

## Minutes of the Houston Planning Commission

**April 14, 2022**

Meeting held in Council Chambers, Public Level, City Hall Annex,  
with telephonic/video conference via Microsoft Teams <https://bit.ly/3JqIsrK>  
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	Absent
David Abraham	Present virtually
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Absent
Rodney Heisch	Present
Daimian S. Hines	Absent
Randall L. Jones	Present
Lydia Mares	Absent
Paul R. Nelson	Absent
Linda Porrás-Pirtle	Present virtually
Kevin Robins	Present
Ileana Rodriguez	Absent
Ian Rosenberg	Present virtually
Megan R. Sigler	Present
Zafar Tahir	Present virtually
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  
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Chair Martha L. Stein reported on meeting procedures and stated that some items are withdrawn.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 31, 2022 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the March 31, 2022 Planning Commission meeting minutes.

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

### I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 166)

#### 142 Reynolds Landing

**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: **Jones** Vote: **Unanimous** Abstaining: **None**

Speaker: Milton Gracia – opposed.

Items removed for separate consideration: **2, 3, 6, 7, 11, 12, 13, 14, 15, 16, 17, 18, 27, 30, 33, 36, 49, 57, 58, 59, 72, 73, 74, 75, 76, 77, 79, 83, 84, 89 and 108.**

Staff recommendation: Approve staff's recommendations for items 1 – 166, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items 1 – 166, subject to the CPC 101 form conditions, except items removed for separate consideration.

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

Staff recommendation: Approve staff's recommendation for items **2, 3, 6, 7, 11, 12, 13, 14, 15, 16, 17, 18, 27, 30, 33, 36, 49, 57, 58, 59, 72, 73, 74, 75, 76, 77, 79, 83, 84, 89 and 108**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendation for items **2, 3, 6, 7, 11, 12, 13, 14, 15, 16, 17, 18, 27, 30, 33, 36, 49, 57, 58, 59, 72, 73, 74, 75, 76, 77, 79, 83, 84, 89 and 108**, subject to the CPC 101 form conditions.

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

### C PUBLIC HEARINGS REQUIRING NOTIFICATION

#### 167 Clairmont Place Sec 1 partial replat no 5

**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: **Robins** Vote: **Unanimous** Abstaining: **None**

#### 168 Dunvale Village partial replat no 1

**C3N**

**Defer**

Staff recommendation: Defer the application for further study and review.

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

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

#### 169 Foster Place partial replat no 27

**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**

**170 Goodhope Terrace 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: **Baldwin** Second: **Jones** Vote: **Unanimous** Abstaining: **None**  
 Speaker: Arga Bourgeois – opposed.

**171 Haight Meadows 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: **Porras-Pirtle** Second: **Jones** Vote: **Unanimous** Abstaining: **None**  
 Speaker: Delphia Carr – opposed.

**172 Long Point Acres partial replat no 8 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: **Robins** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**  
 Speakers: Council Member Amy Peck, Council District A and Lois Meyers – opposed.

**173 Long Point Acres partial replat no 9 C3N Withdrawn**

**174 RB Gaut 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

**175 Sunbeam Estates partial replat no 1 C3N Withdrawn**

## **D VARIANCES**

**176 CenterPoint Energy Riverside Substation 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: **Heisch** Second: **Victor** Vote: **Unanimous** Abstaining: **None**

**177 City Place Residential Zone 1 GP GP 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: **Jones** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**178 Cumberland Business Center GP GP 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: **Sigler** Vote: **Unanimous** Abstaining: **None**

**179 Elsis Villas 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: **Smith** Second: **Robins** Vote: **Unanimous** Abstaining: **None**  
 Speaker: George Frey – opposed; Phil Gauthreaux – position not stated.

**180 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: **Baldwin** Second: **Abraham** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS  
 NONE**

**F RECONSIDERATION OF REQUIREMENTS**

**181 Hufsmith Development 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: **Jones** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

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

**G EXTENSIONS OF APPROVAL**

<b>182</b>	<b>Avalon at Cypress Mason Road Street Dedication Sec 3</b>	<b>EOA</b>	<b>Approve</b>
<b>183</b>	<b>AZ Global Business Solutions partial replat no 1</b>	<b>EOA</b>	<b>Approve</b>
<b>184</b>	<b>Balmoral Sec 27</b>	<b>EOA</b>	<b>Approve</b>
<b>185</b>	<b>Barker Cypress Express Sec 2</b>	<b>EOA</b>	<b>Approve</b>
<b>186</b>	<b>Breckenridge East Sec 2</b>	<b>EOA</b>	<b>Approve</b>
<b>187</b>	<b>Bridgeland Central Sec 1</b>	<b>EOA</b>	<b>Approve</b>
<b>188</b>	<b>City Gate Sec 7</b>	<b>EOA</b>	<b>Approve</b>
<b>189</b>	<b>City Gate Sec 8</b>	<b>EOA</b>	<b>Approve</b>
<b>190</b>	<b>IJMDB Investments LLC</b>	<b>EOA</b>	<b>Approve</b>
<b>191</b>	<b>L5 Business Advisors LLC Cypress Development</b>	<b>EOA</b>	<b>Approve</b>
<b>192</b>	<b>New Caney Realty Addition partial replat no 1 and Extension</b>	<b>EOA</b>	<b>Approve</b>
<b>193</b>	<b>Park at Pinemont</b>	<b>EOA</b>	<b>Approve</b>
<b>194</b>	<b>Park at Pinemont Annex East</b>	<b>EOA</b>	<b>Approve</b>
<b>195</b>	<b>Park at Pinemont Annex West</b>	<b>EOA</b>	<b>Approve</b>
<b>196</b>	<b>Park North Place</b>	<b>EOA</b>	<b>Approve</b>
<b>197</b>	<b>Perez Complex</b>	<b>EOA</b>	<b>Approve</b>
<b>198</b>	<b>Randalls Distribution Center replat no 3 and extension</b>	<b>EOA</b>	<b>Approve</b>
<b>199</b>	<b>Rowlett Enterprises</b>	<b>EOA</b>	<b>Approve</b>
<b>200</b>	<b>Timewise FM 2920 Center</b>	<b>EOA</b>	<b>Approve</b>
<b>201</b>	<b>Tomball Business Park</b>	<b>EOA</b>	<b>Approve</b>
<b>202</b>	<b>Village at Old River</b>	<b>EOA</b>	<b>Approve</b>

<b>203</b>	<b>Wayside Village Sec 9</b>	<b>EOA</b>	<b>Approve</b>
<b>204</b>	<b>Wayside Village Sec 12</b>	<b>EOA</b>	<b>Approve</b>
<b>205</b>	<b>Woodland Acres replat partial replat no 1</b>	<b>EOA</b>	<b>Approve</b>
<b>H</b>	<b>NAME CHANGES</b>		
<b>206</b>	<b>Legacy Park on Spears Road North (prev. Spears Road Tract North)</b>	<b>NC</b>	<b>Approve</b>
<b>207</b>	<b>Legacy Park on Spears Road South (prev. Spears Road Tract South)</b>	<b>NC</b>	<b>Approve</b>
<b>I</b>	<b>CERTIFICATION OF COMPLIANCE</b>		
<b>208</b>	<b>24885 Lynn Lane</b>	<b>COC</b>	<b>Approve</b>

Staff recommendation: Approve staff's recommendation for items 182-208.

Commission Action: Approved staff's recommendation for items 182-208.

Motion: **Baldwin**      Second: **Victor**      Vote: **Carried**      Abstaining: **Heisch 182, 187  
and 196; Sigler 184 and 187**

**J      ADMINISTRATIVE  
NONE**

**K      DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

<b>209</b>	<b>1313 Pearson Street</b>	<b>DPV</b>	<b>Approve</b>
Staff recommendation: Approve the variance(s) to allow a reduced side building line of 6' instead of ordinance required 10' for second floor addition on existing house.			
Commission action: Approved the variance(s) to allow a reduced side building line of 6' instead of ordinance required 10' for second floor addition on existing house.			
Motion: <b>Sigler</b> Second: <b>Jones</b> Vote: <b>Unanimous</b> Abstaining: <b>None</b>			

**II.      ESTABLISH A PUBLIC HEARING DATE OF MAY 12, 2022**

- a. Bayou Woods Sec 2 partial replat no 4 and extension
- b. Champs Corner partial replat no 1
- c. Clairmont Place Sec 1 partial replat no 7
- d. Clairmont Place Sec 1 partial replat no 8
- e. Clayton Woods Sec 1 partial replat no 1
- f. Crawford Place replat no 1 and extension
- g. Deroloc Addition partial replat no 2
- h. Lakewood Pines Sec 15
- i. Lakewood Pines Sec 16
- j. Ruburfield No 66 partial replat no 9
- k. Spring Branch Estates no 2 partial replat no 14
- l. Woodland Square
- m. Yocum Gardens partial replat no 1

Staff recommendation: Establish a public hearing date of May 12, 2022 for item II a-m.

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

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

**III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 1255 NORTH HIGHWAY 6**

Staff recommendation: Grant the off-street parking variance(s) to reduce the number of required parking spaces to 129 onsite parking stalls (existing), instead of the required 151 parking spaces for a proposed change of use to multi-family.

Commission action: Granted the off-street parking variance(s) to reduce the number of required parking spaces to 129 onsite parking stalls (existing), instead of the required 151 parking spaces for a proposed change of use to multi-family.

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

**IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 14255 NORTHWEST FREEWAY**

Staff recommendation: Grant the off-street parking variance(s) to reduce the parking requirement from 151 parking spaces including bike parking to 134 spaces for a proposed change of use to multifamily apartments.

Commission action: Granted the off-street parking variance(s) to reduce the parking requirement from 151 parking spaces including bike parking to 134 spaces for a proposed change of use to multifamily apartments.

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

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

Staff recommendation: Grant the off-street parking variance(s) to allow 10 head-in parking spaces for the proposed dog daycare facility use subject to the listed conditions.

Commission action: Grant the off-street parking variance(s) to allow 10 head-in parking spaces for the proposed dog daycare facility use subject to the listed conditions.

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

Speakers: Lisa Hunt – opposed; Andrew Allemand, applicant, Brian Bernstein and Amber Woods, owners – supportive.

**VI. EXCUSE THE ABSENCES OF COMMISSIONERS LISA CLARK AND MEERA VICTOR**

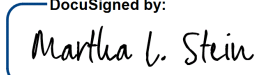
Commissioner Clark’s absences were excused. Commissioner Victor was present; therefore, no Commission action was required.

**VII. PUBLIC COMMENT  
NONE**

**ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:15 p.m.

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

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**Martha L. Stein, Chair**

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**Margaret Wallace Brown, Secretary**