

**HOUSTON PLANNING COMMISSION**  
**THURSDAY, 5 OCTOBER 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 **2:31 PM** by Martha L. Stein, Chair

<b>Commissioners</b>	<b>Quorum - Present / Absent / Remote</b>
Martha L. Stein, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Present at 2:35 during reports
Michelle Colvard	Present Remotely
Rodney Heisch	<b>Absent</b>
Daimian S. Hines	Present
Randall L. Jones	Present
Lydia Mares	Present
Paul R. Nelson	<b>Absent</b>
Linda Porras-Pirtle	Present at 3:02 before Item 91
Kevin Robins	<b>Absent</b>
Ian Rosenberg	Present at 2:43 before Item III
Megan R. Sigler	Present
Zafar Tahir	Present at 2:49 during Item 87
Meera D. Victor	Present Remotely
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	<b>Absent</b>
Maggie Dalton for The Honorable KP George	<b>Absent</b>
Patrick Mandapaka for The Honorable Lina Hidalgo	Present Remotely
Margaret Wallace Brown, Secretary	Present

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

**CHAIR'S REPORT** – None

**DIRECTORS REPORT** by Margaret Wallace Brown

Ch. 42 and 26: The Planning and Development team celebrated the culmination of three years of research, and collaborated after City Council approved the Livable Places-related amendments on September 27, the ordinance changes will become effective November 27, 2023.

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

**APPROVAL OF MINUTES**

Consideration of the September 21, 2023, Planning Commission Meeting Minutes.

Action: Approved.

Motion: Mares  
Second: Clark

Vote: Unanimous  
Abstaining: None

**ITEMS I AND II WERE TAKEN TOGETHER.**

**I. PRESENTATION AND CONSIDERATION OF THE 2024 PLANNING COMMISSION MEETING DATES**

**II. PRESENTATION AND CONSIDERATION OF THE 2024 CHAPTER 26 SUBMITTAL DATES.**

Staff recommendation: Approve the 2024 dates as presented.

Commission action: Approved.

Motion: Jones  
Second: Viera-Bland

Vote: Unanimous  
Abstaining: None

**III. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)**

- a. CONSENT SUBDIVISION PLATS (1-44)
- b. REPLATS (45-86)

**ITEM 15 CERVENKA LANDING**

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

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

Speaker(s): Sawsan Khalaf – supportive

Motion: Alleman  
Second: Baldwin

Vote: Unanimous  
Abstaining: None

**THE FOLLOWING ITEMS WERE CHANGED FROM DISAPPROVE TO WITHDRAWN.**

- ITEM 40 SYNOSA SEC 1**
- ITEM 76 PARK VIEW SCHADE**

Staff recommendation: Approve **Item No's. 1 – 86**, subject to the CPC 101 form conditions.

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

Motion: Garza  
Second: Jones

Vote: Unanimous  
Abstaining: None

Staff recommendation: Approve recommendations for **Item No's 10, and 11** subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendations.

Motion: Mares  
Second: Clark

Vote: Carried  
Abstaining: Sigler

**c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION**

**87 ALBION TOWNHOMES – DEFER**

Staff recommendation: Defer for further study and review.

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

Speaker(s): Jane Greaves – opposed; Perdita Chavis, District K - position not stated.

Motion: Garza

Vote: Unanimous

Second: Clark

Abstaining: None

**88 BEULAH ACRES – 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: Baldwin

Vote: Unanimous

Second: Jones

Abstaining: None

**89 BRICK AND STONE AT LYDIA PARTIAL REPLAT NO 2 – DEFER**

Staff recommendation: Defer Applicant request.

Commission action: Deferred application per applicant’s request.

Speaker(s): None

Motion: Sigler

Vote: Unanimous

Second: Mares

Abstaining: None

**90 DEARBORN PLACE 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): None

Motion: Viera-Bland

Vote: Unanimous

Second: Garza

Abstaining: None

**91 ELMEN VISTA – 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: Clark

Vote: Unanimous

Second: Alleman

Abstaining: None

**92 LONG POINT CENTER – 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: Porrás-Pirtle

Vote: Unanimous

Second: Mares

Abstaining: None

**93 MANSFIELD OAKS – 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): Janet Sampson – undecided

Motion: Viera-Bland                      Vote: Unanimous  
Second: Clark                                Abstaining: None

**94 NOEL PLACE – DEFER**

Staff recommendation: Defer further deed rests review requested.  
Commission action: Deferred the application for further study and review.  
Speaker(s): Perdita Chavis, District K

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

**95 RUBURFIELD NO 66 PARTIAL REPLAT NO 10 – 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: Clark                                Vote: Unanimous  
Second: Mares                                Abstaining: None

**96 SAINT ARNOVDVILLE AT LYONS AVENUE – 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: Porras-Pirtle                      Vote: Unanimous  
Second: Hines                                Abstaining: None

**97 TMC NIAGARA DEVELOPMENT – DEFER**

Staff recommendation: Defer Applicant request.  
Commission action: Deferred application per applicant’s request.  
Speaker(s): None

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

**d. SUBDIVISION PLATS WITH VARIANCE**

**98 ADAMS TRACT GP - GRANT AND APPROVE**

Staff recommendation: Grant the requested variance(s) and special exception(s) and approve the plat subject to the conditions listed.  
Commission action: Accept staff recommendation, Grant the requested variance(s), and special exception and approve the plat subject to the CPC 101 form conditions.  
Speaker(s): None

Motion: Jones                                Vote: Unanimous  
Second: Mandapaka                        Abstaining: None

**99 BLUE HOUSE – DEFER**

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Garza  
Second: Clark

Vote: Unanimous  
Abstaining: None

**100 CYPRESS TRAILS AT BAUER LANDING SEC 2 – DEFER**

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): None

Motion: Sigler  
Second: Rosenberg

Vote: Unanimous  
Abstaining: None

**101 FORT BEND COUNTY SPORTSPLEX - GRANT AND APPROVE**

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: Clark  
Second: Alleman

Vote: Unanimous  
Abstaining: None

**102 GAMEZ ESTATES - GRANT AND APPROVE**

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: Mandapaka  
Second: Clark

Vote: Unanimous  
Abstaining: None

**103 GRAND WEST SEC 4 - GRANT AND APPROVE**

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: Mares  
Second: Jones

Vote: Unanimous  
Abstaining: None

**104 RODEO AUXILIARY FACILITIES GP - GRANT AND APPROVE**

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: Clark  
Second: Jones

Vote: Unanimous  
Abstaining: None

**ITEMS 105-115 WERE TAKEN TOGETHER WITH ONE VOTE.**

**105 SUNTERRA GP - GRANT AND APPROVE**

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

106 SUNTERRA SEC 61 – APPROVE

107 SUNTERRA SEC 62 – APPROVE

108 SUNTERRA SEC 63 – APPROVE

109 SUNTERRA SEC 64 – APPROVE

110 SUNTERRA SEC 65 – APPROVE

111 SUNTERRA SEC 67 – APPROVE

112 SUNTERRA SEC 68 – APPROVE

113 SUNTERRA SEC 74 – APPROVE

114 SUNTERRA SEC 76 – APPROVE

115 SUNTERRA SEC 78 – APPROVE

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

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

Motion: Tahir

Vote: Unanimous

Second: Alleman

Abstaining: None

**116 VETERANS MEMORIAL BUSINESS PARK - DENY AND DISAPPROVE**

Staff recommendation: Deny the requested variance(s) and disapprove the plat.

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

Speaker(s): Jeff Boutee, applicant – opposed

Motion: Mares

Vote: Unanimous

Second: Porrás-Pirtle

Abstaining: None

**ITEMS 117 AND V WERE TAKEN TOGETHER.**

**117 ZURI GARDENS – DEFER**

**V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 11851 MARTINDALE ROAD – DEFER**

Staff recommendation: Defer additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): Frank Burns – position not stated

Motion: Garza

Vote: Unanimous

Second: Hines

Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT – None

g. EXTENSIONS OF APPROVAL

118	Astoria Medical Center	Approved
119	Bridgeland Prairieland Village Sec 26	Approved
120	Bridgeland Prairieland Village Sec 28	Approved
121	Building Pat Development	Approved
122	Cypress Point Reserve	Approved
123	Family Thrift Center at Cypress Junction	Approved
124	First Metropolitan Church of Houston	Approved
125	Gran Villa	Approved
126	Kermier Road and Mallard Crossing Drive Street Dedication and Reserve	Approved
127	Kuykendahl Oaks	Approved
128	Mound Road Street Dedication Sec 3	Approved
129	New Hope Housing Ennis	Approved
130	North New Hope Housing Gray	Approved
131	ProVision Villages at Chocolate Bayou	Approved
132	South New Hope Housing Gray	Approved
133	Tomball Parkway Center South	Approved

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE

134	23125 Woody Lane	Approved
135	24254 Jane Avenue	Approved
136	27653 Coach Light Lane	Approved
137	26994 Saddle Rock Lane	Approved

Staff recommendation: Approve staff recommendations for **G, H, and I Items 118 – 137**.

Commission Action: **G, H, and I Items 118 – 137** were approved per staff recommendations.

Speaker(s): None

Motion: Baldwin  
Second: Alleman

Vote: Carried  
Abstaining: Sigler 119, 120, and 126

j. ADMINISTRATIVE – None

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS – None

**IV. ESTABLISH A PUBLIC HEARING DATE OF NOVEMBER 2, 2023**

- a. Barr Landing
- b. Beamer Villas partial replat no 1
- c. Benders Landing Estates Sec 7 partial replat no 1
- d. City of Houston Sharpstowns Water Well no 5
- e. Driscoll Vista
- f. Knoll Street Crossing
- g. Laurel at Blackhawk
- h. Light Haven at District West Sec 1 partial replat no 1
- i. Melbourne Villas
- j. Moritz Square Development
- k. Hoskins Square
- l. New Orleans Street Estates
- m. Sylvan Estates

Staff recommendation: Establish a public hearing date of November 2, 2023, for Item IV, a-m.

Commission action: Established a public hearing date of November 2, 2023, for Item IV, a-m.

Motion: Mares

Vote: Unanimous

Second: Garza

Abstaining: None

ITEM V WAS TAKEN WITH ITEM 117

**V. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE AT 11851 MARTINDALE ROAD – DEFER**

**VI. PUBLIC COMMENT**

Speaker(s): Jeff Boutee, Announced a new group “Strong Towns Houston”, ([StrongTownsHouston@gmail.com](mailto:StrongTownsHouston@gmail.com)) nonprofit advocacy organization. Supports, “Livable Places” and advocates for Houston.

**VII. ADJOURNMENT**


There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at **3:53 PM**.

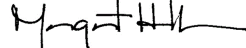
Motion: Garza

Vote: Unanimous

Second: Clark

Abstaining: None

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 Martha L. Stein, Chair

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 Margaret Wallace Brown, Secretary