****183 Bridge Creek Terrace Drive and****EOA****Approve****Avalon View Drive Street Dedication**

184	<b>Bridgeland Jack Road and Creekland Village Drive Street Dedication Sec 1</b>	<b>EOA</b>	<b>Approve</b>
185	<b>Covenant House Texas</b>	<b>EOA</b>	<b>Approve</b>
186	<b>Grand Oaks Sec 13</b>	<b>EOA</b>	<b>Approve</b>
187	<b>Harris County MUD no 540 Detention Pond</b>	<b>EOA</b>	<b>Approve</b>
188	<b>Kims Pallet Estate</b>	<b>EOA</b>	<b>Approve</b>
189	<b>Kingfield Lofts</b>	<b>EOA</b>	<b>Approve</b>
190	<b>Marvida Sec 12</b>	<b>EOA</b>	<b>Approve</b>
191	<b>Marvida Sec 13</b>	<b>EOA</b>	<b>Approve</b>
192	<b>Pastelitos Cafe</b>	<b>EOA</b>	<b>Approve</b>
193	<b>Stuebner Plaza Sec 1</b>	<b>EOA</b>	<b>Approve</b>
194	<b>Wayside Village Sec 4</b>	<b>EOA</b>	<b>Approve</b>
195	<b>Willowpoint Sec 1</b>	<b>EOA</b>	<b>Approve</b>
<b>H</b>	<b>NAME CHANGES</b>		
196	<b>Bauer Meadows GP (prev. Hopfe Road Tract GP)</b>	<b>NC</b>	<b>Approve</b>
197	<b>Marvida Terrace Drive Street Dedication Sec 1 (prev. Marvida Terrace Drive Sec 1 Street Dedication)</b>	<b>NC</b>	<b>Approve</b>
198	<b>Near East Distribution Center (prev. Exeter Mesa Distribution Center)</b>	<b>NC</b>	<b>Approve</b>
<b>I</b>	<b>CERTIFICATION OF COMPLIANCE</b>		
199	<b>18919 Iris Lane</b>	<b>COC</b>	<b>Approve</b>
200	<b>24440 Tree Lane</b>	<b>COC</b>	<b>Approve</b>

Staff recommendation: Approve staff's recommendation for items 181-200.

Commission Action: Approved staff's recommendation for items 181-200.

Motion: **Jones**      Second: **Tahir**      Vote: **Carried**      Abstaining: **Dalton 196; Heisch 196; Sigler 184, 190, 191 and 197**

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**201 5117 Airport Blvd DPV 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: **Baldwin**      Second: **Alleman**      Vote: **Unanimous**      Abstaining: **None**

**202 5903 Valkeith Drive DPV Approve**

Staff recommendation: Grant the variance(s) to allow for an addition of a new garage and partial second story to the home at 5903 Valkeith Dr. The plan utilizes the property's original 20' setback from Hillcroft.

Commission action: Granted the variance(s) to allow for an addition of a new garage and partial second story to the home at 5903 Valkeith Dr. The plan utilizes the property's original 20' setback from Hillcroft.

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

**II. ESTABLISH A PUBLIC HEARING DATE OF MARCH 17, 2022**

- a. Azul Homes partial replat no 2
- b. Commons of Lake Houston Sec 1 partial replat no 1
- c. Craig Woods partial replat no 37
- d. Foster Place partial replat no 25
- e. Idylwood partial replat no 2
- f. Neuen Manor partial replat no 26
- g. Rosewood Estates Sec 2 partial replat no 4
- h. Usener Addition partial replat no 4

Staff recommendation: Establish a public hearing date of March 17, 2022 for item II a-h.

Commission action: Established a public hearing date of March 17, 2022 for item II a-h.

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

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

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

**IV. 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: 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: **Tahir** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Speakers: Kim Lammers, Sherry Weesner, Thomas Street, Byron Norton, Stefan Malhotra and Amy Tan – supportive; Simon Fleury – opposed.

**V. EXCUSE THE ABSENCES OF COMMISSIONER ILEANA RODRIGUEZ**

Commissioner Rodriguez’s absences were excused.

**VI. PUBLIC COMMENT**


Maria Ochoa made comments of concern about withdrawn item 160 Vernas Garden.

Arica Bailey made comments about staff’s help regarding withdrawn item 166 Clevie Court.

**ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:22 p.m.

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

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**Martha L. Stein, Chair**

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**Margaret Wallace Brown, Secretary**