HOUSTON PLANNING COMMISSION

AGENDA

Thursday, August 22, 2024
2:30 p.m.

MEMBERS
Lisa M. Clark, *Chair*
M. Sonny Garza, *Vice Chair*
Susan Alleman
Bill Baldwin
Michelle Colvard
Rodney Heisch
Daimian S. Hines
Randall L. Jones
Sami Khaleeq
Lydia Mares
Linda Porras-Pirtle
Kevin S. Robins
Ian Rosenberg
Megan R. Sigler
Martha L. Stein
Zafar "Zaf" Tahir
Meera D. Victor
Libby Viera-Bland

The Honorable KP George
Fort Bend County
The Honorable Lina Hidalgo
Harris County
Commissioner James Noack
Montgomery County

ALTERNATE MEMBERS
J. Stacy Slawinski, P.E.
Maggie Dalton
Fort Bend County
Patrick Mandapaka, PhD, AICP
Harris County
Scott Cain
Montgomery County

EX- OFFICIO MEMBERS
Carol Lewis, Ph.D.
Richard Smith, P.E.
Yuhayna H. Mahmud, AICP
Tina Petersen, Ph.D., P.E.

SECRETARY
Vonn Tran

Meeting Policies and Regulations

Order of Agenda
The Planning Commission may alter the order of the agenda to consider special requests and variances first, followed by replats requiring a public hearing second and consent agenda last. Any contested consent item will be moved to the end of the consent agenda.

Public Participation
The public is encouraged to take an active interest in matters that come before the Planning Commission. Anyone wishing to speak before the Commission may do so. The Commission has adopted the following procedural rules on public participation:

1. Anyone wishing to speak before the Commission must sign up using a designated form located at the entrance to the chamber.

3. If the speaker wishes to discuss a specific item on the agenda of the Commission, it should be noted on the sign-up form.

4. All comments submitted in writing via email Speakercomments.pc@houstontx.gov at least 24 hours in advance will be made part of the agenda under public comments.

5. If the speaker wishes to discuss any subject not otherwise on the agenda, time will be allocated or allotted after all agenda items have been processed and "public comments" are taken.

6. For each item, the applicant is given first opportunity to speak and is allowed **two** minutes for an opening presentation. The applicant is also allowed a rebuttal after all speakers have been heard; two additional minutes will be allowed.

7. Speakers will be allowed **two** minutes each for specially called hearing items, replats with notice, variances, and special exceptions.

8. Speakers will be allowed **one** minute each for all consent agenda items.

9. If a speaker has a translator (foreign language or sign language), that individual will be given twice the amount of time.

10. When an item has been deferred to a future agenda, speakers will be allowed to speak again when the item appears on the next agenda, but will be limited to **one** minute.

11. Time limits will not apply to elected officials.

12. No speaker is permitted to accumulate speaking time from another person.

13. Time devoted to answering any questions from the Commission is not charged against allotted speaking time.

14. The Commission reserves the right to limit speakers if it is the Commission's judgment that an issue has been sufficiently discussed and additional speakers are repetitive.

15. The Commission reserves the right to stop speakers who are unruly or abusive.

Limitations on the Authority of the Planning Commission
By law, the Commission is required to approve subdivision and development plats that meet the requirements of Chapter 42 of the Code of Ordinances of the City of Houston and related regulations. The Commission cannot exercise discretion nor can it set conditions on plats meeting all requirements. If the Commission does not act on a Sec. I Platting Activity A-F and K. Consent Agenda item within 30 days, the item is deemed approved. The Commission's authority on platting does not extend to land use. The Commission cannot disapprove a plat because of objections to the use of the property. All plats approved by the Commission are subject to compliance with applicable requirements of other departments and public agencies, e.g., water, sewer, drainage, or utilities.

Contacting the Planning Commission
Should you have materials or information that you would like for the Planning Commission members to have pertaining to a particular item on their agenda, contact staff at 832-393-6624 or 832-393-6600.

Contacting the Planning Department
The Planning and Development Department is located at 611 Walker Street on the sixth floor. Code Enforcement is located at 1002 Washington Street.

Mailing address is:
P.O. Box 1562
Houston, Texas 77251-1562

Website is: www.houstonplanning.com

E-mail Planning and Development:
planningdepartment@houstontx.gov

Plat Tracker Home Page:
www.HoustonPlatTracker.org

SPEAKER GUIDELINES

WELCOME to a meeting of the City's Planning and Development Department. Your input is valued. Commissioners act according to established standards; see rules or policies for details. Staff is available to help orient you on meeting procedures. For the City's I SPEAK language line, including traducción en español, call (832) 393-3000.

Submit a SPEAKER FORM to be recognized as a speaker. Turn in the completed, legible form to the staff near the front desk, normally before the item is called for consideration. Organized groups may submit forms in a desired speaker sequence to staff. However, the Chair may take items out of order.

One recognized speaker at the podium at a time. As your name is called, move to the podium to speak, or announce from your seat if you wish to decline. Any handouts can be provided to staff near the podium, for distribution while you begin speaking.

At the podium, state your name for the record. Ideally, also state your position on the item, and then deliver your comments. A bell is rung if the allowed speaking time is exceeded. No audible expressions from the audience, including no applause, boos, or verbal outbursts.

Speakers with general comments can sign up to speak during the public comment section of the agenda. Turn in visitor badges at the building's check in stations at departure.

Beginning May 16, 2024 and thereafter, there is not an option to speak remotely. The meeting can be viewed on the HTV Houston municipal channel and HTV web site.

COMMISSION OR GROUP: Planning Commission

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER_____

AGENDA ITEM NAME_____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

Do you have handouts or items to be distributed during your comments? _____ (Check if Yes)

Your position or comments: _____ **Applicant** ____ **Supportive** ____ **Opposed** ____**Undecided**

This online document is preliminary. It may not contain all the relevant materials and information that the Planning Commission will consider at its meeting. The official agenda is posted at City Hall 72 hours prior to the Planning Commission meeting. Final detailed packets are available online at the time of the Planning Commission meeting.

Houston Planning Commission
AGENDA

Thursday, August 22, 2024, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston TX

CALL TO ORDER

Director's Report

Consideration of the August 8, 2024, Planning Commission Meeting Minutes and the amended minutes of June 27, 2024

I. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (Ken Calhoun)
b. Replats (Ken Calhoun)
c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, John Cedillo, Devin Crittle, Aracely Rodriguez, and Antwanysha Johnson)
d. Subdivision Plats with Variance Requests (James Tichy, Petra Hsia, Aracely Rodriguez, Tammi Williamson, Devin Crittle and Geoff Butler)
e. Subdivision Plats with Special Exception Requests
f. Reconsiderations of Requirement
g. Extensions of Approval (Antwanysha Berry)
h. Name Changes (Antwanysha Berry)
i. Certificates of Compliance (Antwanysha Berry)
j. Administrative (Antwanysha Berry)
k. Development Plats with Variance Requests (Ed Buckley, Tammi Williamson, Geoff Butler, Ramon Jaime-Leon)

II. Establish a public hearing date of September 19, 2024

a. Baggett Green
b. Cougar Estates
c. Express Mart 59
d. Fairwoods at Furman
e. Hunter Creek Landing
f. Isaac Estates at Nordling
g. Lynnfield Development
h. McDonalds at Meadows of Clear Creek

III. Public Comment

IV. Adjournment

The Commission reserves the right to convene an Executive Session on any item listed on this agenda as authorized by the Texas Open Meetings Act, Texas Gov't Code Chapter 551, under any applicable exception, including but not limited to Sec. 551.071, Consultation with Attorney.

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 8 AUGUST 2024
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX

Called to Order at **2:32 PM** by Vice Chair, M. Sonny Garza

Commissioners	**Quorum - Present / Absent**
Lisa M. Clark, Chair	**Absent**
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	**Absent**
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	Present
Martha L. Stein	**Absent**
Zafar "Zaf" Tahir	Present at 2:38 after Chairs Report
Meera D. Victor	Present
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	**Absent**
Maggie Dalton for The Honorable KP George	**Absent**
Patrick Mandapaka for The Honorable Lina Hidalgo	Present at 2:38 after Chairs Report
Vonn Tran, Secretary	Present

Ex Officio Members – Carol Lewis • Carol Haddock • Yuhayna H. Mahumd

Legal Department – Kim Mickelson • Yolanda Woods

Houston Public Works – Richard Smith • John Brown

DIRECTOR'S REPORT – Director Vonn Tran introduced herself to the Commissioners and public.

CHAIR'S REPORT – M. Sonny Garza, Vice Chair, reported on final agenda and speakers' guidelines.

Consideration of the July 25, 2024 Planning Commission MTFP Public Hearing and Planning Commission Meeting Minutes

Action: Approved as presented.

Motion: Khaleeq — Vote: Unanimous
Second: Baldwin — Abstaining: None

I. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (1-68)
b. Replats (69-100)

Staff recommendation: Approve Item No's. 1 – 100, subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations, except for items removed for separate consideration.

Motion: Porras-Pirtle — Vote: Unanimous
Second: Viera-Bland — Abstaining: None

Staff recommendation: Approve recommendations for Item No.'s, **2, 3, 6, 24, 26, 27, 28, and 49** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations.

Motion: Mares — Vote: Carried
Second: Alleman — Abstaining: Heisch

c. Replats requiring Public Hearings with Notification

101 Caris Villa

Staff recommendation: Defer Applicant request.
Commission action: Deferred per applicant's request.
Speaker(s): Joyce Owens, applicant (questions only)

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

102 Castlewood MUD Administrative Center

Staff recommendation: Defer Applicant request.
Commission action: Deferred per applicant's request.
Speaker(s): Cary Wagner, Alan Huddleston, Mikalla Hodges - applicants, Janis and Cary Wagner, John Beck, Dawn Shuler - supportive; Mika Brooks, David Cooper – opposed

Motion: Khaleeq — Vote: Unanimous
Second: Mandapaka — Abstaining: None

103 Champion Heavens partial replat no 1

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Joyce Owens, applicant (questions only)

Motion: Mandapaka — Vote: Unanimous
Second: Heisch — Abstaining: None

104 ESTATES AT CAREY STREET – No Action Needed until 08/22/2024.

105 FONDREN SOUTHWEST NORTHFIELD SEC 7 AND SEC 8 PARTIAL REPLAT NO 3
Staff recommendation: Defer Applicant request.
Commission action: Deferred per applicant's request.
Speaker(s): Perdita Chavis, Chief of Staff for District K – supportive

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

106 FOSTER GLEN
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: Mares	Vote: Unanimous
Second: Victor	Abstaining: None

107 FRY ROAD MUD PARK D
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): William J. Manning Jr., applicant – supportive

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

108 HARRIS HEALTH SYSTEM LYNDON B JOHNSON HOSPITAL
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: Carried
Second: Jones	Abstaining: Viera-Bland

109 HOUSTON GARDENS ESTATES
Staff recommendation: Disapprove.
Commission action: Disapproved.
Speaker(s): None

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

110 KAEDENCE ESTATES REPLAT NO 1
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: Alleman	Vote: Unanimous
Second: Heisch	Abstaining: None

111 MALDONADO PROPERTIES – Withdrawn

112 NORTH DRENNAN MANOR REPLAT NO 1 AND EXTENSION
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Juana Sauceda, applicant

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

113 RESIDENCES AT AMBER
Staff recommendation: Defer Applicant request.
Commission action: Deferred per applicant's request.
Speaker(s): None

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

114 WEST SHADY LANE ESTATES
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): David Rowan, applicant

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

115 WESTHEIMER ESTATES VIEWS
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: Alleman	Abstaining: None

d. Subdivision Plats with Variance Requests

116 Aldine Westfield Self Storage Sec 2 partial replat no 1
Staff recommendation: Defer Applicant request.
Commission action: Deferred per applicant's request.
Speaker(s): None

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

117 Bridgeland Central GP
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): Katy Harris, applicant (questions only)

Motion: Baldwin	Vote: Carried
Second: Viera-Bland	Abstaining: Heisch

Items 118 and 119 were taken together at this time.

118 Bridgeland Central Sec 5
119 Bridgeland Central Sec 8
Staff recommendation: Defer Additional information requested.
Commission action: Deferred for further information.
Speaker(s): Katy Harris, applicant (questions only)

Motion: Mandapaka	Vote: Carried
Second: Victor	Abstaining: Heisch 118 and 119

120 Carpenters Landing East
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	Vote: Unanimous
Second: Mares	Abstaining: None

121 Cossey Road Manor
Staff recommendation: Defer Additional information requested.
Commission action: Deferred for further information.
Speaker(s): None

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

ITEMS 122 AND 123 WERE TAKEN TOGETHER AT THIS TIME.

122 DANE AT CLARENCE RESERVE
123 DANE AT EASTEX RESERVE

Staff recommendation: Grant the requested variance(s) and approve the plats subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plats subject to the CPC 101 form conditions.
Speaker(s): Salim Obeid – applicant

Motion: Tahir	Vote: Unanimous
Second: Khaleeq	Abstaining: None

124 JONES CREEK RESERVE AT MCCRARY MEADOWS SEC 2

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: Jones	Vote: Unanimous
Second: Tahir	Abstaining: None

125 KIPPERS YARD

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: Sigler	Vote: Unanimous
Second: Victor	Abstaining: None

126 RESERVE AT TUAM

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): Salim Obeid – applicant

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

127 RIVIANA SEC 2

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): Katy Harris, applicant (questions only)

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

128 SHELDON RIDGE SEC 15

Staff recommendation: Defer for further study and review.
Commission action: Deferred for further study and review.
Speaker(s): None

Motion: Porras-Pirtle	Vote: Unanimous
Second: Heisch	Abstaining: None

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

129 ENCLAVE ON LOUETTA

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	Vote: Unanimous
Second: Tahir	Abstaining: None

130 RODS CAMPUS ON THE POND

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	Vote: Unanimous
Second: Sigler	Abstaining: None

131 SHOPS AT BAUER LANDING

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): David White, applicant (questions only)

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

g. EXTENSIONS OF APPROVAL

132	Amira Sec 26	Approved
133	Bauer Villas	Approved
134	Beckendorff Place	Approved
135	Cunningham Estate	Approved
136	East Lake Houston Parkway and Reserves	Approved
137	Harris County MUD No 171 Water Well no 9	Approved
138	Holderrieth Road Street Dedication Sec 5	Approved
139	Kaiser at Riley Fuzzel Estates	Approved
140	Miramesa Commercial Reserve Sec 1 partial replat no 1	Approved
141	Sheldon Ridge Community Park	Approved
142	Singh Estate	Approved
143	Synova Drive Street Dedication and Detention Reserve	Approved
144	Telge Ranch West Sec 1	Approved
145	Texas Toy Box Storage Bridgeland Sec 1	Approved
146	White Oak at Studewood Reserve	Approved

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE – None

j. ADMINISTRATIVE – None

Staff recommendation: Approve staff recommendations for Items G. 132 – 146.
Commission Action: Approved items per staff recommendations.
Speaker(s): None

Motion: Viera-Bland	Vote: Carried
Second: Mares	Abstaining: Heisch 137 and 146

k. Development Plats with Variance Requests

147 401 Goldenrod Street
Staff recommendation: Defer.
Commission action: Deferred.
Speaker(s): None

Motion: Porras-Pirtle	Vote: Carried
Second: Khaleeq	Abstaining: Baldwin

148 8839 Humble Westfield Road
Staff recommendation: Defer.
Commission action: Deferred.
Speaker(s): None

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

149 1103 W Cavalcade Street
Staff recommendation: Approve.
Commission action: Approved.
Speaker(s): None

Motion: Baldwin	Vote: Carried
Second: Sigler	Opposed: Porras-Pirtle and Mares

150 5607 W Montgomery Road
Staff recommendation: Defer.
Commission action: Deferred.
Speaker(s): None

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

151 3539 Woodvalley Drive #B
Staff recommendation: Defer.
Commission action: Deferred.
Speaker(s): Perdita Chavis, District K~~, Chief of Staff for Mayor Pro Tem Castex-Tatum~~ – supportive

Motion: Robins	Vote: Unanimous
Second: Tahir	Abstaining: None

II. Establish a public hearing date of September 5, 2024

a. Caywood Place
b. Fellowship Estate
c. Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 2 partial replat no 1
d. Hogan Gardens Square
e. Houston Electric Vehicle Montrose partial replat no 1
f. Prince Views

Staff recommendation: Establish a public hearing date of September 5, 2024, for Item II, a-f.
Commission action: Established a public hearing date of September 5, 2024, for Item II, a-f.
Speaker(s): None

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

III. Consideration of a Residence Inn by Marriott Hotel/Motel located at 1200 Givens Street

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

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

IV. Public Hearing and Consideration of a Special Minimum Lot Size for the 200 Block of Munford Street in the Milroy Place Subdivision – MLS 858

Staff recommendation: Forward the application to City Council for approval.
Commission action: Forwarded the application to City Council for approval.
Speaker(s): None

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

V. Excuse the Absence of Commissioners Michelle Colvard. Rodney Heisch, Lydia Mares, Ian Rosenberg, Martha L. Stein, Merra D/ Victor, and Libby Viera-Bland

Commissioners Colvard, Heisch, Mares, Rosenberg, Victor, and Viera-Bland were present; no action required.
Commission action: Excused the absence of Commissioner Stein.

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

VI. Public Comment – None

VII. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair M. Sonny Garza adjourned the meeting at **4:27 PM**.

_____ _____

M. Sonny Garza, Vice Chair Vonn Tran, Secretary

HOUSTON PLANNING COMMISSION
AMENDED MINUTES
THURSDAY, 27 JUNE 2024
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON TX

Called to order at **2:33 PM** by Lisa M. Clark, Chair

Commissioners	**Quorum - Present / Absent**
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	**Absent**
Susan Alleman	Present
Bill Baldwin	Present
Michelle Colvard	**Absent**
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	**Absent**
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	**Absent**
Kevin Robins	**Absent**
Ian Rosenberg	Present at 2:44 during Item 129
Megan R. Sigler	**Absent**
Martha L. Stein	Present
Zafar "Zaf" Tahir	**Absent**
Meera D. Victor	Present
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	**Absent**
Maggie Dalton for The Honorable KP George	**Absent**
Patrick Mandapaka for The Honorable Lina Hidalgo	Present
Jennifer Ostlind, Secretary	Present

Ex Officio Members – Carol Lewis • Carol Haddock • Yuhayna H. Mahumd

Legal Department – Kim Mickelson • Yolanda Woods

Houston Public Works – Richard Smith, Interim Director • John Brown

CHAIR'S REPORT – Lisa M. Clark, Chair, reported on final agenda and speakers' guidelines, and announced withdrawn items not being considered today.

DIRECTOR'S REPORT – Jennifer Ostlind, Secretary, Interim Director of Planning Development, reminded the next MTFP meeting will be on July 25 at 1pm.

APPROVAL OF MINUTES

Consideration of the June 13, 2024 Planning Commission Meeting Minutes
Action: Approved.

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

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-72)
b. REPLATS (73-127)

Staff recommendation: Approve **Item No's. 1 – 127**, subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations, except for items removed for separate consideration.

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

Staff recommendation: Approve recommendations for **Item No.'s, 2, 3, 4, 5, 6, 7, 20, 21, 22, 23, 79,** and **80** subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations.

Motion: Stein	Vote: Carried
Second: Baldwin	Abstaining: Heisch, Mares

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

128 AMHERST SPRINGS

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: Mares	Vote: Unanimous
Second: Stein	Abstaining: None

129 CHONG MANOR

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: Viera-Bland	Abstaining: None

130 ESTATES AT CAREY STREET
Staff recommendation: Defer Applicant request.
Commission action: Deferred application per applicant's request.
Speaker(s): None

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

131 EXPRESS MART 59 – Withdrawn

132 LABOURE ESTATES PARTIAL REPLAT NO 1
Staff recommendation: Deny the requested variance(s) and disapprove the plat.
Commission action: Defer the application for 30-Days.
Speaker(s): Joyce Owens, applicant, Mary Scott – position not stated

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

133 LOMCREST PLACE
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Monica Fontenot-Poindexter, applicant

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

134 MALDONADO PROPERTIES – Withdrawn

135 MARVIDA SEC 19 PARTIAL REPLAT NO 1
Staff recommendation: Defer Applicant request.
Commission action: Deferred application per applicant's request.
Speaker(s): None

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

136 NORTHWOOD CROSSING
Staff recommendation: Defer for further study and review.
Commission action: Deferred the application for further study and review.
Speaker(s): S. Thompson, Fred Woods, Martha Harrison-Johnson – opposed

Motion: Stein	Vote: Unanimous
Second: Khaleeq	Abstaining: None

137 Northwood Views

Staff recommendation: Defer for further study and review.
Commission action: Deferred the application for further study and review.
Speaker(s): Fred Woods – opposed

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

138 Rice Sterlingshire Avenue Development

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: Khaleeq	Vote: Unanimous
Second: Heisch	Abstaining: None

139 Southampton Place partial replat no 5

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: Mares	Vote: Unanimous
Second: Victor	Abstaining: None

140 Synova Sec 5

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	Vote: Unanimous
Second: Viera-Bland	Abstaining: None

141 Temple Terrace Addition partial replat no 3

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Charles Penland, Chuck Davis, applicant, Ashley Watt, Judith Snivley – position not stated

Motion: Hines	Vote: Unanimous
Second: Khaleeq	Abstaining: None

142 Vera Lou Homes – Withdrawn

143 West Lane Annex partial replat no 7

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: Alleman	Abstaining: None

144 Woodlands Village of Carlton Woods Sec 11 partial replat no 1

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: Mares	Vote: Unanimous
Second: Alleman	Abstaining: None

d. Subdivision Plats with Variance Requests

145 Atascocita Road Campus Reserve

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	Vote: Unanimous
Second: Stein	Abstaining: None

146 City Center Capital LLC at Cypress North Houston

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	Vote: Unanimous
Second: Viera-Bland	Abstaining: None

147 Cullen Acres

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

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

148 Cypress Green GP

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: Alleman	Abstaining: None

149 Fairbanks Park

Staff recommendation: Deny the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Defer the application for 30 days.
Speaker(s): Marshall Clapp

Motion: Khaleeq	Vote: Unanimous
Second: Rosenburg	Abstaining: None

150 LBK Properties LLC

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: Hines	Vote: Unanimous
Second: Heisch	Abstaining: None

151 Yoakum Enclave replat no 1

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): Nancy Bradford

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

e. Subdivision Plats with Special Exception Requests

152 Pinehaven Sec 1

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: Mandapaka	Vote: Unanimous
Second: Viera-Bland	Abstaining: None

f. Reconsiderations of Requirement – None

g. Extensions of Approval

153	Bissonnet Street in Trillium Street Dedication and Reserves Sec 1	Approved
154	Cypress Green Commercial Reserves Sec 3	Approved
155	Davis World	Approved
156	East Aldine Estates	Approved
157	East Side Development	Approved
158	Generation Shopping Plaza	Approved
159	Holly Lockwood Properties LLC	Approved
160	MBI LTD Properties	Approved
161	Power Business Center	Approved
162	Providence Place	Approved
163	Saint Tropez Remote Water Well	Approved
164	Saint Tropez Sec 2	Approved
165	Southwest Wholesale Complex	Approved
166	West Side Development	Approved

h. Name Changes

167	West at Gessner Reserves partial replat no 2 (prev. West at Gessner Reserves partial replat no 1)	Approved

i. Certificates of Compliance

168	19645 Live Oak North	Approved
169	18558 Indigo Way	Approved

j. Administrative – None

Staff recommendation: Approve staff recommendations for **Items 153 – 169**.
Commission Action: Approved items per staff recommendations.
Speaker(s): None

Motion: Baldwin — Vote: Unanimous
Second: Mares — Abstaining: None

k. Development Plats with Variance Requests

170 10726 Russett Drive

Staff recommendation: Defer.
Commission action: Deferred.
Speaker(s): None

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

171 910 Yale Street

Staff recommendation: Defer.
Commission action: Deferred.
Speaker(s): None

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

II. Establish a public hearing date of July 25, 2024

a. Adila Gardens replat no 1
b. Balmoral Sec 27 partial replat no 1
c. Houston Gardens Estates
d. Maldonado Properties
e. Residences at Amber
f. Richmond Road Estates partial replat no 3
g. Sidney Landing
h. Telge Ranch North Sec 1 partial replat no 1
i. Woodlake Manor

Staff recommendation: Establish a public hearing date of July 25, 2024, for Items a-i.
Commission action: Established a public hearing date of July 25, 2024, for Items a-i.
Speaker(s): None

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

III. Consideration of an Off-Street Parking Variance at 1414 Rosalie Street

Staff recommendation: Defer.
Commission action: Deferred.
Speaker(s): None

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

IV. Public Hearing and Consideration of a Special Minimum Lot Size Area for Portions of Woodland Terrace & Woodland Heights Subdivisions – MLS 841

Staff recommendation: Forward the application to City Council for approval.
Commission action: Forwarded the application to City Council for approval.
Speaker(s): Ashlee Stepp, Lydia Faqua, Lauri Bicker

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

V. Public Comment – None

VI. Excuse the absence of Commissioner Lydia Mares

Commissioner Mares was in attendance; therefore no action was required.

VII. Adjournment

There being no further business brought before the Commission, Chair Lisa M. Clark adjourned the meeting at **4:07 PM**.

_____	_____
Lisa M. Clark, Chair	Jennifer Ostlind, Secretary

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
1	Adila Gardens replat no 1	C3F		Approve the plat subject to the conditions listed
2	Ayatt Hidden Village	C3F	DEF1	Defer Chapter 42 planning standards
3	Bacha Reserve	C2		Approve the plat subject to the conditions listed
4	Cardiff Lakes	C2		Approve the plat subject to the conditions listed
5	Champion Heavens partial replat no 1	C3F		Approve the plat subject to the conditions listed
6	Chrome Shop	C2		Approve the plat subject to the conditions listed
7	Creekmont at Garden Oaks	C3F		Defer Chapter 42 planning standards
8	Cullen Acres	C3F		Approve the plat subject to the conditions listed
9	Cypress Green Commercial Reserves Sec 4	C2		Approve the plat subject to the conditions listed
10	Cypress Green Mason Road Street Dedication Sec 4 and Reserves	C3P		Approve the plat subject to the conditions listed
11	Danfield Creek	C3F		Defer Additional information reqd
12	Divina Terrace	C1		Approve the plat subject to the conditions listed
13	Dunham Pointe Sec 17	C3F		Approve the plat subject to the conditions listed
14	East Lake Houston Parkway North Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
15	East Lake Houston Parkway Street Dedication Sec 2	C3F		Approve the plat subject to the conditions listed
16	Elyson Boulevard Street Dedication Sec 5	SP		Approve the plat subject to the conditions listed
17	Elyson GP	GP		Approve the plat subject to the conditions listed
18	Elyson Sec 64	C3P		Approve the plat subject to the conditions listed
19	Elyson Sec 65	C3P		Approve the plat subject to the conditions listed
20	Enclave at Cypresswood	C3F		Approve the plat subject to the conditions listed
21	Five R Ranch	C3F		Approve the plat subject to the conditions listed
22	Flex Business Park	C3P	DEF1	Approve the plat subject to the conditions listed
23	Friendly Ford Campus	C2		Approve the plat subject to the conditions listed
24	Fry Road MUD Park D	C3F		Approve the plat subject to the conditions listed
25	Gant Industrial	C2	DEF1	Defer for further study and review
26	Grand Prairie Baethe Road Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
27	Grand Prairie Sec 9	C3F		Approve the plat subject to the conditions listed
28	Grand Prairie Sec 10	C3F		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
29	Grand Prairie Sec 11	C3P		Approve the plat subject to the conditions listed
30	Grand Prairie Sec 12	C3P		Approve the plat subject to the conditions listed
31	Greenbusch Business Park	C2	DEF1	Approve the plat subject to the conditions listed
32	Harris Health System Lyndon B Johnson Hospital	C3F		Approve the plat subject to the conditions listed
33	Houston Community College Woodridge Center	C2		Approve the plat subject to the conditions listed
34	Koenig Street Transfer	C2		Defer Chapter 42 planning standards
35	Lamar Consolidated ISD Elementary School Sec 37	C3P		Defer Additional information reqd
36	Louque Sorensen Estate	C3P		Approve the plat subject to the conditions listed
37	Marigold Meadows Estates	C2		Defer Chapter 42 planning standards
38	Mason Road Street Dedication and Reserves Sec 1	C3P		Approve the plat subject to the conditions listed
39	North Drennan Manor replat no 1 and extension	C3F		Approve the plat subject to the conditions listed
40	Oakberry Trails Sec 1	C3F		Approve the plat subject to the conditions listed
41	Olympia Fields Sec 2	C3P		Approve the plat subject to the conditions listed
42	Porter MUD Lift Station B	C2	DEF1	Approve the plat subject to the conditions listed
43	Redbud Sec 5	C3F		Defer Applicant request
44	Sheldon Ridge Sec 13	C3F		Approve the plat subject to the conditions listed
45	Sidney Landing	C3F		Approve the plat subject to the conditions listed
46	Stockdick Road Street Dedication and Reserve	C3P		Approve the plat subject to the conditions listed
47	Sundance Cove Sec 10	C3F		Approve the plat subject to the conditions listed
48	Synova Drive Street Dedication and Reserves Sec 2	C3F		Defer for further study and review
49	Synova Sec 4	C3F		Approve the plat subject to the conditions listed
50	Synova Sec 6	C3F		Approve the plat subject to the conditions listed
51	Tidwell Business LLC	C2		Defer Additional information reqd
52	Vellas Estates	C3F		Defer Additional information reqd
53	West Shady Lane Estates	C3F		Approve the plat subject to the conditions listed
54	Wilson Estates of Crosby	C2		Approve the plat subject to the conditions listed
55	Wrenwood partial replat no 6	C3F		Approve the plat subject to the conditions listed

B-Replats

56	Andrade Landholdings Estates at Fair Street	C2R		Defer for further study and review
57	B and P Port Logistics	C2R		Approve the plat subject to the conditions listed
58	Capital Transportation	C2R	DEF1	Defer LGL deed rests review pending

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
59	Caplin Duo	C2R	DEF2	Approve the plat subject to the conditions listed
60	Castone Estates	C2R		Defer Chapter 42 planning standards
61	Cayleen Homes	C2R		Approve the plat subject to the conditions listed
62	Columbia Heights	C2R		Approve the plat subject to the conditions listed
63	Columbia Manor	C2R	DEF1	Approve the plat subject to the conditions listed
64	Comal Plaza Estates	C2R		Approve the plat subject to the conditions listed
65	Duru Estates	C2R	DEF1	Defer LGL deed rests review pending
66	Esco Plaza	C2R		Defer for further study and review
67	Estates at Lanewood Street	C2R	DEF2	Approve the plat subject to the conditions listed
68	Harvard Homes	C2R		Approve the plat subject to the conditions listed
69	Homes on Tampico	C2R		Defer LGL deed rests review pending
70	Iglesia Cristiana Rey de Gloria of Houston	C2R	DEF1	Defer LGL deed rests review pending
71	Jason Forests of Avalon	C2R		Approve the plat subject to the conditions listed
72	Katy Grand Village Sec 1	C3R		Defer Chapter 42 planning standards
73	Kingwood Parc partial replat no 1	C2R		Approve the plat subject to the conditions listed
74	New Holman	C2R		Approve the plat subject to the conditions listed
75	Nguyen Highland Place	C3R		Defer Chapter 42 planning standards
76	Oak Forest Court	C2R	DEF1	Approve the plat subject to the conditions listed
77	Oakberry Trails Sec 2	C3R		Approve the plat subject to the conditions listed
78	Oakberry Trails Sec 4	C3R		Approve the plat subject to the conditions listed
79	Park Vista at El Tesoro Sec 4	C3R	DEF1	Defer Chapter 42 planning standards
80	Pitstop at Tidwell	C2R	DEF2	Approve the plat subject to the conditions listed
81	Plaza Estates at Elysian	C2R		Approve the plat subject to the conditions listed
82	Plaza Estates at Retta	C2R		Defer Drainage Plan reqd
83	Sheldon Woods Sec 1 partial replat no 2	C2R		Defer Chapter 42 planning standards
84	Shepherd Heights	C3R	DEF1	Approve the plat subject to the conditions listed
85	Tampico Homes	C2R		Defer further deed rests review reqd
86	Waterview Town Center Sec 2 partial replat no 1	C2R		Approve the plat subject to the conditions listed
87	Wileyvale Terrace	C2R		Approve the plat subject to the conditions listed
88	Winbern Development	C2R		Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

89	Briscoe Falls Sec 6	C3N		Defer for further study and review

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
90	Caris Villa	C3N	DEF1	Defer Applicant request
91	Castlewood MUD Administrative Center	C3N	DEF1	Deny the requested variance(s) and Disapprove the plat
92	Clyburn Landing	C3N		Defer Applicant request
93	Estates at Carey Street	C3N	DEF4	Withdraw
94	Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 3	C3N	DEF1	Approve the plat subject to the conditions listed
95	Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension	C3N		Withdraw
96	Greenville Estates replat no 1	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed
97	Idaho Park	C3N		Approve the plat subject to the conditions listed
98	Mansfield Living replat no 1	C3N		Approve the plat subject to the conditions listed
99	Mission of Yahweh Reserve	C3N		Defer Applicant request
100	Residences at Amber	C3N	DEF2	Disapprove
101	Sundus and Fatima Enterprises	C3N		Approve the plat subject to the conditions listed
102	Touchstone Estates	C3N		Approve the plat subject to the conditions listed

D-Variances

103	Aldine Westfield Self Storage Sec 2 partial replat no 1	C2R	DEF2	Approve the plat subject to the conditions listed
104	Blake Vista Reserves	C3R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
105	Bridgeland Central Sec 5	C3P	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
106	Bridgeland Central Sec 8	C3P	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
107	Cossey Road Manor	C2	DEF1	Approve the plat subject to the conditions listed
108	Curtis Steel Commerce Park	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
109	Fulton Station Apartments	C2R		Defer Additional information reqd
110	Pecan Estates GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
111	Pecan Estates Sec 4	C3F	DEF1	Approve the plat subject to the conditions listed
112	Pecan Estates Sec 5	C3F	DEF1	Approve the plat subject to the conditions listed
113	Salazar Partition	C2		Defer Additional information reqd
114	Sheldon Ridge Sec 15	C3P	DEF1	Defer Applicant request
115	Sila GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
116	White Oak Commercial	C2		Defer per Councilmember's request.

E-Special Exceptions

None

F-Reconsideration of Requirements

None

G-Extensions of Approval

117	Anniston Sec 9	EOA		Approve
118	Augusta Woods Self Storage	EOA		Approve
119	Day Residence	EOA		Approve
120	Grand Mason Mason Road Street Dedication Sec 4	EOA		Approve
121	Olympia Fields Sec 1	EOA		Approve
122	Redbud Wastewater Treatment Plant	EOA		Approve
123	Redbud Water Plant	EOA		Approve
124	Stuebner Multifamily Development	EOA		Approve
125	Tanner Flex Space Park	EOA		Approve
126	Village at Lincoln City	EOA		Approve
127	Wayside Village Sec 10	EOA		Approve

H-Name Changes

None

I-Certification of Compliance

128	25939 Peach Creek Drive	COC		Approve

J-Administrative

None

K-Development Plats with Variance Requests

129	401 Goldenrod Street	DPV	DEF2	Deny
130	1907 Holcombe Boulevard	DPV		Approve
131	8839 Humble Westfield Road	DPV	DEF1	Deny
132	3436 Meadow Lake Lane	DPV		Defer
133	5607 W. Montgomery Road	DPV	DEF1	Deny
134	3539 Woodvalley Drive #B	DPV	DEF1	Defer

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 08/22/2024
Plat Name: Adila Gardens replat no 1
Developer: Adila Construction
Applicant: ICMC GROUP INC
App No/Type: 2024-1590 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2381	Total Reserve Acreage:	0.0045
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77047	573U	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

073.1. Replat Legal Descriptions shall follow guidelines and/or examples.

075. Add Single Family Residential note to the plat. (42-1)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

No heavy or oversize trash collection service shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 39-63 of the Code of Ordinances.

lieu note to include "the incremental (proposed minus existing) dwelling units"

Add the entry arrow plat note

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 08/22/2024
Plat Name: Adila Gardens replat no 1
Developer: Adila Construction
Applicant: ICMC GROUP INC
App No/Type: 2024-1590 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 08/21/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. http://www.houstontx.gov/planning/

- The survey shows an existing power poles along the perimeter of the proposed development, recommend verifying that the site plan does not conflict with the poles otherwise, recommend coordinating with Center Point Energy.
HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
CenterPoint: Shared driveways: CNP requires 5’ Building Lines for installation and maintenance of facilities.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.
Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.

Parks and Recreation: The then-current fee in lieu of statement... add the incremental (proposed minus existing) dwelling units.

Parks table- Only the # of existing DUs and the "I hereby certify..." statement go in the table.

Parks table - check the "I hereby certify..." box.

Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 08/22/2024
Plat Name: Ayatt Hidden Village
Developer: Ayatt LLC
Applicant: Ayatt LLC
App No/Type: 2024-1514 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	8.9970	Total Reserve Acreage:	4.4000
Number of Lots:	30	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77375	289G	ETJ

Conditions and Requirements for Approval

039. The following areas may be considered when calculating compensating open space. Water areas including detention ponds, drainageways, flood plains, floodways and ravines subject to Planning Commission approval of an Open Space Amentities Plan. Follow the requirements established for a Open Space Amentities Plan. (Ament_185_cos.doc)

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41)

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

062. Provide an appropriate numeric and graphic scale. (20, 30, 40, 50, 60, or 100 feet) (42 & 44)

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.

088.1. A subdivision plat shall identify each reserve by alphabetical letter and shall show the total acreage of the reserve within the delineated reserve boundaries. The use intended for each reserve shall be noted. A reserve tract for which a use has not been determined shall be identified on the plat as an unrestricted reserve. (192)

091. Provide One-foot reserve as indicated on the plat and add applicable One-foot Reserve note to the plat. (193)

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

This plat is not in final form for a C3F. Open Space Amenities plan needs a pathway to provide access "to" COS and additional trees required based on perimeter dimensions of the amenities plan area.

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 08/22/2024
Plat Name: Ayatt Hidden Village
Developer: Ayatt LLC
Applicant: Ayatt LLC
App No/Type: 2024-1514 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

CenterPoint: 1—Define: ROW, PUE, BL
HPW-HW- IDS: Approved
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation.(TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)
Approved civil plans required prior to recordation (HC-Infrastructure Regulations, CH 4.03,4.06)
Label lot dimensions on all lots including bearings (chapter 42-41)
Verify house layout matches plat (chapter 42-41)
Label 1' reserve (chapter 42-191)
add note: "Plans for amenities in accordance with Harris County regulations will be submitted by others." (HC-infrastructure regulations-sec 5.03)
Block 2 lots 11-18 will need to be a new block and will need to be renumbered
Add property owner name (chapter 42-41)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 08/22/2024
Plat Name: Bacha Reserve
Developer: FARSA DEVELOPMENTS LLC
Applicant: Conley Land Services, LLC
App No/Type: 2024-1499 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.8170	Total Reserve Acreage:	1.8170
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77373	293X	ETJ

Conditions and Requirements for Approval

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown of the face of the plat.

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.

190.3. Add 'Vonn Tran, Secretary' as Secretary in the Planning Commission certificate.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Lines outside of plat boundary need to be dashed

Label: "Block 1"

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 08/22/2024
Plat Name: Bacha Reserve
Developer: FARSA DEVELOPMENTS LLC
Applicant: Conley Land Services, LLC
App No/Type: 2024-1499 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris Engineer: his plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Otto road will need to be improved to county standards for access (HC-Infrastructure Regulations, CH 7.01, 7.02)
Provide turnaround by separate instrument prior to recordation (Chapter 42, Chapter 10-COH geometric design guidelines, 10-27)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285. For wastewater related questions or to submit your report, please e-mail wastewater@eng.hctx.net . For drainage analysis related questions, please email civildevel@harriscountytx.gov .
Coordinate with HCFCD and provide INO email at recordation. May need to get flood control approval for Otto Rd construction if it goes into HCFCD ROW. (TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 08/22/2024
Plat Name: Cardiff Lakes
Developer: AEI Engineering
Applicant: Windrose
App No/Type: 2024-1659 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	4.6060	Total Reserve Acreage:	4.5946
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Northwest Harris County MUD 36

County	Zip	Key Map ©	City / ETJ
Harris	77388	291Z	ETJ

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

190.2. Add 'Lisa M. Clark' as Chair in the Planning Commission certificate.

190.3. Add 'Vonn Tran' as Secretary in the Planning Commission certificate.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 08/22/2024
Plat Name: Cardiff Lakes
Developer: AEI Engineering
Applicant: Windrose
App No/Type: 2024-1659 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Make sure that 10' clearance between public utility to the building foundation.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Updates to TIA may be required based on new buildout date ((HC-infrastructure regs, 12.02)
UVEs are shown on plat and will need to be shown on construction plan (Chapter 10-COH geometric design guidelines, 10-23)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 08/22/2024
Plat Name: Champion Heavens partial replat no 1
Developer: Champion Heavens Builders, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2024-1630 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.5983	Total Reserve Acreage:	0.0000
Number of Lots:	16	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County WCID 119

County	Zip	Key Map ©	City / ETJ
Harris	77379	329R	ETJ

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

190.3. Add 'Vonn Tran, Secretary' as Secretary in the Planning Commission certificate.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Coordinate with CenterPoint regarding released easement

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: Approved
CenterPoint: It appears that the aerial easement identified were released. Please see attachment.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
No building is allowed within any public utility easement.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5

Action Date: 08/22/2024

Plat Name: Champion Heavens partial replat no 1

Developer: Champion Heavens Builders, LLC

Applicant: Owens Management Systems, LLC

App No/Type: 2024-1630 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 08/22/2024
Plat Name: Chrome Shop
Developer: DER Holdings, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2024-1566 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	5.0933	Total Reserve Acreage:	5.0933
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	5	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77029	495M	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Address 1400’ intersection spacing requirements

Remove replat language

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 08/22/2024
Plat Name: Chrome Shop
Developer: DER Holdings, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2024-1566 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 08/21/2024 - An Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found at Chapter 15 of the Design Manual (IDM)

- Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. http://www.houstontx.gov/planning/

- Ensure that the existing power pole does not interfere with the sidewalk, otherwise, coordinate with Center energy point.
HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.

HPW-HW- IDS: For the creation of an unrestricted reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
Parks & Recreation - Urban Forestry: No existing trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 08/22/2024
Plat Name: Creekmont at Garden Oaks
Developer: FMF 3 , LLC
Applicant: Probstfeld & Associates, Inc.
App No/Type: 2024-1596 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.9417	Total Reserve Acreage:	0.0138
Number of Lots:	19	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77091	452E	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

073.1. Replat Legal Descriptions shall follow guidelines and/or examples.

146. Identify, dimension and provide square footage for all right-of-way dedications. “xx s.f. are hereby dedicated to the public for right-of-way purposes.

148. Change street name(s) as indicated on the marked file copy. (133-134)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 08/22/2024
Plat Name: Creekmont at Garden Oaks
Developer: FMF 3 , LLC
Applicant: Probstfeld & Associates, Inc.
App No/Type: 2024-1596 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

HPW- TDO- Traffic: 08/21/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. http://www.houstontx.gov/planning/

- Verify that the existing service pole does not conflict with the proposed development, otherwise, coordinate with Center point energy
HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
HPW-OCE- Drainage and Utility: If tract size more than 15000SF and less than 1 acre, total impervious area within tract > 9750 SF, Detention is required.

Parks & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
Addressing: The plat is proposing a street. Please confirm.
Solid Waste: The proposed development does not meet the frontage criteria to receive COH solid waste collection services.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 08/22/2024
Plat Name: Cullen Acres
Developer: Houston Habitat for Humanity
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No/Type: 2024-1628 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	6.8140	Total Reserve Acreage:	1.3580
Number of Lots:	37	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77047	573R	City

Conditions and Requirements for Approval

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown of the face of the plat.

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

069. Provide the complete Plat Legend that includes the type of plat; subdivision name; acreage; legal description of the property; county name; survey and abstract number; number of blocks, lots and reserves; owner and engineer; drawing scale and north arrow. (Plat_Legend.doc)

157.1. Provide street name break(s) as indicated on the marked file copy. Street name breaks must be located at lot lines.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Label U.E. Must not dead end.

Remove replat language

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 08/22/2024
Plat Name: Cullen Acres
Developer: Houston Habitat for Humanity
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No/Type: 2024-1628 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 08/19/2024 - No Comment.
HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.
Dead-end water lines are prohibited within cul-de-sac.

HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
Parks and Recreation: Park sector is incorrect.

Parks table- Only the # of existing DUs and the "I hereby certify..." statement go in the table.

Parks table - check the "I hereby certify..." box.

Parks & Recreation - Urban Forestry: There is an existing protected 48" Live Oak located within the building setback along Cullen at this address. Per our assessment of existing conditions and the proposed replat, the replat does not appear to cause interference with the existing tree. Urban Forestry approved replat with condition that protected trees will be preserved. We have coordinated with the applicant and determined the current proposed subdivision will not require removal of the protected trees.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 08/22/2024
Plat Name: Cypress Green Commercial Reserves Sec 4
Developer: Astro Cypress Green, L.P.
Applicant: Quiddity Engineering
App No/Type: 2024-1626 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	4.3590	Total Reserve Acreage:	4.3000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77447	285R	ETJ

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

059.1. Acreage in title and on plat must match at recordation.

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 08/22/2024
Plat Name: Cypress Green Commercial Reserves Sec 4
Developer: Astro Cypress Green, L.P.
Applicant: Quiddity Engineering
App No/Type: 2024-1626 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information.
Please see title Report, add easement to notes of plat.
HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Documentation of TxDOT driveway approval should be submitted with site plans.(HC Infrastructure Regulations, chapter 5.06)
TxDOT may acquire additional ROW in the future. Ensure that improvements are set back accordingly (HC permit regs, 5.06)
Required UVE should be shown on the Plat and construction plan. (chapter 10-COH geometric design guidelines, 10-23)
A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 08/22/2024
Plat Name: Cypress Green Mason Road Street Dedication Sec 4 and Reserves
Developer: Astro Cypress Green, L.P.
Applicant: Quiddity Engineering
App No/Type: 2024-1623 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	34.2800	Total Reserve Acreage:	29.8300
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77447	285Z	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

052. Cypress Green Mason Road and Pointe Della Street Dedication and Reserves must be recorded prior to or simultaneously with this plat.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10

Action Date: 08/22/2024

Plat Name: Cypress Green Mason Road Street Dedication Sec 4 and Reserves

Developer: Astro Cypress Green, L.P.

Applicant: Quiddity Engineering

App No/Type: 2024-1623 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1—Split UEs do not match adjoining proposed plats 2024-1352-SEC 19 and 2024-1354-SEC 20 which do not show a split.
HPW-HW- IDS: Approved
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Documentation of TxDOT driveway approval should be submitted with site plans.(HC Infrastructure Regulations, chapter 5.06)
TxDOT may acquire additional ROW in the future. Ensure that improvements are set back accordingly (HC permit regs, 5.06)
Required UVE should be shown on the Plat and construction plan. (chapter 10-COH geometric design guidelines, 10-23)
A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 08/22/2024
Plat Name: Danfield Creek
Developer: Green Valley Construction, LLC
Applicant: The Interfield Group
App No/Type: 2024-1643 C3F

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	5.5689	Total Reserve Acreage:	0.7570
Number of Lots:	65	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77047	572Y	City

Conditions and Requirements for Approval

020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)

047. Make minor corrections and additions as indicated on the marked file copy.

190.3. Add 'Vonn Tran, Secretary' as Secretary in the Planning Commission certificate.

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 08/22/2024
Plat Name: Divina Terrace
Developer: 1965
Applicant: Overland (Surveyors) Consortium, Inc
App No/Type: 2024-1529 C1

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	493B	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

126. Add Single Family Residential plat notes:• All lots are restricted to Single Family Residential Uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time.

Add waster water note:• All lots shall have adequate wastewater collection services.

134.4. This percentage (___%) shall be applied to the then-current fee in lieu of dedication.

134.5. Park land must be located so that it cannot be joined with a fence by one or more lots.

134.6. The then-current fee in lieu of dedication shall be applied to this number (____units) of dwelling units.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 08/22/2024
Plat Name: Divina Terrace
Developer: 1965
Applicant: Overland (Surveyors) Consortium, Inc
App No/Type: 2024-1529 C1

Staff Recommendation:
Approve the plat subject to the conditions listed

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 08/22/2024
Plat Name: Dunham Pointe Sec 17
Developer: Dunham Pointe Development, LLC, a Texas limited liability company
Applicant: BGE, Inc.
App No/Type: 2024-1620 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	20.3200	Total Reserve Acreage:	0.8047
Number of Lots:	53	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77433	366B	ETJ

Conditions and Requirements for Approval

041. Easements dedicated by separate instrument shown on the plat and not located adjacent to a common property line must be vacated, abandoned and rededicated prior to recordation.

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

052. Dunhamn Pointe Sec 15 and Sec 13 must be recorded prior to or simultaneously with this plat.

190.3. Add 'Vonn Tran, Secretary' as Secretary in the Planning Commission certificate.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13

Action Date: 08/22/2024

Plat Name: Dunham Pointe Sec 17

Developer: Dunham Pointe Development, LLC, a Texas limited liability company

Applicant: BGE, Inc.

App No/Type: 2024-1620 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
CenterPoint: It appears that Archie Dunham Circle goes directly through proposed subdivision. This is noted as a residential street. I have attached a Street Alley Closure Application.
Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please see Temporary Access Easement in Title.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026)
Dunham Pointe Sec 15 or Mound Road will need to be recorded prior to or simultaneously with this PLAT (ch 42-120)
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)
Please be advised that high speed rail bisects this development
A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
Required UVEs have been shown on the PLAT and should be shown on construction plan also (IDM chapter 10-COH geometric design guidelines, 10-44)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 08/22/2024
Plat Name: East Lake Houston Parkway North Street Dedication Sec 1
Developer: KPS Land Investment LP.,A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2024-1634 SP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.4340	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77532	378R	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: Approved
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Verify alignment with Synova development to the south (chapter 42-125, COH IDM Chapter 10)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 08/22/2024
Plat Name: East Lake Houston Parkway Street Dedication Sec 2
Developer: TPG AG EHC III (LEN) Multi State 1, LLC A Delaware Limited Liability Company
Applicant: EHRA
App No/Type: 2024-1638 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.0030	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77532	378V	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

052. East Lake Houston Parkway and Reserves must be recorded prior to or simultaneously with this plat.

073.2. Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form.

188. Appendix D:Notary Public Acknowledgement for All Signatures is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

190.2. Revise 'Lisa M. Clark, Chair' as Chair in the Planning Commission certificate.

190.3. Revise 'Vonn Tran, Secretary' as Secretary in the Planning Commission certificate.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15

Action Date: 08/22/2024

Plat Name: East Lake Houston Parkway Street Dedication Sec 2

Developer: TPG AG EHC III (LEN) Multi State 1, LLC A Delaware Limited Liability Company

Applicant: EHRA

App No/Type: 2024-1638 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Verify alignment with Synova development to the south (chapter 42-125, COH IDM Chapter 10)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 08/22/2024
Plat Name: Elyson Boulevard Street Dedication Sec 5
Developer: Nash FM 529, LLC. a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2024-1618 SP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.9610	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77493	404M	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

190.3. Add 'Vonn Tran, Secretary' as Secretary in the Planning Commission certificate.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 08/22/2024
Plat Name: Elyson GP
Developer: Nash FM 529 LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1637 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3563.5000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77493	405N	ETJ

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

046. General Plan approval is for street patterns as shown on the plat only. (24)

046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

Refer to HCFCD comments on drainage.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 08/22/2024
Plat Name: Elyson GP
Developer: Nash FM 529 LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1637 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - Previous comments are still not addressed on the document This is about additional Drainage ROW indicated on the uploaded PDF. Also include the note: "Site Drainage plans for future development must be approved by the Harris County Flood Control District" as indicated on the markup.
HPW-OCE- Drainage and Utility: Missing B.L.
Make sure that the subdivision has detention.
Make sure that 10’ clearance between public utility to the building foundation.
Dead-end water lines are prohibited within cul-de-sac.
Parks and Recreation: N/A
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County’s marked file copy on City of Houston’s plat tracker. (TLGC-232.0026)
Verify alignment with Synova development to the south (chapter 42-125, COH IDM Chapter 10)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)

Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 08/22/2024
Plat Name: Elyson Sec 64
Developer: Nash FM 529 LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1639 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	33.6000	Total Reserve Acreage:	10.9500
Number of Lots:	79	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77493	404M	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

052. Elyson Sec 57 and Elyson Blv must be recorded prior to or simultaneously with this plat.

067. Street Dedication plat shall conform to the previously approved General Plan. Reference the GP for the street location (s) and width(s). (25)

158. Provide for the dedication of widening/figure out proper reference for street as indicated on the marked file copy.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 08/22/2024
Plat Name: Elyson Sec 64
Developer: Nash FM 529 LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1639 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - Plat is in the Floodplain. Need to add the note: "Site drainage plans for the future development of this plat must be approved by the Harris County Flood Control District".
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
UVE should be checked at Groundsel Cottage Lane and Katy hockley cut off Road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
check with COH about extending ROW dedication to 80 feet (Chapter 42-41)
Label recording information for Katy Hockley cut off road and existing ROW (Chapter 42-41)
Label recording information for Elyson developments (Chapter 42-41)
The following intersections Tallgrass Vista Drive/Stonegate Shadow Lane, Tallgrass vista Drive/Wildwood Gap Lane, Timberline Ridge Ln/Sagebrush Hill Dr will have Intersection sight distance (ISD) exhibits included with the site plans to be evaluated for unobstructed visibility easement (UVE) requirements (chapter 10-COH geometric design guidelines, 10-23)
Verify restriction for reserve B (Chapter 42-190)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
UVE should be checked at Timberline Ridge Lane and Elyson Blvd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
Label street name break (COH Chapter 41-22 (A-9)
HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - Plat is in the Floodplain. Need to add the note: "Site drainage plans for the future development of this plat must be approved by the Harris County Flood Control District".
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
UVE should be checked at Groundsel Cottage Lane and Katy hockley cut off Road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
check with COH about extending ROW dedication to 80 feet (Chapter 42-41)
Label recording information for Katy Hockley cut off road and existing ROW (Chapter 42-41)
Label recording information for Elyson developments (Chapter 42-41)
The following intersections Tallgrass Vista Drive/Stonegate Shadow Lane, Tallgrass vista Drive/Wildwood Gap Lane, Timberline Ridge Ln/Sagebrush Hill Dr will have Intersection sight distance (ISD) exhibits included with the site plans to be evaluated for unobstructed visibility easement (UVE) requirements (chapter 10-COH geometric design guidelines, 10-23)
Verify restriction for reserve B (Chapter 42-190)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
UVE should be checked at Timberline Ridge Lane and Elyson Blvd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
Label street name break (COH Chapter 41-22 (A-9)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 08/22/2024
Plat Name: Elyson Sec 65
Developer: Nash FM 529 LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1640 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	37.5000	Total Reserve Acreage:	11.7600
Number of Lots:	117	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77493	404L	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

052. Elyson Sec 57 and Elyson Blvd must be recorded prior to or simultaneously with this plat.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 08/22/2024
Plat Name: Elyson Sec 65
Developer: Nash FM 529 LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1640 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - The plat is in the Floodplain. Need to add the note: "Site drainage plans for the future development of this plat must be approved by the Harris County Flood Control District."
CenterPoint: Split easement guidelines Must own both tracts of land, evidenced by a label with plat name and section or a label with owner name, acreage and deed recording reference.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Elyson Blvd will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)
UVE should be checked at Timberline Ridge Lane and Elyson blvd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at unnamed RD and Elyson blvd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 08/22/2024
Plat Name: Enclave at Cypresswood
Developer: Blue Slate Development
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
App No/Type: 2024-1589 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	5.4124	Total Reserve Acreage:	0.6391
Number of Lots:	45	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 82

County	Zip	Key Map ©	City / ETJ
Harris	77373	293U	ETJ

Conditions and Requirements for Approval

022. Single-family residential lots in a suburban area shall have minimum 20-foot front building lines along the local street. Should a lot side or back a local street a 10-foot side or rear building line will be required. (158)

047. Make minor corrections and additions as indicated on the marked file copy.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20

Action Date: 08/22/2024

Plat Name: Enclave at Cypresswood

Developer: Blue Slate Development

Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC

App No/Type: 2024-1589 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: APPROVE
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
A TIA (Full or Limited) may be required with site plans to determine traffic impacts including left turn lane and median opening adjustment for Apexwood Trail, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02, IDM-Chapter 10)
Interlocal agreement may be needed with County, developer and James Leo Drive maintenance owner for left turn lane construction and median opening adjustment for Apexwood Trail along James Leo Drive prior to recordation
UVE should be checked at Peakview Trail and James C. Leo Drive. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Apexwood Trail and James C. Leo Drive UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)

HPW-OCE- Drainage and Utility: UE should not be located at the front of lots along the ROW.
Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 08/22/2024
Plat Name: Five R Ranch
Developer: RENE AND ALMA PENA
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2024-1610 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	5.8390	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77532	379J	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 08/22/2024
Plat Name: Five R Ranch
Developer: RENE AND ALMA PENA
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2024-1610 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO email at recordation. (TLGC-242.001h)Ð_
Verify note 4 (Chapter 42)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285. For wastewater related questions or to submit your report, please e-mail wastewater@eng.hctx.net . For drainage analysis related questions, please email civildevel@harriscountytx.gov .

CenterPoint: Utility Easements (UEs) should be dedicated (minimum of 14') for subdivisions in rear or front of lots for subdivision.

Is this a mobile home park? Please advise.

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO email at recordation. (TLGC-242.001h)Ð_
Verify note 4 (Chapter 42)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285. For wastewater related questions or to submit your report, please e-mail wastewater@eng.hctx.net . For drainage analysis related questions, please email civildevel@harriscountytx.gov .

CenterPoint: Utility Easements (UEs) should be dedicated (minimum of 14') for subdivisions in rear or front of lots for subdivision.

Is this a mobile home park? Please advise.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 08/22/2024
Plat Name: Flex Business Park
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2024-1515 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	9.9830	Total Reserve Acreage:	9.4100
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77075	575X	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

190.3. Add 'Vonn Tran, Secretary' as Secretary in the Planning Commission certificate.

203. Provide complete Recordation Package when submitting plat for recordation. (42-45)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 08/22/2024
Plat Name: Flex Business Park
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2024-1515 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 08/02/2024 - An Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found at Chapter 15 of the Design Manual (IDM)

- The survey shows an existing power poles along the perimeter of the proposed development, recommend verifying that the site plan does not conflict with the poles otherwise, recommend coordinating with Center Point Energy.
CenterPoint: 1—Title report lists easements not shown on plat:
CF NO: D490960
CF NO: F422230

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy
of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at www.houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or
wcrtechs@houstontx.gov.
Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channels A125-00-00 and A125-01-00 with top of banks at the north and western boundaries of the plat (see regulations guidelines in uploaded PDF).
HPW-OCE- Drainage and Utility: Missing B.L.
Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Parks and Recreation: N/A

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 08/22/2024
Plat Name: Friendly Ford Campus
Developer: Friendly Ford
Applicant: Windrose
App No/Type: 2024-1657 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	17.1200	Total Reserve Acreage:	17.1200
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Crosby MUD

County	Zip	Key Map ©	City / ETJ
Harris	77532	419M	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

190.2. Add 'Lisa M. Clark, Chair' as Chair in the Planning Commission certificate.

190.3. Add 'Vonn Tran, Secretary' as Secretary in the Planning Commission certificate.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 08/22/2024
Plat Name: Fry Road MUD Park D
Developer: Sander Engineering
Applicant: Windrose
App No/Type: 2024-1577 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3325	Total Reserve Acreage:	0.3325
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Fry Road MUD

County	Zip	Key Map ©	City / ETJ
Harris	77449	446T	ETJ

Conditions and Requirements for Approval

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Provide 15' X 15' cutback in lieu of a visibility triangle(Chapter 10-COH geometric design guidelines, 10-22)
The following intersection Fort Laramie Drive/Little Bighorn Drive will have Intersection sight distance (ISD) exhibits included with the site plans to be evaluated for unobstructed visibility easement (UVE) requirements (chapter 10-COH geometric design guidelines, 10-23)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 08/22/2024
Plat Name: Gant Industrial
Developer: Everwood Gant LLC
Applicant: M2L Associates, Inc.
App No/Type: 2024-1383 C2

Staff Recommendation:
Defer for further study and review

Total Acreage:	2.7439	Total Reserve Acreage:	2.7398
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77066	370L	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

059. Provide the total acreage within the subdivision and the number of lots, blocks and reserves being platted. (41)

059.1. Acreage in title and on plat must match at recordation.

069. Provide the complete Plat Legend that includes the type of plat; subdivision name; acreage; legal description of the property; county name; survey and abstract number; number of blocks, lots and reserves; owner and engineer; drawing scale and north arrow. (Plat_Legend.doc)

073.2. Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form.

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Coordinate with Harris County regarding Abandoned ROW

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 08/22/2024
Plat Name: Gant Industrial
Developer: Everwood Gant LLC
Applicant: M2L Associates, Inc.
App No/Type: 2024-1383 C2

Staff Recommendation:
Defer for further study and review

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Label name and distance to nearest street intersection (Chapter 42-41)
Extend plat boundary to match GIS. owner has property interest in half of abandoned Richey ROW and revise plat acreage (Chapter 42-41)
plat name must match application (chapter 42-41)
plat is requested to be deferred for applicant to address comments (Chapter 42-73)
A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 08/22/2024
Plat Name: Grand Prairie Baethe Road Street Dedication Sec 1
Developer: Emptor Hockley -LLC
Applicant: Costello, Inc.
App No/Type: 2024-1573 SP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.2080	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77447	324N	ETJ

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

190.2. Add 'Lisa M. Clark, Chair' as Chair in the Planning Commission certificate.

190.3. Add 'Vonn Tran, Secretary' as Secretary in the Planning Commission certificate.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) 42-45

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. 42-45(2)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 08/22/2024
Plat Name: Grand Prairie Baethe Road Street Dedication Sec 1
Developer: Emptor Hockley -LLC
Applicant: Costello, Inc.
App No/Type: 2024-1573 SP

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
Label recording info for temporary drainage easement (Chapter 42-41)
Label existing recording info for 50' of Baethe road (chapter 42-41)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 08/22/2024
Plat Name: Grand Prairie Sec 9
Developer: Emptor Hockley -LLC
Applicant: Costello, Inc.
App No/Type: 2024-1574 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	18.3000	Total Reserve Acreage:	1.1860
Number of Lots:	89	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77447	323R	ETJ

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

052. Grand Prairie Baethe Road Street Dedication Sec 1 and Grand Prairie Sec 10 must be recorded prior to or simultaneously with this plat.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.

126. Add Single Family Residential plat notes: All lots are restricted to Single Family Residential Uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time.

187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

190.2. Add 'Lisa M. Clark, Chair' as Chair in the Planning Commission certificate.

190.3. Add Vonn Tran, Secretary' as Secretary in the Planning Commission certificate.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) 42-45

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. 42-45(2)

For Your Information:

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 08/22/2024
Plat Name: Grand Prairie Sec 9
Developer: Emptor Hockley -LLC
Applicant: Costello, Inc.
App No/Type: 2024-1574 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: Approved
CenterPoint: If the UE is split between the plat and adjacent subdivisions/acreage tracts the developer must:

Own both tracts of land, evidenced by a label with plat name and section or a label with owner name, acreage and deed recording reference. Appears owners are different

Split between plat and acreage tract: The split must be drawn, and footage labeled on both sides (inside & outside) of the split.

HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Dead-end water lines are prohibited within cul-de-sac.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation.
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC)

UVE should be checked at Scarlet Sage Trail Lane and Baethe road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

The following intersections Prairie Rose Bend Lane/Wheat Falls Lane will have Intersection sight distance (ISD) exhibits included with the site plans to be evaluated for unobstructed visibility easement (UVE) requirements (chapter 10-COH geometric design guidelines, 10-23)

Northern 50' of Baethe road will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)

Easements outside of plat boundary will need to be recorded prior to plat recordation (COH-Chapter 42-212)

Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 08/22/2024
Plat Name: Grand Prairie Sec 10
Developer: Emptor Hockley -LLC
Applicant: Costello, Inc.
App No/Type: 2024-1576 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	15.5500	Total Reserve Acreage:	1.6800
Number of Lots:	76	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77447	324N	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

126. Add Single Family Residential plat notes: All lots are restricted to Single Family Residential Uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time.

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

190.2. Add 'Lisa M. Clark, Chair' as Chair in the Planning Commission certificate.

190.3. Add 'Vonn Tran, Secretary' as Secretary in the Planning Commission certificate.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) 42-45

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. 42-45(2)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 08/22/2024
Plat Name: Grand Prairie Sec 10
Developer: Emptor Hockley -LLC
Applicant: Costello, Inc.
App No/Type: 2024-1576 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 08/21/2024 - No Comment
HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

CenterPoint: Split Easement Rules: If the UE is split between the plat and adjacent subdivisions/acreage tracts the developer must:
A - Own both tracts of land, evidenced by a label with plat name and section or a label with owner name, acreage and deed recording reference.
B - Splits must be even, i.e., 10'UE split 5'/5' 14'UE split 7'/7' 15'UE split 7.5'/7.5' 16'UE split 8'/8'.
C - Split between two plats: The split must be drawn, and footage labeled on both sides (inside & outside) of the plat boundary, so the entire UE is visible on both plats. Outside Plat should be labeled with plat name/recording info, lots/blocks/reserves should be drawn and labeled.

Please identify outside easements 7/7 on each side. The outside owners recording shows that these are different owners, you may elect to add a PUE attached above or put 14' easement inside subdivision line.
Public Utility Easement (PUEs) dedicated by separate instruments will be reviewed to ensure they meet CNP standard requirements for facility installation (effective May 2015), PUE document utilized should be the agreed upon document between the Greater Houston Builders Association {GHBA} and CenterPoint Energy {CNP}).
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
UVE should be checked at Texas Wildrye Drive and Warren Ranch Road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
Label name and recording info for property on east side of Warren Ranch Road (Chapter 42-41)
Label 1' reserve (chapter 42-191)
Maintenance agreement may be needed for Texas Wildrye Dr for non standard ROW (HC Infrastructure Regulations, CH 5.06)
Label name and distance to nearest cross street (chapter 42-41)
Easements outside of plat boundary will need to be recorded prior to plat recordation (COH-Chapter 42-212)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 08/22/2024
Plat Name: Grand Prairie Sec 11
Developer: Emptor Hockley
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1591 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	9.1000	Total Reserve Acreage:	0.4000
Number of Lots:	58	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77447	323R	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

052. Grand Prairie Sec 10 must be recorded prior to or simultaneously with this plat.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

126. Add Single Family Residential plat notes: 1) All lots are restricted to Single Family Residential Uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time. 2) All lots shall have adequate wastewater collection services

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: APPROVE
Harris Engineer: his plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026)
Sec 10 will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)
Verify st name, sec 10 calls out Yarrow Yards Trl (ch 41-22)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 08/22/2024
Plat Name: Grand Prairie Sec 11
Developer: Emptor Hockley
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1591 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 08/22/2024
Plat Name: Grand Prairie Sec 12
Developer: Emptor Hockley
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1593 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	11.0300	Total Reserve Acreage:	2.8700
Number of Lots:	44	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77447	324N	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

052. Grand Prairie Sec 9 must be recorded prior to or simultaneously with this plat.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

126. Add Single Family Residential plat notes: 1)All lots are restricted to Single Family Residential Uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time. 2) All lots shall have adequate wastewater collection services.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 08/22/2024
Plat Name: Grand Prairie Sec 12
Developer: Emptor Hockley
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1593 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Northern 50' of Baethe road will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)
Sec 9 will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)
UVE should be checked at Warren Ranch road and Baethe Road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 08/22/2024
Plat Name: Greenbusch Business Park
Developer: ERON, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2024-1456 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	4.9912	Total Reserve Acreage:	4.9912
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	484R	ETJ

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

050. Revise plat boundary as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 08/22/2024
Plat Name: Greenbusch Business Park
Developer: ERON, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2024-1456 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Fort Bend Engineer: 1) Address markup comments
2) Submit FP to FBC for formal review
3) This is not considered a formal review by FBC as not all review comments are provided in this portal
CenterPoint: 1—Title report lists easement in CF 2022131490 not shown on plat.
HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Make sure that 10’ clearance between public utility to the building foundation.
No building is allowed within any public utility easement.

Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 08/22/2024
Plat Name: Harris Health System Lyndon B Johnson Hospital
Developer: Harris Health System
Applicant: C.L. Davis & Company
App No/Type: 2024-1578 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	57.9200	Total Reserve Acreage:	57.9200
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77026	454U	City

Conditions and Requirements for Approval

007.5. Provide written approval from Houston Public Works, Joint Referral Committee regarding the abandonment of a street, alley, or easement inside the City of Houston prior to recordation. A copy of the ordinance to abandon must be provided prior to recordation. (Local Govt Code Sec 272.001 & Sec 2-237 and 2-238 of COH, Code of Ordinances) Contact JRC at https://www.houstonpublicworks.org/joint-referral-committee for the application process or call 832-395-3122.

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)

047. Make minor corrections and additions as indicated on the marked file copy.

161.2. Major thoroughfare, Lockwood Drive, has sufficient right-of-way per current MTFP. Dimension width at plat boundary corners and extreme changes in ROW edge to clarify "varies" on width. (Sec 42-41 & 42-122)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) (Sec 42-45)

204. Provide current title opinion in complete agreement with the plat dedication. (Sec 42-45(2))

Add plat note: Property may be subject to restrictions filed under vol 1385 pg 635 HCDR, vol 1344 pg 419 HCDR, vol 1273 pg 86 HCDR, vol 1269 pg 326 HCDR, vol 1254 pg 147 HCDR, vol 1248 pg 390 HCDR, vol 1246 pg 339 HCDR, vol 1246 pg 338 HCDR, vol 1214 pg 714 HCDR, vol 1210 pg 84 HCDR, vol 1209 pg 337 HCDR, and vol 1200 pg 540 HCDR, if proposed land use is non-governmental.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 08/22/2024
Plat Name: Harris Health System Lyndon B Johnson Hospital
Developer: Harris Health System
Applicant: C.L. Davis & Company
App No/Type: 2024-1578 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 08/21/2024 - An Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found at Chapter 15 of the Design Manual (IDM)

CenterPoint: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Add full recordation to plat.

Street Alley Closure need for McGee and Troost St. Application attached above. Please contact number on attached form.

Please add dedication page.
HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.
There are several City-owned sanitary sewer lines and water lines within the property. Need to dedicate sanitary sewer easement and water line easement or need to abandon sanitary sewer lines and water lines through JRC.

Harris County Flood Control District: Flood Control review - No comments.

HPW-HW- IDS: For the creation of a this unrestrictive reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 08/22/2024
Plat Name: Houston Community College Woodridge Center
Developer: Houston Community College System
Applicant: McKim & Creed, Inc.
App No/Type: 2024-1631 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	5.6990	Total Reserve Acreage:	5.6470
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77087	535J	City

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) 42-45

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. 42-45(2)

A04. Add the following note to the face of the plat: The land within this subdivision plat is located within a Controlled Compatible Land Use Area established by City of Houston Ordinance No. 2008-1052 and may be subject to regulations restricting the use of the land.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 08/22/2024
Plat Name: Houston Community College Woodridge Center
Developer: Houston Community College System
Applicant: McKim & Creed, Inc.
App No/Type: 2024-1631 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 08/16/2024 - An Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found at Chapter 15 of the Design Manual (IDM)
CenterPoint: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please show entire easement attached above on plat.
All abbreviations on plat must be in Legend and/or notes of plat. Please add all abbreviations on plat including recording abbreviations.
HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.

HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
Parks and Recreation: Missing Park notes.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 08/22/2024
Plat Name: Koenig Street Transfer
Developer: Diversified Engineering, Inc.
Applicant: Windrose
App No/Type: 2024-1615 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	10.5300	Total Reserve Acreage:	10.5300
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77034	577N	City

Conditions and Requirements for Approval

030. Provide a fully dimensioned 15’ x 15’ visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (162)

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

146. Identify, dimension and provide square footage for all right-of-way dedications. “xx s.f. are hereby dedicated to the public for right-of-way purposes.

149. Change street name ending(s) as indicated on the marked file copy. (133-134)

158. Provide for the dedication of widening for Rhea Road as indicated on the marked file copy.

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 08/22/2024
Plat Name: Koenig Street Transfer
Developer: Diversified Engineering, Inc.
Applicant: Windrose
App No/Type: 2024-1615 C2

Staff Recommendation:
Defer Chapter 42 planning standards

HPW- TDO- Traffic: 08/19/2024 - Show and label visibility triangle. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection.
HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.

HPW-HW- IDS: For the creation of a this unrestricted reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 08/22/2024
Plat Name: Lamar Consolidated ISD Elementary School Sec 37
Developer: Lamar CISD
Applicant: McKim and Creed
App No/Type: 2024-1635 C3P

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	30.5170	Total Reserve Acreage:	26.1480
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 50

County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	525R	ETJ

Conditions and Requirements for Approval

047. Make corrections as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

190.2. Add 'Lisa M. Clark, Chair' as Chair in the Planning Commission certificate.

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Fort Bend Engineer: 1) Per FBC regulations, the BL for all reserves may be 10' as they are not adjacent to a major thoroughfare
2) Verify is all SSE are proposed or existing. If proposed outside the plat boundary, provide the recording information
3) Only legal information needs to be shown on the plat - improvements do not need to be shown
4) Submit FP to FBC for formal review
5) This is not considered a formal review by FBC as not all review comments are provided in this portal
CenterPoint: 1--A Transmission Review is required as the plat is adjacent to a CenterPoint Energy Transmission Corridor. Please review the attached Transmission Review Letter for further instructions.
HPW-HW- IDS: Approved

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 08/22/2024
Plat Name: Lamar Consolidated ISD Elementary School Sec 37
Developer: Lamar CISD
Applicant: McKim and Creed
App No/Type: 2024-1635 C3P

Staff Recommendation:
Defer Additional information reqd

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 08/22/2024
Plat Name: Louque Sorensen Estate
Developer: Elevation Express
Applicant: Texas Land Maps
App No/Type: 2024-1575 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	4.3440	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77532	379H	ETJ

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

126. Add Single Family Residential plat notes: 1) All lots shall have adequate wastewater collection services.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 08/22/2024
Plat Name: Louque Sorensen Estate
Developer: Elevation Express
Applicant: Texas Land Maps
App No/Type: 2024-1575 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285. For wastewater related questions or to submit your report, please e-mail wastewater@eng.hctx.net . For drainage analysis related questions, please email civildevel@harriscountytx.gov

Call out "corner cut" for triangular area (Chapter 10-COH geometric design guidelines, 10-22)

UVE should be checked at Louque Avenue and Peters Road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 08/22/2024
Plat Name: Marigold Meadows Estates
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2024-1649 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.5474	Total Reserve Acreage:	0.0092
Number of Lots:	12	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77018	452H	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

223. Indicate the direction of vehicular entry to each garage from the shared driveway (>).

228. The shared driveway shall intersect with a type 1 permanent access easement or a public street at a 90-degree angle. (42-145(b)).

According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 40 Article XXII to meet the sidewalk requirements.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 08/22/2024
Plat Name: Marigold Meadows Estates
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2024-1649 C2

Staff Recommendation:
Defer Chapter 42 planning standards

HPW- TDO- Traffic: 08/21/2024
Recommend revising the curb radius at the end of the shared driveway, a slightly wider curb will accommodate vehicles turning angle.
HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
HPW-OCE- Drainage and Utility: If tract size more than 15000SF and less than 1 acre, total impervious area within tract > 9750 SF, Detention is required.
Missing B.L.
CenterPoint: Interior Building Lines must be a minimum of 5 feet. CNP's requirement stands apart from the city's as a minimum of 5' is required by CNP to install/operate/maintain an easement.

Applicant should maintain a 10' BL where property is adjacent to ROW with primary OVH facilities installed. Janisch Street.
Parks & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
Parks and Recreation: Parks table- Only the # of existing DUs and the "I hereby certify..." statement go in the table.

Parks table - check the "I hereby certify..." box.

The then-current fee in lieu of statement... add the incremental (proposed minus existing) dwelling units.
Solid Waste: The proposed development does not meet the frontage criteria to receive COH solid waste collection services.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 08/22/2024
Plat Name: Mason Road Street Dedication and Reserves Sec 1
Developer: JDS Hopfe Road LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1613 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	12.4000	Total Reserve Acreage:	8.8100
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77447	285Z	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40(c) & 44(1))

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41(14))

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

159. Provide centerline tie.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 08/22/2024
Plat Name: Mason Road Street Dedication and Reserves Sec 1
Developer: JDS Hopfe Road LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1613 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: • The following GHBA language is required to be in all COH plats and should be included in the next phase of the plat process:
Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- END -
HPW-HW- IDS: Approved
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Approved plat and GP shows a recreation reserve on NE corner of Mason road and Botkins road. Coordinate with Quiddity Engineering
Provide a 20' x 20' corner cuts at Everly Fields Blvd/Mason Road intersection(IDM COH geometric Design guidelines, 10-22)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, including developer major thoroughfare construction responsibilities and traffic flow/parking around recreation center, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
Botkins Road will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)
UVE should be checked at Everly fields Boulevard and Mason Road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Botkins road and Mason Road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 08/22/2024
Plat Name: North Drennan Manor replat no 1 and extension
Developer: Legion Builders, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1604 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2412	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77003	494P	City

Conditions and Requirements for Approval

030. Add Visibility Triangle note to the plat. (162)

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

190.3. Add 'Vonn Tran, Secretary' as Secretary in the Planning Commission certificate.

203. Provide complete Recordation Package when submitting plat for recordation. (42-45)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39

Action Date: 08/22/2024

Plat Name: North Drennan Manor replat no 1 and extension

Developer: Legion Builders, LLC

Applicant: Total Surveyors, Inc.

App No/Type: 2024-1604 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 08/21/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. http://www.houstontx.gov/planning/

- New development is at the corner intersection, ADA ramps at the street intersection are required as per City (Detail # 02775-02).

- Ensure that the existing power pole does not conflict with the proposed development, otherwise, coordinate with Center point energy.
CenterPoint: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information at site on plat. Please add the full recording information of 706280, to the BL's and visibility easement as noted on recorded plat attached above.
HPW-HW- IDS: APPROVE
Parks and Recreation: Existing survey does not distinguish residence. Please provide an d survey
Parks & Recreation - Urban Forestry: No existing trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 08/22/2024
Plat Name: Oakberry Trails Sec 1
Developer: LOB West, Inc. A Texas Corporation
Applicant: Benchmark Engineering Corporation
App No/Type: 2024-1658 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	99.0954	Total Reserve Acreage:	55.2598
Number of Lots:	147	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77484	283F	ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown of the face of the plat. (Sec 42-210)

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

190.2. Add 'Lisa M. Clark, Chair' as Chair in the Planning Commission certificate.

190.3. Add 'Vonn Tran, Secretary' as Secretary in the Planning Commission certificate.

203. Provide complete Recordation Package when submitting plat for recordation. (42-45)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 08/22/2024
Plat Name: Oakberry Trails Sec 1
Developer: LOB West, Inc. A Texas Corporation
Applicant: Benchmark Engineering Corporation
App No/Type: 2024-1658 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Dead-end water lines are prohibited within cul-de-sac.

Harris County Flood Control District: Flood Control review - Need to add the note: “Site drainage plans for the future development of this plat must be approved by the Harris County Flood Control District.”

CenterPoint: No UEs and/or CNP easements, whether existing or proposed, should be within Reserves restricted to any kind of wet usage areas (i.e., detention, drainage, lake, etc.)

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County’s marked file copy on City of Houston’s plat tracker. (TLGC-232.0026)
UVEs needs to be shown on plat and construction plan (Chapter 10-COH geometric design guidelines, 10-23)
Dedicate additional 15’ of ROW along Kickapoo Road at creek. See markup (Chapter 42-122)
Provide turn/curve signs for mitigation on site plans for substandard curve radius (IDM 10.3.03D, TMUTCD sec2C.07)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation.(TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)

Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 08/22/2024
Plat Name: Olympia Fields Sec 2
Developer: Woodmere Development Co., LTD
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1627 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	12.5000	Total Reserve Acreage:	1.9270
Number of Lots:	66	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77545	611N	ETJ

Conditions and Requirements for Approval

036. Add COS Plat note to the plat.

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40(c) & 44(1))

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Fort Bend Engineer: 1) Lot size variance required through FBC
2) Submit FP to FBC for formal review
3) This is not considered a formal review by FBC as not all review comments are provided in this portal
HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 08/22/2024
Plat Name: Porter MUD Lift Station B
Developer: Randal A. Hendricks, Trustee
Applicant: Meta Planning + Design LLC
App No/Type: 2024-1547 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2199	Total Reserve Acreage:	0.1524
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Porter MUD

County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296P	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

203. Provide complete Recordation Package when submitting plat for recordation.

204. Provide current title opinion in complete agreement with the plat dedication.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: Approved

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 08/22/2024
Plat Name: Redbud Sec 5
Developer: VPTM BAUER HOCKLEY LB, LLC
Applicant: Quiddity Engineering - Katy
App No/Type: 2024-1570 C3F

Staff Recommendation:
Defer Applicant request

Total Acreage:	17.6100	Total Reserve Acreage:	5.1300
Number of Lots:	53	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77447	325C	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

013. Provide written approval of plat with Recordation Package from the following pipeline company(s) ExxonMobile. Sec 42-55

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. Sec 42-212

047. Make minor corrections and additions as indicated on the marked file copy.

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

209. Applicant has requested that this item be deferred for two weeks.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 08/22/2024
Plat Name: Redbud Sec 5
Developer: VPTM BAUER HOCKLEY LB, LLC
Applicant: Quiddity Engineering - Katy
App No/Type: 2024-1570 C3F

Staff Recommendation:
Defer Applicant request

CenterPoint: 1--A Transmission Review is required as the plat is adjacent to a CenterPoint Energy Transmission Corridor. Please review the attached Transmission Review Letter for further instructions.
2—Block 3 is not labeled.
3—Easements per title report are not on plat.
4--Easements per CenterPoint records not on plat:
Blanket easements should be listed in the General Notes.
Recorded in CF#: T900476
UnRec CenterPoint File No. 10-B-28

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Dead-end water lines are prohibited within cul-de-sac.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Label ROW widths for Hopfe Road (chapter 42-41)
UVE should be checked at Low Plains Drive and and Hopfe Road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
INO letter will be needed from pipeline company for roadway crossing (HC-Infrastructure Regulations, CH 5.06)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 08/22/2024
Plat Name: Sheldon Ridge Sec 13
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No/Type: 2024-1612 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	9.7500	Total Reserve Acreage:	0.1540
Number of Lots:	53	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Northeast Harris County MUD 1

County	Zip	Key Map ©	City / ETJ
Harris	77044	418S	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc) Sec 42-42(5), 44(6)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) Sec 42-45

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

CenterPoint: Please note this is noted as a Preliminary Plat.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 08/22/2024
Plat Name: Sheldon Ridge Sec 13
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No/Type: 2024-1612 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 08/22/2024
Plat Name: Sidney Landing
Developer: Mayram Mosahab
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1601 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1773	Total Reserve Acreage:	0.0122
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77021	533R	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) Sec 42-45

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 08/22/2024
Plat Name: Sidney Landing
Developer: Mayram Mosahab
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1601 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 08/21/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. http://www.houstontx.gov/planning/

- The survey shows an existing service poles along the perimeter of the proposed development, recommend verifying that the site plan does not conflict with the poles otherwise, recommend coordinating with Center Point Energy.
CenterPoint: CNP Requires 5' BL for all shared driveways.
HPW-HW- IDS: For the creation of a subdivision with a three homes, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
Parks & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.
Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 08/22/2024
Plat Name: Stockdick Road Street Dedication and Reserve
Developer: ASTRO SUNTERRA, L.P., a Delaware limited partnership
Applicant: Quiddity Engineering - Katy
App No/Type: 2024-1621 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	35.0400	Total Reserve Acreage:	31.6100
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Waller	77493	443C	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: Approved

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 08/22/2024
Plat Name: Sundance Cove Sec 10
Developer: Clay Road 628 Development, LP., A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2024-1632 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	26.3300	Total Reserve Acreage:	11.0040
Number of Lots:	82	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 525

County	Zip	Key Map ©	City / ETJ
Harris	77532	378P	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

013. Provide written approval of plat with Recordation Package from the following pipeline company, Toledo Gas Gathering, LLC. Sec 42-55

052. Sundance Bend Drive must be recorded prior to or simultaneously with this plat. Sec 120(a)(3)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) Sec 42-45

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 08/22/2024
Plat Name: Sundance Cove Sec 10
Developer: Clay Road 628 Development, LP., A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2024-1632 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Make sure that 10' clearance between public utility to the building foundation.
Dead-end water lines are prohibited within cul-de-sac.
Parks and Recreation: N/A
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Label 1' reserve (chapter 42-191
UVE should be checked at Cimarron Stallion Way and Chisos Mountains Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
UVE should be checked at Chisos Mountains Dr and Sundance Bend Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
Sundance Bend Dr will need to be recorded prior to or simultaneously with this PLAT (Chapter 42-120)
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)
UVE should be checked at Cactus Cove Way and Sundance Bend Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 08/22/2024
Plat Name: Synova Drive Street Dedication and Reserves Sec 2
Developer: TPG AG EHC III (LEN) Multi State 1, LLC A Delaware Limited Liability Company
Applicant: EHRA
App No/Type: 2024-1650 C3F

Staff Recommendation:
Defer for further study and review

Total Acreage:	19.6120	Total Reserve Acreage:	16.4250
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	N/A

County	Zip	Key Map ©	City / ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

052. East Lake Houston Parkway and Reserves must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: Approved
CenterPoint: Dedication Page Missing, please make sure all abbreviations on plat are in legend, identify reserves. Just a reminder to check dedication page when resubmitting.
Harris Engineer: his plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Plat name must match application (chapter 42)
Provide 20' x 20' corner cut (COH geometric Design guidelines, 10-22)
UVEs are shown on plat and will need to be shown on construction plan (Chapter 10-COH geometric design guidelines, 10-23)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
Synova Drive has 60' of ROW (chapter 42-41)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48

Action Date: 08/22/2024

Plat Name: Synova Drive Street Dedication and Reserves Sec 2

Developer: TPG AG EHC III (LEN) Multi State 1, LLC A Delaware Limited Liability Company

Applicant: EHRA

App No/Type: 2024-1650 C3F

Staff Recommendation:
Defer for further study and review

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 08/22/2024
Plat Name: Synova Sec 4
Developer: TPG AG EHC III (LEN) Multi State 1, LLC A Delaware Limited Liability Company
Applicant: EHRA
App No/Type: 2024-1651 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	21.4340	Total Reserve Acreage:	1.6300
Number of Lots:	130	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77532	378V	City/ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown of the face of the plat. Sec 42-210

047. Make minor corrections and additions as indicated on the marked file copy.

049.3. Add the following plat note for plats located in Harris, Fort Bend and Waller counties: The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale ********.

052. East Lake Houston Parkway must be recorded prior to or simultaneously with this plat. 42-120(a)(3)

184.9. Unobstructed visibility easements (UVE) may be required in addition to the visibility cutbacks. Coordinate with Harris County Engineers Office to provide UVE(s) at the street intersections identified in compliance with City of Houston PWE Infrastructure Design Manual. Instructions and requirements are found in PWE IDM page 10-8. (Harris County only)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) Sec 42-45

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49

Action Date: 08/22/2024

Plat Name: Synova Sec 4

Developer: TPG AG EHC III (LEN) Multi State 1, LLC A Delaware Limited Liability Company

Applicant: EHRA

App No/Type: 2024-1651 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 08/16/2024 - No Comment.
HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Dead-end water lines are prohibited within cul-de-sac.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Easements outside of plat boundary will need to be recorded prior to plat recordation (COH-Chapter 42-212)
East Lake Houston Parkway will need to be recorded prior to or simultaneously with this plat (chapter 42-120)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
UVE has been checked and will need to be shown on plat and Construction plans (Chapter 10-COH geometric design guidelines, 10-23)

Parks and Recreation: Will need to determine how many units are in the city limits.

Missing park notes/ park table.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 08/22/2024
Plat Name: Synova Sec 6
Developer: TPG AG EHC III (LEN) Multi State 1, LLC A Delaware Limited Liability Company
Applicant: EHRA
App No/Type: 2024-1653 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	26.5130	Total Reserve Acreage:	4.9989
Number of Lots:	121	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77532	378R	ETJ

Conditions and Requirements for Approval

012.2. Coordinate utility easements with CenterPoint Energy. Go to http://www.centerpointenergy.com/ for Electricity, Builders and Developers, Electric Safety.

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown of the face of the plat. Sec 42-210

047. Make minor corrections and additions as indicated on the marked file copy.

052. Synova Drive must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)

184.9. Unobstructed visibility easements (UVE) may be required in addition to the visibility cutbacks. Coordinate with Harris County Engineers Office to provide UVE(s) at the street intersections identified in compliance with City of Houston PWE Infrastructure Design Manual. Instructions and requirements are found in PWE IDM page 10-8. (Harris County only)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) Sec 42-45

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50

Action Date: 08/22/2024

Plat Name: Synova Sec 6

Developer: TPG AG EHC III (LEN) Multi State 1, LLC A Delaware Limited Liability Company

Applicant: EHRA

App No/Type: 2024-1653 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1—BLK 1: Adjacent acreage label should also show the landowner's name
2-- BLK 1: Split Easement has different landowners.
Recording information for outside easement portion is required before plat is approved.

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Dead-end water lines are prohibited within cul-de-sac.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
Synova Drive will need to be recorded prior to or simultaneously with this plat (chapter 42-120)
UVE has been checked and will need to be shown on plat and construction plan (Chapter 10-COH geometric design guidelines, 10-23)
Provide 20' x 20' corner cut (COH geometric Design guidelines, 10-22)
Easements inside and outside of plat boundary will need to be recorded prior to plat recordation (COH-Chapter 42-212)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 08/22/2024
Plat Name: Tidwell Business LLC
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No/Type: 2024-1579 C2

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	1.5874	Total Reserve Acreage:	1.5874
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77037	413E	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

051. Tie plat boundary to the nearest intersection of public street rights-of-way.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

1.) Defer to change application to C2R.
2.) Provide revised CPL and title block legal description for the existing plat of Swea Gardens.
3.) Dimension full width of ROW, provide all documents accounting tor ROW width and provide survey verifying ROW width from property line to property line.
4.) Adjacent property to the west is supposedly part of the subject site and must be included as part of plat boundary unless you provide documentation showing otherwise and call out separate owner.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 08/22/2024
Plat Name: Tidwell Business LLC
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No/Type: 2024-1579 C2

Staff Recommendation:
Defer Additional information reqd

HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Parks and Recreation: N/A
Parks & Recreation - Urban Forestry: There is an existing protected 24" Live Oak located within the right-of-way at this address. The Live Oak is denoted on the attached markup with a red 'X'. Per our assessment of existing conditions and the proposed replat, the replat does not appear to cause interference with the existing tree. Urban Forestry approves replat with condition that protected Live Oak remains.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
Label ROW widths (chapter 42-41)
Road log calls out abutting road as Aldine Mail Route Road
This appears to be a partial replat of lots 7-9 of Swea Gardens, vol 75 page 92 HCDR
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO email at recordation. (TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 08/22/2024
Plat Name: Vellas Estates
Developer: WGA Consulting Engineers
Applicant: Windrose
App No/Type: 2024-1656 C3F

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	1.9090	Total Reserve Acreage:	0.1492
Number of Lots:	35	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77091	452B	City

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)

047. Make minor corrections and additions as indicated on the marked file copy.

093. The fire protection of this subdivision does not comply with the requirements. Revise plan to meet the fire hydrant spacing and hose lay distancing requirements. (233)

106. Private street turnaround does not comply with requirements. Reference Private Street Turnaround requirements per IDM. (232)

148. Change street name(s) as indicated on the marked file copy. (133-134)

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

1.) Provide Unique Street name for PAE.
2.) Provide all required fire hydrants, must be within 100' of entrance.
3.) Turnaround must be 70' from end to back of PAE, or it must be dedicated as PAE with 28' width.
4.) Provide all required BLs.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 08/22/2024
Plat Name: Vellas Estates
Developer: WGA Consulting Engineers
Applicant: Windrose
App No/Type: 2024-1656 C3F

Staff Recommendation:
Defer Additional information reqd

Addressing: "Vellas St" is a sound alike street name. Please chose a unique street name.
HPW- TDO- Traffic: 08/16/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. http://www.houstontx.gov/planning/

- Provide detail for the turn around radius. According to IDM Chapter 10, Type 2 Permanent Access Easement required 28-ft Radius for Hammer Head type of turnaround, please see Figure 10.11 requirements.

- Parking restriction is required when development is completed. Paul Quinn St is approximately 24 ft with open ditches. “No Parking” signs must be installed on one side of the street for the entire block (applicant is required to get approval from TDO for “No Parking” sign installation).

- The survey shows an existing service and light poles along the perimeter of the proposed development, recommend verifying that the site plan does not conflict with the poles otherwise, recommend coordinating with Center Point Energy.
CenterPoint: 1—Define: PAE, PVT
HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
HPW-OCE- Drainage and Utility: Master W.M.E. which is required for all 28’ PVT/PAE. No public utilities other than a public water line, connected to one or more fire hydrants, that provides no domestic water services.
Call out all private F.H..
Detention is required.
Stormwater quality permit is required.

Solid Waste: The proposed development does not meet the frontage criteria to receive COH solid waste collection services.
Parks and Recreation: The then-current fee in lieu of statement... add the incremental (proposed minus existing) dwelling units.

Parks table- Only the # of existing DUs and the "I hereby certify..." statement go in the table.
Parks & Recreation - Urban Forestry: There is an existing protected 24" Loblolly Pine located within the right-of-way at this address. The protected tree is circled in red on the attached markup. Per our assessment of existing conditions and the proposed replat, the replat does not appear to cause interference with the existing tree. Urban Forestry approves replat under condition that the 24" Loblolly Pine will remain following replat and associated construction.

Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 08/22/2024
Plat Name: West Shady Lane Estates
Developer: Noir Investments
Applicant: AAB Homes, LLC
App No/Type: 2024-1597 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.0354	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77063	490T	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

059.1. Acreage in title and on plat must match at recordation.

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

1.) Add "And by plat" to deed restricted BL.
2.) FYI: Coordinate with Urban Forestry division so address protected 26" tree shown in agency mark-up.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 08/22/2024
Plat Name: West Shady Lane Estates
Developer: Noir Investments
Applicant: AAB Homes, LLC
App No/Type: 2024-1597 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 08/21/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. http://www.houstontx.gov/planning/

- The survey shows an existing power poles and meter pole along the perimeter of the proposed development, recommend verifying that the site plan does not conflict with the poles otherwise, recommend coordinating with Center Point Energy.
HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.

HPW-HW- IDS: For the creation of a subdivision with two lots, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
Parks and Recreation: Parks table - check the "I hereby certify..." box.
Parks & Recreation - Urban Forestry: There is an existing protected 26" Post Oak located within the building setback at this address. The tree is circled in red on the attached markup. Per our assessment of existing conditions and the proposed replat, the replat does not appear to cause interference with the existing tree. Urban Forestry approves replat with the condition that the 26" Post Oak remains.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 08/22/2024
Plat Name: Wilson Estates of Crosby
Developer: Patriot Group Holdings, LLC
Applicant: Diaz Engineering LLC
App No/Type: 2024-1563 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	5.9245	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77532	379Z	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

190. Appendix F:Certification for Planning Commission is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

203. Provide complete Recordation Package when submitting plat for recordation.

204. Provide current title opinion in complete agreement with the plat dedication.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 08/22/2024
Plat Name: Wilson Estates of Crosby
Developer: Patriot Group Holdings, LLC
Applicant: Diaz Engineering LLC
App No/Type: 2024-1563 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Label ROW widths (Chapter 42-41)
Label dedication width (chapter 42-122)
Label recording info for Clara Road (Chapter 42-41)
Label owner and recording info on south side of Clara Road (Chapter 42-41)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285. For wastewater related questions or to submit your report, please e-mail wastewater@eng.hctx.net . For drainage analysis related questions, please email civildevel@harriscountytx.gov .
Label lot detention note (HC-infrastructure regulations, Sec 6.03)
Provide 15' x 15' corner cut at Miller Wilson Rd and Clara Rd (COH geometric design guidelines)
Show future st "Lost Bandit Dr" on west side of Miller Wilson Rd (ch 42-41)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 08/22/2024
Plat Name: Wrenwood partial replat no 6
Developer: Ngheip David Huynh
Applicant: Manley Engineering and Associates Inc
App No/Type: 2024-1458 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3351	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	19	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77043	449X	City

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.

185. Appendix A:Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

186. Appendix B:Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

188. Appendix D:Notary Public Acknowledgement for All Signatures is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

190. Appendix F:Certification for Planning Commission is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

203. Provide complete Recordation Package when submitting plat for recordation.

204. Provide current title opinion in complete agreement with the plat dedication.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 08/22/2024
Plat Name: Wrenwood partial replat no 6
Developer: Ngheip David Huynh
Applicant: Manley Engineering and Associates Inc
App No/Type: 2024-1458 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 08/21/2024 - No Comment.
CenterPoint: CNP REQUIRES shared driveways have 5' building lines.

Legend is missing from plat that should define all abbreviations.
HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
Parks & Recreation - Urban Forestry: No existing trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.
Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.

Parks and Recreation: The then-current fee in lieu of statement... add the incremental (proposed minus existing) dwelling units.

Parks table- Only the # of existing DUs and the "I hereby certify..." statement go in the table.

The existing survey does not distinguish residence. Please provide an d survey

Correct DU in Plat Tracker

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 08/22/2024
Plat Name: Andrade Landholdings Estates at Fair Street
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2024-1571 C2R

Staff Recommendation:
Defer for further study and review

Total Acreage:	0.1650	Total Reserve Acreage:	0.0040
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77088	412U	City

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

069. Provide the complete Plat Legend that includes the type of plat; subdivision name; acreage; legal description of the property; county name; survey and abstract number; number of blocks, lots and reserves; owner and engineer; drawing scale and north arrow. (Plat_Legend.doc)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 08/22/2024
Plat Name: Andrade Landholdings Estates at Fair Street
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2024-1571 C2R

Staff Recommendation:
Defer for further study and review

Use correct wording for arrow note

No heavy or oversize trash collection service shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 39-63 of the Code of Ordinances.

Remove note 19

Renumber notes are move note to correct spot

Access denied to reserves note

Add 3' EAE

Coordinate with Urban Forestry

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 08/22/2024
Plat Name: Andrade Landholdings Estates at Fair Street
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2024-1571 C2R

Staff Recommendation:
Defer for further study and review

HPW- TDO- Traffic: 08/21/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. http://www.houstontx.gov/planning/

- Coordinate with Center point energy and OCE-Drainage and Utility for existing Utility Pole along the perimeter of the proposed development
HPW-HW- IDS: approve
Parks and Recreation: Parks table- Only the # of existing DUs and the "I hereby certify..." statement go in the table.

Parks table - check the "I hereby certify..." box.

The then-current fee in lieu of statement... add the incremental (proposed minus existing) dwelling units.
HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.
Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.

Parks & Recreation - Urban Forestry: There is a protected tree in the building setback that may be negatively impacted by this replat. The tree identified on the Existing Conditions Survey as an "18-inch Tree" is a 26 inch protected Sweetgum tree. By our assessment, there is insufficient space at Lot 2 to accommodate the protected tree and a new access drive that meets City standards. The protected tree shall not be removed. Urban Forestry requests to know how the new access drive for Lot 2 will be designed to preserve the protected tree. Urban Forestry will not support this replat until we can ensure preservation of the protected tree.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 08/22/2024
Plat Name: B and P Port Logistics
Developer: Eli
Applicant: The Interfield Group
App No/Type: 2024-1619 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.0889	Total Reserve Acreage:	1.9471
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77049	458N	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

146.1. Provide for dedication of cutback(s) as indicated on the marked file copy.

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph).

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 08/22/2024
Plat Name: B and P Port Logistics
Developer: Eli
Applicant: The Interfield Group
App No/Type: 2024-1619 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: his plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285. For wastewater related questions or to submit your report, please e-mail wastewater@eng.hctx.net . For drainage analysis related questions, please email civildevel@harriscountytx.gov . (30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO email at recordation. (TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)
Plan and PLAT need to be approved by CIP project manager Mohamed Sayed prior to recordation (HC-infrastructure Regualtions, CH 6.03)
Miller Road 2 is 80' ROW, add vol 119 pg 006 HCMR for recordation (Chapter 42-41)
A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
Required UVE has been shown on the PLAT and should be shown on construction plan also (IDM chapter 10-COH geometric design guidelines, 10-44)
Plat is requested to be deferred for further study and review (Chapter 42-74)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 08/22/2024
Plat Name: Capital Transportation
Developer: Greg & Dawn Dvorachek Family Limited Partnership
Applicant: The Pinnell Group, LLC
App No/Type: 2024-1459 C2R

Staff Recommendation:
Defer LGL deed rests review pending

Total Acreage:	4.0830	Total Reserve Acreage:	4.0346
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77086	411E	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 08/22/2024
Plat Name: Capital Transportation
Developer: Greg & Dawn Dvorachek Family Limited Partnership
Applicant: The Pinnell Group, LLC
App No/Type: 2024-1459 C2R

Staff Recommendation:
Defer LGL deed rests review pending

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris County Flood Control District: Flood Control review - No comments.
TxDOT Advance Transportation Planning: Plat is not on TxDOT ROW, approve as submitted.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Label city limit line (chapter 42-41)
A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information. May need a joint scoping TIA with COH (HC-infrastructure regs, 12.02)
Driveway approval from COH may need to be included with site plans (HC Infrastructure Regulations, chapter 5.06)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285. For wastewater related questions or to submit your report, please e-mail wastewater@eng.hctx.net . For drainage analysis related questions, please email civildevel@harriscountytx.gov .

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 08/22/2024
Plat Name: Caplin Duo
Developer: Garcia Builders
Applicant: Paksima Group1
App No/Type: 2024-1356 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2870	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77022	453Q	City

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41(14))

065. Add reason for replat in title block.

073.1. Replat Legal Descriptions shall follow guidelines and/or examples. Legal description on face of the plat and in title must match.

126. Add Single Family Residential plat note: All lots are restricted to Single Family Residential uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time. (42-1)

134.02. Add to general notes on face of plat: This property(s) is located in Park Sector number 2.

134.6. The then-current fee in lieu of dedication shall be applied to the incremental (proposed minus existing) dwelling units.

185.2. Appendix A: Provide an attesting individual in the dedicatory language.

185.3. Appendix A: Add single family paragraph in the dedicatory language.

186. Appendix B:Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

188. Appendix D:Notary Public Acknowledgement for All Signatures is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

190.2. Revise 'Lisa M. Clark, Chair' as Chair in the Planning Commission certificate.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication. (45)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 08/22/2024
Plat Name: Caplin Duo
Developer: Garcia Builders
Applicant: Paksima Group1
App No/Type: 2024-1356 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

For mid-block properties meeting the standards of Sec 42-188(g)(1), the driveway approach location and width is contingent on leaving 20 feet of unobstructed curb space and a minimum of 1/3 of the width of the structure's façade facing the street must be occupiable space. (Sec 42-188)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 07/22/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. http://www.houstontx.gov/planning/

- Verify that the existing power pole does not conflict with the proposed development and sidewalk, otherwise, coordinate with Center point energy.
HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy
of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at www.houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or
wcrtechs@houstontx.gov.
Parks and Recreation: Lable the table- Parks & Open Space Table.
Parks & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

CenterPoint: The recording information for Utility easement(s) 2.5 feet in width along the rear property line(s), as set forth and defined by instrument(s) filed for record under Volume 1094, Page 354 Volume 1199, Page 179 and Volume 1427, Page 595, of the Deed Records of Harris County, Texas, is missing from the plat.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 08/22/2024
Plat Name: Castone Estates
Developer: CASTONE HOMES INC
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2024-1392 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.7080	Total Reserve Acreage:	0.0096
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	453T	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

075. Add Single Family Residential note to the plat. (42-1)

139. Provide for widening of Service street local street. (122)

190.2. Add 'Lisa M. Clark' as Chair in the Planning Commission certificate.

190.3. Add 'Vonn Tran, Secretary' as Secretary in the Planning Commission certificate.

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Revise density tables

Relocate parking reserve

Add parking table

Add reserve table

Add 3' EAE

For Your Information:

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 08/22/2024
Plat Name: Castone Estates
Developer: CASTONE HOMES INC
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2024-1392 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 08/21/2024 - Ensure extending the existing sidewalk according to IDM standard.

- Ensure that the existing power pole does not interfere with the sidewalk, otherwise, coordinate with Center point energy.
CenterPoint: 1—Define reserve use
2--Shared driveways: CNP requires 5' Building Lines for installation and maintenance of facilities.
3—Title report lists two easements not shown on plat.

Harris County Flood Control District: Flood Control review – Lots 4, 5, 6, 7 and 8 are in the Floodway the plat needs to show and label Drainage Channel E101-00-00 with top of banks (see regulations guidelines in uploaded PDF).
HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
HPW-OCE- Drainage and Utility: If tract size more than 15000SF and less than 1 acre, total impervious area within tract > 9750 SF, Detention is required.
There is 18-inch sanitary sewer owned by City located within the property. Need to dedicate sanitary sewer easement. No building is allowed within any public utility easement.

Parks & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
Parks and Recreation: The then-current fee in lieu of statement... add the incremental (proposed minus existing) dwelling units.

Missing park sector number.

Parks table- Only the # of existing DUs and the "I hereby certify..." statement go in the table.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 08/22/2024
Plat Name: Cayleen Homes
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2024-1606 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1791	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77028	455F	City

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

073.1. Replat Legal Descriptions shall follow guidelines and/or examples.

148. Change street name(s) as indicated on the marked file copy. (133-134)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Update "I hereby certify" box to correct language

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 08/22/2024
Plat Name: Cayleen Homes
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2024-1606 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 08/19/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. http://www.houstontx.gov/planning/

- Coordinate with Center Point energy for the existing power pole along the perimeter of the proposed development
HPW-HW- IDS: APPROVE
Parks & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
Parks and Recreation: Parks table - check the "I hereby certify..." box.
HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 08/22/2024
Plat Name: Columbia Heights
Developer: Spencer Huck
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1602 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3030	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	493E	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

073.1. Replat Legal Descriptions shall follow guidelines and/or examples.

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Remove typical lot layout

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 08/21/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. http://www.houstontx.gov/planning/
HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 08/22/2024
Plat Name: Columbia Heights
Developer: Spencer Huck
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1602 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 08/22/2024
Plat Name: Columbia Manor
Developer: Spencer Huck
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1491 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1515	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	493E	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 08/22/2024
Plat Name: Columbia Manor
Developer: Spencer Huck
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1491 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 08/05/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. http://www.houstontx.gov/planning/
HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy
of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at www.houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or
wcrtechs@houstontx.gov.
Parks & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 08/22/2024
Plat Name: Comal Plaza Estates
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2024-1609 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1600	Total Reserve Acreage:	0.1600
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77051	533Y	City

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Centerpoint may require 10’ B.L. Coordinate with centerpoint prior to recordation.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 08/22/2024
Plat Name: Comal Plaza Estates
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2024-1609 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: • CenterPoint requires a 10’ BL adjacent to road right-of-way with overhead facilities which applies to: Comal Street
HPW- TDO- Traffic: 08/19/2024 - No Comment.
HPW-HW- IDS: For the creation of a restricted reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
Parks & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 08/22/2024
Plat Name: Duru Estates
Developer: CGEA|Planning + Design
Applicant: CGEA|Planning + Design
App No/Type: 2024-1506 C2R

Staff Recommendation:
Defer LGL deed rests review pending

Total Acreage:	0.1859	Total Reserve Acreage:	0.0137
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77041	409Y	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

132. Add COS plat note: Areas designated as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed, and maintained under a binding agreement among the owners of property in the subdivision. (184)

193. Appendix I:Certificate for Harris County Commissioners' Court is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (232.0025, Texas Local Government code)

202. Include Harris County Road Law certificate to Appendix A: Owners Acknowledgement. (Chapter 17 of 33rd Texas Legislature, in 1913)

207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 08/22/2024
Plat Name: Duru Estates
Developer: CGEA|Planning + Design
Applicant: CGEA|Planning + Design
App No/Type: 2024-1506 C2R

Staff Recommendation:
Defer LGL deed rests review pending

HPW- TDO- Traffic: 08/05/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. http://www.houstontx.gov/planning/

- The survey shows an existing power pole along the perimeter of the proposed development, recommend verifying that the site plan does not conflict with the pole otherwise, recommend coordinating with Center Point Energy.
HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Parks and Recreation: N/A
Parks & Recreation - Urban Forestry: No existing trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
Solid Waste: The proposed development does not meet the criteria to receive COH solid waste collection services.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Label existing 25' building line (Chapter 42-41)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285. For wastewater related questions or to submit your report, please e-mail wastewater@eng.hctx.net . For drainage analysis related questions, please email civildevel@harriscountytx.gov .
lots having septic and water well require 1 acre minimum or 1/2 acre for lots having septic and public water (Reference 30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285, chapter 42-180)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 08/22/2024
Plat Name: Esco Plaza
Developer: Jose Escobar
Applicant: Owens Management Systems, LLC
App No/Type: 2024-1633 C2R

Staff Recommendation:
Defer for further study and review

Total Acreage:	0.3088	Total Reserve Acreage:	0.3088
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77021	533Q	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

100. If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time.

146. Identify, dimension and provide square footage for all right-of-way dedications. “xx s.f. are hereby dedicated to the public for right-of-way purposes.

207.1. Staff requests a two week deferral for further study and review.

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 08/22/2024
Plat Name: Esco Plaza
Developer: Jose Escobar
Applicant: Owens Management Systems, LLC
App No/Type: 2024-1633 C2R

Staff Recommendation:
Defer for further study and review

HPW- TDO- Traffic: 08/16/2024 - An Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found at Chapter 15 of the Design Manual (IDM)

- Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. http://www.houstontx.gov/planning/
HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy
of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at www.houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or
wcrtechs@houstontx.gov.
HPW-OCE- Drainage and Utility: Detention is required.
Parks and Recreation: Missing Park notes

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 08/22/2024
Plat Name: Estates at Lanewood Street
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2024-1411 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.6818	Total Reserve Acreage:	0.0613
Number of Lots:	10	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77016	454H	City

Conditions and Requirements for Approval

010.1 Add the following note to the face of the plat (SWD): The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

228. This subdivision plat is required additional guest parking spaces. Provide the additional parking table for single-family residential use on face of the plat. (Sec 42-186)

31.1. Plat must comply with any deed restricted building lines at recordation. If plat is unable to comply with deed restrictions, a re-submittal will be needed.

According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 40 Article XXII to meet the sidewalk requirements.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 08/22/2024
Plat Name: Estates at Lanewood Street
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2024-1411 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: • CenterPoint requires a minimum 5’ BL/GBL for interior roads/shared driveways.
HPW- TDO- Traffic: 07/18/2024 - Ensure extending the existing sidewalk according to IDM standard.

- New development is at the corner intersection, ADA ramps at the street intersection are required as per City (Detail # 02775-02).

- The survey shows an existing power pole along the perimeter of the proposed development, recommend verifying that the site plan does not conflict with the pole otherwise, recommend coordinating with Center Point Energy.
HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
HPW-OCE- Drainage and Utility: If tract size more than 15000SF and less than 1 acre, total impervious area within tract > 9750 SF, Detention is required.

Parks & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.

Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 08/22/2024
Plat Name: Harvard Homes
Developer: Hector Perez, Jr., DBA J.E.C. Construction and Landscaping
Applicant: Patrick Planning Services, LLC
App No/Type: 2024-1465 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1172	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77018	453N	City

Conditions and Requirements for Approval

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. (162)

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

190.3. Add 'Vonn Tran, Secretary' as Secretary in the Planning Commission certificate.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Remove lot less than 1400' sq ft note

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 08/22/2024
Plat Name: Harvard Homes
Developer: Hector Perez, Jr., DBA J.E.C. Construction and Landscaping
Applicant: Patrick Planning Services, LLC
App No/Type: 2024-1465 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1--Shared driveways: CNP requires 5' Building Lines for installation and maintenance of facilities.
HPW- TDO- Traffic: 8/19/24
No comments
HPW-HW- IDS: For the creation of a subdivision with three lots, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.
Parks & Recreation - Urban Forestry: No existing trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

Parks and Recreation: The park sector is incorrect.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 08/22/2024
Plat Name: Homes on Tampico
Developer: Survey Solutions of Texas
Applicant: Survey Solutions of Texas
App No/Type: 2024-1599 C2R

Staff Recommendation:
Defer LGL deed rests review pending

Total Acreage:	0.2839	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77016	454K	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

188. Appendix D:Notary Public Acknowledgement for All Signatures is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 08/22/2024
Plat Name: Homes on Tampico
Developer: Survey Solutions of Texas
Applicant: Survey Solutions of Texas
App No/Type: 2024-1599 C2R

Staff Recommendation:
Defer LGL deed rests review pending

CenterPoint: 1--Shared driveways: CNP requires 5' Building Lines for installation and maintenance of facilities.
2—Title block: 3 or 5 lots

HPW- TDO- Traffic: 8/19/24
Recommend restricting parking on Tampico St (19') when development is completed. "No Parking" signs must be installed for the entire block on both sides (applicant is required to get approval from TDO for "No Parking" sign installation).

HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
Parks and Recreation: Parks table- Only the # of existing DUs and the "I hereby certify..." statement go in the table.

Parks table - check the "I hereby certify..." box.

The then-current fee in lieu of statement... add the incremental (proposed minus existing) dwelling units.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.
Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 08/22/2024
Plat Name: Iglesia Cristiana Rey de Gloria of Houston
Developer: Melendez Consulting
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2024-0862 C2R

Staff Recommendation:
Defer LGL deed rests review pending

Total Acreage:	1.7788	Total Reserve Acreage:	1.7788
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77035	570H	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 08/22/2024
Plat Name: Iglesia Cristiana Rey de Gloria of Houston
Developer: Melendez Consulting
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2024-0862 C2R

Staff Recommendation:
Defer LGL deed rests review pending

HPW- TDO- Traffic: 8/5/24
No Comments
CenterPoint: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please see Title Report.
All abbreviations on plat must be in Legend and/or notes of plat. Please add San Sew Esmt FHE WLE to Legend and any recording abbreviation added.
HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.
No building is allowed within any public utility easement.

HPW-HW- IDS: For the creation of this reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
Parks and Recreation: Missing multi-family residential note.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 08/22/2024
Plat Name: Jason Forests of Avalon
Developer: 2505 WHEELER STREET LLC
Applicant: ICMC GROUP INC
App No/Type: 2024-1646 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	453Z	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

116. Add BL plat note: Unless otherwise indicated, the building line (b.l.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time. (150)

134.6. The then-current fee in lieu of dedication shall be applied to the incremental (proposed minus existing) dwelling units.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) 42-45

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. 42-45(2)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 08/22/2024
Plat Name: Jason Forests of Avalon
Developer: 2505 WHEELER STREET LLC
Applicant: ICMC GROUP INC
App No/Type: 2024-1646 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 08/16/2024 - The property frontage must be minimum 36 ft to have driveway access as per the IDM requirements.
HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
Parks & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
Parks and Recreation: Parks table- Only the # of existing DUs and the "I hereby certify..." statement go in the table.

Parks table - check the "I hereby certify..." box.

The then-current fee in lieu of statement... add the incremental (proposed minus existing dwelling units.
HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 08/22/2024
Plat Name: Katy Grand Village Sec 1
Developer: DWPW Grand Parkway, L.L.C.
Applicant: EHRA
App No/Type: 2024-1625 C3R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	18.7600	Total Reserve Acreage:	5.5500
Number of Lots:	149	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 62

County	Zip	Key Map ©	City / ETJ
Harris	77449	445Y	ETJ

Conditions and Requirements for Approval

040. The minimum size for COS reserves shall be 240 s.f., with a minimum rectangular shape of 12 ft. x 20 ft. (185)

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

126. Add Single Family Residential plat notes: 1) All lots are restricted to Single Family Residential Uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time. 2) All lots shall have adequate wastewater collection services.

176. All type 1 PAEs must comply with all public street standards. (122)

176.1. All type 1 PAEs must be designated as PAE/PUE to accommodate public utilities.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 08/22/2024
Plat Name: Katy Grand Village Sec 1
Developer: DWPW Grand Parkway, L.L.C.
Applicant: EHRA
App No/Type: 2024-1625 C3R

Staff Recommendation:
Defer Chapter 42 planning standards

HPW- TDO- Traffic: 8/19/24
No comments
HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Need to change all 40' PAE to Type 1 Permanent Access Easement standards. The Type 1 permanent access easement at least 50 feet in width that is designed and constructed like a public street in accordance with the design manual and contains one or more public utilities in an unpaved portion of the easement.
CenterPoint: No UEs and/or CNP easements, whether existing or proposed, should be within Reserves restricted to any kind of wet usage areas (i.e., detention, drainage, lake, etc.). See PUE in Reserve M

Please add dedication page.

Any private roads and/or Private Access Easements (PAE) would be preferred to be also dedicated as PUE (Public Utility Easements) and identified as such within the notes or legend.

Applicant should maintain a 10' BL where property is adjacent to ROW with primary OVH facilities installed.

Interior Building Lines must be a minimum of 5 feet. CNP's requirement stands apart from the city's as a minimum of 5' is required by CNP to install/operate/maintain an easement. Request UE will have to be approved by supervisor with CNP, with submitted proposed layout. Please submit to LROW at CNP.

Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please see Title Report.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation.(TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)
UVE should be checked at Heritage Preserve Lane and colonial Parkway. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
centerlines need to match for heritage preserve Lane and Westside Parkway(IDM 10.3.02.E)
Per approved GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
UVE should be checked at Alamo Ridge Road and Colonial Parkway. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 08/22/2024
Plat Name: Kingwood Parc partial replat no 1
Developer: Newquest
Applicant: McKim and Creed
App No/Type: 2024-1594 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	4.6359	Total Reserve Acreage:	4.6359
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Montgomery	77339	296W	City/ETJ

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

073.2. Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form.

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

190.2. Add 'Lisa M. Clark, Chair' as Chair in the Planning Commission certificate.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc) 42-45

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. 42-45(2)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 08/22/2024
Plat Name: Kingwood Parc partial replat no 1
Developer: Newquest
Applicant: McKim and Creed
App No/Type: 2024-1594 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Missing B.L.

HPW-HW- IDS: For the creation of these two reserves, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
Parks and Recreation: Will need to determine how many units are in the city limits.

Missing Park notes/ park table.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 08/22/2024
Plat Name: New Holman
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No/Type: 2024-1522 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1435	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

203. Provide complete Recordation Package when submitting plat for recordation. (42-45)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

A tree located in the right-of-way (ROW) is identified on the existing conditions survey. Trees located partially or wholly within the City ROW are protected by Article VI of Ch. 33 of the Houston Code of Ordinances. Refer to Ch. 16 of the Infrastructure Design Manual for tree protection procedures. If removal is required, the procedure as outlined in 33-155 must be abided. No tree in the ROW may be removed without an approved tree removal permit. (Sec 33-155)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 08/22/2024
Plat Name: New Holman
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No/Type: 2024-1522 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1—Title Report: 3ft utility easement listed in 799/328 is not on plat.
2—Title Block: Title Report lists Legal description as BLK 6 not BLK 3

HPW- TDO- Traffic: 8/19/24
No comments
HPW-HW- IDS: For the creation of a subdivision with two corner lots, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
Parks and Recreation: Parks table- Only the # of existing DUs and the "I hereby certify..." statement go in the table.

Park sector is incorrect.

The then-current fee in lieu of statement... add the incremental (proposed minus existing) dwelling units.
HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.
There is 6-inch sanitary sewer owned by City located within the property Lot2. Need to dedicate sanitary sewer easement.
Parks & Recreation - Urban Forestry: There is an existing protected 18" Shumard Oak located within the right-of-way at this address. Per our assessment of existing conditions and the proposed replat, the replat does not appear to cause interference with the existing tree.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 08/22/2024
Plat Name: Nguyen Highland Place
Developer: CENTER POINT SURVEY
Applicant: CENTER POINT SURVEY
App No/Type: 2024-1444 C3R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.4997	Total Reserve Acreage:	0.0200
Number of Lots:	8	Number of Multifamily Units:	8
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77091	412Y	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

078. Minimum lot size in the urban area is 3500 square feet without compensating open space. (183)

078.1. Minimum lot size in the urban area may be less than 3500 square feet, but not less than 1400 square feet if the subdivision plat meets the development standards of 42-183(b).

093. The fire protection of this subdivision does not comply with the requirements. Revise plan to meet the fire hydrant spacing and hose lay distancing requirements. (233)

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 40 Article XXII to meet the sidewalk requirements.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 08/22/2024
Plat Name: Nguyen Highland Place
Developer: CENTER POINT SURVEY
Applicant: CENTER POINT SURVEY
App No/Type: 2024-1444 C3R

Staff Recommendation:
Defer Chapter 42 planning standards

HPW-HW- IDS: For the creation of a subdivision with a 28'PAE, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
HPW-OCE- Drainage and Utility: Master W.M.E. which is required for all 28' PVT/PAE. No public utilities other than a public water line, connected to one or more fire hydrants, that provides no domestic water services.
Call out all private F.H..
In the floodplain, need approved drainage plan.

Parks & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way.
No protected trees to potentially be impacted by construction following replat.
Parks and Recreation: Parks table - check the "I hereby certify..." box.
Solid Waste: The proposed development does not meet the frontage criteria to receive COH solid waste collection services.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 08/22/2024
Plat Name: Oak Forest Court
Developer: A3S DEVELOPMENT, LLC
Applicant: WADHWA AND ASSOCIATES INC.
App No/Type: 2024-1539 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2849	Total Reserve Acreage:	0.0044
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77092	451G	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

203. Provide complete Recordation Package when submitting plat for recordation.

204. Provide current title opinion in complete agreement with the plat dedication.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 08/22/2024
Plat Name: Oak Forest Court
Developer: A3S DEVELOPMENT, LLC
Applicant: WADHWA AND ASSOCIATES INC.
App No/Type: 2024-1539 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 08/02/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. http://www.houstontx.gov/planning/

- Verify that the existing power poles does not conflict with the proposed development and sidewalk, otherwise, coordinate with Center point energy.

- Parking restriction is required when development is completed. Hoover St.is approximately 23 ft with open ditches. “No Parking” signs must be installed on one side of the street for the entire block (applicant is required to get approval from TDO for “No Parking” sign installation).
CenterPoint: 1—Note 16: The City of Houston requires the GHBA language, word-for-word, be included in the General Notes. A copy is attached.
2--Shared driveways: CNP requires 5’ Building Lines for installation and maintenance of facilities.

HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
Parks & Recreation - Urban Forestry: No existing trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
Parks and Recreation: Parks table- -Change the table name to Parks & Open Space Table

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.
Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.

Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 08/22/2024
Plat Name: Oakberry Trails Sec 2
Developer: LOB West, Inc. A Texas Corporation
Applicant: Benchmark Engineering Corporation
App No/Type: 2024-1616 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.4272	Total Reserve Acreage:	0.0000
Number of Lots:	13	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77484	283F	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. Sec 42-40(c) & 44(1)

052. Oakberry Trails Sec 2 must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5), 44(6))

190.3. Add 'Vonn Tran, Secretary' as Secretary in the Planning Commission certificate.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 08/22/2024
Plat Name: Oakberry Trails Sec 2
Developer: LOB West, Inc. A Texas Corporation
Applicant: Benchmark Engineering Corporation
App No/Type: 2024-1616 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Dead-end water lines are prohibited within cul-de-sac.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Sec 1 will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)
Easements outside of plat boundary will need to be recorded prior to plat recordation (COH-Chapter 42-212)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation (TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 08/22/2024
Plat Name: Oakberry Trails Sec 4
Developer: LOB West, Inc. A Texas Corporation
Applicant: Benchmark Engineering Corporation
App No/Type: 2024-1617 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	6.4059	Total Reserve Acreage:	0.1913
Number of Lots:	37	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77484	283F	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40(c) & 44(1))

052. Oakberry Trails Sec 1 must be recorded prior to or simultaneously with this plat. (Sec 42-120(a)(3))

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5), 44(6))

190.3. Add 'Vonn Tran, Secretary' as Secretary in the Planning Commission certificate.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 08/22/2024
Plat Name: Oakberry Trails Sec 4
Developer: LOB West, Inc. A Texas Corporation
Applicant: Benchmark Engineering Corporation
App No/Type: 2024-1617 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Dead-end water lines are prohibited within cul-de-sac.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Sec 1 will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 08/22/2024
Plat Name: Park Vista at El Tesoro Sec 4
Developer: LGI Homes - Texas, LLC
Applicant: Pape-Dawson Engineers
App No/Type: 2024-1552 C3R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	17.5840	Total Reserve Acreage:	2.9620
Number of Lots:	103	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 460

County	Zip	Key Map ©	City / ETJ
Harris	77048	574G	City

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)

047. Make minor corrections and additions as indicated on the marked file copy.

143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)

148. Change street name(s) as indicated on the marked file copy. (133-134)

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Proposed subdivision plat does not meet Sec 42-188(g)(2) regarding lot access. When proposing one or more narrow lots on a public street, the following shall apply: a. vehicular access must be provided through a flag-staff, shared driveway, or PAE.

Revise proposal to meet this requirement.

Defer2 - Address N/S street connection per approved GP street pattern, proposed plat does not meet 42-188(g)(2) regarding lot access

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 08/22/2024
Plat Name: Park Vista at El Tesoro Sec 4
Developer: LGI Homes - Texas, LLC
Applicant: Pape-Dawson Engineers
App No/Type: 2024-1552 C3R

Staff Recommendation:
Defer Chapter 42 planning standards

HPW- TDO- Traffic: 08/5/2024
No comments.
Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Parks & Recreation - Urban Forestry: No existing trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
Parks and Recreation: Parks table- Only the # of existing DUs and the "I hereby certify..." statement go in the table.

The then-current fee in lieu of statement... add the incremental (proposed minus existing) dwelling units.

CenterPoint: Please add lot numbers to plat.

Please identify all UE's throughout plat.

If easements are to be platted outside the boundaries of the subdivision and the developer owns the adjoining acreage the plat can be approved if they have depicted intended lots adjoining the plat under review and have a notation on the plat that they are the adjoining owner.
Split Easement Rules: If the UE is split between the plat and adjacent subdivisions/acreage tracts the developer must:
A - Own both tracts of land, evidenced by a label with plat name and section or a label with owner name, acreage and deed recording reference.
B - Splits must be even, i.e., 10'UE split 5'/5' 14'UE split 7'/7' 15'UE split 7.5'/7.5' 16'UE split 8'/8'.
C - Split between two plats: The split must be drawn, and footage labeled on both sides (inside & outside) of the plat boundary, so the entire UE is visible on both plats. Outside Plat should be labeled with plat name/recording info, lots/blocks/reserves should be drawn and labeled.

Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please see Title Report.

Please identify all lines on plat, please look at sidelots and dash lines.

All abbreviations on plat must be in Legend and/or notes of plat. Please add Vol., Pg. to Legend
Addressing: WHISPERING OAKS DR is already in use. Please chose another unique street name.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 08/22/2024
Plat Name: Pitstop at Tidwell
Developer: Encore Capital, LLC
Applicant: MOMENTUM EGINEERING
App No/Type: 2024-1425 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.6789	Total Reserve Acreage:	1.5902
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77091	452B	City

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)

047. Make minor corrections and additions as indicated on the marked file copy.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

059. Provide the total acreage within the subdivision and the number of lots, blocks and reserves being platted. (41)

059.1. Acreage in title and on plat must match at recordation.

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

134.01. Add to general notes on face of plat: This property(s) is located in Park Sector number 1.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

1.) Coordinate with City Surveyors to confirm property is within Lots 41-42 and not 83-84. Provide confirmation at recordation. If not provided plat must be re-submitted.
2.) Do not show easement within ROW, just add record info to that of the ROW.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 08/22/2024
Plat Name: Pitstop at Tidwell
Developer: Encore Capital, LLC
Applicant: MOMENTUM EGINEERING
App No/Type: 2024-1425 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 07/18/2024 - An Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found at Chapter 15 of the Design Manual (IDM)

- Ensure extending the existing sidewalk according to IDM standard.

- Ensure reconstructing the existing sidewalk according to IDM standard.

- New development is at the corner intersection, ADA ramps at the street intersection are required as per City (Detail # 02775-02).

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy
of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at www.houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or
wcrtechs@houstontx.gov.
Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Storm water quality permit is required.
Detention is required.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 08/22/2024
Plat Name: Plaza Estates at Elysian
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2024-1607 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	493D	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

185. Appendix A:Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5), 44(6))

203. Provide complete Recordation Package when submitting plat for recordation. (42-45)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 08/22/2024
Plat Name: Plaza Estates at Elysian
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2024-1607 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 08/19/2024 - Ensure reconstructing the existing sidewalk according to IDM standard.

- Recommend constructing sidewalks with ADA ramps at the street intersection are required as per City (Detail # 02775-02).

- Ensure that the existing power pole does not conflict with the proposed development and sidewalk, otherwise, coordinate with Center point energy.

- Driveways/sidewalks/walkways near the trees shall be approved by parks department prior to traffic approval. All requests along with site plan must be submitted to FORESTRYPLANREVIEW@HOUSTONTX.GOV All proposed shrubs shall be planted inside the property line. Any trees within the right-of-way will need Forestry approval.
HPW-HW- IDS: APPROVE
Parks & Recreation - Urban Forestry: No existing trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
Parks and Recreation: Parks table - check the "I hereby certify..." box.
HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 08/22/2024
Plat Name: Plaza Estates at Retta
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2024-1496 C2R

Staff Recommendation:
Defer Drainage Plan reqd

Total Acreage:	0.1147	Total Reserve Acreage:	0.1033
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77026	494A	City

Conditions and Requirements for Approval

008.4. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Managment and Engineering Services offices prior to submittal of a final plat. This is consistent w/ Chapter 19-13. Submit drainage plan to First Floor, 611 Walker.

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

1. According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 40 Article XXII to meet the sidewalk requirements.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 08/22/2024
Plat Name: Plaza Estates at Retta
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2024-1496 C2R

Staff Recommendation:
Defer Drainage Plan reqd

HPW- TDO- Traffic: 08/21/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. http://www.houstontx.gov/planning/

- Ensure that the existing power pole does not conflict with the proposed development, otherwise, coordinate with Center point energy.
HPW-HW- IDS: For the creation of a multiunit residential reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
Parks & Recreation - Urban Forestry: No existing trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.
In the floodplain, need approved drainage plan.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 08/22/2024
Plat Name: Sheldon Woods Sec 1 partial replat no 2
Developer: Sheldon Road Municipal Utility District
Applicant: Ellis Surveying Services, LLC
App No/Type: 2024-1583 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.8629	Total Reserve Acreage:	0.8629
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	Sheldon Road MUD

County	Zip	Key Map ©	City / ETJ
Harris	77049	418X	ETJ

Conditions and Requirements for Approval

020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

181. Subdivision replat is subject to the notificiation provisions of the Local Government Code, Section 212.015. Sec 42-49

181.1. Submit a copy(ies) of the restrictions listed in the current title opinion.

182. Replat does not comply with the notification requirements described by the Local Government Code Section 212.015 and/or Chapter 42. (49)

1. Provide revised title report with all parcels being replatted.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: APPROVE
Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026)
Show building line along Johns Rd (ch 42-41)
Driveway placement should conform with COH IDM

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83

Action Date: 08/22/2024

Plat Name: Sheldon Woods Sec 1 partial replat no 2

Developer: Sheldon Road Municipal Utility District

Applicant: Ellis Surveying Services, LLC

App No/Type: 2024-1583 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 08/22/2024
Plat Name: Shepherd Heights
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1495 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	5.5103	Total Reserve Acreage:	0.4492
Number of Lots:	100	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77091	452D	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

093. The fire protection of this subdivision does not comply with the requirements. Revise plan to meet the fire hydrant spacing and hose lay distancing requirements. (233)

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (long replat paragraph).

add note: This subdivision plat contains at least one lot that is less than 1,400 square feet in size. Any subsequent replat of a lot within this subdivision plat shall maintain an average lot size that is greater than or equal to 1,400 square feet. The average lot size for each subsequent replat shall be based on all lots within this subdivision plat. All subsequent replats of lots within this subdivision plat shall contain a plat notation stating these requirements.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 08/22/2024
Plat Name: Shepherd Heights
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2024-1495 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Addressing: "Hillwood heights Lane" is missing "lane" on the plat.

Please confirm.
HPW- TDO- Traffic: 08/07/2024
No comments.
CenterPoint: 1. No dedicated easements found.
2. LEGEND should also include: BL, PVT, TYP. II

HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.
In the floodplain, need approved drainage plan.
Call out all private F.H..

HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
Parks & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
Solid Waste: The proposed development does not meet the frontage criteria to receive COH solid waste collection services.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 08/22/2024
Plat Name: Tampico Homes
Developer: Survey Solutions of Texas
Applicant: Survey Solutions of Texas
App No/Type: 2024-1598 C2R

Staff Recommendation:
Defer further deed rests review reqd

Total Acreage:	0.2839	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77016	454K	City

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)

047. Make minor corrections and additions as indicated on the marked file copy.

207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions.

1.) Defer for deed restriction review by legal.
2.) Dimension 4’ offset and 8’ tangent for shared drive entry.
3.) Add deed restricted building line note

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 08/22/2024
Plat Name: Tampico Homes
Developer: Survey Solutions of Texas
Applicant: Survey Solutions of Texas
App No/Type: 2024-1598 C2R

Staff Recommendation:
Defer further deed rests review reqd

CenterPoint: • CenterPoint requires a minimum 5’ BL/GBL for interior roads/shared driveways.
HPW- TDO- Traffic: 8/19/24
Recommend restricting parking on Tampico St (19’) when development is completed. “No Parking” signs must be installed for the entire block on both sides (applicant is required to get approval from TDO for “No Parking” sign installation).

HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
Parks and Recreation: Parks table- Only the # of existing DUs and the "I hereby certify..." statement go in the table.

Parks table - check the "I hereby certify..." box.

The then-current fee in lieu of statement... add the incremental (proposed minus existing) dwelling units.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.
Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.

Parks & Recreation - Urban Forestry: There are two protected trees in the right-of-way that may be negatively impacted by this replat. The protected 30" Live Oak and protected 46" Live Oak are not shown on the existing conditions survey. Their locations are indicated by a red ’X’ on the attached markup. The protected trees shall not be removed. Urban Forestry requests to know how the new access drive will be designed to preserve the protected trees. Urban Forestry will not support this replat until we can ensure preservation of the protected trees.

Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 08/22/2024
Plat Name: Waterview Town Center Sec 2 partial replat no 1
Developer: 99 Grand Mission LLC
Applicant: Quiddity Engineering
App No/Type: 2024-1652 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	14.0040	Total Reserve Acreage:	14.0040
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 134 A

County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526Y	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

059.1. Acreage in title and on plat must match at recordation.

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

1.) Coordinate with Centerpoint regarding agency comments.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Fort Bend Engineer: 1) Update notes to include all applicable FBC plat notes
2) Submit FP to FBC for formal review
3) This is not considered a formal review by FBC as not all review comments are provided in this portal
HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Make sure that 10’ clearance between public utility to the building foundation.
CenterPoint: Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 08/22/2024
Plat Name: Waterview Town Center Sec 2 partial replat no 1
Developer: 99 Grand Mission LLC
Applicant: Quiddity Engineering
App No/Type: 2024-1652 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 08/22/2024
Plat Name: Wileyvale Terrace
Developer: Survey Solutions of Texas
Applicant: Survey Solutions of Texas
App No/Type: 2024-1603 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2755	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77016	454L	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

190. Appendix F:Certification for Planning Commission is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

203. Provide complete Recordation Package when submitting plat for recordation.

204. Provide current title opinion in complete agreement with the plat dedication.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 08/22/2024
Plat Name: Wileyvale Terrace
Developer: Survey Solutions of Texas
Applicant: Survey Solutions of Texas
App No/Type: 2024-1603 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 8/19/24
Recommend restricting parking on Wileyvale St (18') when development is completed. "No Parking" signs must be installed for the entire block on both sides (applicant is required to get approval from TDO for "No Parking" sign installation).

HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
CenterPoint: Interior Building Lines must be a minimum of 5 feet. CNP's requirement stands apart from the city's as a minimum of 5' is required by CNP to install/operate/maintain an easement.
Parks & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
Parks and Recreation: Parks table- Only the # of existing DUs and the "I hereby certify..." statement go in the table.

Parks table - check the "I hereby certify..." box.

The then-current fee in lieu of statement... add the incremental (proposed minus existing) dwelling units.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.
Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 08/22/2024
Plat Name: Winbern Development
Developer: LEMA Properties, LP
Applicant: Pioneer Engineering, LLC
App No/Type: 2024-1614 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	City

Conditions and Requirements for Approval

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

203. Provide complete Recordation Package when submitting plat for recordation.

204. Provide current title opinion in complete agreement with the plat dedication.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 08/22/2024
Plat Name: Winbern Development
Developer: LEMA Properties, LP
Applicant: Pioneer Engineering, LLC
App No/Type: 2024-1614 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 08/19/2024 - Ensure extending the existing sidewalk according to IDM standard.

- New development is at the corner intersection, ADA ramps at the street intersection are required as per City (Detail # 02775-02).

- Ensure that the existing power poles does not conflict with the proposed development and sidewalk, otherwise, coordinate with Center Point Energy.
HPW-HW- IDS: For the creation of a subdivision with two corner lots, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
Parks & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 08/22/2024
Plat Name: Briscoe Falls Sec 6
Developer: KB Home Lone Star, Inc.,
Applicant: Quiddity Engineering
App No/Type: 2024-1427 C3N

Staff Recommendation:
Defer for further study and review

Total Acreage:	23.6800	Total Reserve Acreage:	7.8000
Number of Lots:	83	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524Q	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

047.3 If this Public Hearing (C3N) plat is deferred, it is the applicant's responsibility to update the sign to the new date for Commission Action, and email a picture to staff no later than Monday morning following the Planning Commission deferral. (Refer to Policy clarification document - Notification for replats requiring Public Hearings found under the following link: https://www.houstontx.gov/planning/DevelopRegs/)

208. Staff requests a two-week deferral to allow time for the applicant to meet with Property Owners in the Briscoe Falls Sec 5 subdivision and provide revised information before noon next Wednesday.

Staff is requesting a deferral to give time to the applicant to meet with the Community Property Owners in Briscoe Falls Sec 5 subdivision concerning concerns raised in speaker comments.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 08/22/2024
Plat Name: Briscoe Falls Sec 6
Developer: KB Home Lone Star, Inc.,
Applicant: Quiddity Engineering
App No/Type: 2024-1427 C3N

Staff Recommendation:
Defer for further study and review

Fort Bend Engineer: 1) Provide additional UEs adjacent to 50' ROWs per FBC regulations
2) Provide BL transitions between 20-25 BLs
3) Provide 10' LE adjacent to FM 723
4) Submit FP to FBC for formal review
5) This is not considered a formal review by FBC as not all review comments are provided in this portal
HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Dead-end water lines are prohibited within cul-de-sac.

CenterPoint: Identify the 14'UE Recorded in Sec 5 Is the 14'UE in Sec 6, abutting the 14'UE in Sec 5
A proposed plat is allowed to have a half-size UE if it is adjacent to a full-size UE that exists in an adjoining subdivision in a recorded plat.

Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information.

Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.

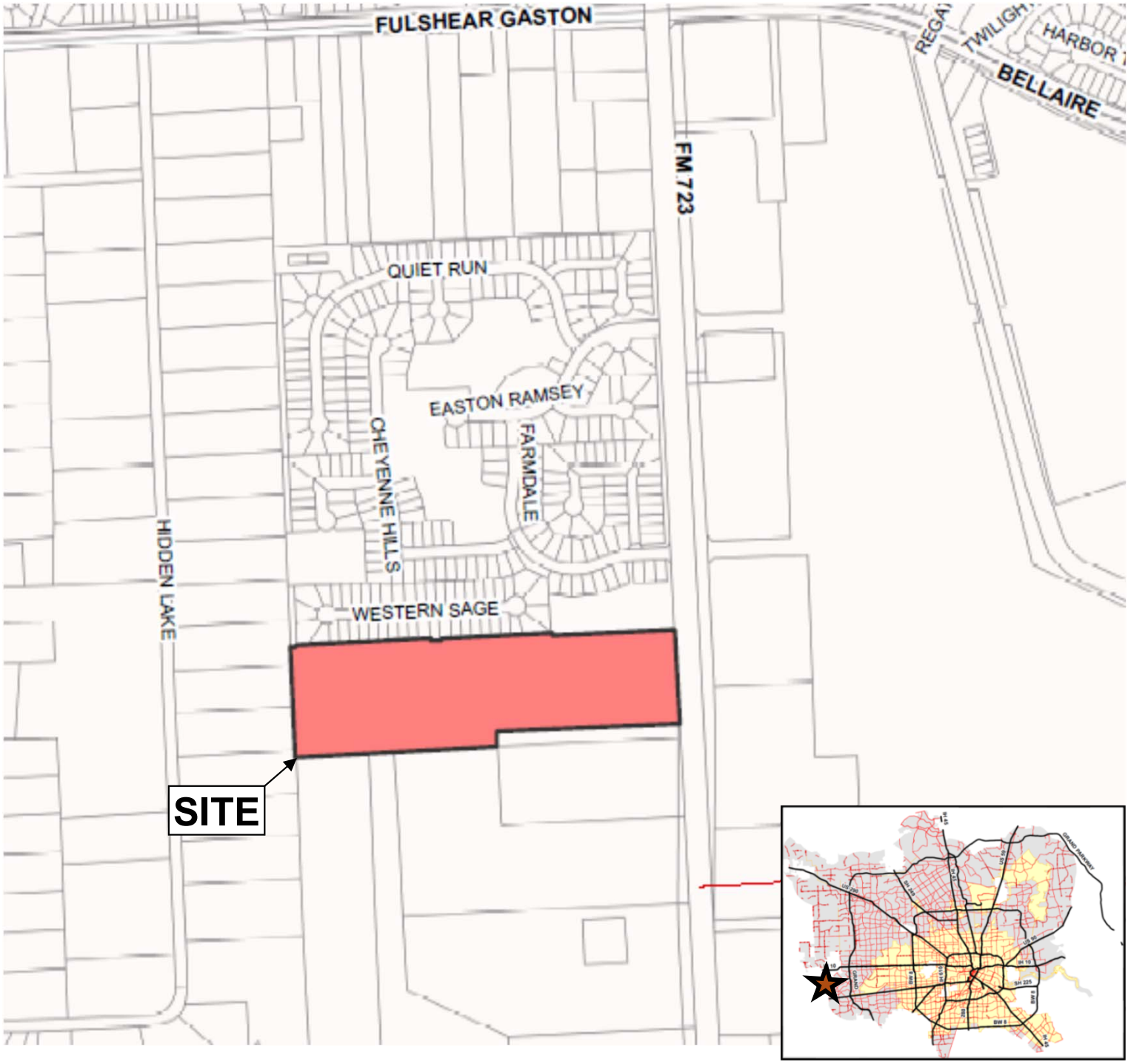
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 89

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Briscoe Falls Sec 6

Applicant: Quiditty Engineering



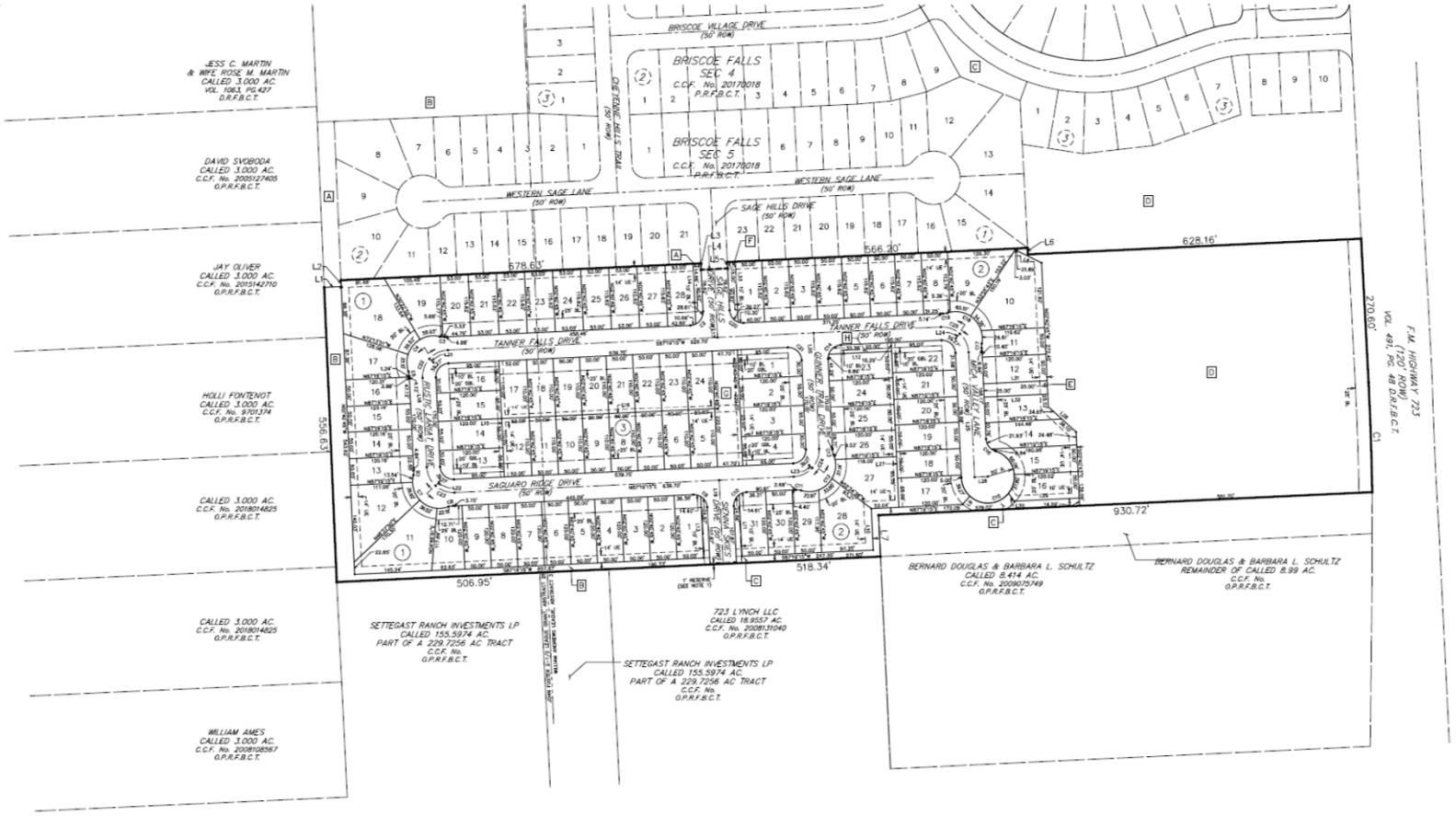
C – Public Hearing with Variance Site Location

Houston Planning Commission ITEM: 89

Planning and Development Department **Meeting Date 08/22/2024**

Subdivision Name: Briscoe Falls Sec 6

Applicant: Quiditty Engineering



NORTH

C – Public Hearing with Variance Subdivision

Houston Planning Commission ITEM: 89

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Briscoe Falls Sec 6

Applicant: Quiditty Engineering



C – Public Hearing with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1427
Plat Name: Briscoe Falls Sec 6
Applicant: Quiddity Engineering
Date Submitted: 07/15/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To allow the replatting of recorded landscape and open space reserves to create single family residential lots.

Chapter 42 Section: 42-193

Chapter 42 Reference:

(a)The rules in this section govern partial replats of subdivision plats recorded in the real property records and shall apply to each subsequent replat as though it were the first replat of the original subdivision plat. These rules do not apply to a replat of all the property in the original subdivision plat by all of the current owners thereof. For purposes of this section, "original subdivision plat" means the first recorded subdivision plat in which a plat restriction was included, and a "partial replat" means a replat of part of a recorded subdivision plat. (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The site is located within the City of Houston's ETJ, Fort Bend County south of Fulshear Gaston Road and west of FM 723. The submitted plat- Briscoe Falls Sec 6 proposes to extend the existing single family residential development – Briscoe Falls to the south by creating 83 lots and 8 reserves. The existing recorded plat to the north – Sec 5- represents what is the original southern boundary of the overall development per the 2013 approved GP for Brisco Falls. The developer is intending to extend the residential development to the south with the submitted Sec 6 plat. The ordinance is silent on the replatting of landscaping reserves in Sec 5 - a portion of Restricted Reserve "A", Block 2 and all of Restricted Reserve "B", Block 1, therefore the submitted variance. The lot sizes being proposed with the submitted Sec 6 are typical of that of the preceding sections and is thereby in keeping with the intent and general purpose of the ordinance

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The ordinance is silent on specific uses that recorded landscape reserves can or cannot be replatted to create ; hence the submittal of this variance. The proposed Briscoe Falls Sec 6 plat

extends the residential subdivision to the south and is proposing lot sizes that are typical of the preceding recorded sections.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The general purpose of the chapter will be maintained. The reserves are being replatted to extend the residential development to the south. Lot sizes being proposed with Sec 6 are typical of lot sizes in the previous recorded section.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting of the variance will not be injurious to the public health, safety or welfare. The proposed Sec 6 plat extends the existing single family residential development and proposed lots sizes that are consistent with the preceding section.

(5) Economic hardship is not the sole justification of the variance.

Sole justification for the variance is not solely based on economic hardship. The ordinance is silent on the replatting of restricted reserves- restricted to Landscape and open space uses; hence the submitted variance request. The proposed Sec 6 plat is extending the existing residential development and is proposing lot sizes typical of lots in the preceding plat.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-1427
Agenda Item: 89
PC Action Date: 08/22/2024
Plat Name: Briscoe Falls Sec 6
Applicant: Quiddity Engineering

Staff Recommendation: Defer for further study and review

Chapter 42 Sections: **42-193**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow the replatting of recorded landscape and open space reserves to create single family residential lots.;

Basis of Recommendation:

The site is located south of Western Sage Lane east of FM 723 in Houston's Extra-Territorial Jurisdiction in Fort Bend County, Texas. The reason for replat is to create 83 lots and 8 reserves. The applicant is seeking a variance to replat a landscape and open space reserve created with Brisco Falls Sec 5 in 2017 into single family lots. Staff receive a protest from residents in the neighborhood directly affected by the replat. Staff's recommendation is to defer the plat for further study and review and allow the applicant to meet with the Community and provide revised information by noon next Wednesday.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

n/a

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

n/a

(3) The intent and general purposes of this chapter will be preserved and maintained;

n/a

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

n/a

(5) Economic hardship is not the sole justification of the variance.

n/a

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice with Special Request

PHS

August 2, 2024

Dear Property Owner:

Reference Number: 2024-1427; Briscoe Falls Sec 6, a partial replat of "**Briscoe Falls Sec 5**", being a portion of reserve A of block 2 and reserve B of block 1, as recorded at County Clerk file no 20170018 of the Fort Bend County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located south of Sage Hills Drive and west of F.M. 723. The purpose of the replat is to create 83 single-family residential lots and 8 reserves. The applicant, **Mikalla Hodges, with Quiddity Engineering**, on behalf of the developer, can be contacted at **281-363 4039** for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300' of the boundary of the plat. Reconsideration of requirement, variance(s), and/or special exception(s) is/are being requested with this application and is/are attached.

If you have any questions regarding this notice, you may contact **Dorianne Powe-Phlegm**, with the Planning and Development Department via email at **dorianne.powe@houstontx.gov** or call **832-393-6570.**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, August 22, 2024, at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov, at least 24 hours in advance of the meeting. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.
2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.
NOTE: YOU MUST OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Terminology

- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.
- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. This is a type of Special Request.
- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

- ***Planning Commission Body, Authority and Obligation***
- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

- ***Planning Department Staff Authority and Obligation***
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 08/22/2024
Plat Name: Caris Villa
Developer: Geraldine Phouangsavanh
Applicant: Owens Management Systems, LLC
App No/Type: 2024-1353 C3N

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.2140	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77091	451C	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

047.3 If this Public Hearing (C3N) plat is deferred, it is the applicant's responsibility to update the sign to the new date for Commission Action and email a picture to staff no later than Monday morning following the Planning Commission deferral. (Refer to Policy clarification document - Notification for replats requiring Public Hearings found under the following link: https://www.houstontx.gov/planning/DevelopRegs/)

209. Applicant has requested that this item be deferred for two weeks.

Review by Legal indicates this plat violates restrictions. A 25ft building line is required because the deed restrictions referred to the building line noted on the plat. The applicant requested a deferral to meet with the Homeowners Association concerning the separately filed deed restrictions.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

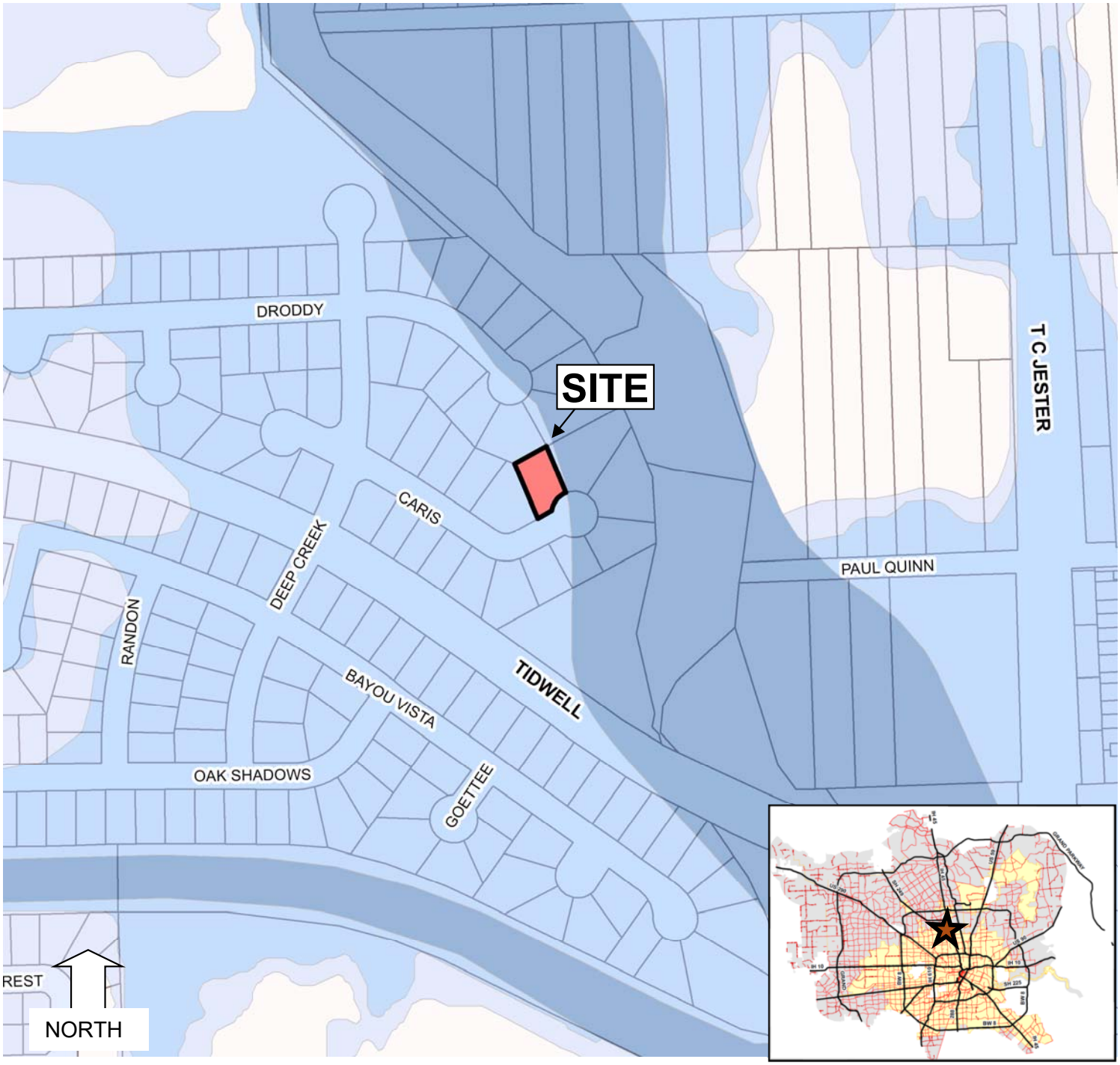
HPW- TDO- Traffic: 08/05/2024
No comments.
HPW-HW- IDS: Approve
Harris County Flood Control District: Flood Control review - No comments.
Parks & Recreation - Urban Forestry: No existing trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.
HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.
No building is allowed within any public utility easement.
Make sure that 10' clearance between public utility to the building foundation.
In the floodplain, need approved drainage plan.

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Caris Villa (DEF1)

Applicant: Owens Management Systems, LLC



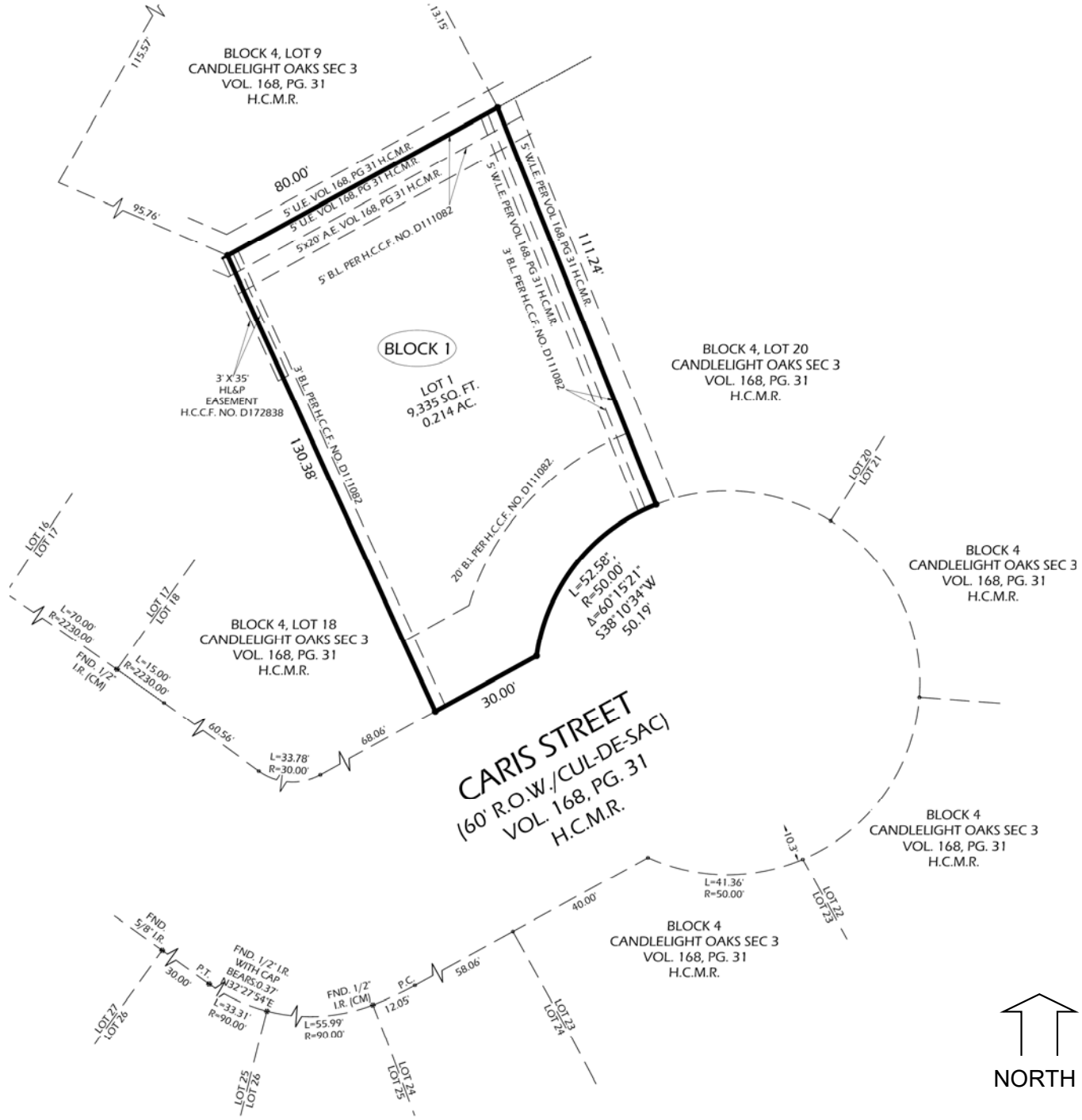
C – Public Hearings Site Location

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Caris Villa (DEF1)

Applicant: Owens Management Systems, LLC



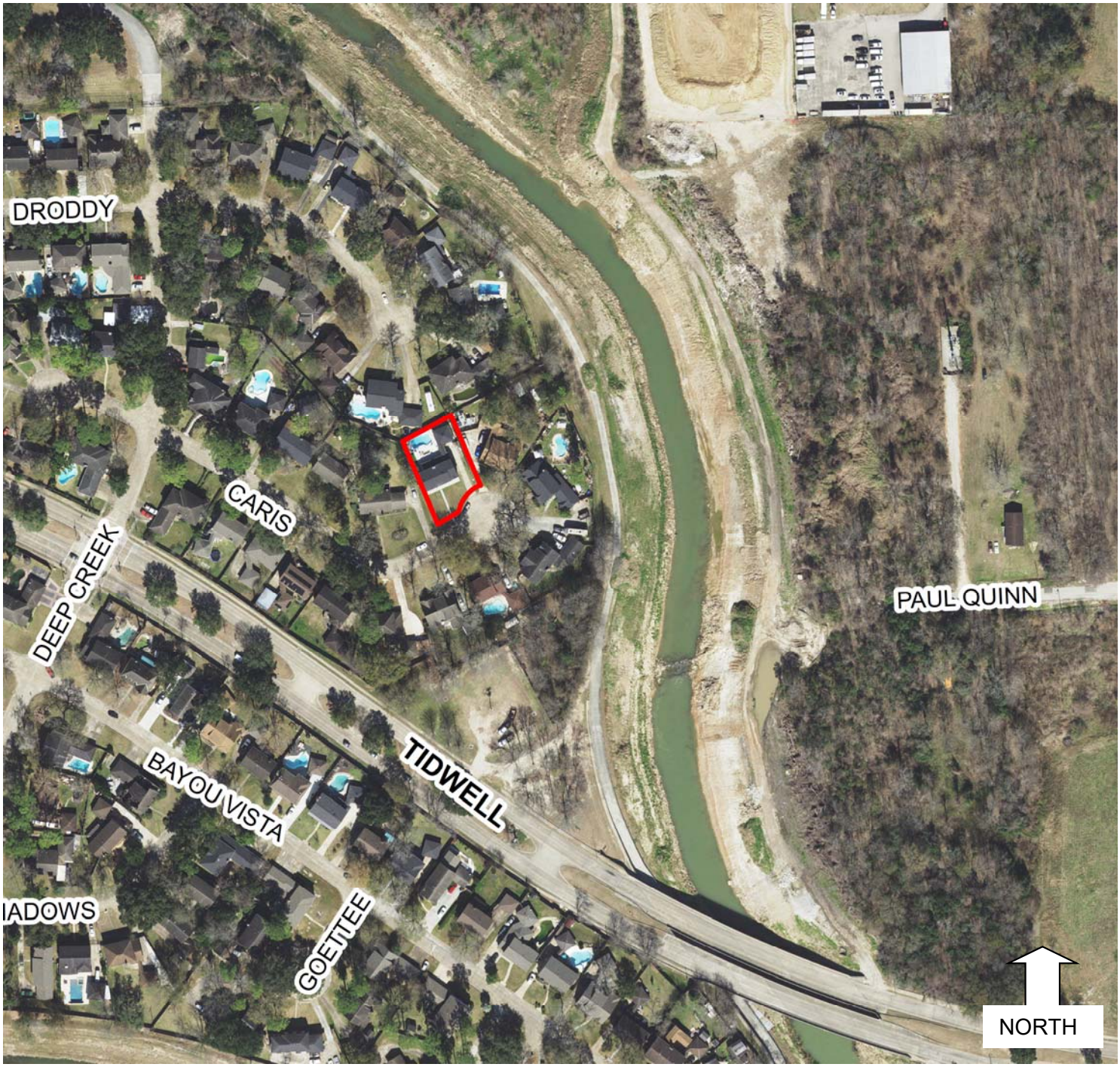
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Caris Villa (DEF1)

Applicant: Owens Management Systems, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

July 19, 2024

Dear Property Owner:

Reference Number: 2024-1353; Caris Villa, a partial replat of Candlelight Oaks Section 3, being Lot 19 in Block 4 as recorded in Volume 168, Page 31 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located north along Caris Street, east of Deepcreek Lane. The purpose of the replat is to create one single-family residential lot and to revise the building line. The applicant, **Joyce Owens, with Owens Management Systems, LLC.,** on behalf of the developer, can be contacted at **713-643-6333** for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact **Dorianne Powe-Phlegm**, with the Planning and Development Department via email at **Dorianne.Powe@houstontx.gov** or call **832-393-6570.**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, August 8, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov. Please submit written comments at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record.
2. **Anyone attending the meeting who would like to speak at the Commission must sign up on a designated form located at the entrance to the Council Chamber.**

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. This is a type of Special Request.
- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 08/22/2024
Plat Name: Castlewood MUD Administrative Center
Developer: Castlewood Municipal Utility District
Applicant: Quiddity Engineering
App No/Type: 2024-1126 C3N

Staff Recommendation:
Deny the requested variance(s) and Disapprove the plat

Total Acreage:	0.1745	Total Reserve Acreage:	0.1745
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Castlewood MUD

County	Zip	Key Map ©	City / ETJ
Harris	77449	446S	ETJ

Conditions and Requirements for Approval

206. Staff recommendation is disapproval for the following reasons. Close proximity to single family homes, adjacent and across the street from single family homes, adjacent neighbors are opposed to the proposal, strong resident opposition to replat. Other sites available.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

CenterPoint: • Title report references easement Agreement for Underground Electric Service_ X631848, that should be noted on the plat.
HPW-HW- IDS: APPROVE
Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Provide HCFCD INO letter prior to recordation (TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)
Label site drainage note ((HC-infrastructure regulations, Sec 4.06)
Remove note 6 (HC-stormwater regulations)

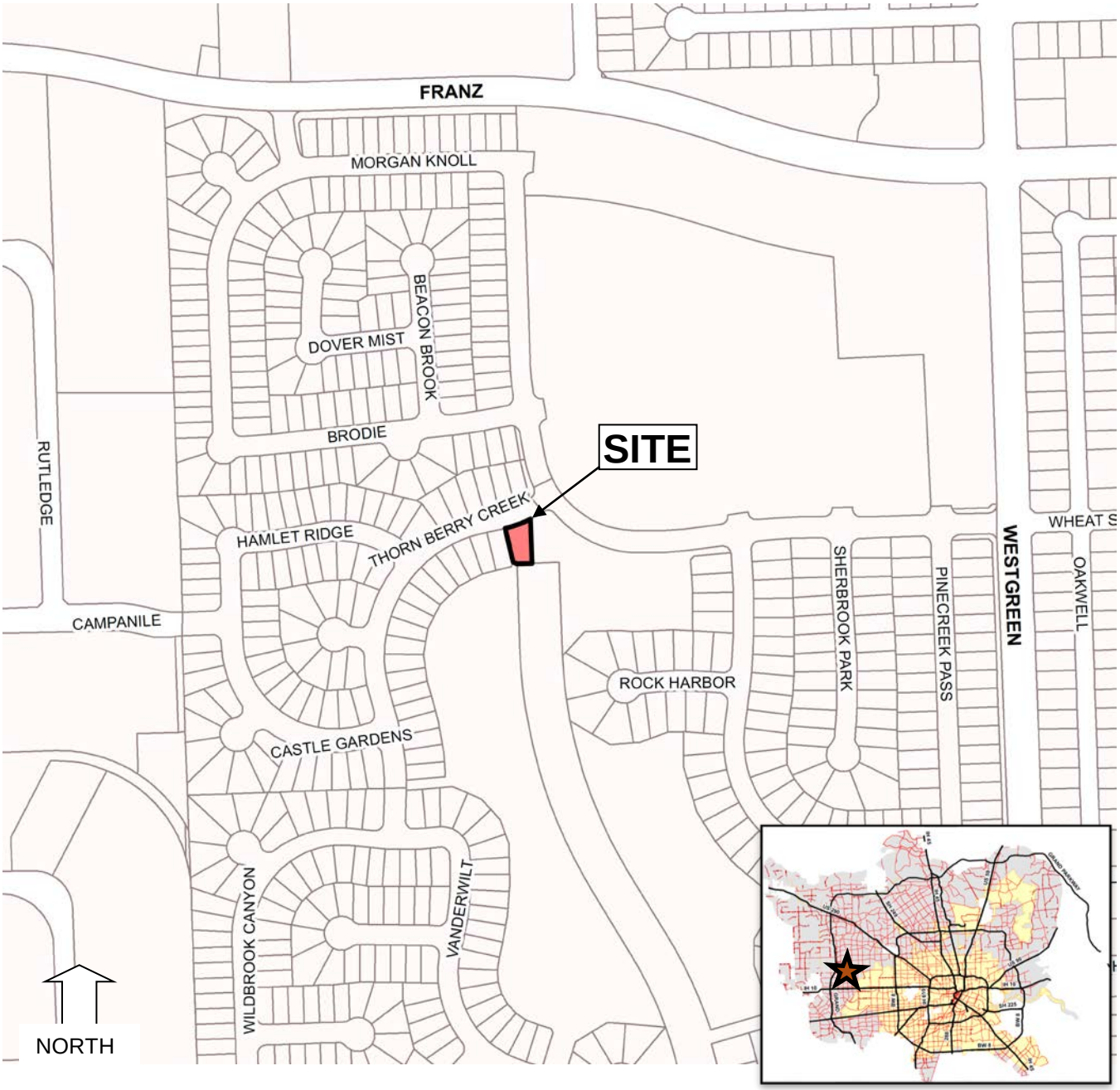
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Castlewood MUD Administrative Center (DEF 1)

Applicant: Quiddity Engineering



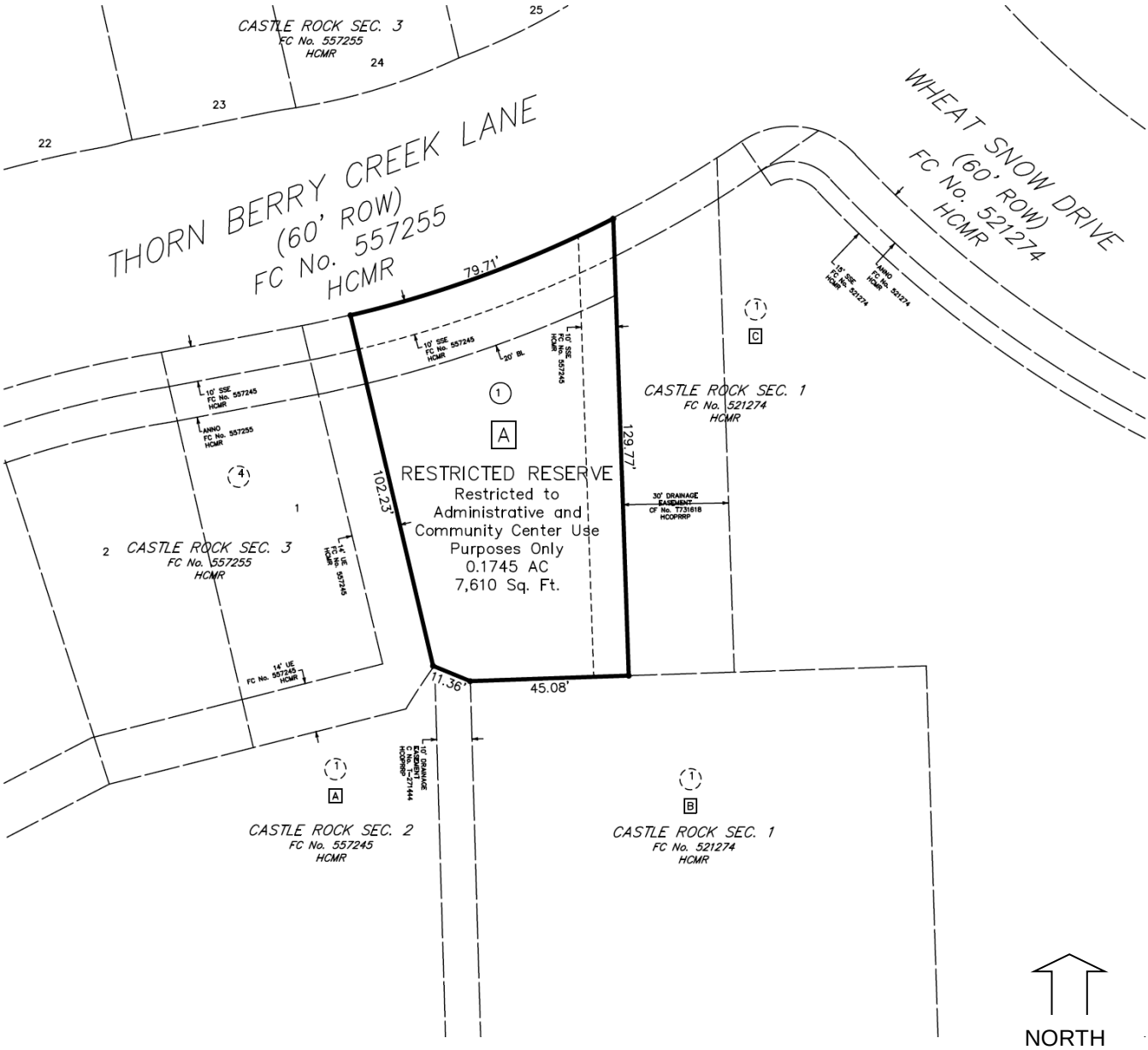
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Castlewood MUD Administrative Center (DEF 1)

Applicant: Quiddity Engineering



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 91

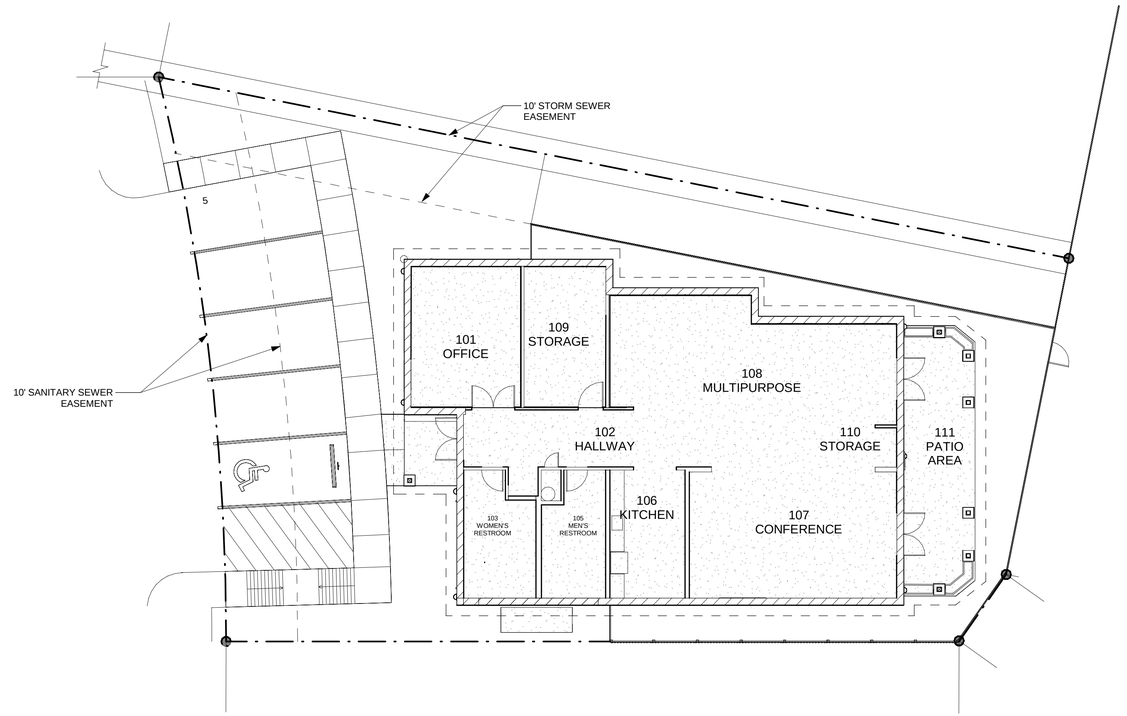
Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Castlewood MUD Administrative Center (DEF 1)

Applicant: Quiddity Engineering



C – Public Hearings with Variance Aerial



SITE PLAN 01
1" = 10'-0"

N

Δ	DATE:	ISSUE:
	08-16-2024	ISSUE OWNER REVIEW

David Scott Roselius, AIA
TX #14178

Not for Regulatory Approval, Permitting, or Construction.

Heights Venture
ARCHITECTURE DESIGN

HOUSTON
1111 North Loop West, Suite 800
Houston, Texas 77008
281.854.6100

DALLAS
5741 Legacy Drive, Suite 320
Plano, Texas 75024
281.854.6100

CASTLEWOOD MUD CLUBHOUSE

2322 THORNBERRY CREEK
LANE KATY, TEXAS 7749

Project Number:	Sheet Size:
24050	24 x 36

Date / Time Plotted: 8/22/2024 9:07:17 AM

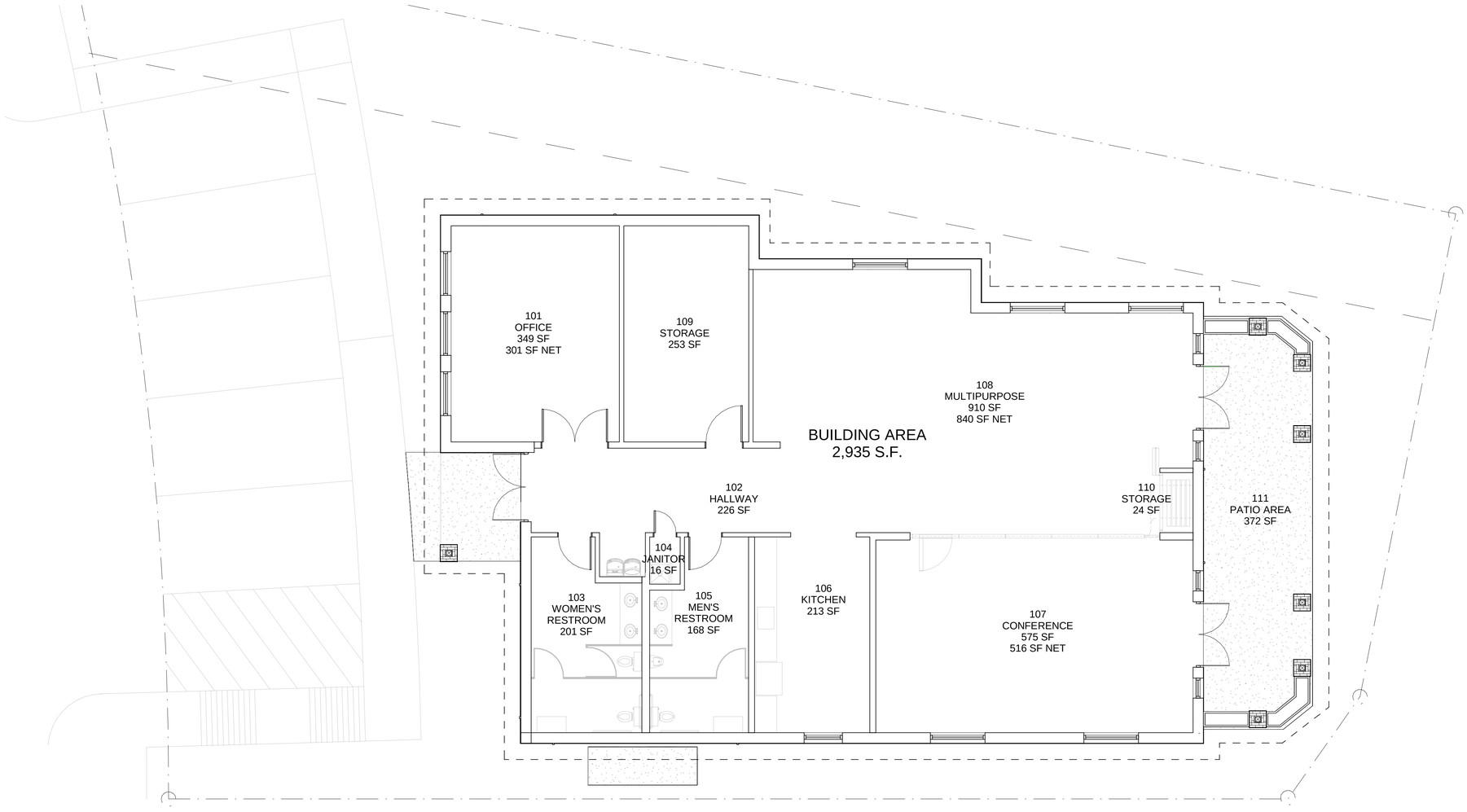
Drawn By:	Checked By:

Project Phase: DESIGN DEVELOPMENT

SITE PLAN

A0.2

© COPYRIGHT 2024 HEIGHTS VENTURE



FLOOR PLAN 01
3/16" = 1'-0"

Δ	DATE:	ISSUE:
	08-16-2024	ISSUE OWNER REVIEW

David Scott Roselius, AIA
TX #14178

Not for Regulatory Approval, Permitting, or Construction.

Heights Venture
ARCHITECTURE DESIGN

HOUSTON
1111 North Loop West, Suite 800
Houston, Texas 77008
281.854.6100

DALLAS
5741 Legacy Drive, Suite 320
Plano, Texas 75024
281.854.6100

CASTLEWOOD MUD CLUBHOUSE

2322 THORNBERRY CREEK LANE KATY, TEXAS 7749

Project Number:	Sheet Size:
24050	24 x 36

Date / Time Plotted: 8/22/2024 9:08:34 AM

Drawn By:	Checked By:

Project Phase: DESIGN DEVELOPMENT

FLOOR PLAN

A1.1

© COPYRIGHT 2024 HEIGHTS VENTURE

Area and Parking Summary - Castlewood MUD			
	Use	Sq. Ft.	Parking Required
Site		(0.1745 acre) 7,601	
Building	Class 1. Office	2,935	2.75 spaces / 1,000 sq ft of UFA
Building UFA	Conference room Multipurpose room Office	516 840 301	
	Total	1,657	(1,657 / 1,000) * 2.75
Total Parking Required		4.56	Spaces
Total Parking Provided		5	Spaces
Parking Ratio Achieved		3.01 /1000	Per KSF

FAR* Analysis:

Building Area (SF):	2,935
Site Area (SF):	7,601
FAR:	0.39

UFA** as defined by Houston, TX Code of Ordinances Sec. 26-472
Office factor calculated per Houston, TX Code of Ordinances Sec. 26-492.

* *FAR defined as Floor Area Ratio*

** *Useable floor area* or UFA means the gross floor area of a building excluding lobbies, hallways, restrooms, elevators, stairwells, mechanical shaft or vertical penetrations, atriums, mechanical rooms, and service rooms.

Bicycle Rack Credit	1 space per 4 bicycles > 10%	Required per Sec. 26-497. - Reduced parking space requirement for additional bicycle spaces.

Castle Rock HOA, INC

7102 Glen Chase Court

Houston, TX 77095

Re:Castlewood MUD administration Building Construction

The City of Houston planning commission asked for the Castle Rock HOA ARC (Architectural Review Committee) to review and approve the construction of the Castlewood MUD administration building and community center.

The proposed building met the required set backs, building materials, and other relevant criteria and the ARC approved the construction.

Sincerely,

Steve Johnson

Castle Rock HOA ARC Chairman

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1126
Plat Name: Castlewood MUD Administrative Center
Applicant: Quiddity Engineering
Date Submitted: 06/03/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To allow the replatting of a portion of a recorded detention/ drainage reserve to create a restricted reserve for administrative and Community center use.

Chapter 42 Section: 42-193 c 4

Chapter 42 Reference:

Sec. 42-193 (c) (4). - Rules governing partial replats of certain property. (4) A plat restriction limiting the use of property to drainage, water plant, wastewater treatment, lift station or similar public utility use may be amended only to permit: a. Landscape, park, recreation, drainage, open space or similar amenity uses of that property, or b. Single-family residential use of that property only if the typical lot size in the replat is not less than the typical lot size of lots in the preceding plat.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The site is located within the City of Houston's ETJ, Harris County within the Castle Rock Sec 2 residential development. The recorded drainage and detention – Restricted Reserve "A", Block 1 is owned by Castlewood MUD and is contains an existing detention pons with walking trail. The MUD would like to replat a portion of the reserve, that is outside the existing pond and trails, to create a restricted reserve for the construction of an administrative center for MUD meetings. The center would also be accessible to residents for small community events. The ordinance allows for the replatting of drainage reserve to specific uses – landscape, recreation, single family open space. The intended development of the proposed reserve is not referenced in the ordinance language; hence the submittal of the requested variance. The proposed reserve will not impact the structural or functional integrity of the existing drainage pond and is not less than the typical lot size of lots in the preceding plat – Castle Rock Sec 2.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The ordinance allows for the replatting of drainage reserve to specific uses – landscape, recreation, single family, open space etc. The intended development of the proposed reserve- an administrative center for MUD meetings that will also be accessible to residents for small community events – is not referenced in the ordinance language; hence the submittal of the requested variance.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The general purpose of the chapter will be maintained. The proposed administrative center to be developed on the site will be used for MUD meetings and will also be available to residents for small community events. The proposed reserve will not impact the structural or functional integrity of the existing drainage pond and is not less than the typical lot size of lots in the preceding plat – Castle Rock Sec 2.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting of the variance will not be injurious to the public health, safety or welfare. The proposed site does not impact the structure nor function of the existing detention pond.

(5) Economic hardship is not the sole justification of the variance.

Sole justification for the variance is not solely based on economic hardship. The ordinance allows for the replatting of drainage reserve to specific uses – landscape, recreation, single family open space. The intended development of the proposed reserve- an administrative center for MUD meetings that will also be accessible to residents for small community events – is not referenced in the ordinance language; hence the submittal of the requested variance.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-1126
Agenda Item: 91
PC Action Date: 08/22/2024
Plat Name: Castlewood MUD Administrative Center
Applicant: Quiddity Engineering

Staff Recommendation: Deny the requested variance(s) and Disapprove the plat

Chapter 42 Sections: **42-193 c 4**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow the replatting of a portion of a recorded detention/ drainage reserve to create a restricted reserve for administrative and Community center use.;

Basis of Recommendation:

The site is located at south along Thorn Berry Creek Lane east of Wheat Snow Lane and North Westgreen Blvd in Houston's Extraterritorial Jurisdiction in Harris County Texas. The reason for replat is to create a 0.1745-acre (7,610 Sq. Ft.) reserve restricted to Administrative and Community Center use. The applicant is seeking a variance to replat a portion of a detention drainage reserve into a reserve restricted to Administrative and Community Center Use. Staff is not in support of this request. The proposed site is a replat of a portion of an 8.9544 acres reserve restricted to drainage and detention created with the Castle Rock Sec 2 subdivision in 2004. The property is owned by the Castlewood Municipal Utility District who would like to develop an Administrative and Community Center building on the site. The property is located adjacent to and across the street from Single Family residential homes. The residents living in close proximity to the site or in opposition to the proposed replat. Although, staff has received a letter of no objection from the Castle Rock HOA Arc committee, the residents who live in close proximity to the proposed building are in opposition to the proposal. The Castlewood MUD is proposing a 2,935 square foot building that will accommodate a conference room, office spaces, multipurpose area and patio area. They are proposing five parking spaces; however, if this building was being developed in the city, with the proposed used, the parking would be considered for a banquet hall, since the center could be rented out for private events and based on the size square footage, the parking requirement will be calculated at 8 parking spaces per every 1,000 sf of the gross floor area. The proposed building will be in close proximity to single family homes, the applicant has not articulated a hardship, and other sites can be considered for this building and additional parking is needed for the site. The applicant has met all notification requirements and Review by Legal indicates with the approval from the Castle Rock HOA Arc Committee for this proposal, the plat will not violate restrictions filed separately. Staff's recommendation is to Deny the requested variance and disapprove the plat.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The property is in close proximity to single family residential homes and would be a burden to the property living in close proximity to the proposed site.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

There is no unusual physical characteristics that would prevent Developer for developing the building in another area.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The applicant can seek a better location for the building that would be beneficial to the property owners in the neighborhood.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Denying this variance and disapproving the plat will be in keeping of the intent and general purposes of this chapter.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the variance will be injurious to the public health, safety and welfare of the neighborhood. It will be in close proximity to single family homes and there is not adequate parking for the site if the site will be used to be rented out for events.

(5) Economic hardship is not the sole justification of the variance.

The applicant has not demonstrated a hardship this is not solely economic. The applicant can seek other sites for the building that would not impact the residents in the neighborhood.

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice with Special Request

PHS

July 19, 2024

Dear Property Owner:

Reference Number: 2024-1126; Castlewood MUD Administrative Center, a partial replatting of Castle Rock Sec 2, being a portion of restricted Reserve A as recorded in FC 557245 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located south along Thorn Berry Creek Lane west of Wheat Snow Drive east of N. Westgreen Blvd. The purpose of the replat is to create one restricted reserve restricted to Administrative and Community Center Use Purposes only. The applicant, **Mikalla Hodges**, with Quiddity Engineerting, on behalf of the developer, can be contacted at **281-363-4039** for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300' of the boundary of the plat. Reconsideration of requirement, variance(s), and/or special exception(s) is/are being requested with this application and is/are attached.

If you have any questions regarding this notice, you may contact **Dorianne Powe-Phlegm**, with the Planning and Development Department via email at **Dorianne.powe@houstontx.gov** or call **832-393-6570.**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, August 8, 2024, at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov, at least 24 hours in advance of the meeting. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.
2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.
NOTE: YOU MUST OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Terminology

- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.
- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. This is a type of Special Request.
- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

- ***Planning Commission Body, Authority and Obligation***
- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

- ***Planning Department Staff Authority and Obligation***
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 08/22/2024
Plat Name: Clyburn Landing
Developer: CGEA|Planning + Design
Applicant: CGEA|Planning + Design
App No/Type: 2024-1453 C3N

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.1492	Total Reserve Acreage:	0.0201
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77026	494C	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

047.3 If this Public Hearing (C3N) plat is deferred, it is the applicant's responsibility to update the sign to the new date for Commission Action and email a picture to staff no later than Monday morning following the Planning Commission deferral. (Refer to Policy clarification document - Notification for replats requiring Public Hearings found under the following link: https://www.houstontx.gov/planning/DevelopRegs/)

209. Applicant has requested that this item be deferred for two weeks.

Review by Legal that this plat violates restrictions filed separately. Per Legal's Review, a 30ft front building line, 6ft side building lines are required, and the lot is restricted for residential purposes only. The applicant has requested that this plat be deferred to provide an nate lot layout design.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 08/22/2024
Plat Name: Clyburn Landing
Developer: CGEA|Planning + Design
Applicant: CGEA|Planning + Design
App No/Type: 2024-1453 C3N

Staff Recommendation:
Defer Applicant request

HPW- TDO- Traffic: 08/21/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. http://www.houstontx.gov/planning/

- Ensure that the existing power pole does not interfere with the sidewalk, otherwise, coordinate with Center point energy.
HPW-HW- IDS: APPROVE
Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot. SFR lot, which is a new development and a part of the subdivision where there is no detention provided, no 65% reduction will be allowed.
Detention Requirement = 0.75 acre-feet per acre of impervious cover (including all disturbed area that results in impervious surface) surface exceeding over 65% of the project area. The impervious area for any shared drive or common drives will be divided equally among all lots within the SFR development.
In the floodplain, need approved drainage plan.

Parks and Recreation: The then-current fee in lieu of statement... add the incremental (proposed minus existing) dwelling units.

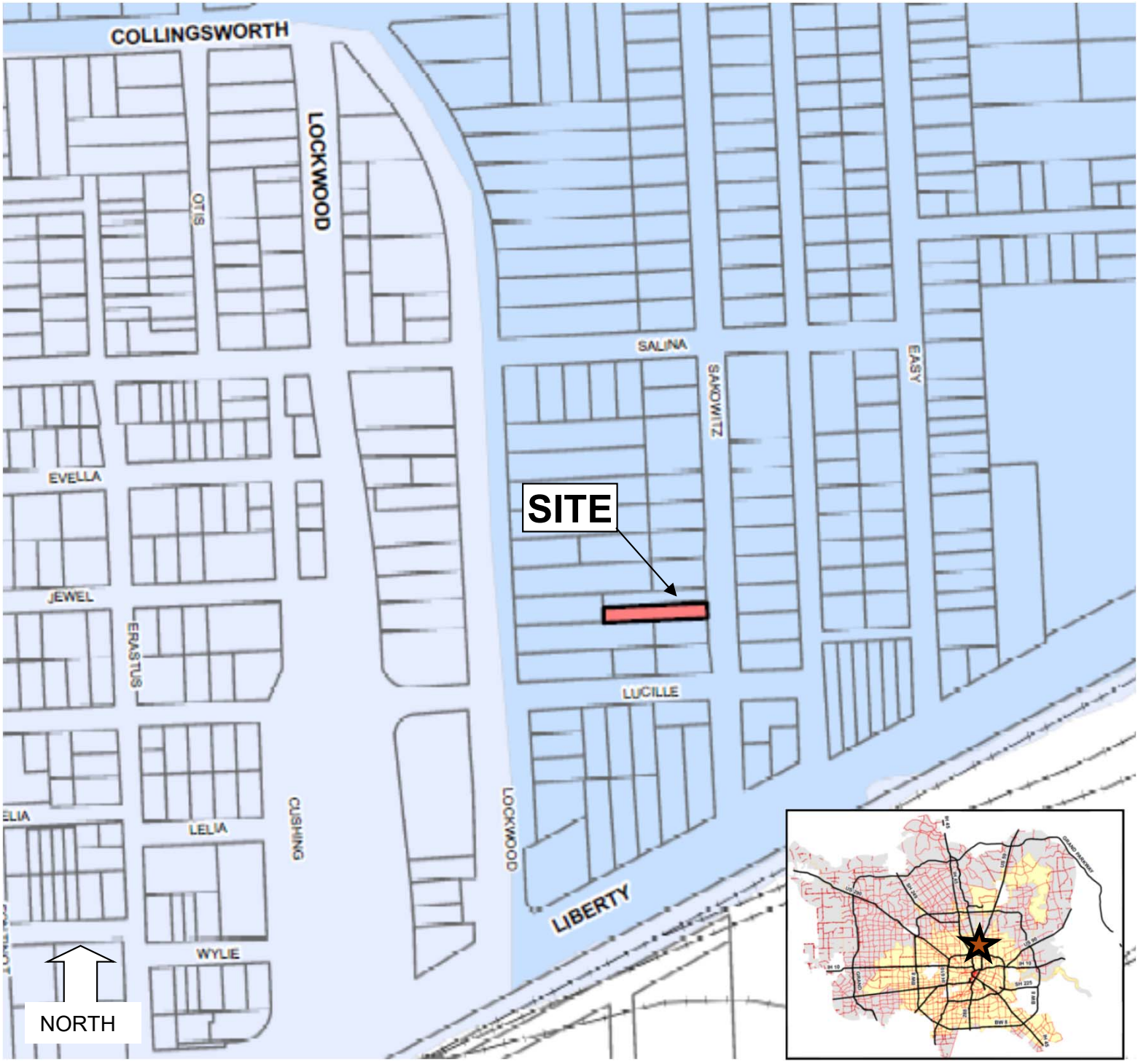
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Clyburn Landing

Applicant: CGEA Planning



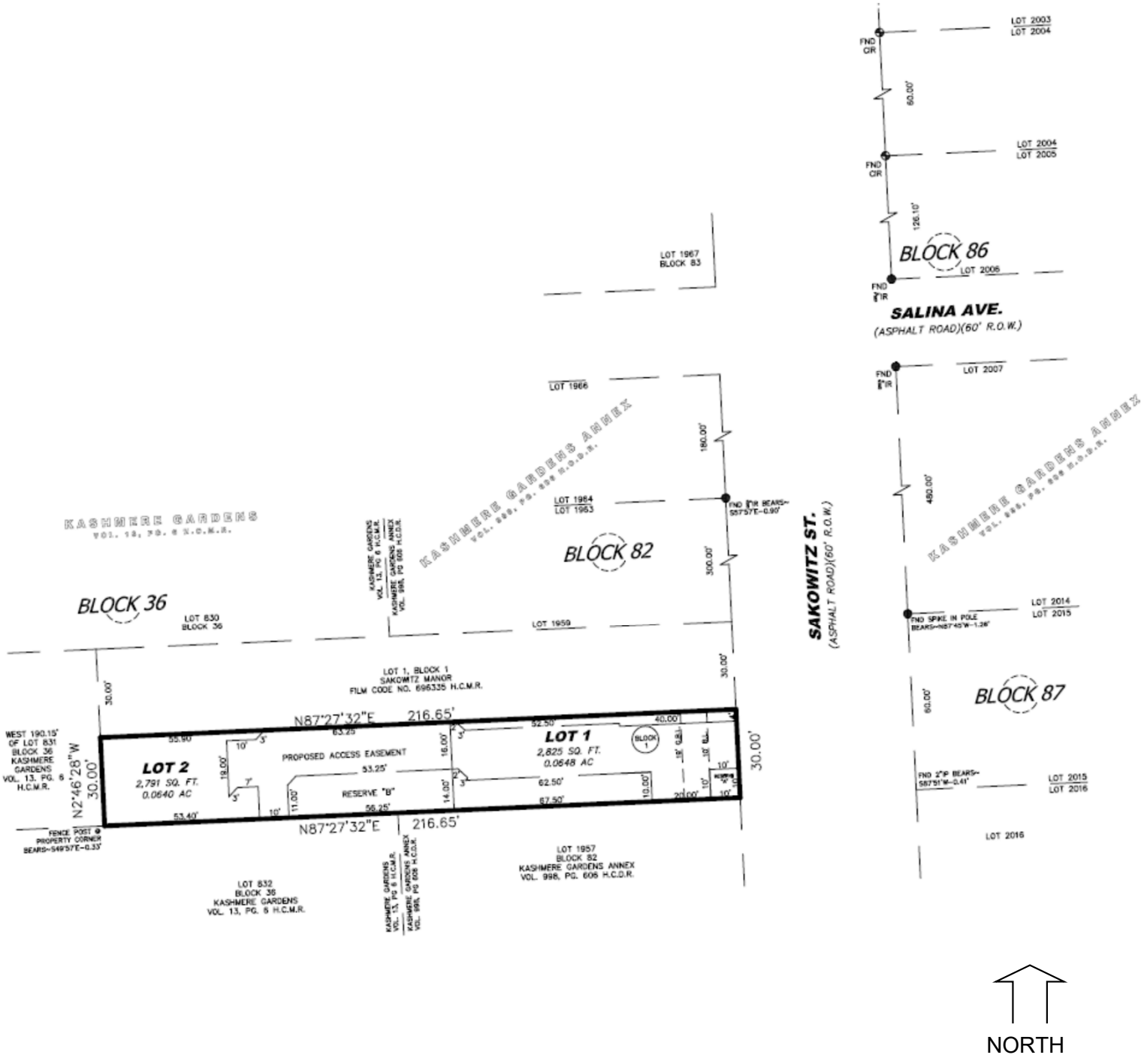
C – Public Hearing with Variance Site Location

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date 08/22/2024**

Subdivision Name: Clyburn Landing

Applicant: CGEQ Planning



C – Public Hearing with Variance Subdivision

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 08/22/2024**

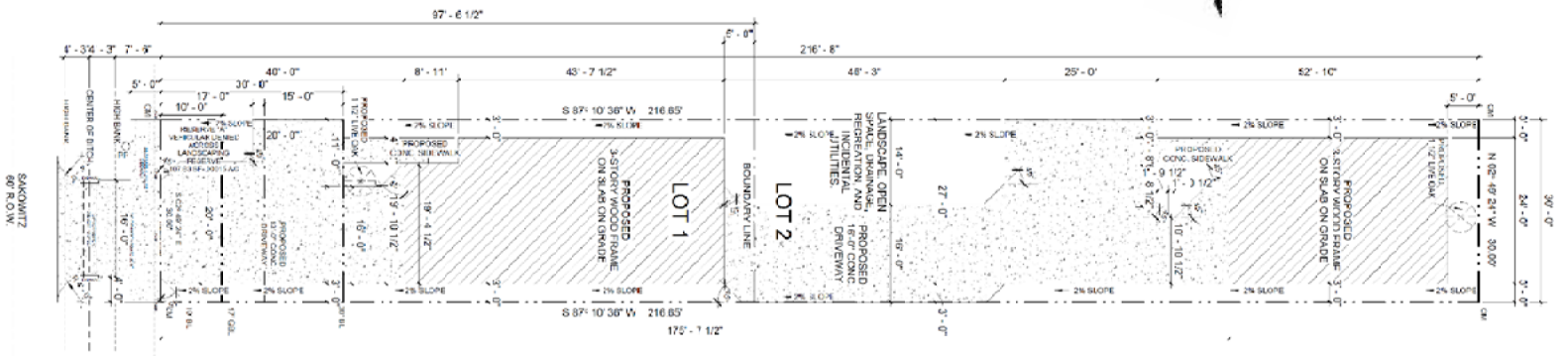
Subdivision Name: Clyburn Landing

Applicant: CGEA Planning



C – Public Hearing with Variance Aerial

LT 2 BLK 1
SAKOWITZ MANOR



1" = 10'-0"
1 SITE PLAN

GENERAL NOTES

1. Type M copper tubing and pipe shall not be used.
2. Water riser must be metal above ground schedule 40 pvc may only be used on the exterior of the building below grade.
3. Entire project shall be constructed in accordance with 2021 I.R.C. and the 2023 NEC.
4. Refer to structural for compliance with wind load design criteria.
5. Aluminum wiring shall not wiring shall not be used and copper 12/2 with ground is the smallest conductor size allowed.
6. All drainage and runoff shall be collected on-site or directed on surface to sheet. Drainage and runoff is not allowed to be directed on to adjacent properties.
7. All mechanical ecuipment exhaust must terminate on the exterior of the structure.
8. Fences require a separate permit.
9. General contractor must verify all dimensions for the set backs, utility easments, and bldg. lines.

DRAINAGE NOTES

DRAINAGE (LOTS) R401.3 2021 IRC LOTS SHALL BE GRADED TO PROVIDE A POSITIVE DRAINAGE PATH AWAY FROM THE FOUNDATION. THE FALL SHALL BE A MINIMUM IF 6 INCHES IN THE FIRST 10 FEET (5% SLOPES). THE SITE PLAN SHALL DEPICT THE SLOPES.

DRAINAGE (LOTS) R401.3 EXCEPTION 2021 IRC AMENDMENTS IF A SWALE OR DRAIN IS USED DUE TO A PHYSICAL BARBER OR LOT LINE THE PLANS MUST INDICATE THE POSITIVE DRAINAGE DETAILS. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPE A MINIMUM OF 2% AWAY FROM THE BUILDING.

NOTE
F.F. ELEVATIONS ARE FOR REFERNCE USE ONLY

NOTE
F.F. ELEVATIONS NOT LESS THAN 12" ABOVE NEAREST SANITARY SEWER MANHOLE RIM, OR 4" ABOVE THE CROWN OF THE STREET, EXCEPT ON FLOOD ZONE TO BE VERIFIED WITH APPLICABLE CODE REQUIREMENTS FOR FINISH FLOOR ELEVATION.

CONTRACTOR TO VERIFY WITH APPLICABLE CODE REQUIREMENTS FOR FIN. FLOOR ELEVATION

IMPERVIOUS AREA PERCENTAGE CALCULATION	
	FINAL SQ. FT.
1. BUILDINGS	2089 SF
2. PAVING	2093 SF
TOTAL	4182 SF
TOTAL AREA OF LOT:	6500 SF
(4182 SF/ 6500 SF) X 100 =	64.3%

MRD

www.MAZEHOUSTON.com

STATE OF TEXAS
LARRY DAVERS
74418
REGISTERED PROFESSIONAL ENGINEER
HRMR F-16777
04/15/2024

ANDREW BEAVER
3405 SAKOWITZ STREET
HOUSTON, TX 77026

No.	Description	Date

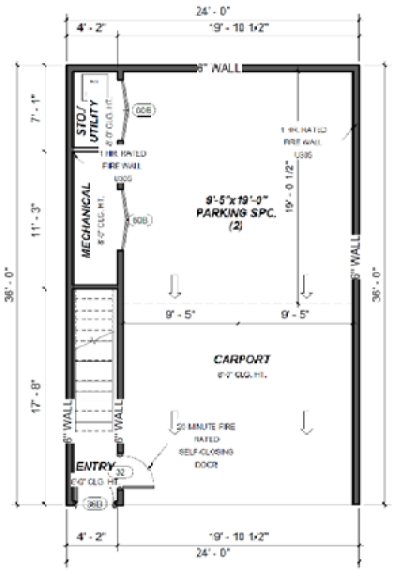
MAZE RESIDENTIAL DESIGN
HOUSTON, TX
832-785-4911

Site Plan

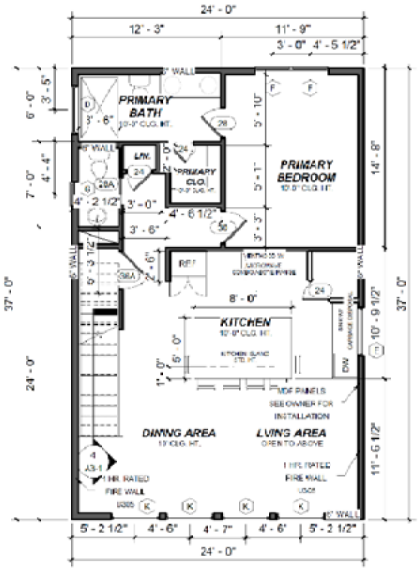
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Issue Date
Author
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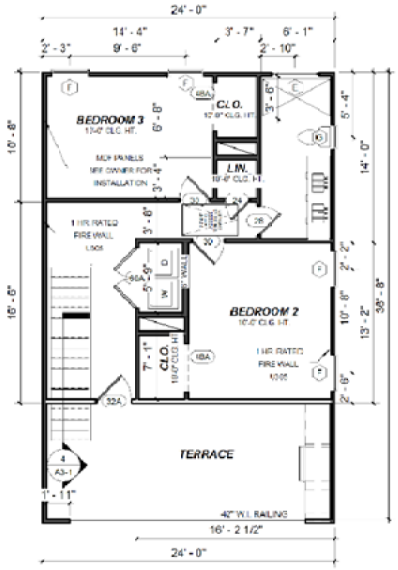
1" = 10'-0"



1 FIRST LEVEL ADU
3/16" = 1'-0"

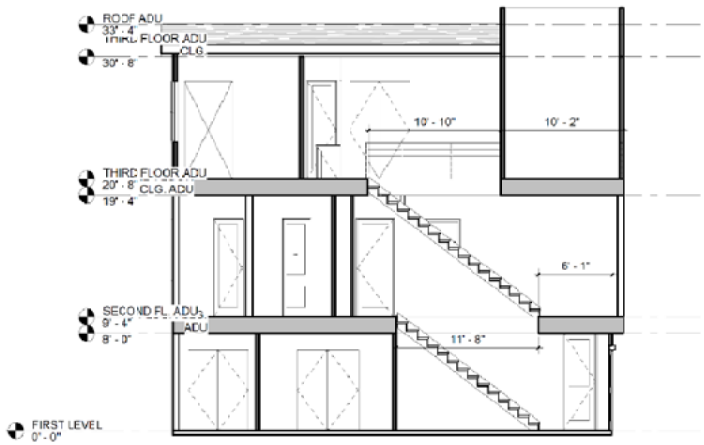


2 SECOND LEVEL ADU
3/16" = 1'-0"



3 THIRD LEVEL ADU
3/16" = 1'-0"

NOTE: ALL FRAMING MATERIAL BENEATH THE FLOOD PLAIN TO BE PRESSURE TREATED



4 Section 2
3/16" = 1'-0"

SEE SHEET S-5 FOR ADDITIONAL DETAILS

IRC R309.2: THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND IT'S ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD ON THE GARAGE SIDE. GATAGES BENEATH THE HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE (CEILING OF GARAGE) BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD

OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" (35MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" (35MM) THICK, OR 20-MINUTE FIRE-RATED DOORS ALL OF WHICH SHALL BE SELF CLOSING

NOTE:

GARAGE ATTIC-ACCESS-R302.6: PULL DOWN STAIRWAYS IN A GARAGE CEILING SHALL BE PROVIDED WITH A 3/8" FIRE RETARDENT PANEL OR 26 GAUGE SHEET METAL.

GENERAL NOTES:

1. ALL WORK TO BE DONE AS PER CODE AND REGULATIONS
2. WATER RESIST GYP. BOARD (FULL HGT.) AT SHOWER, TUB, AND WALLS SUBJECT TO WATER SPLASH
3. TUB AND SHOWER, IF NOT FIBER GLASS, SHALL BE TILED TO 70" ABOVE DRAIN INLET
4. GLAZING IN SHOWER, TUB ENCLOSURE, & DOOR, SHALL BE IMPACT RESISTANT (TEMPERED)
5. PROVIDE ACCESS PANELS AT PLUMBING WALLS, ESPECIALLY TUB WALLS.
6. FOR INSTALLATION OF AHU SEE CONTRACTOR.
7. ALL EXHALST FANS MUST BE VENTED TO THE OUTSIDE.
8. PROVIDE G.F.I. WHERE SHOWN AS PER NATIONAL, ELECTRICAL CODE
9. GAS INSTALLATIONS AND APPLIANCES ARE TO BE CONSISTENT WITH APPLICABLE CODES AND MANUFACTURER'S SPECIFICATIONS.
10. FIRE BOX IS TO BE INSTALLED AS PER 2012 I.F.C. STANDARD AND MANUFACTURER'S SPECIFICATIONS ARE TO BE POSTED AT THE JOB SITE
11. ALL EXTERIOR FINISHES SHALL BE WATER RESISTANT.

NOTES

1. FIRST FLOOR CEILINGS TO BE 10'-0", SECOND FLOOR CEILINGS TO BE 9'-0".
2. SMOKE DETECTORS SHALL BE HARD-WIRED, INTERCONNECTED, WITH BATTERY BACK UP AS PER THE IRC R313.3
3. PROVIDE SAFETY GLAZING IN ALL SPECIFIC HAZARDOUS LOCATIONS IN ACCORDANCE WITH THE REQUIREMENTS OF IRC SECTION R308
4. PROVIDE PLYWOOD PAD IN ATTIC FOR HVAC UNIT(S) W/ REQUIRED ELECT. MECH & PLUMB.

NOTES

ALL WALLS TO BE 2x4 (U.N.O.) WOOD STUDS @ 16" O.C. PROVICE FIRE STOPS AS REQUIRED. INTERIOR WALLS TO HAVE 5/8" GYPSUM BOARD PTD ON BOTH SIDES. PROVIDE GREEN BD @ ALL WE AREAS.

VERIFY ALL DIMENSIONS, DROPS, OFFSETS, BRICK LEDGES, INSERTS, AND OPENINGS WITH OWNER/ GENERAL CONTRACTOR.

ESCAPE/ RESCUE WINDOWS FROM SLEEPING AREAS SHALL HAVE MIN. 5.7. S.F. CLEAR NET OPENING AND MIN. CLEAR OPENING HT. OF 24" AND MIN. CLEAR OPENING WIDTH OF 20". FINISHED SILL HT. SHALL BE MAX OF 44" ABOVE FLOOR.

THE ATTIC ROUGH OPENING SHALL BE 30x54 AND THE STAIR LOAD CAPACITY SHALL BE A MINIMUM OF 350 LBS.

PROJECT INFORMATION

FLOOR PLAN NOTES

AREA CALCULATION (PER UNIT)	SQUARE FOOTAGE
SECOND FLOOR LIVING	846
THIRD FLOOR LIVING	610
TOTAL LIVING	1456
CARPORT	864
TOTAL COVERED	2320
TERRACE	240

MRD
MAZE RESIDENTIAL DESIGN
www.MAZEHOUSTON.com

STATE OF TEXAS
LARRY BEAVERS
74428
LICENSED PROFESSIONAL ENGINEER
PROJECT MANAGER
FIRM# F-16777
04/15/2024

ANDREW BEAVER
3405 SAKOWITZ STREET
HOUSTON, TX 77026

No.	Description	D

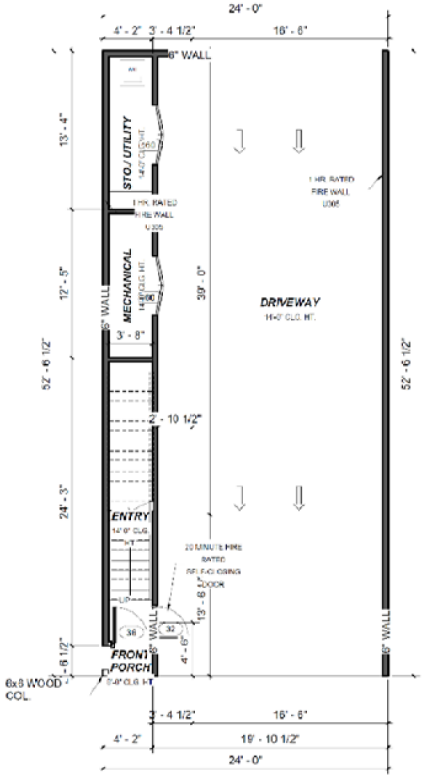
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Floor Plan ADU

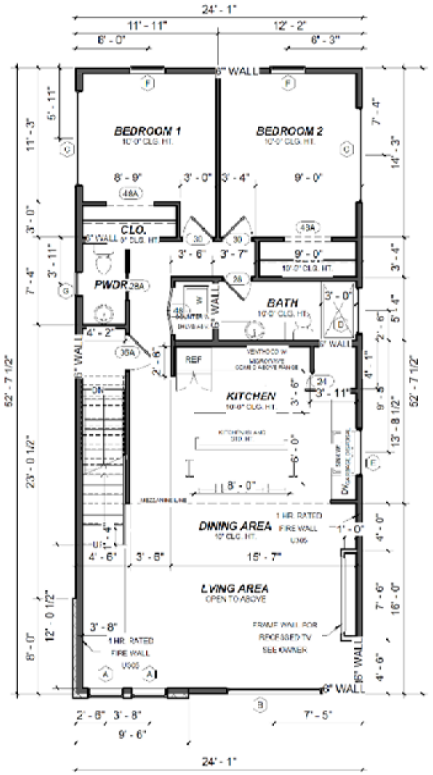
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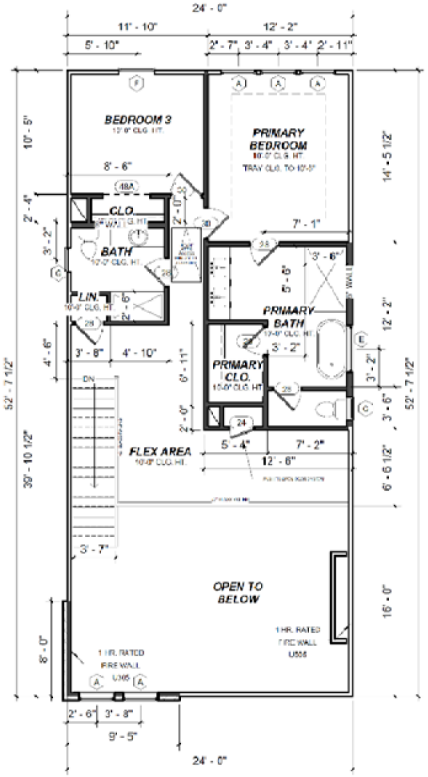
3/16" =



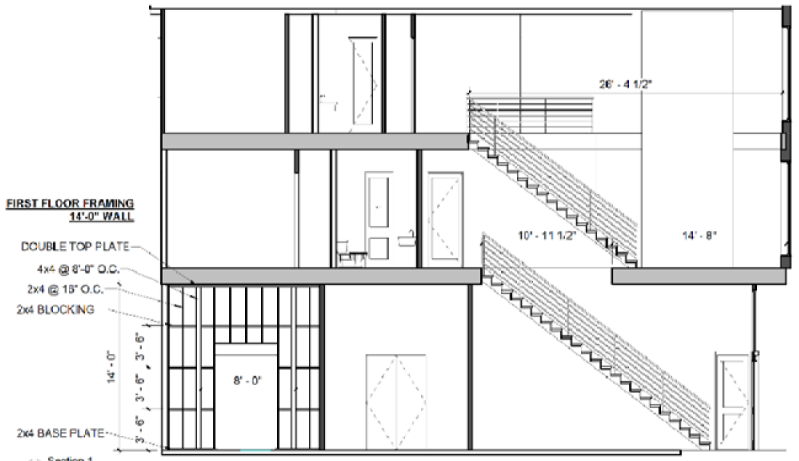
1 FIRST LEVEL
3/16" = 1'-0"



2 SECOND LEVEL
3/16" = 1'-0"



3 THIRD LEVEL
3/16" = 1'-0"



4 Section 1
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NOTE:

GARAGE ATTIC-ACCESS-R302.8. PULL DOWN STAIRWAYS IN A GARAGE CEILING SHALL BE PROVIDED WITH A 3/8" FIRE RETARDENT PANEL OR 18 GAUGE SHEEL METAL.

GENERAL NOTES:

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VERIFY ALL DIMENSIONS, DROPS, OFFSETS, BRICK LEDGES, INSERTS, AND OPENINGS WITH OWNER/ GENERAL CONTRACTOR.

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THE ATTIC ROUGH OPENING SHALL BE 30x54 AND THE STAIR LOAD CAPACITY SHALL BE A MINIMUM OF 350 LBS.

NOTE: ALL FRAMING MATERIAL BENEATH THE FLOOD PLAIN TO BE PRESSURE TREATED

PROJECT INFORMATION

FLOOR PLAN NOTES

AREA CALCULATION (PER UNIT)	SQUARE FOOTAGE
SECOND FLOOR LIVING	1220
THIRD FLOOR LIVING	900
TOTAL LIVING	2120
CARPORT	1225
COVERED PORCH	36
TOTAL COVERED	3381

MRD
MAZE RESIDENTIAL DESIGN

www.MAZEHOUSTON.com

LARRY BEAVERS 74428 LICENSED PROFESSIONAL ENGINEER
PROJECT PERMIT/SEAL
FIRM # F-14777
04/15/2024

ANDREW BEAVER
3405 SAKOWITZ STREET
HOUSTON, TX 77026

No.	Description	Date

MAZE RESIDENTIAL DESIGN
HOUSTON, TX
832-785-4911

Floor Plan Primary

Project Number
Issue Date
Author
Checker

A3

3/16" = 1'-0"

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1453
Plat Name: Clyburn Landing
Applicant: CGEA|Planning + Design
Date Submitted: 07/15/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To allow a single-family residential lot to have frontage on an access easement in lieu of the required public street frontage.

Chapter 42 Section: 185

Chapter 42 Reference:

(a)The minimum width of any lot along a street or shared driveway shall be 20 feet unless otherwise allowed by this ordinance. (b) The minimum width of any lot in a subdivision within the city may be 15 feet if all lots within the subdivision plat take vehicular access from the shared driveway or permanent access easement and the subdivision plat conforms to the following performance standards: (1) The average width of all lots within the subdivision plat is greater than or equal to 18 feet. A lot with a width greater than 30 feet shall be counted as 30 feet for purposes of the average lot width calculation of this subsection; (2) For the purposes of this subsection, blockface shall have the meaning of 42-1 and further shall include the distances measured from and to shared driveways, intersecting or terminating with shared driveways. (3) If the subdivision plat contains one or more blockfaces in their entirety, the average lot width of each blockface within the subdivision plat is greater than or equal to 18 feet; and (4) If a subdivision plat includes a lot with a width of less than 20 feet, any subsequent replat of a lot within the subdivision plat shall maintain an average lot width that is greater than or equal to 18 feet. The average lot width for each subsequent replat shall be based on all lots within the original subdivision plat containing a lot with a width less than 20 feet. The subdivision plat and all subsequent replats of lots within the subdivision plat shall contain a plat notation stating the requirements of this item.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict application of the ordinance does not allow for narrow platted lots to have unique design alternatives than those allowed by this ordinance. This property was platted in 2021 as a narrow lot, the new property owner would like to provide more housing alternatives to Houstonians. By allowing two housing units to have a unique development approach, allows for safety to be created, with one driveway and limited access to the property allows for a better design to provide more housing in limited land.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstance supporting the granting the variance, is that this proposed access easements allows for a shared driveway approach like to provide access to the back lot. This ordinance does not allowed this design alternative as presented by developer. The circumstances made the architectural team design this unique narrow lot development to have a very unique approach to single-family housing in Houston.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and purpose of this chapter will be preserved and maintained. Both lots will have access to the public street via the access easement.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Allowing lots to have proper frontage in alternative ways, maintained public health, safety and welfare.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance, but rather a unique narrow lot design is our main justification to create an alternative design.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-1453
Agenda Item: 92
PC Action Date: 08/22/2024
Plat Name: Clyburn Landing
Applicant: CGEA|Planning + Design

Staff Recommendation: Defer Applicant request

Chapter 42 Sections: **185**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow a single-family residential lot to have frontage on an access easement in lieu of the required public street frontage.;

Basis of Recommendation:

The site is located east along Sakowitz St. north of Liberty Street in Houston's Corporate Limits. The reason for replat is to create two lots and two reserves. The applicant is seeking a variance to allow a single-family residential lot to have frontage on an access easement in lieu of the required public frontage. Review by Legal indicates that this plat violates deed restrictions. The applicant has requested a deferral to provide an alternate lot layout that will meet deed restrictions. Staff's recommendation is to defer the plat per the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

n/a

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

n/a

(3) The intent and general purposes of this chapter will be preserved and maintained;

n/a

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

n/a

(5) Economic hardship is not the sole justification of the variance.

n/a

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice with Special Request

PHS

August 2, 2024

Dear Property Owner:

Reference Number: 2024-1453; Clyburn Landing, a partial replat of "**Sakowitz Manor**", being Lot 2 of Block 1, as recorded at Film code 696335 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located west along Sakowitz street and north of Lucille Street. The purpose of the replat is to create two single-family residential lots. The applicant, **Carlos G Espinoza**, on behalf of the developer, can be contacted at **713-965 7385** for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300' of the boundary of the plat. Reconsideration of requirement, variance(s), and/or special exception(s) is/are being requested with this application and is/are attached.

If you have any questions regarding this notice, you may contact **Dorianne Powe-Phlegm**, with the Planning and Development Department via email at **dorianne.powe@houstontx.gov or call 832-393-6570.**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, August 22, 2024, at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov, at least 24 hours in advance of the meeting. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.
2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.
NOTE: YOU MUST OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Terminology

- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.
- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. This is a type of Special Request.
- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

- ***Planning Commission Body, Authority and Obligation***
- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

- ***Planning Department Staff Authority and Obligation***
- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 08/22/2024
Plat Name: Estates at Carey Street
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2024-1029 C3N

Staff Recommendation:
Withdraw

Total Acreage:	0.6022	Total Reserve Acreage:	0.0049
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77028	454R	City

Conditions and Requirements for Approval

1.) Legal has determined plat violates separately filed restrictions that only one dwelling unit is allowed per the whole of Lot 4, Block 1 of Houston Gardens.

2.) According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 40 Article XXII to meet the sidewalk requirements.

3.) Show and label drainage channel as per HCFCD.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 08/22/2024
Plat Name: Estates at Carey Street
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2024-1029 C3N

Staff Recommendation:
Withdraw

HPW- TDO- Traffic: 06/21/2024 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. http://www.houstontx.gov/planning/

- Parking restriction is required when development is completed. Carey St. is approximately 18 ft with open ditches. “No Parking” signs must be installed on both side of the street for the entire block (applicant is required to get approval from TDO for “No Parking” sign installation).
Harris County Flood Control District: Flood Control review – Need to show and label Drainage Channel H108-00-00 with top of banks at the western boundary of the plat (see uploaded guidelines PDF).
HPW-HW- IDS: For the creation of this subdivision with a shared driway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

HPW-OCE- Drainage and Utility: If tract size more than 15000SF and less than 1 acre, total impervious area within tract > 9750 SF, Detention is required.
Make sure that 10’ clearance between public utility to the building foundation.

CenterPoint: Interior Building Lines must be a minimum of 5 feet. CNP’s requirement stands apart from the city’s as a minimum of 5’ is required by CNP to install/operate/maintain an easement.

Applicant should maintain a 10’ BL where property is adjacent to ROW with primary OVH facilities installed.
Parks and Recreation: N/A
Solid Waste: The proposed development does not meet the frontage criteria to receive COH solid waste collection services.)

Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

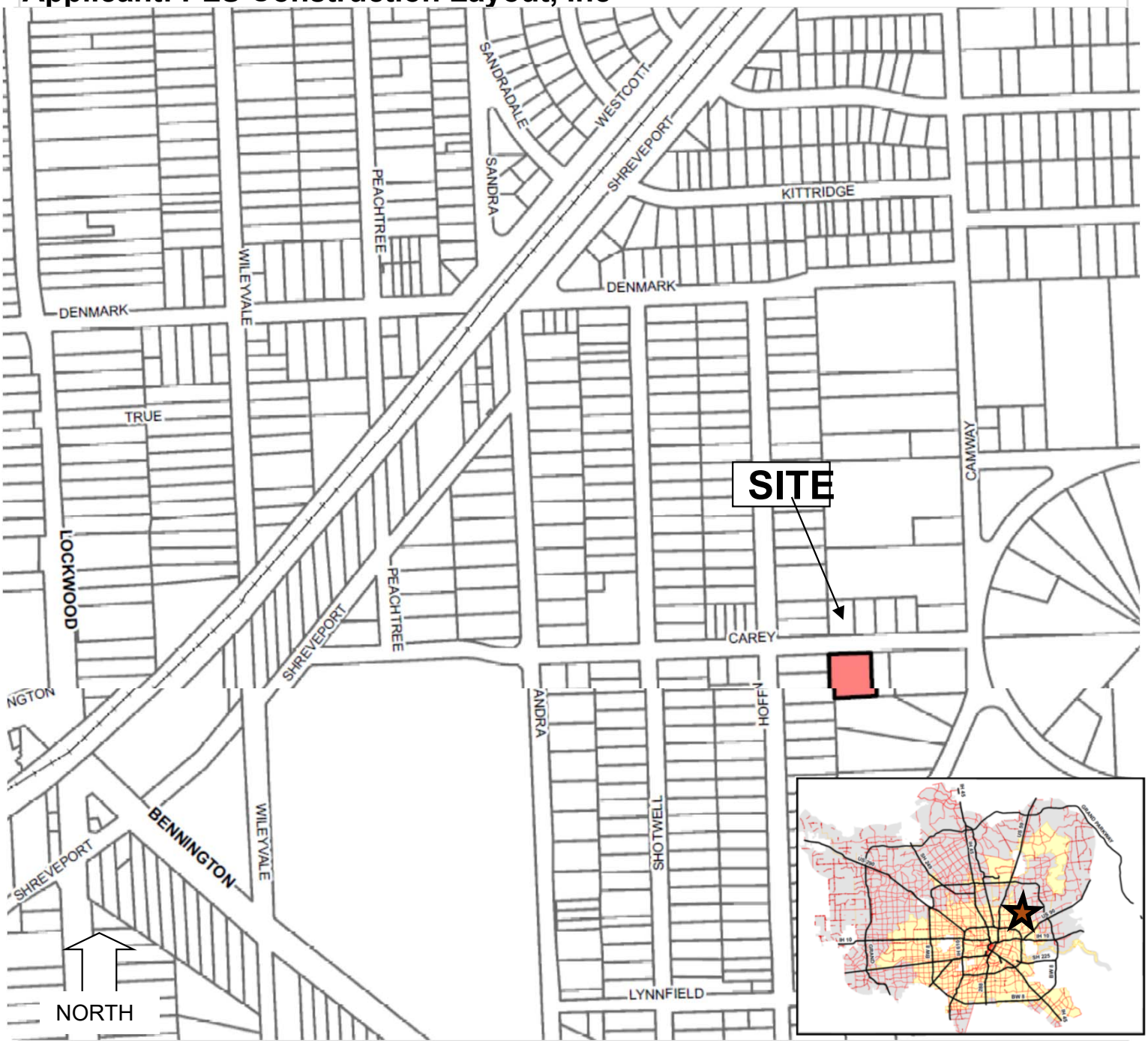
Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Estates at Carey Street (DEF 4)

(Action required on 08/22/2024)

Applicant: PLS Construction Layout, inc

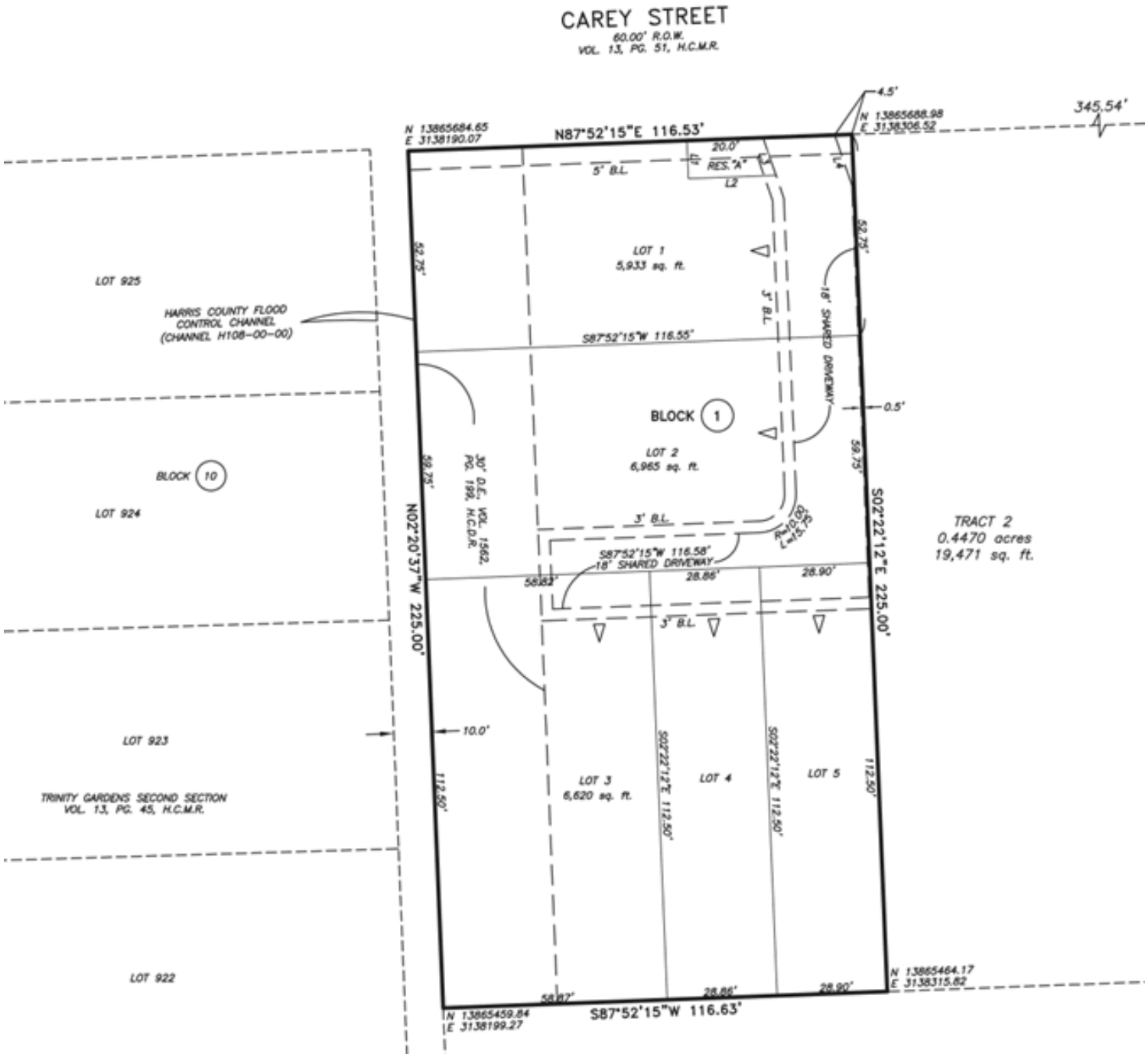


C – Public Hearings Site Location

Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Estates at Carey Street (DEF 4)
(Action required on 08/22/2024)
Applicant: PLS Construction Layout, Inc



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Estates at Carey Street (DEF 4)
(Action required on 08/22/2024)
Applicant: PLS Construction Layout, Inc



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

June 7, 2024

Dear Property Owner:

Reference Number: 2024-1029; Estates at Carey Street, a partial replat, being Lot 4 in Block 1 as recorded in Volume 13, page 51 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located south along Carey Street, west of Homestead Road, and south of East Crosstimbers Street. The purpose of the replat is to create five (5) single-family residential lots and one (1) reserve along a shared driveway. The applicant, **Uriel Figueroa of PLS Construction Layout Inc.,** on behalf of the developer, can be contacted at **713-480-4075** for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact Aracely Rodriguez, with the Planning and Development Department via email at Aracely.Rodriguez@houstontx.gov or call 832-393-6547.

The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, June 27, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. This is a type of Special Request.
- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 08/22/2024
Plat Name: Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 3
Developer: Northfield DH, LLC
Applicant: Century Engineering, Inc
App No/Type: 2024-1311 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3853	Total Reserve Acreage:	0.3853
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77071	570C	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

146. Identify, dimension and provide square footage for all right-of-way dedications. “xx s.f. are hereby dedicated to the public for right-of-way purposes.

158. Provide for the dedication of widening for Fairmeadow Drive as indicated on the marked file copy.

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph).

The applicant is required to provide proof of an approved conceptual drainage plan, with two signatures from Public Works (PWE), is required at submission, for all final plats in City, and in 100 year and 500-year floodplain. Contact City Engineer’s Office and Floodplain Management Office regarding Sec. 19-13 for plan requirements and details.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 08/22/2024
Plat Name: Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 3
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App No/Type: 2024-1311 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 08/05/2024 - An Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found at Chapter 15 of the Design Manual (IDM)

- Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns.
http://www.houstontx.gov/planning/
Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of a restrictive reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
HPW-OCE- Drainage and Utility: If tract size more than 15000SF and less than 1 acre, total impervious area within tract > 9750 SF, Detention is required.
In the floodplain, need approved drainage plan.

Parks and Recreation: N/A

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 3 (DEF1)

Applicant: Century Engineering, Inc



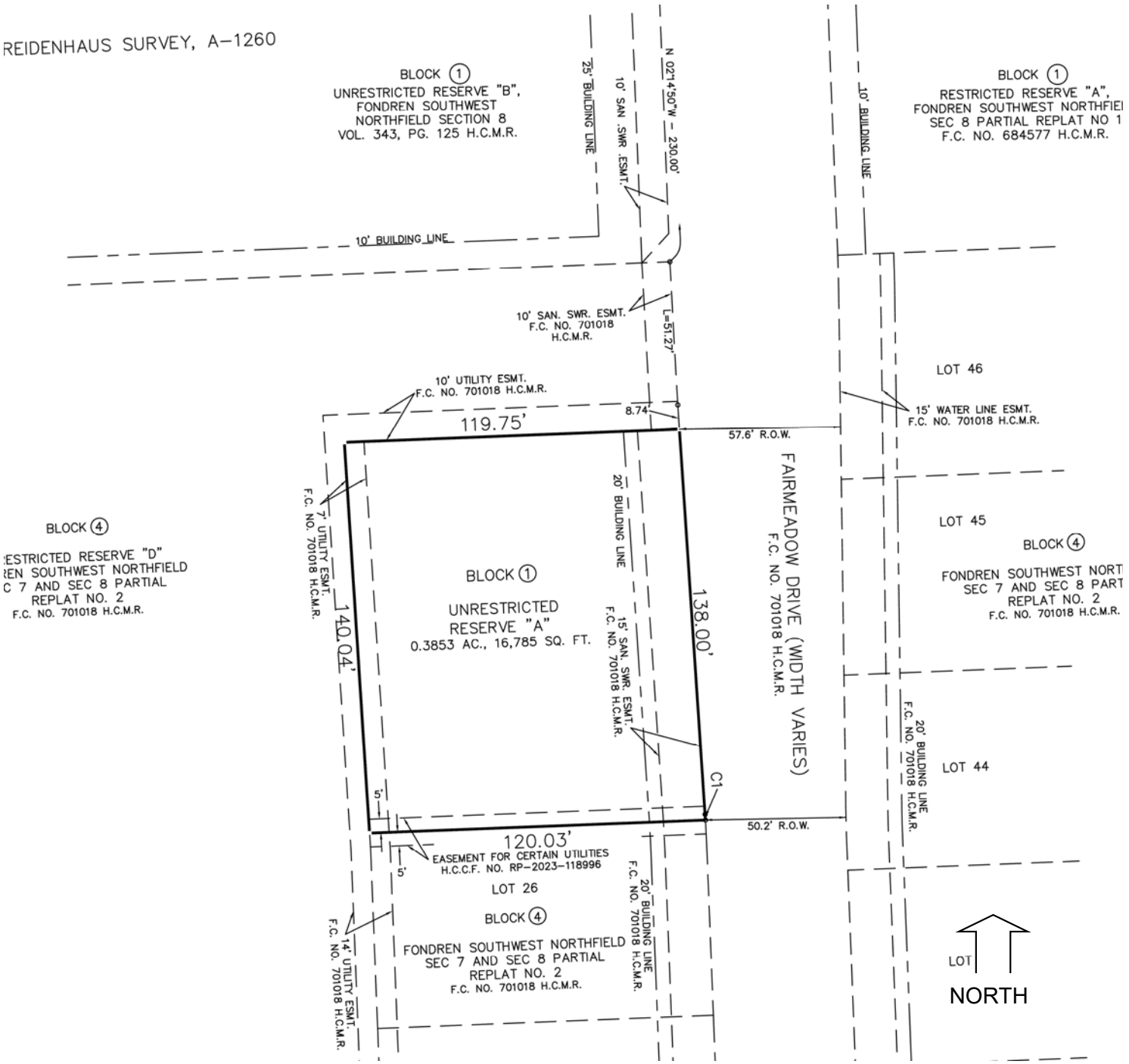
C – Public Hearings Site Location

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 3 (DEF1)

Applicant: Century Engineering, Inc



C – Public Hearings **Subdivision**

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 3 (DEF1)

Applicant: Century Engineering, Inc



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

July 19, 2024

Dear Property Owner:

Reference Number: 2024-1311; Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 3, a partial replatting of Fondren Southwest Northfield Sec 7 and Sec 8 partial replat no 2, being Lots 24 and 25, Block 4 as recorded in Film Code no. 701018.

The Planning and Development Department has received a subdivision plat application for a property located 11910 and 11914 Fairmeadow Drive Houston, TX, 77071 at the southwest intersection of Moondance Lane and Fairmeadow Drive west of Fondren Drive. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, **Daniel Massiatte**, with **Century Engineering, Inc**, on behalf of the developer, can be contacted at **713-780-8871 Ext 237** for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact **Dorianne Powe-Phlegm**, with the Planning and Development Department via email at **dorianne.powe@houstontx.gov** or call **832-393-6270**.
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, August 8, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov. Please submit written comments at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record.

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Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95

Action Date: 08/22/2024

Plat Name: Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension

Developer: Fort Bend County MUD 58

Applicant: Costello, Inc.

App No/Type: 2024-1407 C3N

Staff Recommendation:
Withdraw

Total Acreage:	1.3080	Total Reserve Acreage:	1.3080
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	484K	ETJ

Conditions and Requirements for Approval

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Fort Bend Engineer: 1) Provide 15’ BL adjacent to pipeline easement
2) Provide vicinity map and key map reference
3) Submit FP to FBC for formal review
4) This is not considered a formal review by FBC as not all review comments are provided in this portal
HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

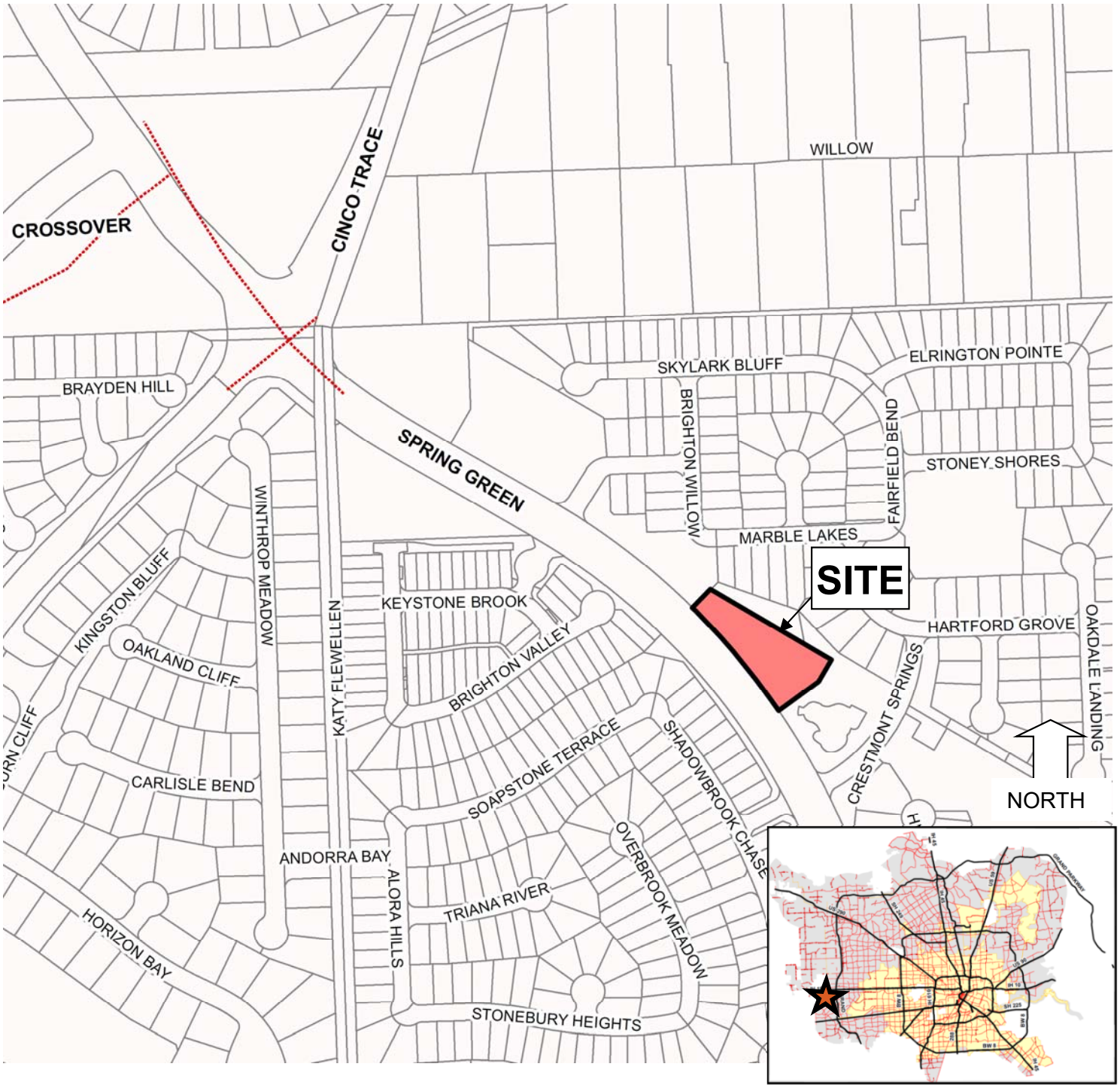
Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Fort Bend Municipal Utility District no 58 Water Plant no 2 and extension

Applicant: Costello, Inc.



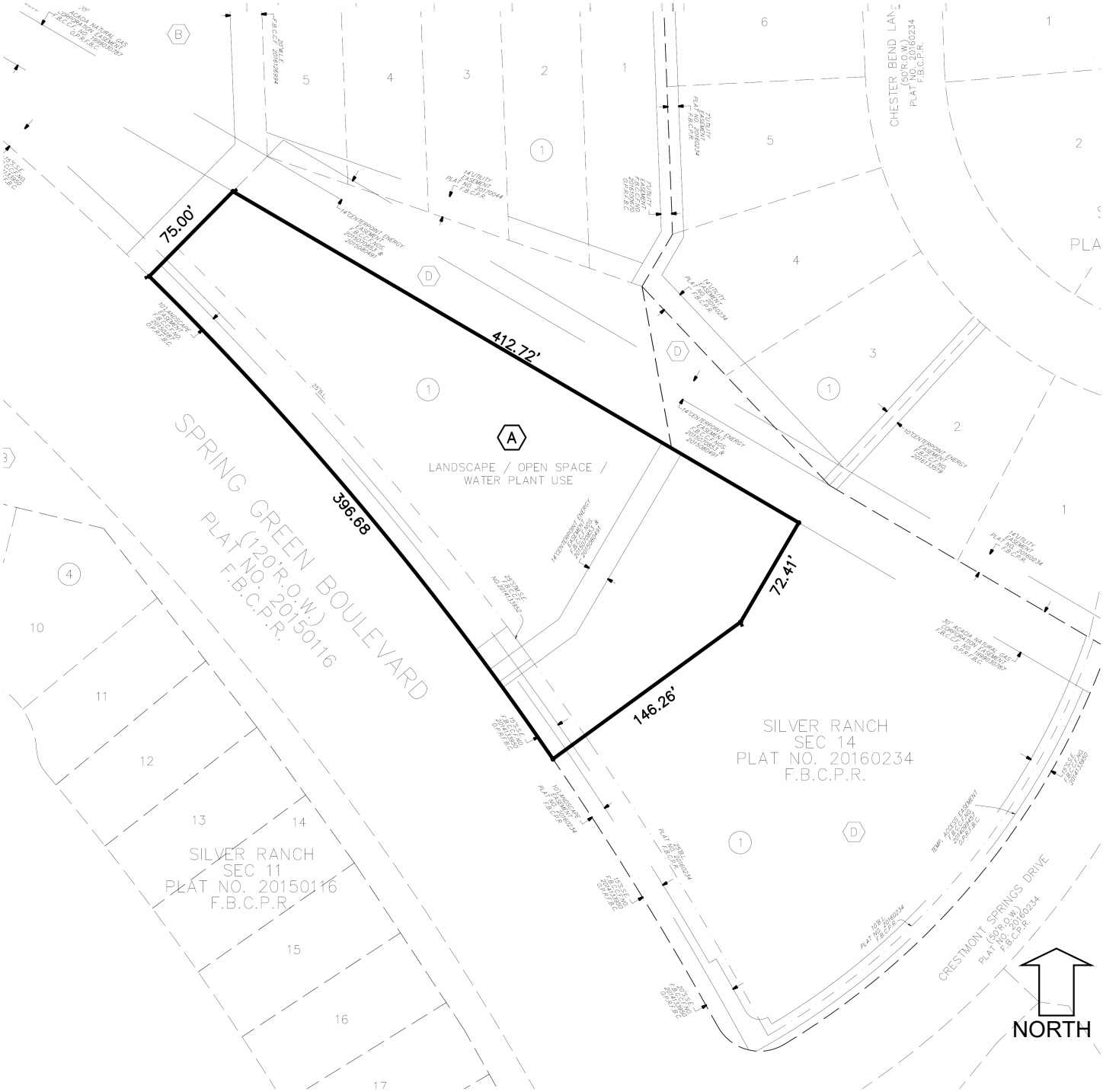
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Fort Bend Municipal Utility District no 58 Water Plant no 2 and extension

Applicant: Costello, Inc.



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Fort Bend Municipal Utility District no 58 Water Plant no 2 and extension

Applicant: Costello, Inc.



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1407
Plat Name: Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension
Applicant: Costello, Inc.
Date Submitted: 07/12/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To facilitate the expansion of Fort Bend County Municipal Utility District No 58 Water Plant No 2 by using a portion of the reserve located to the east of the current water plant.
Chapter 42 Section: 42-193

Chapter 42 Reference:
(a) The rules in this section govern partial replats of subdivision plats recorded in the real property records and shall apply to each subsequent replat as though it were the first replat of the original subdivision plat. These rules do not apply to a replat of all the property in the original subdivision plat by all the current owners thereof. For purposes of this section, "original subdivision plat" means the first recorded subdivision plat in which a plat restriction was included, and a "partial replat" means a replat of part of a recorded subdivision plat. (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: 1. A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses. 4. A plat restriction limiting the use of property to drainage, water plant, wastewater treatment, lift station or similar public utility use may be amended only to permit: (a) Landscape, park, recreation, drainage, open space or similar amenity uses of that property

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
This site is located within the City of Houston's ETJ limits within Fort Bend County along Spring Green Boulevard and serves the Silver Ranch subdivision. The purpose of the replat is to allow the expansion of the water plant site that services this area. The water plant consists of all of Reserve "A" of the Fort Bend County Municipal Utility District No 58 Water Plant No. 2 as recorded by File No. 20150287, Plat Records of Fort Bend County, Texas. In 2019, under file no. 2019089737, Fort Bend County MUD No. 58 assumed ownership of Reserves "A", "B", "C", & "D" of the Silver Ranch Sec 14 subdivision. The expansion of the water plant will be located on the east side of the current water plant site which will utilize a portion of Reserve "D" of the Silver Ranch Sec 14 subdivision.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The variance request is the result of the need for the expansion of the water plant facility. Due to the increasing demand for water during the peak hours, Fort Bend County MUD No 58 is required to expand the water plant. The expansion will permit Fort Bend County MUD No 58's Water Plant No 2 the additional acreage required for the expansion and enhancements that are necessary for the water plant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of Fort Bend County MUD No. 58 and this variance request is to maintain the general purpose of this chapter. The proposed improvements at Fort Bend County MUD No. 58's Water Plant No. 2 include expanding the water plant to accommodate a ground storage tank and pressure tanks. These improvements are necessary to optimize the water plant's ability to provide water and maintain adequate pressure during peak demands. The general purposes of this chapter will be maintained.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the variance will not be injurious to the public health, safety, or welfare. On the contrary, it will allow the necessities that are crucial for the safety and welfare of the public. Complications could arise for the area without the expansion of the water plant site.

(5) Economic hardship is not the sole justification of the variance.

Fort Bend County MUD No 58's Water Plant No 2 provides utilities to the Silver Ranch subdivision. Allowing the variance will permit Fort Bend County MUD No 58 to expand the water plant to better serve the Silver Ranch subdivision during the peak demands.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-1407
Agenda Item: 95
PC Action Date: 08/22/2024
Plat Name: Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension
Applicant: Costello, Inc.

Staff Recommendation: Withdraw

Chapter 42 Sections: **42-193**
Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)
To facilitate the expansion of Fort Bend County Municipal Utility District No 58 Water Plant No 2 by using a portion of the reserve located to the east of the current water plant.;
Basis of Recommendation:
The applicant has withdrawn this application.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
n/a

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
n/a

(3) The intent and general purposes of this chapter will be preserved and maintained;
n/a

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
n/a

(5) Economic hardship is not the sole justification of the variance.
n/a

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice with Special Request

PHS

August 2, 2024

Dear Property Owner:

Reference Number:2024-1407; Fort Bend County Municipal Utility District no 58 Water Plant no 2 and extension, a full replat of "Fort Bend County Municipal Utility District no 58 Water Plant no 2, Reserve A as recorded at Film Code no 2015122152 of the Plat Records of Fort Bend County, Texas and a partial replat of Silver Ranch Sec 14, being a portion of Reserve D, Block 1 as recorded in Plat no 20160234 of the Plat Records of Fort Bend County, Texas.

The Planning and Development Department has received a subdivision plat application for a property located east along Spring Green Blvd north of Crestmont Springs Drive. The purpose of the replat is to create a Water Plant reserve. The applicant, **Cathy Fontenot**, with **Castello, Inc.**, on behalf of Fort Bend County MUD no 58, can be contacted at **713-428-2400** for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300' of the boundary of the plat. Reconsideration of requirement, variance(s), and/or special exception(s) is/are being requested with this application and is/are attached.

If you have any questions regarding this notice, you may contact **Dorianne Powe-Phlegm**, with the Planning and Development Department via email at **Dorianne.powe@houstontx.gov** or call **832-393-6570**.
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, August 22, 2024, at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov. Please submit written comments at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record.
2. **Anyone attending the meeting who would like to speak at the Commission must sign up on a designated form located at the entrance to the Council Chamber.**

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.
NOTE: YOU MUST OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Terminology

- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.
- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 08/22/2024
Plat Name: Greenville Estates replat no 1
Developer: Green Valley Construction, LLC
Applicant: The Interfield Group
App No/Type: 2024-1436 C3N

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	2.4180	Total Reserve Acreage:	0.2020
Number of Lots:	38	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77048	574U	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

051. Tie plat boundary to the nearest intersection of public street rights-of-way.

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

Update secretary to Vonn Tran

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

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Staff Recommendation:
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HPW- TDO- Traffic: 02/27/2023 - No comments.
HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)
An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal.

If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. review may result in significant site plan revisions.

The form can be found at Chapter 15 of the Design Manual: https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards
Provide completely filled Access Management Form and provide a dimension site plan to PWEACCESSFORM@HOUSTONTX.GOV
Email subject should read: Access Management Form Request / Project Number / Address

2. Sidewalks (October 1, 2020)
Please be advised that a new sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. Traffic only reviews for applicability of sidewalk construction details. For more information visit http://www.houstontx.gov/planning/
Planning Department Information
Email: Planningdepartment@houstontx.gov
Planner of the day phone #: 832-393-6600

3. Street Widening Requirements
Provide a survey calling out the pavement width of the adjacent streets. All new commercial developments including shared driveway town-homes, subdivisions, and multiple single-family residences, with the exception of one single-family residence and duplexes shall follow the street widening requirements below.

- For roadways with widths in the range of 18-ft to less than 20-ft, street widening is not required. However, “No Parking” signs must be installed for the entire block on one side (applicant is required to get approval from TDO for “No Parking” sign installation). Please contact Ms. Paula Hunter from TDO at Paula.Hunter2@houstontx.gov

CenterPoint: All abbreviations on plat must be in Legend and/or notes of plat.
Please add abbreviations P.A.E. and F.H.E.
Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of subdivision with a private access easement(pvt), a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

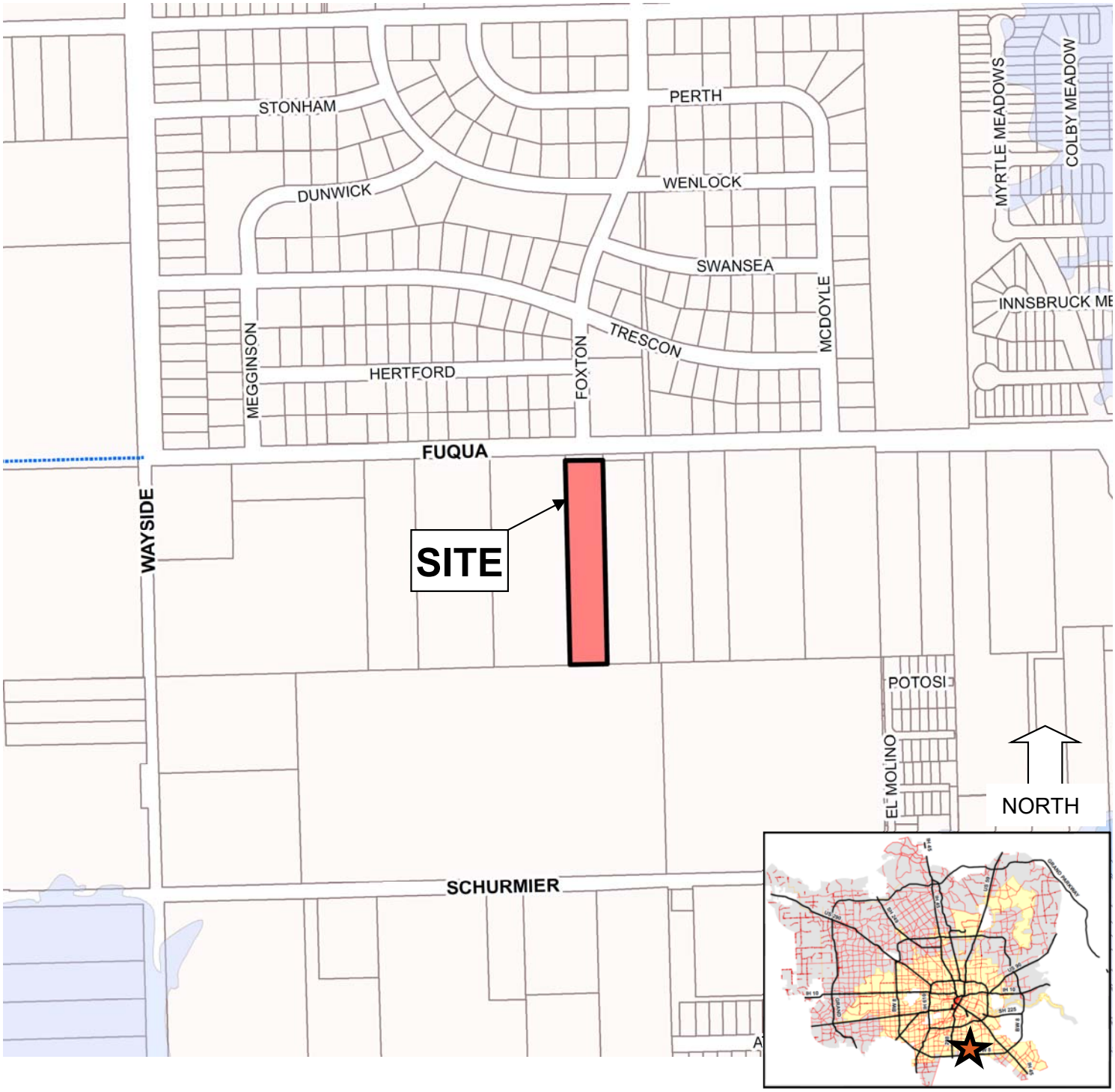
Addressing: LILLI MAE IS A COMMON FIRST AND LAST NAME. COMMON FIRST AND LAST NAMES ARE NOT ALLOWED FOR STREET NAMES IN THE CITY OF HOUSTON. PLEASE REVISE THE NAME TO SOMETHING MORE UNIQUE BY REMOVING EITHER LILLI OR MAE AND REPLACING IT WITH A NON-COMMON FIRST OR LAST NAME. THANK YOU.
HPW-OCE- Drainage and Utility: Master W.M.E. is required for all 28’ PVT/PAE.
Stormwater quality permit is required.
Need WLE to connect to FHE or change all F.H. to private F.H..

Houston Planning Commission ITEM:96

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Greenville Estates replat no 1

Applicant: The Interfield Group



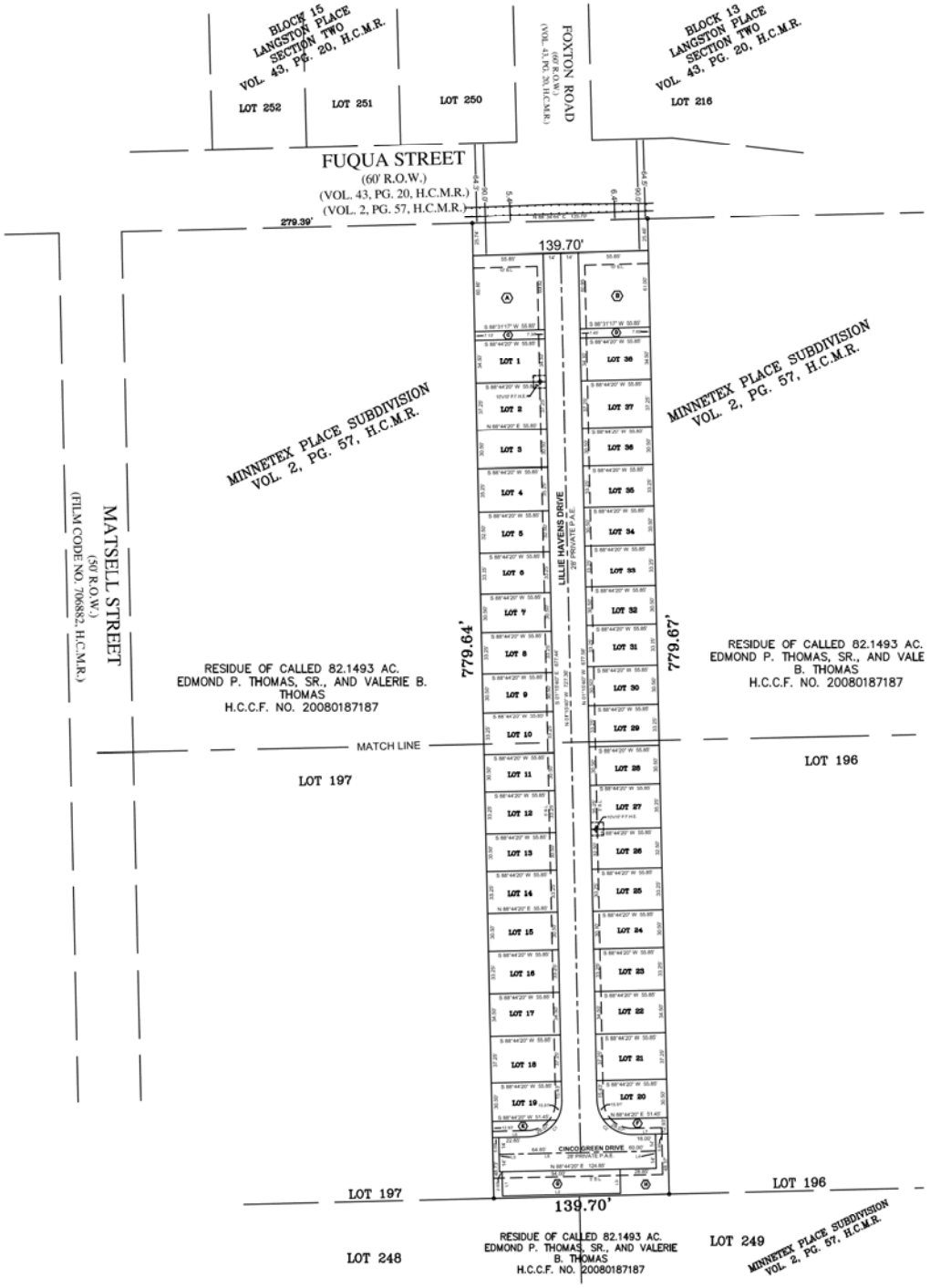
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM:96

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Greenville Estates replat no 1

Applicant: The Interfield Group



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM:96

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Greenville Estates replat no 1

Applicant: The Interfield Group



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1436
Plat Name: Greenville Estates replat no 1
Applicant: The Interfield Group
Date Submitted: 07/15/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

Specific variance is being sought and extent of condition is to exceed minimum intersection spacing requirements not extending a north-south street through subject property.

Chapter 42 Section: 128

Chapter 42 Reference:

(a) Each Class III plat and each general plan that shows local streets shall provided for internal circulation by meeting either the requirements of subjection (b) at least every 1,400 SF.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Greenville Estates Replat No 1is located west of dedicated Matsell Street (west of S. Wayside Drive), north of Schurmier Road, east of Mykawa Road and south of Fuqua Street. The recently recorded plat of Greenville Estates (2023-0081) includes a commission-approved variance to not provide a public street within subject property. Greenville Estates Replat No 1 is only being submitted to allow the developer to opt into the 35 units per acre now allowed by Chapter 42. There are no other changes to the plat. The number of Lots remains the same. Please note the following: (1) Greenville Estates is located near developments which were recently platted and have been filed of record. Big Family Rancho (Harris County Film Code 702508) and Fuqua Estates (Harris County Film Code 706882), which dedicated Matsell Street, a 50' right-of-way, approximately 279.4' from subject property's northeast corner. (2) The requirement for a 60' right-of-way will deny developer of approximately 60'of the 140' frontage of subject property's current width, which is approximately 46,740 SF (1.07-acres). The Greenville Estates plat dedicated an average of 25.6' to widen Fuqua Street. (3) Areas on the north side of Fuqua Street are substantially developed and appear to have an adequate traffic pattern in place that will likely remain this way for an unforeseeable time. The granting of this variance will allow a development that provides more density to this area and allows residents to live in an environment that provides enhanced security, sense of community and reduced risk of crime.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject property

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development will include a 5-foot sidewalk along Fuqua Street b. Yards between right-of-way line and homes will be landscaped and will preserve and enhance the general character of block face.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare. Property does not impede traffic; nor will in any way compromise public health or safety. On the contrary, granting of the variance will provide future residents with enhanced security, sense of community and reduced risk of crime.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of nearby prevailing conditions.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-1436
Agenda Item: 96
PC Action Date: 08/22/2024
Plat Name: Greenville Estates replat no 1
Applicant: The Interfield Group

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: **128**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Specific variance is being sought and extent of condition is to exceed minimum intersection spacing requirements not extending a north-south street through subject property.;

Basis of Recommendation:

The site is located within Houston's corporate limit in Harris County, south and along major collector Fuqua Street, west of Mykawa Road and east of South Wayside Drive. The applicant is proposing 38 single-family residential lots within a Type 2 PAE subdivision and is requesting a reconsideration of requirement with a variance request to exceed maximum intersection spacing along Fuqua Street. Staff is in support of the request.
The property is proposing to replat portions of unrestricted lots from Minnetex Place, a recorded subdivision from 1908, which established the current block lengths. From South Wayside Drive to Mykawa Road along Fuqua Street is a little less than 5,000 feet. This block of Fuqua was downgraded in 2020 to a major collector (still with a required 100' width). The recorded replats of properties on the eastern portion of Fuqua Street would have met the maximum intersection spacing requirements at that time, with the assumption that only one north/south public street from Fuqua would have been required. Now that Fuqua Street is designated as a major collector, additional public street connections are required.
Staff finds that the request not to provide a north-south public street extending south from Fuqua Street at this location to be justified. Fuqua Estates to the west was recently recorded with a public north/south street that will be extended with future development.
The Fuqua Estates location for a public street connection would meet intersection spacing requirements along Fuqua Street from both South Wayside Drive and from an extension of McDoyle Road. A public street to the east (in line with or close to) McDoyle Road would be required when that land replats.
Houston Public Works has voiced no objection to the request; therefore, staff recommends to grant the requested variance and approve the plat subject to CPC 101 form conditions

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Granting the variance request for excessive intersection spacing by not providing a north/south public through-street is in keeping with sound public policy. As the large single-owner parcels (72.6 acres in total, prior to 2022) continue to sell-off portions for dense development, providing north-south connections between the longer blocks will become vital. A north/south public street is now

proposed in the preliminarily approved subdivision plat Fuqua Estates, 280 feet to the west. When that portion of the public street is recorded, then this site would meet intersection spacing.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting granting the request is the approval of the subdivision plat to the west which is proposing a north/south street, which when recorded would help meet intersection spacing at this site's location.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of the intersection spacing standards is to provide for sufficient internal and external connectivity. The current intersection spacing along Fuqua Street is excessive, especially as recent development trends in the area is leading towards a higher density of residential development. Having a north/south public street located on the eastern edge of Fuqua Estates, 280 feet to the west and another future street at or near McDoyle Road will provide the necessary circulation to meet Chapter 42 requirements.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting of the variance will not be injurious to the public health, safety, or welfare. As this larger greenfield site in which multiple tracts are currently being sold off to be developed, it is in the public's best interest to ensure connectivity needs between Fuqua Street and Schurmier Road are met for local traffic circulation now and in the future. Obtaining a connection from Fuqua Estates and around McDoyle Road would be sufficient for the area and meet Chapter 42 requirements.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The primary justifications is the north/south public right-of-way being proposed within Fuqua Estates, 280 feet to the west.

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice with Special Request

PHS

August 2, 2024

Dear Property Owner:

Reference Number: 2024-1436; Greenville Estates replat no 1, a full replat of "**Greenville Estates**", being all of Lots 1 thru 38 and Reserves A thru H, in Block 1, and Lillie Havens Drive (PVT) and Cinco Green Drive (PVT), as recorded at Film Code No. 708009 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located south along Fuqua Street, east of S Wayside Drive, and west of Mykawa Road. The purpose of the replat is to create 38 single-family residential lots and 8 reserves and to increase the number of dwelling units from 67 to 76. The applicant, **Mary Villareal, with The Interfield Group**, on behalf of the developer, can be contacted at **713-780-0909 Ext 312** for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300' of the boundary of the plat. Reconsideration of requirement, variance(s), and/or special exception(s) is/are being requested with this application and is/are attached.

If you have any questions regarding this notice, you may contact **Devin Crittle**, with the Planning and Development Department via email at **devin.crittle@houstontx.gov** or call **832-393-6534.**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, August 22, 2024, at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov, at least 24 hours in advance of the meeting. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.
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Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 08/22/2024
Plat Name: Idaho Park
Developer: Khan Private Equity, LLC
Applicant: STUPA INTERNATIONAL LLC
App No/Type: 2024-1323 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1250	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77021	533R	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph).

1) Revise secretary to Vonn Tran
2) Add note All lots are restricted to Single Family Residential Uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

CenterPoint: 1--Shared driveways: CNP requires 5’ Building Lines for installation and maintenance of facilities. 2--CenterPoint requires a 10’ building line where a boundary line is adjacent to a ROW with overhead primary facilities, which applies to: IDAHO STREET

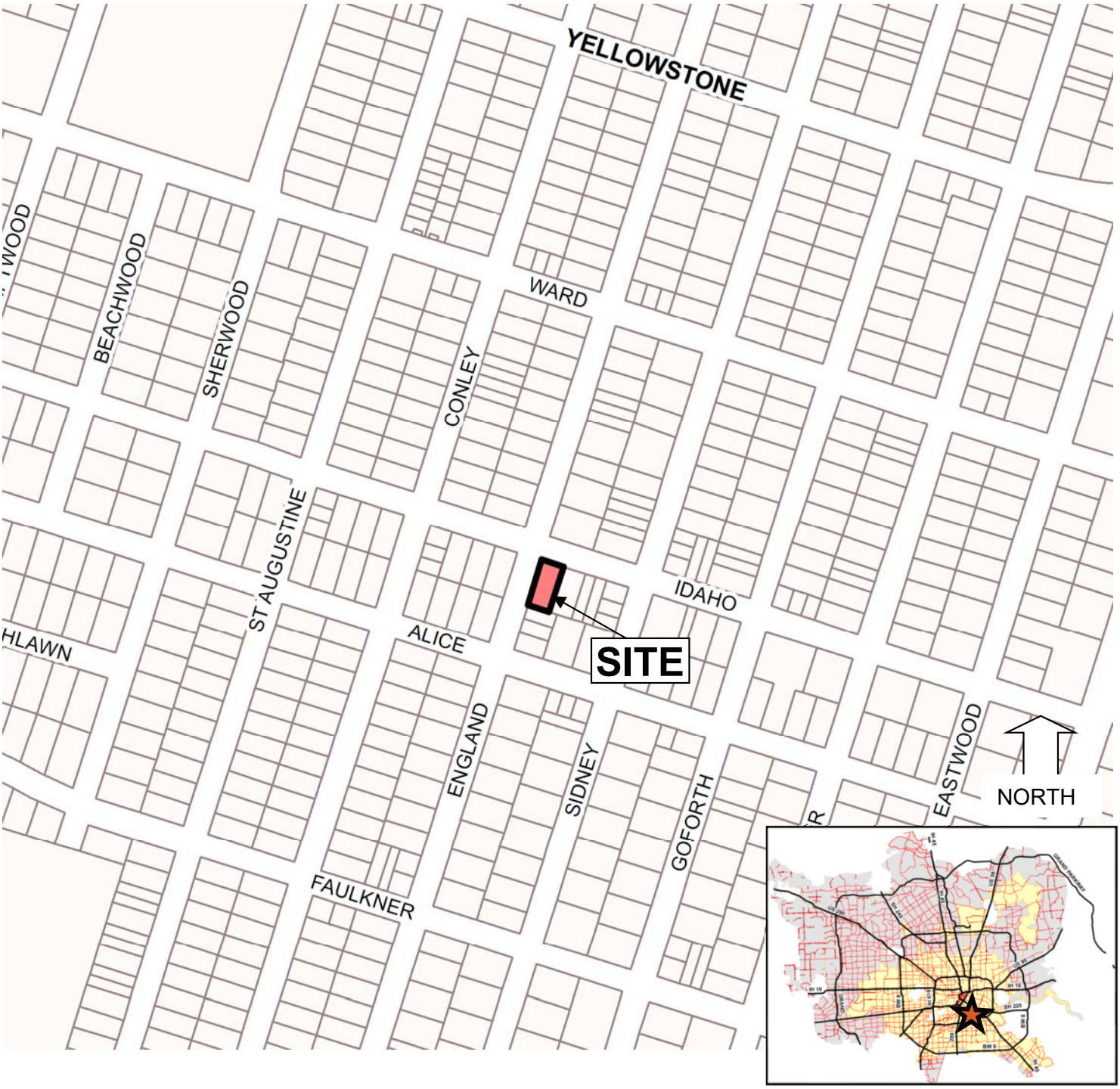
Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Idaho Park

Applicant: STUPA INTERNATIONAL LLC



C – Public Hearings Site Location

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Idaho Park

Applicant: STUPA INTERNATIONAL LLC



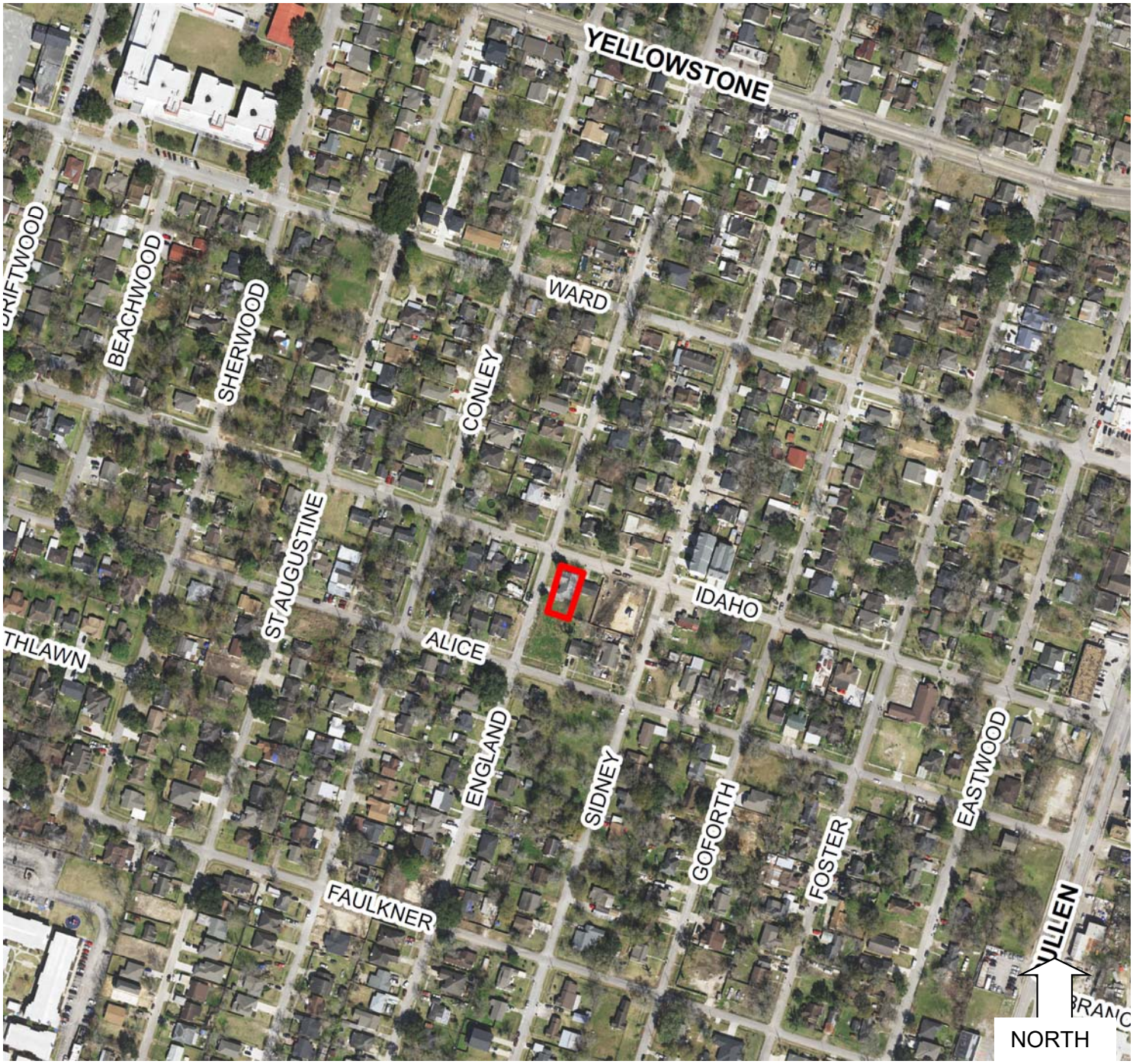
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Idaho Park

Applicant: STUPA INTERNATIONAL LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Vonn Tran
Director
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Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 2, 2024

Dear Property Owner:

Reference Number: 2024-1323; Idaho Park, a partial replat of Foster Place, being Lot 1 in Block 36 as recorded in Volume 655, Page 598 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at the southeast intersection of Idaho and England Streets. The purpose of the replat is to create three single-family residential lots. The applicant, **Anup Pande, with Stupa International, LLC.,** on behalf of the developer, can be contacted at **832-260-9560** for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact **Devin Crittle**, with the Planning and Development Department via email at **Devin.Crittle@houstontx.gov** or call **832-393-6534.**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, August 22, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov. Please submit written comments at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record.
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THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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Planning Commission Body, Authority and Obligation

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 08/22/2024
Plat Name: Mansfield Living replat no 1
Developer: Empower CDC | Whitestone Developments, Inc.
Applicant: Windrose
App No/Type: 2024-1300 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.9986	Total Reserve Acreage:	0.0247
Number of Lots:	17	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77091	452A	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

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Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic: 8/19/24
No comments
Addressing: According to the plat I believe there is a proposed road. Please confirm.
HPW-HW- IDS: For the creation of a subdivision with a 28' PAE, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
HPW-OCE- Drainage and Utility: If tract size more than 15000SF and less than 1 acre, total impervious area within tract > 9750 SF, Detention is required.

Solid Waste: The proposed development does not meet the frontage criteria to receive COH solid waste collection services.
Parks and Recreation: The then-current fee in lieu of statement... add the incremental (proposed minus existing) dwelling units.

Missing Parks note- No building permit...

Parks table- Only the # of existing DUs and the "I hereby certify..." statement go in the table.

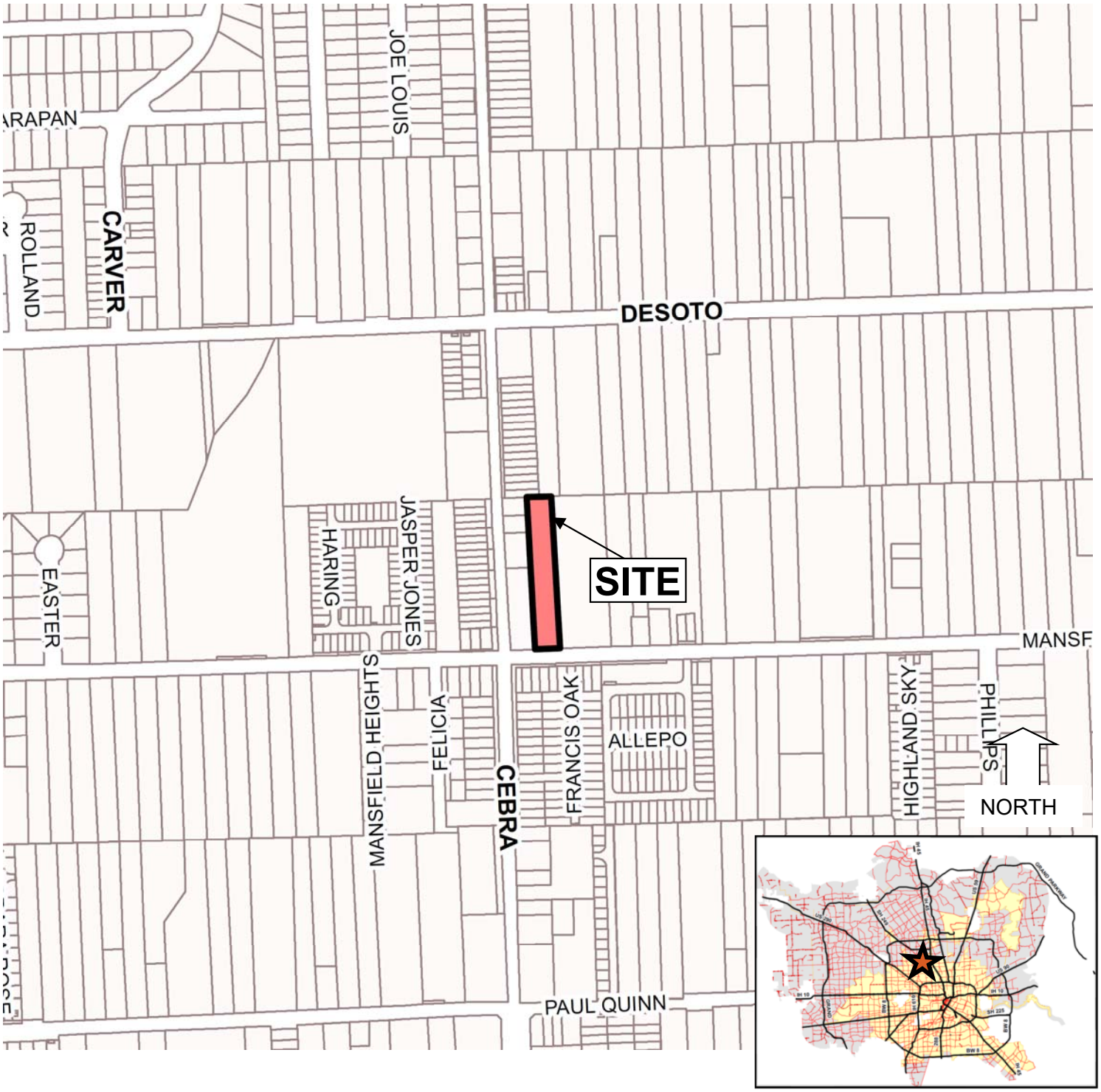
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Mansfield Living replat no 1

Applicant: Windrose



C – Public Hearings

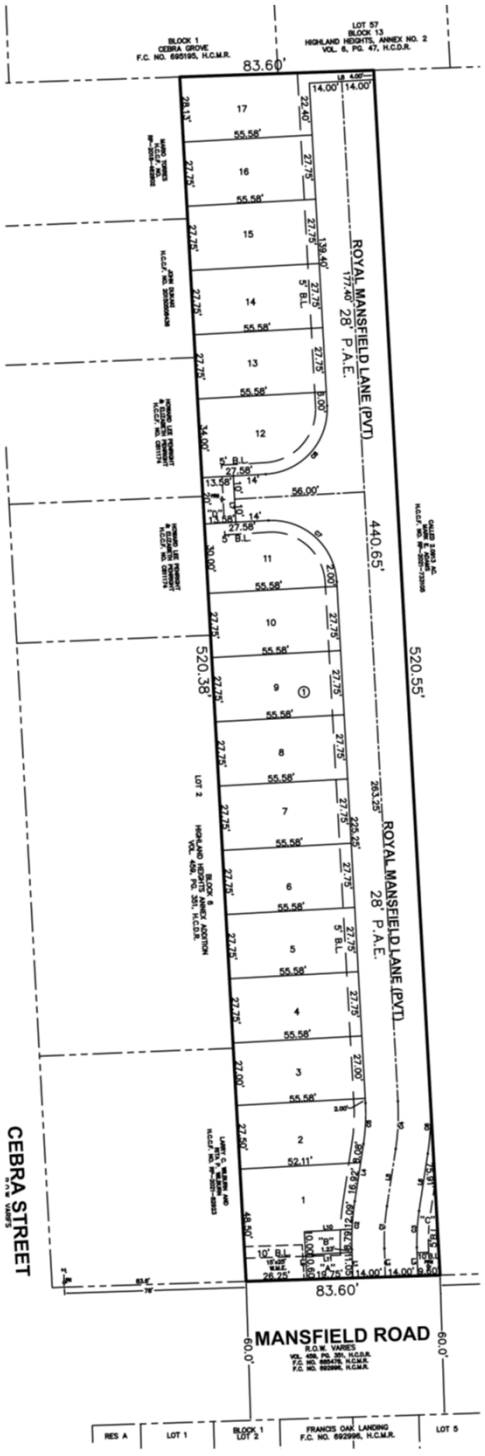
Site Location

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Mansfield Living replat no 1

Applicant: Windrose



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Mansfield Living replat no 1

Applicant: Windrose



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 2, 2024

Dear Property Owner:

Reference Number: 2024-1300: Mansfield Living replat no 1; a full replat of **"Mansfield Living,"** being all of Mansfield Living, as recorded at Film Code No. 704188 of the Harris County Map Records.

The property is located north along Mansfield Street, east of Cebra Street and north of Tidwell Road. The purpose of the replat is to create seventeen lots and 4 reserves on a private street development with the intent to change the radius from 20' to 28' at the intersection of Royals Mansfield Lane (PVT) and the turnaround. The applicant, **Amanda Rabius**, **with Windrose**, on behalf of the developer, can be contacted at **713-458-2281 Ext 1340**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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If you have any questions regarding this notice, you may contact **John Cedillo**, with the Planning and Development Department via email at **John. Cedillo@houstontx.gov** or call **832-393-6633.**
The Houston Planning Commission will hold a public meeting to consider this application.

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City Council Chamber, Public Level, Houston, Texas

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Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

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Terminology

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- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 08/22/2024
Plat Name: Mission of Yahweh Reserve
Developer: The Mission of Yahweh, Inc
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1341 C3N

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.3210	Total Reserve Acreage:	0.3210
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77041	450A	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

209. Applicant has requested that this item be deferred for two weeks.

1.) Review By legal has determined that the plat does not require Public hearing and can be completed as C2R.
2.) Variance is no longer required.
3.) Defer to process application as C2R next cycle.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 8/19/24
No comments
HPW-OCE- Drainage and Utility: Detention is required.
HPW-HW- IDS: For the creation of an unrestrictive reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.
Parks and Recreation: N/A

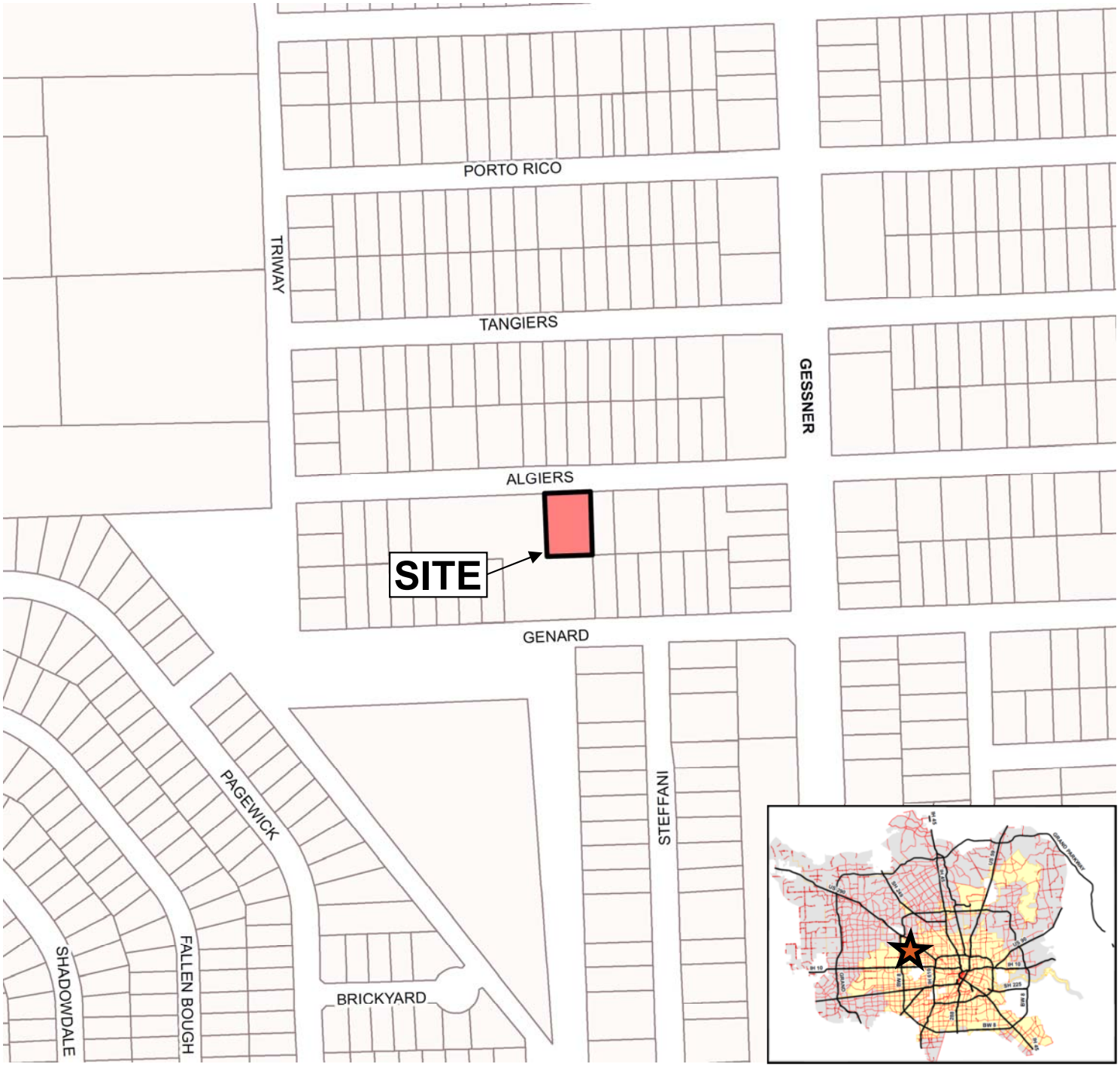
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Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Mission of Yahweh Reserve

Applicant: LJA Engineering, Inc. – Houston Office



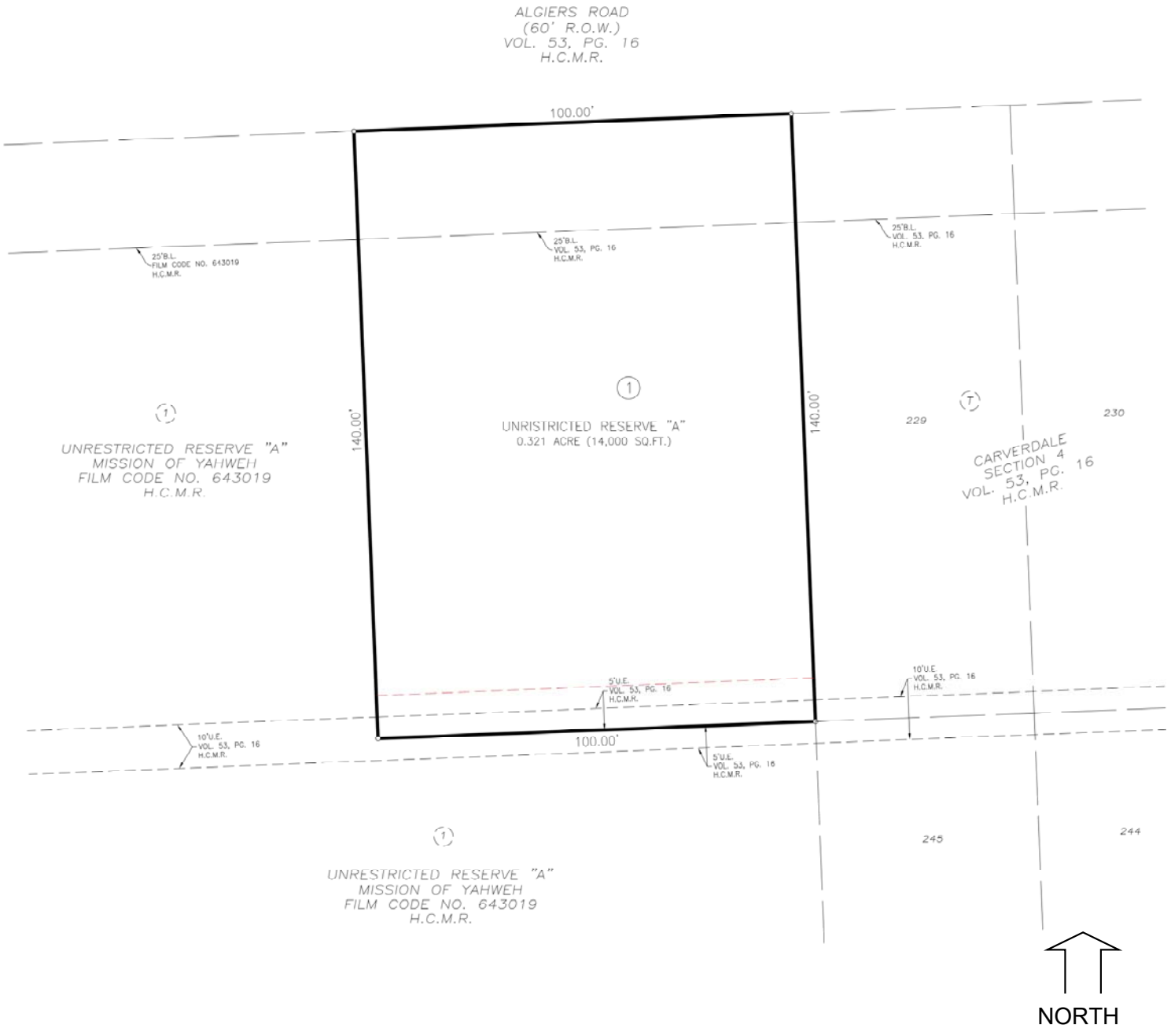
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Mission of Yahweh Reserve

Applicant: LJA Engineering, Inc. – Houston Office



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Mission of Yahweh Reserve

Applicant: LJA Engineering, Inc. – Houston Office



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1341
Plat Name: Mission of Yahweh Reserve
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 07/01/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow the replatting of a single-family lot to an unrestricted reserve.
Chapter 42 Section: 193

Chapter 42 Reference:
42-193. Rules governing partial replats of certain property. (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
Mission of Yahweh Section 2 is a plat located on Algiers Road, west of Gessner and east of Triway Lane, in the City of Houston ETJ, Harris County. The reason for replat is to create 1 unrestricted reserve. This is a replat of lots 227 & 228 in block T, out of the recorded Carverdale Section 4 subdivision (053016 H.C.M.R.). The proposed plat is adjacent to existing Mission of Yahweh Section 1 which is currently an unrestricted reserve. The replat of these two lots is intended meet the growing needs of the Yahweh Mission and will not impact the surrounding subdivision. This development will be more practical, in keeping with the intent of the ordinance, and of sound public policy.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The replat of these two lots is intended meet the growing needs of the Yahweh Mission and will not impact the surrounding subdivision. This proposed plat is not a hardship created or imposed by the applicant since it is meeting the needs of the current Yahweh Mission directly adjacent to this proposed plat.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The proposed plat will meet the requirements of the ordinance and create a better development, and therefore the intent and general purpose of this chapter will be preserved and maintained.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The proposed plat will create a better development by meeting the growing needs of the Mission of Yahweh. The granting of the variance will not be injurious to the public health, safety or welfare.

(5) Economic hardship is not the sole justification of the variance.

The proposed plat will address current and growing needs and provide better and more efficient services to which economic hardship is not the sole justification of the variance.

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 2, 2024

Dear Property Owner:

Reference Number: 2024-1341; Mission of Yahweh Reserve, a partial replat of Carverdale Sec 4, being Lots 227 & 228 of block T, as recorded in Volume 53, Page 16 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located south along Algiers Road and west of Gessner Road. The purpose of the replat is to create one unrestricted reserve. The applicant, **Rene Rodriguez, LJA Engineering, Inc (Houston Office),** on behalf of the developer, can be contacted at **713-953-5228** for additional information regarding this project**.**

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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 08/22/2024
Plat Name: Residences at Amber
Developer: To be determined
Applicant: SEM SERVICES
App No/Type: 2024-1262 C3N

Staff Recommendation:
Disapprove

Total Acreage:	0.2525	Total Reserve Acreage:	0.1060
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77022	453L	City

Conditions and Requirements for Approval

206. Staff recommendation is disapproval for the following reason. The proposed replat would violate applicable restrictions.

1. The proposed replat would violate applicable restrictions. Lot must be minimum 5,000 sq. ft. in size with minimum 50’ of lot frontage and 5’ rear utility easement. Additionally, 25’ B.L. is required along Amber St, 15’ B.L. along Wallace St, and 5’ side B.L.
2. Provide ROW documentation to confirm the existing ROW width as indicated on the marked file copy.
3. Submit a new survey depicting the existing residence (if any). Or change the number of existing dwelling unit(s) to zero in the Parks and Open Space table.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 08/22/2024
Plat Name: Residences at Amber
Developer: To be determined
Applicant: SEM SERVICES
App No/Type: 2024-1262 C3N

Staff Recommendation:
Disapprove

HPW- TDO- Traffic: 07.23.2024
- There is a concern with the driveway access through the parking lot, please show the location of the driveway entrance.

- Verify that the proposed driveway is consistent with the width within the right of way and can taper or flare into the desired width inside the property line. The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01). No driveway radius shall encroach on the abutting property or corner radius.

- The minimum distance of 36-ft distance from the corner to the adjacent property line is not met between Lot 3 & Lot 2.

- The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection.

CenterPoint: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. See Title Report
Interior Building Lines must be a minimum of 5 feet. CNP's requirement stands apart from the city's as a minimum of 5' is required by CNP to install/operate/maintain an easement.
Applicant should maintain a 10' BL where property is adjacent to ROW with primary OVH facilities installed.

Harris County Flood Control District: Flood Control review - No comments.

HPW-HW- IDS: For the creation of a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.

Parks and Recreation: Parks table- Only the # of existing DUs and the "I hereby certify..." statement go in the table.

The Park sector is incorrect.

The existing survey does not distinguish residence. Please provide an d survey.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.
Make sure that 10' clearance between public utility to the building foundation.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Residences at Amber (DEF 2)

Applicant: SEM Services



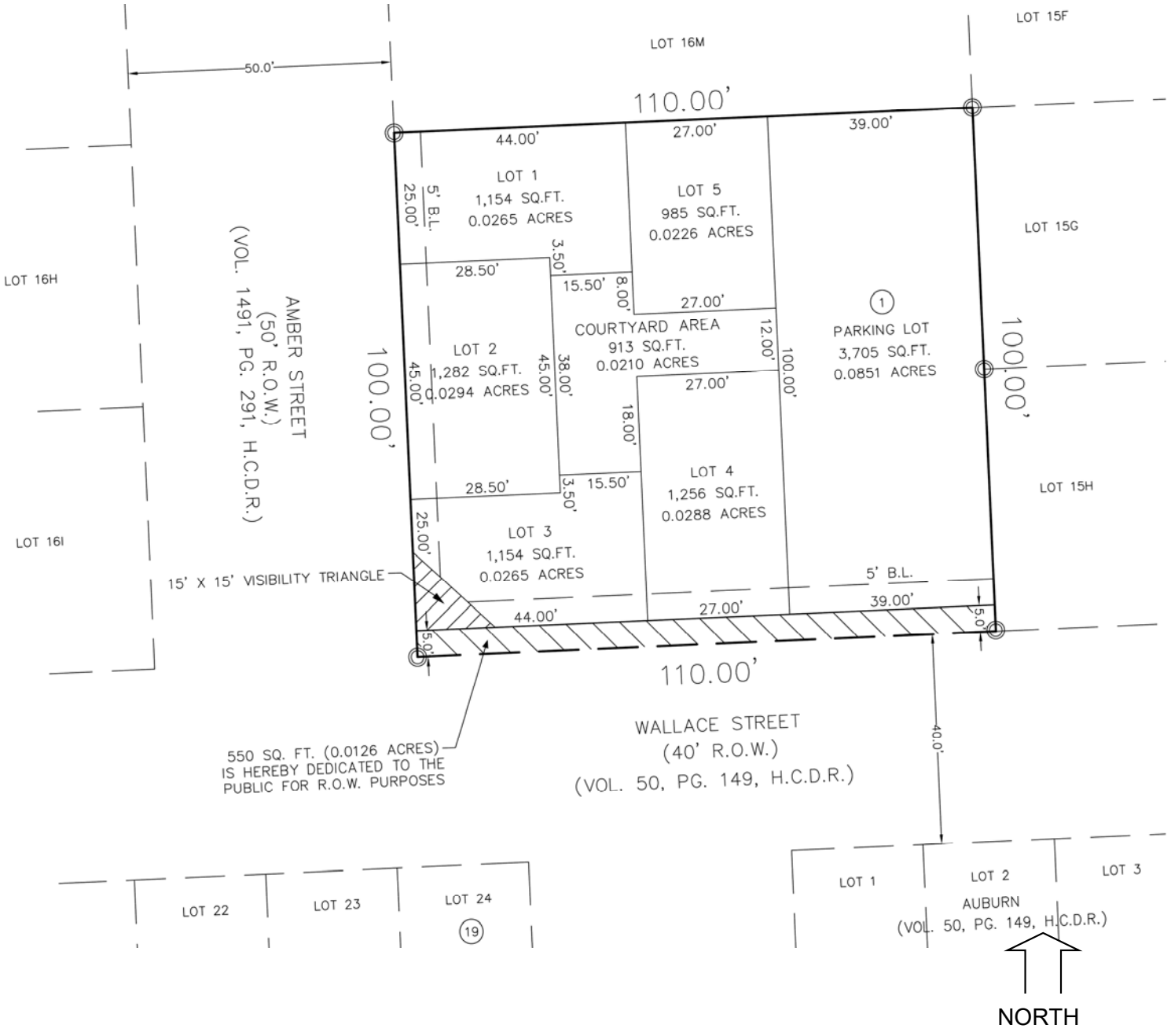
C – Public Hearings Site Location

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Residences at Amber (DEF 2)

Applicant: SEM Services



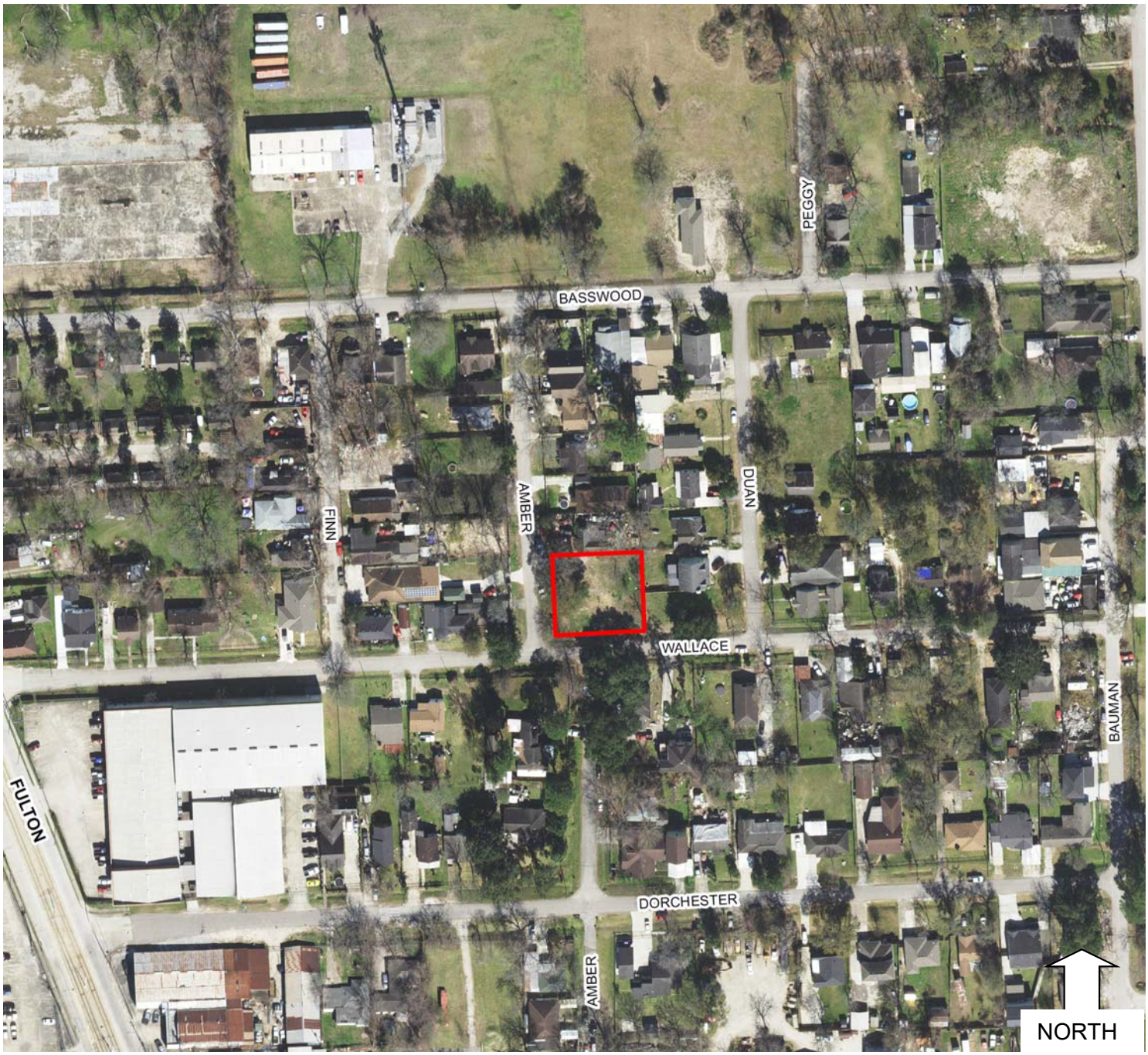
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Residences at Amber (DEF 2)

Applicant: SEM Services



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Jennifer Ostlind
Interim Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

July 5, 2024

Dear Property Owner:

Reference Number: 2024-1262; Residences at Amber, a partial replat of "P.M. Granberry Subdivision", being Lots 16(N) and 16(O) as recorded in Volume 303, Page 391 of the Harris County Deed Records.

The Planning and Development Department has received a subdivision plat application for a property located at northeast intersection of Amber Street and Wallace Street. The purpose of the replat is to create five (5) single-family residential lots and two (2) reserves as a courtyard-style residential development. The applicant, **Stephanie Mendoza of SEM Services,** on behalf of the developer DMCJ Construction, LLC can be contacted at **713-480-4075** for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact **Antwanysha Johnson**, with the Planning and Development Department via email at **Antwanysha.Johnson@houstontx.gov** or call **832-393-6547.**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, July 25, 2024, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. This is a type of Special Request.
- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 08/22/2024
Plat Name: Sundus and Fatima Enterprises
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No/Type: 2024-1452 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.2013	Total Reserve Acreage:	2.2013
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Dowdell PUD

County	Zip	Key Map ©	City / ETJ
Harris	77375	289R	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)42-45

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45)2

Revise Martha Stein to Lisa M Clark & revise Jennifer Ostlind to Vonn Tran

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Documentation of TxDOT driveway approval should be submitted with site plans. (HC Infrastructure Regulations, chapter 5.06)
Approved UVE needs to be shown on plat and construction plan (IDM Chapter 10-COH geometric design guidelines, 10-44)

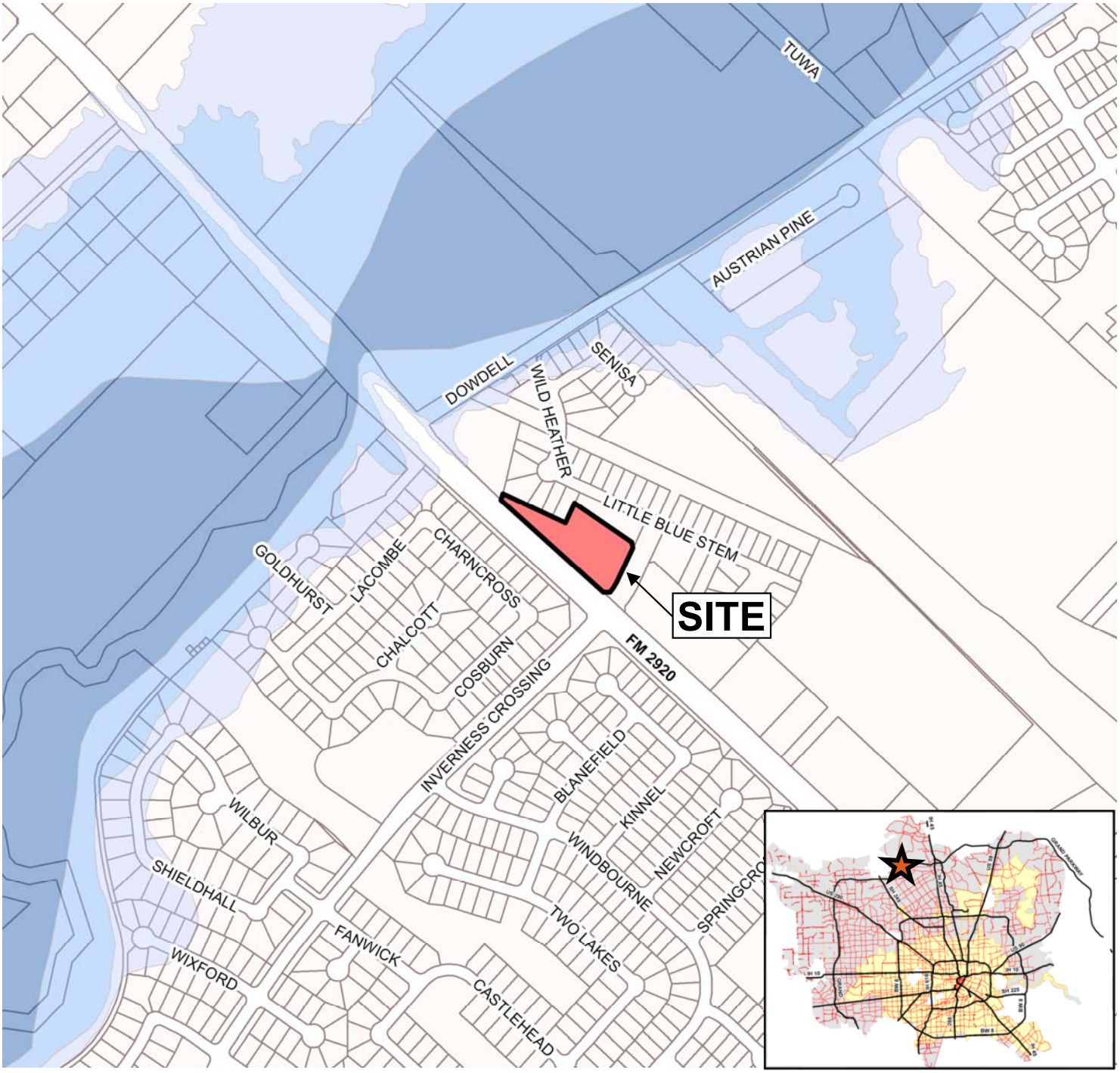
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Sundus and Fatima Enterprises

Applicant: Advance Surveying, Inc.



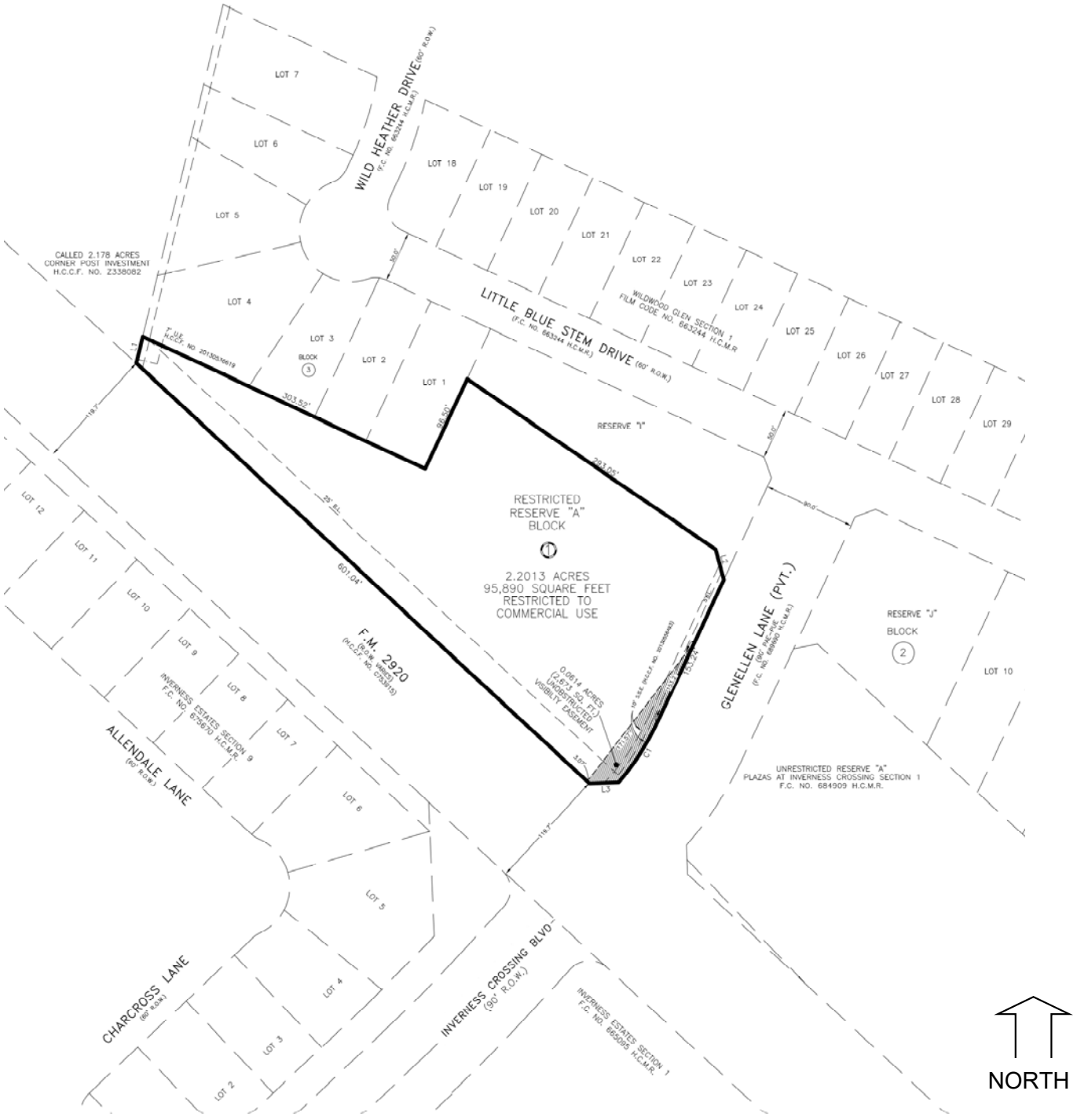
C – Public Hearings with Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Sundus and Fatima Enterprises

Applicant: Advance Surveying, Inc.



C – Public Hearings with Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Sundus and Fatima Enterprises

Applicant: Advance Surveying, Inc.



C – Public Hearings with Reconsideration of Requirements

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Reconsideration Of Requirement Request Form

Application No: 2024-1452
Plat Name: Sundus and Fatima Enterprises
Applicant: Advance Surveying, Inc.
Date Submitted: 07/15/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:

Specific requirement or condition being sought is to remove the mark up to deny vehicular access to Glenellen Lane (PVT), for the existing commercial development.

Chapter 42 Section: 42-190

Chapter 42 Reference:

Sec. 42-190 (a) A tract of land that is not restricted to single-family residential use shall not be designated on a subdivision plat as a lot, but shall be designated as a reserve and shall be subject to those provisions of this chapter pertaining to reserves. (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Restricted reserve—All other - minimum size 5,000 sq. ft. Type of Street or shared driveway: public street Minimum Street or shared drivway: 60 feet (50 feet in a street width exception area) and minimum street or shared driveway frontage: 60 feet

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

Sundus and Fatima Enterprises is located south of Little Blue Stem Drive, west of Glenellen Lane (formerly Inverness Crossing Blvd., a public street), north of FM 2920 and east of Dowdell Rd. The recently constructed development consists of a C-store, quick service restaurant (QSR) and retail spaces. Sundus and Fatima Enterprises is located on a tract of land that includes Reserve "H" of Wildwood Glen Sec 1. The remaining tract of land was acreage. The overall development being constructed on these two (2) separate tracts of land required a replat. Plans were submitted to Harris County Engineering and approved with a driveway along Glenellen Lane. The project has been constructed, with said driveway. The developer only needs to record the plat, to get a final inspection for power and occupancy. A preliminary plat for Sundus and Fatima Enterprises was submitted by the applicant and approved in February of 2022. City and County markups, as well as the Action CPC 101 required a note on the face of the plat showing that access to Glenellen Lane was to be denied. The applicant was informed that the requirement for this note was due to Chapter 42 definition which only allowed 3 or 4 residential lots to access to a private street, and that a variance could not be submitted. The applicant was not able to record the plat because they could not address the denied access note. A new plat application was resubmitted under Plat Application Reference No. 2024-0138. Please note the following: 1. A letter of no objection was obtained from the Wildwood Glen Homeowners Association, Inc., signed by R. Kent McGaughy (President), on April 27, 2022. The letter expressed they interpose no objection to a commercial driveway accessing Glenellen Lane, to serve the development. The signing of this letter was witnessed by the engineer's representative and developer, in an in-person meeting. 2. Wildwood Glen Sec 1 was

recorded in 2014. This plat created Inverness Crossing Boulevard as a public street, which allowed driveway access to commercial developments. 3. Plazas At Inverness Crossing Sec 1 was recorded in 2017, showing Inverness Crossing Boulevard along its west boundary line. According to Harris County Appraisal District (HCAD), the building on this tract was built in 2017. This development has a driveway along Inverness Crossing Boulevard. 4. Wildwood Glen Sec 1 Partial Replat No. 1 was recorded in 2019. This replat changed the street name and designation from Inverness Crossing Boulevard to Glenellen Lane, a private street. The approval and filing of this plat now deny access to Sundus and Fatima Enterprises and Plazas At Inverness Crossing Sec 1. 5. According to Chapter 42, Sec. 42-5. - Penal provisions applicable. (b) The violation of any provision of this chapter outside the corporate limits of the city but within the city's extraterritorial jurisdiction shall not constitute an offense, and no fine shall be applicable to the violation. 6. It appears the first plat application for Wildwood Section 1Partial Replat No 1 (plat that changed public street to private) was submitted on August 16, 2018. Staff's recommendation was to deny a variance and disapprove the plat (it was deferred). It seems several applications were submitted after this date. Preliminary plat approval was May 9, 2019, with final plat on June 6, 2019. In reviewing the public hearing meeting, there did not appear to be any questions from the Planning Commission, so it is unclear why Staff denied the variance and disapproved of the plat, then later agreed to approve. I could not find a variance note on the plat, so it is assumed the variance was withdrawn. 7. Both City and County representatives found no evidence that an abandonment application was submitted to either City of Houston Joint Referral Committee or Harris County Real Estate Department, to allow the abandonment of the public street. Harris County stated that the public street would have had to be taken off roll call. There is currently no evidence this was done. 8. At the time Harris County approved the construction plans for the proposed development, Harris County stated that they would allow access to Glenellen Lane, if the MUD did not object. Engineer provided a letter from the MUD; plans were approved, and driveway constructed. After many meetings and communications with Houston Planning and Legal departments, it was requested that we submit this Reconsideration of Requirements. We believe the “access denied” note should not be required on the face of the plat and ask that you approve this application. Thank you.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration of Requirement Request Form

Application No: 2024-1452
Plat Name: Sundus and Fatima Enterprises
Applicant: Advance Surveying, Inc.
Date Submitted: 07/15/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration Requirement

Staff Recommendation: Grant Reconsideration of Requirements
(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:
Specific requirement or condition being sought is to remove the mark up to deny vehicular access to Glenellen Lane (PVT), for the existing commercial development.
Chapter 42 Section: 42-190

Chapter 42 Reference:
Sec. 42-190 (a) A tract of land that is not restricted to single-family residential use shall not be designated on a subdivision plat as a lot, but shall be designated as a reserve and shall be subject to those provisions of this chapter pertaining to reserves. (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Restricted reserve—All other - minimum size 5,000 sq. ft. Type of Street or shared driveway: public street Minimum Street or shared drivway: 60 feet (50 feet in a street width exception area) and minimum street or shared driveway frontage: 60 feet

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

BASIS OF RECOMMENDATION: The site is located in the ETJ of Harris County, north of Grandparkway, along FM 2920 and Glenellen Lane. The applicant is proposing one unrestricted reserve. There are no variances requested with this item. The applicant is requesting a reconsideration of requirement to remove a plat note from the previous application. Staff is in support of the request.
The site is a partial replat of the Wildwood Glen subdivision recorded in 2014. The subdivision was developed with a public street which included a curb cut into the tract being developed. Over time, the street was converted into a private street.
When this item was presented at the previous commission, staff placed a comment to deny vehicular access from the private street to this proposed development to help address concerns from the commission and the residents in the neighborhood. The applicant is requesting to remove the note because access to this proposed development existed before the street became private and the ordinance does not specifically require a note. Staff justification for supporting the request is that the driveway existed prior to the street becoming private.

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice with Special Request

PHS

August 2, 2024

Dear Property Owner:

Reference Number:2024-1452; Sundus and Fatima Enterprises, a partial replat of "Wildwood Glenn Sec 1, being Reserve H, Block 3 as recorded at Film Code no 603244 of the HCMR.

The Planning and Development Department has received a subdivision plat application for a property located at the northwest intersection of FM 2920 and Glenellen Lane. The purpose of the replat is to create a commercial reserve. The applicant, **Lisett Campos**, with Advance Surveying, Inc**.**, on behalf of the developer, can be contacted at **281-530-2939** for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300' of the boundary of the plat. Reconsideration of requirement, variance(s), and/or special exception(s) is/are being requested with this application and is/are attached.

If you have any questions regarding this notice, you may contact **Devin Crittle**, with the Planning and Development Department via email at **Devin.Crittle@houstontx.gov** or call **832-393-6534**.
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, August 22, 2024, at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov. Please submit written comments at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record.
2. **Anyone attending the meeting who would like to speak at the Commission must sign up on a designated form located at the entrance to the Council Chamber.**

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

NOTE: YOU MUST OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Terminology

- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.
- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
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- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

- ***Planning Commission Body, Authority and Obligation***
- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

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- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 08/22/2024
Plat Name: Touchstone Estates
Developer: Innova Construction Developments, LLC
Applicant: Dart Land Services LLC
App No/Type: 2024-1403 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2249	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77028	455E	City

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. Sec 42-40(c) & 44(1)

073.1. Replat Legal Descriptions shall follow guidelines and/or examples.

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph).

186. Appendix B:Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 08/22/2024
Plat Name: Touchstone Estates
Developer: Innova Construction Developments, LLC
Applicant: Dart Land Services LLC
App No/Type: 2024-1403 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW- TDO- Traffic Verify trees between the fence line are approved for removal by Urban Forestry.

HPW-HW- IDS The Utility review is Approved with Conditions:
" A Wastewater and Water Capacity Reservation letter is required. Lots 1 and 2 do not have direct access to public sanitary sewer. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application."
Submit applications online at www.houstonpermittingcenter.org
Please direct all questions to (832)394-8888 or wcrtechs@houstontx.gov.

HPW-OCE- Drainage and Utility The OCE utilities review is Approved with conditions:
Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

CenterPoint: 1—Dedication 3rd paragraph: Aerial Easement language is incomplete. See attached copy of correct language.

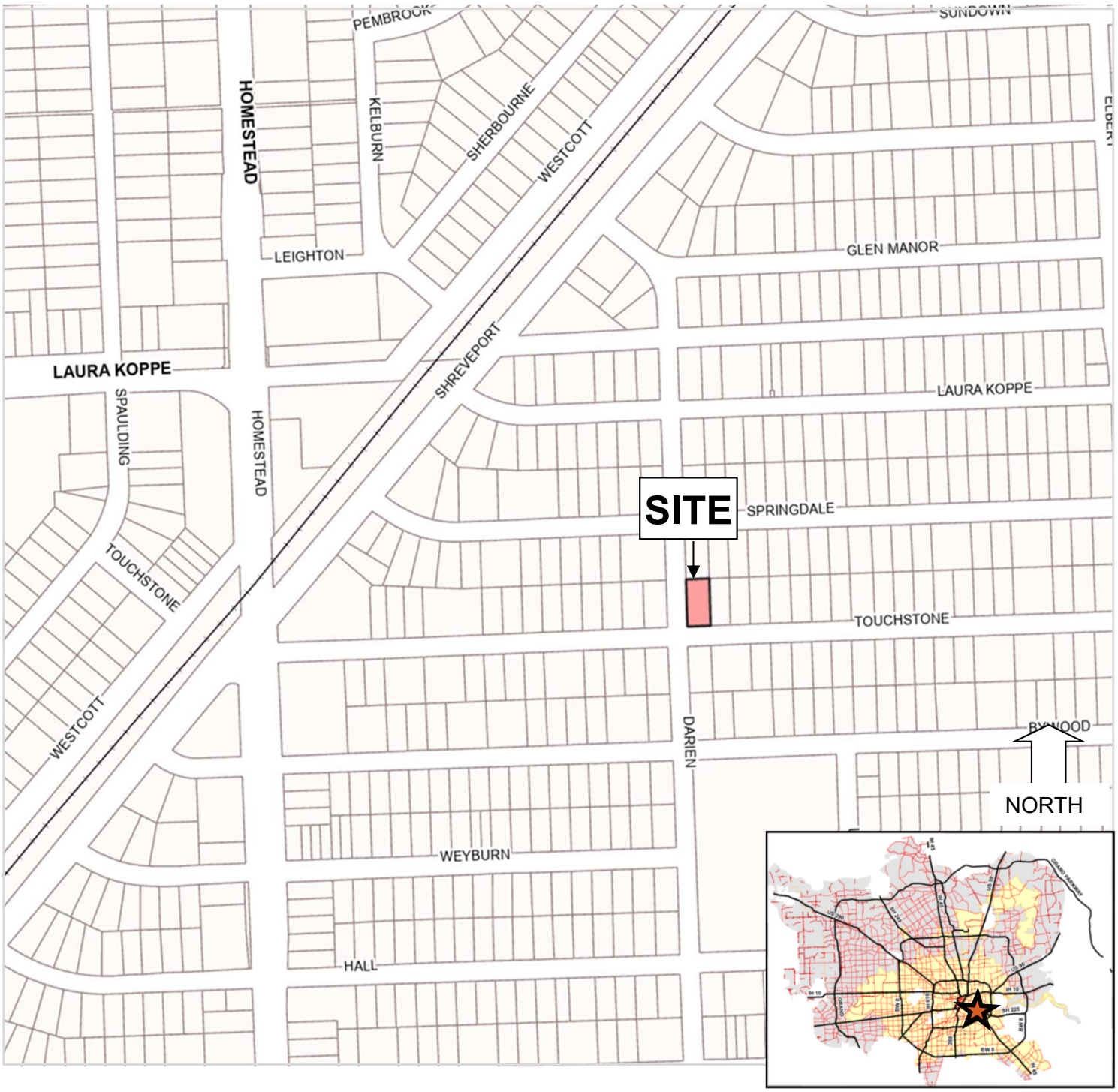
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Touchstone Estates

Applicant: Dart Land Services LLC



C – Public Hearings

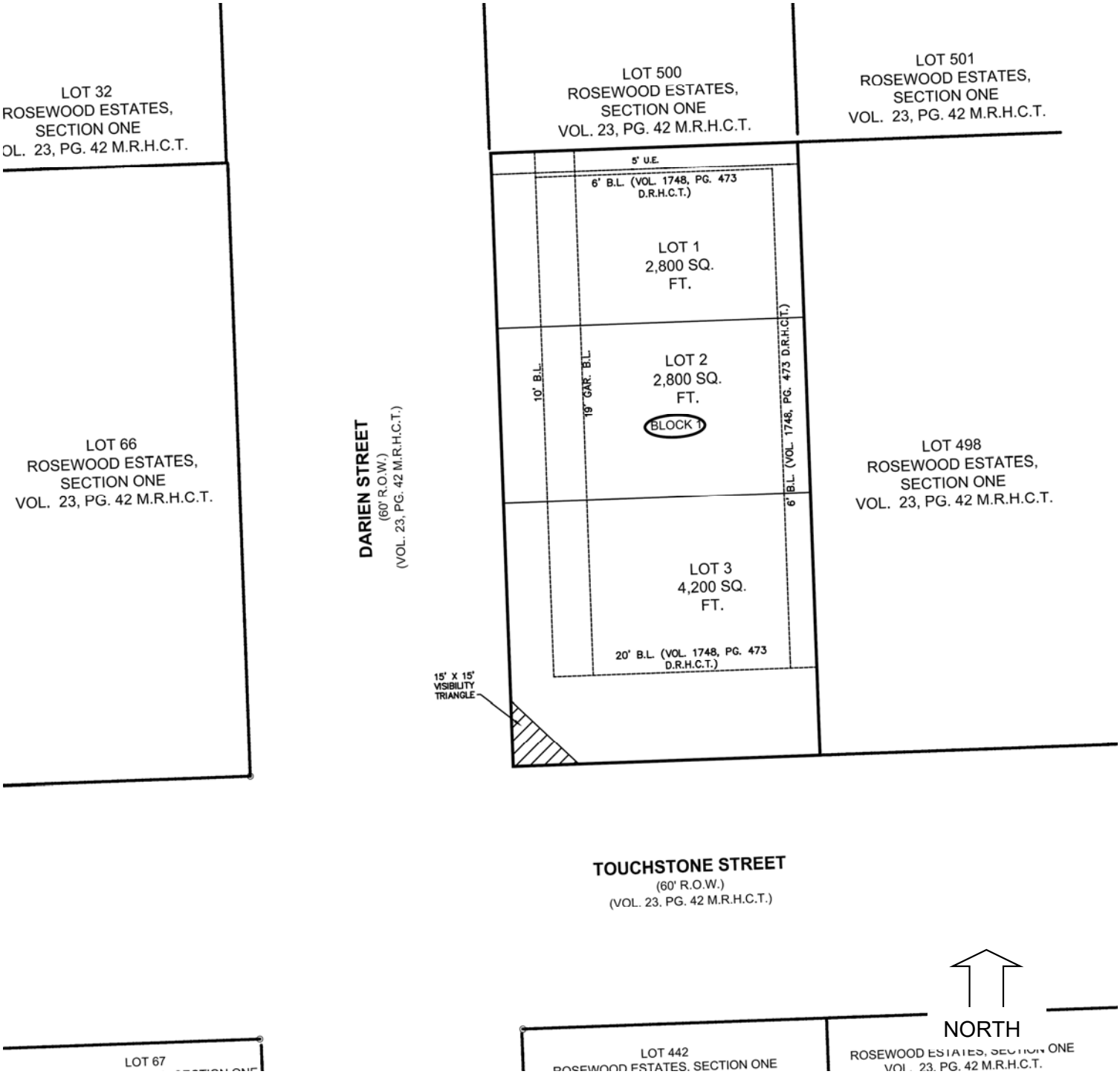
Site Location

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: : Touchstone Estates

Applicant: Dart Land Services LLC



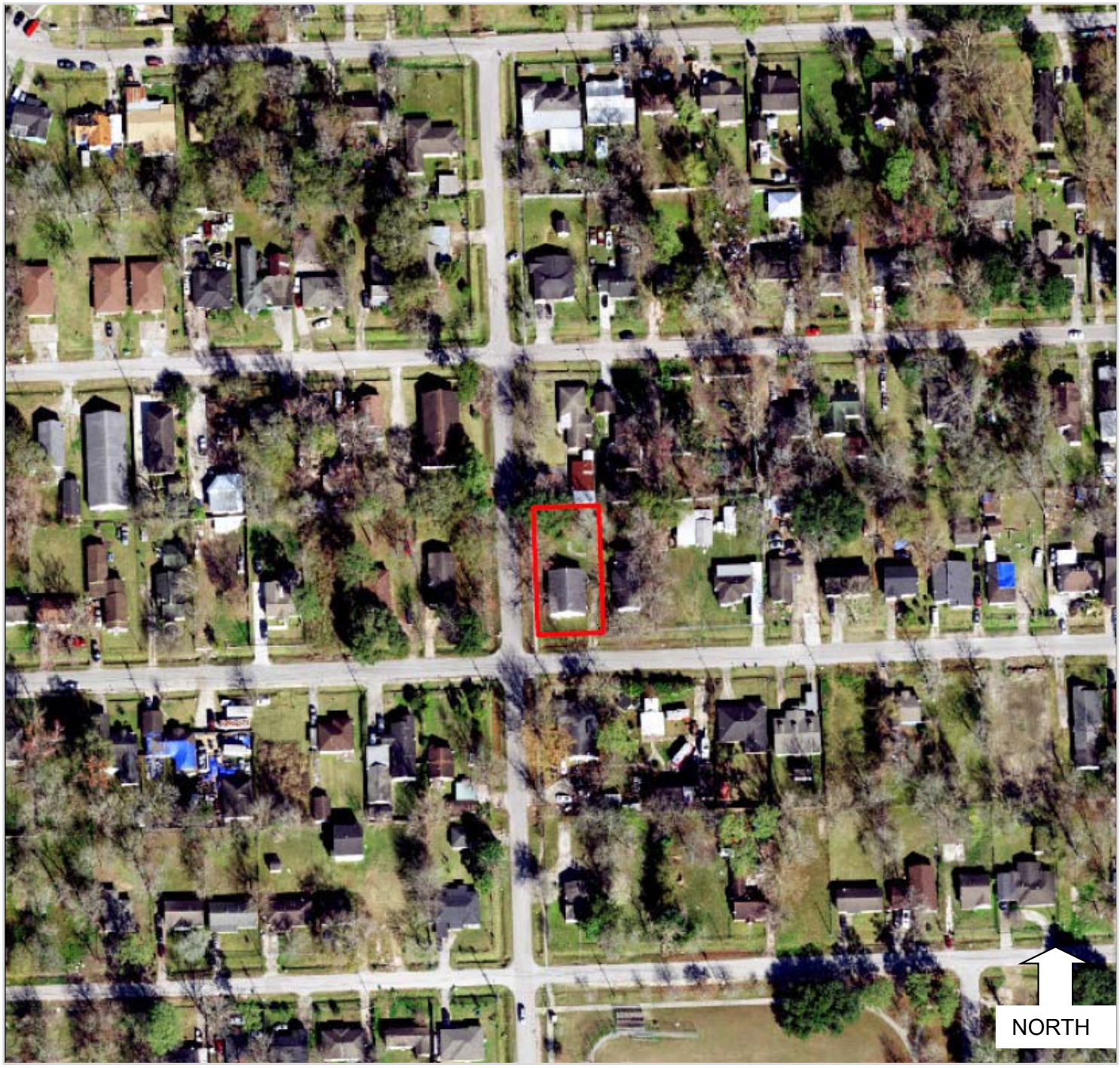
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: : Touchstone Estates

Applicant: Dart Land Services LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 2, 2024

Dear Property Owner:

Reference Number: 2023-1403: Touchstone Estates; a partial replat of **"Rosewood Estates,"** being all of Lot 499 as recorded in Volume 23, Page 42 of the Harris County Map Records.

The property is located at the northeast intersection of Darien Street and Touchstone Street, east of Homestead Road, and north of Ley Road. The purpose of the replat is to create three (3) single-family residential lots. The applicant, Roy Rodela with Dart Land Services LLC, on behalf of the developer, Innova Construction Developers LLC, can be contacted at 281-584-6688

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact **Antwanysha Johnson**, with the Planning and Development Department via email at **Antwanysha.Johnson@houstontx.gov** or call **832-393-6547.**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, August 22, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

Anyone attending the meeting who has not signed up to speak before the Commission in advance must sign up on a designated form located at the entrance to the Council Chamber.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 08/22/2024
Plat Name: Aldine Westfield Self Storage Sec 2 partial replat no 1
Developer: Texas Professional Surveying
Applicant: Texas Professional Surveying, LLC
App No/Type: 2024-1448 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.6630	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Montgomery	77386	253S	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

115. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat does not include residential lots): Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

116. Add BL plat note: Unless otherwise indicated, the building line (b.l.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time. (150)

190.3. Add 'Vonn Tran, Secretary' as Secretary in the Planning Commission certificate.

205. 30' access easement must be recorded prior to recordation of this plat.

209. Applicant has requested that this item be deferred for two weeks.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 08/22/2024
Plat Name: Aldine Westfield Self Storage Sec 2 partial replat no 1
Developer: Texas Professional Surveying
Applicant: Texas Professional Surveying, LLC
App No/Type: 2024-1448 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: 1-- The City of Houston requires the GHBA language be included in the General Notes. A copy is attached.
2-- The City of Houston requires the AE dedication language be included in the General Notes. A copy is attached.
3—DEFINE: UE, AE

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

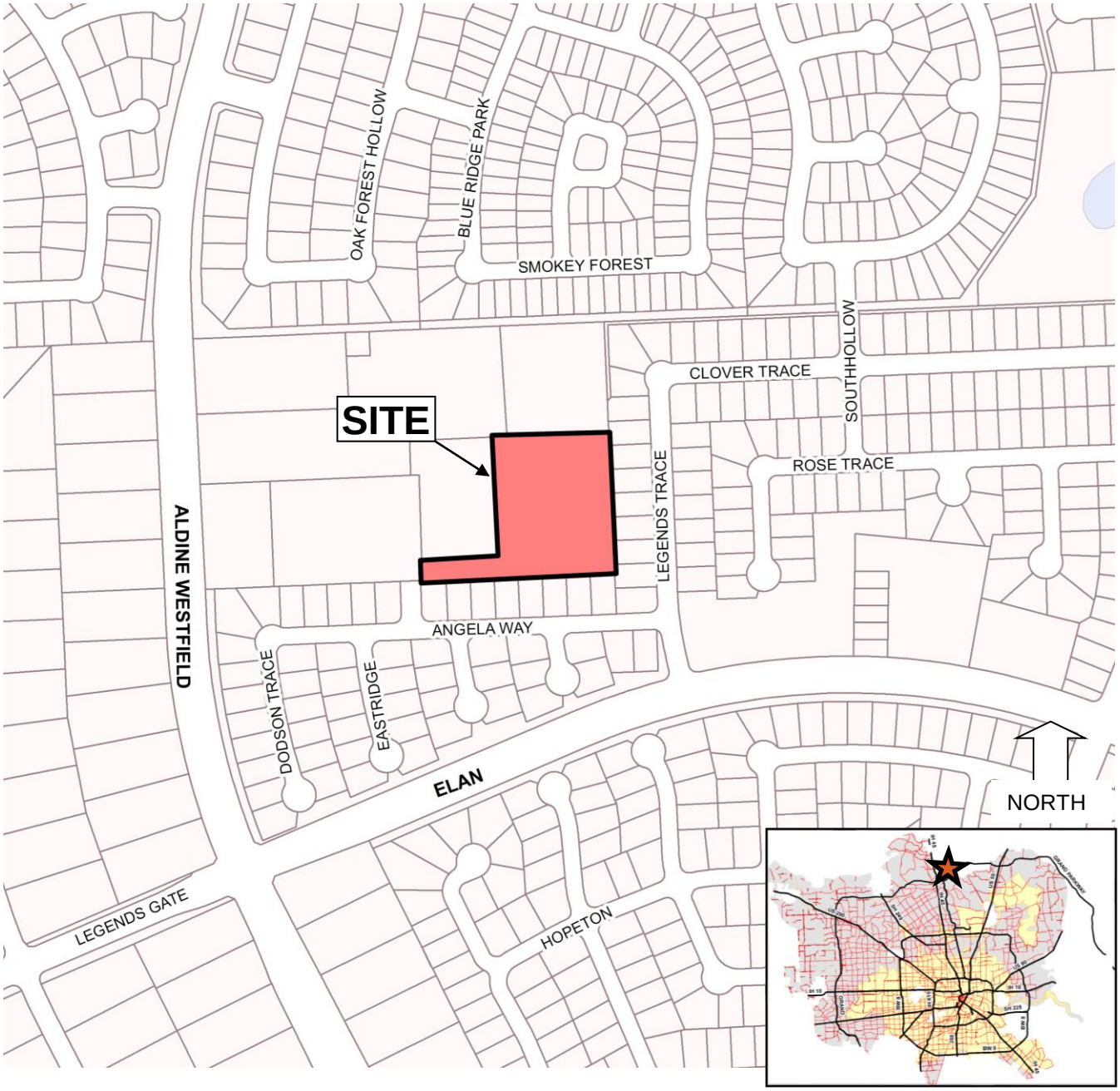
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Aldine Westfield Self Storage Sec 2 partial replat no 1

Applicant: Texas Professional Surveying, LLC



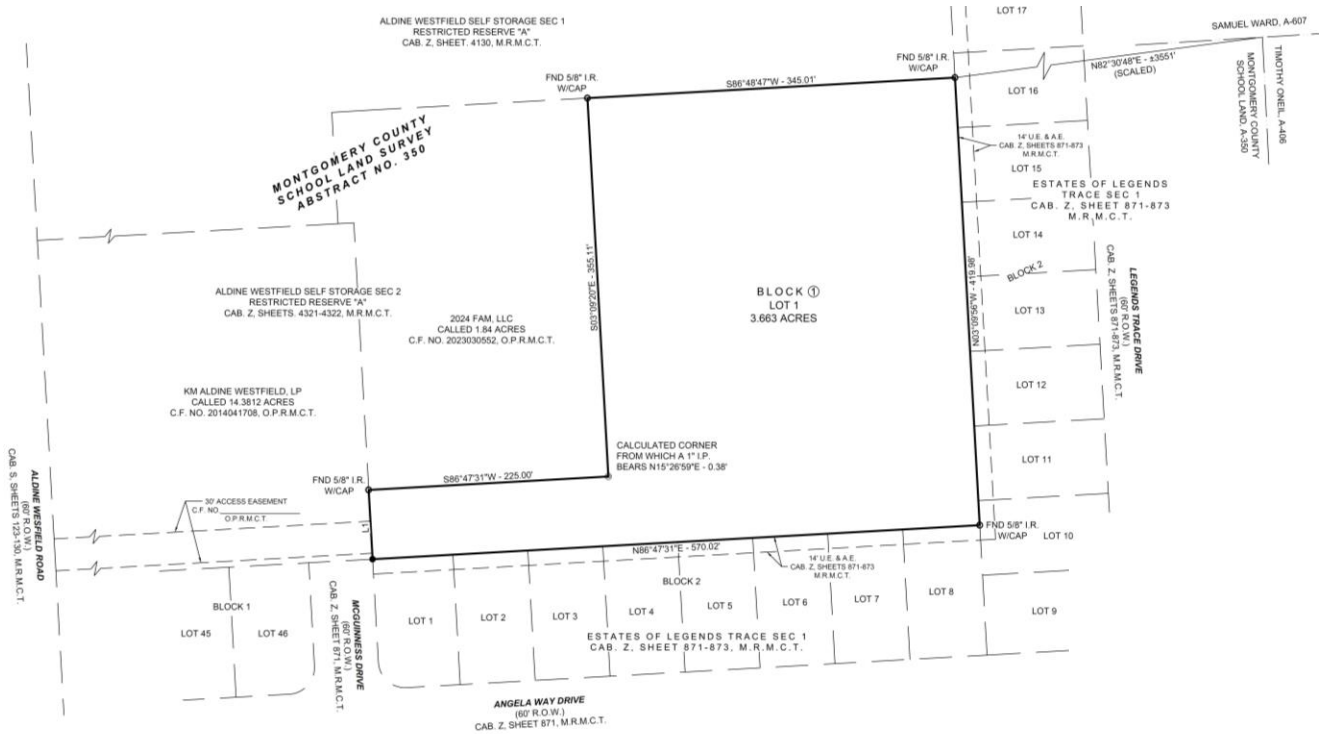
D – Variances **Site Location**

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Aldine Westfield Self Storage Sec 2 partial replat no 1

Applicant: Texas Professional Surveying, LLC



NORTH

D – Variances **Subdivision**

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Aldine Westfield Self Storage Sec 2 partial replat no 1

Applicant: Texas Professional Surveying, LLC



D – Variances **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1448
Plat Name: Aldine Westfield Self Storage Sec 2 partial replat no 1
Applicant: Texas Professional Surveying, LLC
Date Submitted: 07/15/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
For a Single-Family Residential Lot without Public Street Frontage to take sole access via an Access Easement
Chapter 42 Section: 42-188(a)

Chapter 42 Reference:
42-188(a): Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section except for lots within courtyard style development in accordance with section 42-194.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
The applicant would be denied reasonable use of their land and/or would have to purchase land that isn't available if the standards of this chapter were imposed. The applicant has coordinated with the adjacent land owners and has obtained an Access Easement running from the Plat Boundary to the nearest Public Right-of-Way, Aldine Westfield.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The applicant did not create the hardship necessitating the Variance request, those who allowed the hardship to come about are working with the applicant to resolve the situation as amicably and quickly as possible.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purpose of this chapter will be preserved and maintained through the granting of this Variance.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of the Variance will help to preserve the public health, safety and welfare.

(5) Economic hardship is not the sole justification of the variance.
The sole justification for this Variance is not Economic hardship.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-1448
Agenda Item: 103
PC Action Date: 08/22/2024
Plat Name: Aldine Westfield Self Storage Sec 2 partial replat no 1
Applicant: Texas Professional Surveying, LLC

Staff Recommendation: Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-188(a)
Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)
For a Single-Family Residential Lot without Public Street Frontage to take sole access via an Access Easement;
Basis of Recommendation:
The applicant is proposing to replat a portion of a commercial reserve into one single-family lot and is requesting a variance to have sole access from a 30-foot access easement.

Staff is in support of the request.

The subject site is a partial replat of Aldine Westfield Self Storage Sec 2, which was platted in 2016, and was granted a variance to not extend McGuinness Drive on the Southern side of the property, and a note was added to deny access from the stub portion of McGuinness. The site had previously been taking access from McGuinness Drive, and once access was denied due to the variance condition, the site began to take its access from Aldine Westfield Road.

The proposed access easement would grant access to an existing home which has been on the property for several decades, and the owners of the subject site have owned the property since the 1980s. There currently exists a paved drive which extends from Aldine Westfield to the subject site, where the access easement would be located.

The single-family home has existed in this configuration for many years and has been taking access to either McGuinness or Aldine Westfield Road. Granting the variance would not be injurious to public health and safety, as the access easement is paved and wide enough to provide access in a manner comparable to that of a public street. The Montgomery County Engineering Office has expressed that they are not in support of the variance request due to their regulations which require single-family tracts to have public street frontage, and the applicant is aware that they will need to continue coordination with Montgomery County to meet their rules. Therefore, staff recommendation is to grant the variance request and approve the plat.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The applicant is proposing one single-family lot to take sole access from a 30' wide access easement. Per the ordinance, single-family lots must have a minimum of 20' of frontage along a

public right-of-way. However, the home has existed for many years without public street frontage and has been taking access from nearby streets. In 2016, a commercial reserve was platted, and a variance request was granted with a condition to deny access from McGuinness Drive, at which point the home began to take access to Aldine Westfield Road through an access agreement.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The single-family home is situated away from a public right-of-way, and they do not own the adjacent parcels between the home and the right-of-way.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The property will have access from a 30' wide access easement which is located over an existing pavement section that accommodates vehicular ingress and egress and meets the intent of the ordinance to provide access to the property.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety, or welfare, because this home has always taken access from an access easement, and this is a continuity of this condition.

(5) Economic hardship is not the sole justification of the variance.

The home has been taking access to nearby public streets for many years. Because access was denied to McGuinness Drive with a variance granted by the Planning Commission in 2016, the lot must take access from another right-of-way, the closest being Aldine Westfield Road.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 08/22/2024
Plat Name: Blake Vista Reserves
Developer: M LANZA
Applicant: Century Engineering, Inc
App No/Type: 2024-1475 C3R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	1.0000	Total Reserve Acreage:	0.7572
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Fort Bend County FWSD 2

County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	527T	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Fort Bend Engineer: 1) FBC offers no objection to the requested variance
2) Submit FP to FBC for formal review
3) This is not considered a formal review by FBC as not all comments are provided in this portal
HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

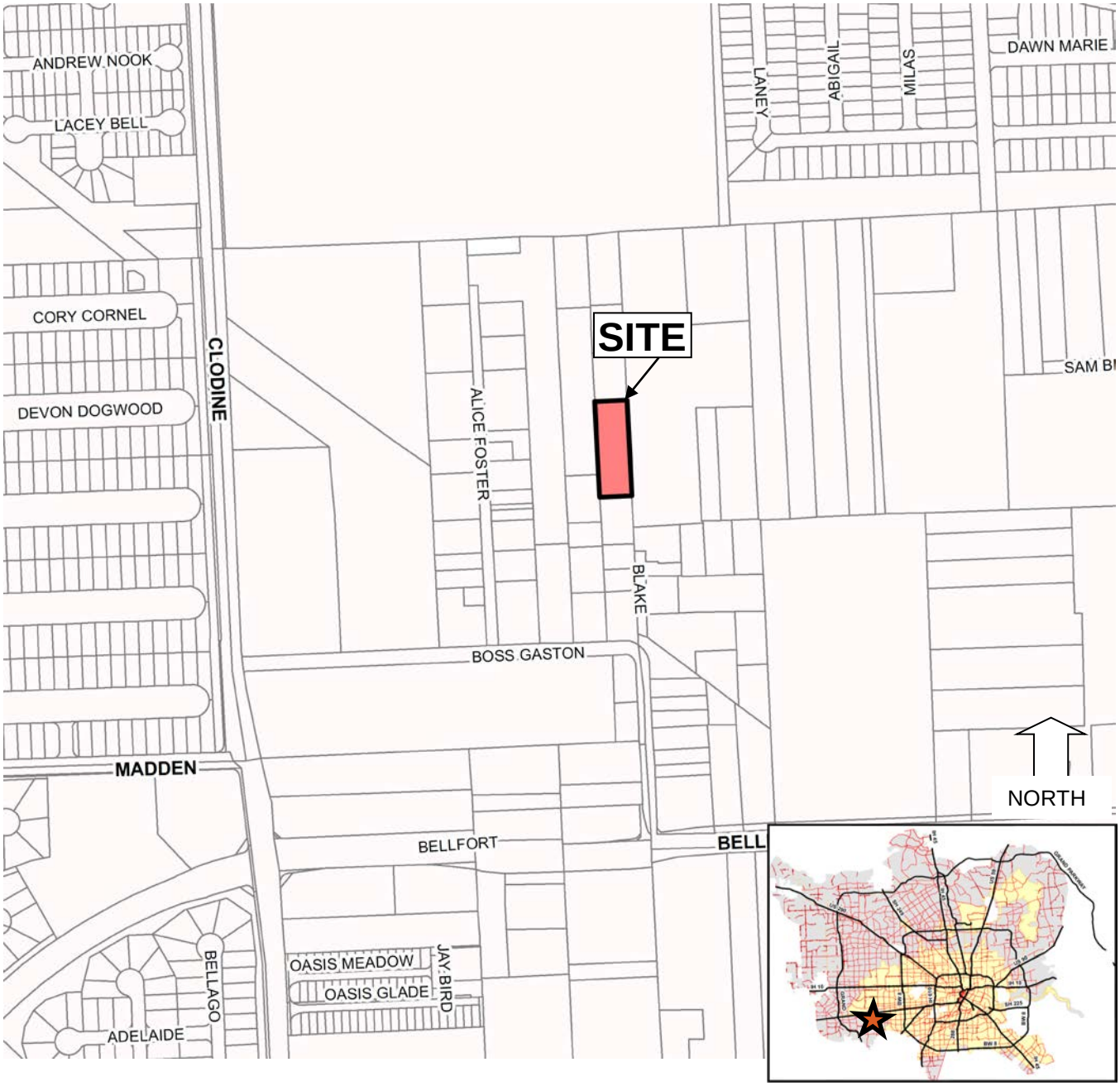
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Blake Vista Reserves

Applicant: Century Engineering Inc



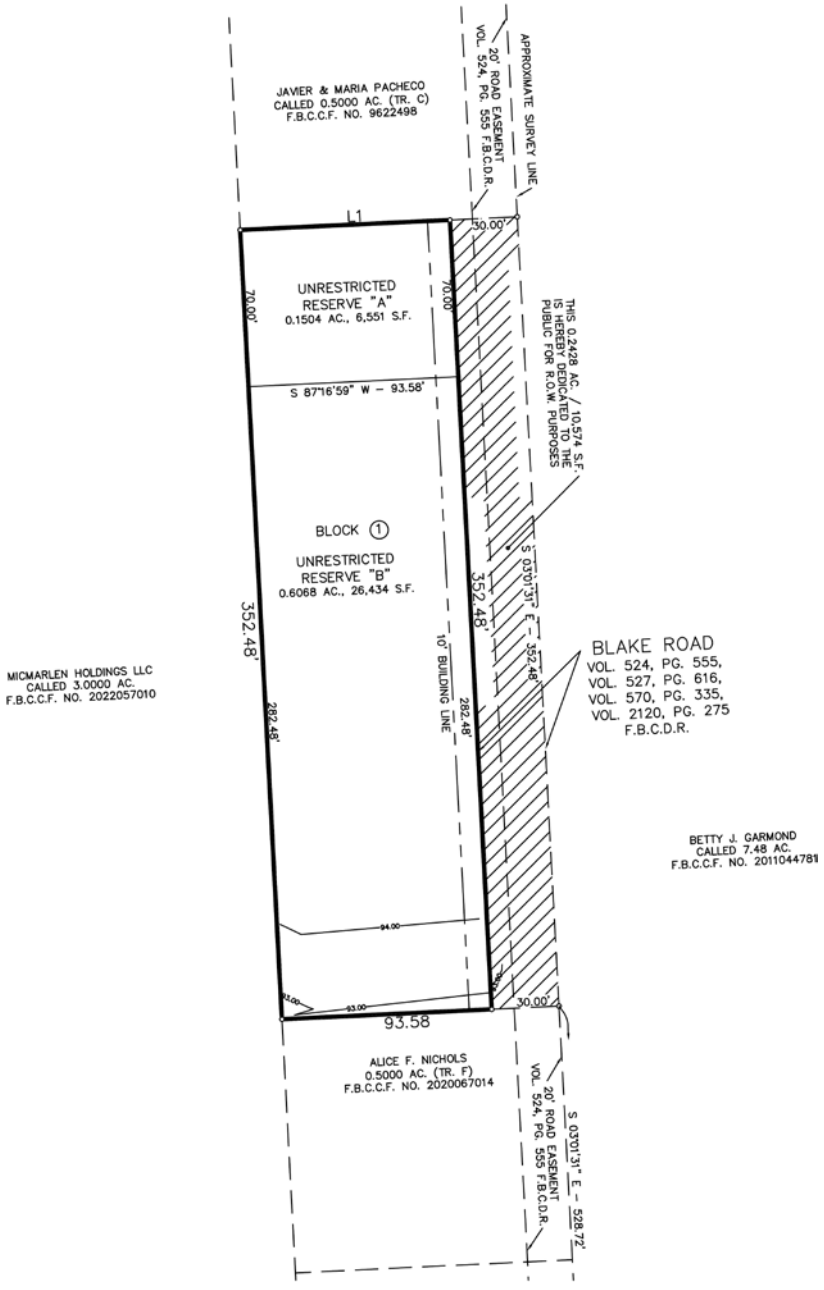
D – Variances **Site Location**

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Blake Vista Reserves

Applicant: Century Engineering Inc



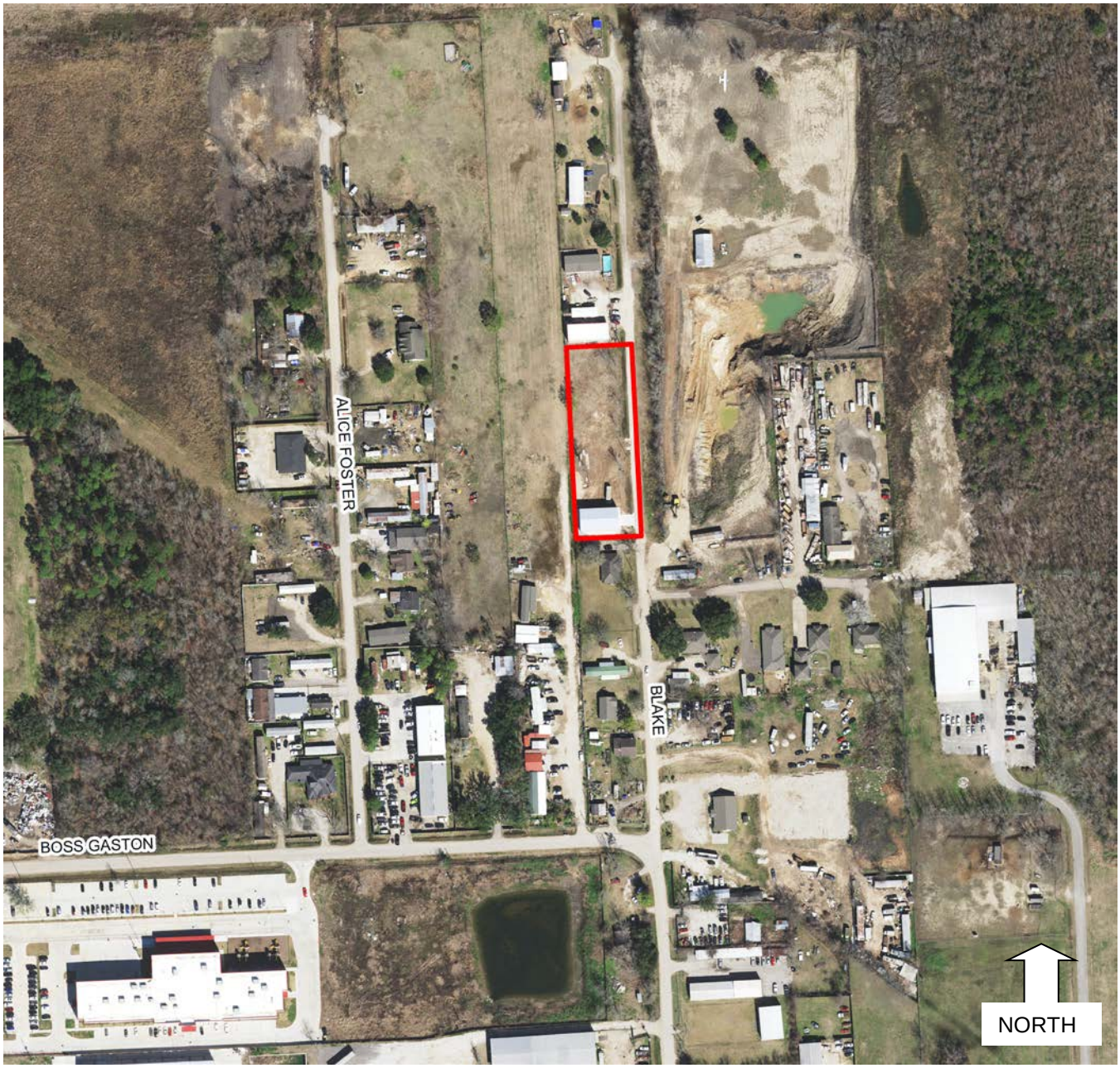
D – Variances Subdivision

Houston Planning Commission ITEM: 104

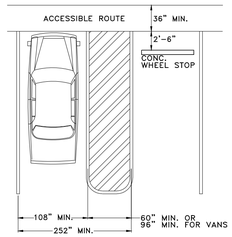
Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Blake Vista Reserves

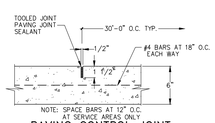
Applicant: Century Engineering Inc



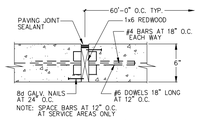
D – Variances **Aerial**



DIMENSION OF PARKING SPACES
NTS.

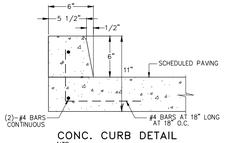


PAVING CONTROL JOINT

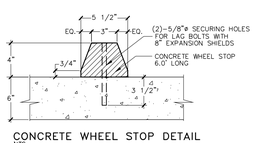


PAVING EXPANSION JOINT
NTS

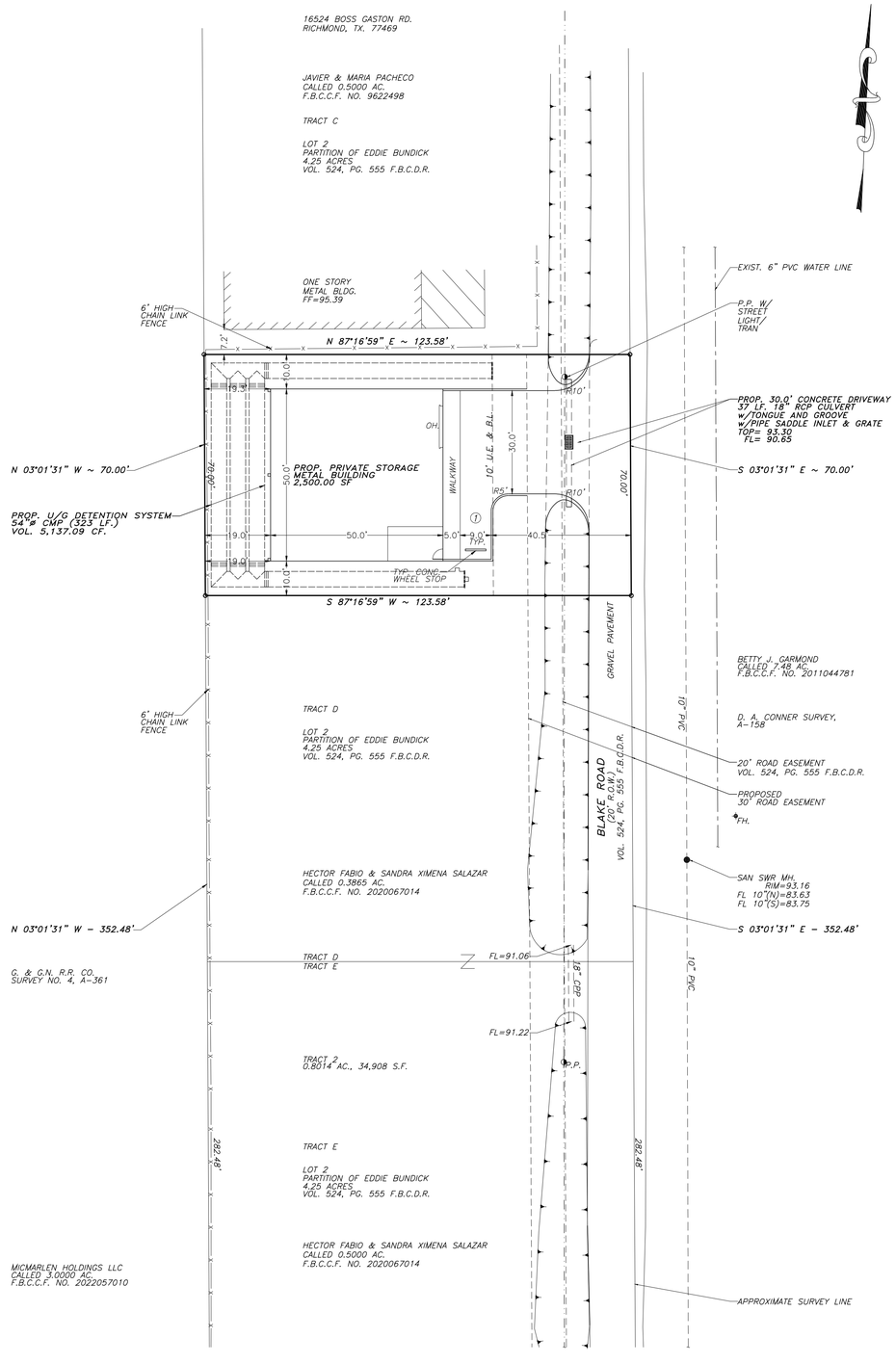
DETAILS FOR 6" CONCRETE PAVING
NTS
U.N.O., REFER TO SOILS REPORT FOR PAVING SECTIONS RECOMMENDATIONS

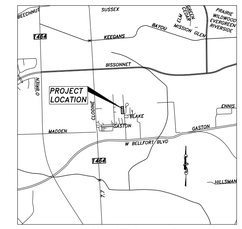


CONC. CURB DETAIL
NTS



CONCRETE WHEEL STOP DETAIL
NTS





VICINITY MAP
N.T.S
CITY OF SUGAR LAND / FORT BEND COUNTY
KEY MAP # 527T

FBC Engineering Approval

PARKING LOT ANALYSIS
1-PROPOSED OFFICE WAREHOUSE BUILDINGS: 2,500 SF.
NUMBER OF PARKING SPACES REQUIRED
OFFICE AREA = 160 SF./1,000 SF. X 2.5 = 0.4 SPACES REQUIRED
WAREHOUSE = 2,340 SF./5,000 SF. X 1.0 = 0.5 SPACES REQUIRED
NUMBER OF PARKING SPACES REQUIRED = 1
NUMBER OF PARKING SPACES PROVIDED = 1

THIS TRACT LIES IN ZONE "X" AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS, COMMUNITY PANEL NO. 48157C0145L, DATED APRIL 2, 2014. THIS STATEMENT IS FURNISHED FOR INFORMATION AND IS BASED ON GRAPHIC PLOTTING ONLY.

BENCHMARK: FLOODPLAIN REFERENCE MARK NUMBER 040460 IS AN HCFCD BRASS DISC STAMPED 040460, LOCATED FROM THE INTERSECTION OF BISSONNET STREET AND FM 1464, TRAVEL NORTH APPROXIMATELY 0.25 MILE TO CULVERT. MONUMENT IS LOCATED ON THE EAST HEADWALL, IN KEY MAP 527P IN THE BRAYS BAYOU WATERSHED NEAR STREAM NUMBER D118-00-00. ELEVATION = 93.64 FEET NAVD 1988, 2001 ADJUSTMENT

TRACT 1, 0.1986 ACRES (8,651 SQUARE FEET) AND TRACT 2, 0.8014 ACRES (34,908 SQUARE FEET) OF LAND BEING TRACTS "D" AND "E", LOT 2 OF THE PARTITION OF THE EDDIE BUNDICK 4.25 ACRES ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOL. 524, PG. 555 F.B.C.D.R. AND LOCATED IN THE I. & G.N. R.R. CO. SURVEY NO. 4, ABSTRACT NO. 361, FORT BEND COUNTY, TEXAS.

SITE PLAN - DIMENSION CONTROL
SCALE: 1"=20'-0"

NO.	DATE	REVISIONS

DESIGNED BY:

IN THE CITY OF SUGAR LAND, TEXAS
FORT BEND COUNTY

PROP. PRIVATE STORAGE METAL BUILDING
16534 BOSS GASTON ROAD
SUGAR LAND, TEXAS 77498

LEGAL: TRACT 1, 0.1986 ACRES (8,651 SQUARE FEET) AND TRACT 2, 0.8014 ACRES (34,908 SQUARE FEET) OF LAND BEING TRACTS "D" AND "E", LOT 2 OF THE PARTITION OF THE EDDIE BUNDICK 4.25 ACRES ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOL. 524, PG. 555 F.B.C.D.R. AND LOCATED IN THE I. & G.N. R.R. CO. SURVEY NO. 4, ABSTRACT NO. 361, FORT BEND COUNTY, TEXAS.

M LANZA ENGINEERING, P.L.L.C.
CIVIL - STRUCTURAL ENGINEERS & PLANNERS
FIRM NO: F-13716
11003 SPRING CYPRESS RD. SUITE-B
CYPRESS, TEXAS 77377
T 832.559.3616
C 832.212.0868
F 832.213.0868
Mlanza@mlanzaengineering.com

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THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY M LANZA ENGINEERING, PLLC.

P.E. STAMP:



DESIGN BY:
Mario E. Lanza, P.E.

DRAWING BY:
Mario E. Lanza, P.E.

DATE:
May 30, 2024

SCALE:
1" = 20'-0"

FILE: ML/2023/JHON LOPEZ/ SITE PLAN

DRAWING:
C-1

SHEET:
2 / 19

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1475
Plat Name: Blake Vista Reserves
Applicant: Century Engineering, Inc
Date Submitted: 07/26/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

Specific variance is being sought and extent of variance: A variance is sought for unrestricted reserves to have frontage along a right-of-way of 30' in width rather than the required 60'.

Chapter 42 Section: 190

Chapter 42 Reference:

Chapter 42 Reference: Sec. 42-190 (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Unrestricted reserve 5,000 sq. ft. public street 60 feet (50 feet in a street width exception area) 60 feet

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The applicant proposes 2 unrestricted reserves and is providing a 30 ' wide right-of-way dedication. Per the ordinance, these reserves are required to have frontage on a 60 ' wide public right-of-way. The property owner doesn't own the property to the east and cannot make a full ROW dedication to meet the requirements.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The subject property is all of tracks "D" and "E" as shown on the survey plat recorded in Volume 524, page 555 F.B.C.D.R. with a 20' wide road easement. This roadway easement, also known as Blake Road, runs in a north/ south direction that provides access to Boss Gaston Road to the south. This is an existing condition that was not created by the current property owner.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The property currently is taking access from existing 20' access easement, which limits the width of existing paved road, by dedicating 30' ROW the development on our property would be able to function and provide access to and from Boss Gaston, the existing road can be upgraded to provide easier and safer conditions for access by most types of vehicles. The dedication would be a direct extension of a prescriptive rights road, also known as Blake Road.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

In the future, the plat will comply with the ordinance when the adjacent tract dedicates the remaining 30’ of right-of-way, creating the required 60’ wide public right-of-way.

(5) Economic hardship is not the sole justification of the variance.

The justification is the access easement existed prior to land acquisition and platting. The existing 20’ road easement, together with the 10 ’ dedication by plat meets the requirement for 50 % right-of-way dedication per 42 - 121.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-1475
Agenda Item: 104
PC Action Date: 08/22/2024
Plat Name: Blake Vista Reserves
Applicant: Century Engineering, Inc

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 190

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Specific variance is being sought and extent of variance: A variance is sought for unrestricted reserves to have frontage along a right-of-way of 30' in width rather than the required 60'.;

Basis of Recommendation:

The site is located within the Houston ETJ, in Fort Bend County, east of Clodine Road, north of W Bellfort Street, and south of Bissonnet Street.

The applicant is requesting a variance to allow the proposed two unrestricted reserves to have access and frontage on a 30’ wide public street instead of the required 60’ wide public street.

Staff is in support of the request.

The subject site is a partial replat of the Eddie Bundick Subdivision recorded in 1970 with a 20’ wide roadway easement. This roadway easement, also known as Blake Road, runs in a north/south direction, providing access to Boss Gaston Road to the south.

The applicant is proposed 2 unrestricted reserves and is providing a 30’ ROW dedication over the existing 20’ access easement.

This ROW dedication would be a direct extension of Blake Road, a Fort Bend County maintained prescriptive rights right road.

The property owner does not own the property to the east and cannot dedicate the full 60’ right of way to meet ordinance requirements. However, in the future, the plat will meet the ordinance when the adjacent tract to the east dedicates the remainder 30’, creating the required 60’ wide public right of way.

Fort Bend County Engineering has no objections.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The subject site is a partial replat of the Eddie Bundick Subdivision recorded in 1970 with a 20’ wide roadway easement. This roadway easement, also known as Blake Road, runs in a north/south direction, providing access to Boss Gaston Road to the south. The applicant is proposed 2 unrestricted reserves and is providing a 30’ ROW dedication over the existing 20’ access easement. This ROW dedication would be a direct extension of Blake Road, a Fort Bend County maintained prescriptive rights right road. The property owner does not own the property to the east and cannot

dedicate the full 60’ right of way to meet ordinance requirements. However, in the future, the plat will meet the ordinance when the adjacent tract to the east dedicates the remainder 30’, creating the required 60’ wide public right of way.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

N/A

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The property owner does not own the property to the east and cannot dedicate the full 60’ right of way to meet ordinance requirements. However, in the future, the plat will meet the ordinance when the adjacent tract to the east dedicates the remainder 30’, creating the required 60’ wide public right of way.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The subject site is a partial replat of the Eddie Bundick Subdivision recorded in 1970 with a 20’ wide roadway easement. This roadway easement, also known as Blake Road, runs in a north/south direction, providing access to Boss Gaston Road to the south. The applicant is proposed 2 unrestricted reserves and is providing a 30’ ROW dedication over the existing 20’ access easement. This ROW dedication would be a direct extension of Blake Road, a Fort Bend County maintained prescriptive rights right road.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The subject site is a partial replat of the Eddie Bundick Subdivision recorded in 1970 with a 20’ wide roadway easement. This roadway easement, also known as Blake Road, runs in a north/south direction, providing access to Boss Gaston Road to the south. The applicant is proposed 2 unrestricted reserves and is providing a 30’ ROW dedication over the existing 20’ access easement. This ROW dedication would be a direct extension of Blake Road, a Fort Bend County maintained prescriptive rights right road.

(5) Economic hardship is not the sole justification of the variance.

The property owner does not own the property to the east and cannot dedicate the full 60’ right of way to meet ordinance requirements. However, in the future, the plat will meet the ordinance when the adjacent tract to the east dedicates the remainder 30’, creating the required 60’ wide public right of way.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 08/22/2024
Plat Name: Bridgeland Central Sec 5
Developer: The Howard Hughes Corporation
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1553 C3P

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	42.5000	Total Reserve Acreage:	5.0400
Number of Lots:	183	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77433	365M	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

052. Bridgeland Central Sec 8 must be recorded simultaneously with this plat. North Bridgeland Lake Parkway must be recorded prior to or simultaneously with this plat

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

Bridgeland Central Sec 8 must be recorded simultaneously with this plat. North Bridgeland Lake Parkway must be recorded prior to or simultaneously with this plat

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 08/22/2024
Plat Name: Bridgeland Central Sec 5
Developer: The Howard Hughes Corporation
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1553 C3P

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Addressing: 'Liberty Morth" does not match plat which is 'Liberty North'. Please confirm.
CenterPoint: • Not all lots have a dedicated easement. CenterPoint requires a 14' UE in front/rear of lots, or a 16' UE if wet utilities are needed.
HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Missing B.L.
Make sure that the subdivision has detention.
TxDOT Advance Transportation Planning: Plat does not front on TxDOT ROW, approve as submitted.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
UVE should be checked at Land of Liberty drive and North Bridgelands Lake Parkway. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
Label street name (HC-infrastructure regulations-appendix K)
The following intersections Preamble Purpose Place/stars and Stripes Lane, allegiance Drive/stars and Stripes Lane, Patriotism Lane/stars and Stripes Lane, Independence Drive/stars and Stripes Lane, American Bald Eagle Lane/stars and Stripes Lane, American bald Eagle Lane/Land of Liberty Drive will have Intersection sight distance (ISD) exhibits included with the site plans to be evaluated for unobstructed visibility easement (UVE) requirements (chapter 10-COH geometric design guidelines, 10-23)
The following intersections Liberty North drive/Independence day Drive, allegiance Street/independence Day Drive/ unnnamed street will have Intersection sight distance (ISD) exhibits included with the site plans to be evaluated for unobstructed visibility easement (UVE) requirements (chapter 10-COH geometric design guidelines, 10-23)
Label lot diagram. need 4' minimum building line for private alleys for turning vehicles (chapter 42-180)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, including traffic flow and parking around proposed park, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
UVE should be checked at Liberty North Drive and North Bridgeland Lake Parkway. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Stars and Stripes Lane and North Bridgeland Lake Parkway. UVE exhibit sh

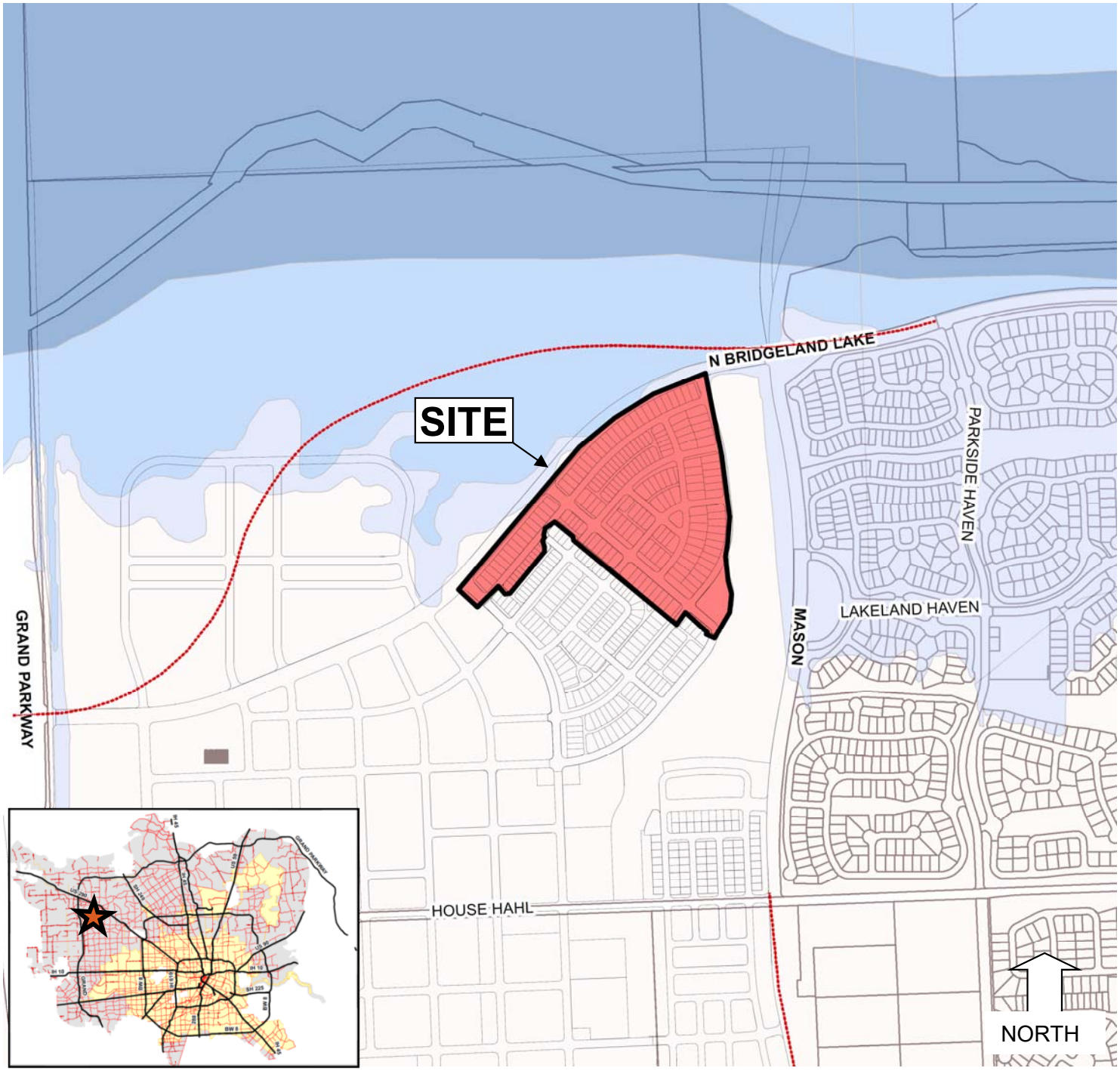
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Bridgeland Central Sec 5 (DEF1)

Applicant: LJA Engineering, Inc. – Houston Office



D – Variances

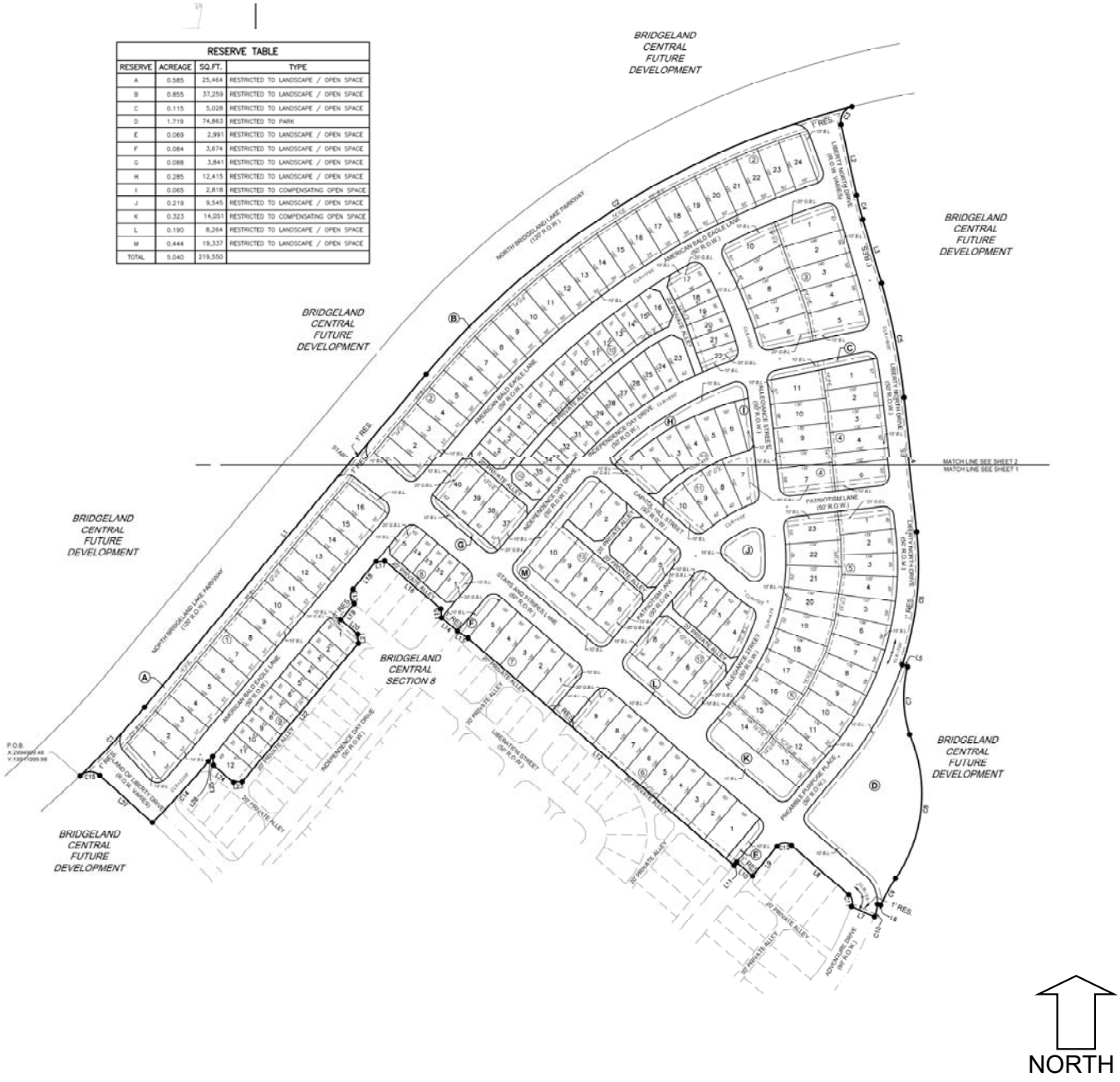
Site Location

Houston Planning Commission ITEM:105

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Bridgeland Central Sec 5 (DEF1)

Applicant: LJA Engineering, Inc. – Houston Office



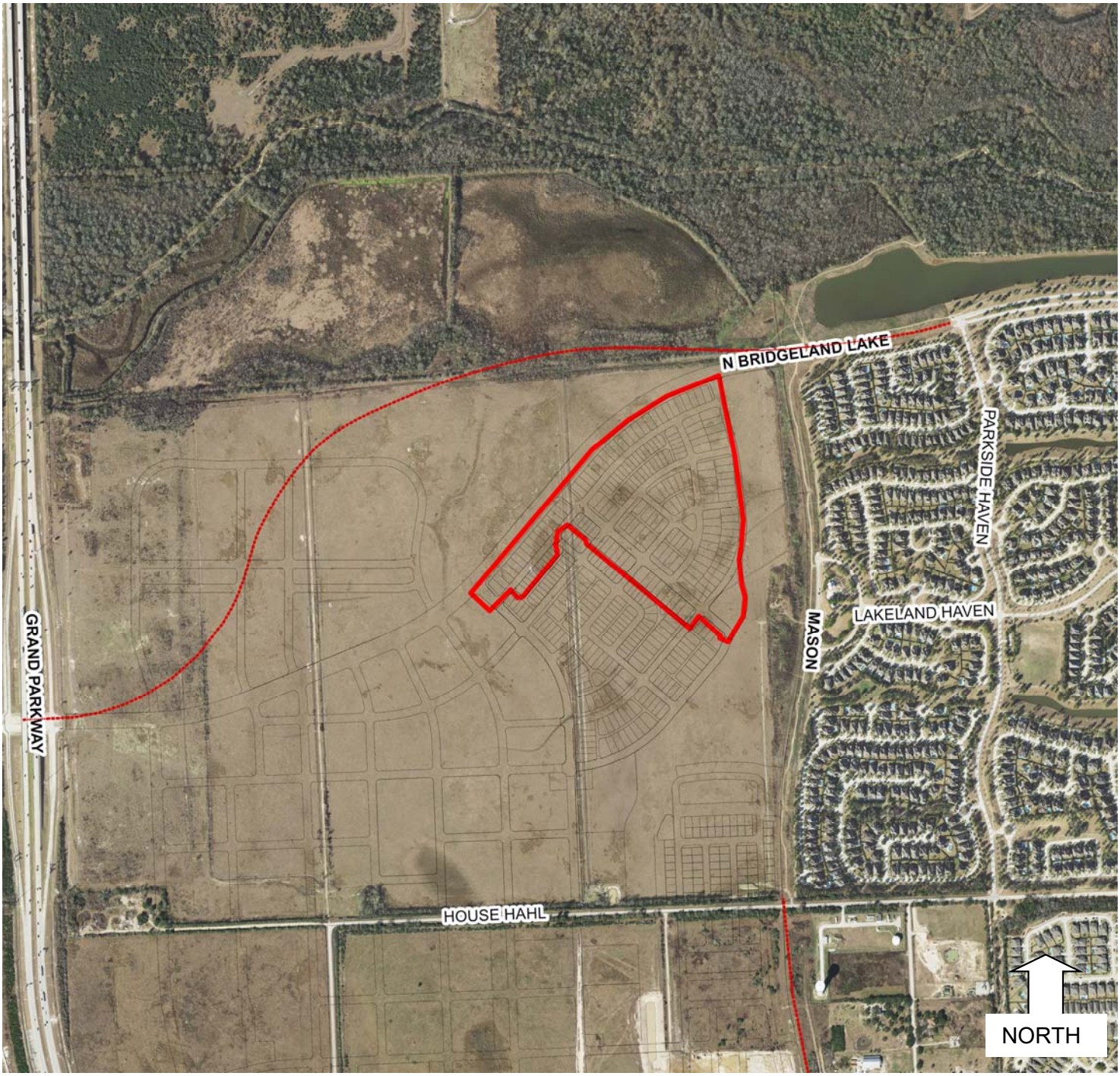
D – Variances Subdivision

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 08/22/2024**

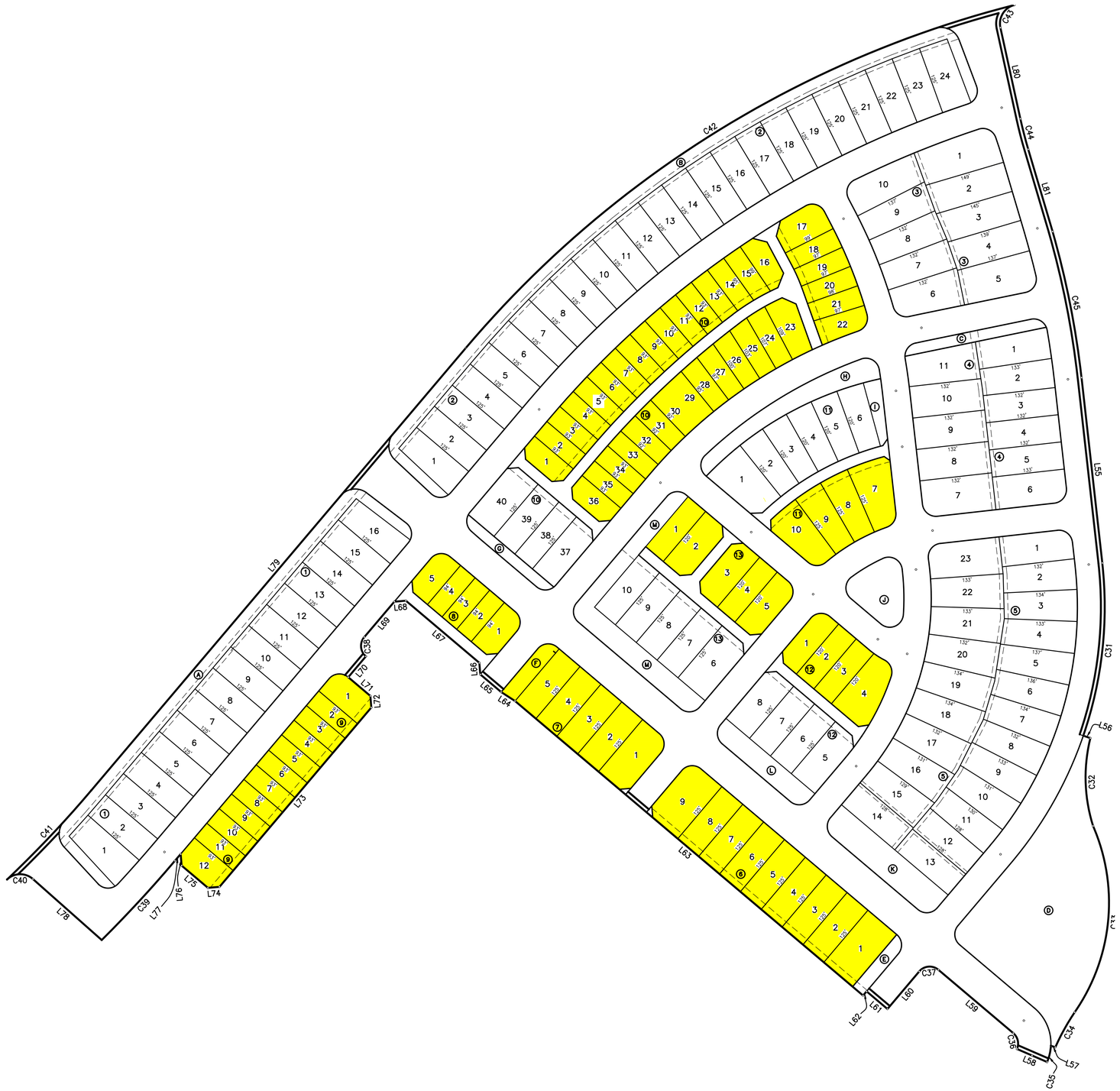
Subdivision Name: Bridgeland Central Sec 5 (DEF1)

Applicant: LJA Engineering, Inc. – Houston Office



D – Variances

Aerial



A VARIANCE EXHIBIT OF

BRIDGELAND CENTRAL
SECTION 5

±42.5 ACRES
183 LOTS AND
13 RESTRICTED RESERVES IN 13 BLOCKS

OWNER:
HOWARD HUGHES

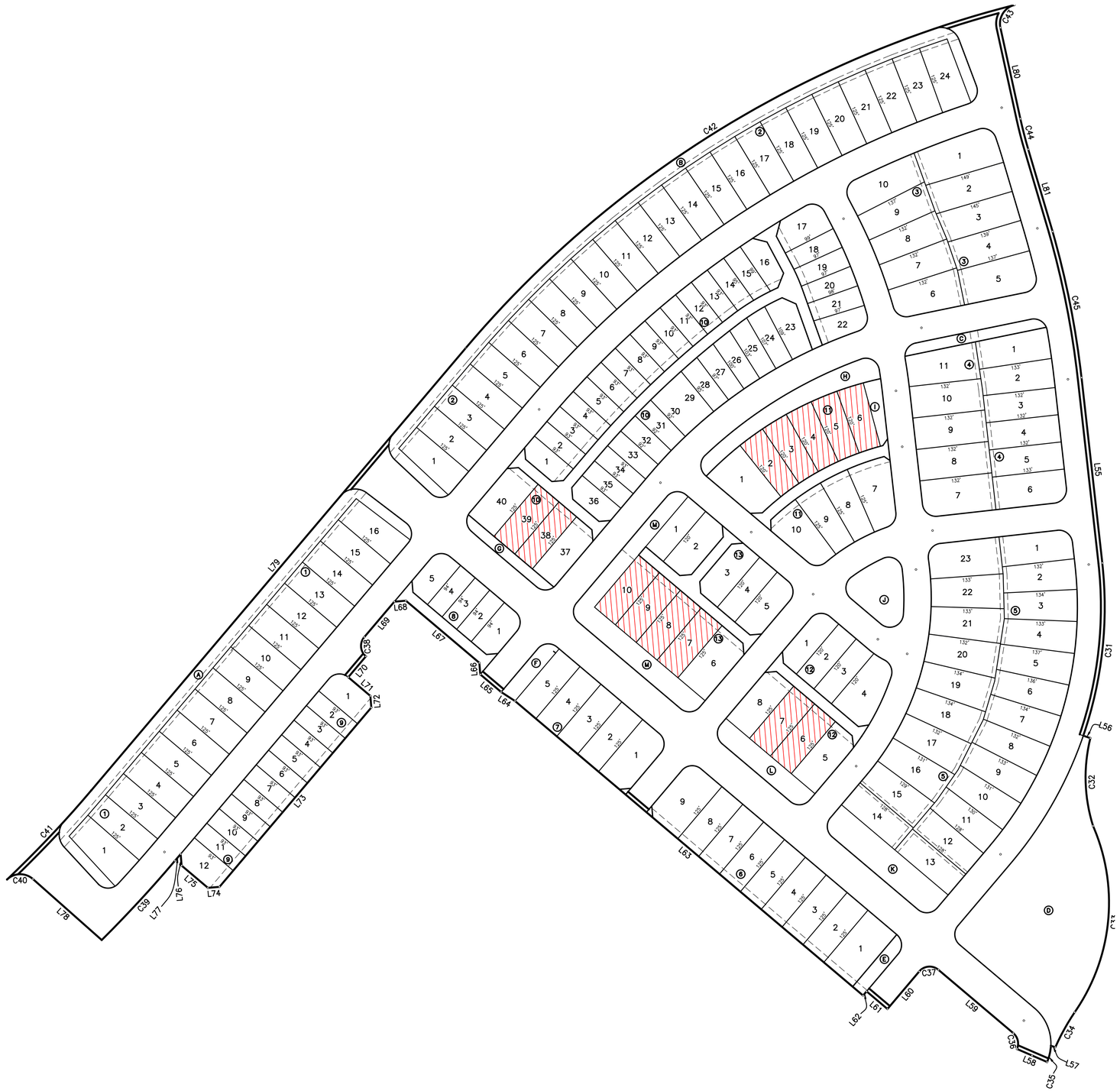
PLANNER:

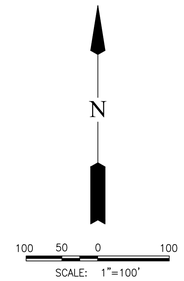
LJA PLANNING & LANDSCAPE ARCHITECTURE
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

NORTH 0 50 100 200

LJA# 1104-1240 **08.21.2024**

Date/Time - Wed, 21 Aug 2024 - 1:12pm
Path\Name - P:\01 Planning\11 04-Bridgeland\04-Bridgeland Central\06-Plat\Section 5\Variance\Bridgeland Central_Section 5 VARIANCE EXHIBIT_08-19-2024.dwg DIR.





LEGEND

INDICATES LOTS REQUESTING VARIANCE FOR NO ACCESS TO PUBLIC STREET

A VARIANCE EXHIBIT OF

BRIDGELAND CENTRAL
SECTION 5

±42.5 ACRES
183 LOTS AND
13 RESTRICTED RESERVES IN 13 BLOCKS

OWNER:
HOWARD HUGHES

PLANNER:

LJA PLANNING & LANDSCAPE ARCHITECTURE
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

NORTH 0 50 100 200

LJA# 1104-1240 **08.19.2024**

Date/Time: Mon, 19 Aug 2024 - 4:42pm
Path\Name: P:\01 Planning\01 04 Bridgeland\04 Bridgeland Central\06 Plat\Section 5\Variance\Bridgeland Central_Section 5 VARIANCE EXHIBIT_08-19-2024.dwg DIR:

LEGEND

5' CONCRETE SIDEWALK



A Pedestrian Network Exhibit for

BRIDGELAND CENTRAL SECTIONS 5 & 8

City of Houston ETJ, Harris County, Texas

Project #: 1104-1140

Reference Date: 08.19.2024

Prepared for

HOWARD HUGHES

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NORTH

0 50 100 200

LJA PLANNING & LANDSCAPE ARCHITECTURE

RELATIONSHIPS | PROCESS | DESIGN

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1553
Plat Name: Bridgeland Central Sec 5
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 07/29/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To allow a 0' front building line for private alley-served lots that do not front a public street including Lots 1-9, Block 6, Lots 1-5, Block 7, Lots 1-5, Block 8, Lots 1-12, Block 9, Lots 1-36, Block 10, Lots 7-10, Block 11, Lots 1-4, Block 12, and Lots 1-5, Block 13.

Chapter 42 Section: 156

Chapter 42 Reference:

(d) When the plat contains a typical lot layout and notes that restrict vehicular access to an approved public alley, then no front building setback line shall be required, except for corner lots as provided herein.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The subject property is located in Bridgeland Central, a village of the Bridgeland Master-Planned Community. Bridgeland is located within the City of Houston's ETJ and Harris County. Bridgeland Central is being developed as an urban neighborhood. One of its primary goals is to provide an "urban", pedestrian-friendly environment. As such, Bridgeland Central is creating a pedestrian-friendly setting through enhanced sidewalks, street trees, and landscape treatments throughout the neighborhood. The preliminary plat for Bridgeland Central Section 5 is located southwest of the North Bridgeland Lake Parkway and Mason Road intersection. This section proposes smaller, alley-served lots that can be accessed via a rear private alley. Some lots will have frontage along a landscape reserve, making the streetscape feel more open and walkable. An important part of creating a pedestrian-friendly environment is to eliminate as many driveways as possible from the primary pedestrian routes. To achieve this goal, the development is incorporating an internal alley system into the proposed design to allow vehicular access from the rear. By providing the alleys and vehicular access to the rear of the lots, pedestrian interaction with vehicular traffic will be minimized. Chapter 42-156 allows for a front building line of 0' when a single-family lot is accessed from a public alley. We are requesting that the front building line of the private alley-served lots be reduced to 0 feet. This applies to all private alley-served lots in Blocks 6- 13, as highlighted in the variance exhibit provided.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

N/A

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. Providing a reduced building line will allow the residences to be pushed further toward the front lot line, closer to the enhanced pedestrian walks. Chapter 42 allows this by-right for lots accessed by public alleys, but does not specify that it is allowed for private alleys, which is what is being proposed in Bridgeland Central Section 5.

(3) The intent and general purposes of this chapter will be preserved and maintained;

This proposal meets this Chapter 42 requirement with the exception that the alleys proposed herein are private alleys rather than public alleys. The intent and general purpose of this chapter will be preserved and maintained since Chapter 42 allows for a 0' front building line for lots taking vehicular access from a public alley.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the variance requested herein will not be injurious to the public health, safety, or welfare. The lots will be developed with entrances that open to open space with sidewalks. Vehicular access will be taken from the rear via private alleys. The alley access limits the pedestrian/vehicular interaction. Site visibility at corners will not be hindered due to the required setbacks.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification for this variance. Chapter 42 allows a 0' front building line for lots accessed from public alleys, but does not specify the allowance for lots accessed from private alleys, which are proposed in this section.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1553
Plat Name: Bridgeland Central Sec 5
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 07/29/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To allow the following thirteen (13) lots within Bridgeland Central Section 5 to not have access from a public street: Lots 38-39, Block 10, Lots 2-6, Block 11, Lots 6-7, Block 12, and Lots 7-10, Block 13.

Chapter 42 Section: 188

Chapter 42 Reference:

(a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section except for lots within courtyard style development in accordance with Section 42-194.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The subject property is located in Bridgeland Central, a village of the Bridgeland Master-Planned Community. Bridgeland is located within the City of Houston's ETJ and Harris County. Bridgeland Central is being developed as an urban neighborhood. One of its primary goals is to provide an "urban", pedestrian-friendly environment. As such, Bridgeland Central is creating a pedestrian-friendly setting through enhanced sidewalks, street trees, and landscape treatments throughout the neighborhood. The preliminary plat for Bridgeland Central Section 5 is located southwest of the North Bridgeland Lake Parkway and Mason Road intersection. This section proposes smaller, alley-served lots that can be accessed via a rear private alley. Some lots will have frontage along a landscape reserve, making the streetscape feel more open and walkable. Pedestrian circulation is the main focus in this urban area, which will be provided via linear open spaces. Reserves G, H, I, M, and L will continue the linear pedestrian connection to the overall pedestrian network that leads into the Bridgeland town center and to the trail network outside of the neighborhood. Homes will face onto these linear open spaces creating a community open space with interconnected sidewalks and trails. We are requesting that 13 alley-served lots be allowed to front on Reserve G, H, I, M, and L creating a generous streetscape and a park within the neighborhood. This applies to Lots 38-39, Block 10, Lots 2-6, Block 11, Lots 6-7, Block 12, and Lots 7-10, Block 13.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

N/A

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. Front porches are planned to front onto the linear open space and will be a series of smaller lots with common green space.

(3) The intent and general purposes of this chapter will be preserved and maintained;

This proposal meets this Chapter 42 requirement with the exception that the alleys proposed herein are private alleys rather than public alleys. The intent and general purpose of this chapter will be preserved and maintained since Chapter 42 encourages active open spaces and parks.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the variance requested herein will not be injurious to the public health, safety, or welfare. The lots will be developed with entrances that open to open space with sidewalks. Vehicular access will be taken from the rear via private alleys. The alley access limits the pedestrian/vehicular interaction. Site visibility at corners will not be hindered due to the required setbacks.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification for this variance. The type of walkable development being proposed is not permitted through strict adherence to Chapter 42 without the request of a variance.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-1553
Agenda Item: 105
PC Action Date: 08/22/2024
Plat Name: Bridgeland Central Sec 5
Applicant: LJA Engineering, Inc.- (Houston Office)

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 188; 156

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow the following thirteen (13) lots within Bridgeland Central Section 5 to not have access from a public street: Lots 38-39, Block 10, Lots 2-6, Block 11, Lots 6-7, Block 12, and Lots 7-10, Block 13. ;
To allow a 0' front building line for private alley-served lots that do not front a public street including Lots 1-9, Block 6, Lots 1-5, Block 7, Lots 1-5, Block 8, Lots 1-12, Block 9, Lots 1-36, Block 10, Lots 7-10, Block 11, Lots 1-4, Block 12, and Lots 1-5, Block 13. ;

Basis of Recommendation:

The site is located within the Houston ETJ, in Harris County, south of Bridgeland Lake Parkway, east of Grand Parkway, and west of Mason Road.

The applicant is proposing 183 lots and 13 reserves and is requesting 2 variances. The first variance is to allow a 0' front building line for select lots (Lots 1-9, Block 6, Lots 1-5, Block 7, Lots 1-5, Block 8, Lots 1-12, Block 9, Lots 1-36, Block 10, Lots 7-10, Block 11, Lots 1-4, Block 12, and Lots 1-5, Block 13) that front on a public street but taking rear vehicular access from a private alley. The second variance is to allow select lots (Lots 38-39, Block 10, Lots 2-6, Block 11, Lots 6-7, Block 12, and Lots 7-10, Block 13) to not have frontage on a public street and have sole access from a private alley.

Staff is in support of the requests.

The proposed section is part of Bridgeland Central GP, where a new "urban", pedestrian-friendly environment is being proposed with enhanced sidewalks, street trees, and landscape treatments throughout the neighborhood.

Chapter 42 allows lots to have 0' front B.L., except for corner lots, when vehicular access is taken from the rear of the lots through public alleys. The proposed lots with 0' front B.L. will provide entrances to the pedestrian walkways and vehicular access will be taken from the rear of the lots by private alleys.

The lots with sole access from private alleys and no public street frontage will front on open space reserves with interconnected sidewalks. This design will still meet and preserve the intent of the ordinance as granting of the variances would help to reduce the number of driveways along the public streets and minimize the pedestrian/vehicular traffic interaction. Additionally, Planning Commission has previously granted similar variances for other section(s) within Bridgeland Central GP.

Harris County Engineering Department has no objections.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The proposed section is part of Bridgeland Central GP, where a new “urban”, pedestrian-friendly environment is being proposed with enhanced sidewalks, street trees, and landscape treatments throughout the neighborhood. Chapter 42 allows lots to have 0’ front B.L., except for corner lots, when vehicular access is taken from the rear of the lots through public alleys. The proposed lots with 0’ front B.L. will provide entrances to the pedestrian walkways and vehicular access will be taken from the rear of the lots by private alleys. The lots with sole access from private alleys and no public street frontage will front on open space reserves with interconnected sidewalks. This design will still meet and preserve the intent of the ordinance as granting of the variances would help to reduce the number of driveways along the public streets and minimize the pedestrian/vehicular traffic interaction. Additionally, Planning Commission has previously granted similar variances for other section(s) within Bridgeland Central GP.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

N/A

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Chapter 42 allows lots in the city limits to have 0’ front B.L., except for corner lots, when vehicular access is taken from the rear of the lots through public alleys.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The lots with sole access from private alleys and no public street frontage will front on open space reserves with interconnected sidewalks. This design will still meet and preserve the intent of the ordinance as granting of the variances would help to reduce the number of driveways along the public streets and minimize the pedestrian/vehicular traffic interaction.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The lots with sole access from private alleys and no public street frontage will front on open space reserves with interconnected sidewalks. This design will still meet and preserve the intent of the ordinance as granting of the variances would help to reduce the number of driveways along the public streets and minimize the pedestrian/vehicular traffic interaction.

(5) Economic hardship is not the sole justification of the variance.

Chapter 42 allows lots in the city limits to have 0’ front B.L., except for corner lots, when vehicular access is taken from the rear of the lots through public alleys.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 08/22/2024
Plat Name: Bridgeland Central Sec 8
Developer: The Howard Hughes Corporation
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1560 C3P

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	35.0000	Total Reserve Acreage:	2.4080
Number of Lots:	167	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77433	365M	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

052. Bridgeland Central Sec 5 must be recorded simultaneously with this plat.

063. All appropriate engineering and surveying data shall be shown. (42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 08/22/2024
Plat Name: Bridgeland Central Sec 8
Developer: The Howard Hughes Corporation
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1560 C3P

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
TxDOT Advance Transportation Planning: Plat does not front on TxDOT ROW, approve as submitted.
Addressing: The proposed streets are missing some streets that are in the plat. Please confirm.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026)
Bridgeland central sec 5 will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)
Provide a lot diagram (ch 42)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
The following intersections Independence Day Dr at Land of Liberty Dr, Patriotism Ln at Land of Liberty Dr, Preamble Purpose Pl at Land of Liberty Dr, Adventure Dr at Land of Liberty Dr, will have Intersection sight distance (ISD) exhibits included with the site plans to be evaluated for unobstructed visibility easement (UVE) requirements (harris county/COH geometric guidelines 2012)

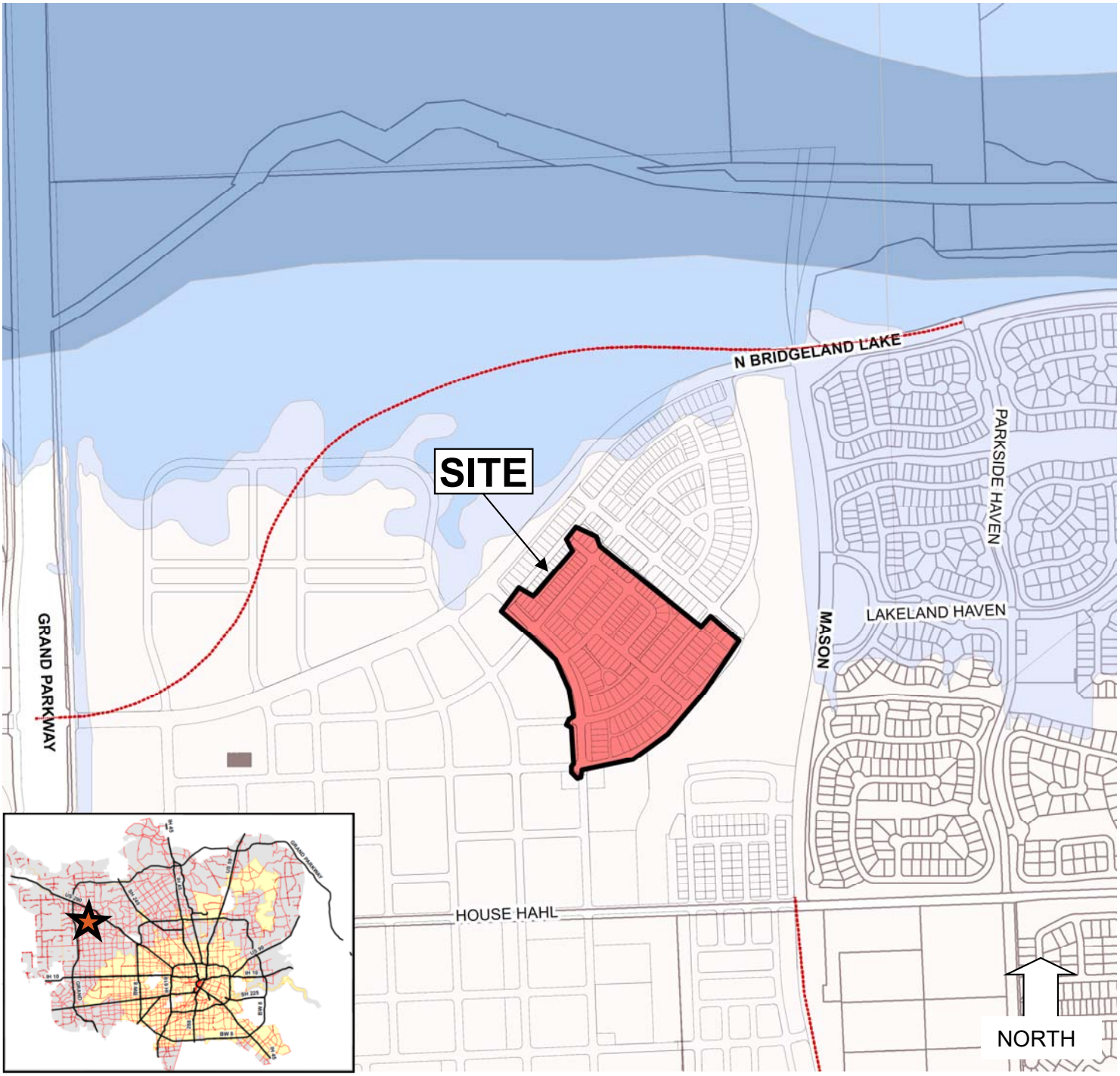
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Bridgeland Central Sec 8 (DEF1)

Applicant: LJA Engineering, Inc. – Houston Office



D – Variances

Site Location

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Bridgeland Central Sec 8 (DEF1)

Applicant: LJA Engineering, Inc. – Houston Office



RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.089	3,867	RESTRICTED TO LANDSCAPE / OPEN SPACE
B	0.074	3,224	RESTRICTED TO LANDSCAPE / OPEN SPACE
C	0.049	2,150	RESTRICTED TO LANDSCAPE / OPEN SPACE
D	0.269	11,712	RESTRICTED TO LANDSCAPE / OPEN SPACE
E	0.054	2,354	RESTRICTED TO LANDSCAPE / OPEN SPACE
F	0.285	12,408	RESTRICTED TO LANDSCAPE / OPEN SPACE
G	0.776	33,792	RESTRICTED TO LANDSCAPE / OPEN SPACE
H	0.041	1,797	RESTRICTED TO LANDSCAPE / OPEN SPACE
I	0.163	7,104	RESTRICTED TO LANDSCAPE / OPEN SPACE
J	0.024	1,057	RESTRICTED TO LANDSCAPE / OPEN SPACE
K	0.584	25,427	RESTRICTED TO COMPENSATING OPEN SPACE
TOTAL	2.408	104,893	

NORTH

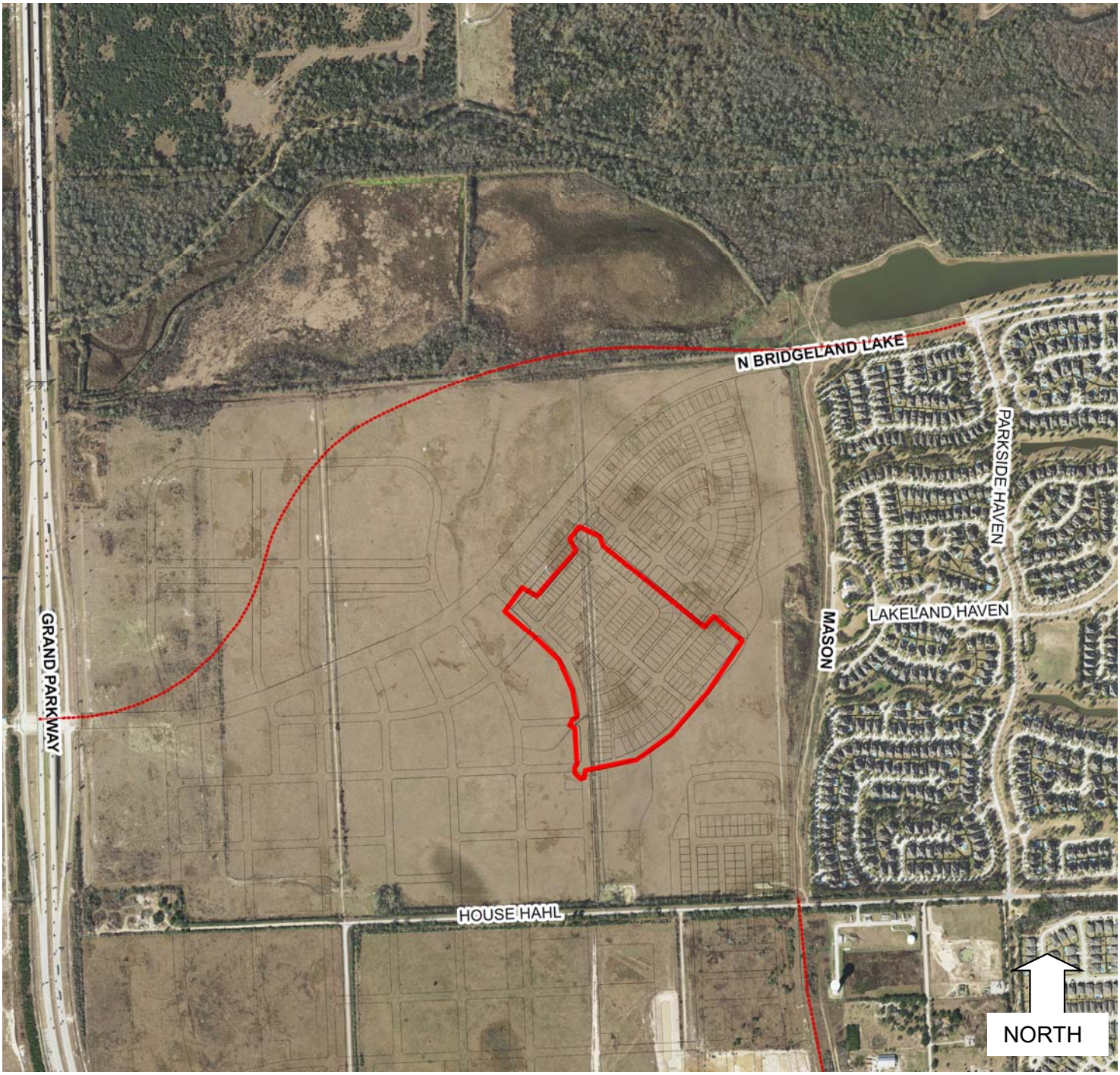
D – Variances **Subdivision**

Houston Planning Commission ITEM: 106

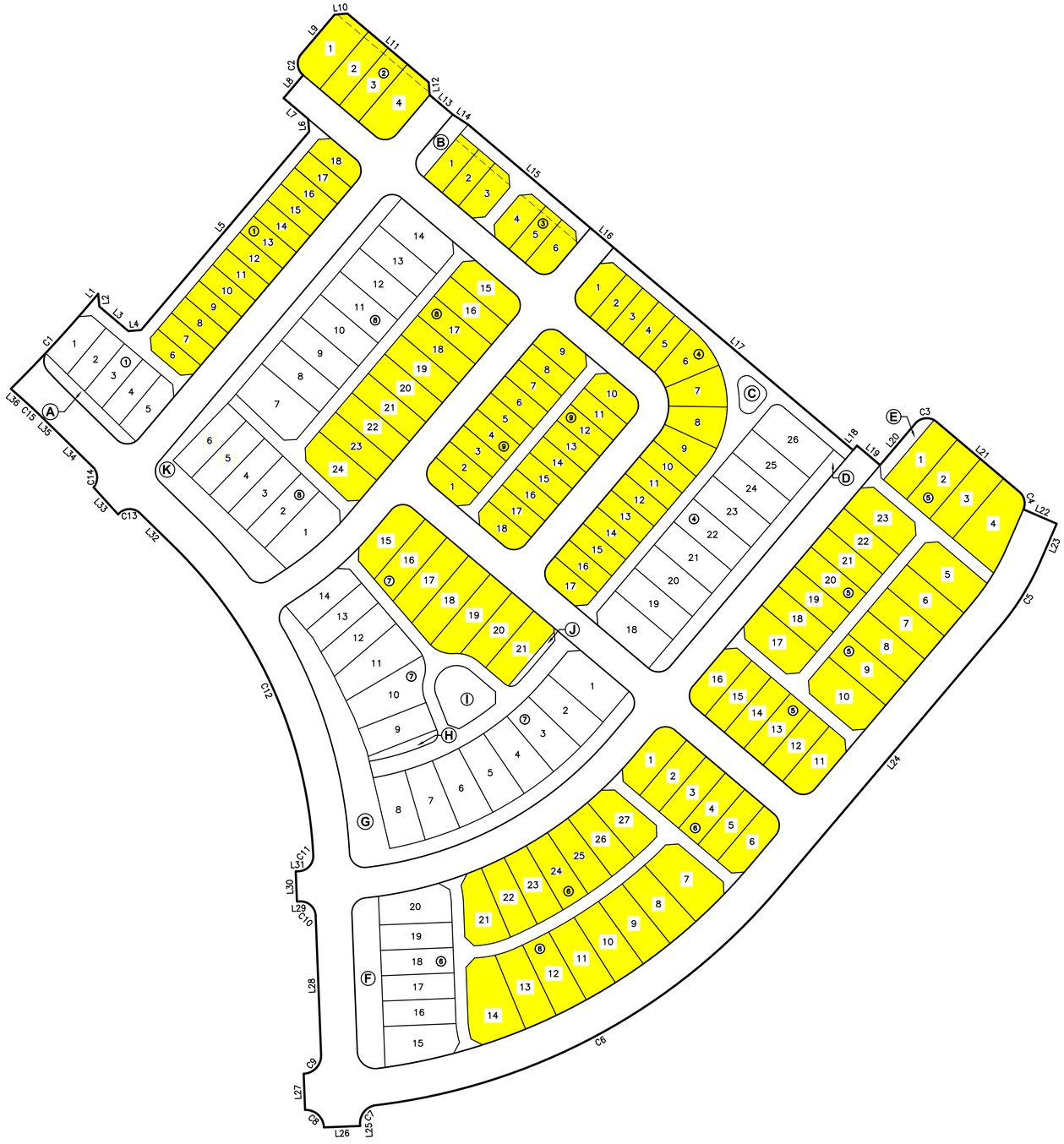
Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Bridgeland Central Sec 8 (DEF1)

Applicant: LJA Engineering, Inc. – Houston Office



D – Variances Aerial



N

100 50 0 100

SCALE: 1"=100'

LEGEND

INDICATES LOTS REQUESTING VARIANCE FOR 0' FRONT BUILDING LINE

A VARIANCE EXHIBIT OF

BRIDGELAND CENTRAL

SECTION 8

±35.0 ACRES
167 LOTS (50' x 125' / 42' x 120' / 35' x 93' TYP.) AND
11 RESTRICTED RESERVES IN 9 BLOCKS

OUT OF THE
H. & T.C.R.R. CO. SURVEY, A-432
CITY OF HOUSTON ETJ, HARRIS COUNTY, TEXAS

OWNER:
BRIDGELAND DEVELOPMENT, LP

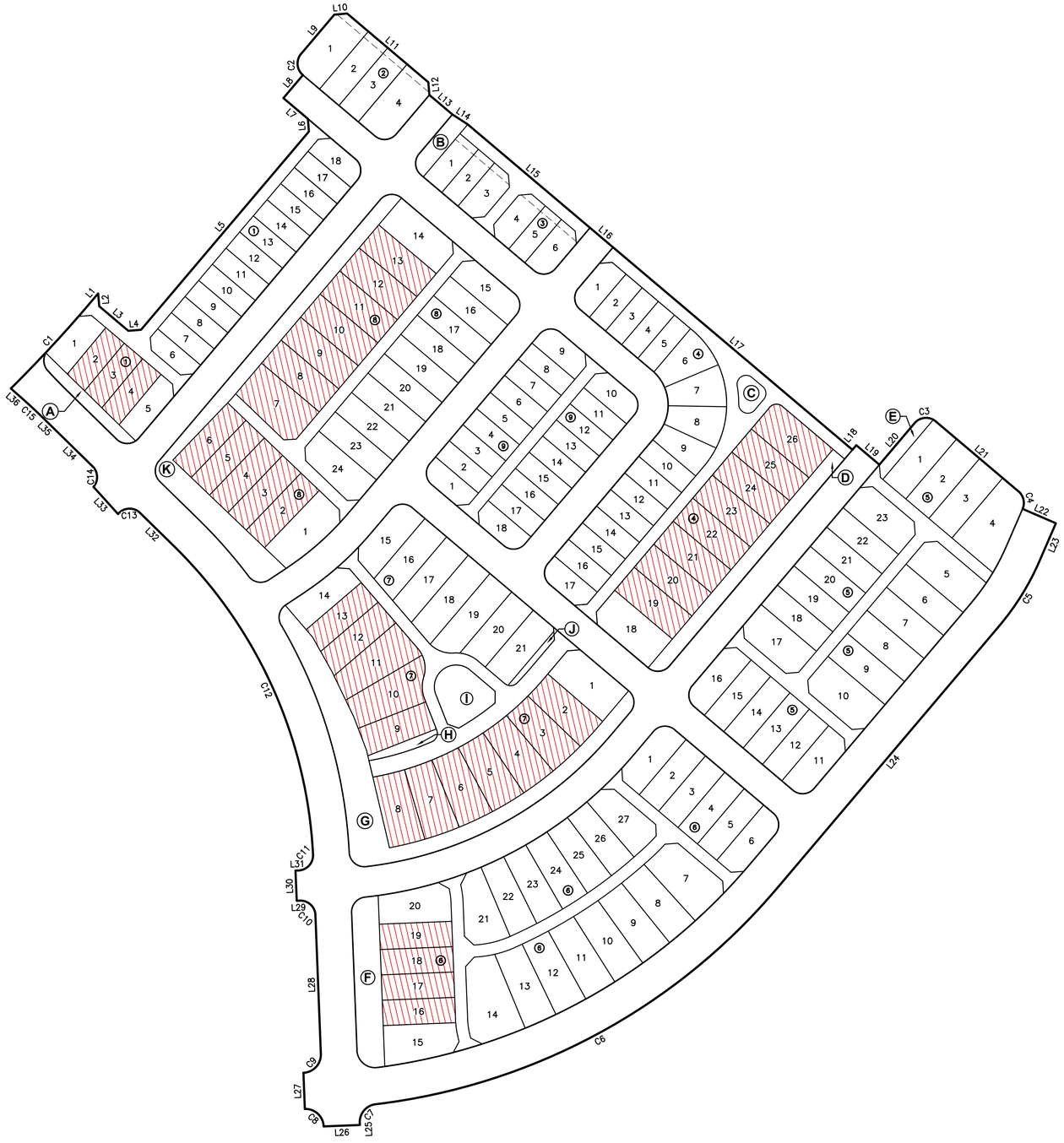
PLANNER:

LJA PLANNING & LANDSCAPE ARCHITECTURE
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

NORTH 0 50 100 200

LJA# 1104-1141 08.21.2024

Date\Time : Wed, 07 Aug 2024 - 1:13pm
Path\Name : T:\01 Planning\104-Bridgeland\04-Bridgeland Central\06-Plat\Section 8\Variance\Bridgeland Central_Section 8 VARIANCE EXHIBIT_08-19-2024.dwg DIR_



LEGEND

INDICATES LOTS REQUESTING VARIANCE FOR NO ACCESS TO PUBLIC STREET

N

100 50 0 100

SCALE: 1"=100'

A VARIANCE EXHIBIT OF

BRIDGELAND CENTRAL

SECTION 8

±35.0 ACRES
167 LOTS (50' x 125' / 42' x 120' / 35' x 93' TYP.) AND
11 RESTRICTED RESERVES IN 9 BLOCKS

OUT OF THE
H. & T.C.R.R. CO. SURVEY, A-432
CITY OF HOUSTON ETJ, HARRIS COUNTY, TEXAS

OWNER:
BRIDGELAND DEVELOPMENT, LP

PLANNER:

LJA PLANNING & LANDSCAPE ARCHITECTURE
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

NORTH 0 50 100 200

LJA# 1104-1141 08.19.2024

Date/Time: Mon, 19 Aug 2024 - 2:23pm
Path\Name: J:\01 Planning\104-Bridgeland\04-Bridgeland Central\06-Plat\Section 8\Variance\Bridgeland Central_Section 8 VARIANCE EXHIBIT_08-14-2024.dwg DIR:

LEGEND

5' CONCRETE SIDEWALK



A Pedestrian Network Exhibit for

BRIDGELAND CENTRAL SECTIONS 5 & 8

City of Houston ETJ, Harris County, Texas

Project #: 1104-1140

Reference Date: 08.19.2024

Prepared for

HOWARD HUGHES

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This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

NORTH

0 50 100 200

LJA PLANNING & LANDSCAPE ARCHITECTURE

RELATIONSHIPS | PROCESS | DESIGN

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1560
Plat Name: Bridgeland Central Sec 8
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 07/29/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To allow a 0' front building line for private alley-served lots that do not front a public street including Lots 6-18, Block 1, Lots 1-4, Block 2, Lots 1-6, Block 3, Lots 1-17, Block 4, Lots 1-23, Block 5, Lots 1-14, 21-27, Block 6, Lots 15-21, Block 7, Lots 15-24, Block 8, and Lots 1-18, Block 9.

Chapter 42 Section: 156

Chapter 42 Reference:

(d) When the plat contains a typical lot layout and notes that restrict vehicular access to an approved public alley, then no front building setback line shall be required, except for corner lots as provided herein.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The subject property is located in Bridgeland Central, a village of the Bridgeland Master-Planned Community. Bridgeland is located within the City of Houston's ETJ and Harris County. Bridgeland Central is being developed as an urban neighborhood. One of its primary goals is to provide an "urban", pedestrian-friendly environment. As such, Bridgeland Central is creating a pedestrian-friendly setting through enhanced sidewalks, street trees, and landscape treatments throughout the neighborhood. The preliminary plat for Bridgeland Central Section 8 is located southwest of the North Bridgeland Lake Parkway and Mason Road intersection. This section proposes smaller, alley-served lots that can be accessed via a rear private alley. Some lots will have frontage along a landscape reserve, making the streetscape feel more open and walkable. An important part of creating a pedestrian-friendly environment is to eliminate as many driveways as possible from the primary pedestrian routes. To achieve this goal, the development is incorporating an internal alley system into the proposed design to allow vehicular access from the rear. By providing the alleys and vehicular access to the rear of the lots, pedestrian interaction with vehicular traffic will be minimized. Chapter 42-156 allows for a front building line of 0' when a single-family lot is accessed from a public alley. We are requesting that the front building line of the private alley-served lots be reduced to 0 feet. This applies to all private alley-served lots in Blocks 1-9, as highlighted in the variance exhibit provided.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

N/A

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. Providing a reduced building line will allow the residences to be pushed further toward the front lot line, closer to the enhanced pedestrian walks. Chapter 42 allows this by-right for lots accessed by public alleys, but does not specify that it is allowed for private alleys, which is what is being proposed in Bridgeland Central Section 8.

(3) The intent and general purposes of this chapter will be preserved and maintained;

This proposal meets this Chapter 42 requirement with the exception that the alleys proposed herein are private alleys rather than public alleys. The intent and general purpose of this chapter will be preserved and maintained since Chapter 42 allows for a 0' front building line for lots taking vehicular access from a public alley.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the variance requested herein will not be injurious to the public health, safety, or welfare. The lots will be developed with entrances that open to open space with sidewalks. Vehicular access will be taken from the rear via private alleys. The alley access limits the pedestrian/vehicular interaction. Site visibility at corners will not be hindered due to the required setbacks.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification for this variance. Chapter 42 allows a 0' front building line for lots accessed from public alleys, but does not specify the allowance for lots accessed from private alleys, which are proposed in this section.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1560
Plat Name: Bridgeland Central Sec 8
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 07/29/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To allow the following thirty-nine (39) lots within Bridgeland Central Section 8 to not have access from a public street: Lots 2-4, Block 1, Lots 19-26, Block 4, Lots 16-19, Block 6, Lots 2-13, Block 7, and Lots 2-13, Block 8.

Chapter 42 Section: 188

Chapter 42 Reference:

(a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section except for lots within courtyard style development in accordance with section 42-194.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The subject property is located in Bridgeland Central, a village of the Bridgeland Master-Planned Community. Bridgeland is located within the City of Houston's ETJ and Harris County. Bridgeland Central is being developed as an urban neighborhood. One of its primary goals is to provide an "urban", pedestrian-friendly environment. As such, Bridgeland Central is creating a pedestrian-friendly setting through enhanced sidewalks, street trees, and landscape treatments throughout the neighborhood. The preliminary plat for Bridgeland Central Section 8 is located southwest of the North Bridgeland Lake Parkway and Mason Road intersection. This section proposes smaller, alley-served lots that can be accessed via a rear private alley. Some lots will have frontage along a landscape reserve, making the streetscape feel more open and walkable. Pedestrian circulation is the main focus in this urban area, which will be provided via linear open spaces. Reserves A, D, F, G, and K will continue the linear pedestrian connection to the overall pedestrian network that leads into the Bridgeland town center and to the trail network outside of the neighborhood. Homes will face onto these linear open spaces creating a community open space with interconnected sidewalks and trails. We are requesting that 39 alley-served lots be allowed to front on landscape reserves to create a generous streetscape. This applies to Lots 2-4, Block 1, Lots 19-26, Block 4, Lots 16-19, Block 6, Lots 2-13, Block 7, and Lots 2-13, Block 8.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

N/A

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. Front porches are planned to front onto the linear open space and will be a series of smaller lots with common green space.

(3) The intent and general purposes of this chapter will be preserved and maintained;

This proposal meets this Chapter 42 requirement with the exception that the alleys proposed herein are private alleys rather than public alleys. The intent and general purpose of this chapter will be preserved and maintained since Chapter 42 encourages active open spaces and parks.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the variance requested herein will not be injurious to the public health, safety, or welfare. The lots will be developed with entrances that open to open space with sidewalks. Vehicular access will be taken from the rear via private alleys. The alley access limits the pedestrian/vehicular interaction. Site visibility at corners will not be hindered due to the required setbacks.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification for this variance. The type of walkable development being proposed is not permitted through strict adherence to Chapter 42 without the request of a variance.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-1560
Agenda Item: 106
PC Action Date: 08/22/2024
Plat Name: Bridgeland Central Sec 8
Applicant: LJA Engineering, Inc.- (Houston Office)

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 156; 188

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow a 0' front building line for private alley-served lots that do not front a public street including Lots 6-18, Block 1, Lots 1-4, Block 2, Lots 1-6, Block 3, Lots 1-17, Block 4, Lots 1-23, Block 5, Lots 1-14, 21-27, Block 6, Lots 15-21, Block 7, Lots 15-24, Block 8, and Lots 1-18, Block 9. ;

To allow the following thirty-nine (39) lots within Bridgeland Central Section 8 to not have access from a public street: Lots 2-4, Block 1, Lots 19-26, Block 4, Lots 16-19, Block 6, Lots 2-13, Block 7, and Lots 2-13, Block 8. ;

Basis of Recommendation:

The site is located within the Houston ETJ, in Harris County, south of Bridgeland Lake Parkway, east of Grand Parkway, and west of Mason Road.

The applicant is proposing 167 lots and 11 reserves and is requesting 2 variances. The first variance is to allow a 0' front building line for select lots (Lots 6-18, Block 1, Lots 1-4, Block 2, Lots 1-6, Block 3, Lots 1-17, Block 4, Lots 1-23, Block 5, Lots 1-14, 21-27, Block 6, Lots 15-21, Block 7, Lots 15-24, Block 8, and Lots 1-18, Block 9) that front on a public street but taking rear vehicular access from a private alley. The second variance is to allow select lots (Lots 2-4, Block 1, Lots 19-26, Block 4, Lots 16-19, Block 6, Lots 2-13, Block 7, and Lots 2-13, Block 8) to not have frontage on a public street and have sole access from a private alley.

Staff is in support of the requests.

The proposed section is part of Bridgeland Central GP, where a new "urban", pedestrian-friendly environment is being proposed with enhanced sidewalks, street trees, and landscape treatments throughout the neighborhood.

Chapter 42 allows lots to have 0' front B.L., except for corner lots, when vehicular access is taken from the rear of the lots through public alleys. The proposed lots with 0' front B.L. will provide entrances to the pedestrian walkways and vehicular access will be taken from the rear of the lots by private alleys.

The lots with sole access from private alleys and no public street frontage will front on open space reserves with interconnected sidewalks. This design will still meet and preserve the intent of the ordinance as granting of the variances would help to reduce the number of driveways along the public streets and minimize the pedestrian/vehicular traffic interaction. Additionally, Planning Commission has previously granted similar variances for other section(s) within Bridgeland Central GP.

Harris County Engineering Department has no objections.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The proposed section is part of Bridgeland Central GP, where a new “urban”, pedestrian-friendly environment is being proposed with enhanced sidewalks, street trees, and landscape treatments throughout the neighborhood. Chapter 42 allows lots to have 0’ front B.L., except for corner lots, when vehicular access is taken from the rear of the lots through public alleys. The proposed lots with 0’ front B.L. will provide entrances to the pedestrian walkways and vehicular access will be taken from the rear of the lots by private alleys. The lots with sole access from private alleys and no public street frontage will front on open space reserves with interconnected sidewalks. This design will still meet and preserve the intent of the ordinance as granting of the variances would help to reduce the number of driveways along the public streets and minimize the pedestrian/vehicular traffic interaction. Additionally, Planning Commission has previously granted similar variances for other section(s) within Bridgeland Central GP.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

N/A

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Chapter 42 allows lots in the city limits to have 0’ front B.L., except for corner lots, when vehicular access is taken from the rear of the lots through public alleys.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The lots with sole access from private alleys and no public street frontage will front on open space reserves with interconnected sidewalks. This design will still meet and preserve the intent of the ordinance as granting of the variances would help to reduce the number of driveways along the public streets and minimize the pedestrian/vehicular traffic interaction.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The lots with sole access from private alleys and no public street frontage will front on open space reserves with interconnected sidewalks. This design will still meet and preserve the intent of the ordinance as granting of the variances would help to reduce the number of driveways along the public streets and minimize the pedestrian/vehicular traffic interaction.

(5) Economic hardship is not the sole justification of the variance.

Chapter 42 allows lots in the city limits to have 0’ front B.L., except for corner lots, when vehicular access is taken from the rear of the lots through public alleys.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 08/22/2024
Plat Name: Cossey Road Manor
Developer: PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2024-1416 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	13.5550	Total Reserve Acreage:	13.2480
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77070	329P	ETJ

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation. (Sec 42-41)

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 08/22/2024
Plat Name: Cossey Road Manor
Developer: PEDCOR INVESTMENTS, A LIMITED LIABILITY COMPANY
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2024-1416 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris County Flood Control District: Flood Control review - No comments.

TxDOT Advance Transportation Planning: Plat is not on TxDOT ROW, approve as submitted.

CenterPoint: The attached easements are not depicted on the plat. All easements affecting plat are to be noted on plat with recording information.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
Provide a 20' x 20' corner cut (Chapter 10-COH geometric design guidelines, 10-22)
Show plat boundary in bold (chapter 42-41)
UVE should be checked at Cossey road and Hufsmith Kohrville Road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285. For wastewater related questions or to submit your report, please e-mail wastewater@eng.hctx.net . For drainage analysis related questions, please email civildevel@harriscountytx.gov .
Label owner and recording information (chapter 42-41)

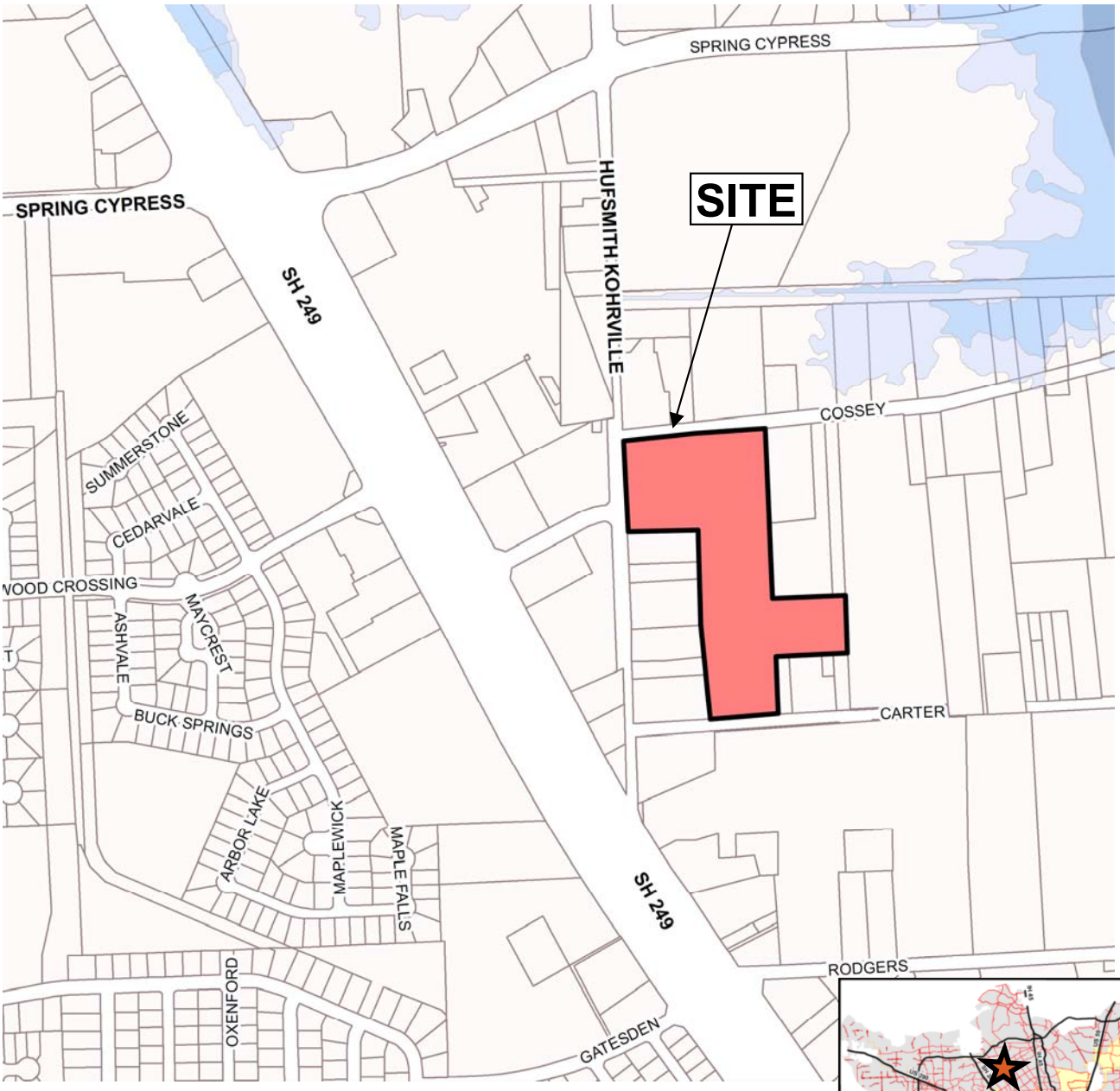
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

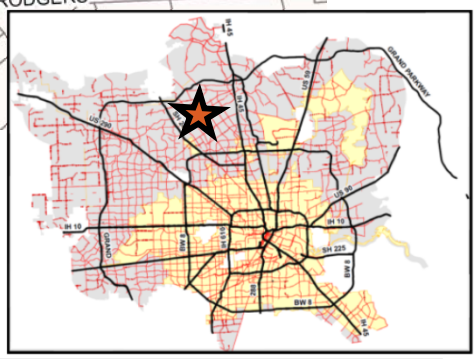
Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Cossey Road Manor (DEF 1)

Applicant: Civil-Surv Land Surveying, L.C.





NORTH

D – Variances

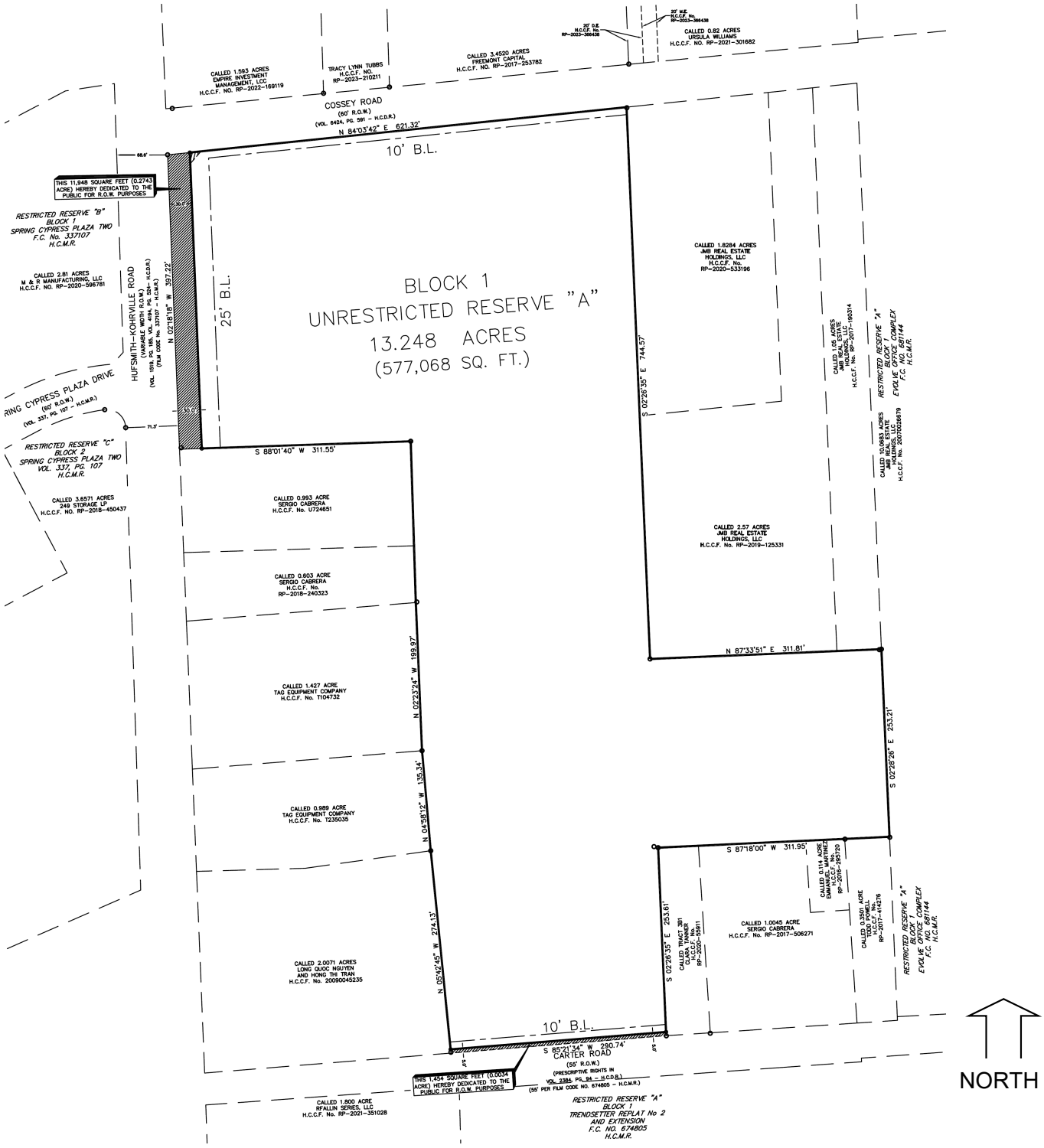
Site Location

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Cossey Road Manor (DEF 1)

Applicant: Civil-Surv Land Surveying, L.C.



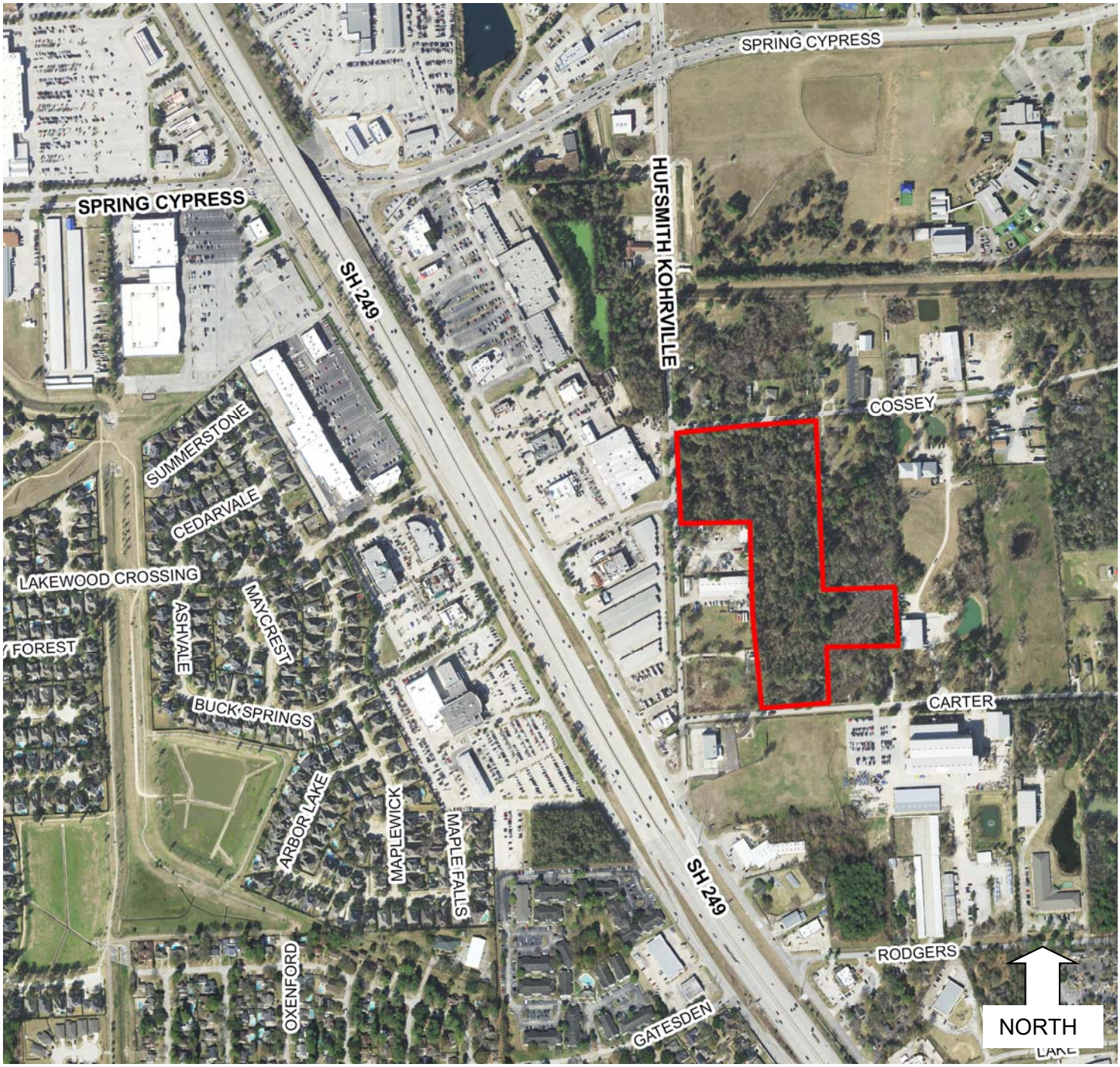
D – Variances Subdivision

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Cossey Road Manor (DEF 1)

Applicant: Civil-Surv Land Surveying, L.C.



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1416
Plat Name: Cossey Road Manor
Applicant: Civil-Surv Land Surveying, L.C.
Date Submitted: 07/15/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
We are requesting the City of Houston's support for the reduction of the street frontage Building Line (B.L.) along Hufsmith-Kohrville Road from 25-feet, to 10-feet.
Chapter 42 Section: 152

Chapter 42 Reference:
Sec. 42-152. - Building line requirement along major thoroughfares. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
Pedcor Investments, A Limited Liability Company ("Applicant") intends to construct Cossey Road Manor, being a multi-family low-income housing tax credit community located at 10621 Cossey Road, Houston, TX, consisting of 264 units (the "Project"). The Project will be financed, in part, by the use of the U.S. Department of Housing & Urban Development ("HUD") 221(D)(4) program. As such, Section 9.6.19 of the HUD MAP Guide requires the Project to undergo an analysis of any and all buried and above ground pressurized pipelines within a one (1) mile radius of the property that exceed 200 PSI operating pressure. Despite all structures within the Project being located at least 1,000 ft from any underground pipeline, compliance with the HUD MAP Guide requires the location of 3-walled garages and/or barrier walls to be located within the Project. As such, the Applicant is unduly burdened by the street frontage requirement located along each of Hufsmith-Kohrville Road and Cossey Road.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The existence of certain underground pressurized pipelines located approximately 1,000+ feet from the Project result in certain development requirements on the site which otherwise overly complicate the site layout of the proposed Project and result in undue hardship for the Applicant when devising, implementing and constructing a viable low-income multi-family development. By approval of the specific variance request herein detailed, the Applicant will otherwise be able to create a mutually beneficial residential development which provides much needed affordable housing for the local community and also allows for a functional design which meets the requirements of the HUD MAP Guide.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The resulting hardship is the direct result of the existence of underground pressurized pipelines within the vicinity of the Project. Applicant, at its cost, has agreed to install and construct 3-walled garages and barrier walls, as required by the HUD MAP Guide, which will be provided for use to

residents of the Project, at no additional cost to the residents. As such, the existence of the garage spaces will not be an income generator to the Applicant, and the inclusion of such on-site features were agreed to by Applicant in order to make the Project viable.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The Project will still incorporate street frontage building line setbacks, just at a reduced impact to the overall site. The site plan for the Project, which includes architecturally enhanced garage structures (see attached renderings) bordering the area where the variance is sought, will still allow for the development of the Project in a manner that otherwise incorporates well with the adjacent developments and land uses.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the reduction in street frontage building setbacks for the Project will not negatively impact the health, safety or welfare of the public. To the contrary, the approval of such variance request will allow for the development of much needed affordable housing within the community, in order to serve and provide housing for low income households.

(5) Economic hardship is not the sole justification of the variance.

As stated above, the approval of the variance request will not otherwise result in added income to the Applicant. The barrier walls and garages will be provided to the residents at no additional cost to such residents and will not be an income producing improvement. Applicant will cover all costs associated therewith in order to make the Project viable.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-1416
Agenda Item: 107
PC Action Date: 08/22/2024
Plat Name: Cossey Road Manor
Applicant: Civil-Surv Land Surveying, L.C.

Staff Recommendation: Approve the plat subject to the conditions listed

Chapter 42 Sections: 152
Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)
We are requesting the City of Houston's support for the reduction of the street frontage Building Line (B.L.) along Hufsmith-Kohrville Road from 25-feet, to 10-feet.;
Basis of Recommendation:
The applicant withdrew the variance request. Revised subdivison plat meets all Chapter 42 requirements.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
n/a

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
n/a

(3) The intent and general purposes of this chapter will be preserved and maintained;
n/a

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
n/a

(5) Economic hardship is not the sole justification of the variance.
n/a

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 08/22/2024
Plat Name: Curtis Steel Commerce Park
Developer: THE URBAN COMPANIES
Applicant: The Pinnell Group, LLC
App No/Type: 2024-1572 C2R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	64.5110	Total Reserve Acreage:	62.8880
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77484	323B	ETJ

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.

047. Make minor corrections and additions as indicated on the marked file copy.

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Add the following note on face of the plat if the variance is granted: The Planning Commission granted a variance to exceed intersection spacing by not providing a north-south public street through the property subject to specific conditions on 08/22/2024. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 08/22/2024
Plat Name: Curtis Steel Commerce Park
Developer: THE URBAN COMPANIES
Applicant: The Pinnell Group, LLC
App No/Type: 2024-1572 C2R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285. For wastewater related questions or to submit your report, please e-mail wastewater@eng.hctx.net . For drainage analysis related questions, please email civildevel@harriscountytx.gov . (30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285)
Provide recording info for Old Washington Rd (ch 42-41)
A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)

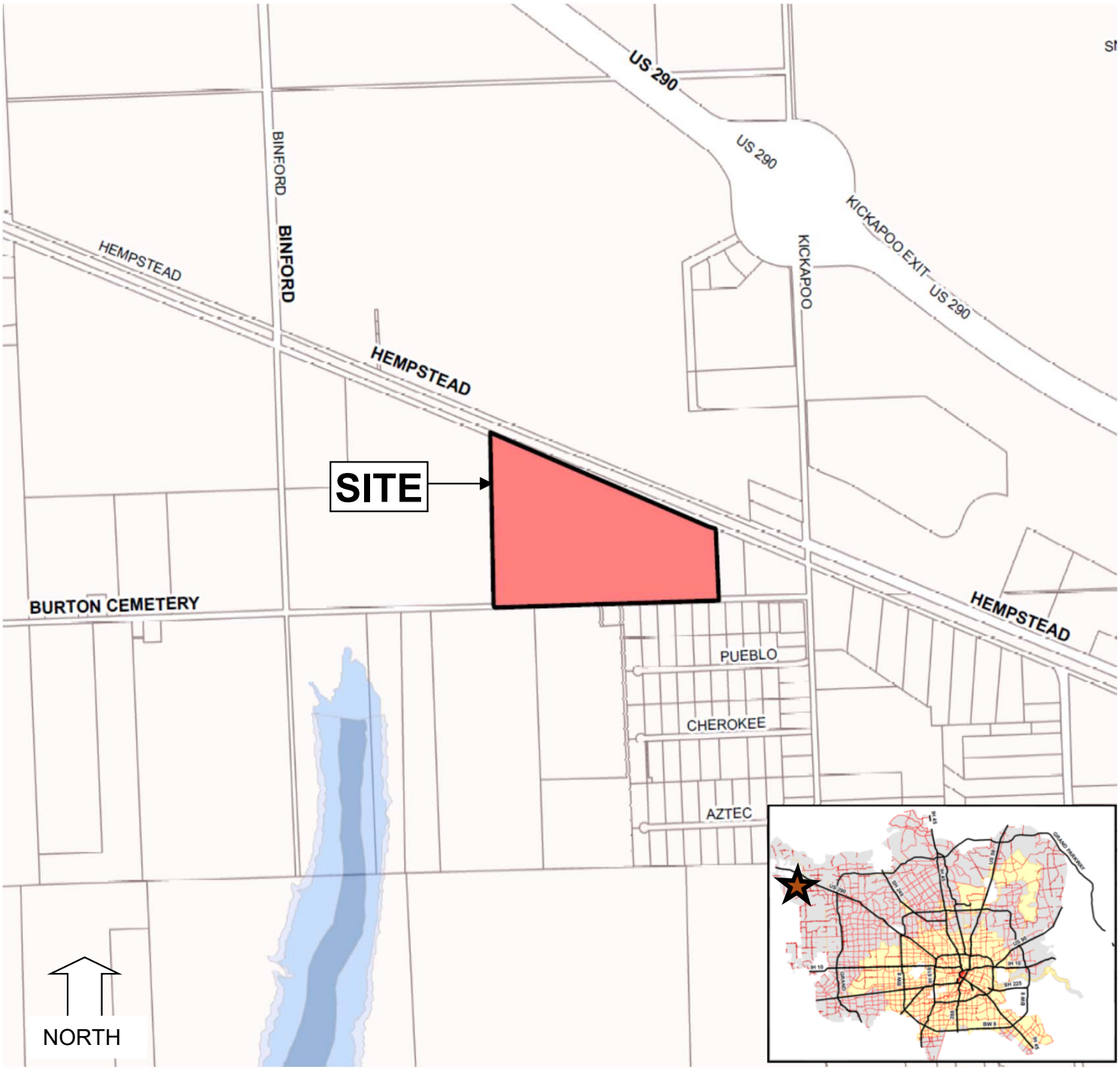
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Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Curtis Steel Commerce Park

Applicant: The Pinnell Group, LLC



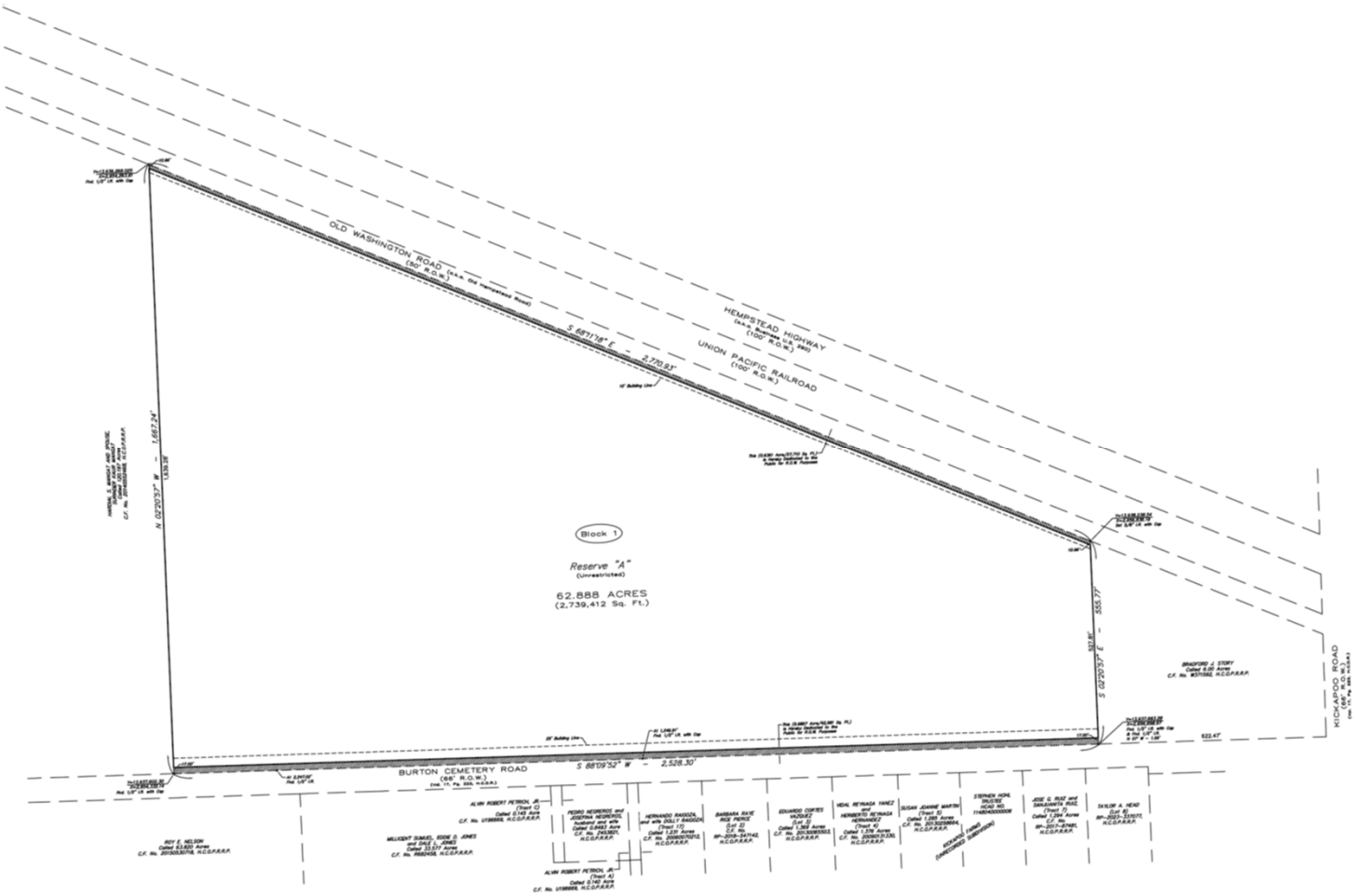
D – Variances **Site Location**

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date 08/22/2024**

Subdivision Name: Curtis Steel Commerce Park

Applicant: The Pinnell Group, LLC



NORTH

D – Variances

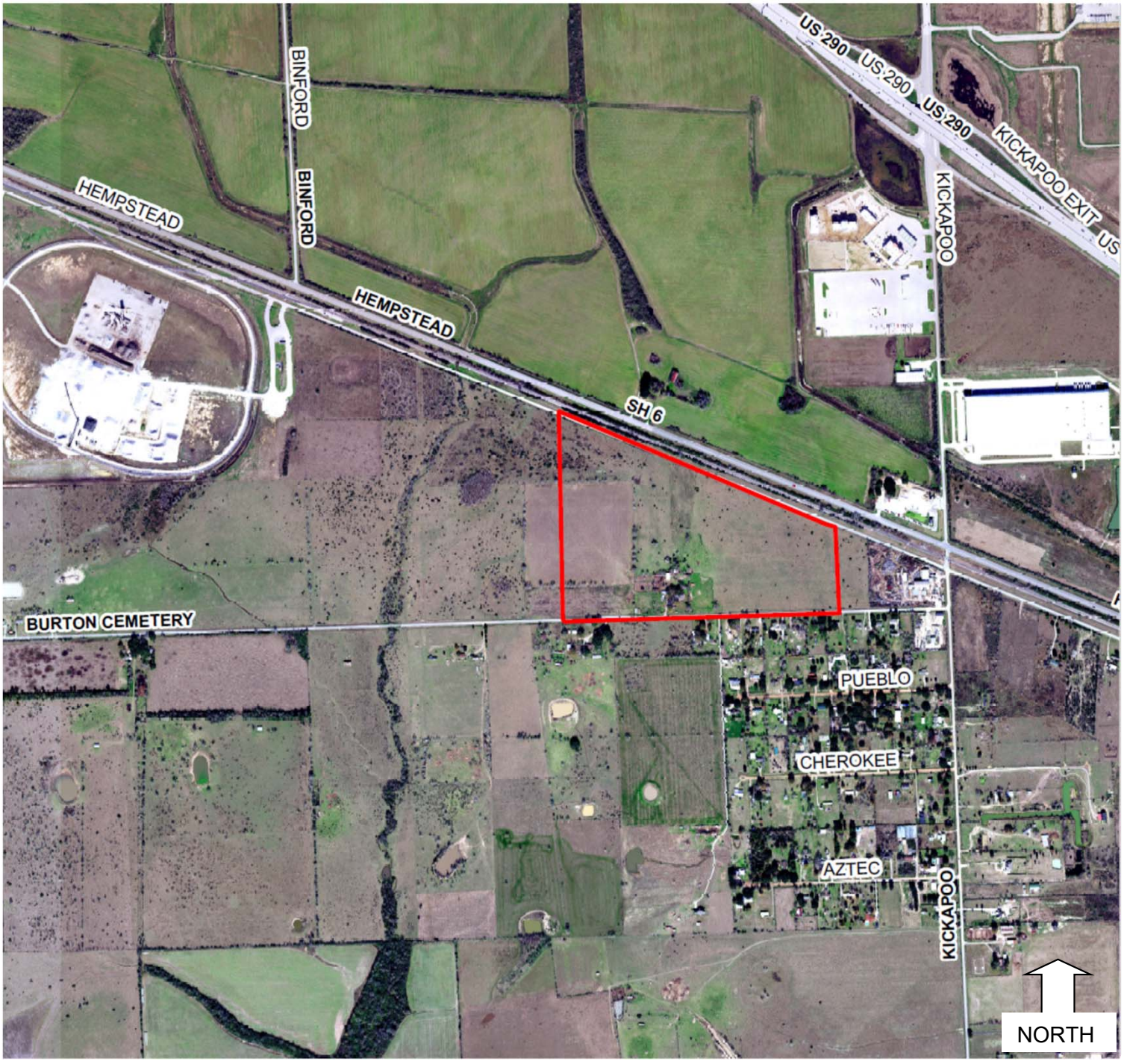
Subdivision

Houston Planning Commission ITEM: 108

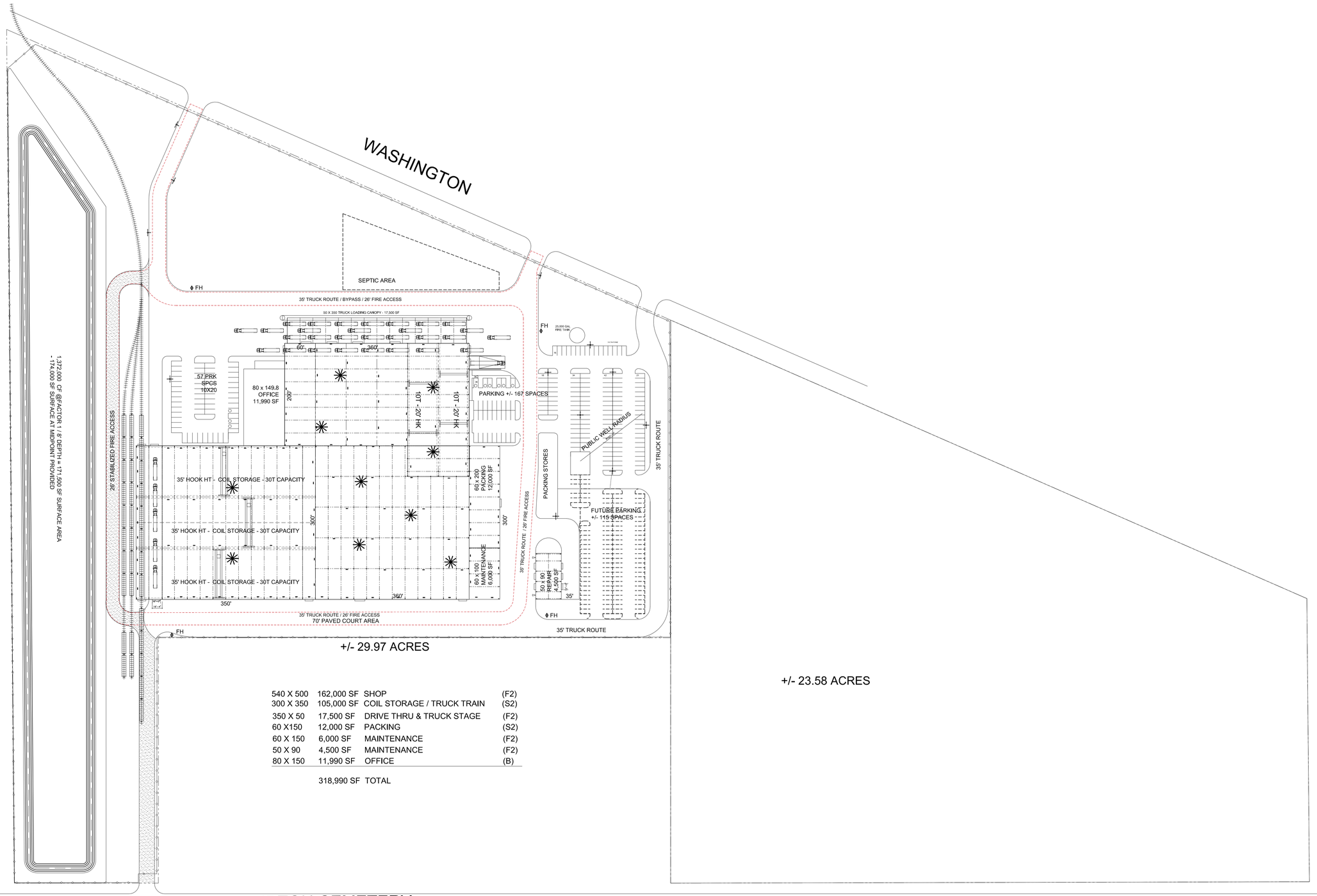
Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Curtis Steel Commerce Park

Applicant: The Pinnell Group, LLC



D – Variances Aerial



+/- 29.97 ACRES

+/- 23.58 ACRES

540 X 500	162,000 SF	SHOP	(F2)
300 X 350	105,000 SF	COIL STORAGE / TRUCK TRAIN	(S2)
350 X 50	17,500 SF	DRIVE THRU & TRUCK STAGE	(F2)
60 X150	12,000 SF	PACKING	(S2)
60 X 150	6,000 SF	MAINTENANCE	(F2)
50 X 90	4,500 SF	MAINTENANCE	(F2)
80 X 150	11,990 SF	OFFICE	(B)
	318,990 SF	TOTAL	

BURTON CEMETERY

SYMBOL LEGEND

- POWER POLE
- TELEPHONE PEDESTAL
- PIPELINE MARKER
- TRAFFIC SIGN

LEGEND:

FL	–	FLOWLINE
C.M.	–	CABLE MARKER
P.P.	–	POWER POLE
T.S.	–	TRAFFIC SIGN
G.A.	–	GUY ANCHOR
I.R.	–	IRON ROD
C.F.	–	CLERK'S FILE
P.M.	–	PIPELINE MARKER
RCP	–	REINFORCED CONCRETE PIPE
OHE	–	OVERHEAD ELECTRIC
FND.	–	FOUND
F.E.M.A.	–	FEDERAL EMERGENCY MANAGEMENT AGENCY
H.C.D.R.	–	HARRIS COUNTY DEED RECORDS
H.C.O.P.R.R.P.	–	HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

GENERAL NOTES:

1. ELEVATIONS SHOWN HEREON BASED ON HARRIS COUNTY FLOODPLAIN REFERENCE BENCHMARK NO. 110925, BEING A BRASS DISC LOCATED APPROXIMATELY 0.85 MILE WEST OF THE INTERSECTION OF KICKAPOO ROAD AND BURTON CEMETERY ROAD ON SOUTH SIDE OF BRIDGE OVER LITTLE MOUND CREEK (K166-02-00); ELEVATION 237.17 FEET, N.A.V.D. 1988, 2001 ADJUSTMENT.

2. DUE TO FLUCTUATING LEVELS OF EFFLUENT, SILT OR OTHER OBSTRUCTIONS COMMONLY FOUND IN MANY UNDERGROUND WET UTILITY STRUCTURES, THE INDICATED PIPE SIZES, MATERIALS AND FLOWLINE ELEVATIONS AS SHOWN HEREON ARE BASED ON VISIBLE OBSERVATIONS OF EXISTING CONDITIONS AT TIME OF SURVEY.

3. A TEXAS811 UTILITY LOCATE WAS NOT ORDERED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY, AND AS SUCH, MAY NOT REFLECT ALL SUBSURFACE UTILITIES.

4. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON (I.E. SANITARY, STORM, WATER, ELECTRIC, GAS, CABLE, ETC.) ARE APPROXIMATE AND BASED ON VISIBLE EVIDENCE AND/OR DRAWINGS PROVIDED BY OTHERS. OTHER SUBSURFACE FEATURES AND UTILITIES ARE INTENTIONALLY OMITTED FROM SURVEY.

5. BY GRAPHIC PLOTTING ONLY, THIS TRACT OF LAND LIES IN ZONE X (UNSHADED) "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48201C0170 M; SAID MAP REVISED: OCTOBER 16, 2013.

6. THE UNDERSIGNED SURVEYOR HAS RELIED UPON INFORMATION CONTAINED IN THAT CERTAIN COMMITMENT FOR TITLE INSURANCE, PROVIDED BY FIRST NATIONAL TITLE INSURANCE COMPANY; FILED UNDER GF NO. 23-020010 ; EFFECTIVE: FEBRUARY 28, 2023; ISSUED: MARCH 06, 2023. THE UNDERSIGNED SURVEYOR HAS NOT RESEARCHED THE PROPERTY FOR ADDITIONAL RECORDED/UNRECORDED ENCUMBRANCES (i.e. EASEMENTS, RESTRICTIONS, BUILDING SET-BACK LINES, VARIANCES, BOUNDARY LINE AGREEMENTS, ETC.)

7. THIS TRACT OF LAND IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THE PLAT OF HARRIS COUNTY SCHOOL LAND FOUR LEAGUES, AS RECORDED IN VOLUME 17 ON PAGE 222 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS, AND ANY RESTRICTIVE COVENANTS CONTAINED THEREWITH.

8. PROPERTY ADDRESS: 0 BURTON CEMETERY ROAD
WALLER, TEXAS 77484

9. A METES AND BOUNDS DESCRIPTION OF THIS PROPERTY HAS BEEN PREPARED IN CONJUNCTION WITH THIS PLAT OF SURVEY.

TEMPORARY BENCHMARK(S):

T.B.M. 'A' – SET MAG NAIL WITH SHINER IN ASPHALT PAVEMENT ON SOUTH SIDE OF OLD WASHINGTON ROAD, NEAR CENTER OF SUBJECT PROPERTY, AS SHOWN HEREON; ELEVATION = 244.63 FEET.

T.B.M. 'B' – SET MAG NAIL WITH SHINER IN ASPHALT PAVEMENT NEAR CENTERLINE OF BURTON CEMETERY ROAD, AS SHOWN HEREON; ELEVATION = 244.45 FEET

SECTION 15

NORTH

SCALE: 1" = 100'

HEMPSTEAD HIGHWAY
(a.k.a. Business U.S. 290)
(100' R.O.W.)

UNION PACIFIC RAILROAD
(100' R.O.W.)

OLD WASHINGTON ROAD
(a.k.a. Old Hempstead Road)
(80' R.O.W.)

KICKAPOO ROAD
(66' R.O.W.)

BURTON CEMETERY ROAD
(66' R.O.W.)
(Vol. 17, Pg. 222, H.C.D.R.)

LOT 10 | LOT 11
LOT 9 | LOT 10
LOT 16 | LOT 9
LOT 15 | LOT 10
LOT 14 | LOT 11
LOT 15 | LOT 14
LOT 16 | LOT 15

LOT 10
LOT 11
LOT 14
LOT 15
LOT 16

53.510 ACRES
(2,330,890 Sq. Ft.)

HARDIAL S. MANGAT AND SPOUSE,
SURINDER KAUR MANGAT
Called 120.197 Acres
C.F. No. 20140552468, H.C.O.P.R.R.P.

VEC, LP
Called 49.000 Acres
C.F. No. 20140190855, H.C.O.P.R.R.P.

V E C LP
Called 4.5000 ACRES
C.F. No. 20130282361, H.C.O.P.R.R.P.

RUSTIN SCOTT LADIG
Residue of 60.00 Acres
C.F. No. 20090472772, H.C.O.P.R.R.P.
#29406 Burton Cemetery Road

BRADFORD J. STORY
Called 6.00 Acres
C.F. No. W371592, H.C.O.P.R.R.P.
#17919 Kickapoo Road

UNIMPROVED GRASSLAND/SHRUBS/SCATTERED TREES

UNIMPROVED GRASSLAND

UNIMPROVED GRASSLAND/
SHRUBS/SCATTERED TREES

N 02°20'57" W – 1,667.24' (Called 1,667.14')

S 68°11'18" E
2,770.93'

S 88°09'52" W – 1,000.11' (Called 1,000.00')

N 01°50'08" W – 479.16'

S 01°50'08" E
479.16'

S 88°09'52" W
281.28'
(Called 281.16')

S 88°09'52" W
1,246.91'

S 02°20'57" E – 693.76'

S 02°20'57" E – 555.77' (Called 555.83')

N 87°39'03" E – 344.03' (Called 343.86')

2,426.90' (Called 2,426.65')

933.00'

313.91' (Called 313.75')

622.47'

T.B.M. 'A'

T.B.M. 'B'

P.O.B.
Set 5/8" I.R. with Cap

Edge of Asphalt & Ditch

Fnd. 1/2" I.R. with Cap

Fnd. 1/2" I.R. with Cap (Disturbed)

Fnd. 1/2" I.R. with Cap & Fnd. 1/2" I.R. N 07° W – 1.05'

C.M. Cable Pull Box

4' Barbed-wire Fence 3' N. of Line

4' Barbed-wire Fence 1' N. of Line

4' Barbed-wire Fence 8' S. of Line

4' Barbed-wire Fence 2' S. of Line

4' Barbed-wire Fence

Gate

Hydrated Depression

€ Swale

Gas Line

Tel. Ped.

Evidence of Fiber Optic Line

€ Ditch

Centerpoint Energy Gas Pipeline Marker

G.A.

P.P. (Typ.)

Asphalt

T.S.

7' Chain Link Fence 1'-2' E. of Line

FL=236.97 18" RCP

FL=236.92 18" RCP

Possible 10' Building Line Per City of Houston Ordinance

Possible 25' Building Line Per City of Houston Ordinance

CERTIFIED TO: BORIAK INTERESTS, LLC.,
VEC, LP and
FIRST NATIONAL TITLE INSURANCE COMPANY

I HEREBY CERTIFY THIS PLAT, WHEN COMPRESSION SEALED, TO BE A TRUE REPRESENTATION OF A FIELD SURVEY PERFORMED UNDER MY SUPERVISION. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.

Daniel N. Pinnell 03-27-2023

DANIEL N. PINNELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5349

STATE OF TEXAS
REGISTERED
DANIEL N. PINNELL
5349
PROFESSIONAL
LAND SURVEYOR

SURVEYOR'S SEAL

THE PINNELL GROUP
PROFESSIONAL LAND SURVEYORS
25207 OAKHURST DRIVE
SPRING, TEXAS 77386
281-363-8700
WWW.THEPINNELLGROUP.COM
FIRM REGISTRATION NO. 10039600

REVISIONS

LAND TITLE AND TOPOGRAPHIC SURVEY OF 53.510 ACRES OF LAND, OUT OF LOTS 10, 11, 14, 15 AND 16, SECTION 15, HARRIS COUNTY SCHOOL LAND FOUR LEAGUES, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 222 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

SCALE: 1" = 100'	DATE: FEB.–MAR. 2023	F.B. NO.: LEICA
DRAWN BY: OJA	CHECKED BY: DNP	JOB NO.: 23-110

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1572
Plat Name: Curtis Steel Commerce Park
Applicant: The Pinnell Group, LLC
Date Submitted: 08/09/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

Section Number (42-127 Intersections of Major Thoroughfares); We are seeking a variance to allow the intersection spacing to exceed 2,600 feet along the north side of Burton Cemetery Road, between Kickapoo Road and Binford Road (Unimproved).

Chapter 42 Section: 42-127

Chapter 42 Reference:

42-127 (Intersections of Major Thoroughfares)

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The owners of this 64.511 acres of land are replatting the subject property into a single Block and single Reserve to create an industrial development, with the first major facility being a large steel coil fabrication facility. The development will consist of multiple buildings (the large steel coil fabrication facility and supporting facilities), paving, storage, detention ponds and railroad spurs (a major requirement for this facility). A dedicated north/south street through the subject tract would not improve traffic flow and would only benefit the subject tract with the termination point being Old Washington Road along the north line of the proposed development. Additionally, a north/south street through the proposed development would allow unnecessary interaction between general traffic and the heavy industrial traffic that will result from operations of the proposed development. This facility will be large, and the remaining acreage is for potential expansion of the industrial facility, or similar such uses. The requirement of intersection spacing could prohibit the construction of such a large facility, and based on the intersection spacing requirements, could create a major thoroughfare thru the facility or the adjacent supporting facilities. As such, the intersection spacing requirements, in this instance, prohibit the construction of large industrial facilities. This industrial project will be similar to (but not initially as large) as the Daikin facility located at 19001 Kermier Road, Waller, Texas 77484 (located to the north across 290), which was also granted an exemption from intersection spacing. The Daikin facility was presumably granted a variance from the intersection spacing requirements because of its size, and in order to minimize interactions between general traffic and heavy industrial traffic within the facility, which is what this request is seeking.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

There is no apparent benefit to the public for a north/south street through the proposed development. The circumstances supporting the granting of the variance are logical. The dedication of a north/south street that terminates at Old Washington Road will not improve traffic flow or benefit the public, and will create unwanted interactions between general traffic and heavy industrial traffic within project.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The granting of this variance will not devalue this Chapter. Since the north/south street will terminate at Old Washington Road and have no apparent connection to the south, it will not achieve improved traffic with possible future development of the surrounding area and have no benefit to the public.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Currently, there is nothing injurious to the public health, safety and welfare on the subject tract, and by granting the requested variance, there will continue to be nothing injurious to the public health, safety and welfare; However, if the requirement for a north/south street through the property is enforced, there would be unnecessary interaction between the public and the operations of the proposed industrial development.

(5) Economic hardship is not the sole justification of the variance.

This request is not based on economic reasons. It is a matter of a logistical solution to not dedicate a north/south street that will not improve traffic flow or benefit the public.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-1572
Agenda Item: 108
PC Action Date: 08/22/2024
Plat Name: Curtis Steel Commerce Park
Applicant: The Pinnell Group, LLC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-127

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Section Number (42-127 Intersections of Major Thoroughfares); We are seeking a variance to allow the intersection spacing to exceed 2,600 feet along the north side of Burton Cemetery Road, between Kickapoo Road and Binford Road (Unimproved).;

Basis of Recommendation:

The site is located within Houston's ETJ, in northwest Harris County, north along Burton Cemetery Road, south of Old Washington Rd/US 290, and east of Kickapoo Road. The applicant is proposing one unrestricted reserve to develop an industrial park and is requesting a variance to exceed the standard intersection spacing requirements by not providing a north-south public street through the subject site. Staff supports the variance request.

Currently, the intersection spacing along Burton Cemetery Road is approximately 10,800 feet between Mathis Road and Kickapoo Road. The applicant is required to dedicate a north-south public street through the subject site; however, this would not significantly enhance internal traffic circulation due to the site's proximity to an existing intersection. Additionally, a railroad running parallel to Old Washington Road poses a further challenge, as a local street cannot cross this railroad, preventing the extension of the required street to the north.

There is an unimproved public right-of-way, Binford Road, located between Mathis Road and Kickapoo Road, which could potentially be constructed in the future. This would create an intersection spacing of approximately 5,200 feet along Burton Cemetery Road and provide a connection to a major thoroughfare across US 290 to the north. The construction of Binford Road would significantly improve future traffic circulation in the area.

Harris County Engineering Department has reviewed this proposal and raised no objections to the variance request. Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict application of the ordinance would require a 60-foot wide north-south public street to be dedicated within this plat boundary with limited possibility for the roadway to continue further north due to the existing railroad.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The subject property is in close proximity to an existing intersection and a railroad runs parallel along Old Washington Road. The required public street would not help to improve the overall traffic circulation and it cannot be extended further north due to the location of the railroad.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Traffic circulation will currently be addressed by the existing street pattern. There is an existing unimproved public right-of-way, Binford Road, between Mathis Road and Kickapoo Road. Whenever Binford is constructed, it would significantly improve the future traffic circulation in the area.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare. The required public street through the subject site would not significantly improve overall traffic circulation. Whenever Binford Road is constructed, it would establish an intersection spacing of about 5,200' improving the overall traffic circulation.

(5) Economic hardship is not the sole justification of the variance.

Due to its close proximity to an existing intersection and the location of the railroad, the required public street would not significantly improve the overall traffic circulation.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 08/22/2024
Plat Name: Fulton Station Apartments
Developer: Sigi Assets 1 LLC
Applicant: The Interfield Group
App No/Type: 2024-1544 C2R

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	1.5878	Total Reserve Acreage:	1.5878
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	453Y	City

Conditions and Requirements for Approval

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)

059.1. Legal description in title and on plat must match at recordation.

134.17. Add to general notes on face of plat: This property(s) is located in Park Sector number 17.

187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday. Additional time is needed to allow staff to further coordinate with the Fire Marshal and the applicant.

Provide a parking analysis for review.
Identify all additional pedestrian improvements on the site plan.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 08/22/2024
Plat Name: Fulton Station Apartments
Developer: Sigi Assets 1 LLC
Applicant: The Interfield Group
App No/Type: 2024-1544 C2R

Staff Recommendation:
Defer Additional information reqd

HPW- TDO- Traffic: 08/21/2024 - An Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found at Chapter 15 of the Design Manual (IDM)

- Ensure extending the existing sidewalk according to IDM standard.

- New development is at the corner intersection, ADA ramps at the street intersection are required as per City (Detail # 02775-02).

- Ensure that the existing power poles does not interfere with the sidewalk, otherwise, coordinate with Center point energy.

CenterPoint: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information.

Conveyance of Improvements and Right-of-Entry to Metropolitan Transit Authority of Harris County, Texas, as set forth on Deed recorded under County Clerk's File No. 20090054091 of the Official Public Records of Harris County, Texas.

Easement: Broadband Communications Easement granted to Comcast Of Houston, LLC
Recorded: 10/22/2012 in County Clerk's File No. 20120489755, of the Official Public Records, Harris County, Texas.

HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.
Missing B.L. on Coronado ST.
Make sure that 10' clearance between public utility to the building foundation.

HPW-HW- IDS: For the creation of an unrestricted reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.

Parks and Recreation: The Park sector is incorrect.

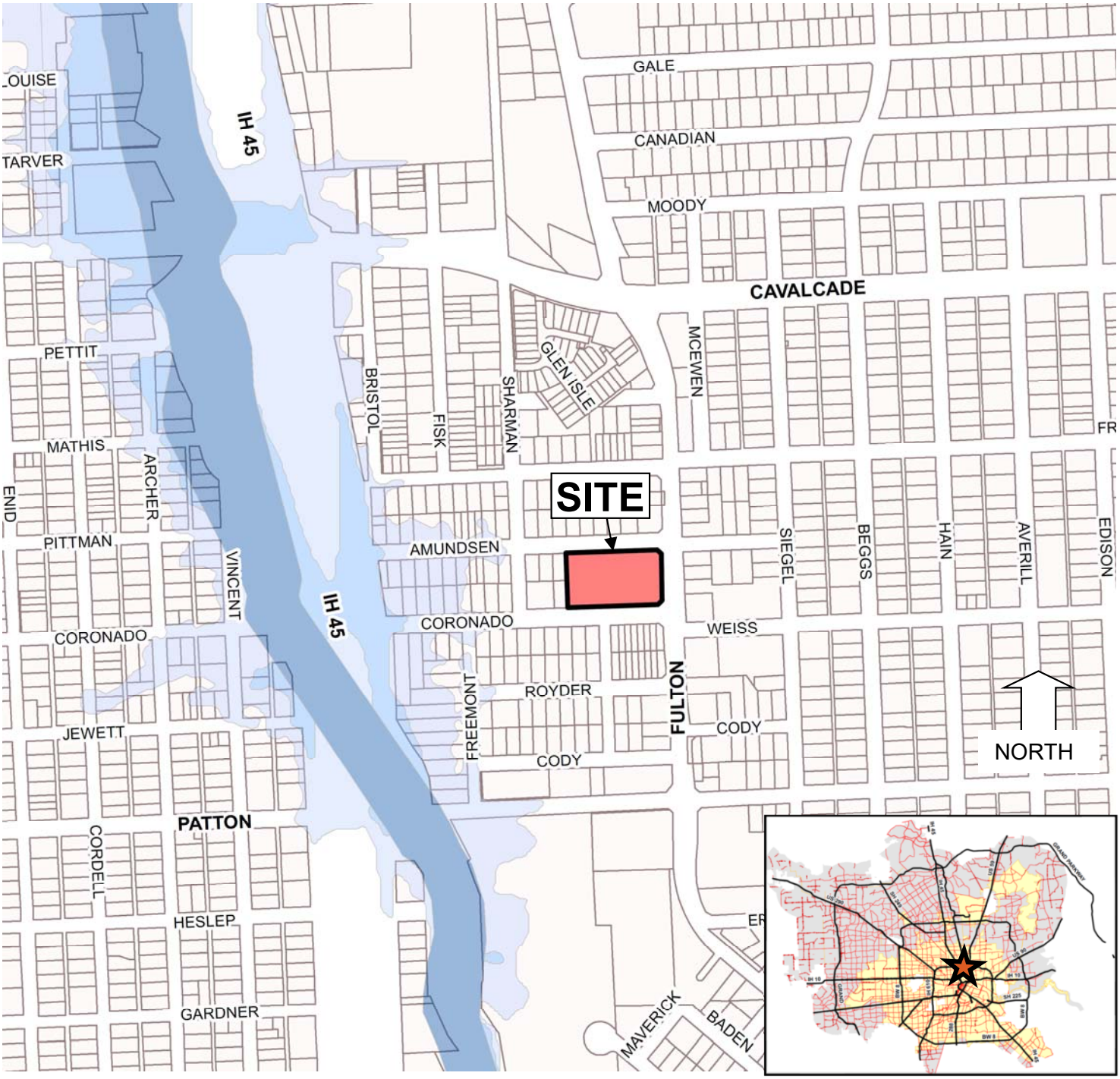
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Fulton Station Apartments

Applicant: The Interfield Group



D – Variances

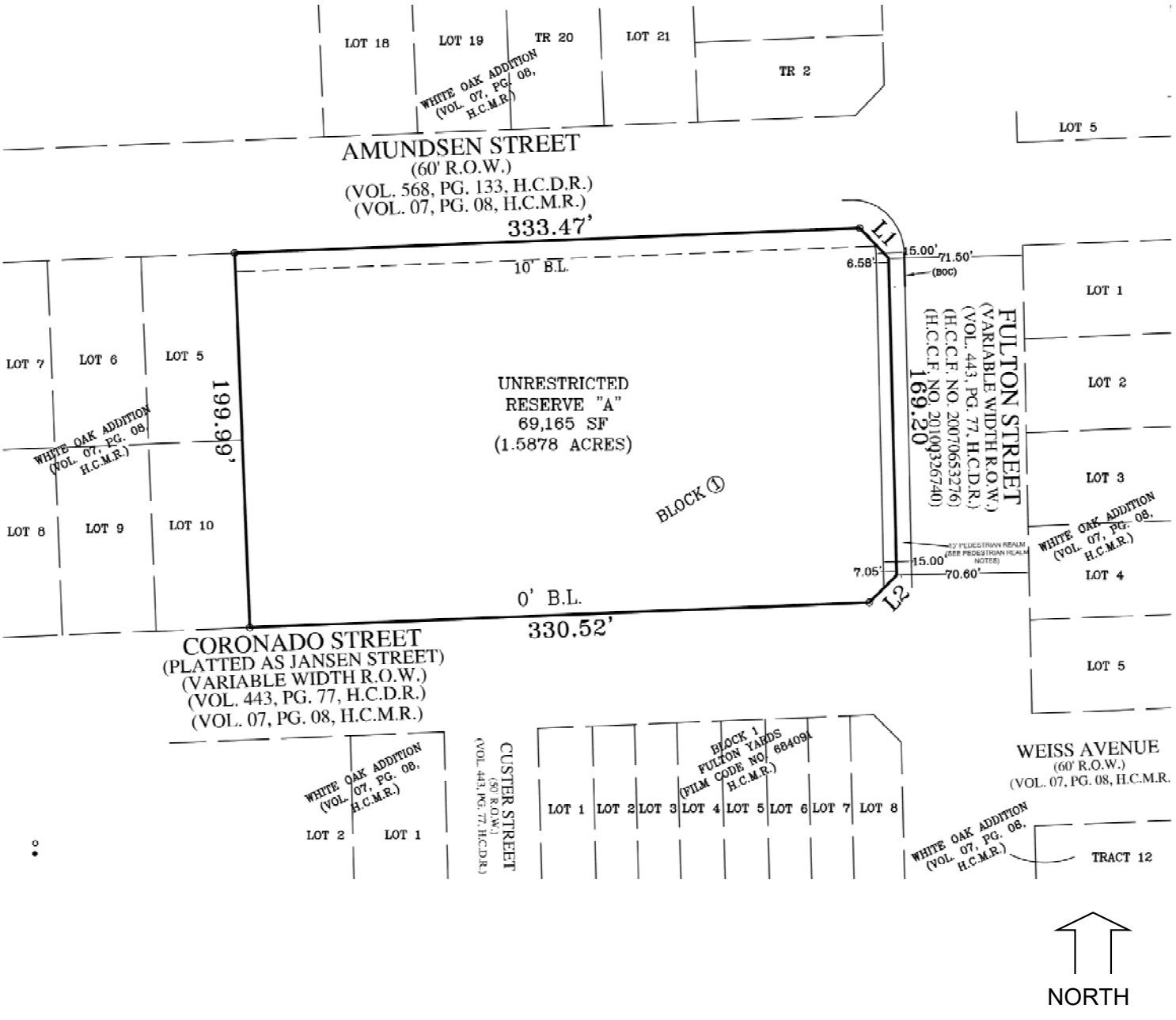
Site Location

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Fulton Station Apartments

Applicant: The Interfield Group



D – Variances **Subdivision**

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 08/22/2024**

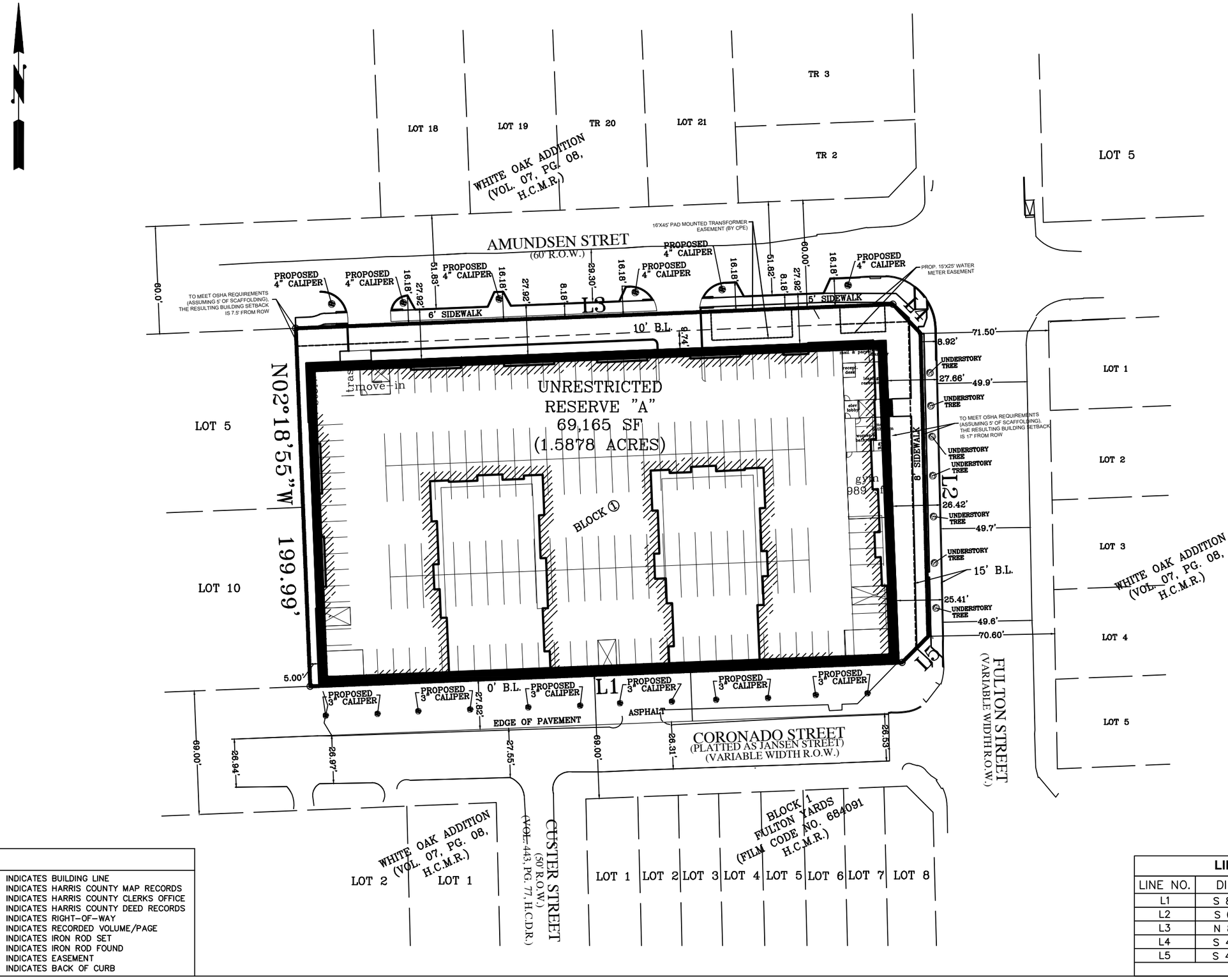
Subdivision Name: Fulton Station Apartments

Applicant: The Interfield Group



D – Variances

Aerial



LEGEND:

1.	"B.L."	INDICATES BUILDING LINE
2.	"H.C.M.R"	INDICATES HARRIS COUNTY MAP RECORDS
3.	"H.C.C.F."	INDICATES HARRIS COUNTY CLERKS OFFICE
4.	"H.C.D.R"	INDICATES HARRIS COUNTY DEED RECORDS
5.	"R.O.W."	INDICATES RIGHT-OF-WAY
6.	"(VOL./PG.)"	INDICATES RECORDED VOLUME/PAGE
7.	" o "	INDICATES IRON ROD SET
8.	" ● "	INDICATES IRON ROD FOUND
9.	"ESMT."	INDICATES EASEMENT
10.	"B.O.C."	INDICATES BACK OF CURB

LINE CHART

LINE NO.	DIRECTION	LENGTH
L1	S 87°41'51" W	330.52'
L2	S 01°28'16" E	169.20'
L3	N 87°41'51" E	333.47'
L4	S 43°40'29" E	22.33'
L5	S 44°56'51" W	20.71'

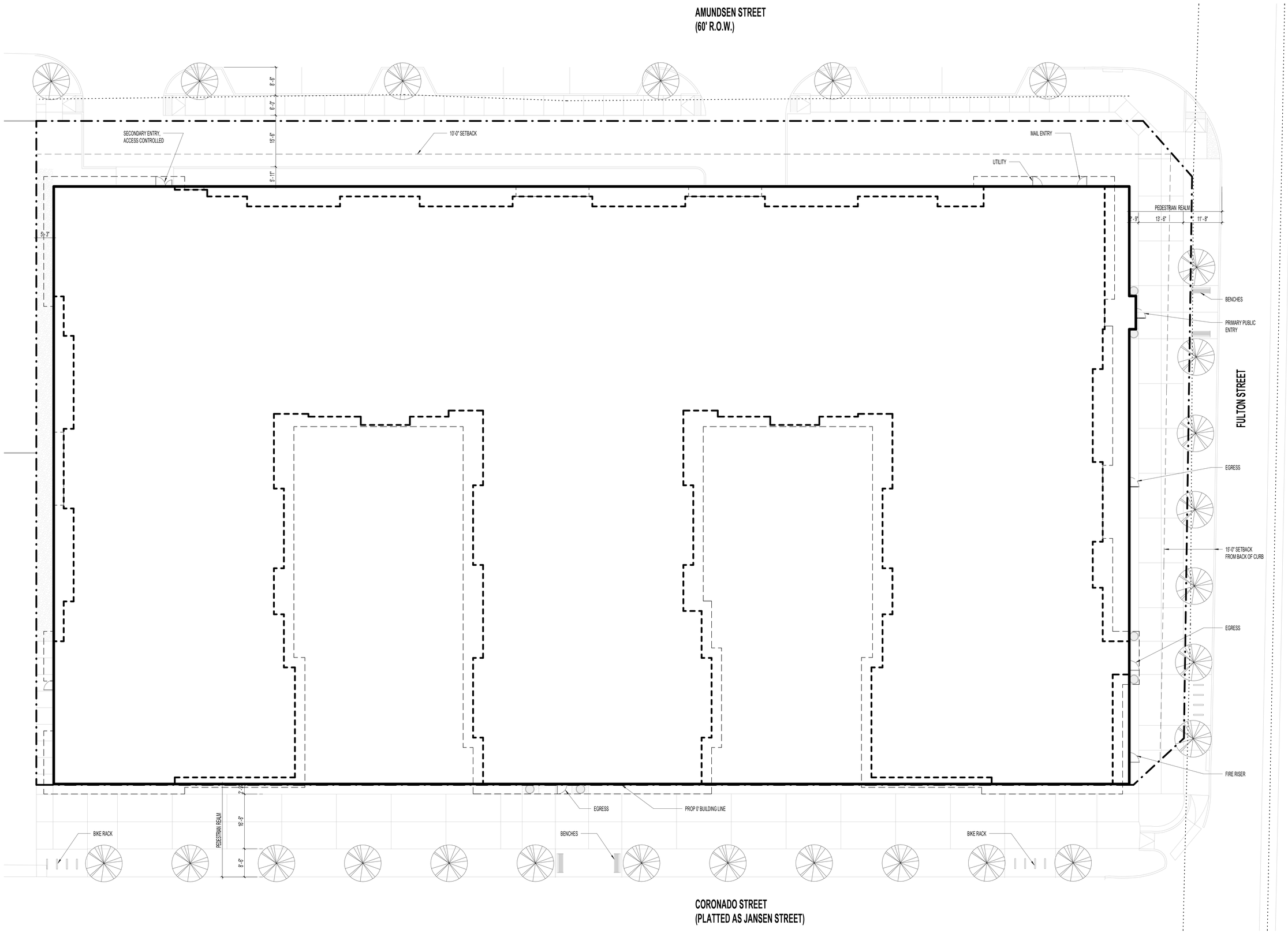
TITLE
FULTON STATION APARTMENTS

PROJECT
4411 FULTON ST

DATE: 07.29.24
PROJ #: 23143.00
DRAWN BY: RA
CHECKED BY: MLV
SCALE: NTS

SHEET NO.
SK1
OF 1

The **INTERFIELD GROUP**
engineering | architecture
401 STUDEWOOD, SUITE 300 TEL. (713) 780-0909
HOUSTON, TEXAS 77007 TX. REG. NO. F-5611
WWW.INTERFIELD.NET



1 **SITE PLAN**
3/32" = 1'-0"

NORTH

7/24/2024 2:47:41 PM

STATION APARTMENTS REDEVELOPMENT

4411 FULTON STREET
HOUSTON, TEXAS

gsr | andrade
ARCHITECTS
2001 N. Lamar St. Suite 400
Dallas, Texas 75202
P 214.824.7040
F 214.887.0559

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INTERIM REVIEW DOCUMENTS
This document is preliminary and is not intended for Regulatory Approval, Permit, or Construction Purposes. This document is issued under the authority of Fernando J. Andrade, 17868 on 07-23-2024.

Revisions:

REV.	DATE	TITLE

Date:
Replat Exhibit
07-23-2024

Project No.
3131

Drawn By:
-

Checked By:
-

Sheet Title:
SITE PLAN

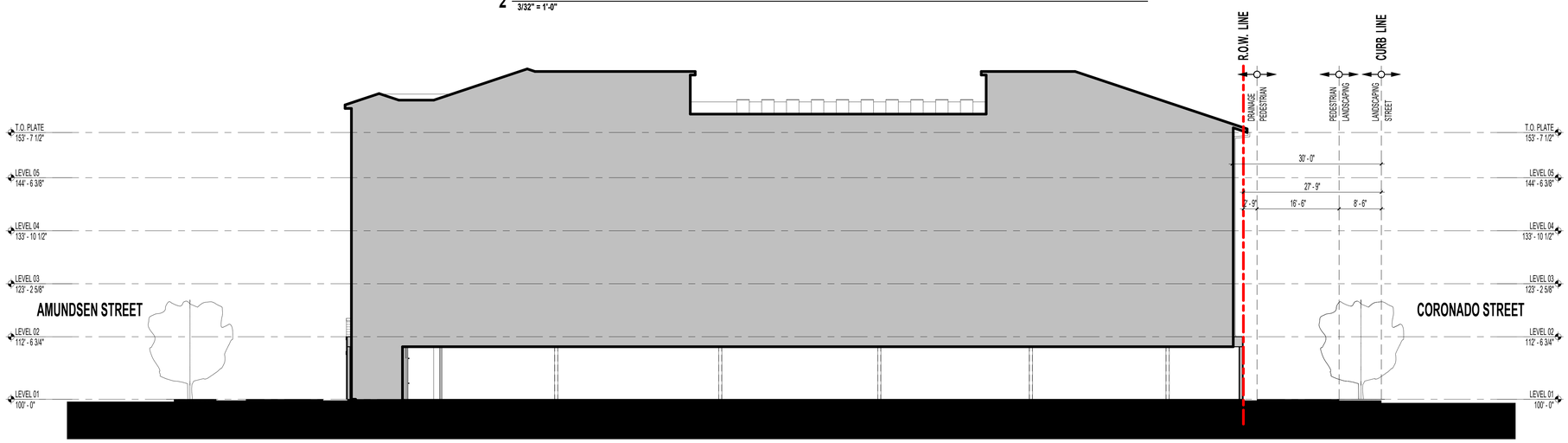
Drawing No.
SD-1



3 **BUILDING ELEVATION - SOUTH**
3/32" = 1'-0"



2 **BUILDING SECTION**
3/32" = 1'-0"



1 **BUILDING SECTION - PEDESTRIAN REALM**
3/32" = 1'-0"

7/24/2024 2:42:34 PM

STATION APARTMENTS REDEVELOPMENT

4411 FULTON STREET
HOUSTON, TEXAS

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Revisions:

REV.	DATE	TITLE

Date:
Replat Exhibit
07-23-2024

Project No.
3131

Drawn By:
-

Checked By:
-

Sheet Title:
BUILDING SECTIONS & ELEVATION

Drawing No.
SD-2

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1544
Plat Name: Fulton Station Apartments
Applicant: The Interfield Group
Date Submitted: 07/29/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a 0' building line along Coronado Street, a local street
Chapter 42 Section: 150

Chapter 42 Reference:
42-150 (d) – Building line requirement – Local street - Not single-family residential and across the street from a single-family residential lot with a platted building line of 10 feet or more - Lesser of 25 feet or the greatest platted building line on the single-family residential

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
Fulton Station Apartments is located north of Coronado Street, west of Fulton Street, south of Amundsen Street and east of Sharman Street. The project consists of an apartment complex having five-floors of upscale rental suites over ground level podium parking. The driving factor for requesting a variance is to comply with the City's Fire Code, which requires aerial apparatus access be provided along one side of the building at a distance of 15-30 feet from the building. The requested variance would allow the upper floors to be 30-feet and ground floor 28-feet from the north edge of pavement of Coronado Street, satisfying the City's Fire Code for aerial apparatus access. Overhead power liens esist along Amundsen Street and Fulton Street, and light rail exist along Fulton Street – both becoming challenges to provide aerial apparatus access from those streets. In addition, the requirement for a pad mounted transformer easement and 15'x25' water meter easement along Amundsen Street, denies owner of approximately 9.74' of buildable area on the north side of the building. FultonStation Apartments is replacing several multi-unit residential buildings constructed in 1951. The proposed development abuts Fulton Street, which is designated as both a transit corridor and primary TOD street. Weiss Street is an east-west street that abuts development across Stations Apartments, to the south, and is a designated secondary TOD street. There is a Light rail station at the intersection of Cavalcade and Fulton Street, approximately 4 minutes (0.2 miles) from subject property. Therefore, it is likely that Coronado Street may qualify as secondary TOD street now, or in the near future. The requirement that allows a building to be 15' from back of curb, the current distance of the edge of pavement along Coronado would have proposed structure approximately 12.82' beyond the 15'. The current pavement of Coronado is approximately 26'. Please also consider the following: 1. There will be an 8' sidewalk along Fulton 2. Pedestrian realm along Coronado is approximately 28.9' 3. Pedestrian realms contain benches, bike racks and 3" and 4" caliper trees. 4. There are no curb cuts along Coronado. The building will be approximately 27.82' from the back of curb.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject tract and requirement to comply with the City's Fire Code.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: a. Proposed development has constructed an 8-foot sidewalk along Fulton Street b. Yards between right-of-way line and development will be landscaped, and will preserve and enhance the general character of the block face c. Pedestrian realms contain benches, bike racks and 3" and 4" caliper trees.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not be injurious to the public health, safety or welfare. Property does not impede traffic; nor will in any way compromise public health or safety. On the contrary, granting the variance will allow proposed development to comply with City's Fire Code.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of existing conditions.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-1544
Agenda Item: 109
PC Action Date: 08/22/2024
Plat Name: Fulton Station Apartments
Applicant: The Interfield Group

Staff Recommendation: Defer Additional information reqd

Chapter 42 Sections: **150**
Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)
To allow a 0' building line along Coronado Street, a local street;
Basis of Recommendation:
Staff's recommendation is to defer the plat for additional information.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
n/a

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
n/a

(3) The intent and general purposes of this chapter will be preserved and maintained;
n/a

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
n/a

(5) Economic hardship is not the sole justification of the variance.
n/a

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

Vonn Tran
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 1, 2024

NOTICE OF VARIANCE

PROJECT NAME: Fulton Station Apartments
REFERENCE NUMBER: 2024-1544

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the eastern portion of the block bounded by Fulton Street to the east, Amundsen Street to the north and Coronado Street to the south. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

The Interfield Group, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 0' building line along Coronado Street, in lieu of the ordinance required 10'. Enclosed are copies of the variance request, site plan and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. A sign with this information has also been posted on the project site. The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, August 22, 2024, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

For additional information regarding this project, please call Mary Villareal with The Interfield Group at 713-780-0909 ext 312. You may also contact the Planning and Development Department regarding this notice via email at tammi.williamson@houstontx.gov or call (832)393-6623. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 08/22/2024
Plat Name: Pecan Estates GP
Developer: Castlerock Communities
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1587 GP

Staff Recommendation:
Defer Applicant request

Total Acreage:	193.6000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77532	419K	ETJ

Conditions and Requirements for Approval

045. The alignment and width of all major thoroughfares within or adjacent to the proposed General Plan shall conform to the requirements of the most recent Major Thoroughfare and Freeway Plan. (24)

046. General Plan approval is for street patterns as shown on the plat only. (24)

046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.

209. Applicant has requested that this item be deferred for two weeks.

Record remaining portion of Via Dora Road and unplatted land east of Sec 2 prior to or simultaneously with this plat, as indicated on the markup.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: APPROVE
Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel R101-00-00 at the northern boundary of the plat (see uploaded PDFs). Also need to include the note: “Site drainage plans for the future development of this reserve must be approved by the Harris County Flood Control District.”

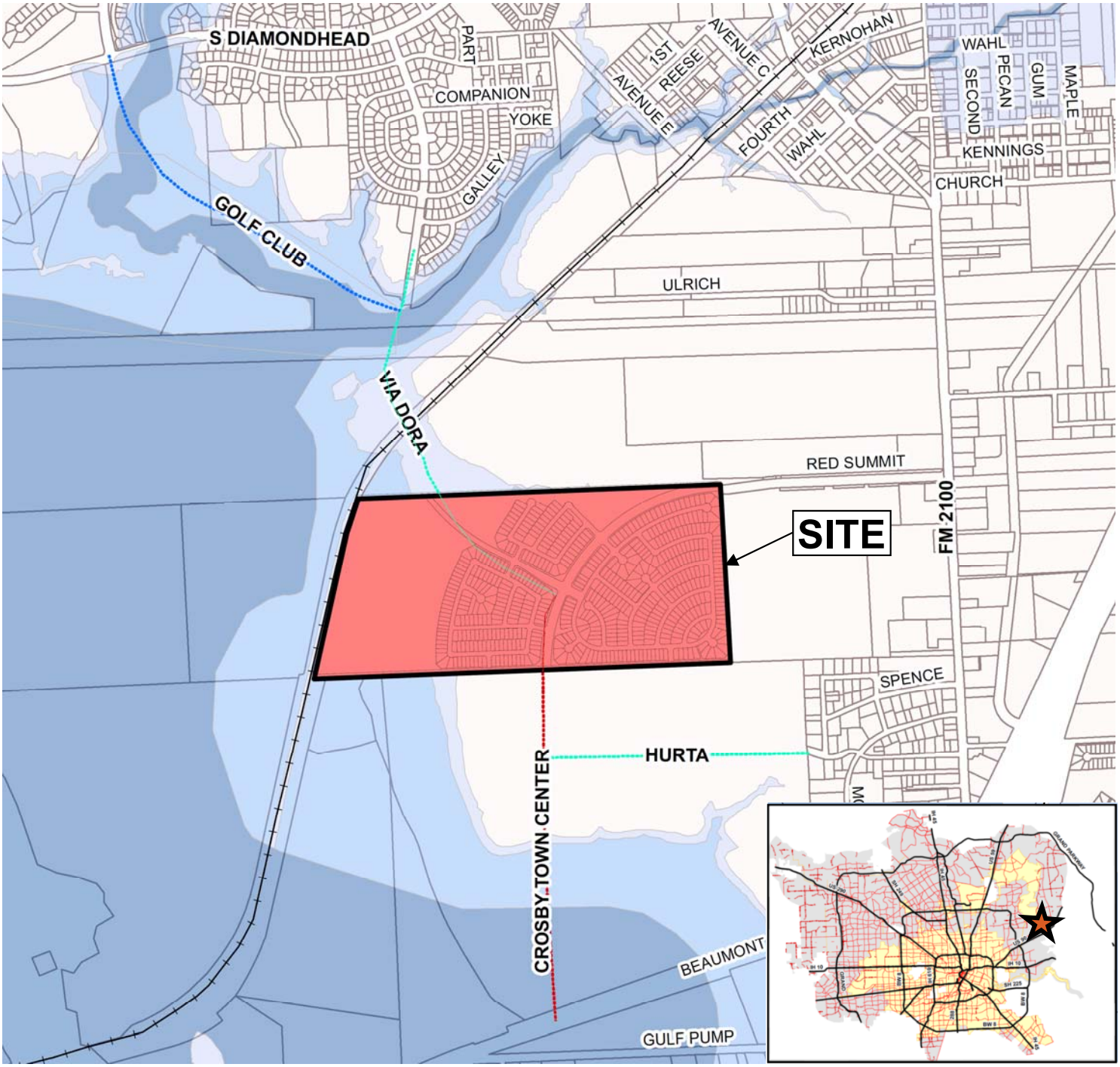
Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Pecan Estates GP

Applicant: LJA Engineering, Inc. – Houston Office



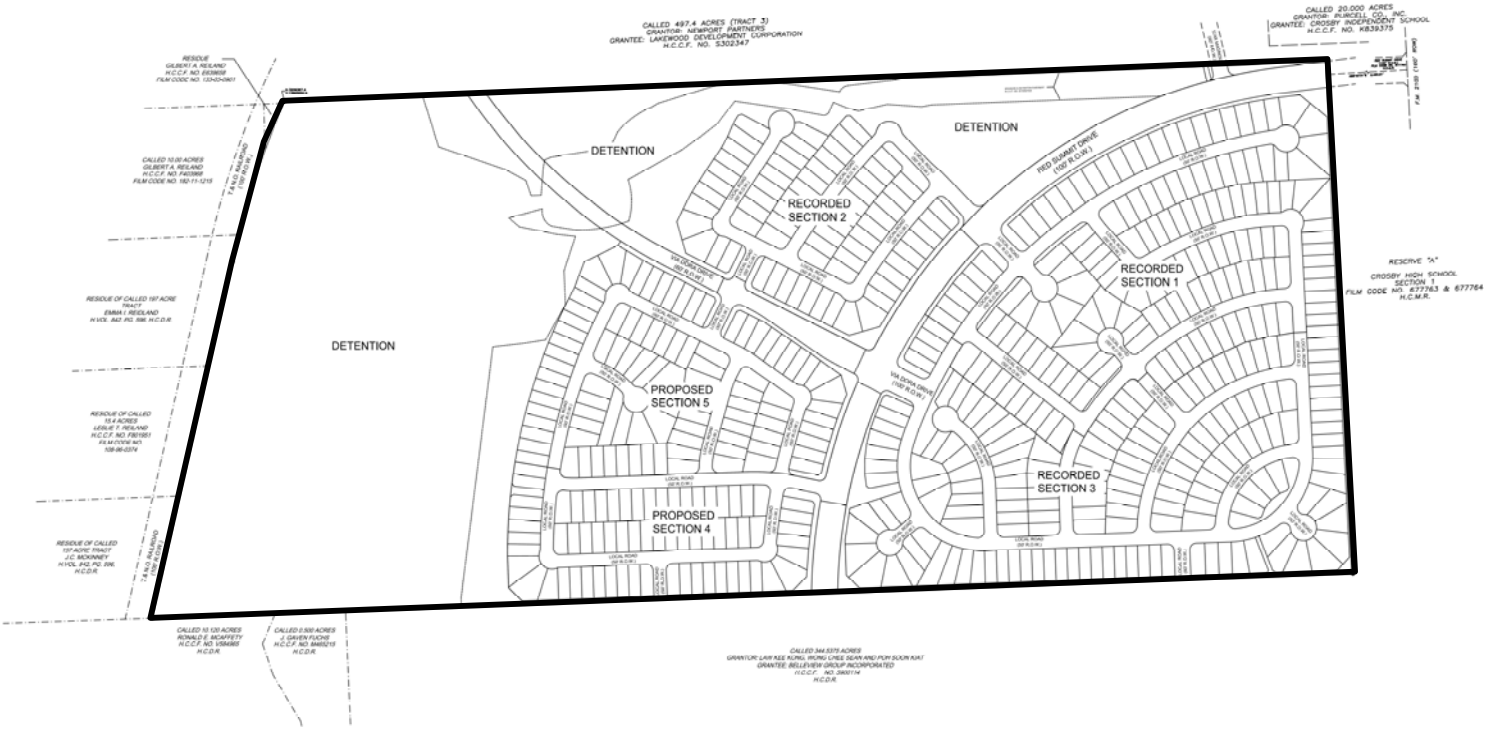
D – Variances **Site Location**

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Pecan Estates GP

Applicant: LJA Engineering, Inc. – Houston Office



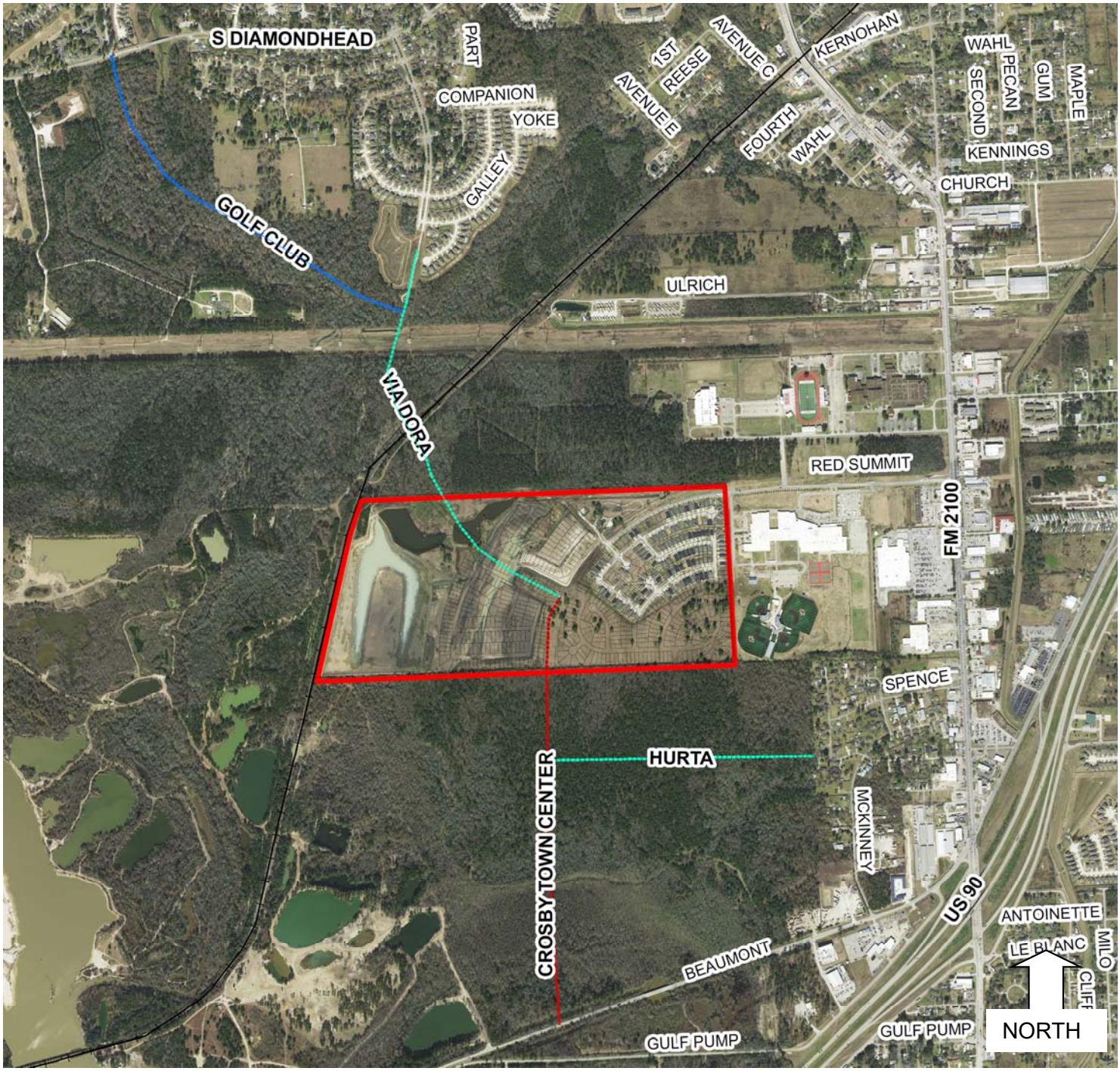
D – Variances **Subdivision**

Houston Planning Commission ITEM: 110

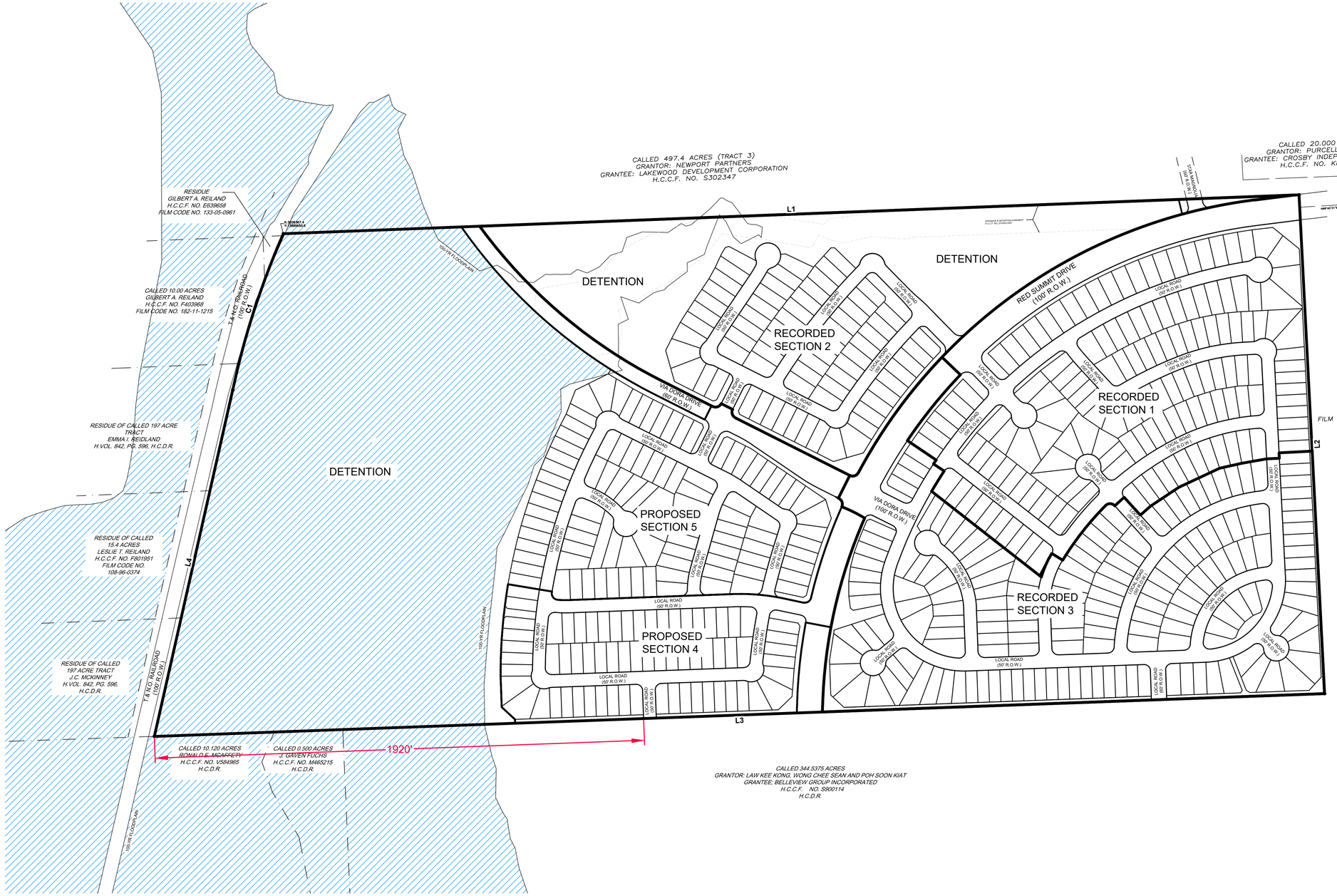
Planning and Development Department **Meeting Date: 08/22/2024**

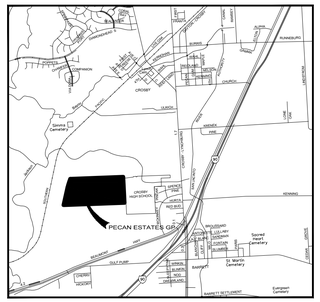
Subdivision Name: Pecan Estates GP

Applicant: LJA Engineering, Inc. – Houston Office



D – Variances **Aerial**





Vicinity Map
(Not to scale)

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°48'24" E	3986'
L2	S 02°55'25" E	1959'
L3	S 87°54'17" W	4592'
L4	N 12°45'05" E	1393'

BOUNDARY CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	3170'	645'	N 17°56'06" E	644'

PORTIONS OF THE PROPERTY INCLUDED IN THIS GENERAL PLAN LIE WITHIN THE KNOWN FLOODWAY AND THE 100 AND 500-YEAR FLOODPLAINS. AS EACH SECTION OR PARCEL IS PLATTED AND DEVELOPED, THE THEN-CURRENT STANDARDS OF HARRIS COUNTY DRAINAGE, ELEVATION, AND BUILDING REGULATIONS MUST BE ADHERED TO.

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HOUSTON ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE HOUSTON PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC., NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN DESIGNED, REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.

A VARIANCE EXHIBIT OF

PECAN ESTATES

±193.6 ACRES

OUT OF THE
HUMPHREY JACKSON, A-37
CITY OF HOUSTON ETJ, HARRIS COUNTY, TEXAS

OWNER:
CASTLE ROCK COMMUNITIES

PLANNER:

LJA PLANNING & LANDSCAPE ARCHITECTURE
3600 W Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

NORTH
0 50 100 200

LJA# 2435-10015 **08.15.2024**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1587
Plat Name: Pecan Estates GP
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 08/09/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To exceed the local street maximum intersection spacing requirements by approximately 520 feet along the southern boundary of the Pecan Estates General Plan.

Chapter 42 Section: 128

Chapter 42 Reference:

(a) A local street shall intersect with a public local street, a collector street or another major thoroughfare at least every 1,400 feet.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

Pecan Estates is an approximately 194-acre residential subdivision generally located west of FM 2100 and north of Beaumont Highway. The subdivision is also located east of the San Jacinto River and a Southern Pacific Railroad, creating some development constraints on the property. Due to the floodway and floodplain in the area, a large portion of the western part of the tract is being dedicated to serve as detention and drainage. With the development located near the river, hindrances exist, such as floodplain and floodway. Strict adherence to the 1,400' local street intersection requirements would mean an additional roadway crossing the floodplain. These unusual physical characteristics affect the property in question and the variance will allow the detention areas to remain undisturbed.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing conditions of the area is not a hardship created or imposed by the applicant, as the established floodplain and floodway were imposed by the Federal Emergency Management Agency (FEMA).

(3) The intent and general purposes of this chapter will be preserved and maintained;

The Pecan Estates development is proposing a network of street connections that will provide adequate circulation to the residents of the community, so the intent of the chapter is preserved and maintained.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance does not impede adequate circulation within the development or surrounding developments and will therefore not be injurious to the public health, safety, or welfare. There will not be any additional residential development occurring within the project west of Sections 4 and 5. Sufficient connectivity and access is proposed throughout the site and to adjacent properties.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance, as the existing conditions of the surrounding floodplain and floodway guided the location of the detention and are the supporting circumstances for this request.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-1587
Agenda Item: 110
PC Action Date: 08/22/2024
Plat Name: Pecan Estates GP
Applicant: LJA Engineering, Inc.- (Houston Office)

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To exceed the local street maximum intersection spacing requirements by approximately 520 feet along the southern boundary of the Pecan Estates General Plan.;

Basis of Recommendation:

The site is located in the ETJ of Harris County, west of F.M 2100 and north of Highway 90. The applicant is requesting a variance to exceed intersection spacing along the southern G.P boundary. Staff is in support of the request.
The site is a 193-acre general plan intended for residential development. The G.P is bisected by M.T.F Red Summit Drive and the western boundary abuts an existing railroad. Reasoning for the request is that roughly 83 acres are located within the 100-year flood plain. The sections within the G.P are designed to keep the residential lots outside of the flood plain. Strict interpretation of a 1400' interval would locate streets and homes within the flood plain and this request is roughly 1920. Granting the variance will allow the subdivisions to be developed with public streets located outside of flood but maintain sufficient access for the surrounding area. Madam chair, staff recommendation today is to grant the request variance for the G.P to exceed intersection spacing along the southwest G.P. boundary and approve Sec 4 & 5 of Pecan Estates.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict application would require public street to be located with existing flood plain. A street located within 1400' would create an impractical development.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing floodway and 100-year flood plain is not a condition created by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Allowing the connection at 1920' will allow for a safer commute for the residents in the area in times of flooding or heavy rain.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will help ensure public health and safety. Harris County Engineering office has voiced no objection to the request.

(5) Economic hardship is not the sole justification of the variance.

This is not an economic request, health and safety is large factor which staff supports.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 08/22/2024
Plat Name: Pecan Estates Sec 4
Developer: Castlerock Communities
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1511 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	14.8340	Total Reserve Acreage:	0.8270
Number of Lots:	68	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77532	419K	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

203. Provide complete Recordation Package when submitting plat for recordation.

204. Provide current title opinion in complete agreement with the plat dedication.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 08/22/2024
Plat Name: Pecan Estates Sec 4
Developer: Castlerock Communities
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1511 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

CenterPoint: • Block 3, Lots 12 & 13: CenterPoint requires side-lot easements to be 10' wide perimeter or 5' on either side of lot line.
HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review - Need to add the note: "Site drainage plans for the future development of this plat must be approved by the Harris County Flood Control District."

HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
UVE should be checked at Pecan Praline Street and Red summit Drive. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Pecan Estates Sec 4

Applicant: LJA Engineering, Inc. – Houston Office

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.226	9,833	RESTRICTED TO LANDSCAPE/ OPEN SPACE
B	0.339	14,785	RESTRICTED TO LANDSCAPE/ OPEN SPACE
C	0.174	7,564	RESTRICTED TO LANDSCAPE/ OPEN SPACE
D	0.088	3,842	RESTRICTED TO DRAINAGE
TOTAL	0.827	36,024	



D – Variances Subdivision

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 08/22/2024
Plat Name: Pecan Estates Sec 5
Developer: Castlerock Communities
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1513 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	74.5120	Total Reserve Acreage:	55.9730
Number of Lots:	96	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77532	419K	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

052. remainder of Via Dora Drive AND remainder triangular portion of the top right corner of the GP must be recorded prior to or simultaneously with this plat.

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.

203. Provide complete Recordation Package when submitting plat for recordation.

204. Provide current title opinion in complete agreement with the plat dedication.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 08/22/2024
Plat Name: Pecan Estates Sec 5
Developer: Castlerock Communities
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2024-1513 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Dead-end water lines are prohibited within cul-de-sac.
Harris County Flood Control District: Flood Control review - Need to add the note: “Site drainage plans for the future development of this plat must be approved by the Harris County Flood Control District.”
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County’s marked file copy on City of Houston’s plat tracker. (TLGC-232.0026)
TxDOT may require a TIA. If so, Harris County needs to be included in any scoping meetings (HC-infrastructure regs, 12.02)
UVE should be checked at Edgewood Pines Dr and HWY 90. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
Documentation of TxDOT street tie-in approval should be submitted with site plans for section plat (HC permit regs, 5.06)
Verify road crossing angle meets pipeline ordinance (HC permit regs, 5.06)
roadway easement will need to be recorded prior to or simultaneously with plat recordation (chapter 42-212)
Change access easement to roadway easement (chapter 42-41)
Verify that information in reserve table matches reserves (chapter 42-41)
Easements outside of plat boundary will need to be recorded prior to plat recordation (COH-Chapter 42-212
Via Dora Dr will need to be recorded prior to or simultaneously with this PLAT (ch 42-212)
Addressing: VIA DORA DRIVE is on the plat but, not on the proposed list. Please confirm

Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Pecan Estates Sec 5

Applicant: LJA Engineering, Inc. – Houston Office



RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.231	10,041	RESTRICTED TO LANDSCAPE / OPEN SPACE
B	0.495	21,559	rESTRICTED TO LANDSCAPE / OPEN SPACE
C	55.133	2,401,578	RESTRICTED TO LANDSCAPE / OPEN SPACE / DETENTION
D	0.064	2,787	RESTRICTED TO DRAINAGE
E	0.050	2,177	RESTRICTED TO LANDSCAPE / OPEN SPACE
TOTAL	55.973	2,438,142	

NORTH

D – Variances **Subdivision**

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 08/22/2024
Plat Name: Salazar Partition
Developer: Ricardo Salazar
Applicant: Humble Surveying Company
App No/Type: 2024-1494 C2

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	5.6100	Total Reserve Acreage:	2.4300
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	Crosby MUD

County	Zip	Key Map ©	City / ETJ
Harris	77532	419G	ETJ

Conditions and Requirements for Approval

047. Make minor corrections and additions as indicated on the marked file copy.

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

1.) Western 60’ of subject site overlaps with proposed frontage/access of adjacent plat, Gated Rentals Crosby. Coordinate with county engineering/surveying and adjacent property owner to confirm area of plat.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-HW- IDS: APPROVE
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County’s marked file copy on City of Houston’s plat tracker. (TLGC-232.0026)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285. For wastewater related questions or to submit your report, please e-mail wastewater@eng.hctx.net . For drainage analysis related questions, please email civildevel@harriscountytx.gov .
Access easements to commercial property may need to comply with HC-Firecode standards
Verify western plat boundary (Chapter 42-41)
TxDOT may require a TIA. If so, Harris County needs to be included in any scoping meetings (HC-infrastructure regs, 12.02)

Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 08/22/2024
Plat Name: Salazar Partition
Developer: Ricardo Salazar
Applicant: Humble Surveying Company
App No/Type: 2024-1494 C2

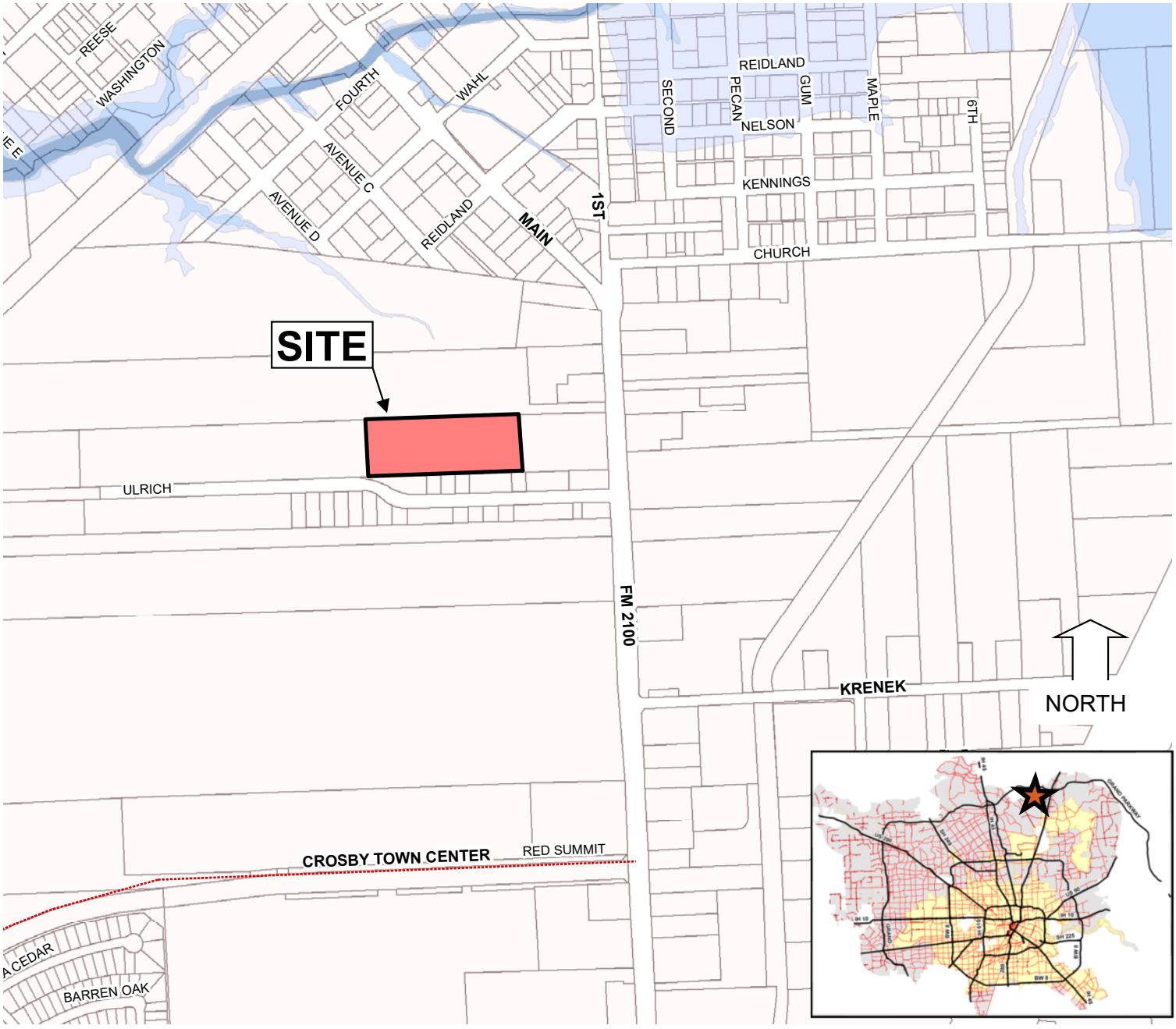
Staff Recommendation:
Defer Additional information reqd

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Salazar Partition

Applicant: Humble Surveying Company



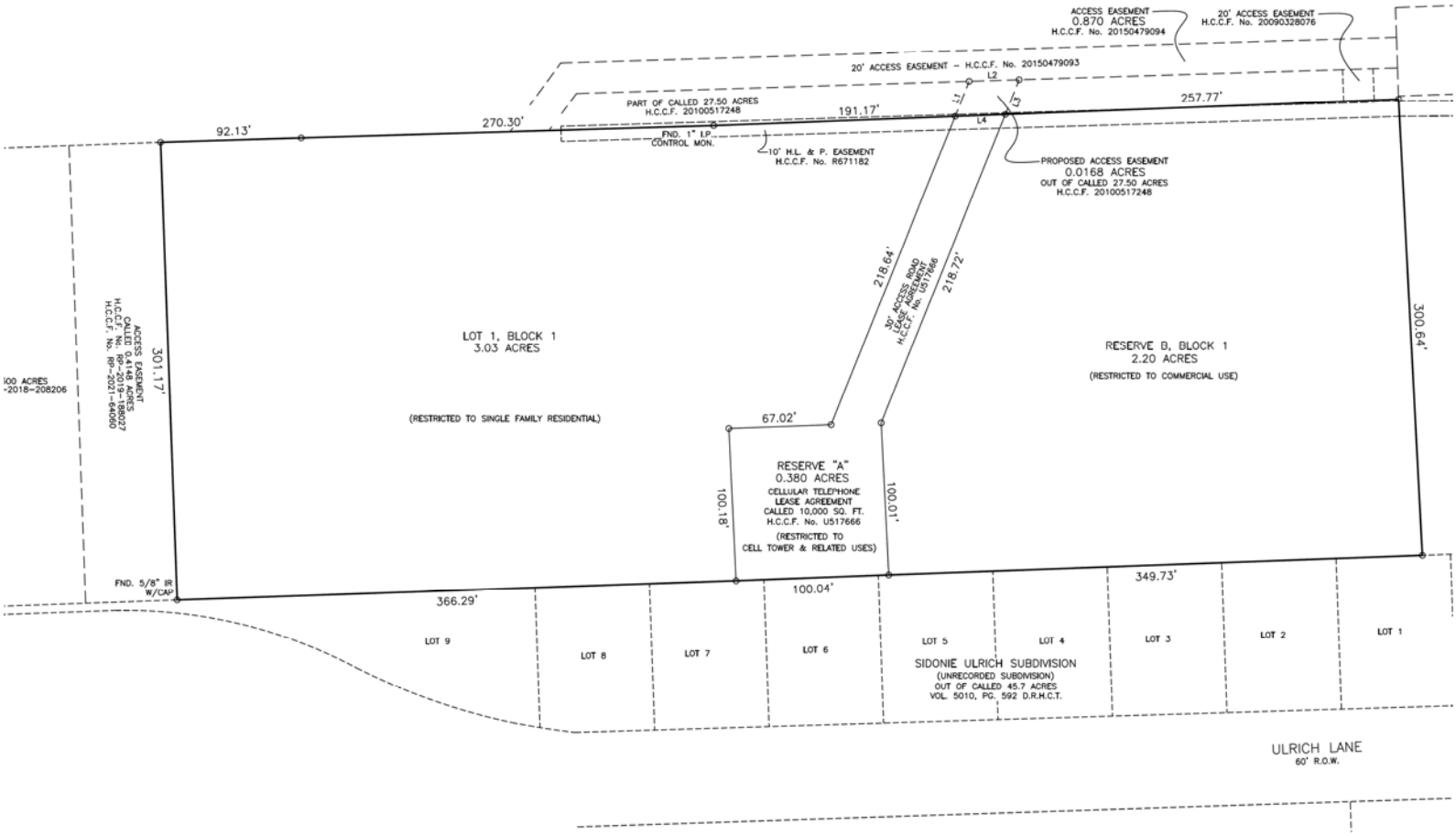
D – Variances **Site Location**

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Salazar Partition

Applicant: Humble Surveying Company



D – Variances **Subdivision**

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Salazar Partition

Applicant: Humble Surveying Company



D – Variances

Aerial

HUMPHREY JACKSON SURVEY
ABSTRACT No. 37

CALLED 38.3 ACRES
VOL. 2590, PG. 414 D.R.H.C.T.

CROSBY TOWN SQUARE
FILM CODE No. 684680 M.R.H.C.T.

UNRESTRICTED RESERVE "A"
CALLED 1.9721 ACRES

BLOCK 1

UNRESTRICTED RESERVE "B"
CALLED 0.7911 ACRES

CALLED 27.50 ACRES
H.C.C.F. 20100517248

F.M. ROAD No. 2100
100' R.O.W.

EDGE OF ROAD

ACCESS EASEMENT
0.870 ACRES
H.C.C.F. No. 20150479094

20' EASEMENT
H.C.C.F. No. 20090328076

20' ACCESS EASEMENT – H.C.C.F. No. 20150479093

58' ACCESS EASEMENT H.C.C.F. No. 20150479093

ROCK DRIVEWAY

FND. 5/8" I.R. W/CAP
CONTROL MON.

FND. 5/8" I.R. W/CAP

92.13'
N 88°13'05" E
(CALLED N 89°57'30" E)

FND. 3/4" I.R.

(CALLED N 89°57'30" E)
N 88°16'45" E 270.30'

FND. 1" I.P.
CONTROL MON.

(CALLED N 89°49'06" E)
N 87°47'16" E 191.17'

PART OF CALLED 27.50 ACRES
H.C.C.F. 20100517248
SET 5/8" I.R.

(CALLED N 89°49'06" E)
N 87°47'16" E 257.77'

FND. 5/8" I.R.
CONTROL MON.
FND. 5/8" I.R.
S 82°15'E – 1.3'

10' H.L. & P. EASEMENT
H.C.C.F. No. R571182

TRACT I
CALLED 0.4702 ACRES
H.C.C.F. No. 20150479093

COVERED
1-STORY BRICK RESIDENCE

METAL SHED

METAL SHED

METAL BUILDING

ROCK DRIVEWAY

S 21°48'34" E 218.72'

N 21°48'34" W 218.72'

CALLED 10.500 ACRES
H.C.C.F. No. RP-2018-208206

CALLED 0.148 ACRES
H.C.C.F. No. RP-2021-656080

(CALLED N 20°04'37" W 301.17')
N 20°04'11" W 301.17'

3.41 ACRES
ALL OF TRACT I
CALLED 0.4702 ACRES
H.C.C.F. No. 20150479093
& PART OF TRACT II
CALLED 24.78 ACRES
H.C.C.F. No. 20150479093

2.20 ACRES
OUT OF TRACT II
CALLED 24.78 ACRES
H.C.C.F. No. 20150479093

(CALLED S 00°16'00" E)
S 02°57'52" E 300.84'

CALLED 3.13 ACRES
H.C.C.F. No. 20100498077

N 02°57'18" W (CALLED N 00°53'38" W) 301.57'

5.4'
FND. 5/8" IR W/CAP

CELLULAR TELEPHONE LEASE AGREEMENT
CALLED 10,000 SQ. FT.
H.C.C.F. NO. U517666

S 02°56'20" E 100.01'
(CALLED S 00°16'00" E 100.00')

2.5'

1' WIDE STRIP BETWEEN THE SOUTH LINE OF CALLED 55.2059 ACRES AND THE NORTH LINE OF ULRICH LANE, 1' STRIP BEING OUT OF CALLED 45.7 ACRES PER VOL. 5010, PG. 592 D.R.H.C.T.

FND. 5/8" IR W/CAP

S 88°01'40" W 366.29'
(CALLED S 89°57'30" W)

FND. 1" I.P.

S 87°49'34" W
100.04'
(CALLED S 89°57'30" W)

P.O.B.
FND. 5/8" IR W/CAP

S 87°55'40" W 349.73'
(CALLED S 89°57'30" W)

P.O.B.
FND. 5/8" IR W/CAP

(CALLED S 89°57'30" W)
S 87°55'40" W 450.92'

N 02°57'18" W (CALLED N 00°53'38" W) 102.14'

P.O.C.
FND. 5/8" I.R. W/CAP

LOT 9 | LOT 8 | LOT 7 | LOT 6 | LOT 5 | LOT 4 | LOT 3 | LOT 2 | LOT 1

SIDONIE ULRICH SUBDIVISION
(UNRECORDED SUBDIVISION)
OUT OF CALLED 45.7 ACRES
VOL. 5010, PG. 592 D.R.H.C.T.

TRACT TWO
H.C.C.F. No. Z519173

CALLED 0.48 ACRES
H.C.C.F. No. 20080547936

ULRICH LANE
60' R.O.W.

SIDONIE ULRICH SUBDIVISION
(UNRECORDED SUBDIVISION)
OUT OF CALLED 45.7 ACRES
VOL. 5010, PG. 592 D.R.H.C.T.

TRACT ONE
CALLED 0.8409 ACRES
H.C.C.F. No. Z519173

GENERAL NOTES:

1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

2) BUILDING LINES, EASEMENTS, DEED RESTRICTIONS, AND OTHER MATTERS MAY AFFECT THIS TRACT.

3) BEARING STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS SOUTH CENTRAL ZONE.

4) RESEARCH PROVIDED BY: FIRST NATIONAL TITLE COMPANY G.F. No. 21-559247-EH.

5) THE SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY THE TITLE COMPANY FOR ALL MATTERS OF RECORD.

6) PROPERTY MAY BE SUBJECT TO PENNZOIL PIPELINE EASEMENT PER VOL. 1708, PG. 687 D.R.H.C.T. (BLANKET EASEMENT, UNABLE TO DETERMINE LOCATION).

7) PROPERTY DOES NOT APPEAR TO BE SUBJECT TO PENNZOIL PIPELINE EASEMENT PER H.C.C.F. No. D580982.

8) PROPERTY MAY BE SUBJECT TO GTE SOUTHWEST EASEMENT PER VOL. H.C.C.F. No. R735832. (BLANKET EASEMENT, UNABLE TO DETERMINE LOCATION).

9) PROPERTY APPEARS TO BE SUBJECT TO H.L.&P. EASEMENT PER H.C.C.F. No. R571182 (AS SHOWN HEREON).

10) PROPERTY APPEARS TO BE SUBJECT TO ACCESS EASEMENT PER VOL. H.C.C.F. No. 20090138814, No. 20090139817, No. 20090328076, No. 20100488072 & No. 20100488073.

11) PROPERTY DOES NOT APPEAR TO BE SUBJECT TO CROSBY MUD PER VOL. H.C.C.F. No. 20090464591.

12) PROPERTY APPEARS TO BE SUBJECT TO SPECTRA SITE COMMUNICATION EASEMENT PER H.C.C.F. No. 20120071151.

13) PROPERTY APPEARS TO BE SUBJECT TO HOUSTON CELLULAR TELEPHONE LEASE AGREEMENT PER H.C.C.F. No. U517666 (AS SHOWN HEREON).

14) PROPERTY APPEARS TO BE SUBJECT TO SECOND FAMILY SETTLEMENT AGREEMENT PER H.C.C.F. No. 20090328074.

15) THIS SURVEY IS NOT TO BE USED FOR ANY ON THE GROUND CONSTRUCTION PURPOSES. THE SURVEYOR HIGHLY RECOMMENDS THAT THE PROPERTY CORNERS BE RE-FLAGGED 24 HOURS PRIOR TO ANY CONSTRUCTION AND/OR PROPERTY CLEARING.

16) BUILDERS, ENGINEERS & ARCHITECTS SHOULD VERIFY ALL EASEMENTS, BUILDING LINES, DEED RESTRICTIONS, ZONING ORDINANCES AND OTHER RELATED MATTERS, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY, BEFORE STARTING CONSTRUCTION.

17) THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, SUBSEQUENT OWNERS OR OTHER PARTIES.

18) STATE, CITY AND/OR COUNTY RESTRICTIONS AND REGULATIONS REGARDING SUBDIVISION PLATTING AND SUBDIVISION RE-PLATTING MAY AFFECT THIS TRACT AND SHOULD BE REVIEWED BY THE CLIENT.

19) ALL SET 5/8" IRON RODS ARE MARKED WITH CAP STAMPED "RPLS 5815".

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X" ACCORDING TO AN INTERPRETATION OF F.I.R.M. MAP NO. 48201C0540L, DATED 6-18-2007.

THE SURVEYOR HAS MADE NO REPRESENTATIONS AS TO WHETHER OR NOT THE SUBJECT PROPERTY WILL FLOOD AND RECOMMENDS THAT THE LOCAL FLOOD PLAIN ADMINISTRATOR BE CONTACTED PRIOR TO USE OF THIS FLOOD INFORMATION FOR PROPERTY PURCHASE OR CONSTRUCTION.

SYMBOL LEGEND

- ⊕ = POWER POLE
- ⊛ = WATER METER
- ✕ = LIGHT POLE
- ⊞ = GRATE INLET
- ◧ = ELECTRIC BOX
- ◻ = TELEPHONE BOX
- –C– = OVERHEAD ELECTRIC
- –X– = FENCE

30 0 30 60 90 120 150 180
SCALE: 1" = 60 FEET

SURVEY PREPARED FOR: RICARDO SALAZAR

DESCRIPTION OF PROPERTY: 14929 F.M. 2100, CROSBY, TX 77532
3.41 ACRES, BEING ALL OF A CALLED 0.4702 ACRE TRACT, CALLED TRACT I AND PART OF A CALLED 24.78 ACRE TRACT, CALLED TRACT II AS RECORDED IN HARRIS COUNTY CLERK'S FILE No. 20150479093 & 2.20 ACRES OUT OF SAID 24.78 ACRE TRACT & BEING SITUATED IN THE HUMPHREY JACKSON SURVEY, A-37, HARRIS COUNTY, TEXAS.

STATE OF TEXAS
REGISTERED
LOUIS W. BERGMAN IV
5815
PROFESSIONAL
LAND SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND BELIEF, AS SURVEYED ON THE GROUND, MAY 11, 2021.

LOUIS W. BERGMAN IV
R.P.L.S. NO. 5815

HUMBLE SURVEYING COMPANY
709 South Washington Avenue Suite B
Cleveland, TX 77327
(281) 446-0118 Fax (281) 592-7136
TBPELS Firm No. 10114600

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File Name:	20-269.dwg
Scale:	1" = 60'
Date:	5-17-2021
Drawn by:	GH
Surveyed by:	EE-JP

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1494
Plat Name: Salazar Partition
Applicant: Humble Surveying Company
Date Submitted: 07/28/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

No street frontage. Variance request to take access from an access easement. Plat two lots and a reserve restricted to cell tower use taking access with an access easement instead of direct frontage).

Chapter 42 Section: 42-188a/190c

Chapter 42 Reference:

Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section except for lots within courtyard style development in accordance with section 42-194. Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: 60' frontage on a 60' public street.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The frontage requirement creates an undue and unreasonable hardship in meeting the general purpose of the land use ordinance. Property owner acquired the property which included the existing access easements and the lack of frontage was not a result of a situation created by him. Creating direct access to a public street is not feasible.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

NA

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Property owner acquired the property which included the existing access easements and the lack of frontage was not a result of a situation created by him.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of this chapter is preserved and maintained by having the ability to retain the development pattern of the area.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The variance allows for development of a property surrounded by a mix of uses. The proposed lot is consistent with the residential and commercial development within the area. The development of this property will not add a large amount of traffic to the area and the 20’ width of the existing access easement will accommodate the two-way traffic flow required to the public street. The access easement is already being used to accommodate both residential and commercial uses. Granting this variance will not substantially affect the area, or the general plan and will not be contrary to the public interest.

(5) Economic hardship is not the sole justification of the variance.

As mentioned, there are family and commercial developments that do not have frontage on a public street and use the existing 20’ and 58’ right of way as access to a public street. Therefore, it is a substantial property right possessed by other property in the area.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 114
Action Date: 08/22/2024
Plat Name: Sheldon Ridge Sec 15
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No/Type: 2024-1532 C3P

Staff Recommendation:
Defer Applicant request

Total Acreage:	12.8540	Total Reserve Acreage:	1.6650
Number of Lots:	62	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Northeast Harris County MUD 1

County	Zip	Key Map ©	City / ETJ
Harris	77044	418S	ETJ

Conditions and Requirements for Approval

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown of the face of the plat.

047. Make minor corrections and additions as indicated on the marked file copy.

190.3. Add 'Vonn Tran, Secretary' as Secretary in the Planning Commission certificate.

209. Applicant has requested that this item be deferred for two weeks.

Staff to review dedication documents for Long Road. City and County staff considering recommending that the stub street be provided so that Long can be extended into this section if the street ever becomes public. Consider revising the plat or supplementing the variance request as to why this connection cannot be provided.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 114
Action Date: 08/22/2024
Plat Name: Sheldon Ridge Sec 15
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No/Type: 2024-1532 C3P

Staff Recommendation:
Defer Applicant request

HPW-HW- IDS: Approved
Harris County Flood Control District: Flood Control review – No comments.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

CenterPoint: Outside easement show different owners:

Split Easement Rules: If the UE is split between the plat and adjacent subdivisions/acreage tracts the developer must:
A - Own both tracts of land, evidenced by a label with plat name and section or a label with owner name, acreage and deed recording reference.
B - Splits must be even, i.e., 10'UE split 5'/5' 14'UE split 7'/7' 15'UE split 7.5'/7.5' 16'UE split 8'/8'.
C - Split between two plats: The split must be drawn, and footage labeled on both sides (inside & outside) of the plat boundary, so the entire UE is visible on both plats. Outside Plat should be labeled with plat name/recording info, lots/blocks/reserves should be drawn and labeled.
C.1 - Split between plat and acreage tract: The split must be drawn, and footage labeled on both sides (inside & outside) of the split. Outside acreage must be labeled with landowner name and deed recording reference.

Public Utility Easement (PUEs) dedicated by separate instruments will be reviewed to ensure they meet CNP standard requirements for facility installation (effective May 2015), PUE document utilized should be the agreed upon document between the Greater Houston Builders Association {GHBA} and CenterPoint Energy {CNP}).
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026)
Gardena Creek Dr must be recorded prior to or simultaneously with this plat (Chapter 42-120)
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)
Show street stub connecting to the east as shown on the GP (ch 42)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)

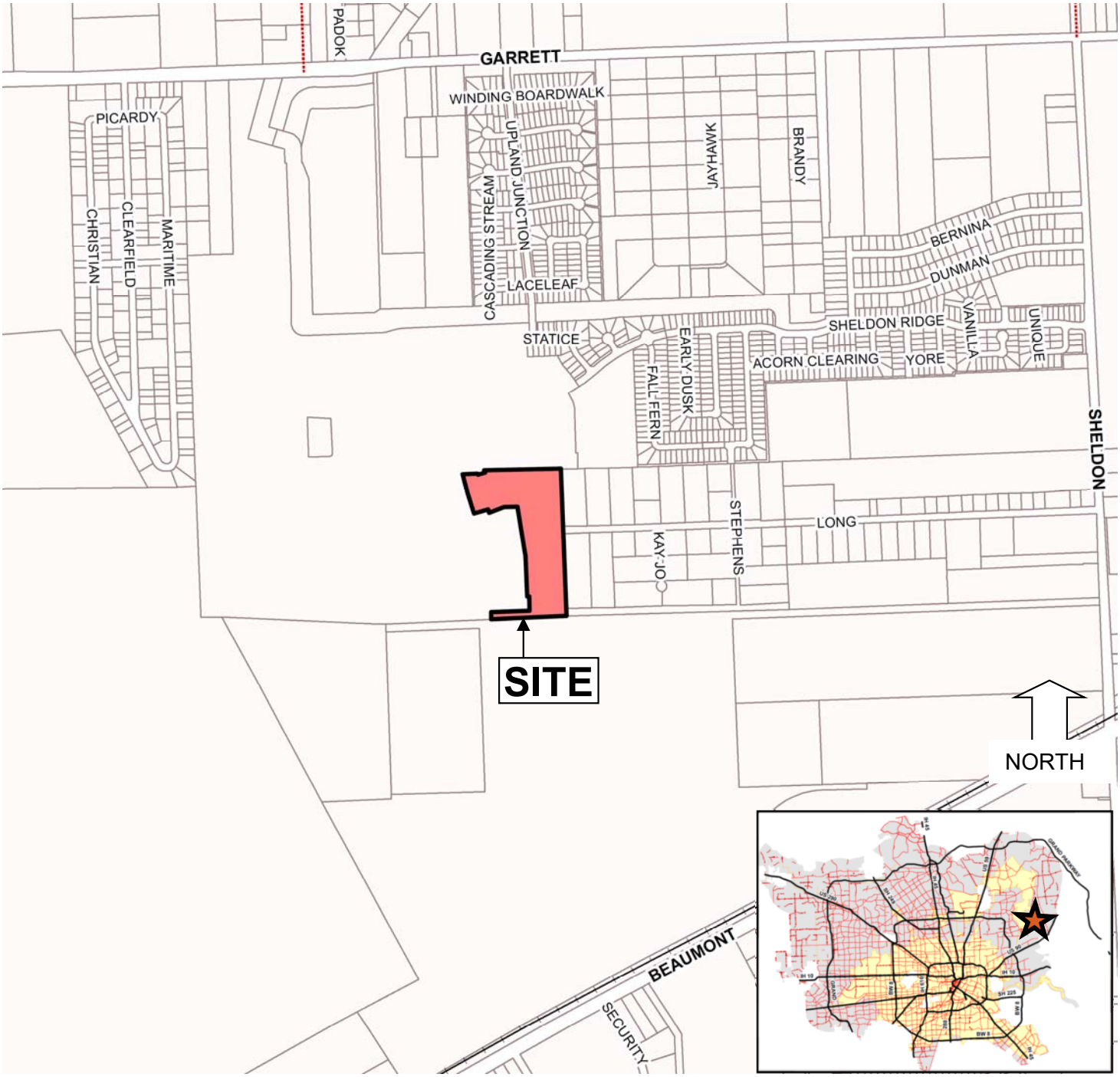
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Sheldon Ridge Sec 15 (DEF 1)

Applicant: IDS Engineering Group



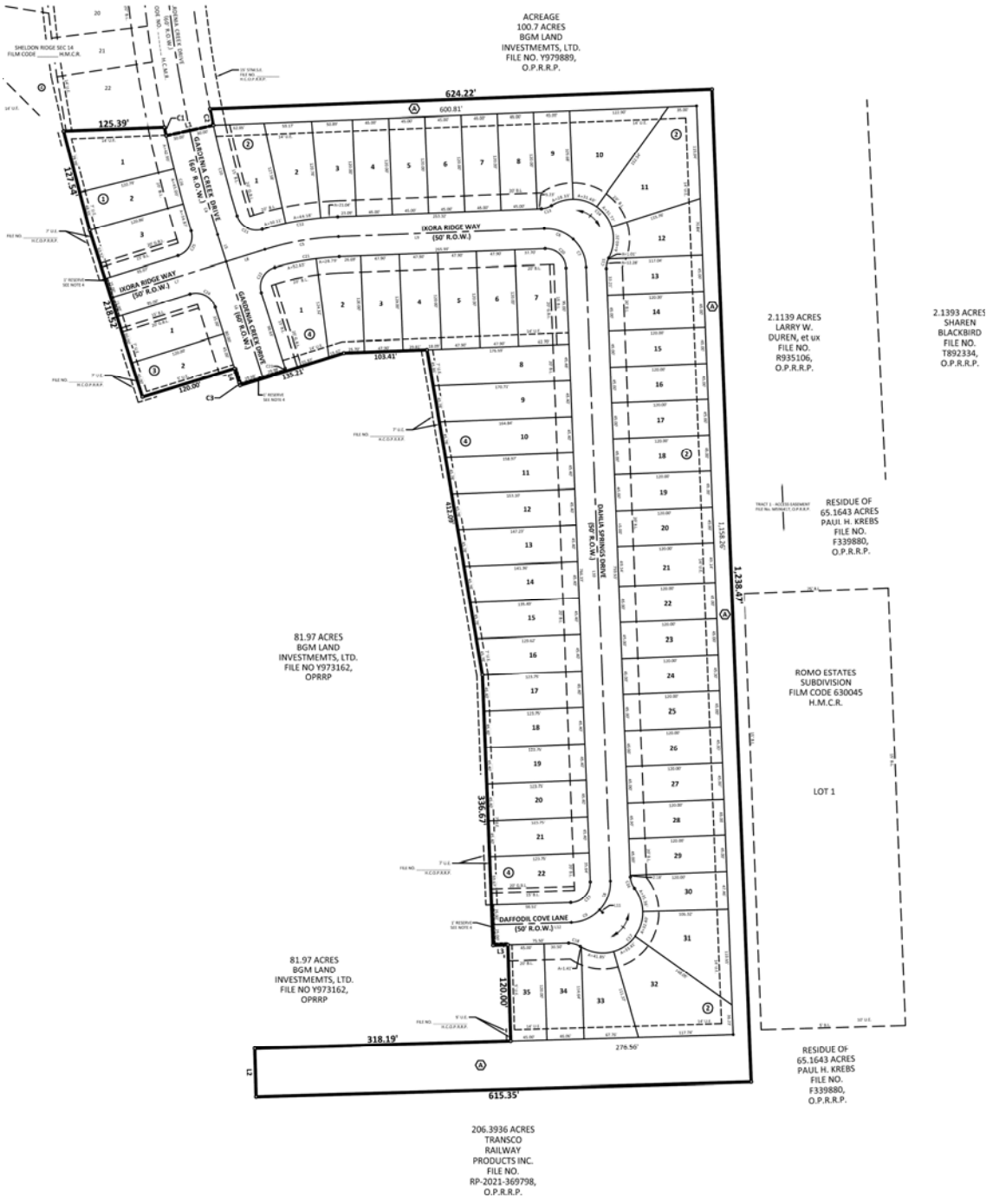
D – Variances **Site Location**

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Sheldon Ridge Sec 15 (DEF 1)

Applicant: IDS Engineering Group



D – Variances Subdivision

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Sheldon Ridge Sec 15 (DEF 1)

Applicant: IDS Engineering Group



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1532
Plat Name: Sheldon Ridge Sec 15
Applicant: IDS Engineering Group
Date Submitted: 07/29/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To exceed intersection spacing along the eastern boundary of the section by not providing any east-west street stub out to adjacent tracts to the east.

Chapter 42 Section: 128(a)(1)

Chapter 42 Reference:

Sec. 42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements:(1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

The section is located south of Garrett Rd., west of Sheldon Rd., east of Sheldon Reservoir and north of Hwy 90. Per Chapter 42 Section 128 (a)(1) the eastern boundary of the section will require 1 east-west street to extend into the adjoining tracts. The required eastern stub street will align with a private road access easement. This access easement is for use of the landowners of the original 65 acre tract and not for public use. Connecting this development to the private access easement will send traffic into the private development and onto single lane gravel roads. The private access easement has been in place since 1990 and Harris County has not made any attempt in converting it into a public right of way, and probably never will since it does not connect to any major thoroughfare or collector street.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the granting of the variance are not the result of a hardship created by the applicant since the tracts east of the section are existing homes with ingress/egress access through a private right of way easement.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of this chapter will be preserved and maintained since the proposed section provides adequate traffic circulation and adequate access to adjacent right-of-ways.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the variance will not be injurious to the public health, safety or welfare since the section will have multiple access points for ingress and egress and provides adequate traffic circulation within the development.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance since providing an east-west street at this location will create a dead end street that has a low probability of being extended. It will create a nuisance for the adjacent community by sending public traffic through private streets.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-1532
Agenda Item: 114
PC Action Date: 08/22/2024
Plat Name: Sheldon Ridge Sec 15
Applicant: IDS Engineering Group

Staff Recommendation: Defer Applicant request

Chapter 42 Sections: **128(a)(1)**
Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)
To exceed intersection spacing along the eastern boundary of the section by not providing any east-west street stub out to adjacent tracts to the east.;
Basis of Recommendation:
Defer per the applicant's request.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
NA

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
NA

(3) The intent and general purposes of this chapter will be preserved and maintained;
NA

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
NA

(5) Economic hardship is not the sole justification of the variance.
NA

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 115
Action Date: 08/22/2024
Plat Name: Sila GP
Developer: Friendswood Development Company
Applicant: BGE, Inc.
App No/Type: 2024-1595 GP

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	927.7000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 514

County	Zip	Key Map ©	City / ETJ
Harris	77336	298C	ETJ

Conditions and Requirements for Approval

045. The alignment and width of all major thoroughfares within or adjacent to the proposed General Plan shall conform to the requirements of the most recent Major Thoroughfare and Freeway Plan. (24)

046. General Plan approval is for street patterns as shown on the plat only. (24)

046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.

047. Make minor corrections and additions as indicated on the marked file copy.

056. Sections of a subdivision shall be identified numerically and sequentially.

Provide second point of access when the number of lots exceeds 150 with one point of access.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 115
Action Date: 08/22/2024
Plat Name: Sila GP
Developer: Friendswood Development Company
Applicant: BGE, Inc.
App No/Type: 2024-1595 GP

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

HPW-HW- IDS: APPROVE
Harris County Flood Control District: Flood Control review - Need to add the note: “Site drainage plans for the future development of this general plan must be approved by the Harris County Flood Control District.”

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County’s marked file copy on City of Houston’s plat tracker. (TLGC-232.0026)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation prior to recording section plats (.TLGC-242.001h)
A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure
UVE, ROW and corner cuts will be checked when section plats are submitted.
Show future FM 2100 Y-intersection (Chapter 42-41)
GP is being deferred for further study and review of access points
Coordinate with Harris county for an interlocal agreement to waive pavement construction for Via Corridoni Drive in sec 5

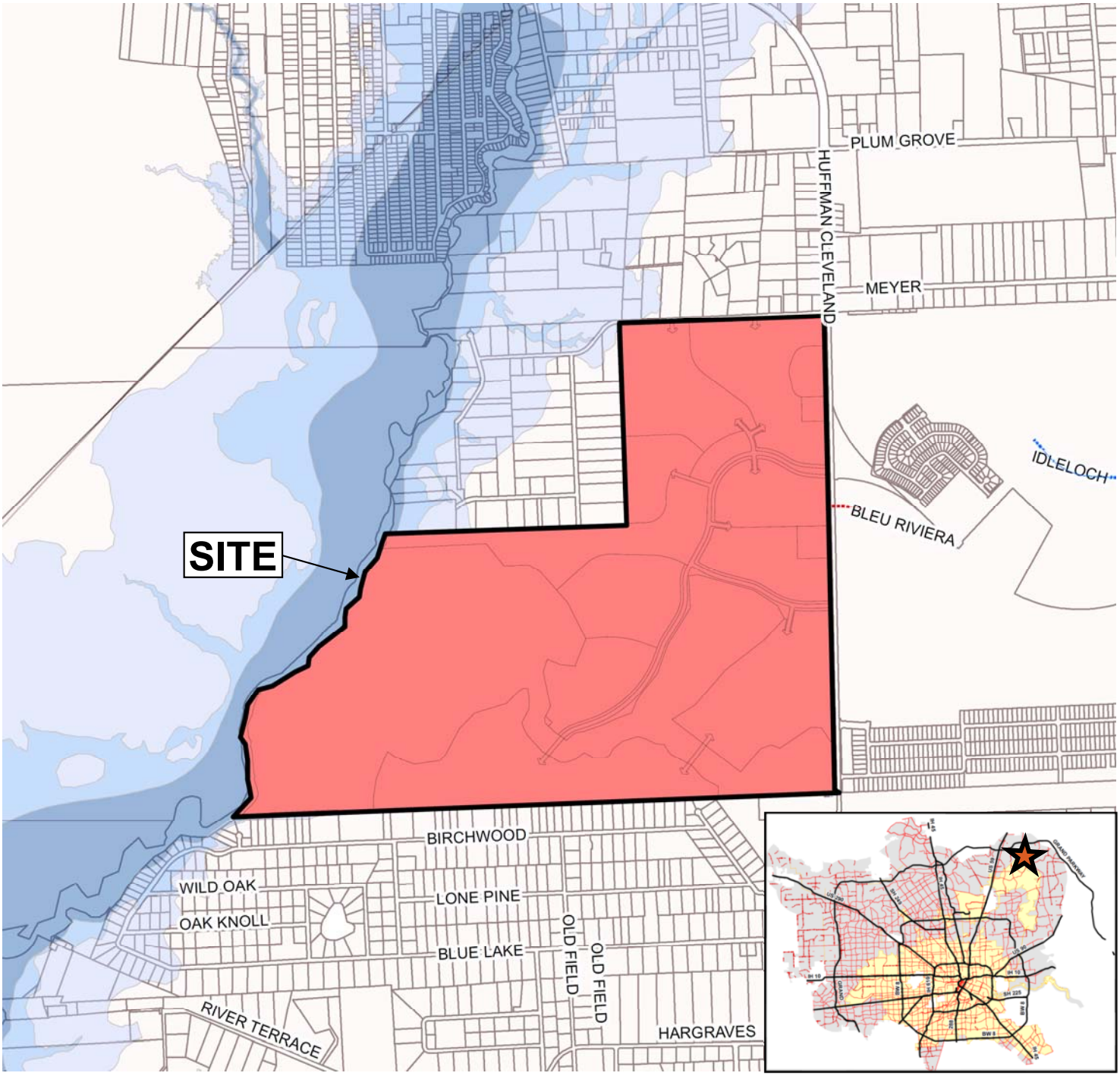
Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Sila GP

Applicant: BGE, Inc.



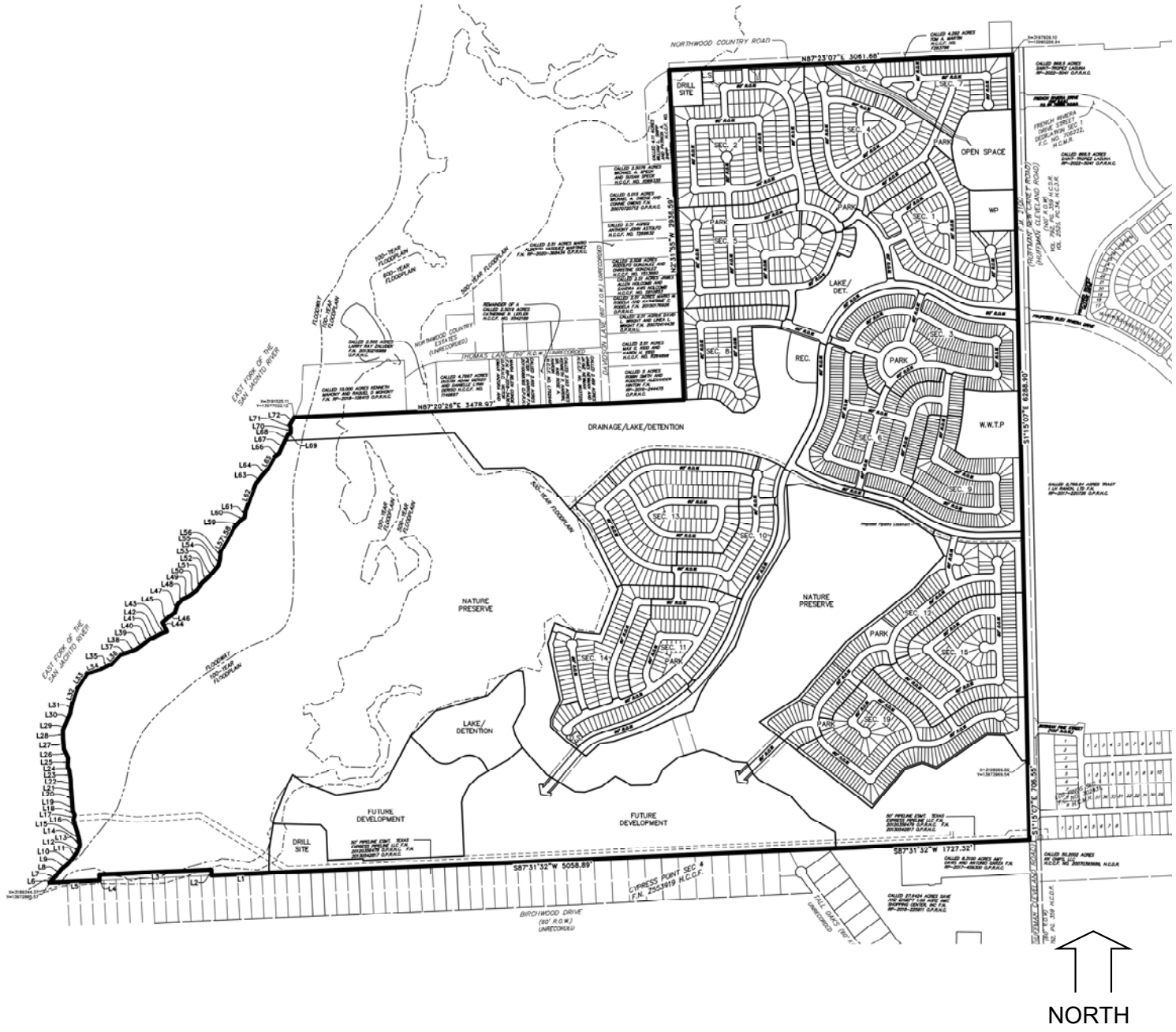
D – Variances **Site Location**

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: Sila GP

Applicant: BGE, Inc.



D – Variances

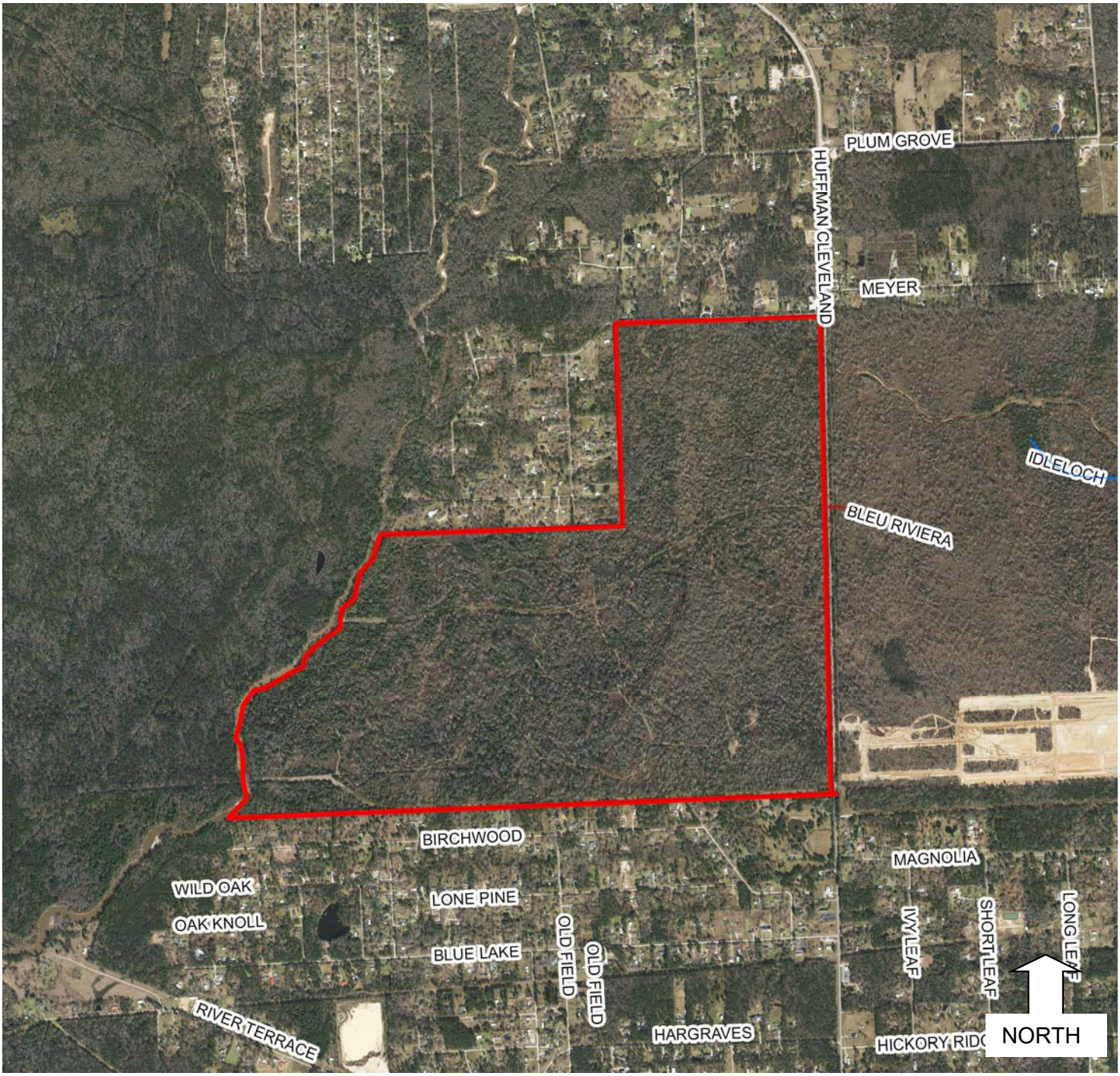
Subdivision

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 08/22/2024**

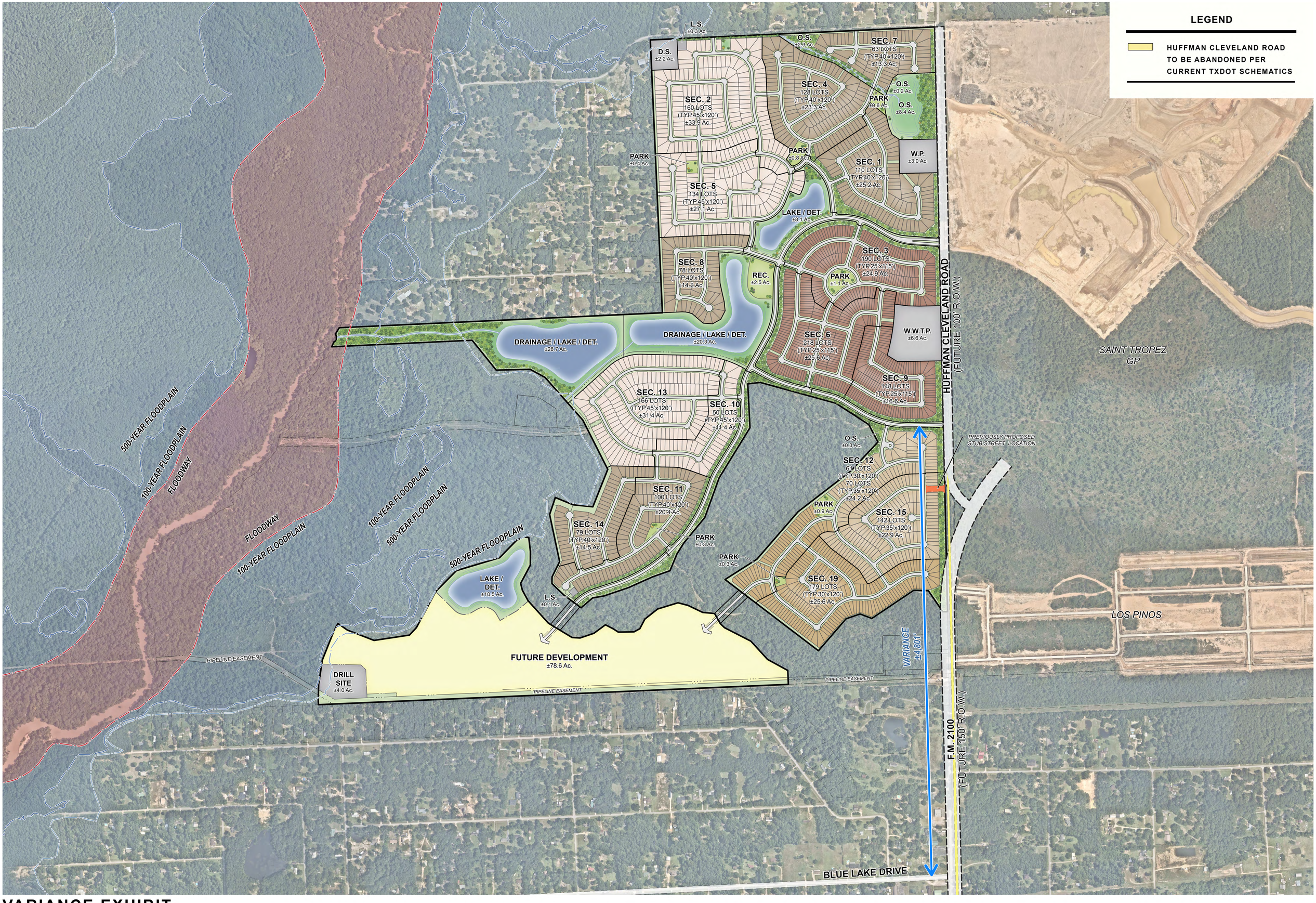
Subdivision Name: Sila GP

Applicant: BGE, Inc.



D – Variances

Aerial



VARIANCE EXHIBIT

SILA

±559.9 ACRES OF LAND

HUFFMAN, HARRIS COUNTY, TEXAS

JULY 17, 2024

BGE #10447

BGE, Inc.
10777 Westheimer, Suite 500
Houston, TX 77042
Tel: 281-558-8700
www.bgeinc.com

0 150 300 600

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VARIANCE EXHIBIT

SILA

±559.9 ACRES OF LAND

HUFFMAN, HARRIS COUNTY, TEXAS

JULY 17, 2024

BGE #10477

BGE, Inc.
10777 Westheimer, Suite 500
Houston, TX 77042
Tel: 281-558-8700
www.bgeinc.com

0 50 100 200

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1595
Plat Name: Sila GP
Applicant: BGE, Inc.
Date Submitted: 08/09/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To provide one east-west street and to exceed the maximum intersection spacing measurement for a distance of approximately 4,801 feet along the eastern boundary of the general plan in lieu of the required intersection spacing of 2,600 feet.

Chapter 42 Section: 42-127

Chapter 42 Reference:

Sec 42-127. Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Sila is a ± 560-acre master planned community in Harris County located south of the Grand Parkway (State Highway 99), west of F.M. 2100 (Huffman-Cleveland Road), and north of F.M. 1960. The general plan is bounded by two unrecorded subdivisions to the north and south (Northwood Country Estates and Cypress Point, respectively), F.M. 2100 to the east, and the east fork of the San Jacinto River to the west. The development is surrounded by existing and established unrecorded subdivisions to the north and south, which are primarily characterized by lower density/large-lot single family residential lots, generally containing ranch style homes. The proposed development includes a collector street system that is designed to provide superior vehicular circulation to all portions of the proposed master planned community, and which is intended to offset the impacts of the access limitations created by the unrecorded subdivisions to the north and south, the San Jacinto River to the west, and current Texas Department of Transportation (TXDOT) schematics for F.M. 2100 and Huffman Cleveland Road, which will restrict circulation opportunities to the east. TXDOT is in the process of designing a new alignment for F.M. 2100, a designated major thoroughfare, to run northeast and ultimately connect with an underpass at the Grand Parkway (State Highway 99) located at Plum Grove Road. Huffman Cleveland Road, a designated major thoroughfare abutting the eastern boundary of the general plan, will intersect with the proposed realignment F.M. 2100. TXDOT plans to abandon a portion of Huffman Cleveland Road, creating an undevelopable triangular piece where a stub street connection was previously proposed in the development. The previously proposed stub street was ±629 feet from proposed Lago Cecita Drive. Lago Cecita Drive functions as a collector road and connects to Sila Drive, which serves as the primary entry into the development, creating a collector system that allows vehicular traffic to be distributed to multiple points along Huffman-Cleveland Road to the east. In addition to this collector system, the plan provides two stubs on the northern general plan boundary

which will connect to the existing Northwood Country Drive. Overall, the proposed collector system provides sufficient connections to the single-family neighborhoods and abutting major thoroughfare in a way that allows for adequate circulation within the development despite the existing constraints.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The existing subdivisions to the south, nature preserves, and the recent TXDOT plans for the abandonment of a portion of Huffman Cleveland Road and realignment of F.M. 2100, the major thoroughfares adjacent to the site, create physical constraints and is therefore not a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The overall circulation is provided by the planned major thoroughfares and Grand Parkway in the surrounding area, and internal circulation is provided in the form of the proposed collector street system and the additional local street connections to the major thoroughfare, thereby preserving and maintaining the intent and general purposes of this chapter.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The proposed collector street system in the subject site will provide sufficient circulation and will therefore not be injurious to the public health, safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.

The existing constraints established on east and south side of the proposed development create limitations for local street connections, and therefore, economic hardship is not the sole justification of the variance request.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-1595
Agenda Item: 115
PC Action Date: 08/22/2024
Plat Name: Sila GP
Applicant: BGE, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: **42-127**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To provide one east-west street and to exceed the maximum intersection spacing measurement for a distance of approximately 4,801 feet along the eastern boundary of the general plan in lieu of the required intersection spacing of 2,600 feet.;

Basis of Recommendation:

The site is located within the Harris County ETJ along Huffman-Cleveland south of the Grand Parkway and north of Kingwood Drive.
The applicant is proposing a general plan of single-family lots and reserves. The applicant is requesting a variance to exceed intersection spacing requirements along the southeastern GP boundary.
Staff is in support of this request.
The site is located along Huffman Cleveland at the site of a proposed TxDOT realignment of FM 2100. This change will result in a new Y-shaped intersection in the southeastern portion of the GP. The applicant was marked up on a recent GP to put a street connection at the appropriate location of this realignment. The applicant asserts that incorporating a street connection here would be impractical.
The new intersection will require a distance of at least 600' of the new intersection in order to meet Chapter 42's offset requirements along major thoroughfares. This would preclude most of the area in the affected sections from creating an intersection without a variance. In addition the applicant has coordinated with the applicable agencies in designing their street system. Requiring a street at this location will result in additional delays and uncertainty. Furthermore, the applicant has agreed to conditions that would require sections to the west to be recorded simultaneously to ensure that the access requirements are met.
Staff finds the request to be practical alternative to strict interpretation of the ordinance and recommends approval.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict interpretation would require the applicant to coordinate with TxDOT and other public agencies to reconfigure the proposed intersection affecting the site. This would add considerable delays to

the project with no certainty of approval. The applicant would also need variances to meet the 600' offset requirement along major thoroughfares. Granting the request is the more practical alternative.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The variance is justified by the proposed street realignment where a public street connection would be required. This represents a significant hardship that the applicant has little control over.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The proposed collector street system can adequately circulate traffic in lieu of another local street connection; thus meeting the intent of the intersection spacing requirement.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The applicant is proposing an internal collector street system that can safely circulate traffic through the site.

(5) Economic hardship is not the sole justification of the variance.

The variance is justified by the proposed street realignment where a public street connection would be required. This represents a significant hardship that not financial because it is dependent on TxDOT and other transportation agencies.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 116
Action Date: 08/22/2024
Plat Name: White Oak Commercial
Developer: Identity Architects
Applicant: Windrose
App No/Type: 2024-1432 C2

Staff Recommendation:
Defer per Councilmember's request.

Total Acreage:	0.7979	Total Reserve Acreage:	0.7979
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	493C	City

Conditions and Requirements for Approval

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Staff to determine if the N. Main Street frontage qualifies for TOD eligibility. If so, a reduced building line variance here may not be required.

Provide the following during the deferral period:
Revise the visibility triangle exhibit to show ROW dedication along Keeene and dimension the encroachment within the triangle.

Provide a line of sight exhibit for the intersection of Keene and Boundary to illustrate the visibility from this intersection with the reduced visibility triangle.

Update notice signs to show the 9/5/2024 PC meeting.

Coordinate with neighbors of this project who have expressed concerns. Staff to provide contact info.

Revised plat drawings have been received.

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 116
Action Date: 08/22/2024
Plat Name: White Oak Commercial
Developer: Identity Architects
Applicant: Windrose
App No/Type: 2024-1432 C2

Staff Recommendation:
Defer per Councilmember's request.

HPW- TDO- Traffic: 8/19/24
Recommend driveways access to be from minor streets, Boundary and/or Keene
HPW-OCE- Drainage and Utility: Detention is required.
Missing B.L.
Make sure that 10' clearance between public utility to the building foundation.
In the floodplain, need approved drainage plan.

Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of an unrestricted reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.

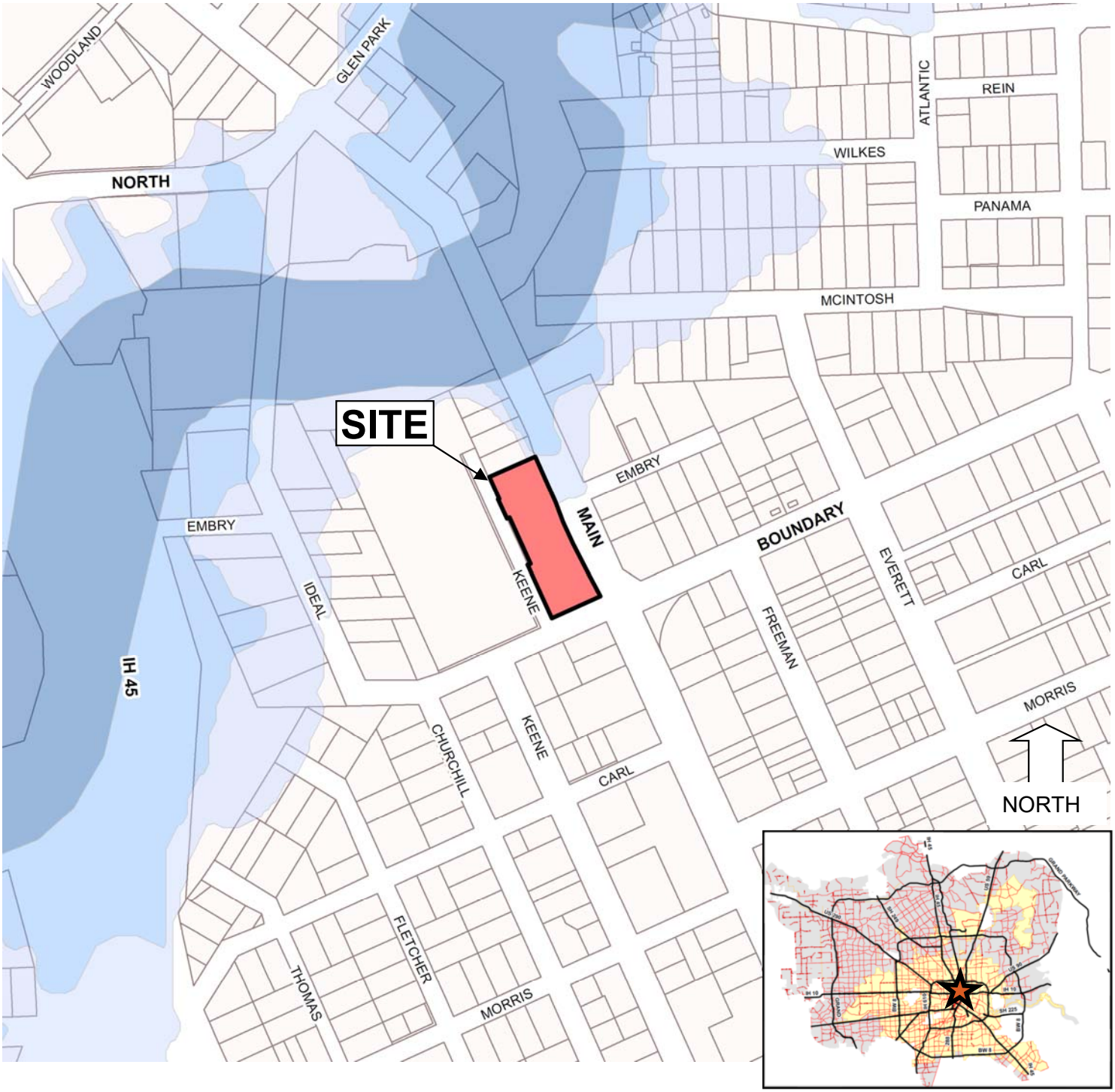
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: White Oak Commercial

Applicant: Windrose



D – Variances

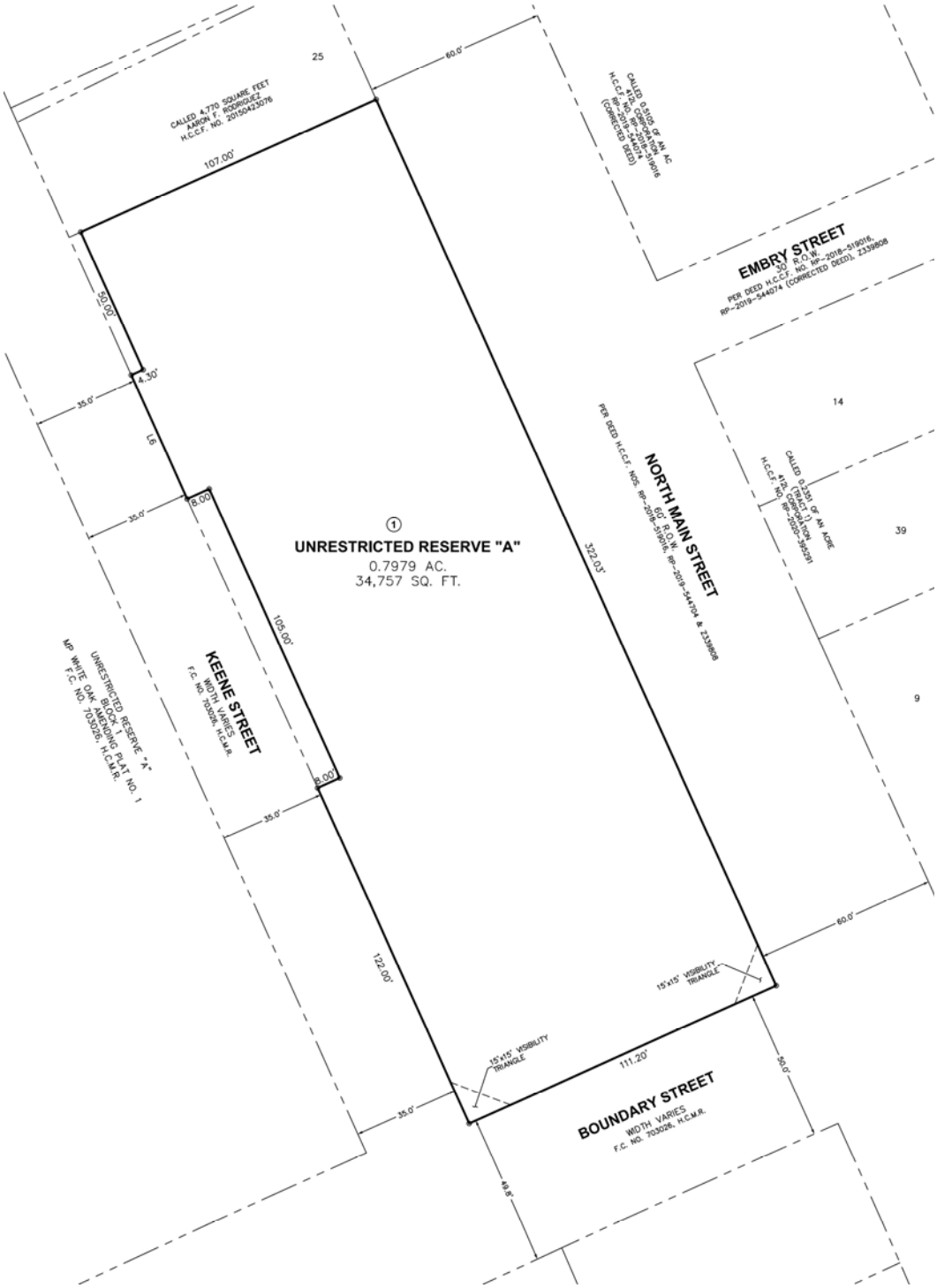
Site Location

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: White Oak Commercial

Applicant: Windrose



D – Variances **Subdivision**

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 08/22/2024**

Subdivision Name: White Oak Commercial

Applicant: Windrose

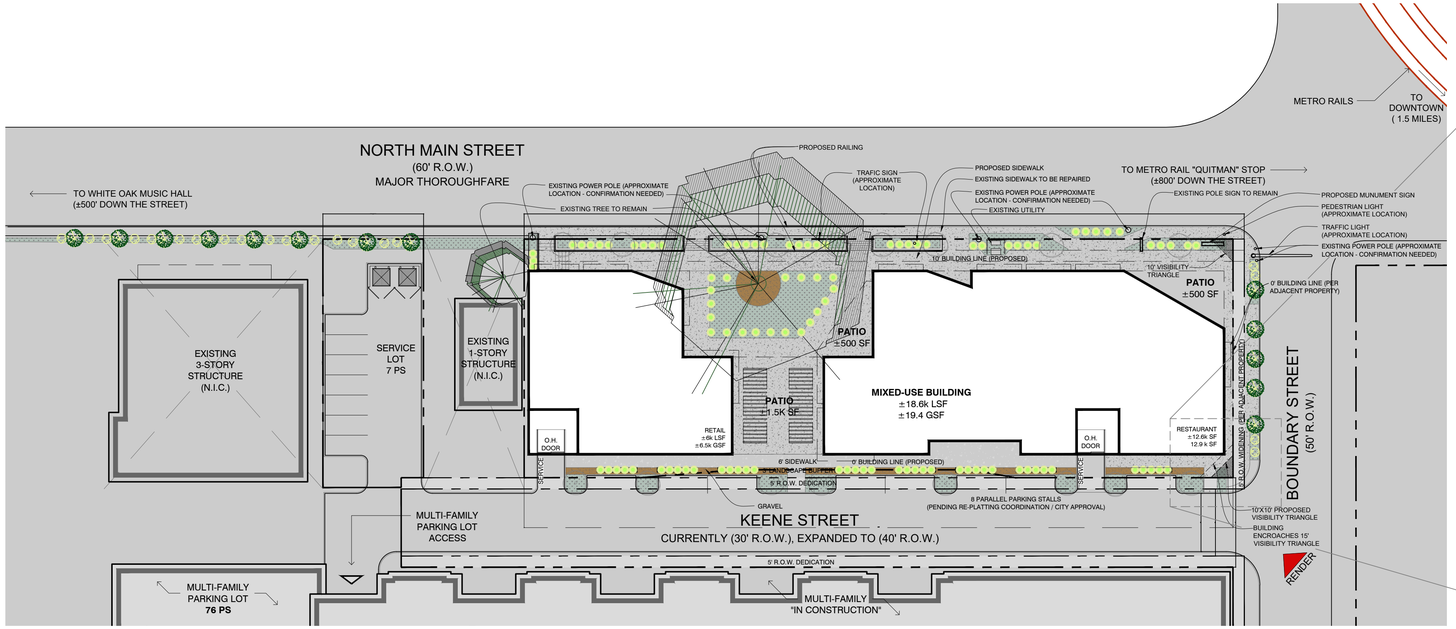


D – Variances Aerial



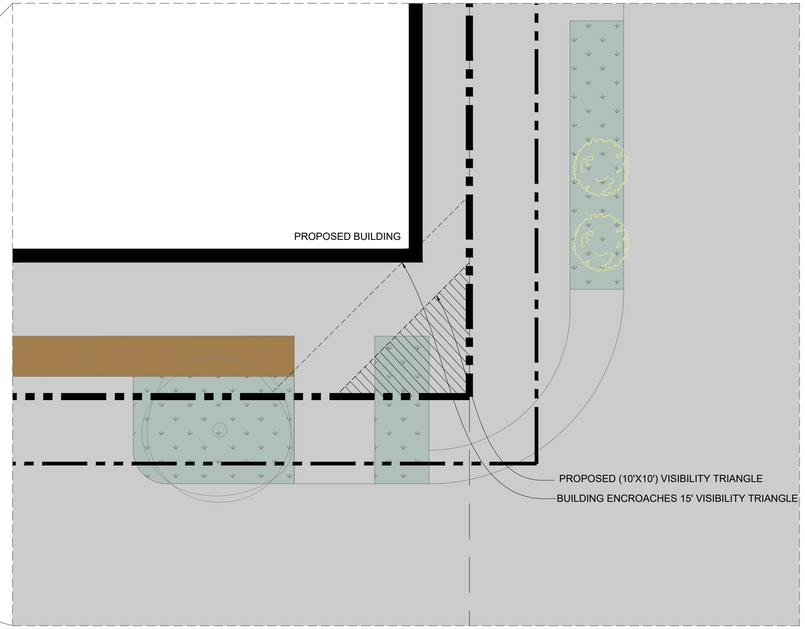
03 RENDER - KEENE STREET & BOUNDARY STREET

Scale: N.T.S



01 SITE PLAN - SECTION REFERENCE

Scale: 1/32" = 1'-0"



02 VISIBILITY TRINGLE - ENLARGE

Scale: 3/16" = 1'-0"

identity ARCHITECTURE
111 TRAVIS STREET
HOUSTON TX 77002
713.595.2150
www.identityarchitects.com

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VISIBILITY TRIANGLE - ENLARGE

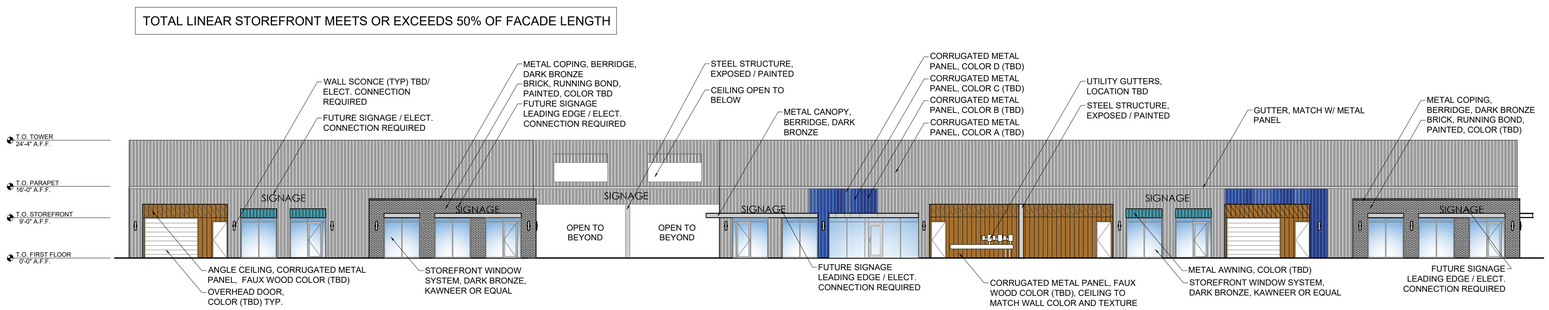
July 24, 2024
WHITE OAK DISTRICT
KEENE STREET @ NORTH MAIN STREET
HOUSTON, TX
23014 -01_STREET SECTIONS.dwg

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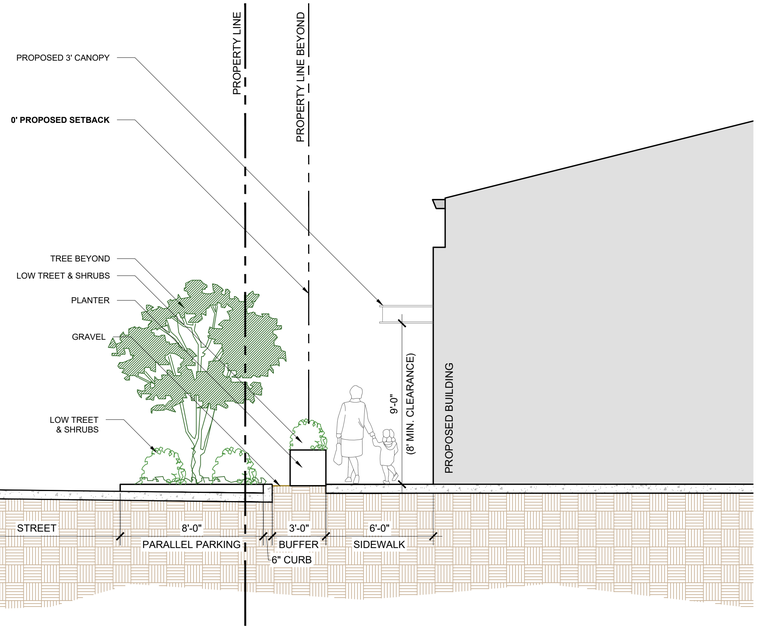
03 RENDER - KEENE STREET & BOUNDARY STREET

Scale: N.T.S



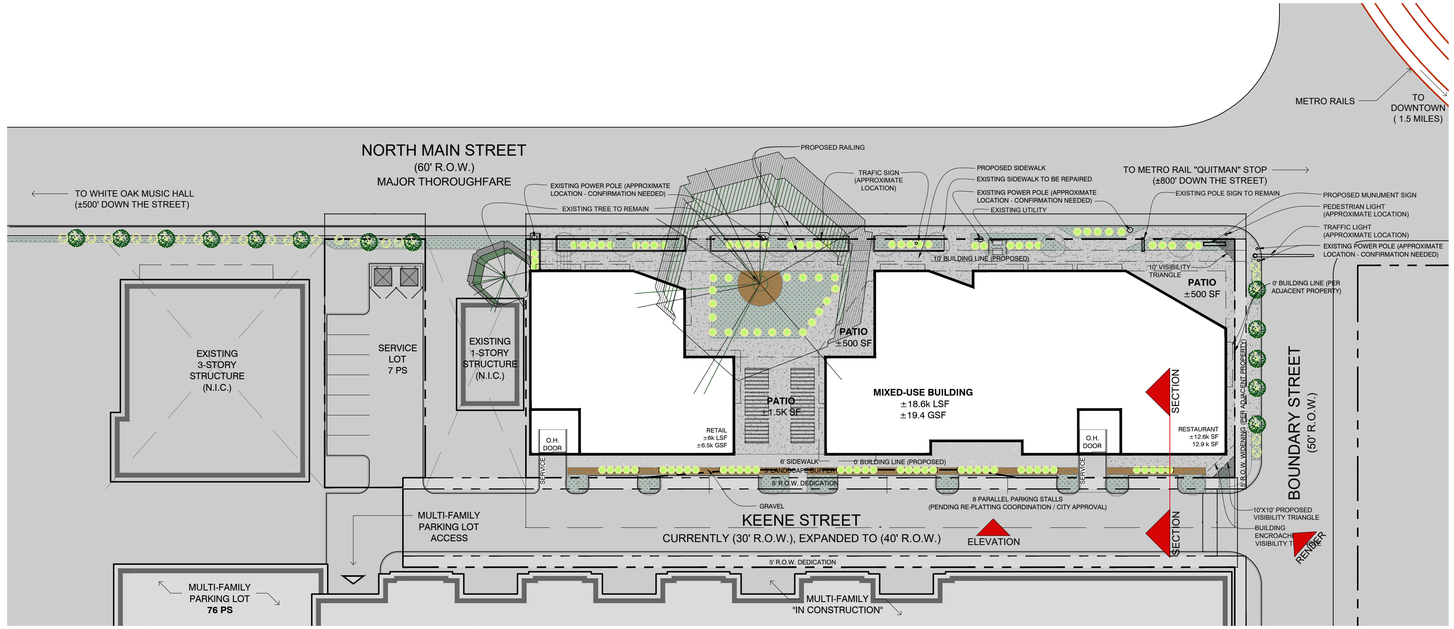
04 ELEVATION - KEENE STREET

Scale: 1/16" = 1'-0"



01 STREET SECTION - KEENE ST

Scale: 1/4" = 1'-0"



02 SITE PLAN - SECTION REFERENCE

Scale: 1/32" = 1'-0"

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STREET SECTION D - KEENE STREET

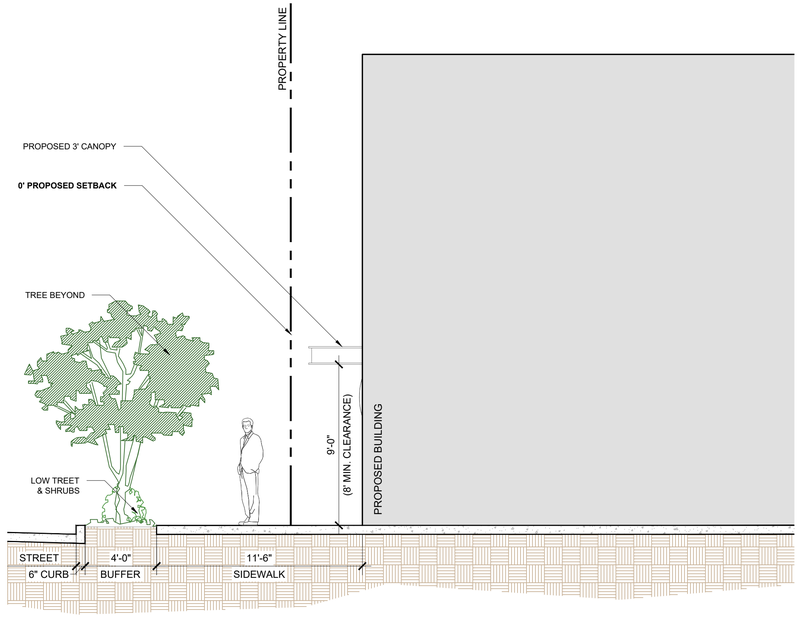
July 24, 2024
WHITE OAK DISTRICT
KEENE STREET @ NORTH MAIN STREET
HOUSTON, TX
23014 -01_STREET SECTIONS.dwg

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03 RENDER - NORTH MAIN ST & BOUNDARY STREET

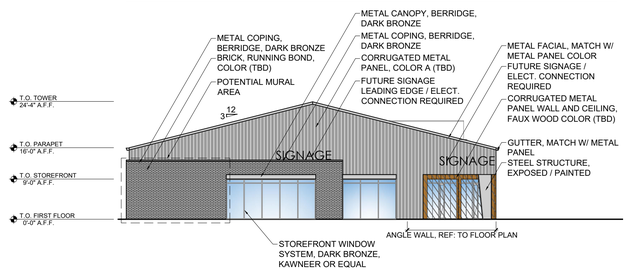
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01 STREET SECTION - BOUNDARY STREET

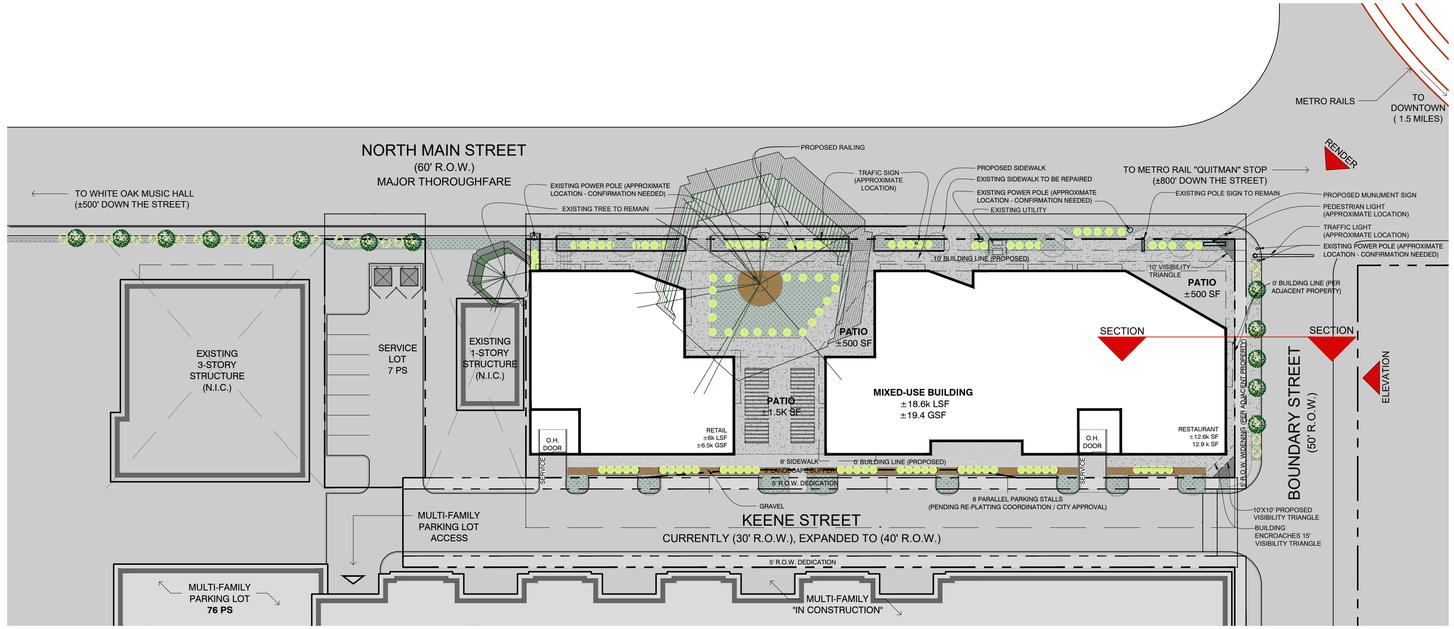
Scale: 1/4" = 1'-0"

-TOTAL LINEAR STOREFRONT MEETS OR EXCEEDS 50% OF FACADE LENGTH
-BOUNDARY STREET PEDESTRIAN REALM MEETS TOD DESIGN GUIDELINES



04 ELEVATION - BOUNDARY STREET

Scale: 1/16" = 1'-0"



02 SITE PLAN - SECTION REFERENCE

Scale: 1/32" = 1'-0"

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STREET SECTION C - BOUNDARY STREET

July 24, 2024
WHITE OAK DISTRICT
KEENE STREET @ NORTH MAIN STREET
HOUSTON, TX
23014 -01_STREET SECTIONS.dwg

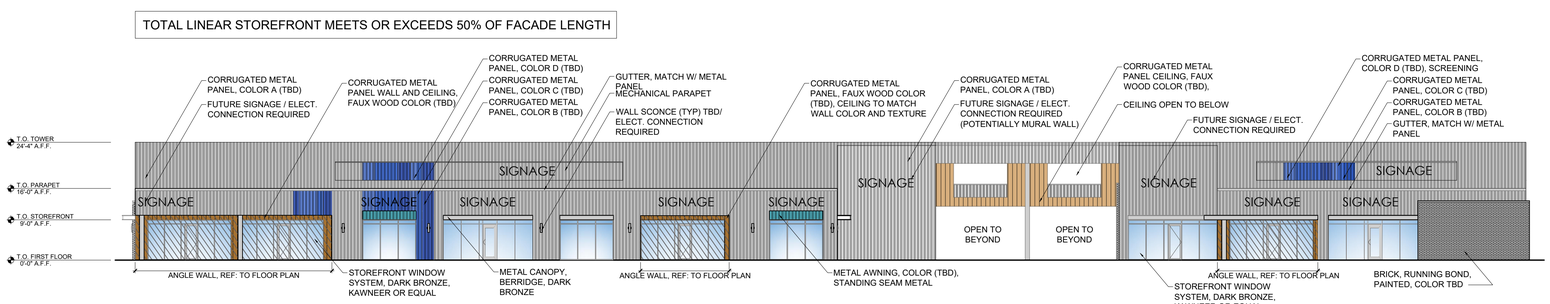
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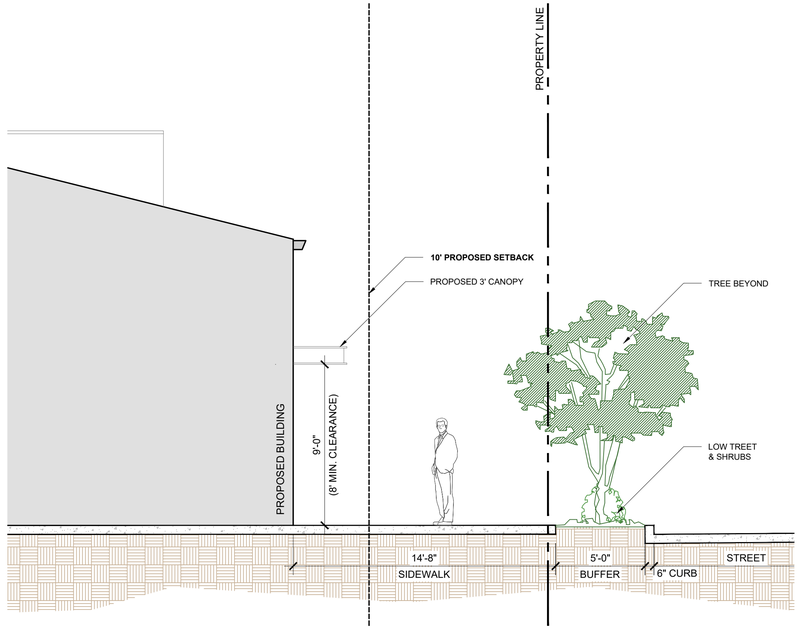
03 RENDER - NORTH MAIN STREET

Scale: N.T.S



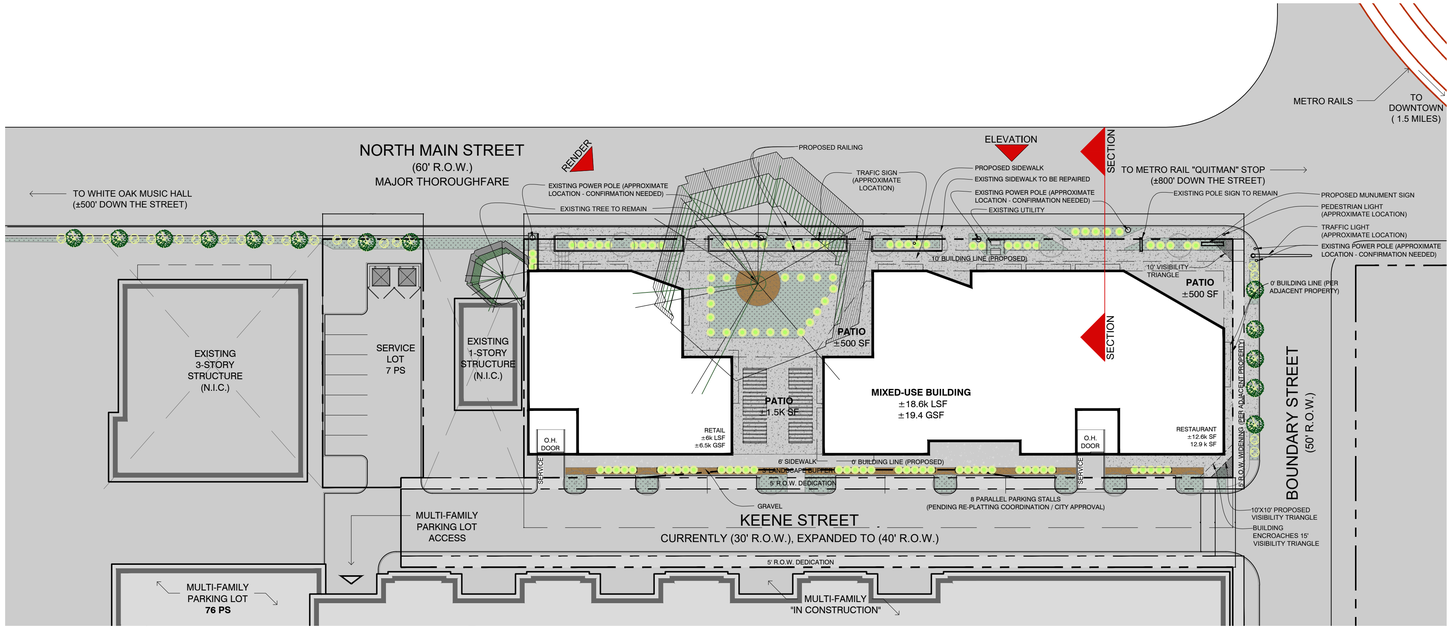
04 ELEVATION - NORTH MAIN STREET

Scale: 1/16" = 1'-0"



01 STREET SECTION - NORTH MAIN STREET

Scale: 1/4" = 1'-0"



02 SITE PLAN - SECTION REFERENCE

Scale: 1/32" = 1'-0"

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STREET SECTION B - NORTH MAIN STREET (SECTION 2)

July 24, 2024
WHITE OAK DISTRICT
KEENE STREET @ NORTH MAIN STREET
HOUSTON, TX
23014 -01_STREET SECTIONS.dwg

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-1432
Plat Name: White Oak Commercial
Applicant: Windrose
Date Submitted: 07/15/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

In order to provide both a reasonable use of land for a proposed mixed-use development, as well as providing a pedestrian realm aligned with denser design standards (and specifically Houston TOD standards, (3) requests are being made: 1) A 10' building line along Main Street, 2) a 0' building line along Keene Street, and 3) an encroachment allowance into the 15' visibility triangle at the corner of Keene Street & Boundary Street.

Chapter 42 Section: 150, 152, 161

Chapter 42 Reference:

Sec. 42-150 (Building Line Requirement) Sec. 42-152 (Building Line Requirement along major thoroughfare) Sec 42-161 (Visibility Triangles)

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

An undue hardship would be created, due to the unusual site condition of (3) surrounding/immediately adjacent ROWs, with 25' BL (along Main Street), 10' BL (along Boundary Street, pre-TOD opt-in), & 10' BL (along Keene Street). The resulting developable area creates an impractical condition for reasonable utilization of the property, particularly for an urban / TOD-oriented development. Additionally, the intended preservation of a mature 30"+ caliper Oak tree, centrally located on the site, further deprives the property of a maximized developable footprint.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The hardship is not created/imposed by the applicant; the existing lot depths and atypical ROW adjacencies are conditions original to the site. The proximity to the METRO rail & Quitman/Near North Station are similarly not self-imposed & the result of improved local multimodal public transportation provided for the local community.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Reduced building lines & general adherence to Transport-Oriented-Development (TOD) standards align with the general intent/purposes of Chapter 42. Specifically, the proposed mixed-use design will be in compliance with pedestrian realm standards established in Sec. 42- 621. Further, the proposed mixed-use design complies with Article IV as it relates to opting-in to secondary TOD

standards along Boundary Street, and will effectively provide similar design features, where possible, along both Keene Street & Main Street.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

By adopting TOD-standards in the project (except where infeasible), wider sidewalks & improved buffering will only improve general public health/safety and therefore not be injurious to the general public. There will be no compromises to public health with the granting of the variance.

(5) Economic hardship is not the sole justification of the variance.

The granting of this variance would primarily benefit the local community by creating an enhanced and significantly safer pedestrian condition along (3) ROWs. Further, the ROW improvements along Main Street in particular will further provide a safer conduit between METRO's Quitman station and nearby entertainment establishments that currently draw increased foot traffic – namely White Oak Music Hall & adjacent businesses. Adhering to TOD standards along Boundary Street, as well as meeting the spirit of the TOD guidelines along both Main Street & Keene Street, all of which promotes reduced building lines, enhanced pedestrian safety & improved vehicular buffering, are the driving factor for justification of this variance.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-1432
Agenda Item: 116
PC Action Date: 08/22/2024
Plat Name: White Oak Commercial
Applicant: Windrose

Staff Recommendation: Defer per Councilmember's request.

Chapter 42 Sections: 150, 152, 161

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

In order to provide both a reasonable use of land for a proposed mixed-use development, as well as providing a pedestrian realm aligned with denser design standards (and specifically Houston TOD standards, (3) requests are being made: 1) A 10' building line along Main Street, 2) a 0' building line along Keene Street, and 3) an encroachment allowance into the 15' visibility triangle at the corner of Keene Street & Boundary Street.;

Basis of Recommendation:

Defer per Councilmember's request.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

NA

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

NA

(3) The intent and general purposes of this chapter will be preserved and maintained;

NA

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

NA

(5) Economic hardship is not the sole justification of the variance.

NA

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 2, 2024

NOTICE OF VARIANCE

PROJECT NAME: White Oak Commercial
REFERENCE NUMBER: 2024-1432

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the intersection of North Main and Boundary Streets east of Keene Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 0' building line along Keene Street, a 10' building line along North Main Street and a reduced visibility triangle at Keene and Boundary Street. Enclosed are copies of the variance request, site plan and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. A sign with this information has also been posted on the project site. The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, August 22, 2024 beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above.

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris Brown

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

For additional information regarding this project, please call Amanda Rabius with Windrose at 713-458-1340. You may also contact the Planning and Development Department regarding this notice via email at Geoff.butler@houstontx.gov or call (832)393-6528. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 117
Action Date: 08/22/2024
Original Action Date: 09/21/2023
Plat Name: Anniston Sec 9
Developer: LJA Engineering, Inc.- (Houston Office)
Applicant: LJA Engineering, Inc.- (Houston Office)
App No : 2023-2120
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	15.0980	Total Reserve Acreage:	0.8910
Number of Lots:	76	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77493	404T	ETJ

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 118
Action Date: 08/22/2024
Original Action Date: 10/05/2023
Plat Name: Augusta Woods Self Storage
Developer: Windrose
Applicant: Windrose
App No : 2023-2022
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	6.7990	Total Reserve Acreage:	6.7990
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77389	250S	ETJ

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 119
Action Date: 08/22/2024
Original Action Date: 08/24/2023
Plat Name: Day Residence
Developer: HRS and Associates, LLC
Applicant: HRS and Associates, LLC
App No : 2023-1707
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	5.0000	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77336	339L	ETJ

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 120
Action Date: 08/22/2024
Original Action Date: 09/07/2023
Plat Name: Grand Mason Mason Road Street Dedication Sec 4
Developer: BGE, Inc.
Applicant: BGE, Inc.
App No : 2023-1946
App Type: SP

Staff Recommendation:
Approve

Total Acreage:	2.9070	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77433	405M	ETJ

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 121
Action Date: 08/22/2024
Original Action Date: 09/21/2023
Plat Name: Olympia Fields Sec 1
Developer: LJA Engineering, Inc.- (Houston Office)
Applicant: LJA Engineering, Inc.- (Houston Office)
App No : 2023-2126
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	12.1640	Total Reserve Acreage:	1.2130
Number of Lots:	48	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77545	611N	ETJ

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 122
Action Date: 08/22/2024
Original Action Date: 09/21/2023
Plat Name: Redbud Wastewater Treatment Plant
Developer: Quiddity Engineering
Applicant: Quiddity Engineering
App No : 2023-2091
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	4.1800	Total Reserve Acreage:	4.1800
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77447	325H	ETJ

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 123
Action Date: 08/22/2024
Original Action Date: 09/21/2023
Plat Name: Redbud Water Plant
Developer: Quiddity Engineering
Applicant: Quiddity Engineering
App No : 2023-2090
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	2.3790	Total Reserve Acreage:	2.3790
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77447	325C	ETJ

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 124
Action Date: 08/22/2024
Original Action Date: 09/21/2023
Plat Name: Stuebner Multifamily Development
Developer: RSG Engineering
Applicant: RSG Engineering
App No : 2023-1969
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	17.7200	Total Reserve Acreage:	15.4600
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77379	290S	ETJ

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 125
Action Date: 08/22/2024
Original Action Date: 11/02/2023
Plat Name: Tanner Flex Space Park
Developer: Windrose
Applicant: Windrose
App No : 2023-2441
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	4.5380	Total Reserve Acreage:	4.5380
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77041	449B	ETJ

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 126
Action Date: 08/22/2024
Original Action Date: 08/24/2023
Plat Name: Village at Lincoln City
Developer: CAS SURVEY
Applicant: CAS SURVEY
App No : 2023-1839
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	0.1920	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77088	412T	City

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 127
Action Date: 08/22/2024
Original Action Date: 08/24/2023
Plat Name: Wayside Village Sec 10
Developer: Pape-Dawson Engineers
Applicant: Pape-Dawson Engineers
App No : 2023-1867
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	26.8430	Total Reserve Acreage:	9.1460
Number of Lots:	99	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 439

County	Zip	Key Map ©	City / ETJ
Harris	77016	415X	City

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/22/2024
ITEM: 128

Applicant: CARLOS PARRA
Contact Person: CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	24-1746	77357	5874	297M	ETJ

WEST OF: GALAXY BLVD **NORTH OF:** GRAND PKWY

ADDRESS: 25939 PEACH CREEK DRIVE, NEW CANEY, TEXAS
ACREAGE:

LEGAL DESCRIPTION:

LOT 343, OF PEACH CREEK FOREST, SECTION THREE (3), AN UNRECORDED SUBDIVISION, OUT OF A 325.74 ACRE TRACT IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 129 (DEF 2)

Meeting Date: 8/22/2024

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
A & M Services	Arwen McMillan	713-818-4979	txamcmillan@yahoo.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
401 Goldenrod Street	24001122	77009	5458A	493C	H

HCAD ACCOUNT NUMBER(S):	0151430000001
PROPERTY LEGAL DESCRIPTION:	Lot 1 and Tract 8, Block 12, Glen Park
PROPERTY OWNER OF RECORD:	Terrance Hill, Kimberly Meyer
ACREAGE (SQUARE FEET):	6,750 sq. ft.
WIDTH OF RIGHTS-OF-WAY:	Goldenrod Street (60')
EXISTING PAVING SECTION(S):	Goldenrod Street (15')
OFF-STREET PARKING REQUIREMENT:	Two spaces
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	0 SQ FT Vacant lot
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	1800 SQ FT NEW HOME

PURPOSE OF VARIANCE REQUEST: To adopt a 1' front building line on Goldenrod Street, in lieu of the required 10' for the principal structure and 20' garage building line per city ordinance.

CHAPTER 42 REFERENCE(S): Sec. 42-156. – Collector and local Streets—single family Residential. Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: (1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 129 (DEF 2)

Meeting Date: 8/22/2024

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

To have a 1" 7 ¾" set back in the front of the property on Goldenrod as to not have to extend further into the Floodway at the back of the property as we are already planning on building on high piers (stilts).

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land.

The owner would simply like to use the land as favorably as possible for their family. The requirement of this set back would make it almost impractical to build a nice, beautiful home on the lot due to the Floodway in the back of the property.

(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

No, the circumstances are not the result of a hardship imposed on the applicant except for the fact of disrupting that floodway further than need be.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Yes, the granting of this variance will preserve and maintain the intent and general purpose of the chapter , a house was previously at that set back at 1.3'

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

No, it will not be injurious in any way to the public health, safety, or welfare. Does not /will not affect any other property.

(5) Economic hardship is not the sole justification of the variance.

No economic hardship is not the sole justification it is not to disrupt further floodway conditions.

DEVELOPMENT PLAT VARIANCE

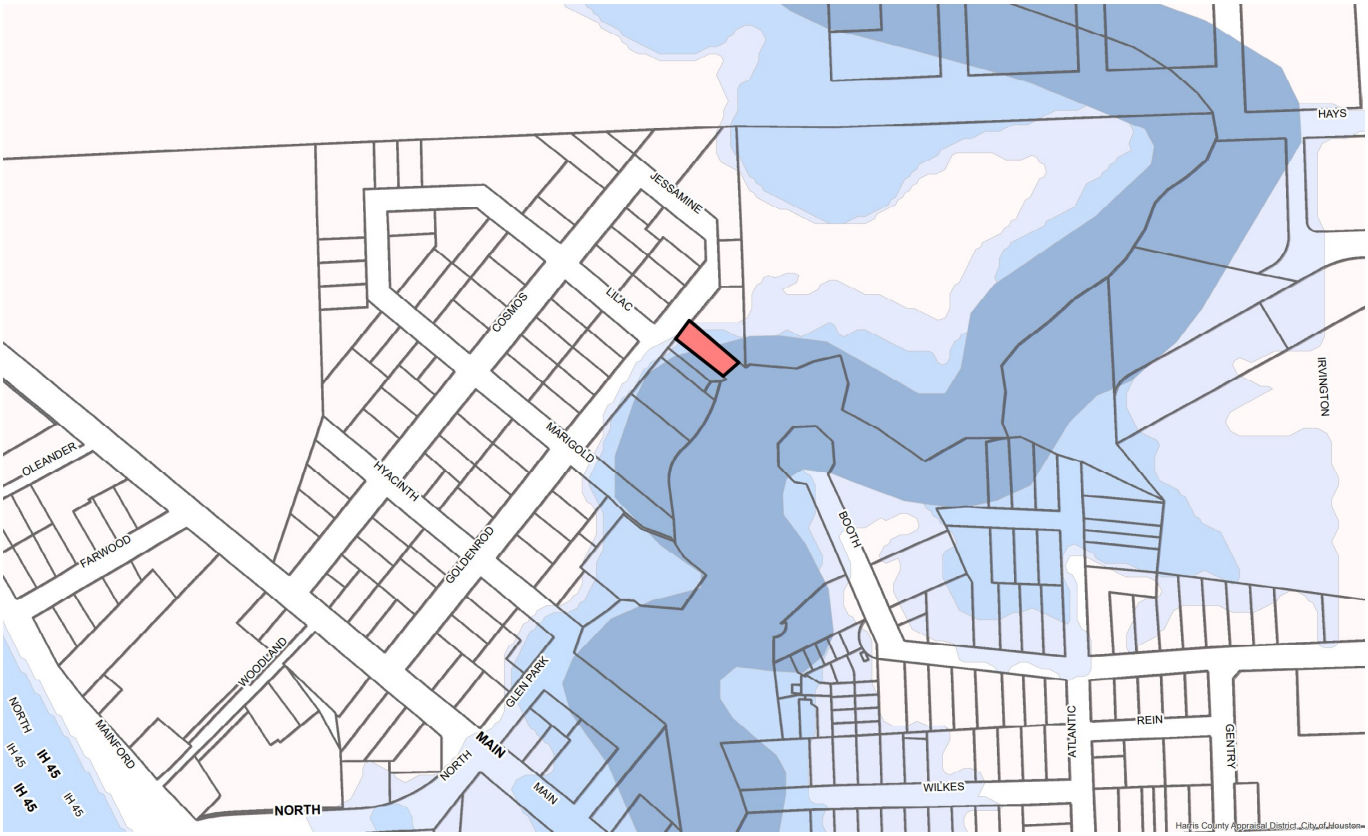
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

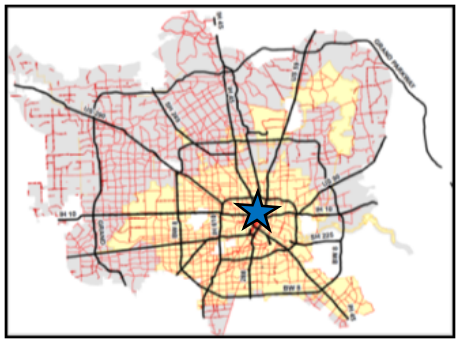
ITEM: 129 (DEF 2)

Meeting Date: 8/22/2024

Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

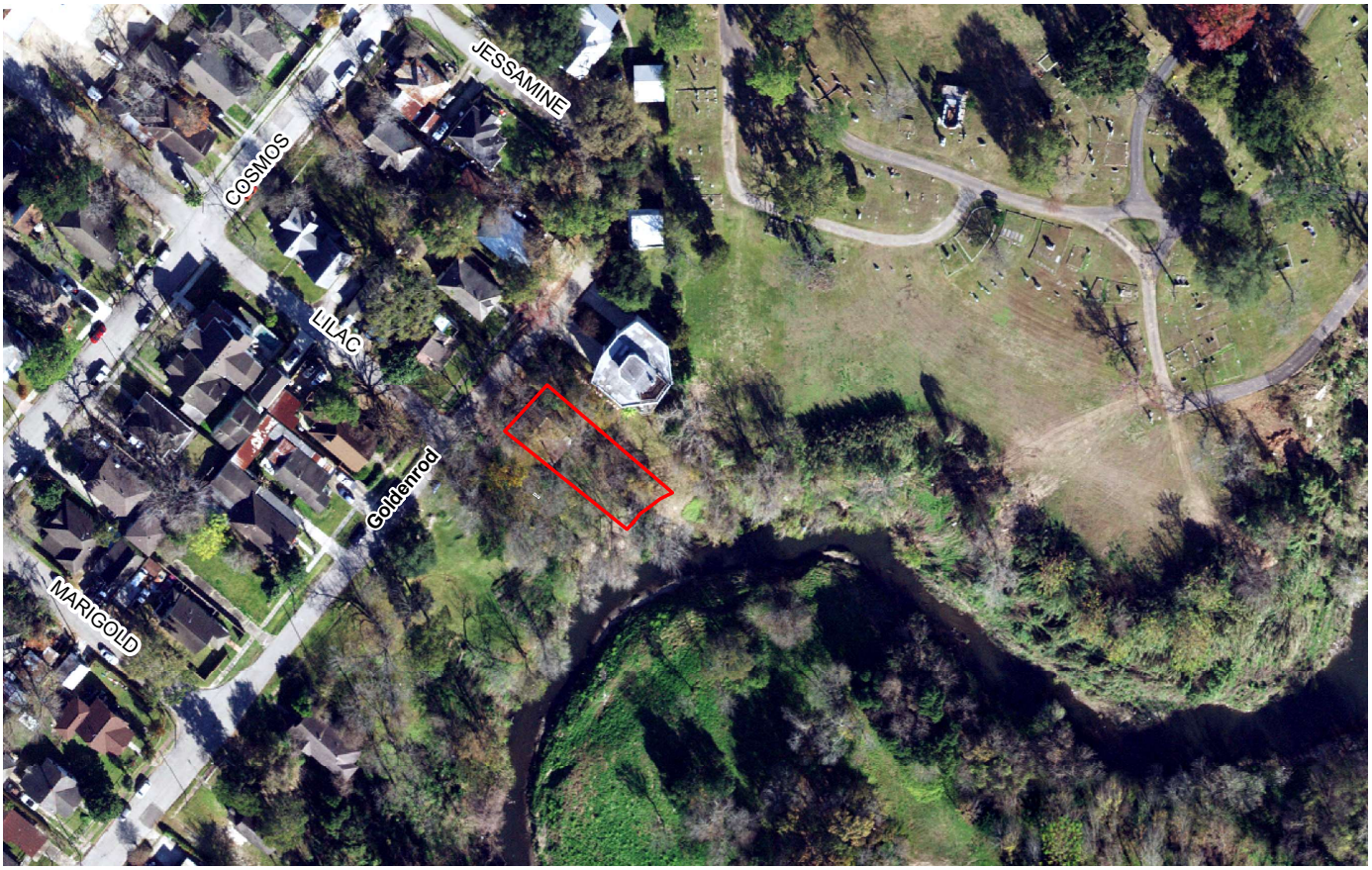
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 129 (DEF 2)

Meeting Date: 8/22/2024

Aerial Map



DEVELOPMENT PLAT VARIANCE

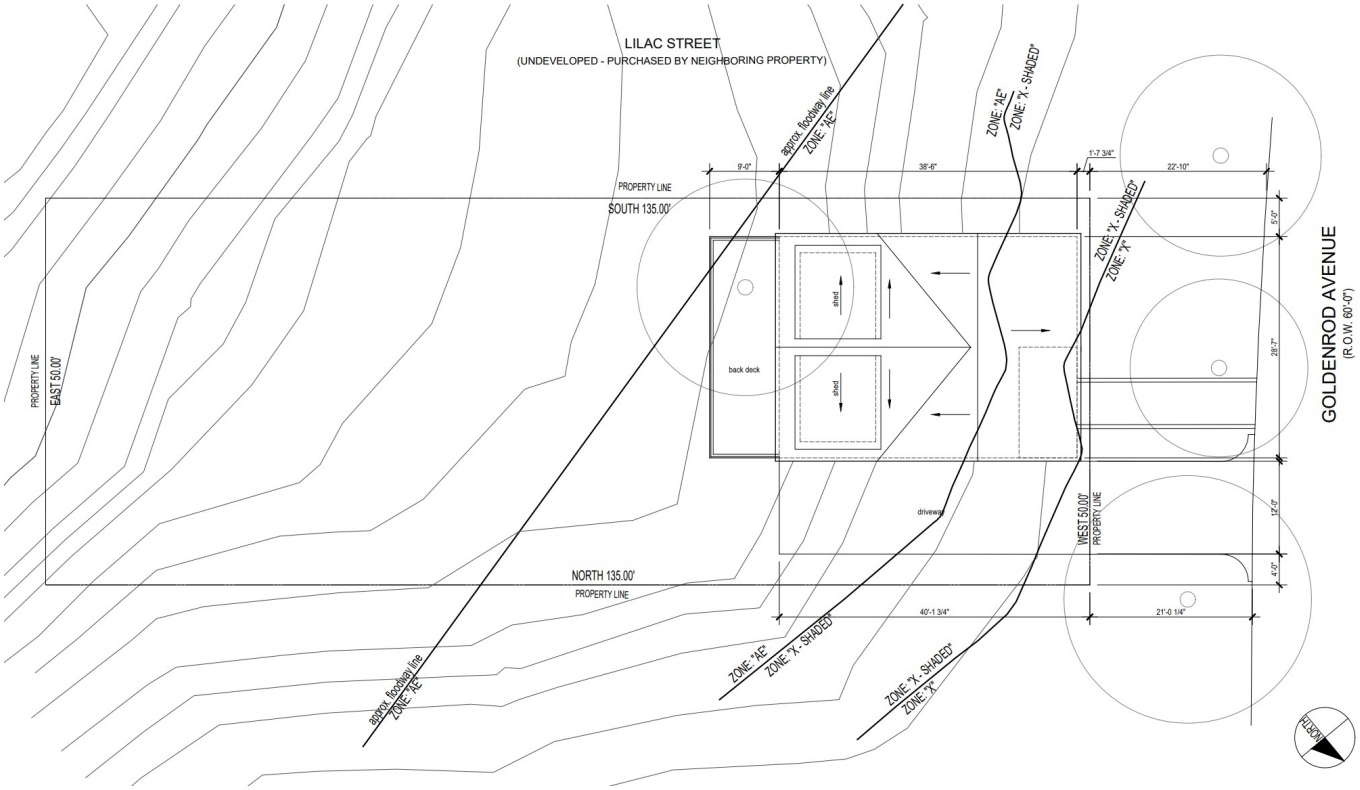
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 129 (DEF 2)

Meeting Date: 8/22/2024

Site Plan



DEVELOPMENT PLAT VARIANCE

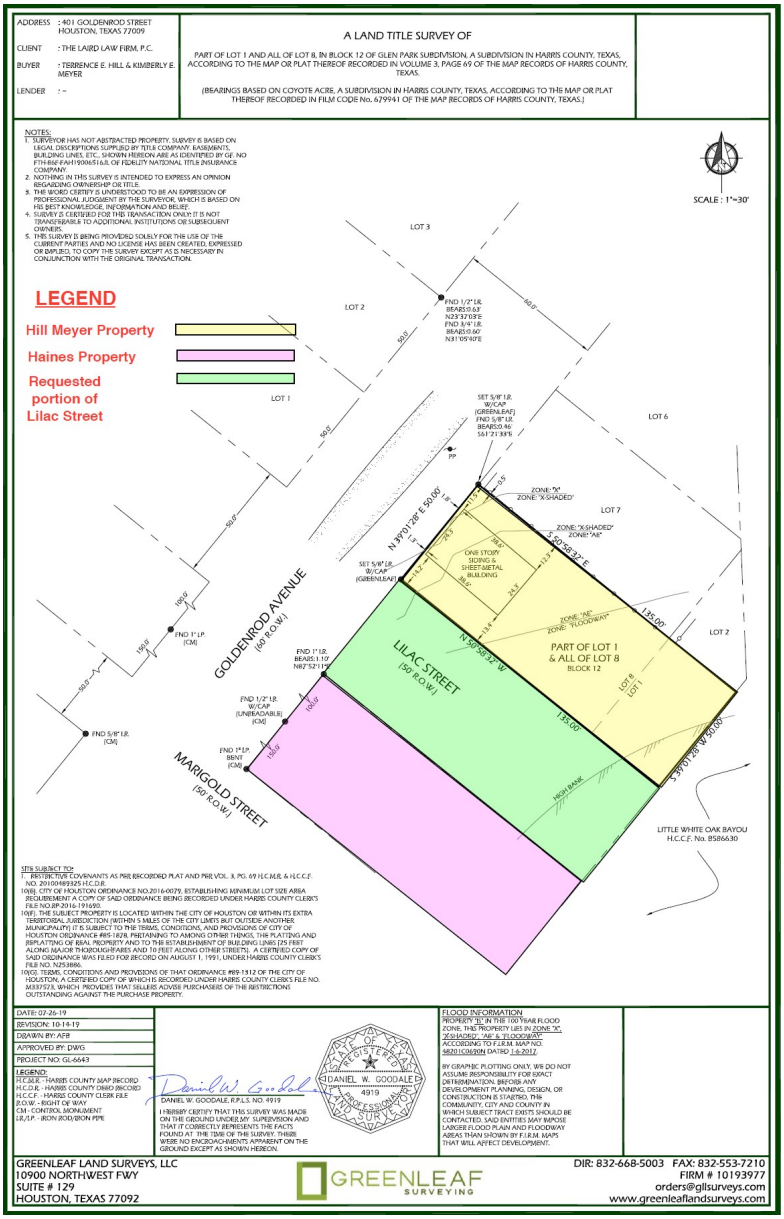
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 129 (DEF 2)

Meeting Date: 8/22/2024

Survey



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 129 (DEF 2)

Meeting Date: 8/22/2024

Elevation





DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 129 (DEF 2)

Meeting Date: 8/22/2024

STAFF REPORT

Staff Recommendation: Deny

Basis of Staff Recommendation: The site is located on the east side of Goldenrod Street between Jessamine Street and Lilac Street. The variance request is for a 1-foot building line in lieu of the ordinance required 10-foot building line for a new single-family residence.

The property includes a portion of the floodway for Little White Oak Bayou, which limits the buildable area, and the terrain of the property is steeply sloped. However, staff coordinated with the applicant to determine if the site layout could be reconfigured to use a stricter building line and found that it appears to be possible to use a 10-foot building line without substantially changing the proposed structure.

Absent sufficient hardship to justify a reduced building line, staff recommendation is to deny the request.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 130

Meeting Date: 08/22/2024

Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Dewberry Architects	Lucas Clough	346-231-0114	lclough@dewberry.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1907 Holcombe Boulevard	24045345	77030	5355	533E	D

HCAD ACCOUNT NUMBER(S): 0590050020001

PROPERTY LEGAL DESCRIPTION: Tract A, Block B, Devonshire Place - Houston

PROPERTY OWNER OF RECORD: Texas Medical Center Inc.

ACREAGE (SQUARE FEET): 109,807 sq. ft.

WIDTH OF RIGHTS-OF-WAY: Cambridge Street: 95 ft.; Holcombe Blvd.: 90 ft.

EXISTING PAVING SECTION(S): Cambridge Street: 70 ft.; Holcombe Blvd. 70 ft.

OFF-STREET PARKING REQUIREMENT: Complies

OFF-STREET PARKING PROVIDED: Complies

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 53,280 sq. ft. commercial building

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Approximately 530 linear ft. of fencing

PURPOSE OF VARIANCE REQUEST: To reduce the building line to 0 feet in lieu of the city ordinance 10-foot building line along Cambridge Street in order to build a taller fence in the setback region where there is an existing fence that is too short to keep the yard secure from unknown site users entering from Holcombe Blvd.

CHAPTER 42 REFERENCE(S): Sec. 42-155. - Collector and local streets—Uses other than single-family residential.

(a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 130

Meeting Date: 08/22/2024

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The comment received was that we could not build a fence taller than 8 feet in the building setback area. We would like to request variance to allow construction of a 12-foot fence in the same location as the existing fence, which lies in the building setback area. The new fence will be the same construction type as existing, only tall enough to function as a deterrent for unknown site users. Currently, people can enter the site from the sidewalk along Cambridge St by stepping over the existing fence that has a height lesser than the sidewalk handrailing height. The construction of a bridge adjacent to the site created a unique condition where the grade adjacent to the site is much greater than the site itself, causing the fence to now be unable to perform its primary duty of perimeter security.

Unknown pedestrians can enter the property from over the fence along Cambridge. The existing fence is below the height of the sidewalk railing as the bridge increases the height of grade. The fence borders a children's playground and having unknown pedestrians entering the site is a security hazard.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request.

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or

(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The site has an unusual grade change along Cambridge St. that causes the existing perimeter fence to be insufficient. Cambridge St. begins at site level and increases as it nears Brays Bayou. The existing fence along this portion of the property is at the same height or lower than the hand railing along the bridge. A taller fence would solve this problem.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances supporting the request for variance were not created by or the effect of action from the owner of the property or the applicant for variance. The owner did not sanction the construction resulting in a grade change at Cambridge St., causing the fence to be too short.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The general purpose and intent of this chapter will not be disturbed by the completion of this project. Public health and safety will not be infringed by the completion of this project.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of this variance will not be injurious to the public health, safety or welfare. A taller fence with the same visual attributes will not change the site from the public perspective, but it will increase the feeling of safety to site users. A taller fence is arguably safer in this instance as the existing condition has a unique

instance of fence tops aligning with handrails. Children playing around this area will be more safe from falls if there is a suitable fence along Cambridge St.

(5) Economic hardship is not the sole justification of the variance.
Site security and safety are the primary motivators for the project and request for variance. Child safety is a primary requirement for any playground, there is no profit to be made from this project by the building owner.

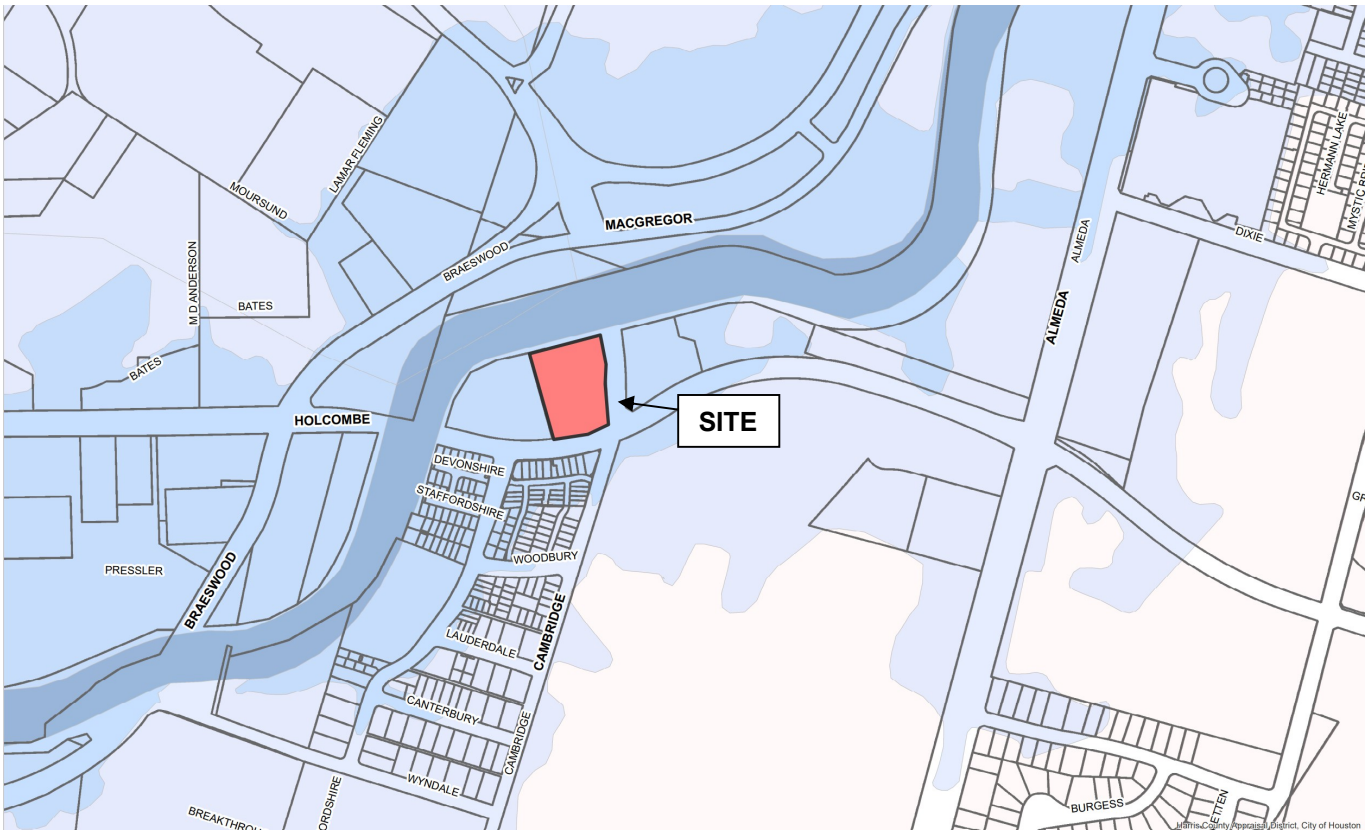
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

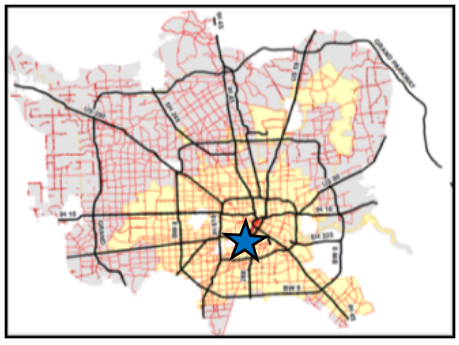
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Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

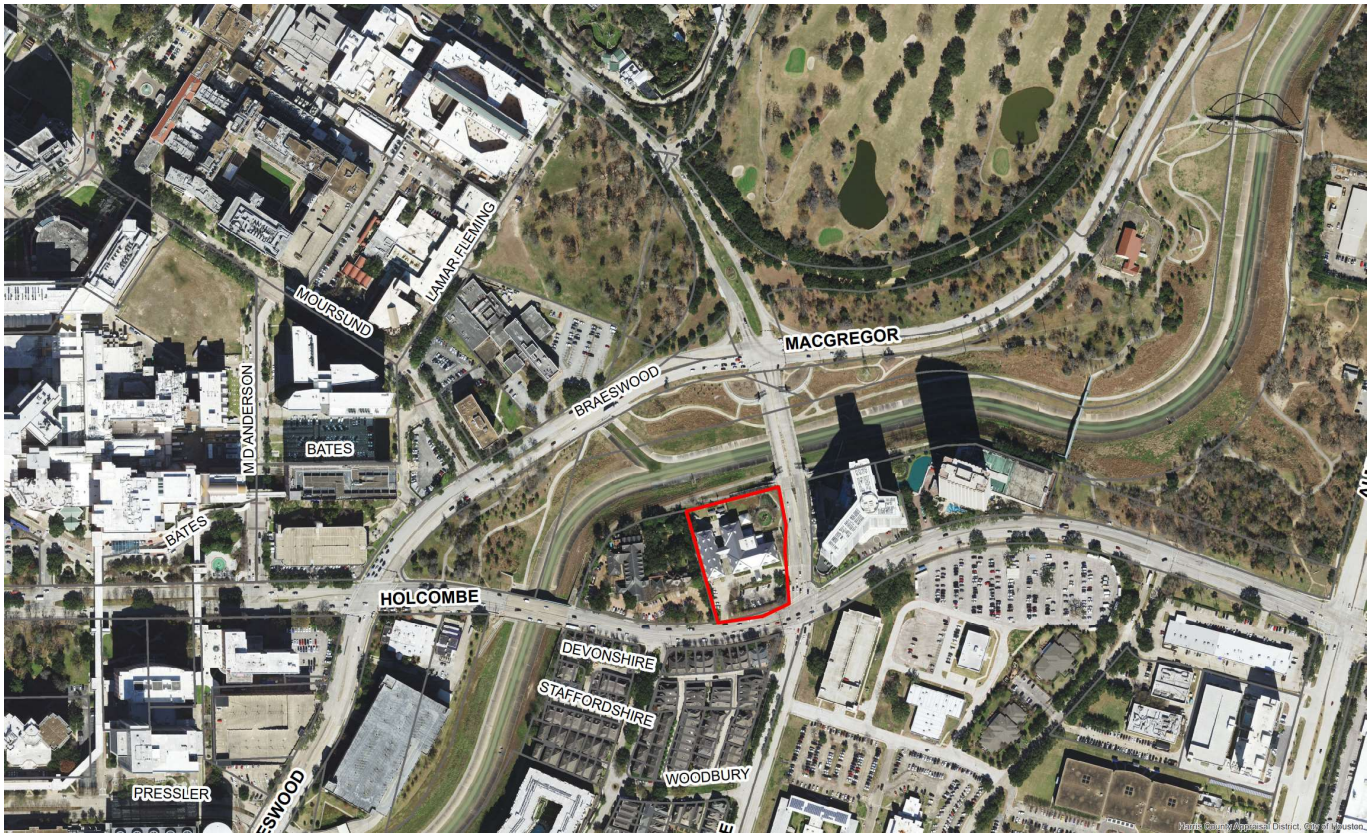
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Aerial View



DEVELOPMENT PLAT VARIANCE

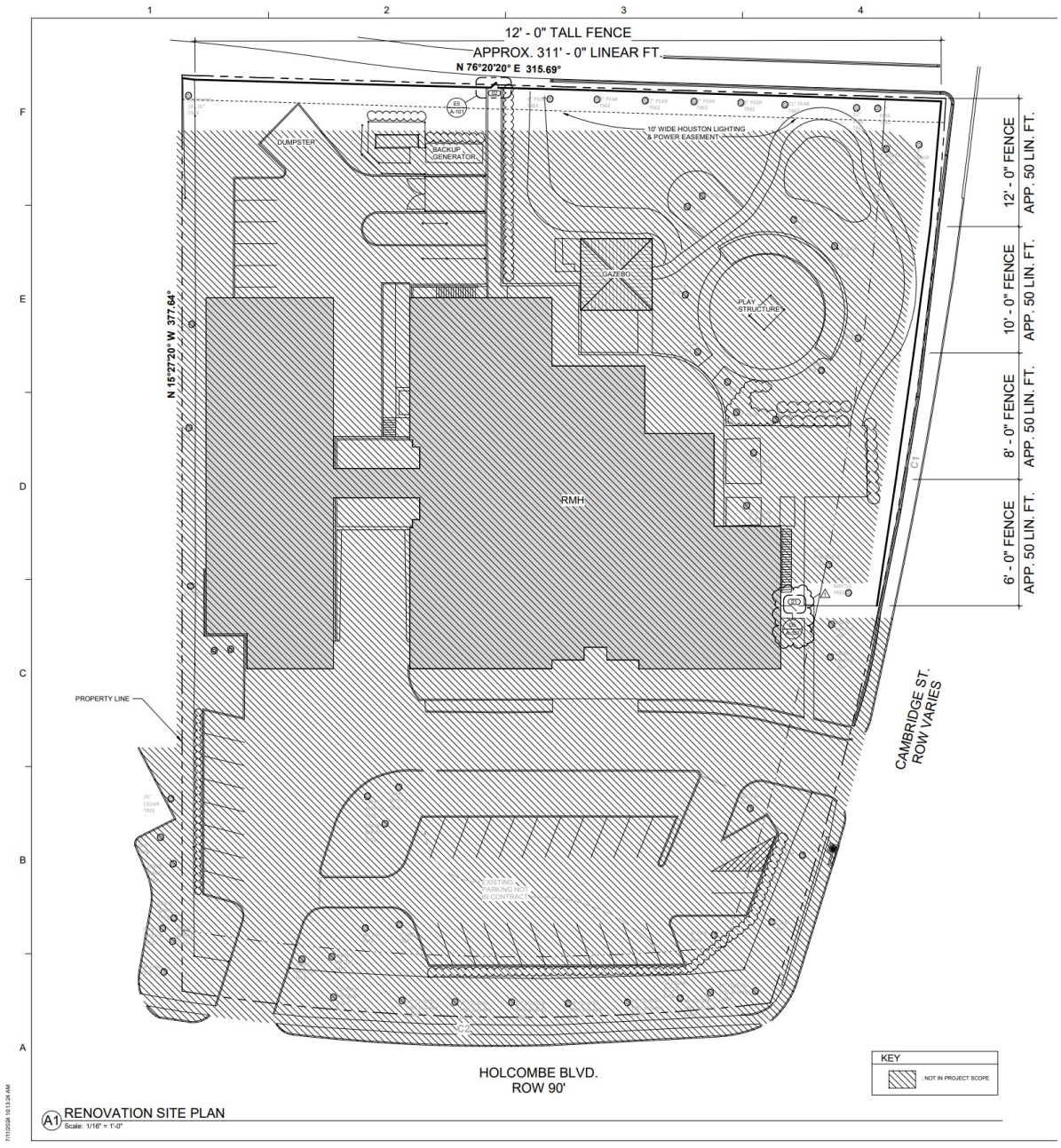
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Site Plan



DEVELOPMENT PLAT VARIANCE

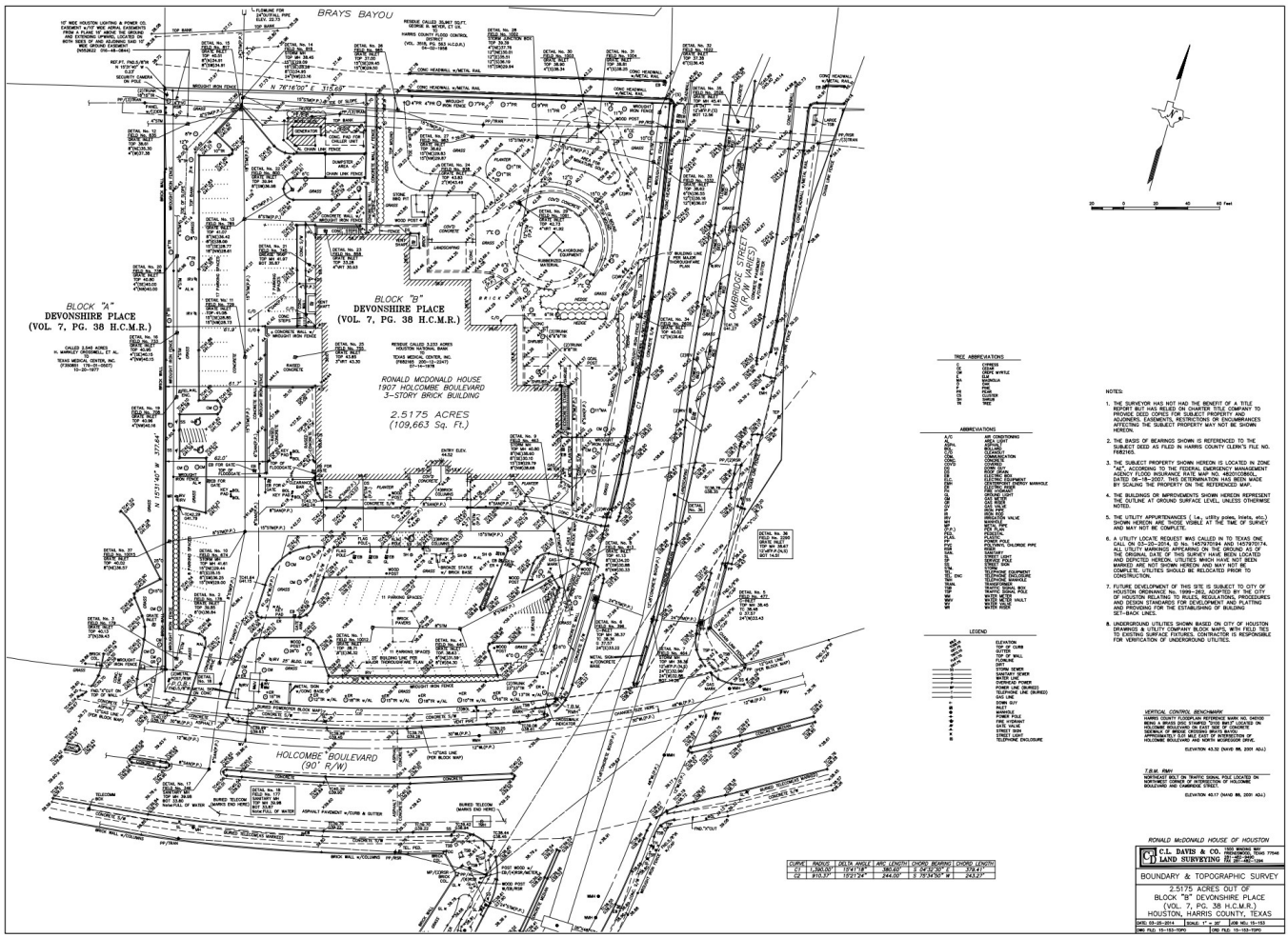
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Survey



DEVELOPMENT PLAT VARIANCE

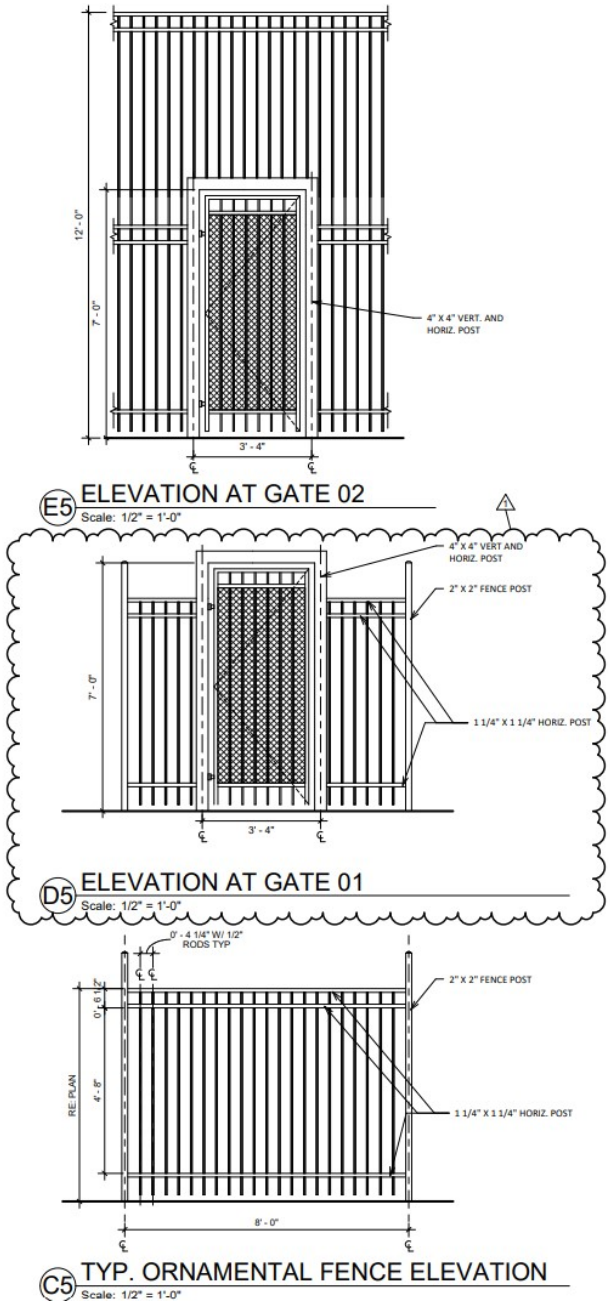
PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE

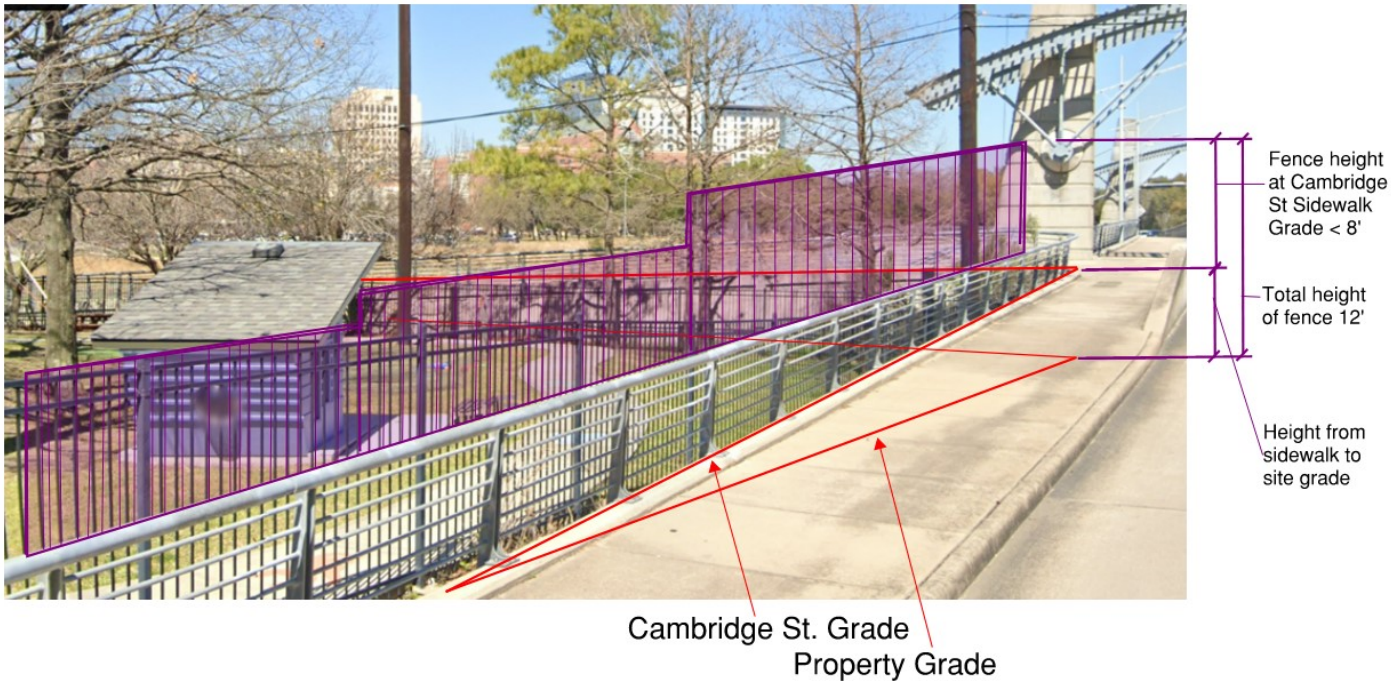
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 130

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Street Section



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 130

Meeting Date: 08/22/2024

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation:

The site is located within Houston's city limits, at the northwest intersection of Holcombe Boulevard and Cambridge Street, south and east of Braeswood Boulevard and Brays Bayou. The applicant is proposing a fence structure taller than 8' within the building line along a portion of Cambridge Street, a major collector. Staff recommends to approve the requested variance. The site is the existing Ronald McDonald House, located within the Devonshire Place subdivision, recorded in 1926.

The site is constrained by having a grade difference at the northeast corner of the property, where Cambridge bridges over the bayou. The applicant is proposing to replace the existing perimeter fence with a taller one to help provide security for the property. Because the definition of Building line requirement in the ordinance states that the area between the building line and the right-of-way shall have no improvements requiring a building permit, this proposed fence, which when greater than 8 feet tall is required a building permit, would be required to be outside of the building line area.

The proposed ornamental fence will have a 10-ft high section of approximately 50 linear feet and a 12-ft high section of approximately 50 linear feet, when measured from grade from the site. This meets the intent of the ordinance requirements because no portion of the proposed fencing will be taller than 8 feet when measured from grade from the sidewalk along Cambridge Street and the fencing will be semi-transparent, which will provide for a more comfortable walking environment maintaining a feel of open space.

Legal has stated that this application will not violate any separately filed restrictions, and Public Works has posed no objections to the request. Therefore, staff recommends to approve the requested variance to allow a 0' building line a portion of an ornamental fence that exceeds 8' in height to be constructed at the 0' building line along Cambridge Street.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 131 (DEF 1)

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Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Create C.H. Solutions	Angel Facio	832-928-1199	info@createchsolution.net

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
8839 Humble Westfield Road	23066583	77338	5567B	335S	B

HCAD ACCOUNT NUMBER(S): 0441550010007

PROPERTY LEGAL DESCRIPTION: Tract 7 Dannenbaum & Pollak Abstract 693 C.C. Shelby

PROPERTY OWNER OF RECORD: Elsa M. Gress

ACREAGE (SQUARE FEET): 2,221 sq. ft.

WIDTH OF RIGHTS-OF-WAY: Varies

EXISTING PAVING SECTION(S): Humble Westfield Road: 30 ft.

OFF-STREET PARKING REQUIREMENT: 2 spaces

OFF-STREET PARKING PROVIDED: 2 spaces

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Vacant lot

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Two-story single-family residence 2,278 s

PURPOSE OF VARIANCE REQUEST: : 1) To request a 16' building line in lieu of the ordinance required 25' building line along a major thoroughfare 2) Not to provide the required 20-foot of dedication along Humble Westfield Road for Right-of-way purpose.

CHAPTER 42 REFERENCE(S): Sec. 42-152. Building line requirement along major thoroughfares (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter. Sec. 42-121 - Dedication of rights-of-way. (b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 131 (DEF 1)

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APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

A variance is requested to allow for the building of a single-family residence following a 16-foot building line. The owner's intention is to build her primary residence in the location. The owner purchased the property with a survey which contained no building lines and designed the home based on that information. The property doesn't have enough building space to shift the home behind the 25-foot building line. The subdivision for the property was done before Chapter 42 came into existence. Humble Westfield Road was a local street, not considered a major thoroughfare at the time.

Regarding the second variance, the existing property is 39.69 feet by 55.13 feet, and a dedication of 20 feet to the R.O.W will create an undue hardship by depriving the applicant of reasonable use of the land.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or

The subdivision for this location was created in the 1950's, prior to Chapter 42 which has the 25ft setback requirements. These requirements make it infeasible for the owner to build her home. The proposed home is following a 16-foot building line, which still give ample space for a buffer. If dedicating the required 20 feet, it will reduce the buildable area which will deprive the owner of the reasonable use of the land.

(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The 25-foot building line requirement is making a hardship for the property owner. The property was subdivided in the 1950's and at the time it was not considered a major thoroughfare. If required to follow the current rule, it would mean that the building would be reduced an additional 8 feet, which is about a third of the residence size, taking away a highly considerable amount of the property's livable space.

Due to the most current major thoroughfare plan it is determined that the R.O.W Humble Westfield Rd will be widened to 100', meaning that the property in question will have to give up an additional 20' to the already reduced property making it unfeasible to build an adequate residence.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The proposed 16-foot building line will give ample space for cars and pedestrians to move safely from incoming traffic. The actual distance from the street to the building is 25 feet. The current R.O.W width complies with the requirements for a Single-family residence. The current R.O.W width is around 60'

DEVELOPMENT PLAT VARIANCE

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The proposed development of the home is following a 16-foot building line, which still gives ample space for a buffer. The actual distance from the street to the building is 25 feet. The granting of the variance will not be injurious to the public health, safety or welfare. The current R.O.W width complies with the requirements for a Single-family residence. The current R.O.W width is around 60 feet.

(5) Economic hardship is not the sole justification of the variance.

Correct, economic hardship is no the sole justification of the variance, a new home is required. If adhering to the new requirements of Chapter 42 the structure will be too small for any residence to fit.

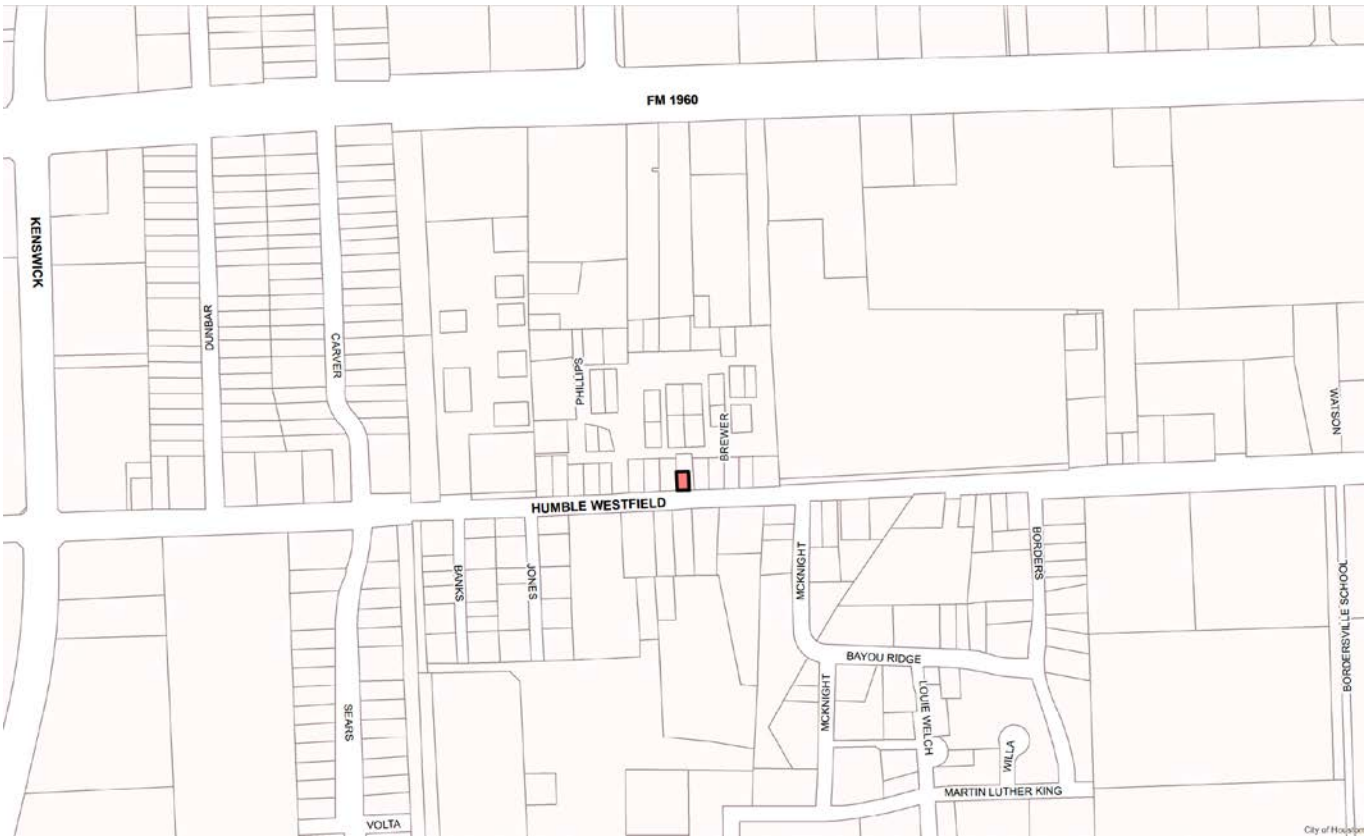
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 131 (DEF 1)

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Location Map





DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 131 (DEF 1)

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Aerial Map



DEVELOPMENT PLAT VARIANCE

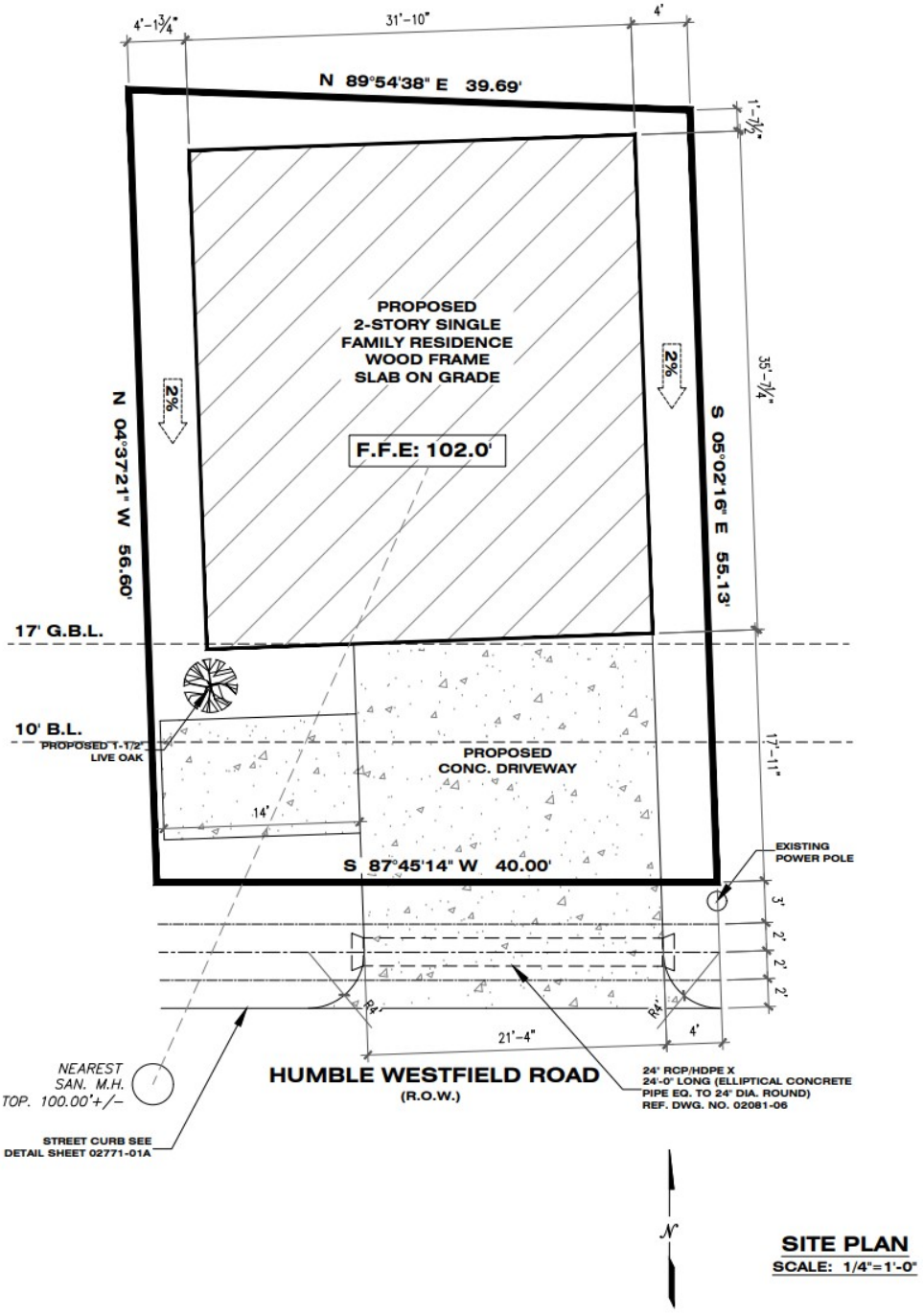
PLANNING & DEVELOPMENT DEPARTMENT

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Site Plan



DEVELOPMENT PLAT VARIANCE

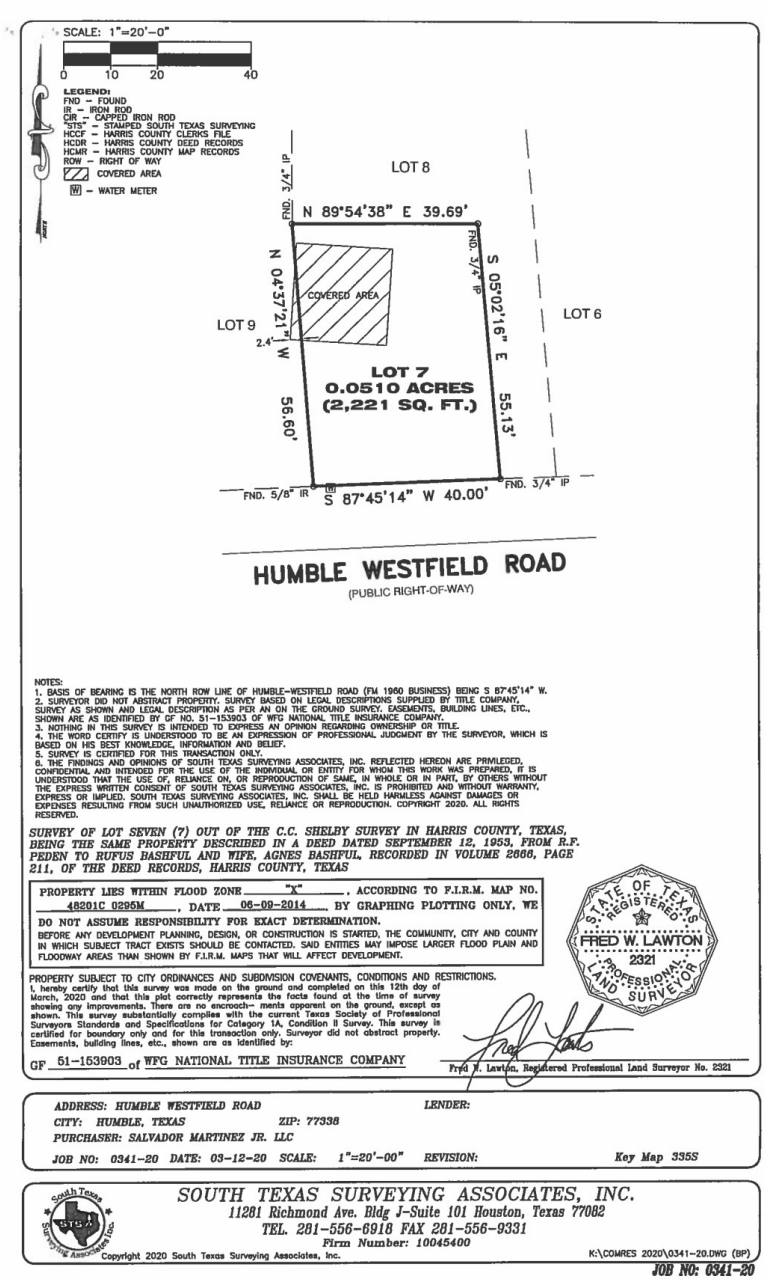
PLANNING & DEVELOPMENT DEPARTMENT

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Survey



DEVELOPMENT PLAT VARIANCE

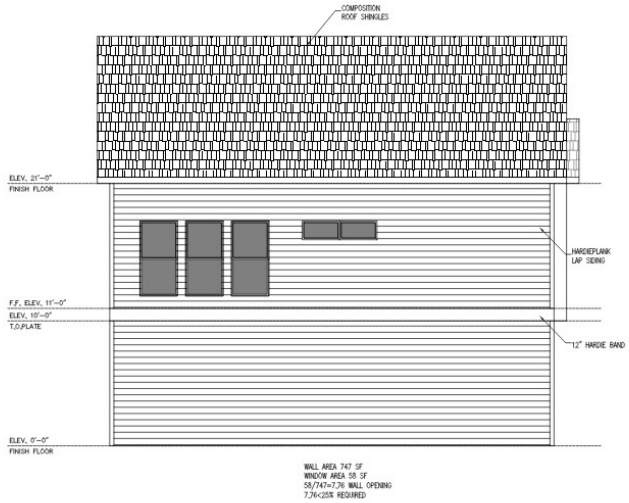
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Meeting Date: 08/22/2024

Elevations



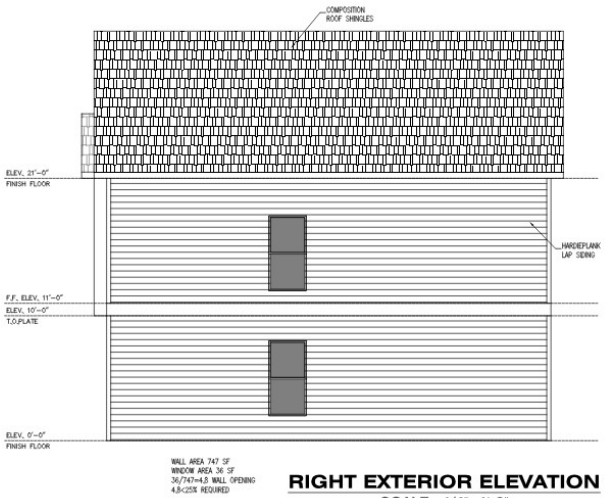
LEFT EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



FRONT EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



REAR EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"



RIGHT EXTERIOR ELEVATION
SCALE: 1/4"=1'-0"

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 131 (DEF 1)

Meeting Date: 08/22/2024

STAFF REPORT

Staff Recommendation: Deny

Basis of Staff Recommendation:

The site is located within Houston's city limits, along the north side of Humble Westfield Road a.k.a. Business 1960, south of FM 1960, west of US 59, and east of Kenswick Drive. The applicant is proposing a new two-story single-family residence and is requesting two variances: 1) not to dedicate 20' of right-of-way for widening to the insufficient major thoroughfare width; and 2) to construct at 16' from the front property line and a 17' garage building line, in lieu of the ordinance required 25' building line along Humble Westfield Road, a major thoroughfare. Staff recommends to deny the request.

The property is a vacant tract within the Dannenbaum and Pollack subdivision, recorded in 1903 and was re-subdivided without platting at least by 1970. This unrecorded subdivision established the property in its 0.05 acre tract condition with its only frontage along the already established TXDOT right-of-way. Humble Westfield has been designated as a major thoroughfare on Houston's Major Thoroughfare and Freeway Plan since 1957, identified as to be widened, and is still shown on the most current version of the MTFP, with the same classification as to be widened. TXDOT has commented that they are not in support of request. An Access Management Plan was published in 2011 for the 1960 Business corridor, from FM 1960 Bypass Road W, through to Humble where Business 1960 intersects with the bypass again east of US 59. The report calls out this portion of right-of-way in particular that is only 60' in width, instead of the standard 100', as requiring this additional right-of-way for needed improvements. The existing 60' right-of-way has two lanes of travel, with a sidewalk on one side (the south) and power lines and an open ditch on the other (the north). The study provided medium term and long term improvement goals. With the needed right-of-way dedication, the report called for more multimodal accommodations in the street cross-section, including a sidewalk and landscape buffer on both sides, and a safer street layout of a center turn lane separating the travel lanes, and eventually a center median with designated left turn lanes with four total lanes of traffic. Although TXDOT does not currently have these widening projects in place, they expressed the desire for the ordinance required right-of-way widening so that if the four lane widening were to happen the space would be there.

What makes this project difficult is that this property is only 55-56 feet in depth (unlike all of the adjacent properties). Meeting both the 20' required dedication for widening and the 25' building line (from the now property line) only allows 10-11 feet of buildable depth. Not taking into account the building line, after 20' dedication, the property depth would be 35-36 feet. The current site plan shows that the structure as designed would be 4 feet into this desired dedication for right-of-way widening.

Staff recommends to deny the development plat variance request of not providing the required 20' dedication toward right-of-way widening and to allow a 16' building line for the new single-family residence. Legal has stated that this application will not violate any separately filed restrictions.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
JRP Company	Jenifer Pool	832-594-8420	jrpcom@aol.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3436 Meadow Lake Lane	24068758	77027	5257C	492P	G

HCAD ACCOUNT NUMBER(S): 0601590580005

PROPERTY LEGAL DESCRIPTION: Lot 5, Block 58, River Oaks Sec. 7

PROPERTY OWNER OF RECORD: Zaid Kazzaz

ACREAGE (SQUARE FEET): 13,824 sq. ft.

WIDTH OF RIGHTS-OF-WAY: Meadow Lake Lane 60 ft.; San Felipe Street 60 ft.

EXISTING PAVING SECTION(S): Meadow Lake Lane 25 ft.; San Felipe Street 45 ft.

OFF-STREET PARKING REQUIREMENT: 2 spaces

OFF-STREET PARKING PROVIDED: 2 spaces

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 2,834 sq. ft.

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 8,785 sq. ft.

PURPOSE OF VARIANCE REQUEST:

To allow a 10 ft. building setback line, per the River Oaks Sec. 7 plat of June 1937, in lieu of a 25 ft. city ordinance building setback line along San Felipe Street, a major thoroughfare.

CHAPTER 42 REFERENCE (S):

Sec. 42-152. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

DEVELOPMENT PLAT VARIANCE

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Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

HCAD identifies the property as Lot 5, Block 58, River Oaks Sec. 7 located at 3436 Meadow Lake Lane. The property is currently vacant, however it had a house on a 25 ft. front building line along Meadow Lake Lane and 10 ft. building Line along San Felipe Street per original River Oaks Sec 7 plat of June 1937. This is a well-developed area and most of the houses that abut San Felipe Street are built using the 10 ft. building line or less. The new home will have driveway access from Meadow Lake Lane in lieu of the existing curb cut into San Felipe Street. The existing 8 ft. brick fence is to remain. The new house design has been approved by the HOA.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request.

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or

This is a tract that has functioned as a single-family home for many years. This lot is currently vacant but had a single-family home that had been there since 1940. Requiring a 25' building line for the San Felipe Street portion of the property would create an undue hardship in that there is a 25' building line on Meadow Lake Lane, and this would unduly constrict the size of the buildable portion of the property. The owner would not reasonably build using the larger building lines.

(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Requiring the strict application of the 25' building line per Sec. 42-152 (a) along San Felipe Road which has a 10' building line per subdivision plat of June 1937, the property would create an impractical hardship in conjunction with the 25' building line per on Meadow Lake Lane.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The property was originally sized and platted in June 1937 with a 10' building setback line along San Felipe Road. The imposition of a 25' building setback along San Felipe Road is an unreasonable hardship imposed on this property by the Development Ordinance. The 10' building line is consistent with most houses that back up to San Felipe Road.Therefore, the circumstance supporting the granting of the variance is not the result of a hardship created or imposed by applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. The property at Lot 5, Block 58 River Oaks Sec 7 is an existing lot that does not allow any options for development other that single family. The intent and general purposes of this chapter will be

preserved by allowing the 10' building line along San Felipe Road, per the plat of June 1937. A sensible development will encourage the uses that are already present in this neighborhood.
(42-152) Our structure honors the prevailing 10' setback conditions along San Felipe Road.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Meadow Lake Lane is a local street that serves no major artery in the area. The granting of the variance will not be injurious to the public health, safety or welfare as there are other properties in the area with the north side of the properties along San Felipe Road that are generally the same size and use the 10' or less building line.
(42-152) The new structure's location using the 10' building line and NOT using the San Felipe Road curb cut itself poses no jeopardy to public safety but improves public safety.

(5) Economic hardship is not the sole justification of the variance.

The hardship is that Lot 5, Block 58 River Oaks Sec 7 is an existing lot platted for single family homes in June 1937. The request, to not provide a 25' building line along San Felipe Road, a major thoroughfare, per Sec. 42-152 (a) will allow reasonable development and will conform to other houses with similar lot conditions along Meadow Lake Lane with their north boundary facing San Felipe Road. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty lot.

PLANNING & DEVELOPMENT DEPARTMENT

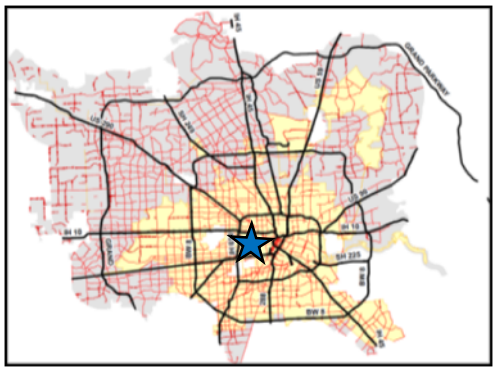
Houston Planning Commission

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Meeting Date: 08/22/2024

Location Map





NORTH

DEVELOPMENT PLAT VARIANCE

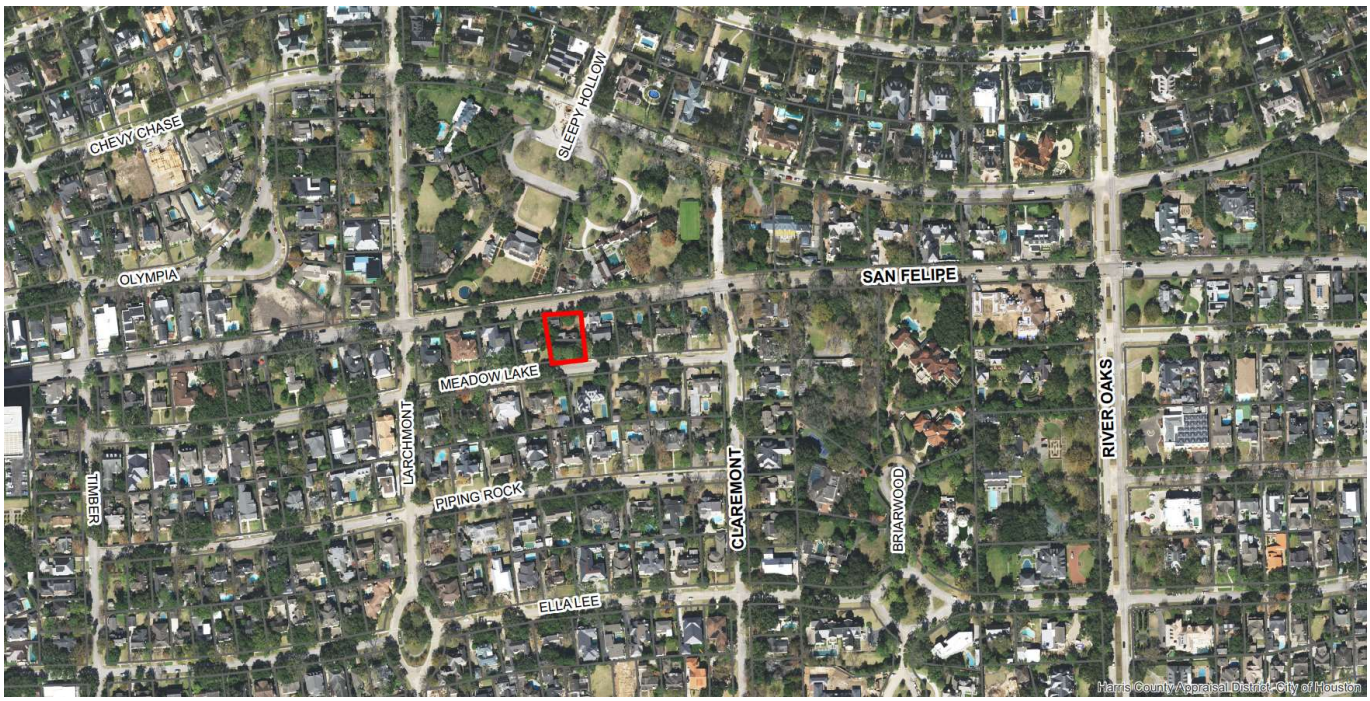
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Aerial Map



DEVELOPMENT PLAT VARIANCE

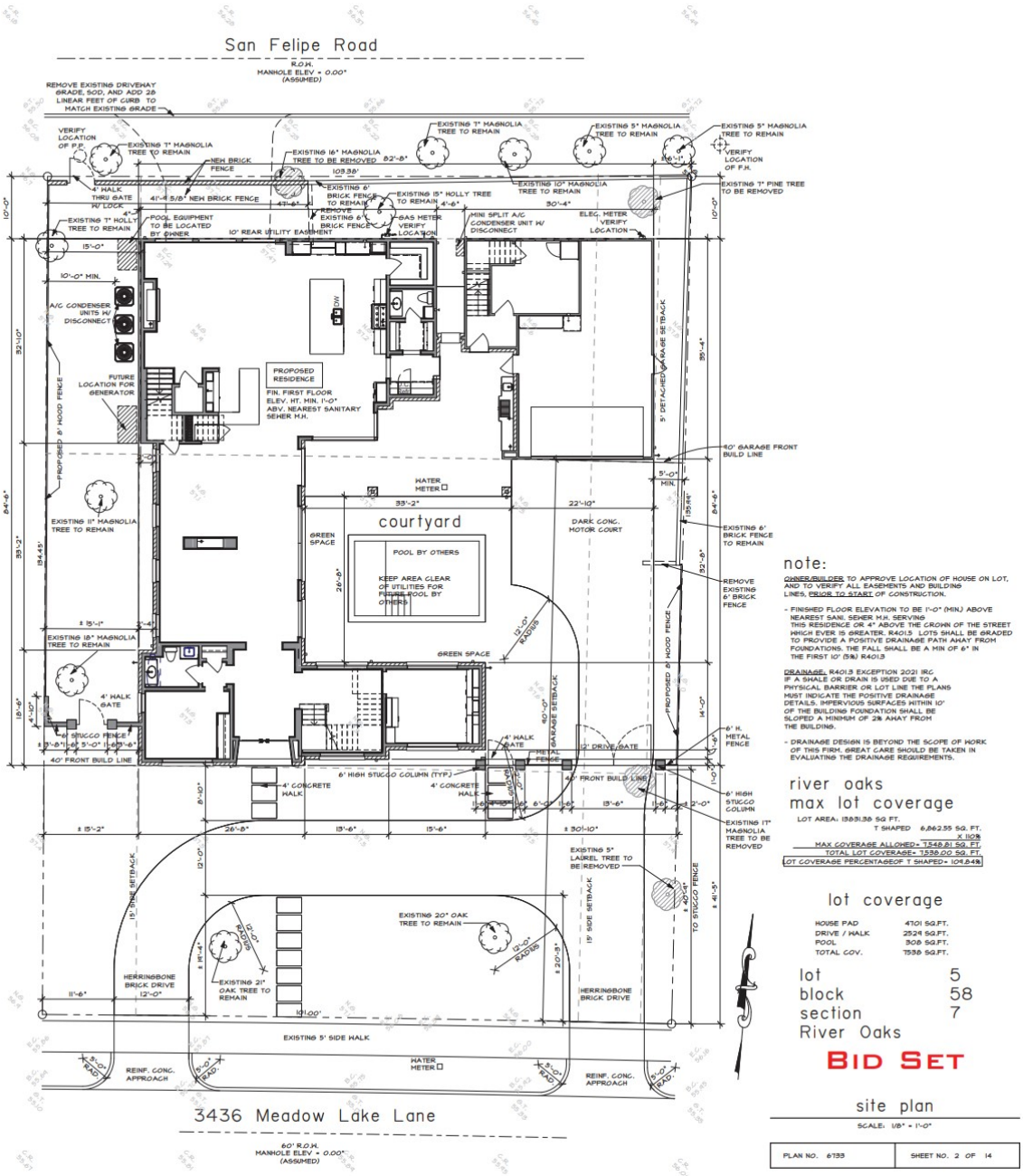
PLANNING & DEVELOPMENT DEPARTMENT

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Site Plan



DEVELOPMENT PLAT VARIANCE

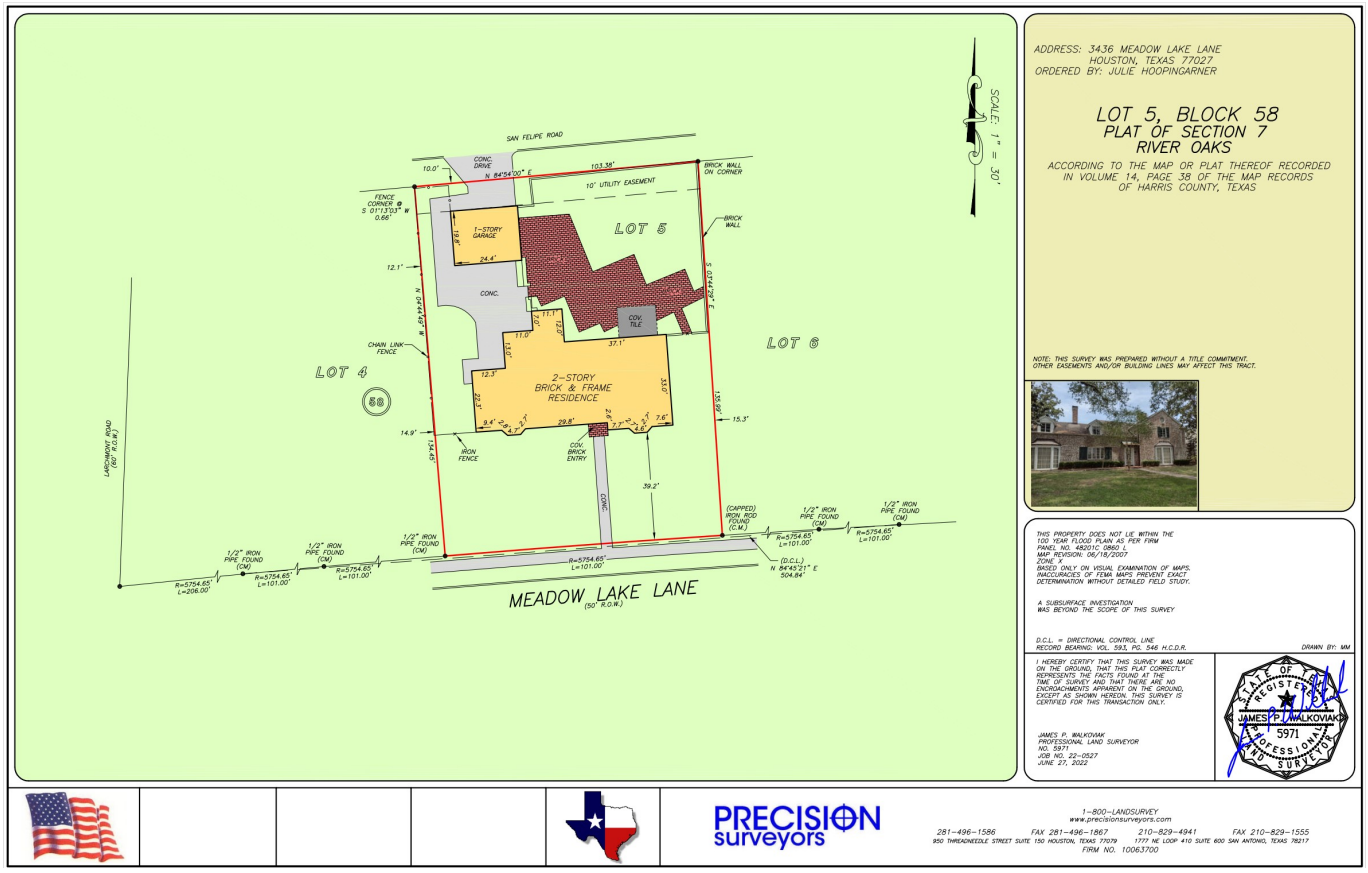
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Survey



DEVELOPMENT PLAT VARIANCE

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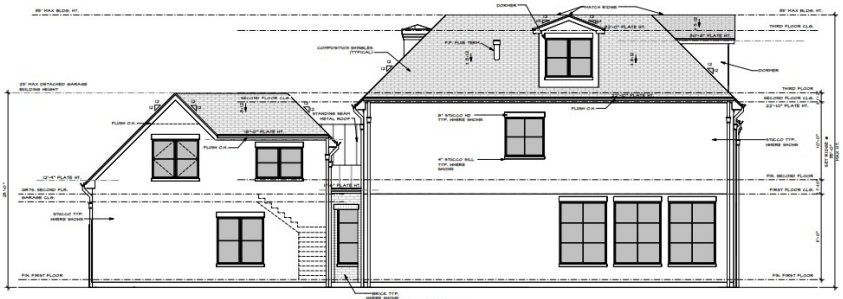
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Elevations



facing Meadow Lake Lane
front elevation

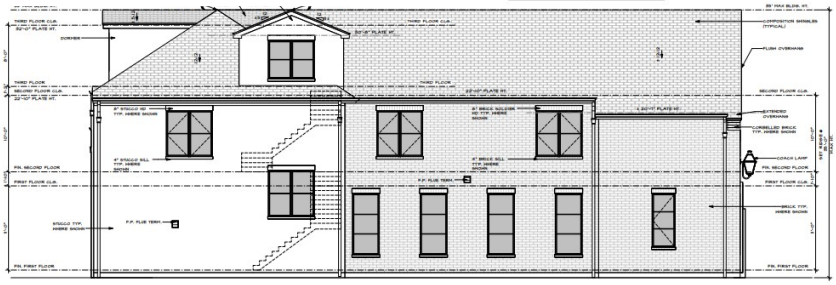


facing San Felipe
rear elevation

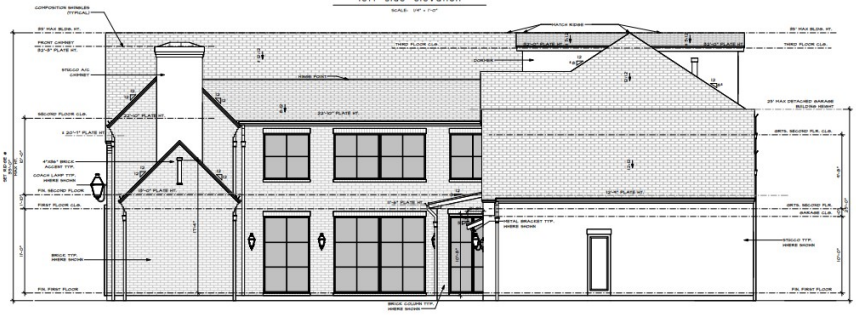
elevation notes

BID SET

front / rear elevations



left side elevation



right side elevation

elevation notes

BID SET

side elevations

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation:

The site is located on Meadow Lake Lane, along the south side of San Felipe Street, and west of Larchmont Road The applicant is requesting a variance to allow a 10’ building line in lieu of the ordinance-required 25’ building line along a major thoroughfare, San Felipe Street.

Staff recommendation is to defer to allow more time for study and review.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*
Additional Findings by Planning Commission:

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 133 (DEF 1)

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VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Alvarado Group LLC	Miguel Alvarado	832-466-3126	miguel.agllc@live.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5607 W. Montgomery Road (**DEF 1**)	23081234	77091	5261D	452D	H

HCAD ACCOUNT NUMBER(S):	0222460230009
PROPERTY LEGAL DESCRIPTION:	Tract 213, Little York Annex
PROPERTY OWNER OF RECORD:	ZMatrix Automotive Group
ACREAGE (SQUARE FEET):	5,136 sq. ft.
WIDTH OF RIGHTS-OF-WAY:	W. Montgomery Road: 80 feet, W. Tidwell Road: 80 feet
EXISTING PAVING SECTION(S):	W. Montgomery Road: 30 feet, W. Tidwell Road: 65 feet
OFF-STREET PARKING REQUIREMENT:	2 spaces
OFF-STREET PARKING PROVIDED:	3 spaces
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	2,276 sq. ft.
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	2,276 sq. ft.

PURPOSE OF VARIANCE REQUEST: To request a 0-foot building line along W. Tidwell Road in lieu of the ordinance-required 25-foot building line and to request not to dedicate the 10' of right-of-way to W. Tidwell Road.

CHAPTER 42 REFERENCE(S): Sec. 42-152. - Building line requirement along major thoroughfares. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter. Sec. 42-121 - Dedication of rights-of-way. (b) When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The original intent was to remodel an existing warehouse building with no expanded footprint or change of use. The actual remodel was vertical only, and because the building is only couple of inches from the property line and encroaching the 25-foot building line we are requesting the variance. The request not to dedicate the 10 feet of right-of-way to widen W. Tidwell Road to 100 feet is because the building is already on the property line.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or

The proposed variance will not affect the actual conditions of the property. The existing condition of the parking lot, sidewalk, and driveway will remain, with the exception of the driveway on the 25-foot building line. There will be no footprint addition to the building. Without the variance the owner will have to tear down 25% of the building, and he would be significantly limiting the buildable area on the site.

(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The owner is trying to remodel; this building is going vertical only. This will not affect the existing site. The existing building is encroaching the 25' building line. This project is intended to be remodel and to improve the existing building in the same footprint, and the building will remain the same occupancy.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The purpose of this variance is to keep existing footprint of the building, keeping the same occupancy and to go vertical on the remodel.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

There will be no danger to the public because we are not adding any footprint to the existing building and this project will propose a 6 feet sidewalk along Tidwell Road, which is a major thoroughfare.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not sole purpose of the requesting the variance. The purpose of the variance is to make sure we keep the same footprint of the building.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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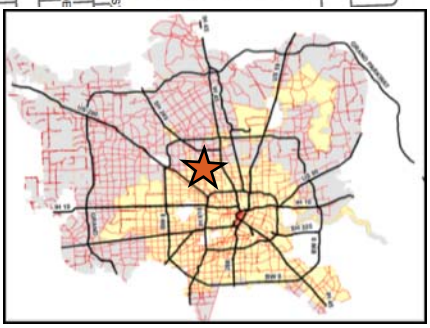
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Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Aerial Map



DEVELOPMENT PLAT VARIANCE

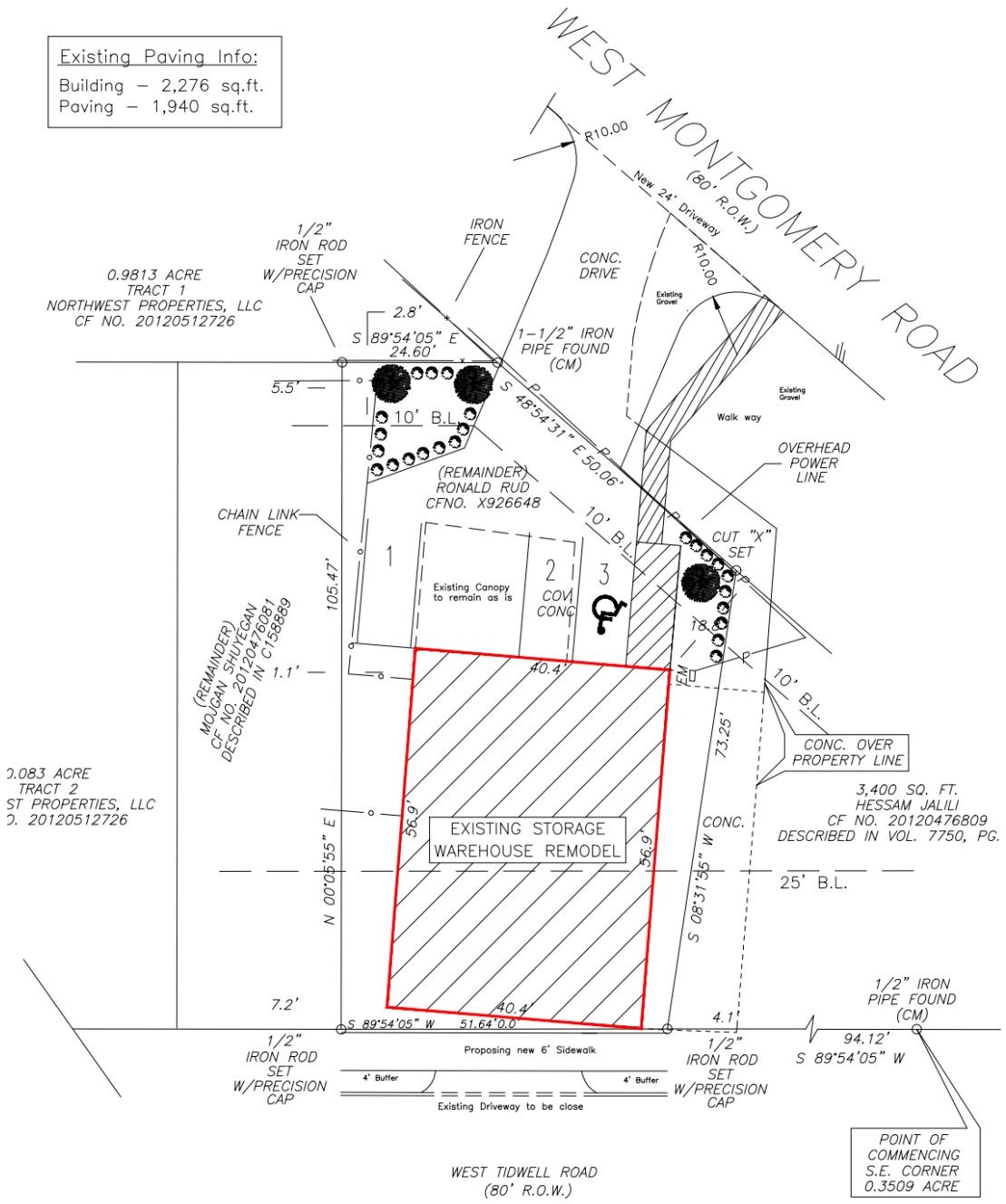
PLANNING & DEVELOPMENT DEPARTMENT

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Site Plan



DEVELOPMENT PLAT VARIANCE

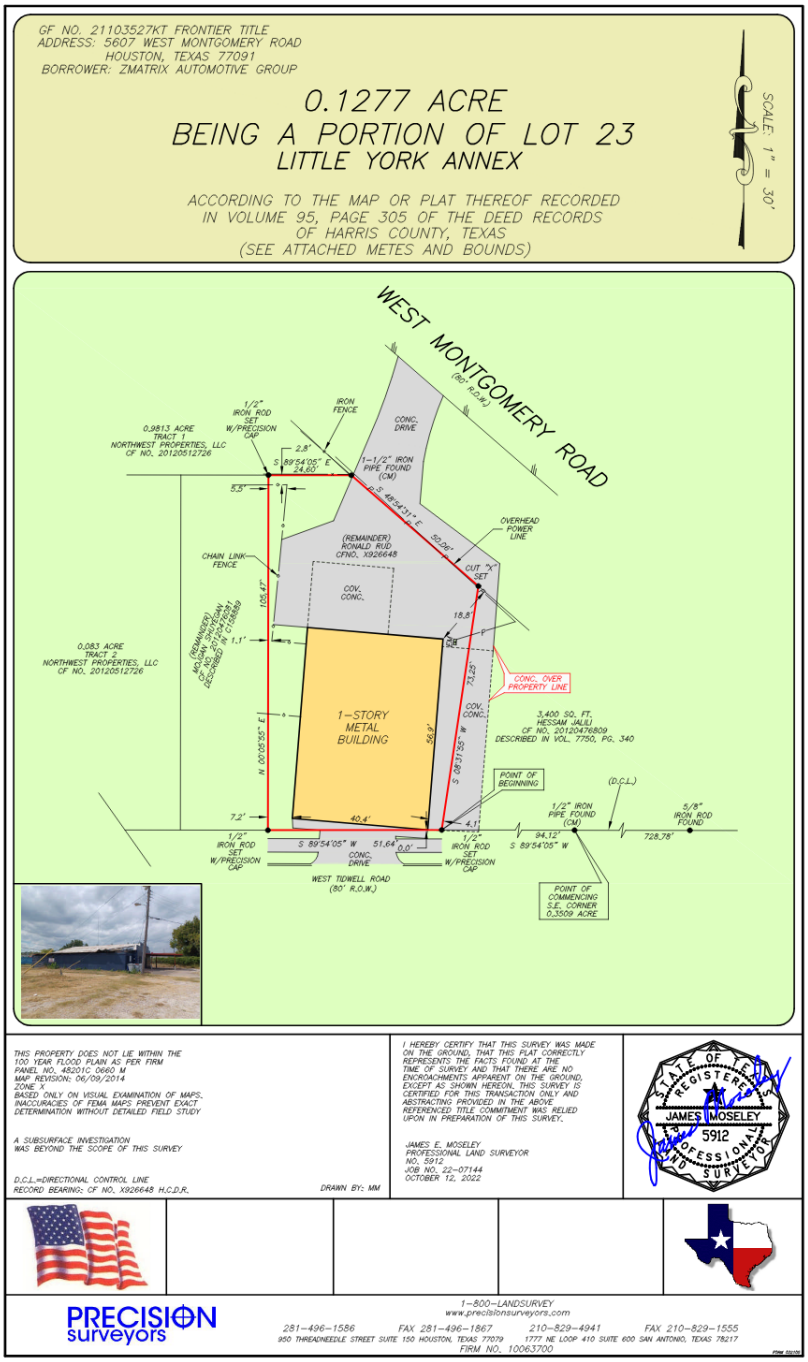
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Survey



DEVELOPMENT PLAT VARIANCE

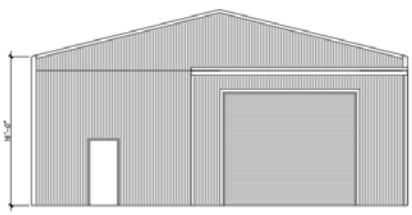
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

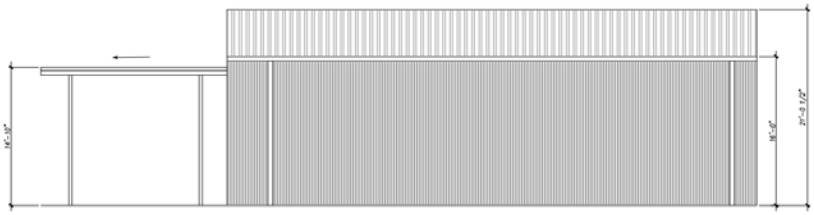
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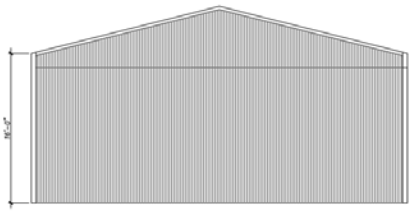
Elevations and Street Section



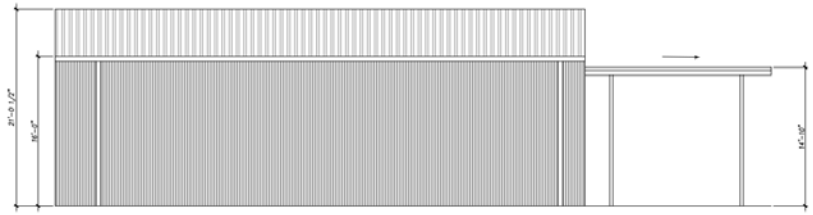
FRONT ELEVATION
(WEST MONTGOMERY DR.)



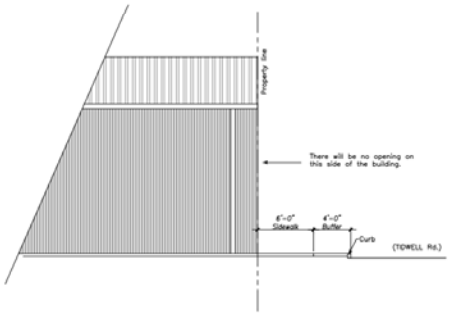
RIGHT ELEVATION



REAR ELEVATION
(TIDWELL Rd.)



LEFT ELEVATION



RIGHT ELEVATION

DEVELOPMENT PLAT VARIANCE

City Mobility Planning

Northwest Sub-regional Study
January, 2015

Prepared for:
City of Houston

Prepared by:
Kimley-Horn and Associates, Inc.

Kimley-Horn and Associates, Inc.

GUNDA CORPORATION
Engineers, Planners & Managers

CJ Hensch & Associates, Inc.

I. Introduction

In 2009 the City of Houston adopted the City Mobility Plan or CMP Phase I, which proposed a new process for developing mobility solutions. These solutions focused on enhancing the capitalized investment made in transportation infrastructure projects by identifying multi-modal system improvements that could be made at the time of corridor development or redevelopment (i.e. CIP, Rebuild Houston, TIP, etc.). The idea was that as the City invested in certain utility improvements – such as sewer or storm water upgrades – a systematic approach could also be made to increase the general capacity or number of users in a corridor via multi-modal considerations.

One of the outcomes of the CMP Phase 1 was a series of technical memorandums, one of which – Technical Memorandum 3: Functional Street Classification – highlighted and further illustrated corridor considerations as they pertained to bicycle, pedestrian, freight and transit considerations. The corridor considerations were eventually adopted into Appendix 2 of the City's Infrastructure Design Manual. Similarly, this also resulted in the Model Verification and Validation process as highlighted in Technical Memorandum 4, which today is used as one of the many analytical tools for sub-regional corridor evaluations.

The City wants to move the greatest number of people and goods in the most efficient manner along its corridors. CMP Phase II focuses on sub-regional studies located throughout the City in which multi-modal classifications can be further evaluated. Although not exhaustive, Figure 1.1 represents those studies which have either been completed or are pending completion in the near future.

In short, the purpose of CMP Phase II and the sub-regional studies is to take a deeper assessment of the corridor network to ensure those recommendations developed during Phase 1 of the CMP process are appropriate at not only the regional level, but the neighborhood level as well. The project team worked extensively with sub-regional stakeholders such as local agencies, management entities and other interest groups to ensure concerns and related visions for development within the area were fully understood before recommendations were formulated. The result is an intricate set of recommendations that look at both the individual corridor (See Chapter VI. A Balanced Approach), as well as the greater transportation network, as it pertains to individual systems such as bicycle and transit networks (See Chapter VII. Outcomes).

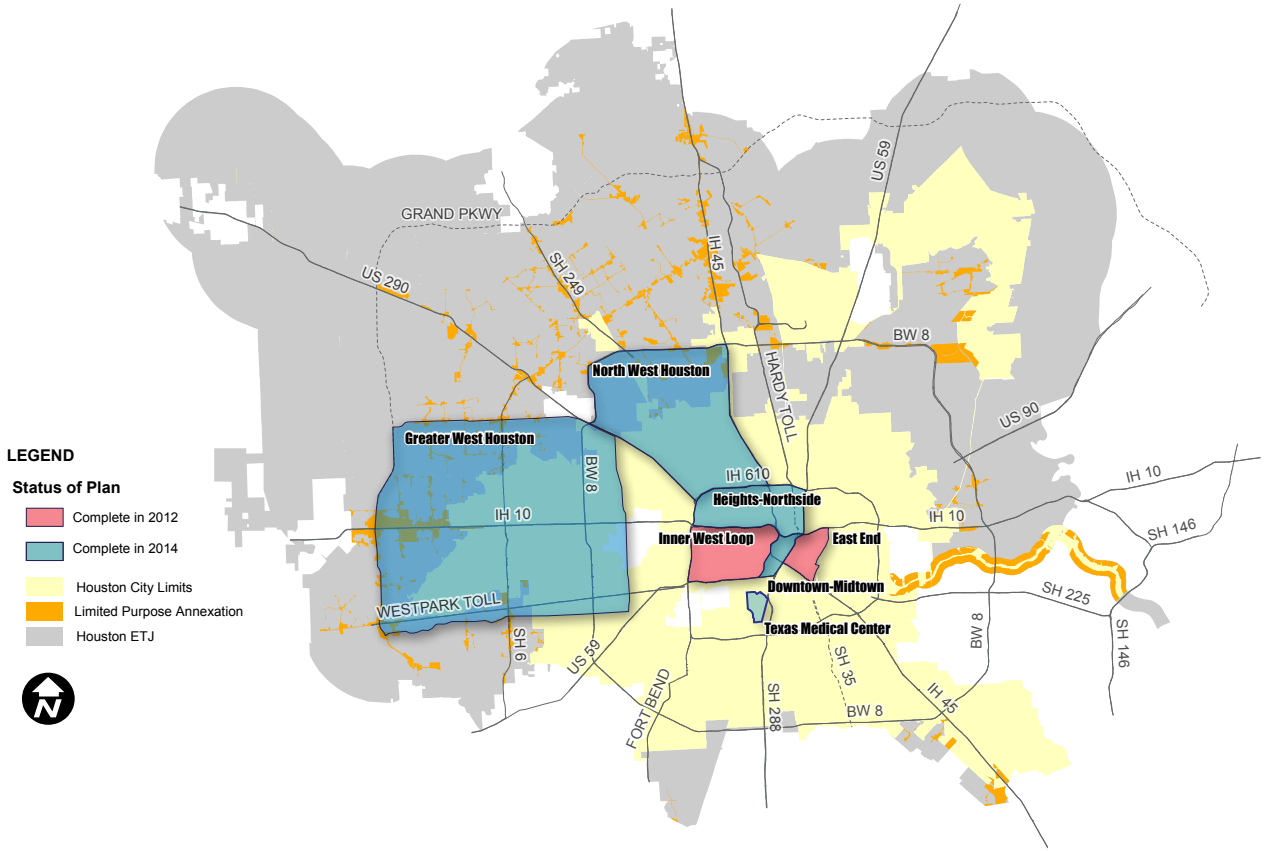
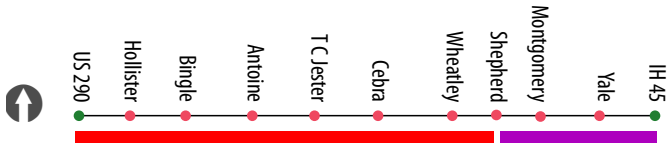


FIGURE 1.1: CMP II: SUBREGIONAL PLANS

W Tidwell Road

Priority Elements





EXISTING CONDITIONS:		FUTURE CONDITIONS:	
Existing Lanes	4	MTFP Designation	T-4-80; T-4-90/100; T-6-100/130
Existing Counts Range	16,000-22,000	Future Volume Range	16,000-42,000
Right-of-Way	80'-100'	Proposed MMC	Suburban Boulevard
Median/CTL/Undivided	Median	Median/CTL/Undivided	Median

Existing Condition

W. Tidwell Road is a 4-lane divided Major Thoroughfare with 80'-100' of right-of-way that provides east-west connectivity from US 290 to IH 45. The White Oak Bayou Trail crosses W. Tidwell Road directly west of TC Jester Blvd. Sidewalks are fairly consistent throughout the corridor, but pedestrian facilities across bridges are lacking. Presently, no bicycle facility exists along the corridor. Transit exists along the corridor with the exception of Wheatley Street to Shepherd Drive where existing transit is routed to Pinemont.

Land use along the corridor is mainly residential and commercial with most of the commercial-retail properties east of Shepherd Drive. Heavy multi-family use is evident west of Antoine Drive to Bingle Road.

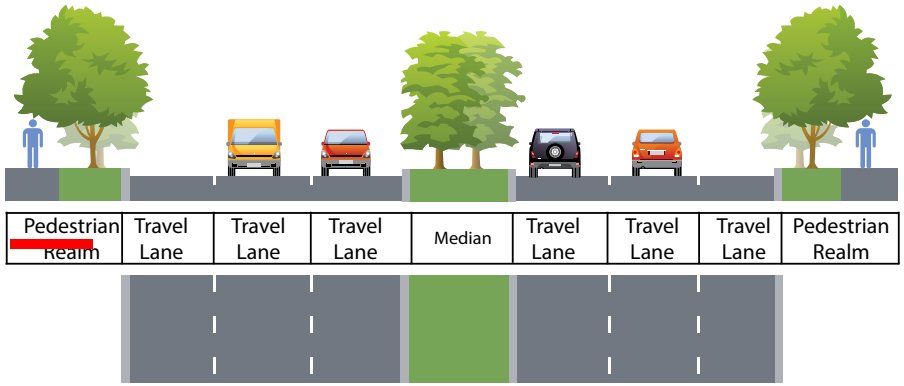
Identified Needs

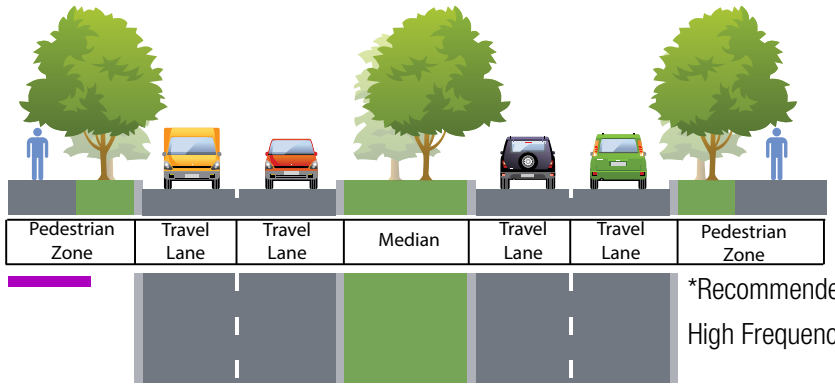
Portions of W. Tidwell Road are projected to maintain volumes over 40,000 trips. However, these segments directly abut and provide access to regional highways, and are not characteristic along the length of the corridor. Comments from the public identified most intersections along the corridor as in need of safety and efficiency improvements. Specific intersections of concern those directly adjacent to US 290. In addition to these improvements, connecting sidewalk gaps through the undeveloped segments of the corridor is important to residents and stakeholders. The project team also noted the need for safe connections to the White Oak Bayou Trail and sidewalks across area bridges.

Future Vision

The 4-lane divided Major Thoroughfare designation of Tidwell Road is efficient for the current and projected use of the corridor, west of Shepherd. East of Shepherd to IH 45, 6-lanes are needed to meet the future traffic demands. In preservation of the median for continued access management, the corridor is recommended Suburban Boulevard. A High Frequency Transit route, given the continuous east-west connection through the study area and access to the Northline Station along METRO's Redline Light Rail, is recommended. As demonstrated on the final system maps provided in the next chapter, bike facilities are also recommended for a portion of the corridor providing needed connections to Ella/Weatley facilities. Due to right-of-way constraints safe bike facilities between TC Jester and Ella/Wheatly may prove challenging, and should be explored for the best design option should bikes be accommodated.

Possible Option(s):





*Recommended High Frequency Transit

NOTE: COLORED BAR(S) INTENDED TO CORRESPOND WITH CORRIDOR KEY AT THE TOP OF THE PAGE.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 133 (DEF 1)

Meeting Date: 08/22/2024

STAFF REPORT

Staff Recommendation: Deny

Basis of Staff Recommendation:

The site is located within Houston's corporate limit along Tidwell and West Montgomery east of Shepherd.

The applicant has constructed a new automotive garage structure and is seeking variances to not dedicate 10' of ROW to Tidwell and to allow for a 0' building line.

Staff is not in support of this request.

The site is located to the west of the intersection of Tidwell and West Montgomery, fronting both streets. The site was home to a one-story auto repair shop that appears to have been built within the Tidwell setback prior to the building line requirement. The applicant recently demolished this structure and built a new mechanic shop in the same location. The applicant is required to address a building line variance, as the new structure does not qualify for the previous setback. The applicant is also required to address a variance to not dedicate right of way to Tidwell as the new structure was built over the required 10' of dedication area.

Staff finds the applicant's stated hardship related to the property's size to be largely self imposed. The new structure was built without permits and the City's inspectors provided numerous opportunities for the applicant to revise their design to meet the building line requirement. Staff also finds the 10' right of way dedication to be necessary for the city to meet transportation and public safety goals. The proposed widening of this segment of Tidwell was approved by the Planning Commission in 2015 and was largely informed by the Northwest Mobility Study. This was a product of staff collaboration with the neighborhood and calls for additional width to accommodate roadway widening and multimodal improvements. These would be difficult to incorporate with the existing structure, which only leaves a 10' back of curb distance from the existing roadway.

Staff recommends denying the request.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Out of Line Studio LLC	Aziz Alshayeb	713-504-3119	aziz@lineleader.co

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3539 Woodvalley Drive #B	24027544	77025	5254C	532S	K

HCAD ACCOUNT NUMBER(S):	0860920000007
PROPERTY LEGAL DESCRIPTION:	Lot 7, Block 25, Woodside Sec. 3
PROPERTY OWNER OF RECORD:	HDL Properties LLC
ACREAGE (SQUARE FEET):	9,360 sq. ft.
WIDTH OF RIGHTS-OF-WAY:	Woodvalley Drive: 60 feet; Interstate 610: Varies
EXISTING PAVING SECTION(S):	Woodvalley Drive: 28 feet; Interstate 610: 325 feet
OFF-STREET PARKING REQUIREMENT:	2 spaces
OFF-STREET PARKING PROVIDED:	2 spaces
LANDSCAPING REQUIREMENTS:	N/A
LANDSCAPING PROVIDED:	N/A

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	2,230 sq. ft. single-family dwelling, 436 sq. ft. garage
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	436 sq. ft. second-level addition to garage

PURPOSE OF VARIANCE REQUEST: Requesting a 20-foot building line to build a second level on an existing garage in lieu of the ordinance required 25-foot building line along a major thoroughfare.

CHAPTER 42 REFERENCE(S): Sec. 42-152. Building line requirement along major thoroughfares (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

DEVELOPMENT PLAT VARIANCE

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APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The proposed addition is a second-floor single-family apartment located directly above an existing detached garage. The existing garage is encroaching a 25-foot setback line due to the proximity of an interstate highway to the south of the property. Consequently, the second-floor addition will also be built within this setback. The requested variance and approval are necessary to utilize the existing structure and foundation of the garage for the addition. Additionally, there is a concrete wall separating the property from the interstate highway, which helps ensure public health and safety.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request.

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or

(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The 25-foot setback line causes an impractical development to this project, due to the highway located adjacent to the property on the south, and the existing garage that is already built on the setback line.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The ultimate goal is to use the existing structure and foundation of the garage to build a second-floor addition. Due to this condition, the second-floor addition will also be located on the 25-foot setback line.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The approval of the variance request will help reduce the amount of demolition and construction to the project in order to build the addition.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Separating the property and the interstate is an existing concrete wall that serves as a sufficient barrier and separation.

(5) Economic hardship is not the sole justification of the variance.

The sole justification of the variance is to build the addition with a more sustainable mindset, reducing our carbon footprint from demolition to construction.

DEVELOPMENT PLAT VARIANCE

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Houston Planning Commission

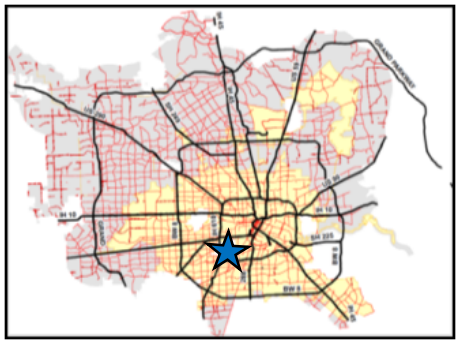
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Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

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Aerial Map



DEVELOPMENT PLAT VARIANCE

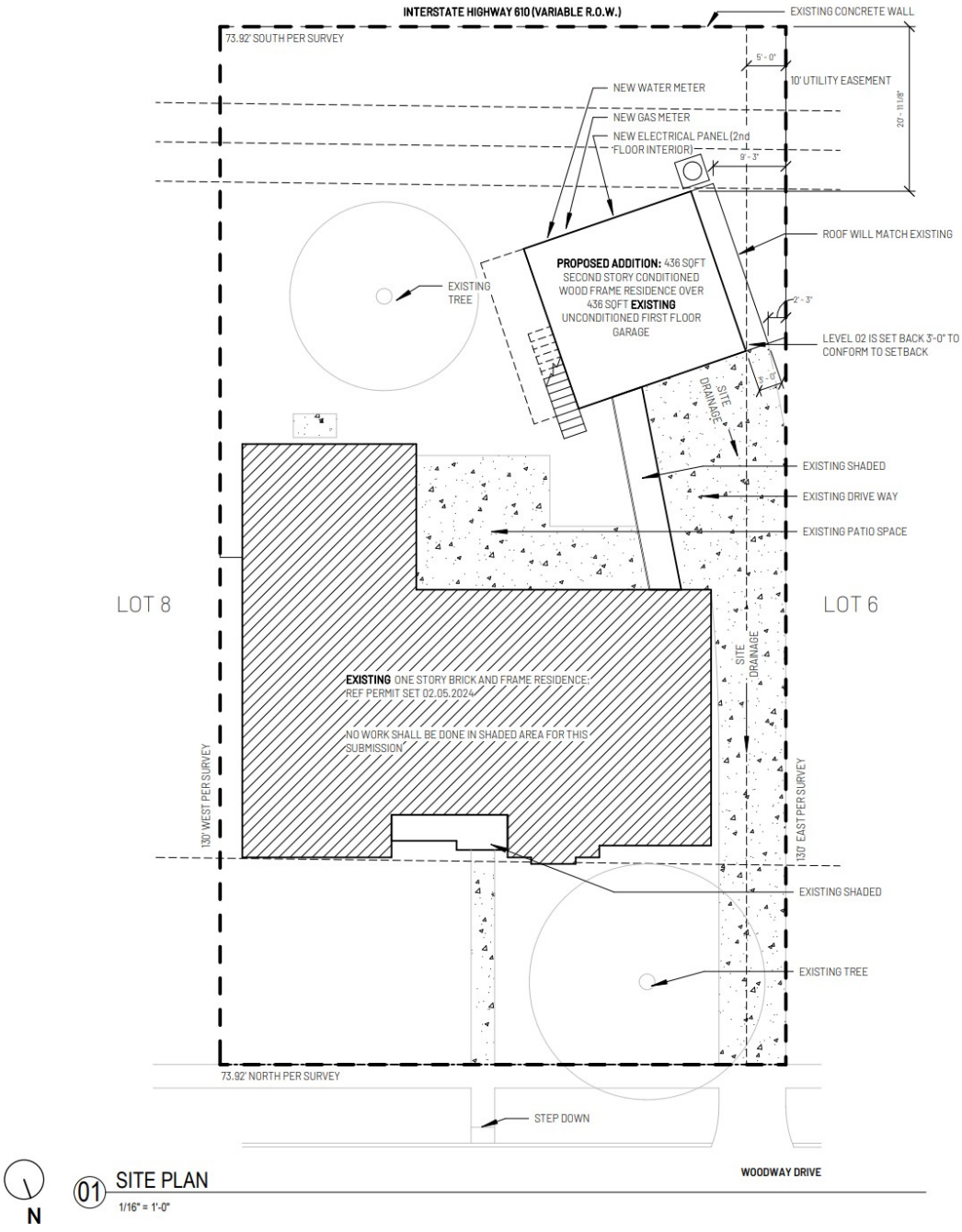
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Site Plan



DEVELOPMENT PLAT VARIANCE

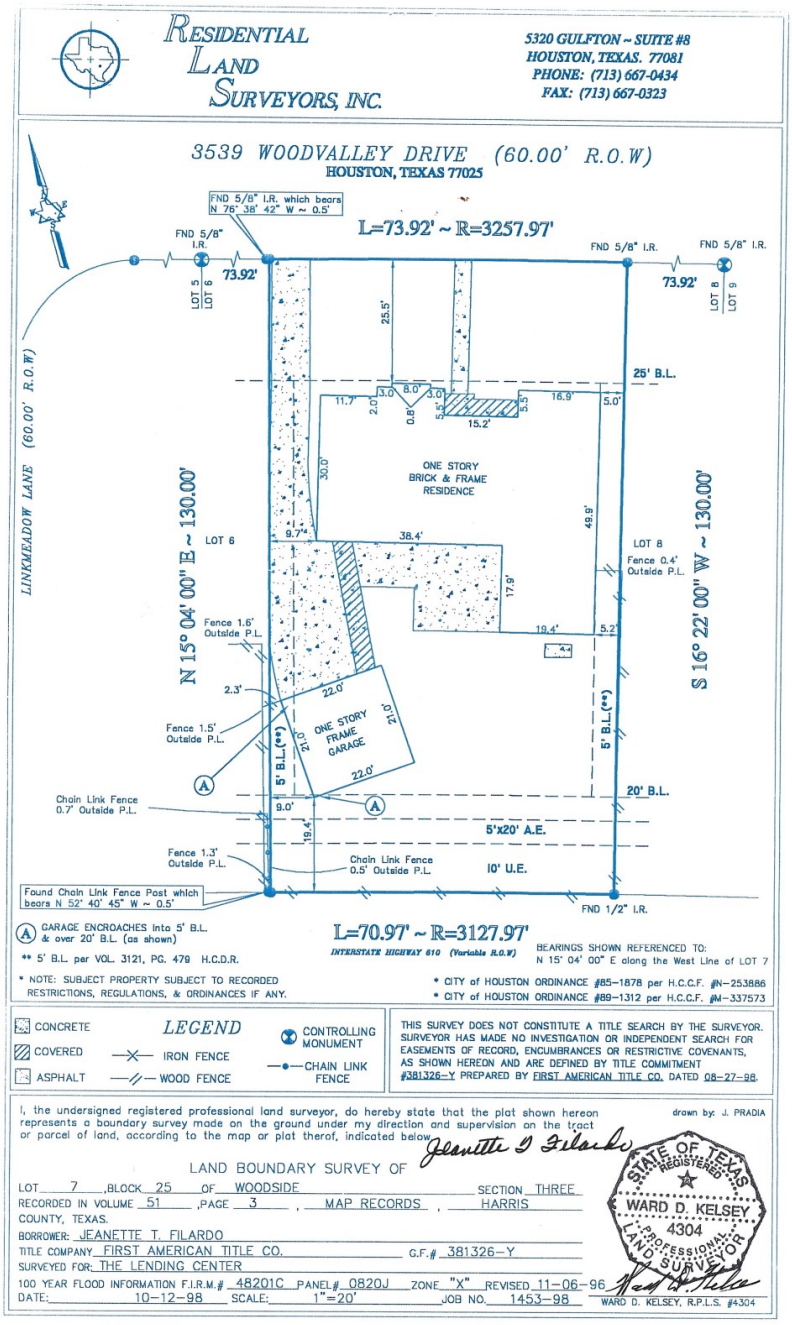
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 134

Meeting Date: 8/22/24

Survey



DEVELOPMENT PLAT VARIANCE

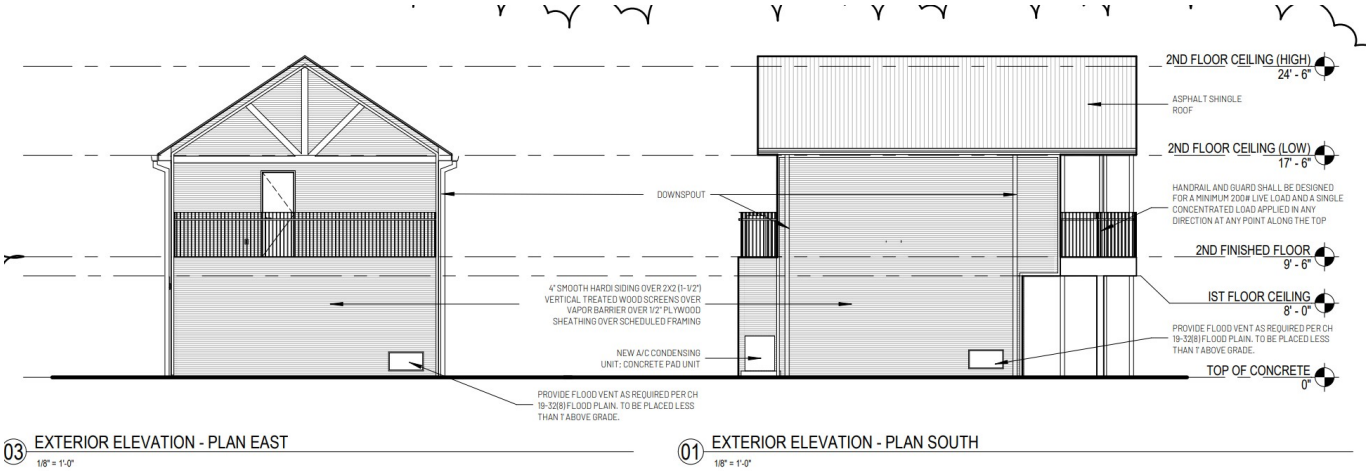
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 134

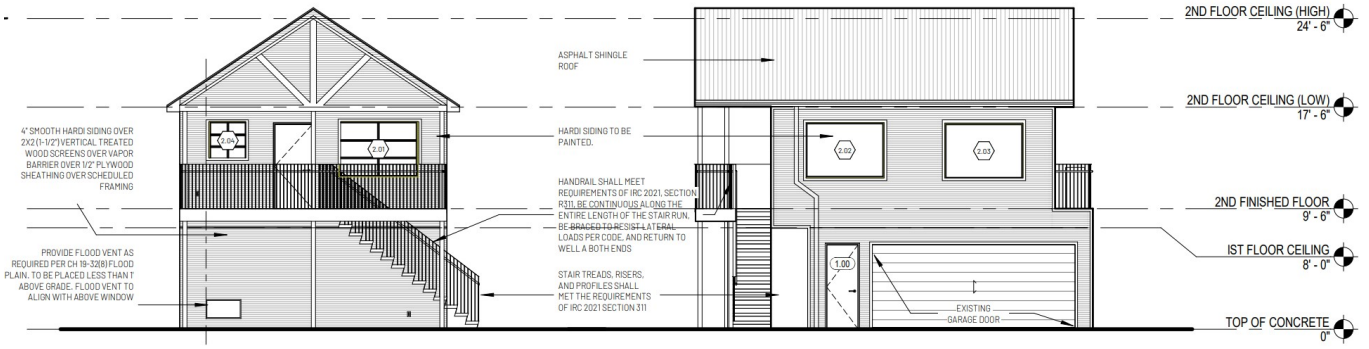
Meeting Date: 8/22/24

Elevations



03 EXTERIOR ELEVATION - PLAN EAST
1/8" = 1'-0"

01 EXTERIOR ELEVATION - PLAN SOUTH
1/8" = 1'-0"



04 EXTERIOR ELEVATION - PLAN WEST
1/8" = 1'-0"

02 EXTERIOR ELEVATION - PLAN NORTH
1/8" = 1'-0"

DEVELOPMENT PLAT VARIANCE

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Meeting Date: 8/22/24

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation: The site is on Woodvalley Drive north of I-610 South Loop West and between Woodmeadow Street and Ilona Lane.

The applicant is requesting a 20-foot building line in lieu of the 25-foot city ordinance required building line along I-610 for a second-floor apartment addition to an existing garage.

Legal review has found that the apartment addition will violate deed restrictions. The applicant submitted a written request to defer to allow time to coordinate with the city's Legal staff. Staff recommendation is to defer per the applicant's request.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

DEVELOPMENT PLAT VARIANCE