

HOUSTON PLANNING COMMISSION
21 SEPTEMBER 2023
CITY COUNCIL CHAMBER, PUBLIC LEVEL, HOUSTON, TEXAS
MICROSOFT TEAMS: BIT.LY/44HVXWX
PHONE: 936-755-1521 MEETING ID: 968 623 283#

Call to Order at **2:30 PM** by Martha Stein, Chair.

Commissioners	Quorum - Present / Absent / Remote
Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	Present
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Zafar Tahir	Present
Meera D. Victor	Present
Libby Viera-Bland	Absent
Scott Cain for Commissioner James Noack	Present Remote, left at 3:21 during Item 122
Maggie Dalton for The Honorable KP George	Absent
Patrick Mandapaka for The Honorable Lina Hidalgo	Absent
Margaret Wallace Brown, Secretary	Present

Ex Officio Members • Carol Lewis • Carol Haddock • Yuhayna H. Mahmud

CHAIR'S REPORT – None

DIRECTOR'S REPORT by Margaret Wallace Brown, Director

-Chapter 42 and 26 proposed amendments, item tagged and will be heard again on September 27.

Speakers may sign up with the City Secretary by 1 p.m. on Monday, September 25.

-The Professional Surveyors Education Foundation, Inc. (PSEFI) will present the annual 2023 Platting Workshop all day on Thursday, October 26 at the United Way on Waugh Drive.

APPROVAL OF MINUTES

Consideration of the September 7, 2023, Planning Commission Meeting Minutes.

Action: Approved

Motion: Victor
Second: Tahir

Vote: Unanimous
Abstaining: None

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

- a. CONSENT SUBDIVISION PLATS (1-58)
- b. REPLATS (59-109)

ITEM 29 HOUSTON YOUTH SPORTS GROUP

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): John Brown, Houston Public Works, Oliver Ayes, Houston Fire Marshal

Motion: Garza	Vote: Unanimous
Second: Alleman	Abstaining: None

Staff recommendation: Approve **Item No's. 1 – 109**, subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendations, except for items removed for separate consideration.

Motion: Porrás-Pirtle	Vote: Unanimous
Second: Clark	Abstaining: None

Staff recommendation: Approve recommendations for **Item No's 3, 9, 10, 11, 24, 26, 33, and 109** subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendations.

Motion: Mares	Vote: Carried
Second: Hines	Abstaining: Sigler, Heisch

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

110 ARCHIMEDES – DISAPPROVE

Staff recommendation: Disapprove.

Commission action: Disapproved the application.

Speaker(s): None

Motion: Baldwin	Vote: Unanimous
Second: Garza	Abstaining: None

111 BRICK AND STONE AT LYDIA PARTIAL REPLAT NO 2 – DEFER

Staff recommendation: Defer for further study and review.

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

Speaker(s): None

Motion: Garza	Vote: Unanimous
Second: Alleman	Abstaining: None

112 CANO ESTATES AT COCHRAN STREET – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

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

113 CITY OF HOUSTON SHARPSTOWN WATER WELL NO 5 – Withdraw

114 LUCKY GARDENS REPLAT NO 1 - APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Garza
Second: Tahir

Vote: Unanimous
Abstaining: None

115 NEW ORLEANS STREET ESTATES – Withdraw

116 NOEL PLACE – DEFER

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): Renee Jones, Perdita Chavis, Council District K, Christian Callens, Triana Callens, Freddie Philips, Edward Dixon, Sharai Poteet - opposed

Motion: Garza
Second: Mares

Vote: Unanimous
Abstaining: None

117 NORTH BRYAN PARK REPLAT NO 1 – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Sigler
Second: Alleman

Vote: Unanimous
Abstaining: None

118 PATTON PARK PARTIAL REPLAT NO 1 – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Victor
Second: Nelson

Vote: Unanimous
Abstaining: None

119 SAINT ARNOOLDVILLE AT LYONS AVENUE – DEFER

Staff recommendation: Defer for further study and review.

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

Speaker(s): None

Motion: Hines
Second: Tahir

Vote: Unanimous
Abstaining: None

120 SECOND AMENDED MAP OF LIVE OAKS PARTIAL REPLAT NO 2 – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): Susan Davenport – position not stated.

Motion: Heisch
Second: Jones

Vote: Unanimous
Abstaining: None

121 WILLIAMS ON COMMERCE PARTIAL REPLAT NO 1 – WITHDRAW

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

122 ALDINE COMMERCE PARK GP – GRANT

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.

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

Speaker(s): None

Motion: Garza
Second: Sigler

Vote: Unanimous
Abstaining: None

123 DAVIS WORLD - GRANT

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.

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

Speaker(s): Bill R. Johnson, Carlos G. Espinoza, applicant - supportive

Motion: Baldwin
Second: Hines

Vote: Unanimous
Abstaining: None

124 FORT BEND COUNTY SPORTSPLEX – DEFER

Staff recommendation: Defer for further study and review.

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

Speaker(s): Perdita Chavis, Council District K – position not stated.

Motion: Garza
Second: Alleman

Vote: Unanimous
Abstaining: None

125 FRIENDSWOOD HARIOM – GRANT

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.

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

Speaker(s): None

Motion: Garza
Second: Mares

Vote: Unanimous
Abstaining: None

126 MALLOW ACRES ESTATES – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Heisch
Second: Victor

Vote: Unanimous
Abstaining: None

127 MUSTANG MEADOWS GP – Withdraw

128 MUSTANG MEADOWS SEC 1 - Withdraw

129 MUSTANG MEADOWS SEC 2 – Withdraw

130 QUALITY OCEAN CYPRESS – GRANT

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.

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

Speaker(s): None

Motion: Victor

Vote: Unanimous

Second: Jones

Abstaining: None

131 VETERANS MEMORIAL BUSINESS PARK – DEFER

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant’s request.

Speaker(s): None

Motion: Mares

Vote: Unanimous

Second: Alleman

Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS

132 FLAGSTONE GP – GRANT

Staff recommendation: Grant the requested special exception(s) and approve the plat subject to the conditions listed.

Commission action: Granted the requested special exception(s) and approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Sigler

Vote: Unanimous

Second: Garza

Abstaining: None

f. RECONSIDERATIONS OF REQUIREMENT

ITEMS 133 AND 134 WERE TAKEN TOGETHER WITH ONE VOTE.

133 TEXAS TOY BOX STORAGE BRIDGELAND GP – GRANT

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.

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

Speaker(s): None

134 TEXAS TOY BOX STORAGE BRIDGELAND SEC 1 – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Jones

Vote: Unanimous

Second: Alleman

Abstaining: None

ITEMS G, H AND I WERE TAKEN TOGETHER.

g. EXTENSIONS OF APPROVAL

- 135 Avalon at Cypress Avalon View Drive Street Dedication Sec 1 Approve
- 136 Avalon at Cypress Sec 12 Approve
- 137 Blue Ridge Commerce Center Fondren Reserve Approve
- 138 Blue Ridge Commerce Center Moffett Reserve Approve
- 139 Brandon Estates Approve
- 140 Brandt Road Residence Approve
- 141 Crosby Farms Sec 1 Approve
- 142 Harris County MUD no 418 Water Plant no 3 Approve
- 143 Newtechwood America Headquarters Approve
- 144 North Bridgeland Lake Parkway Street Dedication Sec 9 Approve
- 145 North Bridgeland Lake Parkway Street Dedication Sec 10 Approve
- 146 Portman Center Street East Approve
- 147 Portman Center Street West Approve
- 148 R and J Grant Property Addition replat no 1 Approve
- 149 RMSphere Management Properties Approve
- 150 Vigavi West Road Approve

h. NAME CHANGES

- 151 Langham Creek Colony Sec 2 partial replat 3 (prev. Langham Creek Colony) Approve

i. CERTIFICATES OF COMPLIANCE

- 152 19800 Broken Baugh Lane Approve
- 153 26845 Peach Creek Drive Approve

Staff recommendation: Approve staff recommendations for **G, H, and I Items 135 – 153**.

Commission Action: **G, H, and I Items 135 – 153** were approved per staff recommendations.

Speaker(s): None

Motion: Baldwin

Vote: Carried

Second: Porras-Pirtle

Abstaining: Heisch, 135, 136, 137, 138, and 142

j. ADMINISTRATIVE – None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

154 2719 MILWAUKEE STREET – APPROVE

Staff recommendation: Approve.
Commission action: Approved the application.
Speaker(s): None

Motion: Baldwin
Second: Nelson
Vote: Unanimous
Abstaining: None

155 3710 BROYLES STREET – APPROVE

Staff recommendation: Approve.
Commission action: Approved the application.
Speaker(s): None

Motion: Mares
Second: Alleman
Vote: Unanimous
Abstaining: None

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 19, 2023

- a. Ade Properties
- b. Casa Maya
- c. Cotton Oaks Estates replat no 1
- d. Craig Woods partial replat no 40
- e. Eula Realty Group Woodlyn
- f. Everglade Estates
- g. Foster Place partial replat no 38
- h. Foster Place partial replat no 39
- i. Heights Mobil Car Care
- j. Morse Vista
- k. Sandra Duplexes replat no 1
- l. Southgate partial replat no 6
- m. Stanford Place Estates partial replat no 1
- n. Westhaven Estates Sec 2 partial replat no 13

Staff recommendation: Establish a public hearing date of October 19, 2023, for Item II, a-n.
Commission action: Established a public hearing date of October 19, 2023, for Item II, a-n.


Motion: Garza
Second: Colvard
Vote: Unanimous
Abstaining: None

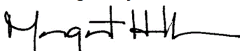
III. PUBLIC COMMENT – None

IV. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **3:51 PM**.

Motion: Baldwin
Second: Victor
Vote: Unanimous
Abstaining: None

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Martha L. Stein, Chair

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Margaret Wallace Brown, Secretary