HOUSTON PLANNING COMMISSION

AGENDA

Thursday, February 20, 2025
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 Adrian Garcia
Harris County
The Honorable James Noack
Montgomery County

ALTERNATE MEMBERS
J. Stacy Slawinski, P.E.
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, February 20, 2025, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report
Consideration of February 6, 2025, Planning Commission Meeting Minutes

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 and John Cedillo)
d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Petra Hsia, Tammi Williamson and Devin Crittle, John Cedillo)
e. Subdivision Plats with Special Exception Requests (Petra Hsia)
f. Reconsiderations of Requirement (John Cedillo)
g. Extensions of Approval (Petra Hsia)
h. Name Changes (Petra Hsia)
i. Certificates of Compliance (Petra Hsia)
j. Administrative
k. Development Plats with Variance Requests (Ed Buckley, and Tammi Williamson)

II. Establish a public hearing date of March 20, 2025

a. Avalon Place partial replat no 1
b. Brandon Crossing replat no 1
c. Candela South Sec 2 partial replat no 1
d. Catalina Estates
e. Caywood Estates
f. Cordell Residential
g. Fulton Place Townhomes replat no 1
h. Laurel Place Reserves
i. Orange Grove partial replat no 2
j. Shadyvilla Addition no 1 partial replat no 5
k. Southgate partial replat no 7
l. Tweens
m. Whispering Pines Townhomes

III. Consideration of an Off-Street Parking Variance at 3200 S Shepherd Drive (Ed Buckley)

IV. Consideration of an Off-Street Parking Variance at 3400 White Oak Drive (Ed Buckley)

V. Establish a public hearing date of March 20th, 2025, for Hotel Daphne located at 302 W. 20th St.

VI. Establish a public hearing date of March 20th, 2025, for Reserve at Houston Heights Hotel located at 1311 ½ N. Shepherd Dr.

VII. Public Comment

VIII. 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, 6 FEBRUARY 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

CALL 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	Present
Susan Alleman	Present
Bill Baldwin	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present
Kevin Robins	Present
Ian Rosenberg	Present
Megan R. Sigler	*Absent*
Martha L. Stein	Present
Zafar "Zaf" Tahir	Present at 2:45 during Announcement
Meera D. Victor	Present
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	*Absent*
J. Stacy Slawinski for The Honorable KP George	*Absent*
Patrick Mandapaka for The Honorable Lina Hidalgo	Present
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

APPROVAL OF MINUTES

Consideration of the January 23, 2025, Planning Commission Meeting Minutes
Commission action: Approved.
Motion: Khaleeq Second: Mares Vote: Unanimous

Director's Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department, announced the City of Houston's Planning and Development is turning 85 next week, 14 February. The department is also pleased to announce that Robert Williamson has joined the Planning Department as Deputy Director.

ANNOUNCEMENT

Director Angel Ponce, with the mayor's office for people with disabilities. Expressed graduate for the work done by the Planning Commission along with the Planning Department.

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-63)

b. REPLATS (64-106)

Staff recommendation: Approve Item No's. 1 – 106, subject to the CPC 101 form conditions, save and except for Item(s) 68 and 69.
Commission action: Approved staff recommendations for all items excluding 3, 4, 5, 6, 7, 8, 17, 18, 22, 23, 24, 25, 26, 27, 28, 30, 33, 38, 39, 40, 41, 42, 46, 47, 49, 67, 68, 69, and 70 which were removed by abstaining commissioners. Item(s) 68 and 69 were also removed for separate consideration.

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

Consideration for abstained Items above.
Staff recommendation: Approve Item No's. 3, 4, 5, 6, 7, 8, 17, 18, 22, 23, 24, 25, 26, 27, 28, 30, 33, 38, 39, 40, 41, 42, 46, 47, 49, 67, 68, 69, and 70, subject to the CPC 101 form conditions.
Commission action: Approved staff recommendation.

Motion: Porras-Pirtle	Vote: Carried
Second: Robins	Abstaining: Mares, Heisch

ITEM(S) 68 AND 69 WERE REMOVED FOR SEPARATE CONSIDERATION, AND WILL BE HEARD WITH ITEM 114

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

107 ASI HOMES 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: Baldwin	Second: Tahir	Vote: Unanimous

108 BACJ ACRES – Withdrawn

109 BENDERS LANDING ESTATES SEC 7 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: Garza Second: Sigler Vote: Unanimous

110 HULDY STREET LIVING

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Jones Second: Alleman Vote: Unanimous

111 NAVAJO PLACE SEC 1 PARTIAL REPLAT NO 2

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: Hines Second: Mandapaka Vote: Unanimous

112 OULTON PARK

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Deferred.
Speaker(s): Perdita Chavis, District K, Xiaojin Tze

Motion: Sigler Second: Baldwin Vote: Unanimous

113 UHAUL MOVING AND STORAGE OF HIRAM CLARKE – Withdrawn

d. SUBDIVISION PLATS WITH VARIANCE REQUESTS

ITEM(S) 68, 69 AND 114 WERE PRESENTED TOGETHER AT THIS TIME.

68 BRIDGELAND PRAIRIELAND VILLAGE SEC 89
69 BRIDGELAND PRAIRIELAND VILLAGE SEC 90

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.

114 BRIDGELAND PRAIRIELAND VILLAGE 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: Alleman Second: Jones Vote: Carried Abstaining: Heisch, Mares

115 Caney Crossing Northeast

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Garza Second: Hines Vote: Unanimous

116 Darvesh Tract 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: Mandapaka Second: Mares Vote: Carried Abstaining: Heisch

Item(s) 117 and 118 were taken together at this time

117 Kuykendahl Village GP
118 Kuykendahl Village Sec 1

Staff recommendation: Defer per Harris County Engineering's request and for revised information from the applicant.
Commission action: Deferred.
Speaker(s): None

Motion: Mandapaka Second: Sigler Vote: Carried Abstaining: Heisch

119 McHard Tract 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: Jones Second: Mares Vote: Unanimous

120 Moderne at Yale

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: Baldwin Second: Viera-Bland Vote: Unanimous

121 NEIGHBORHOOD SHEPHERDS GARDEN

Staff recommendation: Defer Applicant request.
Commission action: Deferred per applicant's request.
Speaker(s): Emily Ardoin, Steven Curry, Nathan Dietrich

Motion: Baldwin Second: Alleman Vote: Unanimous

122 SANFORD FARMS SEC 3

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Mandapaka Second: Jones Vote: Unanimous

123 THOMAS COMPLEX REPLAT NO 1

Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): None

Motion: Baldwin Second: Alleman Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None

f. RECONSIDERATIONS OF REQUIREMENT

124 FUQUA MANOR

Staff recommendation: Deny the requested variance(s) and disapprove the plat.
Commission action: Deferred, per applicants' request.
Speaker(s): Katy Ann Pitman, applicant

Motion: Jones Second: Robins Vote: Unanimous

125 KATY GRAND VILLAGE SEC 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): Chris Brown, applicant

Motion: Mares Second: Porras-Pirtle Vote: Unanimous

126 VILLA RINCON

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None

Motion: Mandapaka Second: Victor Vote: Unanimous

g. EXTENSIONS OF APPROVAL

127	Bleu Riviera Drive Street Dedication Sec 2	Approved
128	Bridgecreek Commercial Sec 1	Approved
129	Elmax Sec 1	Approved
130	Freeland Tract Sec 1	Approved
131	Freeland Tract Sec 2	Approved
132	Freeland Tract Sec 3	Approved
133	Kathy Lane Business Park	Approved
134	Katy Lakes Sec 6	Approved
135	Washington Silver	Approved

h. NAME CHANGES

136	Tidwell Landing North (prev. Elite Townhomes North)	Approved

i. CERTIFICATES OF COMPLIANCE

137	21701 Dan Drive	Approved

j. ADMINISTRATIVE - None

Staff recommendation: Approve staff recommendations for G, H, and I, Item(s) 127 – 137.
Commission Action: Approved per staff's recommendation.
Speaker(s): None

Motion: Garza Second: Alleman Vote: Carried
Abstaining: Mares 127, 134; Heisch 130, 131 132

k. Development Plats with Variance Requests

138 1002 W 11th Street
Staff recommendation: Defer.
Commission Action: Deferred.
Speaker(s): None
Motion: Garza Second: Tahir Vote: Carried

139 1134 Bayland Avenue
Staff recommendation: Deny.
Commission action: Denied the application.
Speaker(s): None
Motion: Garza Second: Alleman Vote: Carried

140 6610 Force Street
Staff recommendation: Approve.
Commission action: Approved.
Speaker(s): None
Motion: Porras-Pirtle Second: Hines Vote: Carried

141 3702 Locke Lane
Staff recommendation: Approve.
Commission action: Approved the application.
Speaker(s): None
Motion: Sigler Second: Robins Vote: Carried

II. Establish a public hearing date of March 6, 2025

a. Elmwood Park
b. Emerald Meadows Sec 2
~~c. Fulton Place Townhomes replat no 1~~
d. Highland Village partial replat no 3
e. Padok Silver
f. Parkway at Eldridge Sec 2 Amending plat no 3 replat no 1
g. Poundbury Sec 1 replat no 1
h. Red Terrace partial replat no 3
i. Uhaul Moving and Storage of Hiram Clarke

Commission action: Accepted the March 6th public hearing date for Item II, a-I, not to include c.
Speaker(s): None
Motion: Victor Vote: Unanimous
Second: Garza Opposed: None

III. Consideration of an Off-Street Parking Variance at 1002 W 11th Steet - Withdrawn

IV. Consideration of an Off-Street Parking Variance at 1126 W Gray Street

Staff recommendation: Deny.
Commission action: Approved.
Speaker(s): Gilbert Mishly, Ann Mishly, applicant

Motion: Baldwin	Vote: Carried
Second: Robins	Opposed: Khaleeq, Heisch, Garza, Mares, Victor, Viera Bland

V. Consideration of an Off-Street Parking Variance at 3400 White Oak Drive

Staff recommendation: Defer.
Commission action: Deferred.
Speaker(s): David Mclean, Brian, Wozniak, Francesca Beaumont – opposed

Motion: Khaleeq	Vote: Unanimous
Second: Robins	Opposed: None

VI. Excuse the absence of Commissioner Martha L. Stein

Commission action: Absence excused.

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

Staff Correction made on Section II. line-item C.

Removing; c. Fulton Place Townhomes replat no 1 from the public hearing date of March 6, 2025, vote carried unanimously.

Comment made by Commissioner Victor

Item IV. OFF-STREET PARKING VARIANCE AT 1126 W GRAY STREET
In the future she would like to give the public a chance to discuss items such as the one presented today.

VII. Public Comment – None

VIII. 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	Vonn Tran, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
A-Consent				
1	Andover Village	C2		Approve the plat subject to the conditions listed
2	Avalon at Cypress Avalon Meadows Crossing Street Dedication	SP		Approve the plat subject to the conditions listed
3	Avalon at Cypress Sec 14	C3F		Approve the plat subject to the conditions listed
4	Avondale Square partial replat no 3	C3F	DEF1	Defer Applicant request
5	BC Holdings Development	C2		Approve the plat subject to the conditions listed
6	Benders Landing Estates Sec 7 partial replat no 1	C3F		Approve the plat subject to the conditions listed
7	Bridgeland Jack Road Street Dedication Sec 4 and Reserve	C3F		Approve the plat subject to the conditions listed
8	Champions Oak Sec 6	C3P		Approve the plat subject to the conditions listed
9	Childrens Lighthouse at Jubilee	C2	DEF1	Defer Applicant request
10	Davidson Manors	C3F		Approve the plat subject to the conditions listed
11	Elyson Sec 66	C3F		Approve the plat subject to the conditions listed
12	Elyson Sec 67	C3F		Approve the plat subject to the conditions listed
13	Escher Acres	C2		Approve the plat subject to the conditions listed
14	Everly Fields Boulevard Street Dedication Sec 1	C3F		Approve the plat subject to the conditions listed
15	Everly Fields Boulevard Street Dedication Sec 2	C3F		Approve the plat subject to the conditions listed
16	Extra Space Storage Main	C2		Disapprove for Chapter 42 Planning Standards
17	Gamez Development	C2		Approve the plat subject to the conditions listed
18	Hanover at Old Richmond	C2	DEF1	Approve the plat subject to the conditions listed
19	HCESD 3 Mueschke Road	C2		Defer Applicant request
20	Huldy Street Living	C3F		Approve the plat subject to the conditions listed
21	Jasmine Heights South Sec 2	C3P		Approve the plat subject to the conditions listed
22	Jett Business Park	C2		Approve the plat subject to the conditions listed
23	Leon Place GP	GP		Approve the plat subject to the conditions listed
24	Mesa Vista Sec 2	C3P		Defer Chapter 42 planning standards
25	Milby Townsites replat no 1	C3F		Approve the plat subject to the conditions listed
26	Mueschke Real Estate LLC	C2	DEF1	Approve the plat subject to the conditions listed
27	Myco Business Park	C2		Defer Chapter 42 planning standards
28	Newport Grove Sec 2	C3F		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
29	Nguyen Highland Place	C3F		Approve the plat subject to the conditions listed
30	Northpark South Sec 2	C3P		Approve the plat subject to the conditions listed
31	Northwest 99 Business Park Sec 3	C3P		Approve the plat subject to the conditions listed
32	Olympia Falls Sec 6	C3F	DEF1	Approve the plat subject to the conditions listed
33	Park on Mansfield	C3F		Approve the plat subject to the conditions listed
34	Polk Street Plaza	C2		Approve the plat subject to the conditions listed
35	Ram Crossing	C3F	DEF1	Approve the plat subject to the conditions listed
36	San Jacinto Bay on Lake Houston Vacating Plat	VF		Approve the plat subject to the conditions listed
37	Scott Street Commercial	C2		Approve the plat subject to the conditions listed
38	Sila Sec 7	C3P		Approve the plat subject to the conditions listed
39	Sila Sec 9	C3P		Defer Chapter 42 planning standards
40	Synova Sec 10	C3F		Approve the plat subject to the conditions listed
41	Trillium Sec 14	C3P		Approve the plat subject to the conditions listed
42	Tryco Machine Works	C2		Approve the plat subject to the conditions listed
43	Tuskegee Heights	C3F	DEF1	Approve the plat subject to the conditions listed
44	Tuskegee Ranch	C3F		Approve the plat subject to the conditions listed
45	Uptown Plaza	C2		Approve the plat subject to the conditions listed
46	Villas on Mansfield	C3F		Approve the plat subject to the conditions listed
47	Wayfarer Heights	C3P		Approve the plat subject to the conditions listed
48	Windsor Knights	C2		Approve the plat subject to the conditions listed
49	Woodlake Manor	C3F		Approve the plat subject to the conditions listed
50	Woodland Lakes Estates Sec 2 Vacating Plat	VF		Approve the plat subject to the conditions listed
51	Woodland Lakes Estates Sec 1 Vacating Plat	VF		Approve the plat subject to the conditions listed

B-Replats

52	Avenue Place	C2R		Defer Chapter 42 planning standards
53	Blessings on Sauer	C2R		Defer Chapter 42 planning standards
54	Bridgeland Prairieland Village Sec 57	C3R		Defer Chapter 42 planning standards
55	Bridgeland Prairieland Village Sec 92	C3R		Approve the plat subject to the conditions listed
56	Bridgeland Prairieland Village Sec 93	C3R		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
57	Bridgeland Prairieland Village Sec 94	C3R		Approve the plat subject to the conditions listed
58	Bridgeland Prairieland Village Sec 95	C3R		Approve the plat subject to the conditions listed
59	Bringhurst Park Estates	C2R		Approve the plat subject to the conditions listed
60	Brooks Chapman Enclave	C2R		Approve the plat subject to the conditions listed
61	Cardona Estates at Golfcrest	C2R		Approve the plat subject to the conditions listed
62	Castillo Estates at Charles	C2R		Approve the plat subject to the conditions listed
63	City Haven at McGowen	C2R		Approve the plat subject to the conditions listed
64	Creation Jackrabbit Industrial Park Sec 1 replat no 1	C2R		Approve the plat subject to the conditions listed
65	Desoto Homes	C3R	DEF1	Approve the plat subject to the conditions listed
66	Dow Addition	C2R	DEF2	Approve the plat subject to the conditions listed
67	Estates at Fields Street	C2R		Approve the plat subject to the conditions listed
68	Estates at Senior Street	C2R		Approve the plat subject to the conditions listed
69	Garden Homes on 34th	C2R		Defer Applicant request
70	Godos Foods	C2R		Disapprove public hearing with notice required
71	H P Herzog Sec 2 partial replat no 1	C2R		Approve the plat subject to the conditions listed
72	Harris County Municipal Utility District no 189 WWTF replat no 1 and extension	C2R		Approve the plat subject to the conditions listed
73	Heights at Thicket Park	C2R		Approve the plat subject to the conditions listed
74	Highland Acre Homes partial replat no 2	C2R	DEF1	Defer Chapter 42 planning standards
75	Hinton Estates	C2R		Approve the plat subject to the conditions listed
76	Houze Builders LLC Homes	C2R		Approve the plat subject to the conditions listed
77	Ideal Homes at Paul Quinn	C2R		Defer Chapter 42 planning standards
78	Las Fuentes Ball Room Plaza	C2R	DEF2	Approve the plat subject to the conditions listed
79	Lavender Terrace	C2R	DEF2	Approve the plat subject to the conditions listed
80	Leon Place Sec 1	C3R		Approve the plat subject to the conditions listed
81	Lucky Stone Estates	C2R		Approve the plat subject to the conditions listed
82	Mimosa Landing	C2R		Approve the plat subject to the conditions listed
83	Morgan Estates at Freedonia	C2R		Approve the plat subject to the conditions listed
84	Natchez Homes	C2R		Approve the plat subject to the conditions listed
85	Nordo Square	C2R		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
86	Park Eight partial replat no 1	C3R		Approve the plat subject to the conditions listed
87	Penrod Place	C2R		Approve the plat subject to the conditions listed
88	Providence Plaza	C2R		Approve the plat subject to the conditions listed
89	Providence Villas	C2R		Approve the plat subject to the conditions listed
90	Reserve at Lockwood	C2R		Approve the plat subject to the conditions listed
91	Reserve at Park Row	C3R		Approve the plat subject to the conditions listed
92	Residences at Calhoun	C2R		Approve the plat subject to the conditions listed
93	Ridge Crest Estates partial replat no 1	C2R		Defer Chapter 42 planning standards
94	South Hill Storage	C2R		Approve the plat subject to the conditions listed
95	West Road Industrial Land	C2R	DEF2	Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

96	Bridgeland Apricot Sulphur Drive and Red Flower Drive Street Dedication	C3N		Approve the plat subject to the conditions listed
97	Conley Place	C3N		Approve the plat subject to the conditions listed
98	Conley Retreat	C3N		Approve the plat subject to the conditions listed
99	Eastwood Park	C3N		Approve the plat subject to the conditions listed
100	HLB Homes on Brinkley	C3N		Defer Chapter 42 planning standards
101	HLB Homes on Knoll Street	C3N		Defer Additional information reqd
102	Langston Place Sec 1 partial replat no 2	C3N		Approve the plat subject to the conditions listed
103	Oulton Park	C3N	DEF1	Defer Additional information reqd
104	WALIPP Senior Residence Expansion	C3N		Approve the plat subject to the conditions listed
105	Wang Wang Investment LP at Redbud Street	C3N		Withdraw for notice

D-Variances

106	Beamer Business Park	C2R		Defer for further study and review
107	Bridge Creek Village Sec 1	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
108	Griffin Airport and 288 Industrial Property Sec 1	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
109	Icon M Tower	C2R		Defer for further study and review
110	Indigo Trails Water Plant	C2		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
111	Kuykendahl Village GP	GP	DEF1	Grant the requested variance(s) and special exception(s) and Approve the plat subject to the conditions listed
112	Kuykendahl Village Sec 1	C3R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
113	Manifestation Addition	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
114	Neighborhood Shepherds Garden	C2R	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
115	Sheldon Road Industrial Park replat no 1 and extension	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
116	Thomas Complex replat no 1	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed

E-Special Exceptions

117	Crestwood Lakes GP	GP		Grant the requested special exception(s) and Approve the plat subject to the conditions listed

F-Reconsideration of Requirements

118	Bridgeland Prairieland Village Sec 52	C3R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
119	Fuqua Manor	C3R	DEF1	Deny the requested special exception(s) and Disapprove the plat

G-Extensions of Approval

120	Bauer Reserve	EOA		Approve
121	Bridgeland Jack Road Street Dedication Sec 3	EOA		Approve
122	Crosby Village Acres	EOA		Approve
123	Enclave at Newport	EOA		Approve
124	HCMUD 583 Water Plant no 1	EOA		Approve
125	Pagewood Houston Mosielee Investors	EOA		Approve
126	Sila Sec 11	EOA		Approve
127	Sundance Cove East Sec 1	EOA		Approve
128	Sundance Cove East Sec 4	EOA		Approve
129	Willow Terrace	EOA		Approve

H-Name Changes

130	Blue Creek Trails GP (prev. Grand Parkway GP)	NC		Approve
131	Buybite (prev. Buy Rite Katy Hockley)	NC		Approve

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
I-Certification of Compliance				
132	26460 Blackberry Lane	COC		Approve
J-Administrative				
None				
K-Development Plats with Variance Requests				
133	1002 W 11th Street (DEF 2)	DPV		Approve
134	8403 Sunnyhill Street	DPV		Approve
135	3010 Havel Street	DPV		Approve
Off-Street Parking Variance				
III	3200 S Shepherd Drive (DEF 5)	PV		Withdrawn per applicant's request
IV	3400 White Oak Drive (DEF 1)	PV		Withdrawn per applicant's request

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 02/20/2025
Plat Name: Andover Village
Developer: BELLFORT PLAZA CORPORATION
Applicant: Quiddity Engineering - Katy
App No/Type: 2025-0279 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	7.1107	Total Reserve Acreage:	7.1107
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:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77087	534Z	City

Conditions and Requirements for Approval

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)

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.

134.07. Add to general notes on face of plat: This property(s) is located in Park Sector number 7.

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)

A01. Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area Tier 1. This property may be subject to regulations restricting the use of the land. General information may be obtained by visiting www.Fly2Houston.com. For more details call 281-233-1366 or email Airport.Landuse.Regulations@houstontx.gov

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 02/20/2025
Plat Name: Andover Village
Developer: BELLFORT PLAZA CORPORATION
Applicant: Quiddity Engineering - Katy
App No/Type: 2025-0279 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 02/18/2025 - 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)

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.

Aviation: Applicant has received a variance from the Airport Compatible Land Use Ordinance COH Ordinance #2008-1052 to build multi-family in area designated as Tier One for William P. Hobby Airport on February 21, 2024. Sound attenuation construction measures per COH Ordinance 2008-1053 are required.
Plat is within the controllable airspace associated with William P. Hobby Airport as designated by COH Ordinance #2009-1301 (the Airport Hazard Area Ordinance). Detention facilities must drain to dry bottom 48 hours after a rain event per Federal Aviation Administration recommendations in Advisory Circular No. 150/5200-33C. Plat also has a 194-foot AMSL (Above Mean Sea Level) height restriction based on same ordinance.
HPW-OCE- Drainage and Utility: Detention is required.

Stormwater quality permit 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: 2
Action Date: 02/20/2025
Plat Name: Avalon at Cypress Avalon Meadows Crossing Street Dedication
Developer: VPTM Avalon LB, LLC
Applicant: BGE, Inc.
App No/Type: 2025-0301 SP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.7510	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 437

County	Zip	Key Map ©	City / ETJ
Harris	77433	406A	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.

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.

137. Reverse curves for collector and local streets shall have a minimum centerline radius of 300 feet and be separated by a tangent distance of not less than 50 feet. (132)

159. Provide centerline tie.

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 02/20/2025
Plat Name: Avalon at Cypress Avalon Meadows Crossing Street Dedication
Developer: VPTM Avalon LB, LLC
Applicant: BGE, Inc.
App No/Type: 2025-0301 SP

Staff Recommendation:
Approve the plat subject to the conditions listed

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.

Harris Engineer:
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: 3
Action Date: 02/20/2025
Plat Name: Avalon at Cypress Sec 14
Developer: VPTM Avalon LB, LLC
Applicant: BGE, Inc.
App No/Type: 2025-0299 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	27.3500	Total Reserve Acreage:	10.3400
Number of Lots:	57	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:	Harris County MUD 437

County	Zip	Key Map ©	City / ETJ
Harris	77433	406A	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)

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 02/20/2025
Plat Name: Avalon at Cypress Sec 14
Developer: VPTM Avalon LB, LLC
Applicant: BGE, Inc.
App No/Type: 2025-0299 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
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 Avalon Meadows Crossing and Westgreen Blvd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (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: 4
Action Date: 02/20/2025
Plat Name: Avondale Square partial replat no 3
Developer: Lovett Homes
Applicant: Windrose
App No/Type: 2025-0144 C3F

Staff Recommendation:
Defer Applicant request

Total Acreage:	1.7379	Total Reserve Acreage:	0.1016
Number of Lots:	27	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77080	450K	City

Conditions and Requirements for Approval

001. Defer per not having enough COS within the plat boundary

012.2. Coordinate utility easements with CenterPoint Energy. Go to http://www.centerpointenergy.com/ for Electricity, Builders and Developers, Electric Safety.

012.2.3. Utility easement locations and/or width does not comply with PWE Design Manual standards. Reference PWE Design Manual Chapter 6 for specifics.

040.3. COS per lot and Summary Table must be shown on the face of the plat (184). The current COS is not adequate for the lots being proposed.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 02/20/2025
Plat Name: Avondale Square partial replat no 3
Developer: Lovett Homes
Applicant: Windrose
App No/Type: 2025-0144 C3F

Staff Recommendation:
Defer Applicant request

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.

Parks and Recreation: - Correct park note to "The then-current fee in lieu of dedication shall be applied to the incremental (proposed minus existing) dwelling units."

HPW-OCE- Drainage and Utility: Detention is Required.
Make sure that 10’ clearance between public utility to the building foundation.
No building is allowed within any public utility easement.

HPW-HW- IDS: For the creation of this subdivision, 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 02/20/2025
Plat Name: BC Holdings Development
Developer: B&C Holdings, LLC
Applicant: McKim & Creed, Inc.
App No/Type: 2025-0226 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	23.5700	Total Reserve Acreage:	23.5700
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	77015	498R	City/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.

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

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 02/20/2025
Plat Name: BC Holdings Development
Developer: B&C Holdings, LLC
Applicant: McKim & Creed, Inc.
App No/Type: 2025-0226 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
In the floodplain, need approved drainage plan.

Harris County Flood Control District: Flood Control review - Plat is in the Floodplain/Floodway. Include site drainage plan note: "Site drainage plans for the future development of this plat must be approved by the Harris County Flood Control District."

CenterPoint: This plat is located in close proximity to a CenterPoint Energy Transmission Right of Way. At this time, no drainage plans detailing water flow and shed, along with wet utility plans, have been submitted for review. Upon future development, the developer, its successors and assigns, of this plat assumes all responsibility for any adverse impact to CenterPoint Energy's Transmission Right of Way as a result of said 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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 02/20/2025
Plat Name: Benders Landing Estates Sec 7 partial replat no 1
Developer: Partners in Building
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No/Type: 2025-0223 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.5030	Total Reserve Acreage:	0.0000
Number of Lots:	1	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
Montgomery	77386	294U	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.

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

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)

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

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

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 02/20/2025
Plat Name: Benders Landing Estates Sec 7 partial replat no 1
Developer: Partners in Building
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No/Type: 2025-0223 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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-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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 02/20/2025
Plat Name: Bridgeland Jack Road Street Dedication Sec 4 and Reserve
Developer: Bridgeland Development, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0305 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	20.5810	Total Reserve Acreage:	10.9760
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 491

County	Zip	Key Map ©	City / ETJ
Harris	77447	365F	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.

042. The following 3 easement issues must be addressed on this plat. All recorded easements must be shown on the plat. All HL&P and other private easements dedicated by separate instrument must be shown on this plat. All easements dedicated by separate instrument that are shown on the plat, and are not located to a common property line must be vacated, abandoned and rededicated prior to recordation.

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

052. Bridgeland Jack Road Street Dedication must be recorded prior to or simultaneously with this plat.

159. Provide centerline tie.

165. The minimum centerline radius for a major thoroughfare is 2000 feet. A tangent distance of at least 100 feet shall separate reverse curves. (132)

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 02/20/2025
Plat Name: Bridgeland Jack Road Street Dedication Sec 4 and Reserve
Developer: Bridgeland Development, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0305 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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

Harris Engineer: Maintenance agreement may be needed for non-standard ROW (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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 02/20/2025
Plat Name: Champions Oak Sec 6
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No/Type: 2025-0277 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	14.4750	Total Reserve Acreage:	1.2840
Number of Lots:	75	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77066	370H	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.

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)

069. Provide the complete Plat Legend

132. Add private water system plat note: The subdivision has a private water system. It is not a public water system, nor has it been constructed with any public funds. The water line and fire hydrants to serve this subdivision are private and will be maintained by the owner and/or owners' management association.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 02/20/2025
Plat Name: Champions Oak Sec 6
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No/Type: 2025-0277 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

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.
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. (HC) (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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 02/20/2025
Plat Name: Childrens Lighthouse at Jubilee
Developer: Ramesh Sakarepalle
Applicant: GBI Partners
App No/Type: 2025-0151 C2

Staff Recommendation:
Defer Applicant request

Total Acreage:	1.7080	Total Reserve Acreage:	1.7080
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 477

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

Conditions and Requirements for Approval

001. Deferred per a unrestricted reserve fronting on a 50' ROW

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. Jubilee Sec 10 must be recorded prior to or simultaneously with this plat.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 02/20/2025
Plat Name: Childrens Lighthouse at Jubilee
Developer: Ramesh Sakarepalle
Applicant: GBI Partners
App No/Type: 2025-0151 C2

Staff Recommendation:
Defer Applicant request

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-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)
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 Gleeful Grove St and Blissful Delight Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 02/20/2025
Plat Name: Davidson Manors
Developer: Think Beyond Solutions LLC
Applicant: RP & Associates
App No/Type: 2025-0251 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.9994	Total Reserve Acreage:	0.0793
Number of Lots:	16	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	452C	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)

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

069. Provide the complete Plat Legend

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)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 02/20/2025
Plat Name: Davidson Manors
Developer: Think Beyond Solutions LLC
Applicant: RP & Associates
App No/Type: 2025-0251 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 02/19/2025- Recommend adjusting the curb radii for C1 & C2 to be 28-ft that will allow better turning angles for vehicles.

Addressing: Approve

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.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.

Solid Waste: The proposed development does not meet the frontage criteria to receive COH solid waste collection services.

Parks & Recreation - Urban Forestry: There is an existing protected tree located within the building setback at this address. Per our assessment of existing conditions and the proposed replat, the replat does not appear to cause interference with the existing protected tree. Urban Forestry approves replat with condition that the protected tree will remain following replat and 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: 11
Action Date: 02/20/2025
Plat Name: Elyson Sec 66
Developer: Nash FM 529, LLC. a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2025-0286 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	32.2800	Total Reserve Acreage:	4.1261
Number of Lots:	127	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

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.

052. Elyson Sec 64 and Elyson BLVD 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)

069. Provide the complete Plat Legend

157. Provide streets names for each street. (133-134)

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 02/20/2025
Plat Name: Elyson Sec 66
Developer: Nash FM 529, LLC. a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2025-0286 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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 County Flood Control District: Flood Control review - Plat is in the Floodplain. Include site drainage plan 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.
Dead-end water lines are prohibited within cul-de-sac.

CenterPoint:Please review recorded easements and put correct recordation numbers relating to easement.

Addressing: 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. (HC) (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)

Required UVEs should be shown on the Plat and site development 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 02/20/2025
Plat Name: Elyson Sec 67
Developer: Nash FM 529, LLC. a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2025-0288 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	19.4800	Total Reserve Acreage:	3.2622
Number of Lots:	82	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

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.

052. Elyson BLVD must be recorded prior to or simultaneously with this plat.

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)

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 02/20/2025
Plat Name: Elyson Sec 67
Developer: Nash FM 529, LLC. a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2025-0288 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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--Sanitary Control Easement: The document does not mention an allowance for the installation of public utilities within the area. CenterPoint requests:
a.. the following note be added to the general notes
b.. with documented approval of said note by the grantee in said sanitary control easement:

Note: CenterPoint Energy has rights to place gas and electric infrastructure within all utility easements hereby existing or dedicated by this plat and is not restricted by the Sanitary Control Easements recorded under H.C.C.F. No.: RP-2023-337567 SCE

HPW-HW- IDS: Approved

Harris County Flood Control District: Flood Control review - The whole plat is in the Floodplain. Include site drainage plan 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.
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. (HC) (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)

Provide turn/curve signs for mitigation on site plans for substandard curve radius (IDM 10.3.03D, TMUTCD sec2C.07)

Required UVE should be shown on the Plat and site development 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 02/20/2025
Plat Name: Escher Acres
Developer: Escher Road Holdings, LLC
Applicant: Conley Land Services, LLC
App No/Type: 2025-0254 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	18.1700	Total Reserve Acreage:	18.1550
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:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	287P	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.

069. Provide the complete Plat Legend

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 02/20/2025
Plat Name: Escher Acres
Developer: Escher Road Holdings, LLC
Applicant: Conley Land Services, LLC
App No/Type: 2025-0254 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please add recorded Pipeline Easement to Notes, with notation from Railroad Commission.

Please see attached HL&P unrecorded easements, it appears that there are facilities on property. Please verify. Unrecorded Easements with no existing facilities are void (no release required) and are not required to be shown on the 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. (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)

Documentation of TxDOT driveway approval should be submitted with site plans (HC-infrastructure regs, 5.06)

TxDOT may require a TIA. If so, Harris County needs to be included in any scoping meetings (HC-infrastructure regs, 12.02)

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: 14
Action Date: 02/20/2025
Plat Name: Everly Fields Boulevard Street Dedication Sec 1
Developer: JDS HOPFE RD LLC
Applicant: Quiddity Engineering - Katy
App No/Type: 2025-0280 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.0300	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	77447	285Z	ETJ

Conditions and Requirements for Approval

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

052. Mason Road Street Dedication and Reserve Sec 1 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.

187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. 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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 02/20/2025
Plat Name: Everly Fields Boulevard Street Dedication Sec 1
Developer: JDS HOPFE RD LLC
Applicant: Quiddity Engineering - Katy
App No/Type: 2025-0280 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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. (HC) (TLGC-232.0026)
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: 15
Action Date: 02/20/2025
Plat Name: Everly Fields Boulevard Street Dedication Sec 2
Developer: DARVESH INVESTMENTS, LLC
Applicant: Quiddity Engineering - Katy
App No/Type: 2025-0283 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.4470	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	77377	286W	ETJ

Conditions and Requirements for Approval

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

052. Everly Fields Boulevard Street Dedication Sec 1 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)

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 02/20/2025
Plat Name: Everly Fields Boulevard Street Dedication Sec 2
Developer: DARVESH INVESTMENTS, LLC
Applicant: Quiddity Engineering - Katy
App No/Type: 2025-0283 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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. (HC) (TLGC-232.0026)

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: 16
Action Date: 02/20/2025
Plat Name: Extra Space Storage Main
Developer: EXTRA SPACE PROPERTIES 130 LLC
Applicant: Conley Land Services, LLC
App No/Type: 2025-0045 C2

Staff Recommendation:
Disapprove

Total Acreage:	4.4620	Total Reserve Acreage:	4.4620
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77025	532Q	City

Conditions and Requirements for Approval

001 Minimum reserve size shall be 5000 square feet having 60’ frontage along at least one public street with a right-of-way not less than 60 feet. (192)

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)

206. Staff recommendation is disapproval for the following reasons.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 02/20/2025
Plat Name: Extra Space Storage Main
Developer: EXTRA SPACE PROPERTIES 130 LLC
Applicant: Conley Land Services, LLC
App No/Type: 2025-0045 C2

Staff Recommendation:
Disapprove

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.

Parks and Recreation: -Add Park note "If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of Ordinance 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 the plat at this time."
-Add Park note "No land is being established as private park or dedicated to the public for park purposes."
-Add the park note "This property is located in Park Sector Number…"

HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.

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.

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: 02/20/2025
Plat Name: Gamez Development
Developer: No Company
Applicant: HRS and Associates, LLC
App No/Type: 2025-0231 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.7547	Total Reserve Acreage:	0.3805
Number of Lots:	1	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	77093	453D	City

Conditions and Requirements for Approval

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

185.3. Appendix A: Add single family paragraph in the dedicatory language.

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 02/20/2025
Plat Name: Gamez Development
Developer: No Company
Applicant: HRS and Associates, LLC
App No/Type: 2025-0231 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 02/19/2025 - 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 utility 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 and OCE - Drainage and Utility.

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: Add the Parks and Open Space table, the statement must be checked. Add the missing park notes to the plat. Correct the park sector in the plat note.

CenterPoint: All abbreviations on plat must be in Legend and/or notes of plat. Please add H.C.M.R., H.C.C.F., and H.C.D.R. to legend.

HPW-OCE- Drainage and Utility: 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 02/20/2025
Plat Name: Hanover at Old Richmond
Developer: XIN RONG SHENG SHI REAL ESTATE DEVELOPMENT, LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0096 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	13.6730	Total Reserve Acreage:	13.0910
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 FWSD 2

County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	567C	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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 02/20/2025
Plat Name: Hanover at Old Richmond
Developer: XIN RONG SHENG SHI REAL ESTATE DEVELOPMENT, LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0096 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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) Address comments on plat markup.
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: 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 02/20/2025
Plat Name: HCESD 3 Mueschke Road
Developer: Harris County ESD No. 3
Applicant: Terra Associates, Inc.
App No/Type: 2025-0214 C2

Staff Recommendation:
Defer Applicant request

Total Acreage:	2.9090	Total Reserve Acreage:	2.9090
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:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77433	326B	ETJ

Conditions and Requirements for Approval

001. Defer per ROW dedication needed

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)

153.1. Measure from ROW edge to ROW edge to accurately measure width

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 02/20/2025
Plat Name: HCESD 3 Mueschke Road
Developer: Harris County ESD No. 3
Applicant: Terra Associates, Inc.
App No/Type: 2025-0214 C2

Staff Recommendation:
Defer Applicant request

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. (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)
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)
Driveways on plans need to conform with COH IDM 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 02/20/2025
Plat Name: Huldy Street Living
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No/Type: 2025-0249 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1434	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77019	492V	City

Conditions and Requirements for Approval

026.2 Properties being subdivided into narrow lots less than 33’ in width must provide shared vehicular access if the property does not meet the criteria outlined in Sec 42-188.5.

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 02/20/2025
Plat Name: Huldy Street Living
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No/Type: 2025-0249 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 02/19/2025- No comments.

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 02/20/2025
Plat Name: Jasmine Heights South Sec 2
Developer: D.R. HORTON - TEXAS, LTD.
Applicant: DHI Engineering, LLC
App No/Type: 2025-0225 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	60.3770	Total Reserve Acreage:	24.3700
Number of Lots:	177	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	77449	446A	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.

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. Jasmine Heights Sec 1 must be recorded prior to or simultaneously with this plat.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 02/20/2025
Plat Name: Jasmine Heights South Sec 2
Developer: D.R. HORTON - TEXAS, LTD.
Applicant: DHI Engineering, LLC
App No/Type: 2025-0225 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 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)
Per meeting with DHI Engineering, City (Suvidha Bandi)and County (fred mathis), engineer agreed upon a commitment letter to plat and record the full 100' ROW for Kieth Harrow Blvd west of Misty Acres Drive. Letter would say that street acceptance for streets east of Misty acres drive will be condition upon Kieth Harrow being recorded west of Misty Acres Drive. (Flm, 7-12-2024)
Westfield Meadows Dr will need to connect with existing Westfield Meadows Dr or change st name (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)
UVE should be checked at Gardenia Ridge Way and Westfield Meadows Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
The following intersections Alta Peak Way at Redwood Valley Dr, will have Intersection sight distance (ISD) exhibits included with the site development 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 02/20/2025
Plat Name: Jett Business Park
Developer: Rebecca Village Business Park, LP
Applicant: Hovis Surveying Company Inc.
App No/Type: 2025-0240 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	10.0260	Total Reserve Acreage:	10.0214
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:	

County	Zip	Key Map ©	City / ETJ
Harris	77388	291N	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.

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 ;north arrow and Legends. (Add D.R.H.C. and R.O.W.) (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)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 02/20/2025
Plat Name: Jett Business Park
Developer: Rebecca Village Business Park, LP
Applicant: Hovis Surveying Company Inc.
App No/Type: 2025-0240 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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-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. (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 25' x 25' corner cutback at Rhodes Rd and Spring Stuebner Rd (IDM chapter 10-COH geometric design guidelines, 10-17)
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)
Driveways on plans need to conform with COH IDM standards
UVE should be checked at Rhodes Rd and Spring Stuebner Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 02/20/2025
Plat Name: Leon Place GP
Developer: Urban Arc Development
Applicant: Total Surveyors, Inc.
App No/Type: 2025-0246 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	12.8629	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	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	77048	574S	City

Conditions and Requirements for Approval

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 02/20/2025
Plat Name: Leon Place GP
Developer: Urban Arc Development
Applicant: Total Surveyors, Inc.
App No/Type: 2025-0246 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 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.

Parks and Recreation:

1) This General Plan and any current and future sections are subject to Chapter 42, Article III, Division 7 of the Code of Ordinances.
2) If this General Plan is proposed to have residential lots or multi-family units, it is subject to the Parks and Open Space requirements of 42-251. A fee per dwelling unit will be assessed at the time of per-mitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedi-cated, park land reserves or land dedication must be shown on the face of the plat at the time the sec-tions are submitted.

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: 24
Action Date: 02/20/2025
Plat Name: Mesa Vista Sec 2
Developer: Blackline Engineering
Applicant: Blackline Engineering
App No/Type: 2025-0215 C3P

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	63.8100	Total Reserve Acreage:	20.2620
Number of Lots:	321	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:	

County	Zip	Key Map ©	City / ETJ
Harris	77078	415Y	City

Conditions and Requirements for Approval

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

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)

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.

052. Mesa Vista Sec 1 must be recorded prior to or simultaneously with this plat.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 02/20/2025
Plat Name: Mesa Vista Sec 2
Developer: Blackline Engineering
Applicant: Blackline Engineering
App No/Type: 2025-0215 C3P

Staff Recommendation:
Defer Chapter 42 planning standards

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

HPW-HW- IDS: For the creation of this subdivision, 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: OLD WAGON is already in use additionally, road names must change at 90 degree angles. Please propose two unique road names to replace OLD WAGON CIRCLE, including different street types, such as DRIVE, ROAD, etc.

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: 02/20/2025
Plat Name: Milby Townsites replat no 1
Developer: RA
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2025-0213 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1033	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Combination
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

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)

065. Provide specific reason(s) for replat on the face of the plat.

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 02/20/2025
Plat Name: Milby Townsites replat no 1
Developer: RA
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2025-0213 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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: For the creation of one lot and one block, 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: If a plat reflects an intent to abandon any street, alley, shared drive and/or easements (dedicated or CNP exclusive), a Street/Alley Closure and/or Release of Easement application is required to be submitted for formal review and approval.

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: 26
Action Date: 02/20/2025
Plat Name: Mueschke Real Estate LLC
Developer: Mueschke Real Estate LLC
Applicant: Hovis Surveying Company Inc.
App No/Type: 2025-0131 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.1181	Total Reserve Acreage:	2.0000
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	77377	286P	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)

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

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)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 02/20/2025
Plat Name: Mueschke Real Estate LLC
Developer: Mueschke Real Estate LLC
Applicant: Hovis Surveying Company Inc.
App No/Type: 2025-0131 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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. (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)

Plan and PLAT need to be approved by project manager Ahmed Salama prior to recordation (HC-infrastructure Regulations, CH 6.03)

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: 27
Action Date: 02/20/2025
Plat Name: Myco Business Park
Developer: Mico Cranes & Equipment LLC
Applicant: JDM Group Company, LLC
App No/Type: 2025-0089 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	5.0000	Total Reserve Acreage:	0.0000
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	77044	456K	ETJ

Conditions and Requirements for Approval

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

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)

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

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.

147. Provide a copy of the instrument dedicating John Ralston Road.

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

189. Appendix E:Certificate for Engineer or Surveyor is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (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: 27
Action Date: 02/20/2025
Plat Name: Myco Business Park
Developer: Mico Cranes & Equipment LLC
Applicant: JDM Group Company, LLC
App No/Type: 2025-0089 C2

Staff Recommendation:
Defer Chapter 42 planning standards

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-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 - Need to show and label Drainage Channel P100-00-00 'Greens Bayou' with top of banks at the western boundary of the plat (see regulations guidelines in uploaded PDF).

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)
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)
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)
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: 28
Action Date: 02/20/2025
Plat Name: Newport Grove Sec 2
Developer: Taylor Morrison of Texas, Inc.
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0289 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	18.4040	Total Reserve Acreage:	0.3520
Number of Lots:	87	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	379P	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.

052. Newport Grove Sec 1 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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 02/20/2025
Plat Name: Newport Grove Sec 2
Developer: Taylor Morrison of Texas, Inc.
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0289 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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. (HC) (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)

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: 29
Action Date: 02/20/2025
Plat Name: Nguyen Highland Place
Developer: CENTER POINT SURVEY
Applicant: CENTER POINT SURVEY
App No/Type: 2025-0022 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.4997	Total Reserve Acreage:	0.0200
Number of Lots:	7	Number of Multifamily Units:	0
COH Park Sector:	1	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	77091	412Y	City

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.

198. Recordation dedicatory acknowledgements and certificates do not conform to those requirements by Harris County. Contact staff Recordation Section for appropriate statements and requirements.

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 02/20/2025
Plat Name: Nguyen Highland Place
Developer: CENTER POINT SURVEY
Applicant: CENTER POINT SURVEY
App No/Type: 2025-0022 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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:
For the creation this subdivision with a PVT access easement, 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.

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: 02/20/2025
Plat Name: Northpark South Sec 2
Developer: R.G. Miller Engineers
Applicant: RG Miller | DCCM
App No/Type: 2025-0210 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	25.7000	Total Reserve Acreage:	1.9200
Number of Lots:	160	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:	Montgomery County MUD 96

County	Zip	Key Map ©	City / ETJ
Montgomery	77365	295U	ETJ

Conditions and Requirements for Approval

040. The minimum COS s.f. required on the plat is not being met. Revise plat to meet Ch. 42 standards for COS requirement.

040.3. COS per lot and Summary Table must be shown on the face of the plat (184).

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.

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 02/20/2025
Plat Name: Northpark South Sec 2
Developer: R.G. Miller Engineers
Applicant: RG Miller | DCCM
App No/Type: 2025-0210 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

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:
Any wet utility easements (WLE, SSE, DE, etc.) should not be running along and within dedicated or existing UEs if wet utilities are intended to be placed within a dedicated UE, a minimum of 16 feet is required to be dedicated.
a. If a plat depicts a 16'UE and another wet UE (WLE, etc.) they should be considered as separate UEs and cannot run along and within but depicted as separate and adjacent UEs.
Side-lot easements should be 10' wide perimeter or 5' on either side of lot line.

HPW-OCE- Drainage and Utility:
Make sure that the subdivision has detention.
Dead-end water lines are prohibited within cul-de-sac.
UEs should not be in along roadways, have UEs in the back or side lot only.

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: 02/20/2025
Plat Name: Northwest 99 Business Park Sec 3
Developer: Clay Partners- NW Parkway Land #1, LP
Applicant: Meta Planning + Design LLC
App No/Type: 2025-0237 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	8.5000	Total Reserve Acreage:	6.9200
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	77377	326B	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.

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 02/20/2025
Plat Name: Northwest 99 Business Park Sec 3
Developer: Clay Partners- NW Parkway Land #1, LP
Applicant: Meta Planning + Design LLC
App No/Type: 2025-0237 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

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-- Prior easement (copy attached) to be included on plat:
Blanket easements should be listed in the General Notes.
Recorded in CF#:RP-2024-270626
2-- Comment: Is the survey A571 or A338? See RP-2025-19430.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 02/20/2025
Plat Name: Olympia Falls Sec 6
Developer: KB home lone star inc.
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0178 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	15.3510	Total Reserve Acreage:	1.5230
Number of Lots:	77	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	610R	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.

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. Olympia Sec 5 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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 02/20/2025
Plat Name: Olympia Falls Sec 6
Developer: KB home lone star inc.
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0178 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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. Block length variance for northern/eastern plat boundary exceeding 1400' (combined)
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: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please see Title Report.
COH requires unrecorded subdivisions have full ownership recording information. Please add ownership recording information to adjoining subdivisions with outside easements.

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 02/20/2025
Plat Name: Park on Mansfield
Developer: Perfectly Mine Home Buyers, LLC
Applicant: ICMC GROUP INC
App No/Type: 2025-0262 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.0000	Total Reserve Acreage:	0.2520
Number of Lots:	48	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	451D	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)

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

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

1. Each reserve shall be referenced separately (Reserve A, Reserve B etc.), include the restriction and the reserve's square footage (xx s.f.).

1. Provide parks checkmark certification.

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.

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)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 02/20/2025
Plat Name: Park on Mansfield
Developer: Perfectly Mine Home Buyers, LLC
Applicant: ICMC GROUP INC
App No/Type: 2025-0262 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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:
02/18/2025 - 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.

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.

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: 02/20/2025
Plat Name: Polk Street Plaza
Developer: Panjwani Properties, LTD.
Applicant: Century Engineering, Inc
App No/Type: 2025-0295 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3587	Total Reserve Acreage:	0.3587
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	77003	493R	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.

186. Appendix B:Execution of Owners Acknowledgement is incomplete. 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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 02/20/2025
Plat Name: Polk Street Plaza
Developer: Panjwani Properties, LTD.
Applicant: Century Engineering, Inc
App No/Type: 2025-0295 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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:
02/18/2025 - 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.

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.

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: 02/20/2025
Plat Name: Ram Crossing
Developer: R&L Global Inc
Applicant: Pioneer Engineering, LLC
App No/Type: 2024-2476 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.8070	Total Reserve Acreage:	0.0270
Number of Lots:	32	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	451D	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.

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 02/20/2025
Plat Name: Ram Crossing
Developer: R&L Global Inc
Applicant: Pioneer Engineering, LLC
App No/Type: 2024-2476 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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: For the creation of this subdivision with 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.

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: 36
Action Date: 02/20/2025
Plat Name: San Jacinto Bay on Lake Houston Vacating Plat
Developer: WL Woodland Lakes, LLC, a Texas limited liability company
Applicant: Meta Planning + Design LLC
App No/Type: 2025-0233 VF

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	81.7400	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 518

County	Zip	Key Map ©	City / ETJ
Harris	77336	338H	City

Conditions and Requirements for Approval

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

052. Woodland Lakes Estates Sec 1 Vacating Plat and Woodland Lakes Estates Sec 2 Vacating Plat must be recorded simultaneously with this vacating plat.

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)

Include all seals and signatures to provide for complete and final vacating instrument.

1. Coordinate release of easements with CenterPoint prior to recordation.
2. Coordinate abandonment of easements and/or ROW with PWE prior to recordation.
3. Provide executive copy of release of easements and rights-of-way at recordation.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 02/20/2025
Plat Name: San Jacinto Bay on Lake Houston Vacating Plat
Developer: WL Woodland Lakes, LLC, a Texas limited liability company
Applicant: Meta Planning + Design LLC
App No/Type: 2025-0233 VF

Staff Recommendation:
Approve the plat subject to the conditions listed

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

CenterPoint: Please complete a release of easement application (attached) and comment that you are vacating plat. Please provide a copy of the completed and approved release.

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: 02/20/2025
Plat Name: Scott Street Commercial
Developer: Together For Good Ministries
Applicant: Conley Land Services, LLC
App No/Type: 2025-0274 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.8222	Total Reserve Acreage:	0.8222
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	77004	533D	City

Conditions and Requirements for Approval

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 02/20/2025
Plat Name: Scott Street Commercial
Developer: Together For Good Ministries
Applicant: Conley Land Services, LLC
App No/Type: 2025-0274 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 02/18/2025 - 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: 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: 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: Commercial.

HPW-OCE- Drainage and Utility: Detention is required.
No building is allowed within any public utility easement.
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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 02/20/2025
Plat Name: Sila Sec 7
Developer: Friendswood Development Company
Applicant: BGE, Inc.
App No/Type: 2025-0220 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	24.1300	Total Reserve Acreage:	12.4000
Number of Lots:	50	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	258Z	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.

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)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

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

159. Provide centerline tie.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 02/20/2025
Plat Name: Sila Sec 7
Developer: Friendswood Development Company
Applicant: BGE, Inc.
App No/Type: 2025-0220 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

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-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. (HC) (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)
UVE should be checked at Northwood Country Dr and FM 2100. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
UVE should be checked at Copelle Circle and Northwood Country Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 02/20/2025
Plat Name: Sila Sec 9
Developer: Friendswood Development Company
Applicant: BGE, Inc.
App No/Type: 2025-0221 C3P

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	16.6500	Total Reserve Acreage:	2.1790
Number of Lots:	106	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	258Z	ETJ

Conditions and Requirements for Approval

040.1. Show all lot sizes in square feet on the face of the plat. (183)

040.3. COS per lot and Summary Table must be shown on the face of the plat (183).

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

052. Sila Sec 6 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)

077. Minimum lot size in the ETJ is 5000 square feet without compensating open space. (182)

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.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 02/20/2025
Plat Name: Sila Sec 9
Developer: Friendswood Development Company
Applicant: BGE, Inc.
App No/Type: 2025-0221 C3P

Staff Recommendation:
Defer Chapter 42 planning standards

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-OCE- Drainage and Utility: Make sure that the subdivision has detention.
UEs should not be in along roadways, have UEs in the back or side lot only.

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)
Provide 25' x 25' corner cutback (IDM chapter 10-COH geometric design guidelines, 10-17)
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 Lago Cecita Dr and FM 2100. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 02/20/2025
Plat Name: Synova Sec 10
Developer: Jen Holco 24 LLC, A Delaware Limited Liability Company
Applicant: EHRA
App No/Type: 2025-0298 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	27.1600	Total Reserve Acreage:	2.1500
Number of Lots:	147	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	378U	City/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.

052. Synova Sec 11, Synova Street Dedication and Reserves Sec 2, Synova Street Dedication and Reserves Sec 3, and Synova Sec 8 must be recorded prior to or simultaneously with this plat.

080. Add the Lot Size - Suburban Compensating Open Space Table and plat notes to the plat. (184)

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 02/20/2025
Plat Name: Synova Sec 10
Developer: Jen Holco 24 LLC, A Delaware Limited Liability Company
Applicant: EHRA
App No/Type: 2025-0298 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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: • Split UE with adjacent subdivision to the west: Blocks/Lots/Reserves should be drawn out, or recording information must be present.

HPW-HW- IDS: Approved

Parks and Recreation: ETJ.

HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Dead-end water lines are prohibited within cul-de-sac.
W.L.E can't be overlapped with other Public Utility Easements.

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)
Nature Preserve Way 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)
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 Sandia Hairstreak Dr and Nature Preserve Way. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 02/20/2025
Plat Name: Trillium Sec 14
Developer: TPHTM 1464 LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2025-0292 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	40.8400	Total Reserve Acreage:	17.0900
Number of Lots:	150	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	77407	526U	ETJ

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.

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

052. Bissonnet Street in Trillium Street Dedication Sec 3 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)

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)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 02/20/2025
Plat Name: Trillium Sec 14
Developer: TPHTM 1464 LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2025-0292 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

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) Additional UE's required adjacent to 50' ROW.
2) Variances for block length (western plat boundary) and lot size under 5,000'
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: Approved

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

CenterPoint: This plat is located in close proximity to a CenterPoint Energy Transmission Right of Way. At this time, no drainage plans detailing water flow and shed, along with wet utility plans, have been submitted for review. Upon future development, the developer, its successors and assigns, of this plat assumes all responsibility for any adverse impact to CenterPoint Energy's Transmission Right of Way as a result of said 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: 42
Action Date: 02/20/2025
Plat Name: Tryco Machine Works
Developer: Tryco Machine Works
Applicant: C & C Surveying, Inc
App No/Type: 2025-0150 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	4.0830	Total Reserve Acreage:	4.0830
Number of Lots:	0	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:	Open Ditch	Utility District:	

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

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.

049.2. Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.

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

051. Tie plat boundary to the nearest intersection of public street rights-of-way.

054. Reference 42-41 through 42-51 for plat, general plan and street dedication plat graphical and legal requirements.

060. Provide the property owner's name, the person or firm who prepared the plat and the date on which the plat was drawn. (41)

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

087. SF residential lots are allowed to take vehicular access to a major thoroughfare only when the lot is greater than one acre in size. Add notes: Lots 1-2, Block 1 shall provide a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

200. Recordation dedicatory acknowledgements and certificates do not conform to those requirements by Montogmery County. Contact staff Recordation Section for appropriate statements and requirements.

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 02/20/2025
Plat Name: Tryco Machine Works
Developer: Tryco Machine Works
Applicant: C & C Surveying, Inc
App No/Type: 2025-0150 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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.

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: 02/20/2025
Plat Name: Tuskegee Heights
Developer: Green Valley Construction, LLC
Applicant: The Interfield Group
App No/Type: 2025-0183 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.9576	Total Reserve Acreage:	0.0190
Number of Lots:	13	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
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

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.

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)

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 02/20/2025
Plat Name: Tuskegee Heights
Developer: Green Valley Construction, LLC
Applicant: The Interfield Group
App No/Type: 2025-0183 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 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.

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: 02/20/2025
Plat Name: Tuskegee Ranch
Developer: Green Valley Construction, LLC
Applicant: The Interfield Group
App No/Type: 2025-0278 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.9998	Total Reserve Acreage:	0.0220
Number of Lots:	13	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
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.

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)

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 02/20/2025
Plat Name: Tuskegee Ranch
Developer: Green Valley Construction, LLC
Applicant: The Interfield Group
App No/Type: 2025-0278 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 02/18/2025 - 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: 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.
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.

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 existing survey does not distinguish residence. Please provide an d survey, demo permit, or water letter dated within the last year to claim existing DU. If unable to provide, please correct the numbers in Parks Table & Parks 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: 45
Action Date: 02/20/2025
Plat Name: Uptown Plaza
Developer: All Around Real Estate
Applicant: E.I.C. Surveying Company
App No/Type: 2025-0255 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	4.5767	Total Reserve Acreage:	4.4410
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	77433	326U	ETJ

Conditions and Requirements for Approval

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

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. (Recd_pkg.doc)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 02/20/2025
Plat Name: Uptown Plaza
Developer: All Around Real Estate
Applicant: E.I.C. Surveying Company
App No/Type: 2025-0255 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 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. (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)
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)
Driveways on plans need to conform with COH IDM standards
UVE should be checked at Towering Cypress Dr and Mueschke Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

CenterPoint: PLEASE ADD BLANKET EASEMENT TO NOTES OF PLAT IDENTIFYING AS BLANKET EASEMENT WITH FULL RECORDING INFORMATION

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: 02/20/2025
Plat Name: Villas on Mansfield
Developer: Stoneworks, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2025-0248 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.1180	Total Reserve Acreage:	0.0790
Number of Lots:	27	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

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

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 02/20/2025
Plat Name: Villas on Mansfield
Developer: Stoneworks, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2025-0248 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 02/19/2025

Verify that T-turnaround dimensions meet IDM typical designs as listed Chapter 10, Figure 10.11- Type 2 Permanent Access Easement, and for Figure 10.10 Street Termination Cul-De-Sac, of the IDM.
The proposed Hammerhead curb radius should be 28-ft radius, and the depth width should be a minimum of 20-ft.

CenterPoint: -CenterPoint requires a minimum 5' BL/GBL for interior roads/shared driveway.
-CNP requires a 10' BL adjacent to road right-of-way with primary overhead facilities which applies to: Mansfield Street and Tuskkegee Street
-No dedicated easements found.

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 & 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: 47
Action Date: 02/20/2025
Plat Name: Wayfarer Heights
Developer: Green Valley Construction, LLC
Applicant: The Interfield Group
App No/Type: 2025-0284 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.5560	Total Reserve Acreage:	0.6920
Number of Lots:	54	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	77075	575Q	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.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 02/20/2025
Plat Name: Wayfarer Heights
Developer: Green Valley Construction, LLC
Applicant: The Interfield Group
App No/Type: 2025-0284 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

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: • PVT & F.H. should also be included in the Legend.

Parks and Recreation: -Add the Parks and Open Space table, and ensure the statement is checked.

-Add all missing park notes.

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 & Recreation - Urban Forestry: There is an existing protected Pecan tree located within the building setback at this address. Per our assessment of existing conditions and the proposed replat, the replat does not appear to cause interference with the existing protected tree. Urban Forestry approves replat with condition that protected tree will remain following replat and 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: 48
Action Date: 02/20/2025
Plat Name: Windsor Knights
Developer: Kuo & Associates, LLC.
Applicant: Kuo & Associates, Inc
App No/Type: 2025-0224 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.7650	Total Reserve Acreage:	1.7650
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Barker Cypress MUD

County	Zip	Key Map ©	City / ETJ
Harris	77084	407U	ETJ

Conditions and Requirements for Approval

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)

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.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 02/20/2025
Plat Name: Windsor Knights
Developer: Kuo & Associates, LLC.
Applicant: Kuo & Associates, Inc
App No/Type: 2025-0224 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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

CenterPoint: CenterPoint requires a 10’ building line where a boundary line is adjacent to a ROW with overhead facilities, which applies to: QUEENSTON BLVD

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)
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)
Driveways on plans need to conform with COH IDM 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 02/20/2025
Plat Name: Woodlake Manor
Developer: LARIOS RUBIO DEVELOPMENT, INC.
Applicant: Dart Land Services LLC
App No/Type: 2025-0238 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3252	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77336	338V	City

Conditions and Requirements for Approval

047.1. Make minor corrections and additions as indicated on scanned image file attached to the application.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 02/20/2025
Plat Name: Woodlake Manor
Developer: LARIOS RUBIO DEVELOPMENT, INC.
Applicant: Dart Land Services LLC
App No/Type: 2025-0238 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 02/19/2025 - 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 two lots and one block, 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: 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: 50
Action Date: 02/20/2025
Plat Name: Woodland Lakes Estates Sec 2 Vacating Plat
Developer: WL Woodland Lakes, LLC., a Texas limited liability company
Applicant: Meta Planning + Design LLC
App No/Type: 2025-0235 VF

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	16.5740	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 518

County	Zip	Key Map ©	City / ETJ
Harris	77336	338H	City

Conditions and Requirements for Approval

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

043. All Easements created with original plat must be released by executive copy of release of easement at recordation.

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

052. Woodland Lakes Estates Sec 1 Vacating Plat (2025-0234) and San Jacinto Bay on Lake Houston Vacating Plat (2025-0233) must be recorded simultaneously with this plat.

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 to provide Release of Easement at recordation.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 02/20/2025
Plat Name: Woodland Lakes Estates Sec 2 Vacating Plat
Developer: WL Woodland Lakes, LLC., a Texas limited liability company
Applicant: Meta Planning + Design LLC
App No/Type: 2025-0235 VF

Staff Recommendation:
Approve the plat subject to the conditions listed

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: For the creation this subdivision, 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: No Subdivision Plat in PDF found.

Parks & Recreation - Urban Forestry: There are existing protected trees located within the building setback at this address. Per our assessment of existing conditions and the proposed replat, the replat does not appear to cause interference with the existing protected trees. Urban Forestry approves replat with condition that protected trees will remain following replat and construction.

CenterPoint: Please complete a release of easement application (attached) and comment you are vacating plat. Please provided copy of completed and approved release of easement application with notes vacating 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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 02/20/2025
Plat Name: Woodland Lakes Estates Sec 1 Vacating Plat
Developer: WL Woodland Lakes, LLC, a Texas limited liability company
Applicant: Meta Planning + Design LLC
App No/Type: 2025-0234 VF

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	15.4340	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 518

County	Zip	Key Map ©	City / ETJ
Harris	77336	338M	City

Conditions and Requirements for Approval

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

043. All Easements created with original plat must be released by executive copy of release of easement at recordation.

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

052. Woodland Lakes Estates Sec 2 Vacating Plat (2025-0235) and San Jacinto Bay on Lake Houston Vacating Plat (2025-0233) must be recorded simultaneously with this plat.

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 to provide Release of Easement at recordation.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 02/20/2025
Plat Name: Woodland Lakes Estates Sec 1 Vacating Plat
Developer: WL Woodland Lakes, LLC, a Texas limited liability company
Applicant: Meta Planning + Design LLC
App No/Type: 2025-0234 VF

Staff Recommendation:
Approve the plat subject to the conditions listed

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: For the creation of a subdivision, 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:
Please complete a release of easement application (attached) and comment you are vacating plat. Please provided copy of completed and approved release of easement application with notes vacating 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: 52
Action Date: 02/20/2025
Plat Name: Avenue Place
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2025-0258 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77011	494V	City

Conditions and Requirements for Approval

001. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
-Each garage entry door on each lot within a subdivision plat that takes access from a shared driveway shall be parallel to the length of the shared driveway allowing sufficient room for turnaround. The garage entry door may be perpendicular to the length of the shared driveway 42-145(e)

-Front facing shared driveway configuration created for mid-block properties; is not allowed on corner properties

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 02/20/2025
Plat Name: Avenue Place
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2025-0258 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

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: 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: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.

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: 53
Action Date: 02/20/2025
Plat Name: Blessings on Sauer
Developer: Adeo Homes LLC
Applicant: Adeo Homes LLC
App No/Type: 2025-0185 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.7160	Total Reserve Acreage:	0.0544
Number of Lots:	18	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	493Z	City

Conditions and Requirements for Approval

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

010.2 Add the following note to the face of the plat (SWD): The residential units or lots located in this subdivision are eligible for solid waste collection services by the city at the time or the filing of the plat. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

010.3. Add the following note to the face of the plat (SWD): No heavy or oversize trash collection service shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 39-65 of the Code of Ordinances.

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)

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).

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 Sauer as indicated on the marked file copy.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 02/20/2025
Plat Name: Blessings on Sauer
Developer: Adeo Homes LLC
Applicant: Adeo Homes LLC
App No/Type: 2025-0185 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

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

- Verify that the existing fire hydrant does not conflict with the proposed development, otherwise, coordinate with fire department for possible relocation.

- Coordinate with center point energy and OCE - drainage and utility for existing utility poles that may interfere with the sidewalk and shared driveway.
CenterPoint: CNP requires 5' BL for all shared driveways.
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.

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: 54
Action Date: 02/20/2025
Plat Name: Bridgeland Prairieland Village Sec 57
Developer: Bridgeland Development, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0270 C3R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	27.9000	Total Reserve Acreage:	10.5380
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:	Storm Sewer	Utility District:	Harris County MUD 492

County	Zip	Key Map ©	City / ETJ
Harris	77433	365T	ETJ

Conditions and Requirements for Approval

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

-COS is within Floodplain. Amenities plan must be provided

008.3. Any detention ponds, amentities areas, and storm water quality systems for this plat is a private system and must be maintained by the property owners or home owners association. (STM)

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)

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.

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

052. Nature Preserve Way 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)

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.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 02/20/2025
Plat Name: Bridgeland Prairieland Village Sec 57
Developer: Bridgeland Development, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0270 C3R

Staff Recommendation:
Defer Chapter 42 planning standards

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 County Flood Control District: Flood Control review - Plat is in the Floodplain. Include site drainage plan 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. (HC) (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)UVE should be checked at California Sister Butterfly Dr and Nature Preserve Way. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
The following intersections Golden Cup Oak St at Bredows Sister Dr will have Intersection sight distance (ISD) exhibits included with the site development plans to be evaluated for unobstructed visibility easement (UVE) requirements (harris county/COH geometric guidelines 2012)

CenterPoint: This plat is located in close proximity to a CenterPoint Energy Transmission Right of Way. At this time, no drainage plans detailing water flow and shed, along with wet utility plans, have been submitted for review. Upon future development, the developer, its successors and assigns, of this plat assumes all responsibility for any adverse impact to CenterPoint Energy's Transmission Right of Way as a result of said 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: 55
Action Date: 02/20/2025
Plat Name: Bridgeland Prairieland Village Sec 92
Developer: TPHTL House Haul LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0266 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	16.6000	Total Reserve Acreage:	1.1810
Number of Lots:	43	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	77433	365T	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.

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

052. Sec 88 and 93 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)

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

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

150. Provide a second point of access to a public street when the total number of lots exceeds 150. (190)

159. Provide centerline tie.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 02/20/2025
Plat Name: Bridgeland Prairieland Village Sec 92
Developer: TPHTL House Haul LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0266 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

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.

Harris County Flood Control District: Flood Control review - Plat is in the Floodplain. Include site drainage plan 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:
Maintenance agreement may be needed for non-standard ROW (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)
The following intersections Zippy Flight Dr at Sandia Hairstreak Dr and Adams Needle Ln at Sandia Hairstreak Dr will have Intersection sight distance (ISD) exhibits included with the site development 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 02/20/2025
Plat Name: Bridgeland Prairieland Village Sec 93
Developer: TPHTL House Haul LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0267 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	15.7000	Total Reserve Acreage:	2.5410
Number of Lots:	26	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	77433	365T	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.

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

052. Nature Preserve Way 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)

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)

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 02/20/2025
Plat Name: Bridgeland Prairieland Village Sec 93
Developer: TPHTL House Haul LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0267 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

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 County Flood Control District: Flood Control review - Plat is in the Floodplain. Include site drainage plan 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:
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 Sandia Hairstreak Dr and Nature Preserve Way. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
The following intersection Yucca Agave Desert Crt at Sandia Harstreak Dr will have Intersection sight distance (ISD) exhibits included with the site development 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 02/20/2025
Plat Name: Bridgeland Prairieland Village Sec 94
Developer: TPHTL House Haul LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0268 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	10.8000	Total Reserve Acreage:	1.5610
Number of Lots:	35	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	77433	365T	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.

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

052. Sec 92 must be recorded prior to or simultaneously with this plat.

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

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.

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

159. Provide centerline tie.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 02/20/2025
Plat Name: Bridgeland Prairieland Village Sec 94
Developer: TPHTL House Haul LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0268 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

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.

Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Harris Engineer:
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 Sandia Hairstreak Dr and Nature Preserve Way. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
The following intersection Yucca Agave Desert Crt at Sandia Harstreak Dr will have Intersection sight distance (ISD) exhibits included with the site development 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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 02/20/2025
Plat Name: Bridgeland Prairieland Village Sec 95
Developer: TPHTL House Haul LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0269 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	25.1000	Total Reserve Acreage:	2.8360
Number of Lots:	62	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	365T	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.

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

052. Nature Preserve Way 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)

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)

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

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)

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

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

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

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

159. Provide centerline tie.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 02/20/2025
Plat Name: Bridgeland Prairieland Village Sec 95
Developer: TPHTL House Haul LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0269 C3R

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: 58
Action Date: 02/20/2025
Plat Name: Bridgeland Prairieland Village Sec 95
Developer: TPHTL House Haul LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0269 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

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-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Harris Engineer:
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 Sandia Hairstreak Dr and Nature Preserve Way. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 02/20/2025
Plat Name: Bringhurst Park Estates
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2025-0241 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.1090
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	494B	City

Conditions and Requirements for Approval

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

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

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 02/20/2025
Plat Name: Bringhurst Park Estates
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2025-0241 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 02/19/2025 - 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 sidewalk, otherwise, coordinate with Center point energy.

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

HPW-HW- IDS: For the creation of a 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: MUR 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: 60
Action Date: 02/20/2025
Plat Name: Brooks Chapman Enclave
Developer: None
Applicant: Texas Land Maps
App No/Type: 2025-0016 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1371	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	493H	City

Conditions and Requirements for Approval

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

069. Provide the complete Plat Legend

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 02/20/2025
Plat Name: Brooks Chapman Enclave
Developer: None
Applicant: Texas Land Maps
App No/Type: 2025-0016 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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: For the creation of 2 lots and 1 block, 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 02/20/2025
Plat Name: Cardona Estates at Golfcrest
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2025-0259 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.6249	Total Reserve Acreage:	0.6249
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:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77087	534M	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)

134.15. Add to general notes on face of plat: This property(s) is located in Park Sector number 15.

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)

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 02/20/2025
Plat Name: Cardona Estates at Golfcrest
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2025-0259 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 02/18/2025 - 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/

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 & 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.

Aviation: Plat is within the controllable airspace associated with William P. Hobby Airport as designated by COH Ordinance #2009-1301 (the Airport Hazard Area Ordinance). Detention facilities must drain to dry bottom 48 hours after a rain event per Federal Aviation Administration recommendations in Advisory Circular No. 150/5200-33C. Plat also has a 350-foot AMSL (Above Mean Sea Level) height restriction based on same ordinance.

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: 02/20/2025
Plat Name: Castillo Estates at Charles
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2025-0242 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.0000	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:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77093	413Z	City

Conditions and Requirements for Approval

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

086. Flag lots plat notes: (1) Vehicular access for each lot is provided for by a flag staff only. (2) Lots XX, Block XX share vehicular access through staff portion of flag lots. The combined staff portions of flag lots shall be restricted for shared vehicular access and for ingress and egress only. (3) No building, structure, wall or fence shall be constructed within the staff portion. (4) Arrow denotes direction of driveway access to each lot. (5) Mutual access agreement is required for use of the flag staff by property owners.

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 02/20/2025
Plat Name: Castillo Estates at Charles
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2025-0242 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 02/19/2025 - 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 the sidewalk, otherwise, coordinate with Center point energy.

HPW-OCE- Drainage and Utility: Detention is required.

HPW-HW- IDS: For the creation of a two lota and one block, 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.

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: 63
Action Date: 02/20/2025
Plat Name: City Haven at McGowen
Developer: Stupa International LLC
Applicant: STUPA INTERNATIONAL LLC
App No/Type: 2025-0137 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1150	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	494W	City

Conditions and Requirements for Approval

006.1. Coordinate with parks and recreation for existing dwelling units prior to recordation.

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.

117.The garage must be set back an adequate distance to allow sufficient room for vehicular turnaround and meet Sec 42-146.

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.

186. Appendix B:Execution of Owners Acknowledgement is incomplete. 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)

215.A shared driveway may have a minimum width of 12 feet, where the garage is set back an adequate distance allowing sufficient room for vehicular turn around. (Sec 42-146(a))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 02/20/2025
Plat Name: City Haven at McGowen
Developer: Stupa International LLC
Applicant: STUPA INTERNATIONAL LLC
App No/Type: 2025-0137 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 02/18/2025 - Ensure extending the existing sidewalk according to IDM standard.

CenterPoint: Applicant should maintain a 10’ BL where property is adjacent to ROW with primary OVH facilities installed.

HPW-HW- IDS: For the creation this subdivision with a shared 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: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.

Parks and Recreation: The existing survey does not distinguish residence. Please provide an d survey, demo permit, or water letter dated within the last year to claim existing DU. If unable to provide, please correct the numbers in Parks Table & Parks 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: 64
Action Date: 02/20/2025
Plat Name: Creation Jackrabbit Industrial Park Sec 1 replat no 1
Developer: Commerce Center Owner, LP
Applicant: McKim and Creed
App No/Type: 2025-0211 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	29.3808	Total Reserve Acreage:	29.3808
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:	

County	Zip	Key Map ©	City / ETJ
Harris	77095	408C	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.

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

185. Appendix A:Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 02/20/2025
Plat Name: Creation Jackrabbit Industrial Park Sec 1 replat no 1
Developer: Commerce Center Owner, LP
Applicant: McKim and Creed
App No/Type: 2025-0211 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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.

CenterPoint: Plat denied due to: Note #9
Incorrect reference: RP-2023-102009 EAS (Abst. 366)
Correct reference: RP-2023-197007 EAS (Abst. 655)

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)

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 Sandia Hairstreak Dr and Nature Preserve Way. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 02/20/2025
Plat Name: Desoto Homes
Developer: FIRST ATLANTIC GROUP
Applicant: RSG Engineering
App No/Type: 2025-0030 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.9990	Total Reserve Acreage:	0.0100
Number of Lots:	13	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	452B	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.

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.

050. Revise plat boundary 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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 02/20/2025
Plat Name: Desoto Homes
Developer: FIRST ATLANTIC GROUP
Applicant: RSG Engineering
App No/Type: 2025-0030 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 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.
Please check Title Reports Submitted.
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.

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: 66
Action Date: 02/20/2025
Plat Name: Dow Addition
Developer: Alliance Industrial Company
Applicant: Langan Engineering & Environmental Services
App No/Type: 2024-2363 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	62.7400	Total Reserve Acreage:	62.7400
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	21	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77034	577P	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)

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.

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).

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

A01. Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area Tier 1 and Tier 2. This property may be subject to regulations restricting the use of the land. General information may be obtained by visiting www.Fly2Houston.com. For more details call 281-233-1366 or email Airport.Landuse.Regulations@houstontx.gov

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.

1) include adjacent land in plat boundary or provide warranty deed showing no common ownership with that tract.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 02/20/2025
Plat Name: Dow Addition
Developer: Alliance Industrial Company
Applicant: Langan Engineering & Environmental Services
App No/Type: 2024-2363 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 01/22/2025
I recommend coordinating with Harris County Toll Road for access/frontage along the Beltway.
CenterPoint: 1--CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead primary facilities, which applies to: BELTWAY 8

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: Commercial

HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.
No building is allowed within any public utility easement.
Make sure that 10' clearance between public utility to the building foundation.

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

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.

Aviation: Plat is within the controllable area associated with Ellington Field as designated by COH Ordinance #2009-1301 (the Airport Hazard Area Ordinance). Detention facilities must drain to dry bottom 48 hours after a rain event per Federal Aviation Administration recommendations in Advisory Circular No. 150/5200-33C. Plat also has a 182-foot AMSL (Above Mean Sea Level) height restriction based on same ordinance.
Plat is within the controllable tiers associated with Ellington Field as designated by COH Ordinance #2008-1052 (the Airport Compatible Land Use Ordinance). Plat is in Tier One where multifamily residential, mobile/manufactured homes or single-family residential not platted as such previously is prohibited.

Solid Waste: The proposed development does not meet the frontage criteria to receive COH solid waste collection services.
Fort Bend Engineer: THIS IS NOT IN FORT BEND COUNTY THIS IS LOCATED IN CITY OF HOUSTON AND HARRIS COUNTY.

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: 67
Action Date: 02/20/2025
Plat Name: Estates at Fields Street
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2025-0244 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1641	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	455T	City

Conditions and Requirements for Approval

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.

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 mid-block properties with a frontage of less than 33’ in width meeting the standards of Sec 42-188.5, the driveway approach shall be maximum 12 feet in width. (Sec 42-188.5)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 02/20/2025
Plat Name: Estates at Fields Street
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2025-0244 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 02/19/2025 - 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 two lots and one block 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 02/20/2025
Plat Name: Estates at Senior Street
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2025-0243 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1620	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	77016	454C	City

Conditions and Requirements for Approval

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.

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)

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

For mid-block properties with a frontage of less than 33' in width meeting the standards of Sec 42-188.5, the driveway approach shall be maximum 12 feet in width. (Sec 42-188.5)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 02/20/2025
Plat Name: Estates at Senior Street
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2025-0243 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 02/19/2025- No comments.

HPW-HW- IDS: For the creation of two lots and one block, 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: 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 8" sanitary sewer line owned by City located inside the property. Need to dedicate sanitary sewer easement. Or provide a survey shows the sanitary sewer line is placed within the UE.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 02/20/2025
Plat Name: Garden Homes on 34th
Developer: Sandcastle Homes Inc
Applicant: MOMENTUM EGINEERING
App No/Type: 2025-0114 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.8002	Total Reserve Acreage:	0.1167
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:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

001. Per 186(e)(5) the parking reserve needs to be at least 20' away from the thoroughfare; west 34th Street.

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 02/20/2025
Plat Name: Garden Homes on 34th
Developer: Sandcastle Homes Inc
Applicant: MOMENTUM EGINEERING
App No/Type: 2025-0114 C2R

Staff Recommendation:
Defer Applicant request

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-OCE- Drainage and Utility:

CenterPoint: • CenterPoint requires a minimum 5' BL/GBL for interior roads/shared driveways.

HPW- TDO- Traffic: 02/19/2025 - Ensure reconstructing the existing sidewalk according to IDM standard.
- Coordinate with center point energy for existing power pole that interfering with the sidewalk.

HPW-HW- IDS: For the creation of a subdivision with a shared 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.

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: 02/20/2025
Plat Name: Godos Foods
Developer: A & M Services
Applicant: A & M Services
App No/Type: 2025-0125 C2R

Staff Recommendation:
Disapprove as it supposed to be a public hearing

Total Acreage:	0.3830	Total Reserve Acreage:	0.3830
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:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77045	572J	City

Conditions and Requirements for Approval

001. Disapproved because it needs to go through a public hearing

181. Subdivision replat is subject to the notificiation provisions of the Local Government Code, Section 212.015.

182. Replat does not comply with the notification requirements described by the Local Government Code Section 212.015 and/or Chapter 42. (49)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 02/20/2025
Plat Name: Godos Foods
Developer: A & M Services
Applicant: A & M Services
App No/Type: 2025-0125 C2R

Staff Recommendation:
Disapprove as it supposed to be a public hearing

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: 02/19/2025 - 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)

Parks and Recreation: Commercial.

HPW-OCE- Drainage and Utility: Detention is required.
There is 8" sanitary sewer line owned by City located inside the property. Need to dedicate sanitary sewer easement. Or provide a survey shows the sanitary sewer line is placed within the UE. Make sure that 10' clearance between public utility to the building foundation.

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-HW- IDS: Our Records indicate that an active sewer or water line is located within the limits of the development. Although the utility line should be within a recorded easement, the City of Houston may claim an easement by prescription if an easement does not exist. Therefore, prior to any development, the utility line and easement must be abandoned and/or relocated to accommodate the proposed construction. The owner will be required to submit an application to the Joint Referral Committee
requesting the abandonment and/or relocation of the subject utility line and easement. Please contact the Real Estate Branch at (832) 395-3118, or refer to the Joint
Referral Committee website at: http://www.publicworks.houstontx.gov/notices/joint_referral_committee.html for information on the application process. No building permits will be issued until the committee has approved the request, a Council Motion has been issued, and all conditions have been completed.

CenterPoint: The recording information for the 5'x20' AE & 5' UE is not on 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: 71
Action Date: 02/20/2025
Plat Name: H P Herzog Sec 2 partial replat no 1
Developer: Alvares Properties, LLC
Applicant: Conley Land Services, LLC
App No/Type: 2025-0281 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.5831	Total Reserve Acreage:	0.5831
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	77055	451T	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.

051. Tie plat boundary to the nearest intersection of public street rights-of-way.

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

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (long 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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 02/20/2025
Plat Name: H P Herzog Sec 2 partial replat no 1
Developer: Alvares Properties, LLC
Applicant: Conley Land Services, LLC
App No/Type: 2025-0281 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 02/18/2025 - 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)

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: Add missing park notes restricted to reserves.

HPW-OCE- Drainage and Utility: 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72

Action Date: 02/20/2025

Plat Name: Harris County Municipal Utility District no 189 WWTF replat no 1 and extension

Developer: harris county MUD 189

Applicant: Vogler & Spencer Engineering, Inc.

App No/Type: 2025-0219 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.7120	Total Reserve Acreage:	3.7120
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	77090	332W	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.

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (long 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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72

Action Date: 02/20/2025

Plat Name: Harris County Municipal Utility District no 189 WWTF replat no 1 and extension

Developer: harris county MUD 189

Applicant: Vogler & Spencer Engineering, Inc.

App No/Type: 2025-0219 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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. (HC) (TLGC-232.0026)
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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 02/20/2025
Plat Name: Heights at Thicket Park
Developer: Oracle City Homes
Applicant: Total Surveyors, Inc.
App No/Type: 2025-0245 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.5410	Total Reserve Acreage:	0.0131
Number of Lots:	14	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	77008	452T	City

Conditions and Requirements for Approval

006.1. Coordinate with Urban forestry for any protected trees in the ROW per Ch 33

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.

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 urban forestry for their agency comments

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 02/20/2025
Plat Name: Heights at Thicket Park
Developer: Oracle City Homes
Applicant: Total Surveyors, Inc.
App No/Type: 2025-0245 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 02/19/2025 - 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. W 23rd 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).

CenterPoint: 1. CenterPoint requires a 10’ BL adjacent to road right-of-way with overhead facilities which applies to: W 23rd Street
2. CNP requires a minimum 5’ BL/GBL for interior roads/shared driveways.
- END -

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: If tract size more than 15000SF and less than 1 acre, total impervious area within tract > 9750 SF, Detention is required.

Parks and Recreation: The existing survey does not distinguish two residences. Please provide an d survey, demo permit, or water letter dated within the last year to claim the two existing DUs. If unable to provide, please correct the numbers to one in the Parks Table and Plat Tracker.

Solid Waste: The proposed development does not meet the frontage criteria to receive COH solid waste collection services.

Parks & Recreation - Urban Forestry: Coordinate with Urban forestry for any protected trees in the ROW per Ch 33

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: 74
Action Date: 02/20/2025
Plat Name: Highland Acre Homes partial replat no 2
Developer: Integrity Rock Construction
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2025-0107 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.6629	Total Reserve Acreage:	0.0000
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:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77088	412S	City

Conditions and Requirements for Approval

001. Defer - Tower Street between Ferguson Way and the south boundary line of Tract 15 is a private road. Proposed lots do not meet frontage and access requirements.

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

025. Single family residential lots in the urban area adjacent to a collector or local street shall have a 10 foot building line for the principal structure and a 19 foot building line for any carport or garage. Add BL 157 illustration and notes to the plat. (157)

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.

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)

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

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)

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: 74
Action Date: 02/20/2025
Plat Name: Highland Acre Homes partial replat no 2
Developer: Integrity Rock Construction
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2025-0107 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

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: 2/5/25
We are concerned about the 30' ROW which may be insufficient for two way traffic, utilities and drainage.

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: 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 02/20/2025
Plat Name: Hinton Estates
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2025-0135 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1740	Total Reserve Acreage:	0.0054
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77022	453P	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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 02/20/2025
Plat Name: Hinton Estates
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2025-0135 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 02/19/2025 - 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 interfere with the driveway, 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.

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: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.

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: 02/20/2025
Plat Name: Houze Builders LLC Homes
Developer: Houze Builders, LLC
Applicant: AAB Homes, LLC
App No/Type: 2025-0253 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1652	Total Reserve Acreage:	0.0038
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:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77088	412T	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.

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)

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 02/20/2025
Plat Name: Houze Builders LLC Homes
Developer: Houze Builders, LLC
Applicant: AAB Homes, LLC
App No/Type: 2025-0253 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 02/19/2025- 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 UE (5') Plat VOL 22 PG 40. Please add easement and full recording to UE on plat at site of easement.
All abbreviations on plat must be in Legend and/or notes of plat. Please add H.C.M.R., E.A.E., and V.
An E.A.E. cannot encroach on an existing utility easement with facilities.
The 3' E.A.E is an "Emergency Access Easement" which is used for police, fireman, hose laydown, etc. In most situations, CenterPoint is tasked with taking easements around or over the EAE but has to ensure that no facilities obstruct the 3' EAE. Please check for existing 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.

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 existing survey does not distinguish residence. Please provide an d survey, demo permit, or water letter dated within the last year to claim existing DU. If unable to provide, please correct the numbers in Parks Table & Parks 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: 77
Action Date: 02/20/2025
Plat Name: Ideal Homes at Paul Quinn
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2025-0275 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.2500	Total Reserve Acreage:	0.0110
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:	Open Ditch	Utility District:	

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

Conditions and Requirements for Approval

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

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)

1. 16’ Shared driveway cannot exceed 100’.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 02/20/2025
Plat Name: Ideal Homes at Paul Quinn
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2025-0275 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

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: • CenterPoint requires a minimum 5' BL/GBL for interior roads/shared driveways.

HPW- TDO- Traffic: 02/18/2025 - 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: 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.

HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.

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: 78
Action Date: 02/20/2025
Plat Name: Las Fuentes Ball Room Plaza
Developer: CENTER POINT SURVEY
Applicant: CENTER POINT SURVEY
App No/Type: 2025-0047 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	19.2620	Total Reserve Acreage:	19.2620
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	77049	457M	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)

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

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 02/20/2025
Plat Name: Las Fuentes Ball Room Plaza
Developer: CENTER POINT SURVEY
Applicant: CENTER POINT SURVEY
App No/Type: 2025-0047 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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. TRANSMISSION REVIEW
2. For all COH plat, the following GHBA language should be included in the notes:
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

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Stormwater quality permit is required.

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. (HC) (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) 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 .
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: 02/20/2025
Plat Name: Lavender Terrace
Developer: Survey Solutions of Texas
Applicant: Survey Solutions of Texas
App No/Type: 2025-0036 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2491	Total Reserve Acreage:	0.0000
Number of Lots:	4	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	454G	City

Conditions and Requirements for Approval

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

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

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

079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 02/20/2025
Plat Name: Lavender Terrace
Developer: Survey Solutions of Texas
Applicant: Survey Solutions of Texas
App No/Type: 2025-0036 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 01/21/2025 - 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).
- Verify that the existing power pole does not interfere with the sidewalk, otherwise coordinate with Center point energy.
- Verify that the existing fire hydrant does not conflict with the sidewalk, otherwise, coordinate with fire department for possible relocation.
- 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-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: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.

Parks and Recreation: -The Parks table statement must be checked.

Coordinate with Urban forestry for any protected trees in the ROW per Ch 33

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: 80
Action Date: 02/20/2025
Plat Name: Leon Place Sec 1
Developer: Urban Arc Development
Applicant: Total Surveyors, Inc.
App No/Type: 2025-0247 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	8.9639	Total Reserve Acreage:	1.7511
Number of Lots:	92	Number of Multifamily Units:	0
COH Park Sector:	7	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	77048	574S	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.

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

111. Plat should include fire hydrant locations. (233)

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.

134.07. Add to general notes on face of plat: This property(s) is located in Park Sector number 7.

A03. Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area Tier 3. This property may be subject to regulations restricting the use of the land. General information may be obtained by visiting www.Fly2Houston.com. For more details call 281-233-1366 or email Airport.Landuse.Regulations@houstontx.gov

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 02/20/2025
Plat Name: Leon Place Sec 1
Developer: Urban Arc Development
Applicant: Total Surveyors, Inc.
App No/Type: 2025-0247 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 02/19/2025 - No Comments.

CenterPoint: 1--No dedicated easements found. CenterPoint requires a 14' UE in front or rear of lots, or a 16' UE if wet utilities are needed.

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.

Aviation: Plat is within the controllable airspace associated with William P Hobby Airport as designated by COH Ordinance #2009-1301 (the Airport Hazard Area Ordinance). Detention facilities must drain to dry bottom 48 hours after a rain event per Federal Aviation Administration recommendations in Advisory Circular No. 150/5200-33C. Plat also has a 210-foot AMSL (Above Mean Sea Level) height restriction based on same ordinance.

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: 81
Action Date: 02/20/2025
Plat Name: Lucky Stone Estates
Developer: Xislu Project 1 Inc
Applicant: Pioneer Engineering, LLC
App No/Type: 2025-0272 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2500	Total Reserve Acreage:	0.0047
Number of Lots:	5	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	77091	452C	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)

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 02/20/2025
Plat Name: Lucky Stone Estates
Developer: Xislu Project 1 Inc
Applicant: Pioneer Engineering, LLC
App No/Type: 2025-0272 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 02/18/2025 - 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/

CenterPoint: Applicant should maintain a 10' BL where property is adjacent to ROW with primary OVH facilities installed. Mansfield St.
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.

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: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.

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: 82
Action Date: 02/20/2025
Plat Name: Mimosa Landing
Developer: Elegant Urban Homes, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2025-0250 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2454	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77019	492Q	City

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.

185.2. Appendix A: Provide an attesting individual in the dedicatory language.

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)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 02/20/2025
Plat Name: Mimosa Landing
Developer: Elegant Urban Homes, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2025-0250 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 02/19/2025- No comments.
CenterPoint: 1. CenterPoint requires a minimum 5' BL/GBL for interior roads/shared driveways.

2. CNP records show an unrecorded existing utility easement that should be included on the current plat: Unrecorded Easement_31-A-2_30-1109

3. 3' E.A.E. traversing on the northern part of subject land:
An E.A.E. cannot encroach on an existing utility easement with facilities.
- END -

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: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.
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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 02/20/2025
Plat Name: Morgan Estates at Freedonia
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2025-0227 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2600	Total Reserve Acreage:	0.0000
Number of Lots:	2	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	77055	450Y	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)

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 02/20/2025
Plat Name: Morgan Estates at Freedonia
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2025-0227 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 02/19/2025 - 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: For the creation of two lots and one block, 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: 84
Action Date: 02/20/2025
Plat Name: Natchez Homes
Developer: PREMACK INVESTMENTS LLC
Applicant: RSG Engineering
App No/Type: 2025-0033 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1263	Total Reserve Acreage:	0.0048
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	533K	City

Conditions and Requirements for Approval

006.1. Coordinate with Urban forestry for any protected trees in the ROW per Ch 33

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)

134.15. Add to general notes on face of plat: This property(s) is located in Park Sector number 15.

187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. 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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 02/20/2025
Plat Name: Natchez Homes
Developer: PREMACK INVESTMENTS LLC
Applicant: RSG Engineering
App No/Type: 2025-0033 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 02/19/2025 - No Comments.

CenterPoint:
I have attached an unrecorded easement. Unrecorded Easements with existing facilities should be shown on the plat and can be referenced using the File No.
Example: Property is subject to a Houston Lighting & Power Co. easement as set forth in the unrecorded instrument File No. 27-G-049, dated 1-6-1959,

All abbreviations on plat must be in Legend and/or notes of plat. Please add F.C. and No.

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.

HPW-HW- IDS: For the creation of subdivision with a shared 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: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.

Parks & Recreation - Urban Forestry: Coordinate with Urban forestry for any protected trees in the ROW per Ch 33

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: 85
Action Date: 02/20/2025
Plat Name: Nordo Square
Developer: Prak Interest, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2025-0216 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.4979	Total Reserve Acreage:	0.0088
Number of Lots:	12	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	453G	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.

1. Provide parks checkmark certification.

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)

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 02/20/2025
Plat Name: Nordo Square
Developer: Prak Interest, LLC
Applicant: HRS and Associates, LLC
App No/Type: 2025-0216 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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:
02/19/2025 - 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 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--Shared driveways: CNP requires 5' Building Lines for installation and maintenance of facilities.

HPW-HW- IDS:
For the creation this subdivision with a shared 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 02/20/2025
Plat Name: Park Eight partial replat no 1
Developer: 68B LLC, a Texas limited liability company
Applicant: BGE, Inc.
App No/Type: 2025-0294 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	43.2500	Total Reserve Acreage:	43.2480
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77072	529G	City

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.

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)

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)

1. Add Primary Walkable Places plat note: Park Eight Way is a designated Primary WP Street established by Ordinance No. 2024 - 854. A 16-foot pedestrian realm is required along the Primary WP Street. (Park Eight WP)

2. Add Secondary Walkable Places plat note: Ayala Avenue, Halong Bay Drive, Ginza Road, and a portion of Everpeace Drive are designated Secondary WP Streets established by Ordinance No. 2024 – 854. A 10’ building line is required unless a Pedestrian Realm Plan is submitted for Site Plan Review, the Pedestrian Realm Plan shall comply with all of the Enhanced Pedestrian Realm Standards pursuant to Sec 42-603, 621, 622, 651, 652, 653, and 654. (Park Eight WP)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 02/20/2025
Plat Name: Park Eight partial replat no 1
Developer: 68B LLC, a Texas limited liability company
Applicant: BGE, Inc.
App No/Type: 2025-0294 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

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:
02/18/2025
- 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/

- 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)

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.
Stormwater quality permit is required.
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: 87
Action Date: 02/20/2025
Plat Name: Penrod Place
Developer: CARTA GOMEZ INTERNATIONAL LLC
Applicant: CARTA GOMEZ INTERNATIONAL LLC
App No/Type: 2025-0132 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2893	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	5
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	455L	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.

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 02/20/2025
Plat Name: Penrod Place
Developer: CARTA GOMEZ INTERNATIONAL LLC
Applicant: CARTA GOMEZ INTERNATIONAL LLC
App No/Type: 2025-0132 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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:
02/19/2025 - 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:
For the creation this subdivision with a shared 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.
Please add where the instruments were recorded on plat, i.e. H.C.C.F., H.C.M.R etc

HPW-OCE- Drainage and Utility:
SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.

Parks and Recreation:
The existing survey does not distinguish residence. Please provide and survey, demo permit, or water letter dated within the last year to claim existing DU. If unable to provide, please correct the numbers in Parks Table & Parks 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: 88
Action Date: 02/20/2025
Plat Name: Providence Plaza
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2025-0310 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.5767	Total Reserve Acreage:	0.0211
Number of Lots:	11	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	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)

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

1. Provide parks checkmark certification.

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. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. 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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 02/20/2025
Plat Name: Providence Plaza
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2025-0310 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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:
02/17/2025 - Ensure reconstructing the existing sidewalk according to IDM standard.

CenterPoint:
Currently CenterPoint's standard is a 5'BL on shared driveways in order to install and maintain 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.

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.

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: 89
Action Date: 02/20/2025
Plat Name: Providence Villas
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2025-0265 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2870	Total Reserve Acreage:	0.0092
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	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.

1. Provide parks checkmark certification.

187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. 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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 02/20/2025
Plat Name: Providence Villas
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2025-0265 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 02/18/2025 - 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.
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.
All abbreviations on plat must be in Legend and/or notes of plat. Please add Vol and Pg to Legend.

HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.

Parks and Recreation: The Parks and Open Space table statement must be checked.

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: 90
Action Date: 02/20/2025
Plat Name: Reserve at Lockwood
Developer: Heights Engineering, LLC
Applicant: Century Engineering, Inc
App No/Type: 2025-0257 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.4723	Total Reserve Acreage:	1.4723
Number of Lots:	0	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:	

County	Zip	Key Map ©	City / ETJ
Harris	77016	454L	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.

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 02/20/2025
Plat Name: Reserve at Lockwood
Developer: Heights Engineering, LLC
Applicant: Century Engineering, Inc
App No/Type: 2025-0257 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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:
02/18/2025 - 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)

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.
Stormwater quality permit 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 02/20/2025
Plat Name: Reserve at Park Row
Developer: GREEN PARK COMMUNITIES, LLC
Applicant: BGE, Inc.
App No/Type: 2025-0296 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	8.7850	Total Reserve Acreage:	1.6627
Number of Lots:	105	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:	West Park MUD

County	Zip	Key Map ©	City / ETJ
Harris	77084	446Z	City/ETJ

Conditions and Requirements for Approval

040.3. COS per lot and Summary Table must be shown on the face of the plat (184).

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.

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)

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 02/20/2025
Plat Name: Reserve at Park Row
Developer: GREEN PARK COMMUNITIES, LLC
Applicant: BGE, Inc.
App No/Type: 2025-0296 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

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-OCE- Drainage and Utility:
Detention is required.
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.

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:
Title Report shows Access Esmt Y396130 and Temp. Construction Esmt.RP-2021-715751. Please verify all easements in 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. (HC) (TLGC-232.0026)
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 Winged Elm Path and Park Row 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 Leading Medicine Dr and Park Row 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 Bluestem River Ln and Park Row Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (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: 92
Action Date: 02/20/2025
Plat Name: Residences at Calhoun
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2025-0261 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3025	Total Reserve Acreage:	0.0088
Number of Lots:	6	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

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)

A03. Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area Tier 3. This property may be subject to regulations restricting the use of the land. General information may be obtained by visiting www.Fly2Houston.com. For more details call 281-233-1366 or email Airport.Landuse.Regulations@houstontx.gov

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 02/20/2025
Plat Name: Residences at Calhoun
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2025-0261 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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:
02/18/2025 - 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 sidewalk, otherwise, coordinate with Center point energy.

CenterPoint:
Currently CenterPoint's standard is a 5'BL on shared driveways in order to install and maintain facilities. Applicant should maintain a 10' BL where property is adjacent to primary OVH facilities that are installed in the ROW next to the property being platted.

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.

Aviation:
Plat is within the controllable airspace associated with William P. Hobby Airport as designated by COH Ordinance #2009-1301 (the Airport Hazard Area Ordinance). Detention facilities must drain to dry bottom 48 hours after a rain event per Federal Aviation Administration recommendations in Advisory Circular No. 150/5200-33C. Plat also has a 290-foot AMSL (Above Mean Sea Level) height restriction based on same ordinance.

HPW-OCE- Drainage and Utility:
SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.

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: 93
Action Date: 02/20/2025
Plat Name: Ridge Crest Estates partial replat no 1
Developer: JORGE GARCIA
Applicant: Texas Professional Surveying, LLC
App No/Type: 2025-0212 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.3670	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	New Caney MUD

County	Zip	Key Map ©	City / ETJ
Montgomery	77357	256V	ETJ

Conditions and Requirements for Approval

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

002. Minimum lot size in the ETJ is 5000 square feet without compensating open space.

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.

051. Tie plat boundary to the nearest intersection of public street rights-of-way.

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

077. Minimum lot size in the ETJ is 5000 square feet without compensating open space.

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

190.1. Add 'or M. Sonny Garza, Vice Chairman' on same line as Chair in the Planning Commission certificate.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 02/20/2025
Plat Name: Ridge Crest Estates partial replat no 1
Developer: JORGE GARCIA
Applicant: Texas Professional Surveying, LLC
App No/Type: 2025-0212 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

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— Dedication 3rd paragraph: The 5x20 aerial easement language is outdated. See attached AE dedication language for correct dedication language.

2-- Plat Notes: The attached GHBA language is required by the City of Houston to be included in the Plat/General Notes.

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 02/20/2025
Plat Name: South Hill Storage
Developer: P & A TRUCKING INC
Applicant: JDM Group Company, LLC
App No/Type: 2025-0113 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.7500	Total Reserve Acreage:	2.7500
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:	Southbend MUD

County	Zip	Key Map ©	City / ETJ
Harris	77089	616H	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.

054. Reference 42-41 through 42-51 for plat, general plan and street dedication plat graphical and legal requirements.

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)

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)

193. Appendix I:Certificate for Harris County Commissioners' Court is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

194. Appendix J:County Clerk Filing Acknowledgement Statement is incomplete. 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)

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 02/20/2025
Plat Name: South Hill Storage
Developer: P & A TRUCKING INC
Applicant: JDM Group Company, LLC
App No/Type: 2025-0113 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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 - Add the words: Basin ROW (detention pond) and show detention basin high banks where it shows 'Owner HCFCD' (HCFCD Fee, see regulation guidelines in uploaded PDF).

Aviation: Plat is within the controllable airspace associated with Ellington Field as designated by COH Ordinance #2009-1301 (the Airport Hazard Area Ordinance). Detention facilities must drain to dry bottom 48 hours after a rain event per Federal Aviation Administration recommendations in Advisory Circular No. 150/5200-33C. Plat also has a 190-foot AMSL (Above Mean Sea Level) height restriction based on same ordinance.

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)
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)
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: 95
Action Date: 02/20/2025
Plat Name: West Road Industrial Land
Developer: Aldine ISD
Applicant: M2L Associates, Inc.
App No/Type: 2024-2491 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	17.7737	Total Reserve Acreage:	17.7737
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:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77038	412C	ETJ

Conditions and Requirements for Approval

013. Provide written approval of plat with Recordation Package from the following pipeline company(s). (Mobil Oil, BP PLS, Inc., Metco PL and Amoco)

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 02/20/2025
Plat Name: West Road Industrial Land
Developer: Aldine ISD
Applicant: M2L Associates, Inc.
App No/Type: 2024-2491 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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--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
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Stormwater quality permit is required.
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)
UVE should be checked at West Road and Deer Trail Drive. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (chapter 10-COH geometric design guidelines, 10-23)
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 SWQ note (HC-stormwater regulations)
Driveways on plans need to conform with COH IDM 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 02/20/2025
Plat Name: Bridgeland Apricot Sulphur Drive and Red Flower Drive Street Dedication
Developer: Bridgeland Development, LP
Applicant: Costello, Inc.
App No/Type: 2025-0077 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.9668	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:	Harris County MUD 490

County	Zip	Key Map ©	City / ETJ
Harris	77433	364R	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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96

Action Date: 02/20/2025

Plat Name: Bridgeland Apricot Sulphur Drive and Red Flower Drive Street Dedication

Developer: Bridgeland Development, LP

Applicant: Costello, Inc.

App No/Type: 2025-0077 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

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.

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. (HC) (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)

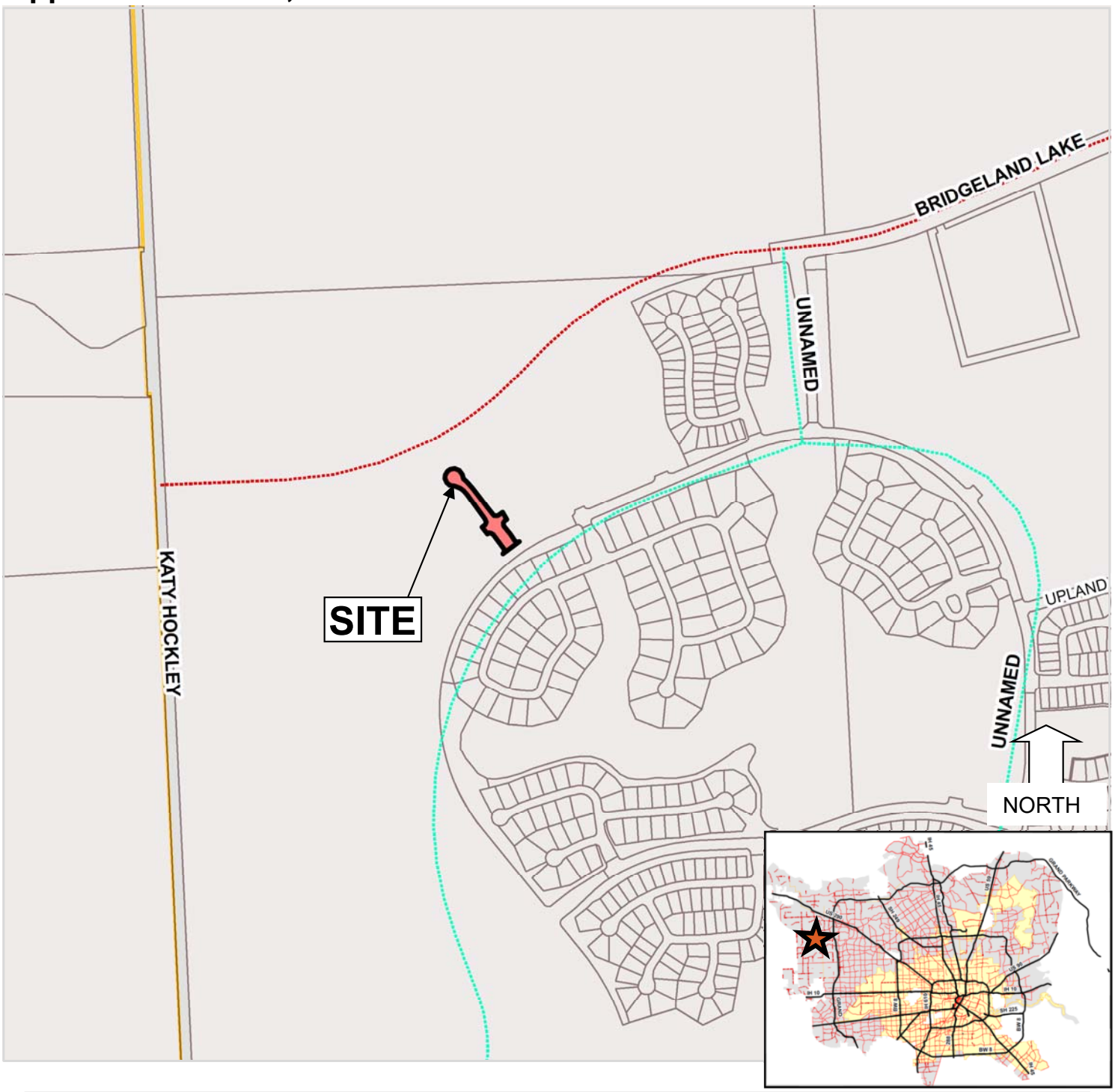
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:96

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Bridgeland Apricot Sulphur Drive and Red Flower Drive Street Dedication

Applicant: Costello, Inc.



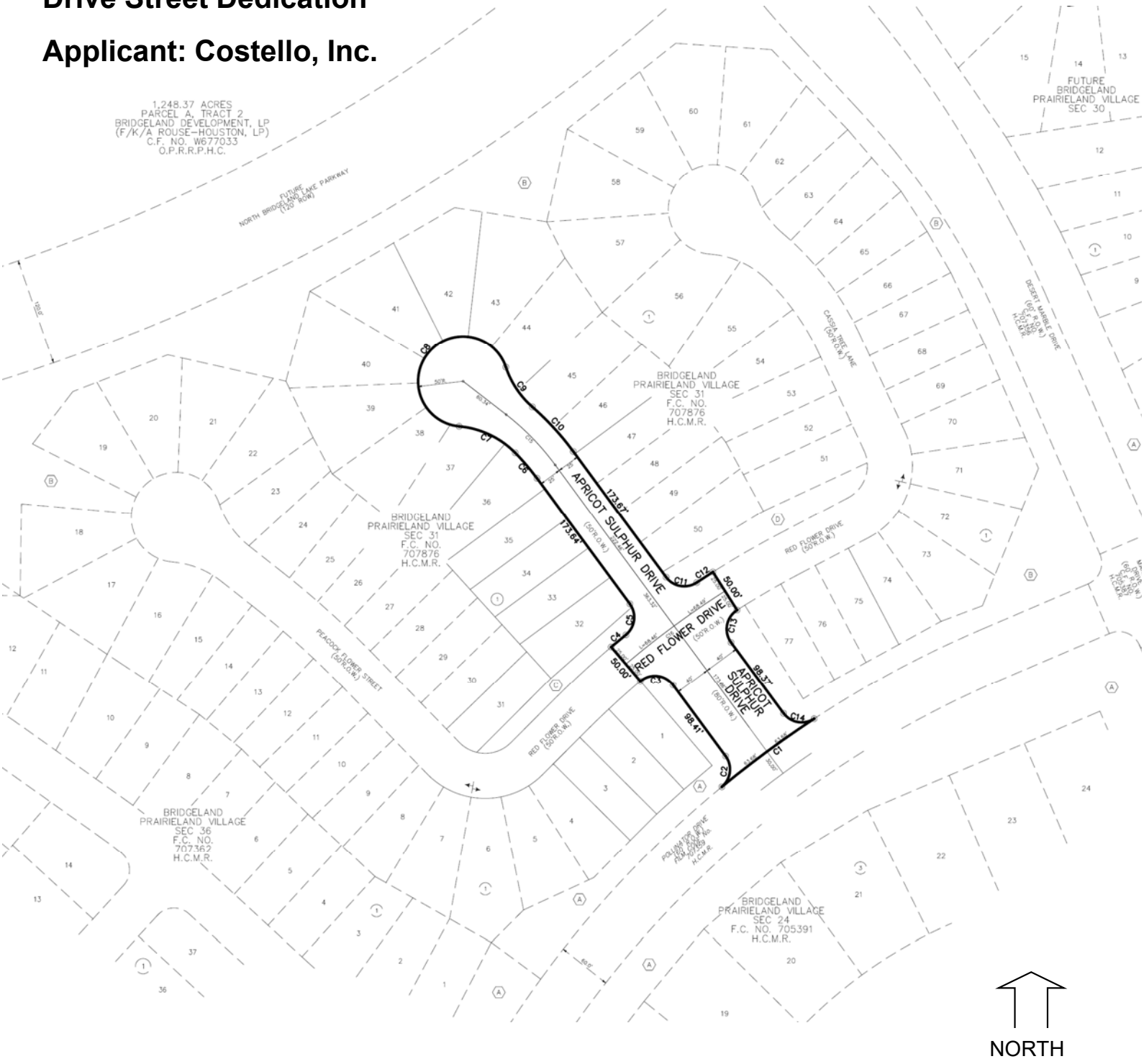
C – Public Hearings Site Location

Houston Planning Commission ITEM:96

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Bridgeland Apricot Sulphur Drive and Red Flower Drive Street Dedication

Applicant: Costello, Inc.



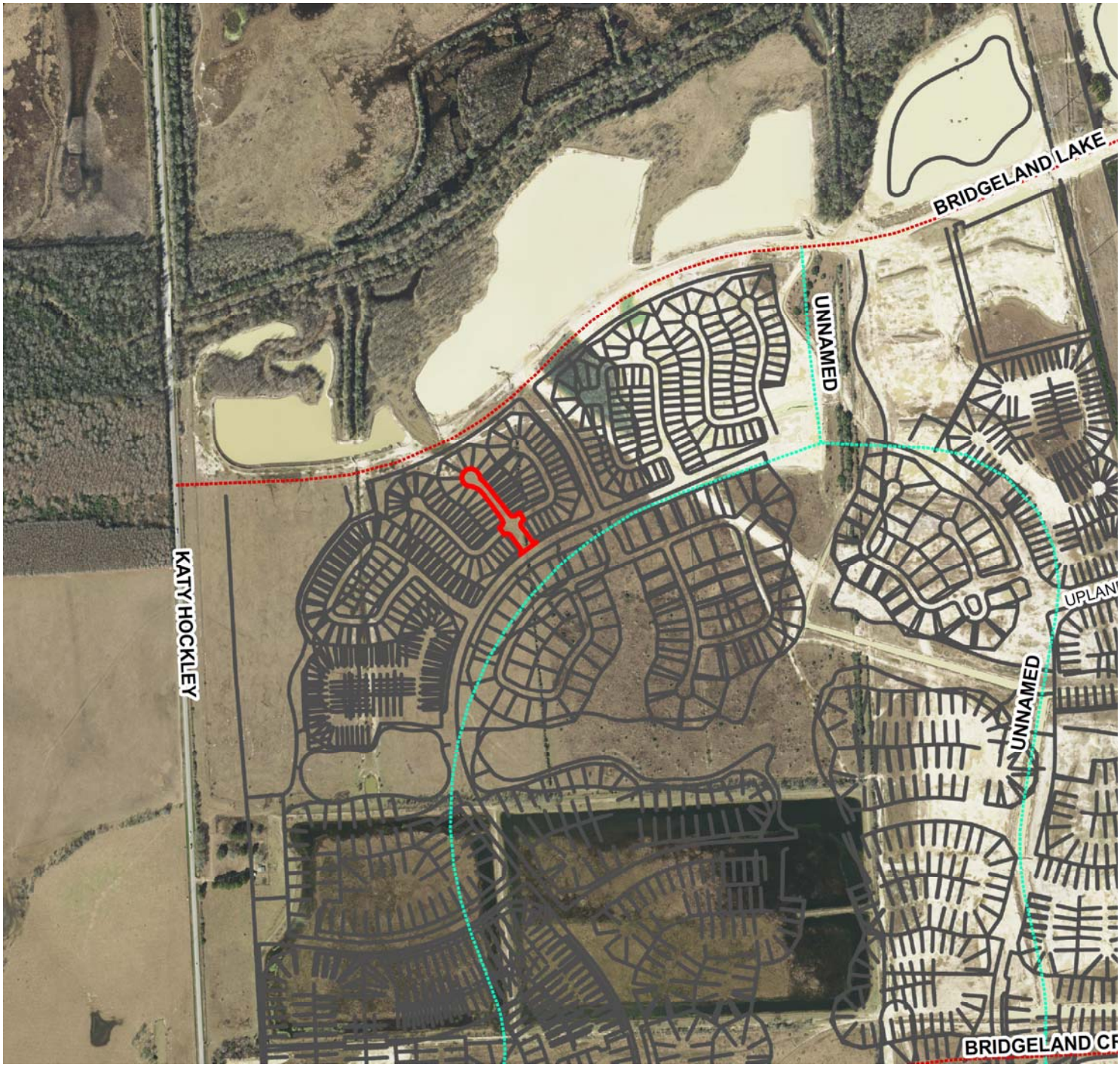
C – Public Hearings Subdivision

Houston Planning Commission ITEM:96

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Bridgeland Apricot Sulphur Drive and Red Flower Drive Street Dedication

Applicant: Costello, Inc.



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

January 29, 2025

Dear Property Owner:

Reference Number: 2025-0077, "**Bridgeland Apricot Sulphur Drive and Red Flower Drive Street Dedication**", a partial replat of "**Bridgeland Prairieland Village Sec 31 and Pollinator Drive Street Dedication Sec 1**", being a replat of Apricot Sulpher Drive and a portion of Red Flower Drive as recorded in Film Code no 707877 of the Harris County Map Records and Apricot Sulpher Drive in Film Code no 707360 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located north along Pollinator Drive at the intersection of Apricot Sulpher Drive**.** The purpose of the replat is to change the street name from Apricot Sulpher Drive to Apricot Sulphur Drive. The applicant, **Thai Lam, with Costello, Inc.**, can be contacted at 713-783-7788 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, February 20th, 2025, 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.

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.
- **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: 97
Action Date: 02/20/2025
Plat Name: Conley Place
Developer: Aftab Ahmad
Applicant: STUPA INTERNATIONAL LLC
App No/Type: 2024-2524 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1180	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	533Q	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.

A03. Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area Tier 3. This property may be subject to regulations restricting the use of the land. General information may be obtained by visiting www.Fly2Houston.com. For more details call 281-233-1366 or email Airport.Landuse.Regulations@houstontx.gov

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 02/20/2025
Plat Name: Conley Place
Developer: Aftab Ahmad
Applicant: STUPA INTERNATIONAL LLC
App No/Type: 2024-2524 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

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. CenterPoint requires a minimum 5' BL/GBL for interior roads/shared driveways.
2. Title Report references HL&P (CNP) Easement 1235/408, that is not shown on the plat.
- END -
Harris County Flood Control District: Flood Control review - No comments.
HPW-HW- IDS: For the creation of a subdivision with a shared 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.
Aviation: Plat is within the controllable airspace associated with William P. Hobby Airport as designated by COH Ordinance #2009-1301 (the Airport Hazard Area Ordinance). Plat has a 332-foot AMSL (Above Mean Sea Level) height restriction.
HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.
Make sure that 10' clearance between public utility to the building foundation.

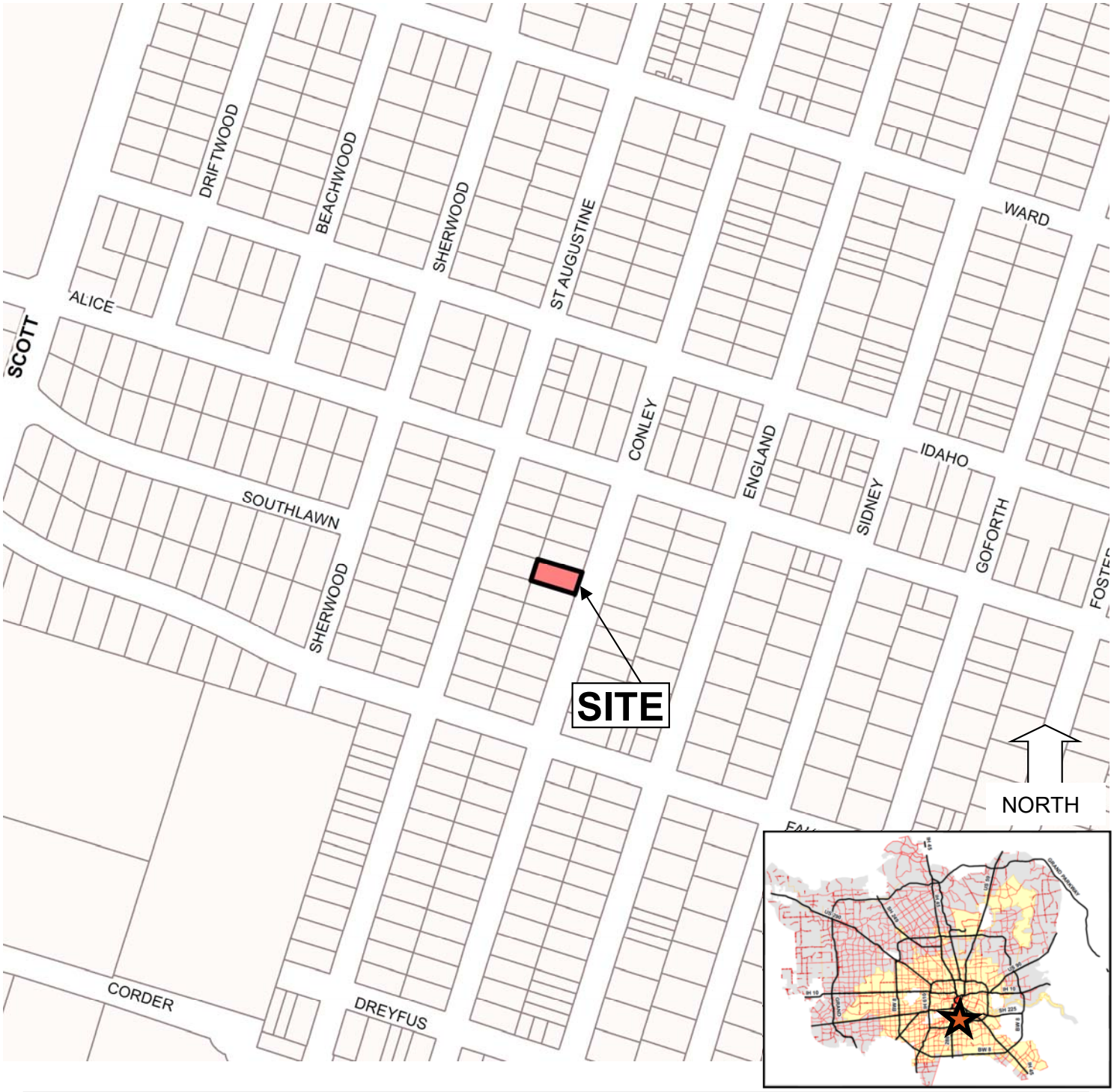
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:97

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Conley Place

Applicant: Stupa International LLC



C – Public Hearings Site Location

Houston Planning Commission ITEM:97

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Conley Place

Applicant: Stupa International LLC



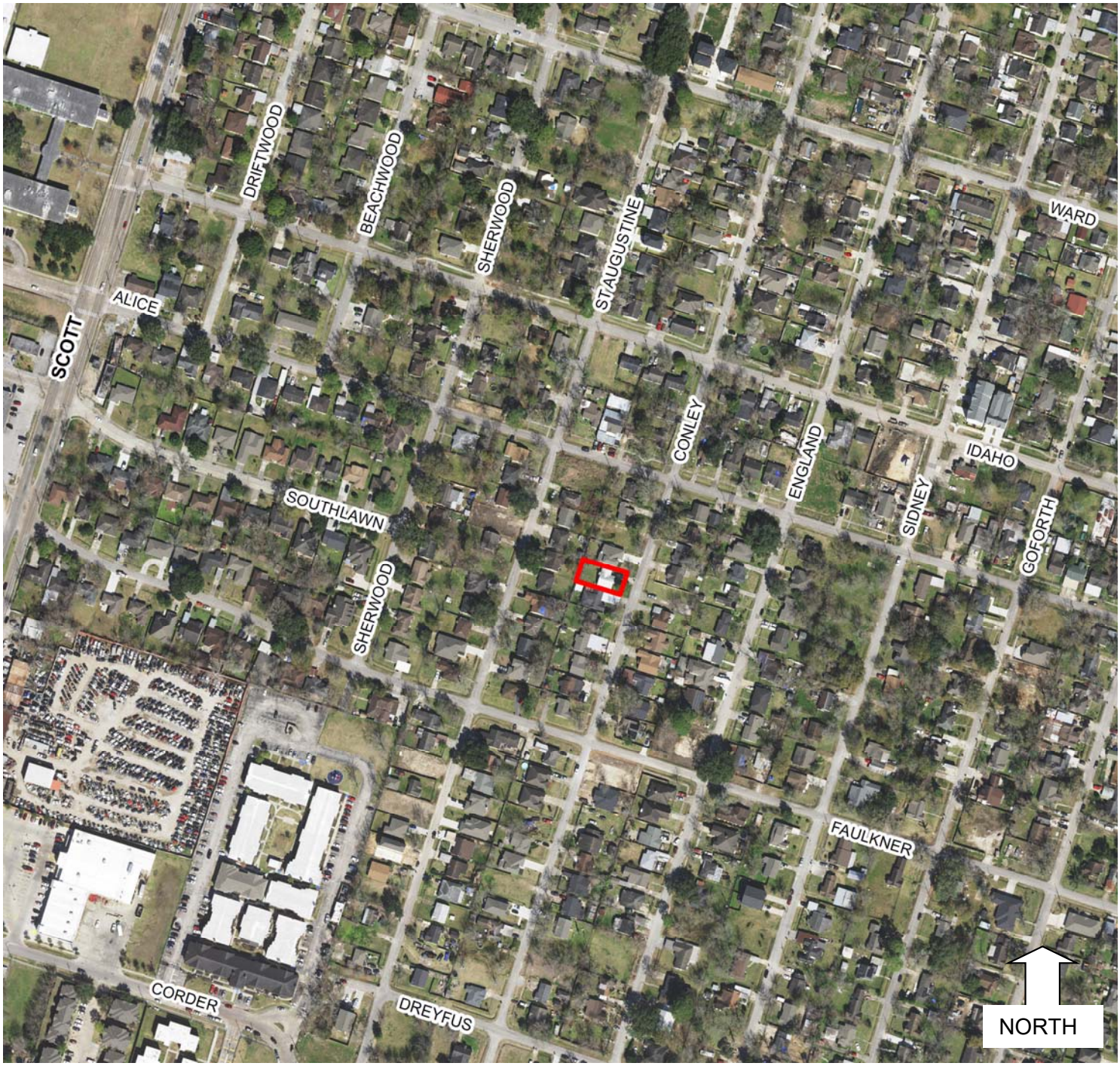
C – Public Hearings Subdivision

Houston Planning Commission ITEM:97

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Conley Place

Applicant: Stupa International 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

January 24, 2025

Dear Property Owner:

Reference Number: 2024-2524, "**Conley Place**", a partial replat of "**Foster Place**", being all of Lot 18, Block 47, as recorded in Volume 655, Page 598 of the Harris County Deed Records.

The Planning and Development Department has received a subdivision plat application for a property located west along Conley Street between Alice Street and Faulkner Street**.** The purpose of the replat is to create three single-family residential lots. The applicant, **Anup Pande, with Stupa International, LLC.**, can be contacted at **832-260-3619** 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, February 20th, 2025, 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.

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.
- **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: 98
Action Date: 02/20/2025
Plat Name: Conley Retreat
Developer: Shoaib Ahmed
Applicant: STUPA INTERNATIONAL LLC
App No/Type: 2024-2494 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1180	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Combination
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.

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

A shared driveway may have a minimum width of 12 feet, where the garage is set back an adequate distance allowing sufficient room for vehicular turn around.

Add 12’ shared driveway plat note: The garage must be set back an adequate distance to allow sufficient room for vehicular turnaround and meet Sec 42-146.

Add visibility triangle plat note with reduced height: Visibility Triangle at intersection of two public streets, for lots located on collector or local streets that take rear or side access (other than front-loading) and qualify for a reduced building line of 5 feet: 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. An encroachment into the visibility triangle is allowed above 10 feet as measured vertically from the ground.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 02/20/2025
Plat Name: Conley Retreat
Developer: Shoaib Ahmed
Applicant: STUPA INTERNATIONAL LLC
App No/Type: 2024-2494 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 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.
Parks and Recreation: Please the number of existing DUs and incremental DUs in Plat Tracker.

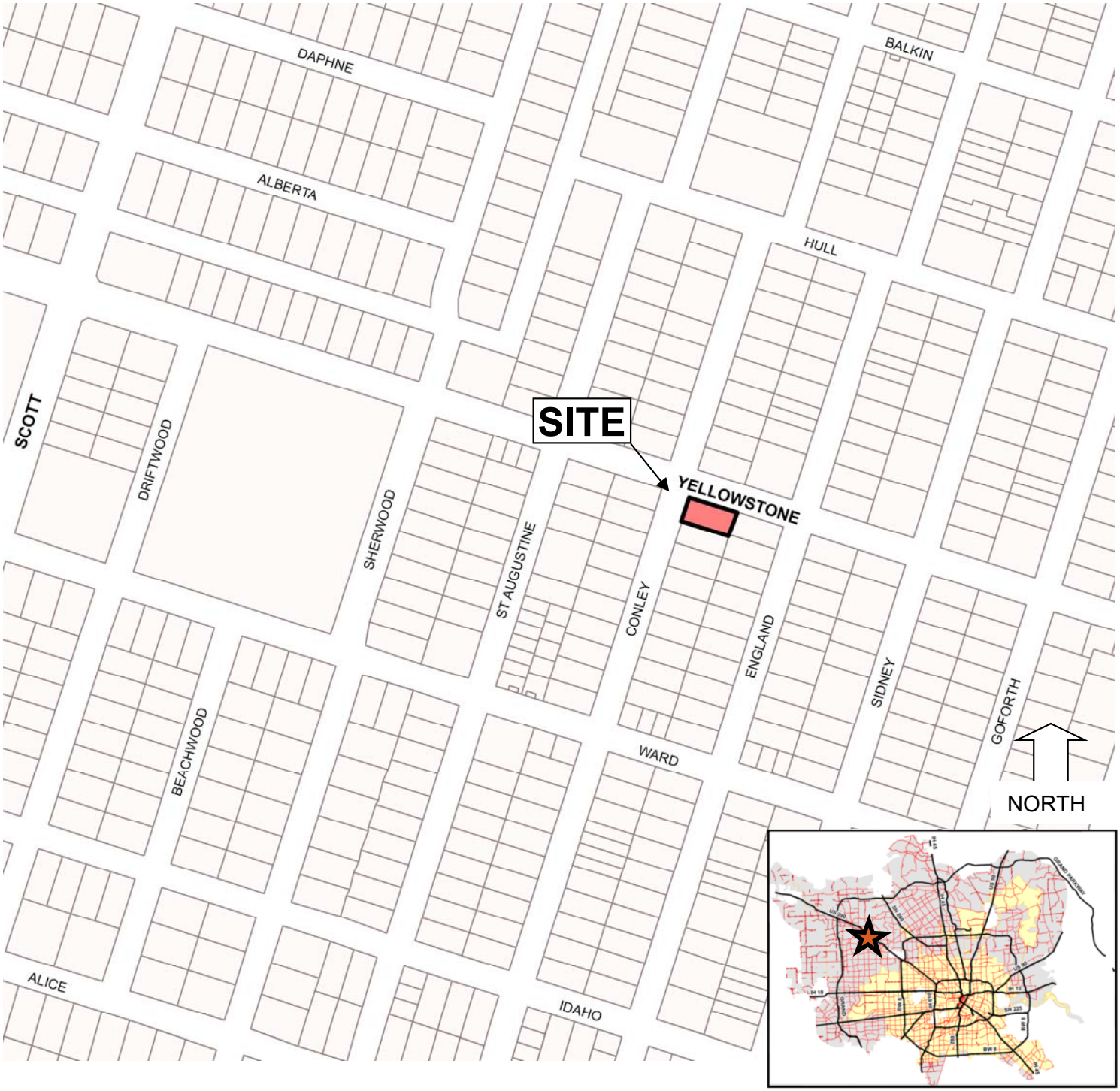
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:98

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Conley Retreat

Applicant: Stupa International LLC



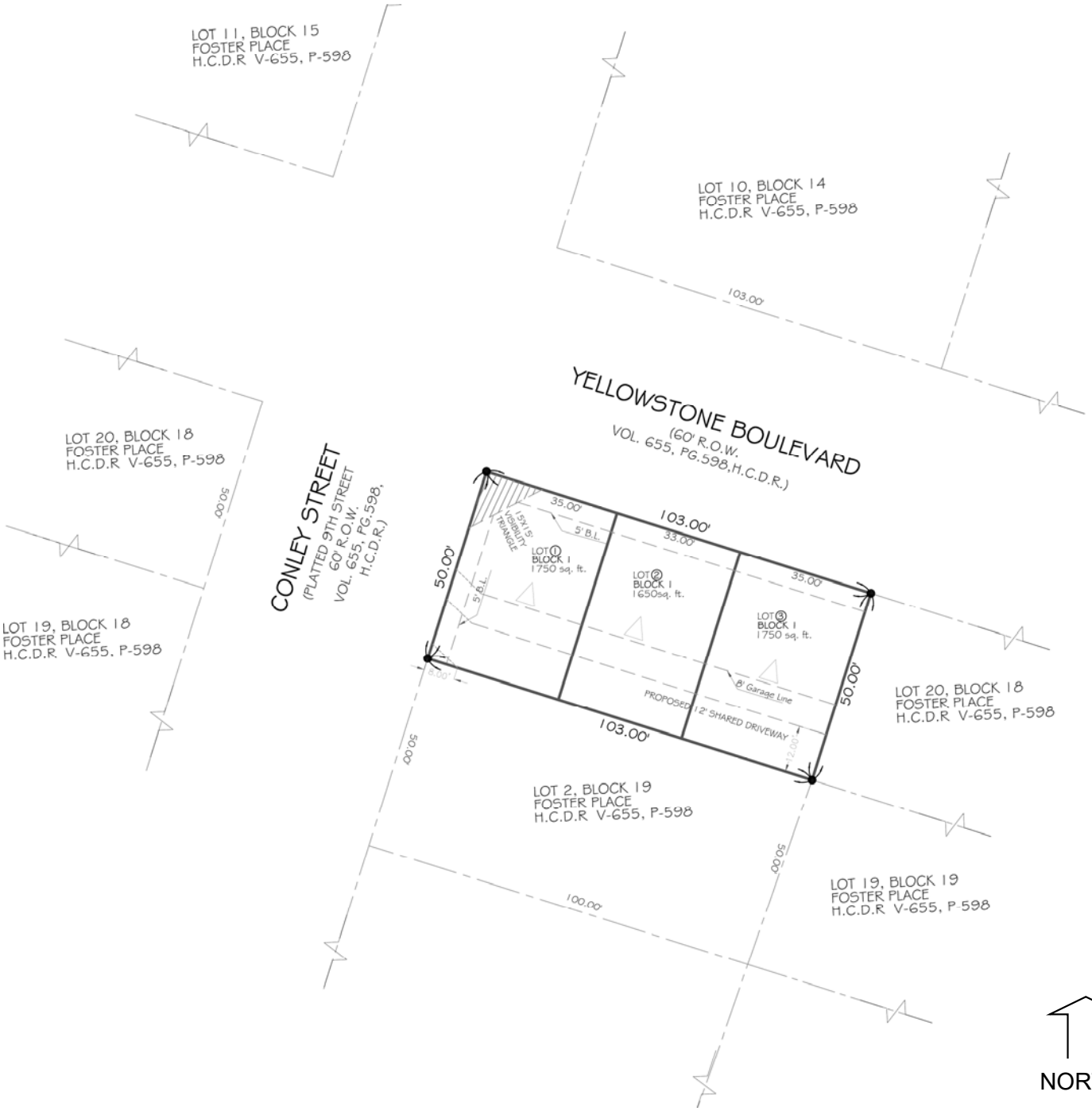
C – Public Hearings Site Location

Houston Planning Commission ITEM:98

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Conley Retreat

Applicant: Stupa International LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM:98

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Conley Retreat

Applicant: Stupa International 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

January 28, 2025

Dear Property Owner:

Reference Number: 2024-2494, "**Conley Retreat**", a partial replat of "**Foster Place**", being all of Lot 1, Block 19, as recorded in Volume 655, Page 598 of the Harris County Deed Records.

The Planning and Development Department has received a subdivision plat application for a property located at the southwest intersection of Conley Street and Yellowstone Blvd**.** The purpose of the replat is to create three single-family residential lots. The applicant, **Anup Pande, with Stupa International, LLC.**, can be contacted at **832-260-3619** 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, February 20th, 2025, 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.

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.
- **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: 99
Action Date: 02/20/2025
Plat Name: Eastwood Park
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2025-0051 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1773	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:	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.

A03. Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area Tier 3. This property may be subject to regulations restricting the use of the land. General information may be obtained by visiting www.Fly2Houston.com. For more details call 281-233-1366 or email Airport.Landuse.Regulations@houstontx.gov

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 02/20/2025
Plat Name: Eastwood Park
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2025-0051 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

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: 02/19/2025 - 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)

- Verify that the existing fire hydrant does not conflict with the sidewalk, otherwise, coordinate with fire department.
Aviation: Plat is within the controllable airspace associated with William P. Hobby Airport as designated by COH Ordinance #2009-1301 (the Airport Hazard Area Ordinance). Detention facilities must drain to dry bottom 48 hours after a rain event per Federal Aviation Administration recommendations in Advisory Circular No. 150/5200-33C. Plat also has a 342-foot AMSL (Above Mean Sea Level) height restriction based on same ordinance.
Parks and Recreation: Update the number of existing DUs and incremental DUs 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 ITEM:99

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Eastwood Park

Applicant: New Era Development and Land Services



C – Public Hearings

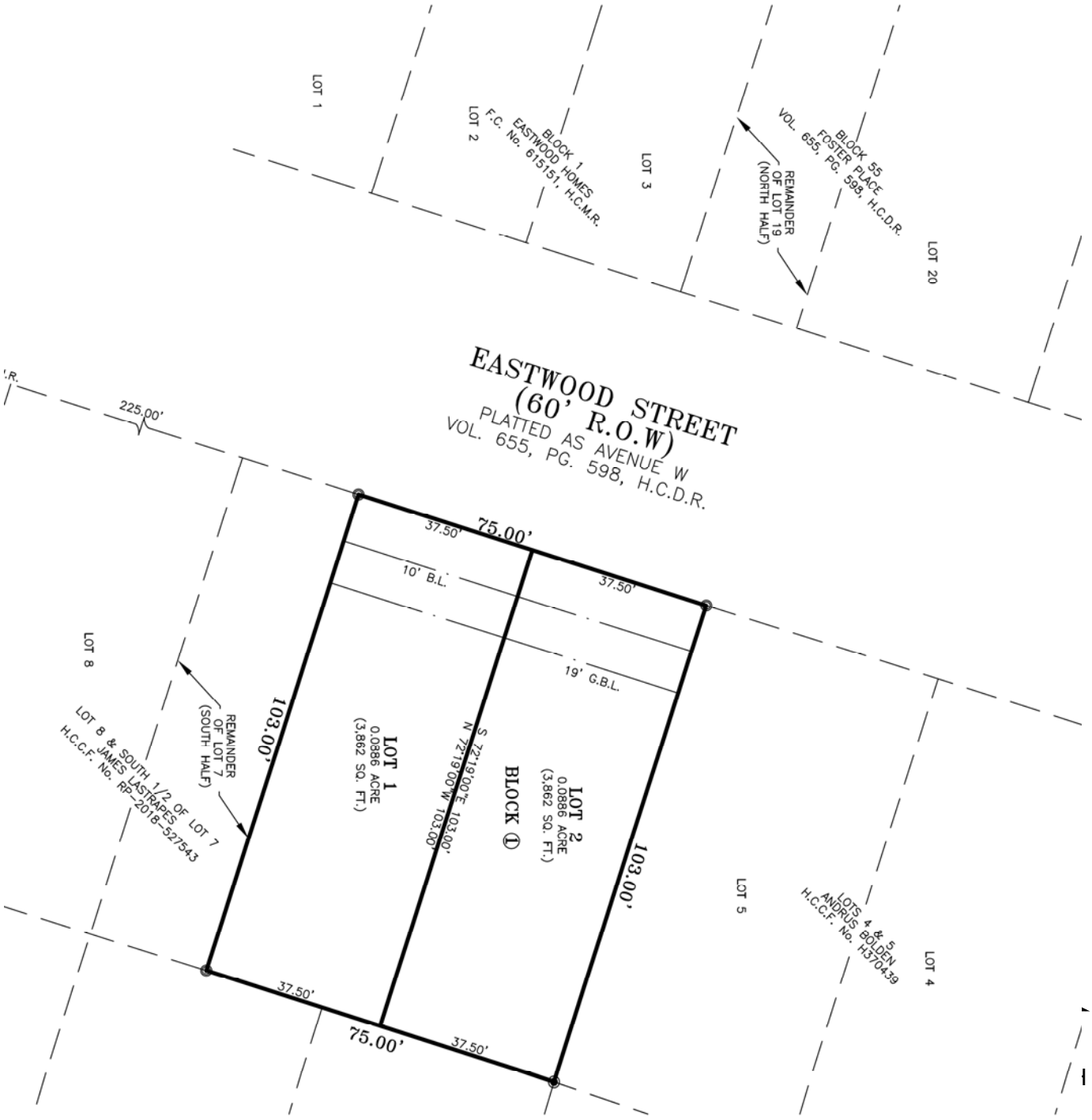
Site Location

Houston Planning Commission ITEM:90

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Eastwood Park

Applicant: New Era Development and Land Services



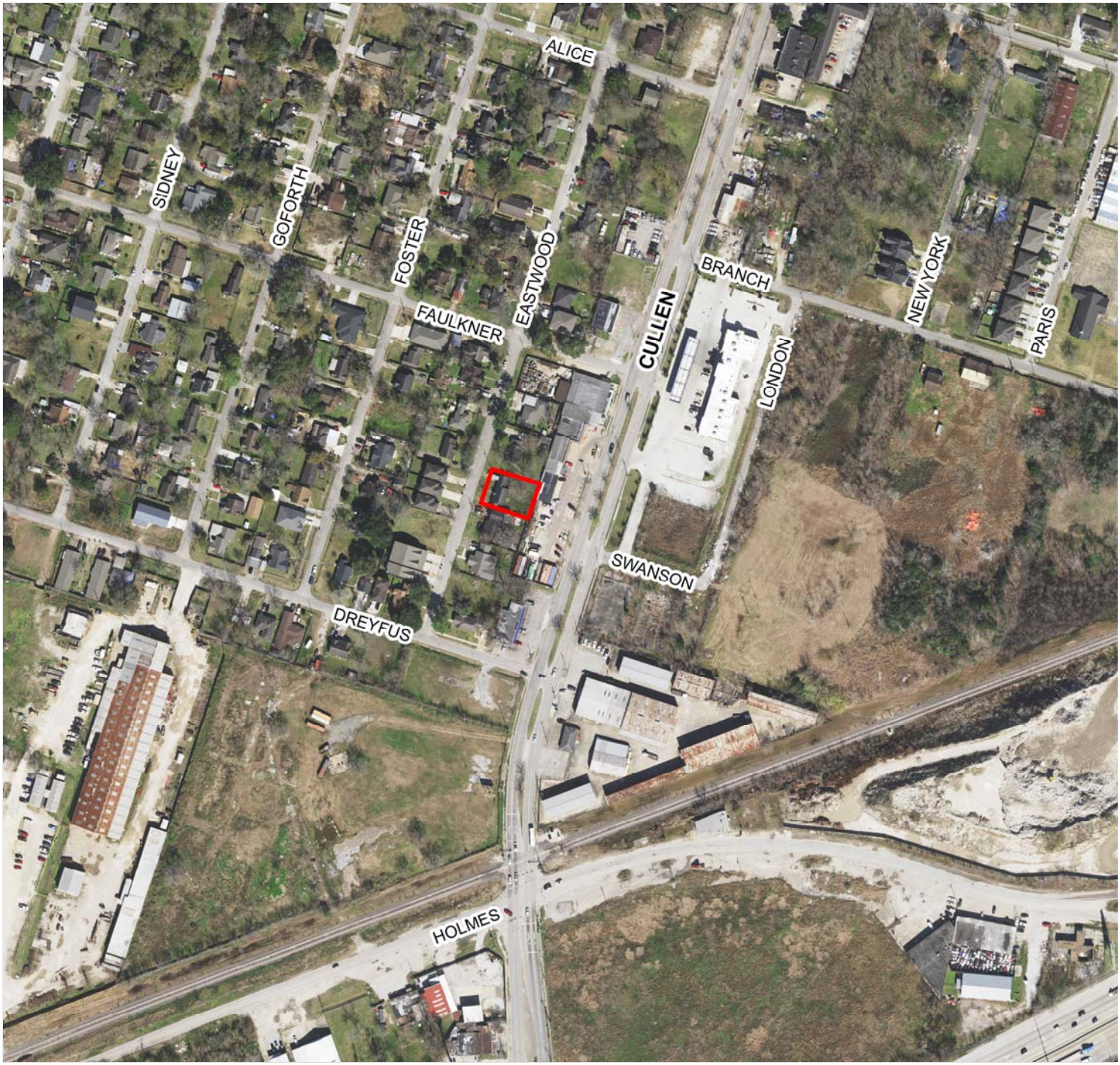
C – Public Hearings Subdivision

Houston Planning Commission ITEM:90

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Eastwood Park

Applicant: New Era Development and Land Services



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

January 29, 2025

Dear Property Owner:

Reference Number: 2025-0051, "**Eastwood Park**", a partial replat of "**Foster Place**", being all of Lot 6 and the north ½ of Lot 7, block 56 as recorded in Vol. 655, pg. 598 of the Harris County Deed Records.

The Planning and Development Department has received a subdivision plat application for a property located east along Eastwood Street west of Cullen Blvd between Faulkner and Dreyfus Streets**.** The purpose of the replat is to create two single family residential lots. The applicant, **Nahom Tesfa,** can be contacted at 713-470-9280 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, February 20th, 2025, 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.

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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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- **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.
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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: 100
Action Date: 02/20/2025
Plat Name: HLB Homes on Brinkley
Developer: Houston Land Bank
Applicant: CGEA|Planning + Design
App No/Type: 2024-2500 C3N

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.1893	Total Reserve Acreage:	0.0000
Number of Lots:	5	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

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

Notice requirements. Update Notice sign. This plat will be deferred twice to meet the notice sign requirements.

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/)

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

A shared driveway may have a minimum width of 12 feet, where the garage is set back an adequate distance allowing sufficient room for vehicular turn around.

Add Plat Note: The garage must be set back an adequate distance to allow sufficient room for vehicular turnaround and meet Sec 42-146.

Lots granted a 5' reduced building line under section 42-157 (alley, flag staff, Type 2 PAE, courtyard access drive, or shared driveway) must provide an entry feature facing the right-of-way in conformance with section 42-165.

Single family residential lots in the city adjacent to a collector or local street shall have a 5 feet front building line if vehicular access to each lot is provided by a shared driveway and the subdivision conforms to the performance standards of 157(c)(2). Conditions: (1) meets the requirements of division 2 of article III of Chapter 42, (2) Each dwelling unit on a lot that is adjacent to a public street has front door with an entry feature per section 42-165; and (3) all electrical service installations for the development are installed according to CenterPoint Energy's service standards for the underground installations.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 02/20/2025
Plat Name: HLB Homes on Brinkley
Developer: Houston Land Bank
Applicant: CGEA|Planning + Design
App No/Type: 2024-2500 C3N

Staff Recommendation:
Defer Chapter 42 planning standards

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--CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead primary facilities, which applies to: BRINKLEY AVE
Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: -The Parks and Open space table is missing the number of existing DUs.

-Correct the incremental numbers of DUs in the park note.

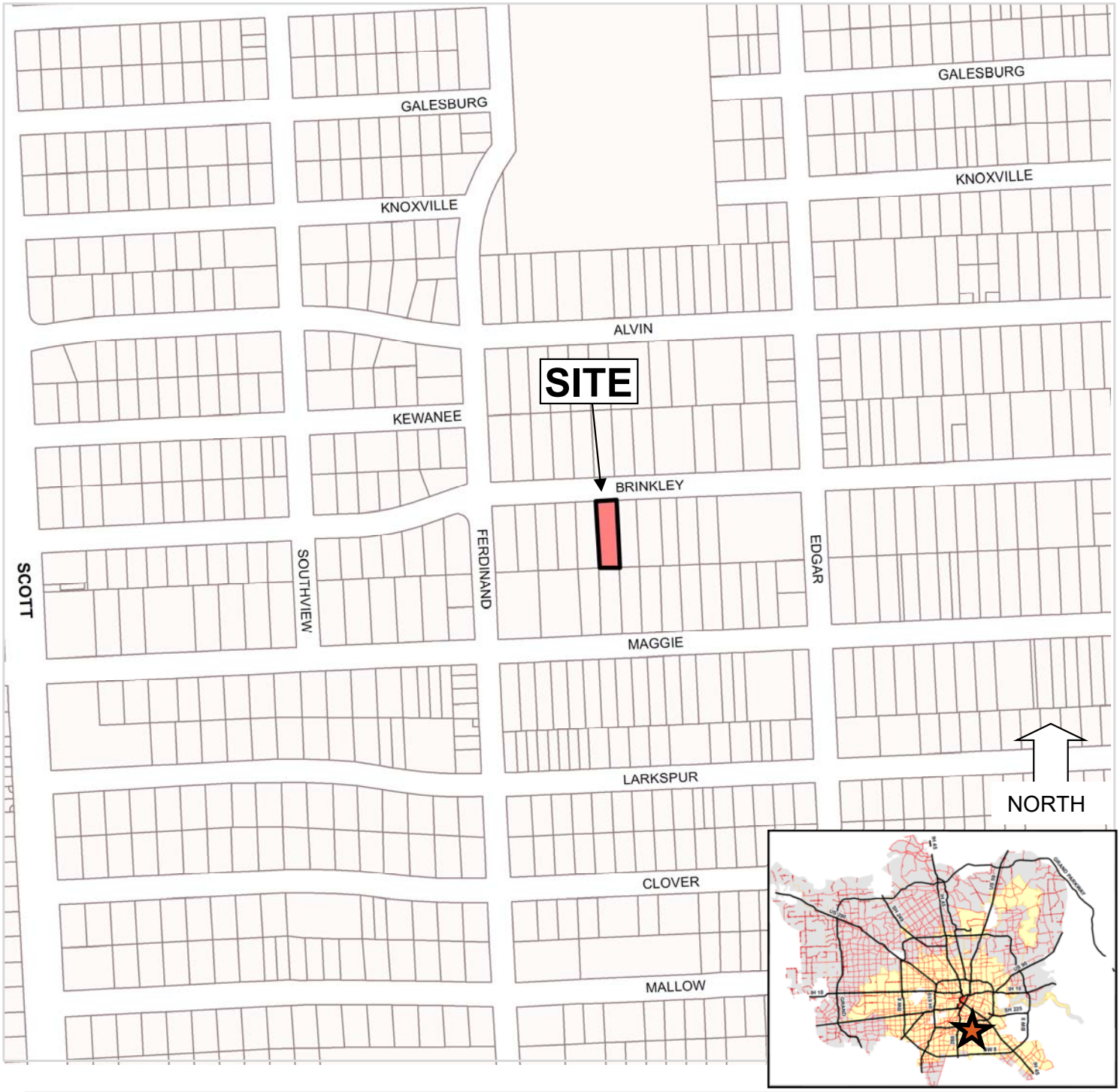
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:100

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: HLB Homes on Brinkley

Applicant: CGEA|Planning + Design



C – Public Hearings

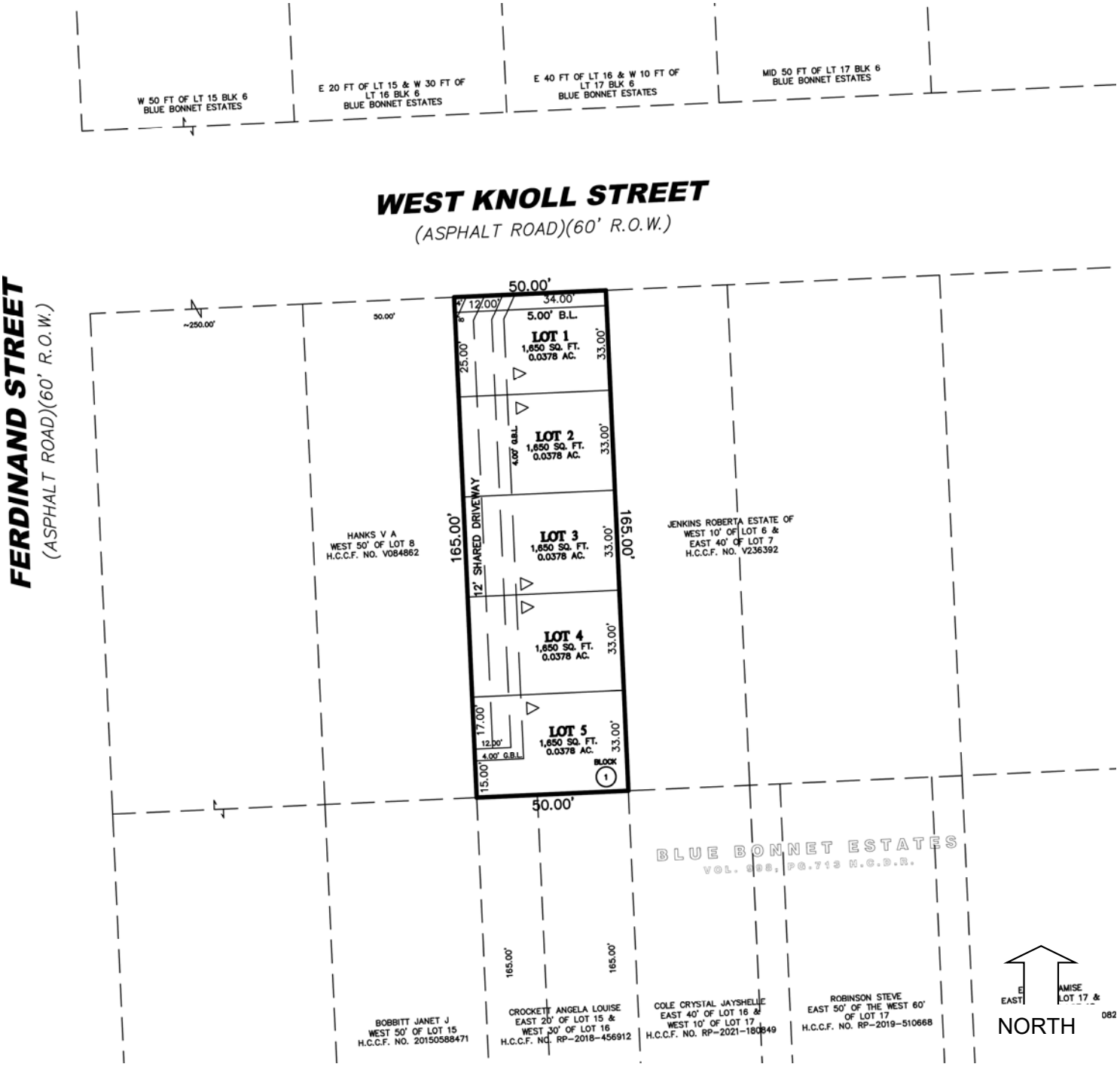
Site Location

Houston Planning Commission ITEM:100

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: HLB Homes on Brinkley

Applicant: CGEA|Planning + Design



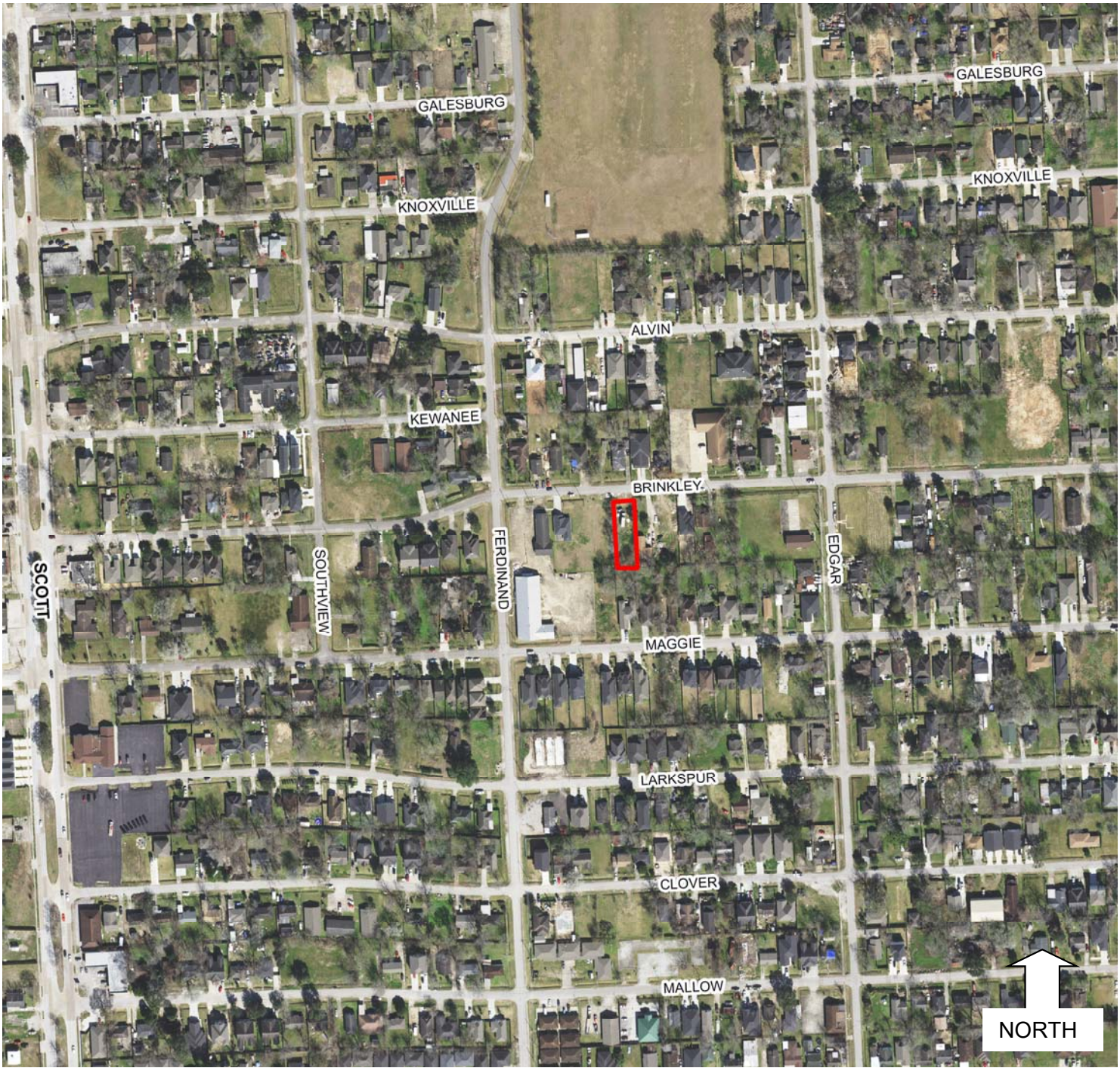
C – Public Hearings Subdivision

Houston Planning Commission ITEM:100

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: HLB Homes on Brinkley

Applicant: CGEA|Planning + Design



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

January 24, 2025

Dear Property Owner:

Reference Number: 2024-2500, "**HLB Homes on Brinkley**", a partial replat of "**Blue Bonnet Estates**", being the west 30' of lot 7 and east 20' of lot 8, block 9, as recorded in Volume 998, Page 713 of the Harris County Deed Records.

The Planning and Development Department has received a subdivision plat application for a property located south along Brinkley Street between Ferdinand and Edgar Street**.** The purpose of the replat is to create five single-family residential lots along a 12' shared driveway. The applicant, **Carlos G. Espinoza, with CGEA|Planning + Design.**, 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 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, February 20th, 2025, 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.

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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.

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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.
- **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.
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- 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: 101
Action Date: 02/20/2025
Plat Name: HLB Homes on Knoll Street
Developer: Houston Land Bank
Applicant: CGEA|Planning + Design
App No/Type: 2024-2501 C3N

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	0.2044	Total Reserve Acreage:	0.0000
Number of Lots:	4	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	77028	455J	City

Conditions and Requirements for Approval

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

002. 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/)

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.

051. Tie plat boundary to the nearest intersection of public street rights-of-way.

1.) Revise Notice sign to comply with notice requirements.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 02/20/2025
Plat Name: HLB Homes on Knoll Street
Developer: Houston Land Bank
Applicant: CGEA|Planning + Design
App No/Type: 2024-2501 C3N

Staff Recommendation:
Defer Additional information reqd

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—Missing 5ft tree trimming easement at front lot line in 2767/92.
3--CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead facilities, which applies to: W KNOLL STREET

HPW-HW- IDS:
For the creation of 4 lots and 1 block, 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:
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.

Parks and Recreation:
The parks and open space table is missing the number of existing DUs.

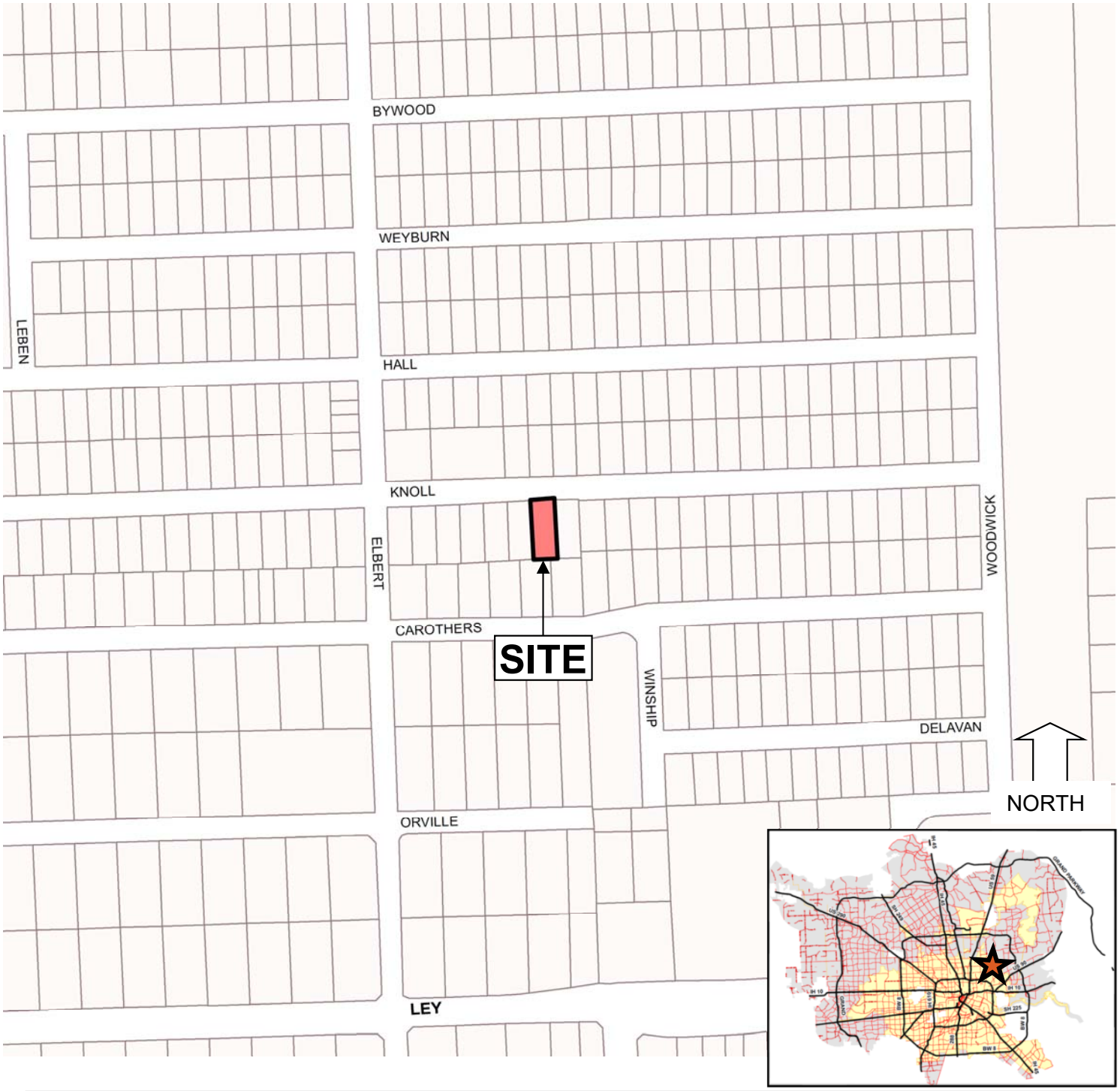
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:101

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: HLB Homes on Knoll Street

Applicant: CGEA|Planning + Design



C – Public Hearings

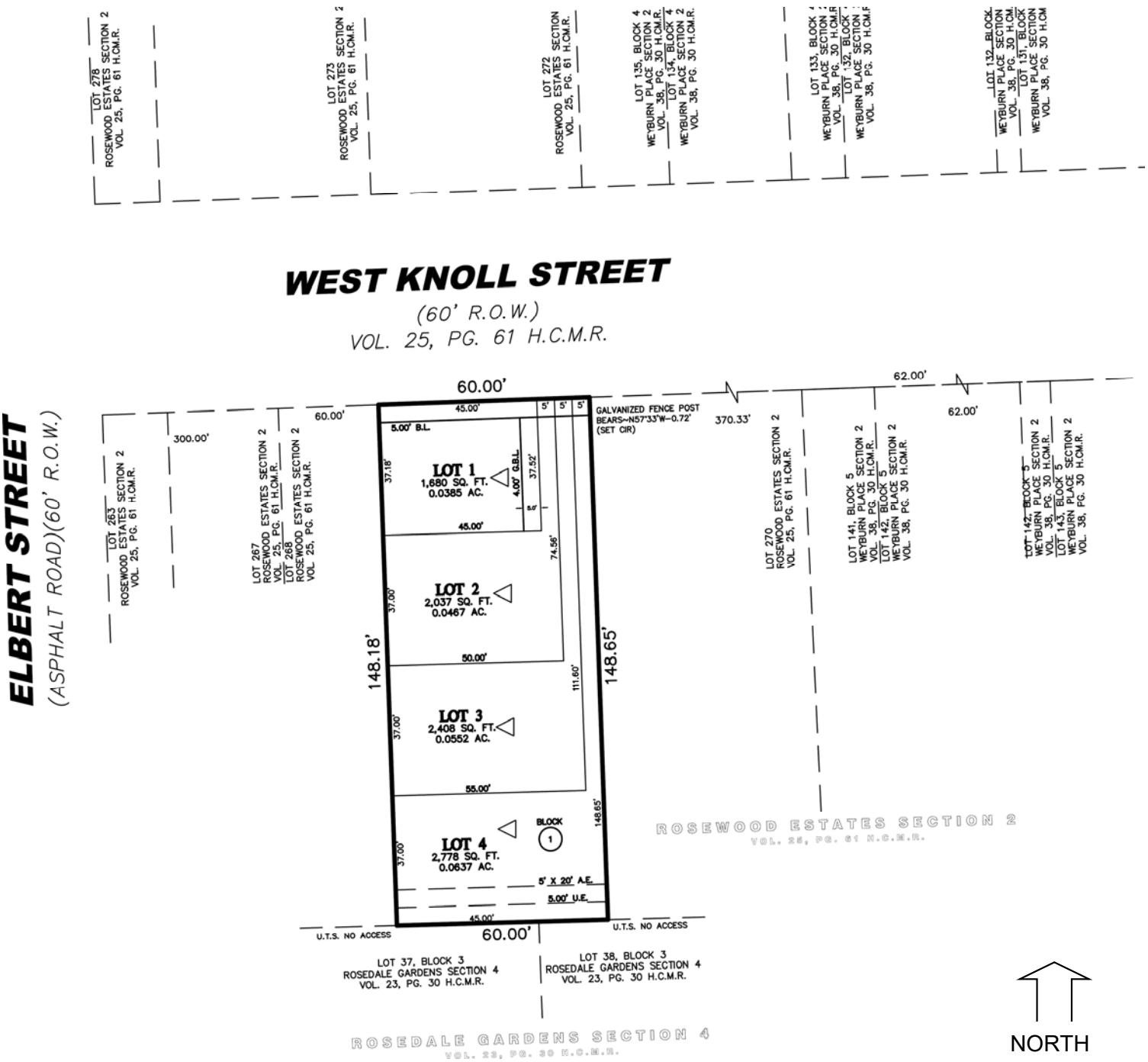
Site Location

Houston Planning Commission ITEM:101

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: HLB Homes on Knoll Street

Applicant: CGEA|Planning + Design



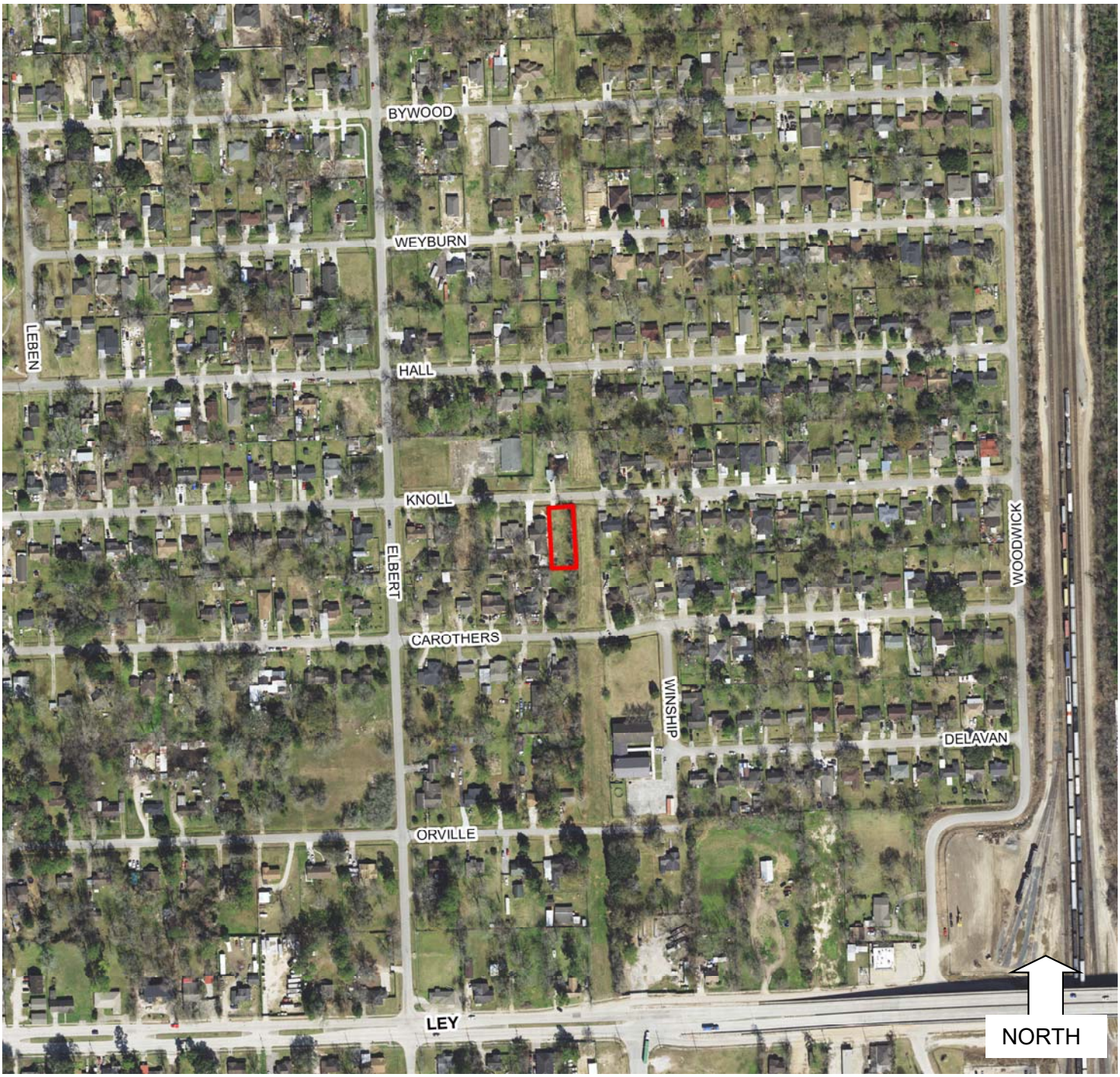
C – Public Hearings Subdivision

Houston Planning Commission ITEM:101

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: HLB Homes on Knoll Street

Applicant: CGEA|Planning + Design



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

January 24, 2025

Dear Property Owner:

Reference Number: 2024-2501, "**HLB Homes on Knoll Street**", a partial replat of "**Rosewood Estates Sec 2**", being the all of lot 269, as recorded in Volume 25, Page 61 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located south along West Knoll Street between Elbert and Woodwick Street**.** The purpose of the replat is to create four single-family residential lots. The applicant, **Carlos G. Espinoza, with CGEA|Planning + Design.**, 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 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, February 20th, 2025, 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.

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.
- **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: 102
Action Date: 02/20/2025
Plat Name: Langston Place Sec 1 partial replat no 2
Developer: Aldo Guerra
Applicant: Patrick Planning Services, LLC
App No/Type: 2024-2530 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.5073	Total Reserve Acreage:	0.0000
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	77048	574U	City

Conditions and Requirements for Approval

011.6 Deed restricted building line other than Chapter 42 BL note: The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this section.

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

040.5 Indicate the direction of vehicular entry to each garage from the shared driveway (Sec 42-145(a)(4) & 145(e)).

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)

134.07. Add to general notes on face of plat: This property(s) is located in Park Sector number 7.

1.) Dimension 4’ Radii curve for the shared driveway intersection.
2.) Coordinate with Centerpoint regarding the Aerial easement prior to final.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
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App No/Type: 2024-2530 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

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:
CenterPoint requires a minimum 5' BL/GBL for interior roads/shared driveways.

HPW-HW- IDS:
For the creation of three lots and one Block, 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.

Aviation:
Plat is within the controllable airspace associated with William P. Hobby Airport as designated by COH Ordinance #2009-1301 (the Airport Hazard Area Ordinance). Detention facilities must drain to dry bottom 48 hours after a rain event per Federal Aviation Administration recommendations in Advisory Circular No. 150/5200-33C. Plat also has a 210-foot AMSL (Above Mean Sea Level) height restriction based on same ordinance.

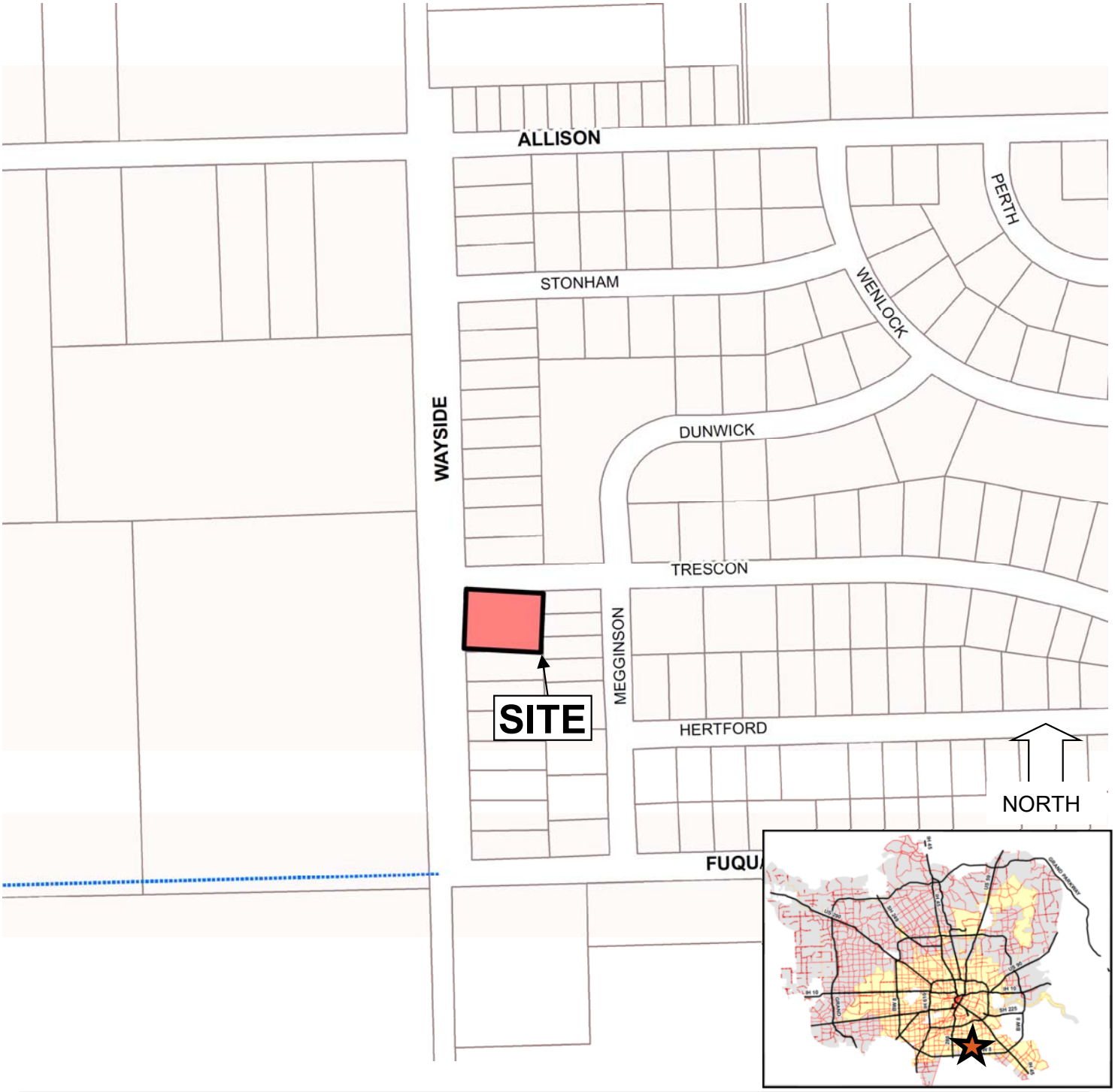
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:102

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Langston Place Sec 1 partial replat no 2

Applicant: Patrick Planning Services, LLC



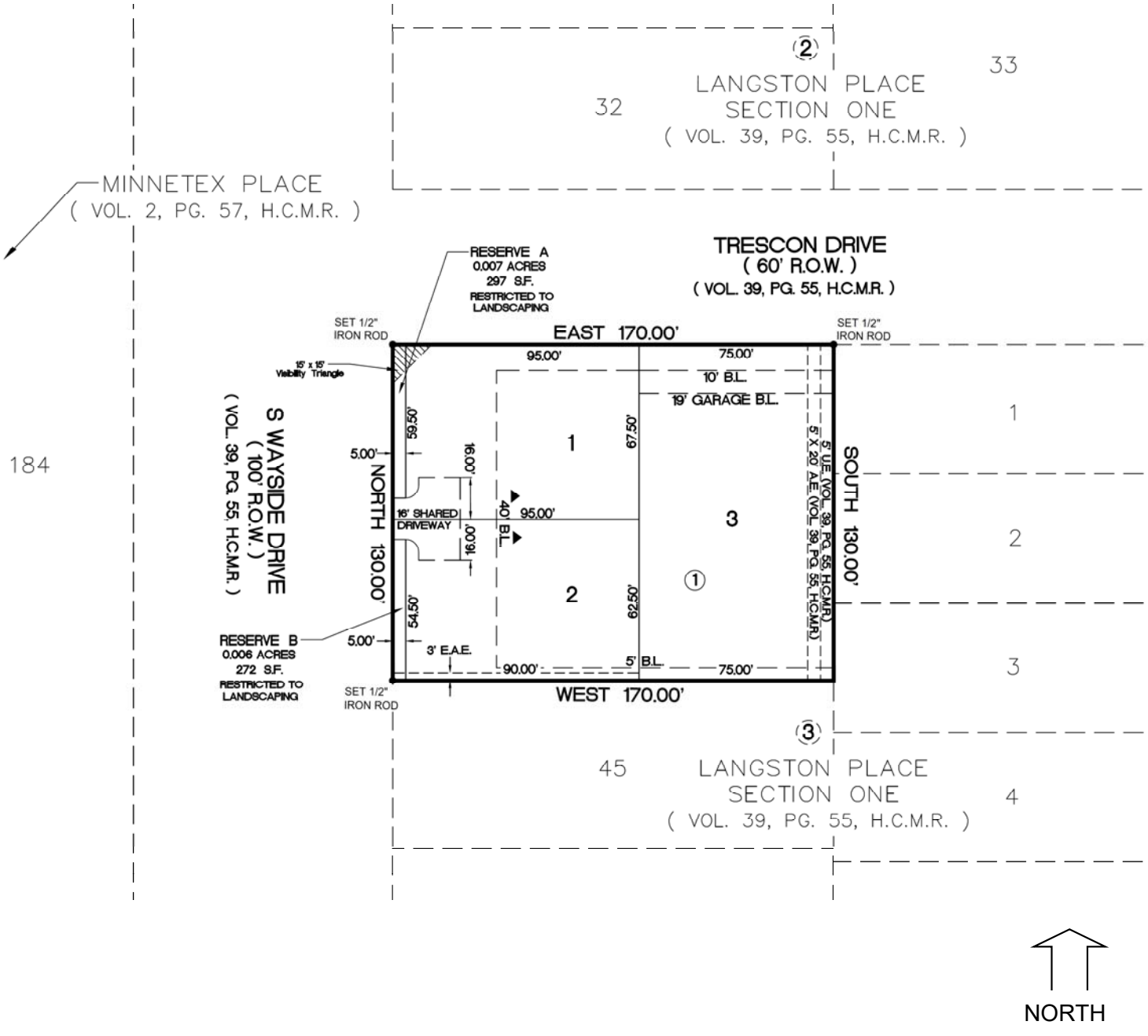
C – Public Hearings Site Location

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Langston Place Sec 1 partial replat no 2

Applicant: Patrick Planning Services, LLC



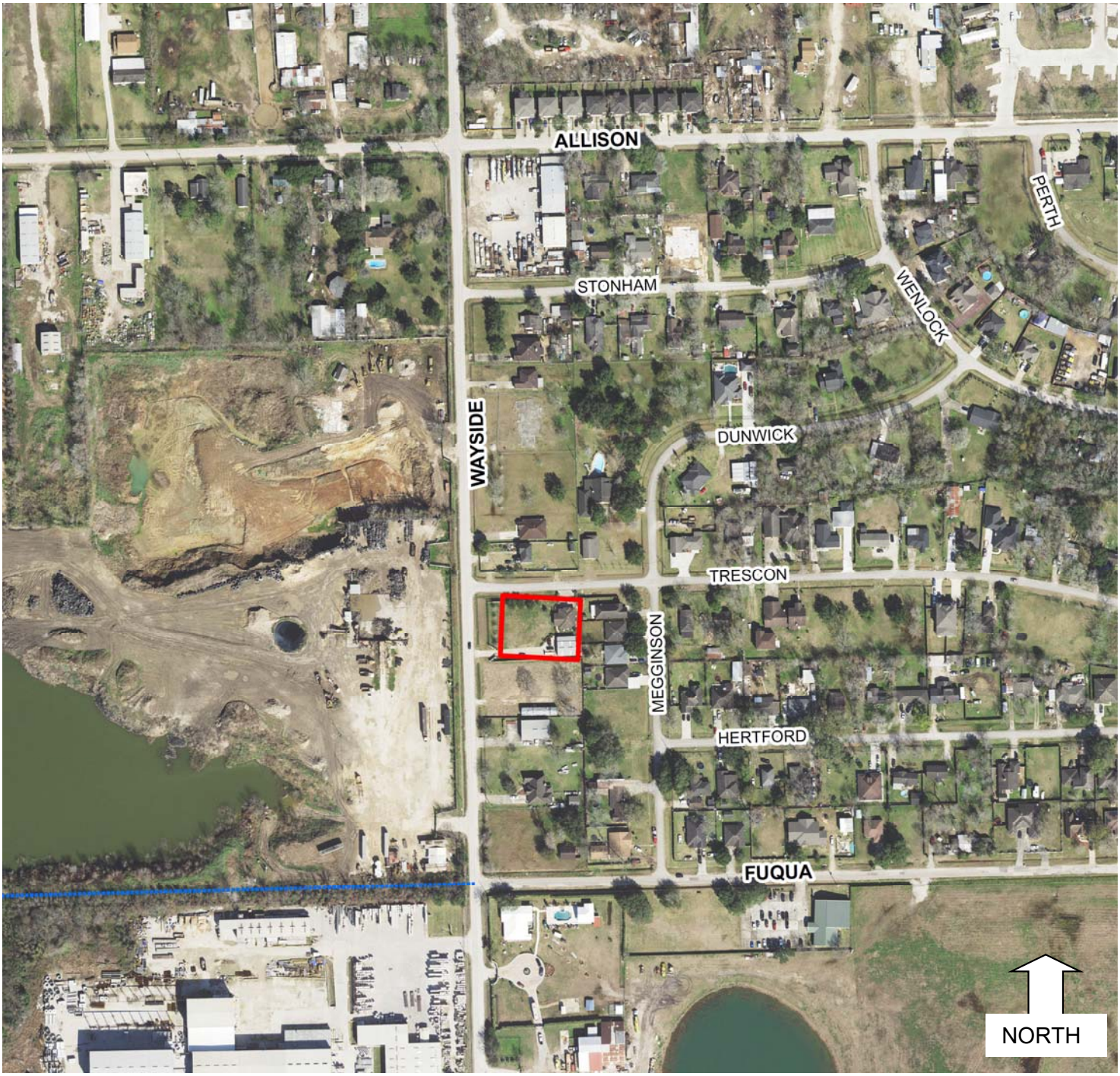
C – Public Hearings Subdivision

Houston Planning Commission ITEM:102

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Langston Place Sec 1 partial replat no 2

Applicant: Patrick Planning 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

January 24, 2025

Dear Property Owner:

Reference Number: 2024-2530, "**Langston Place Sec 1 partial replat no 2**", a partial replat of "**Langston Place Sec 1**", being all of Lots 43 and 44, Block 3, as recorded in Volume 39, Page 55 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at the southeastern intersection of Trescon Drive and S Wayside Drive**.** The purpose of the replat is to create three single-family residential lots. The applicant, **David Patrick, with Patrick Planning Services, LLC.**, can be contacted at **832-428-6021** 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 **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.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, February 20th, 2025, 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.

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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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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

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- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

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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: 103
Action Date: 02/20/2025
Plat Name: Oulton Park
Developer: TBD
Applicant: K. Chen Engineering
App No/Type: 2024-2372 C3N

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	2.2957	Total Reserve Acreage:	2.2957
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:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77031	569D	City

Conditions and Requirements for Approval

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

002. 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/)

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.

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)

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. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground." (162)

1.) Revise Notice sign to comply with notice requirements.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 02/20/2025
Plat Name: Oulton Park
Developer: TBD
Applicant: K. Chen Engineering
App No/Type: 2024-2372 C3N

Staff Recommendation:
Defer Additional information reqd

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:
02/05/2025 - 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/
- 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)
- Verify that the existing power pole does not interfere with the sidewalk, otherwise coordinate with Center point energy.
- Verify that the existing fire hydrant does not conflict with the proposed sidewalk, otherwise, coordinate with fire department for possible relocation.

Parks and Recreation:
-Add Park note "No land is being established as private park or dedicated to the public for park purposes."

HPW-OCE- Drainage and Utility:
Detention is required. Stormwater quality permit is required.

HPW-HW- IDS:
For the creation 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.

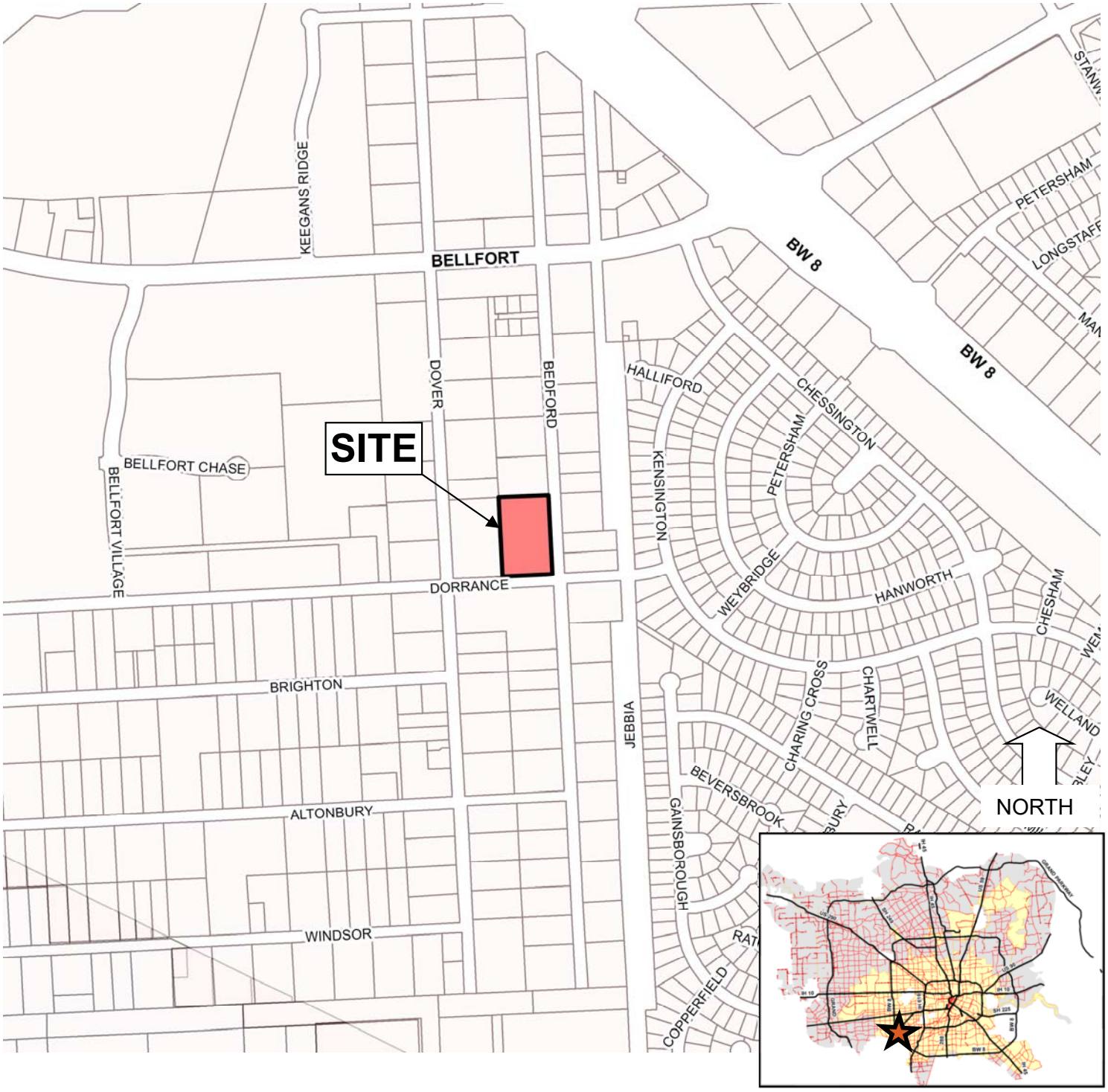
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:103

Planning and Development Department **Meeting Date:02/20/2025**

Subdivision Name: Oulton Park (DEF 1)

Applicant: K. Chen Engineering



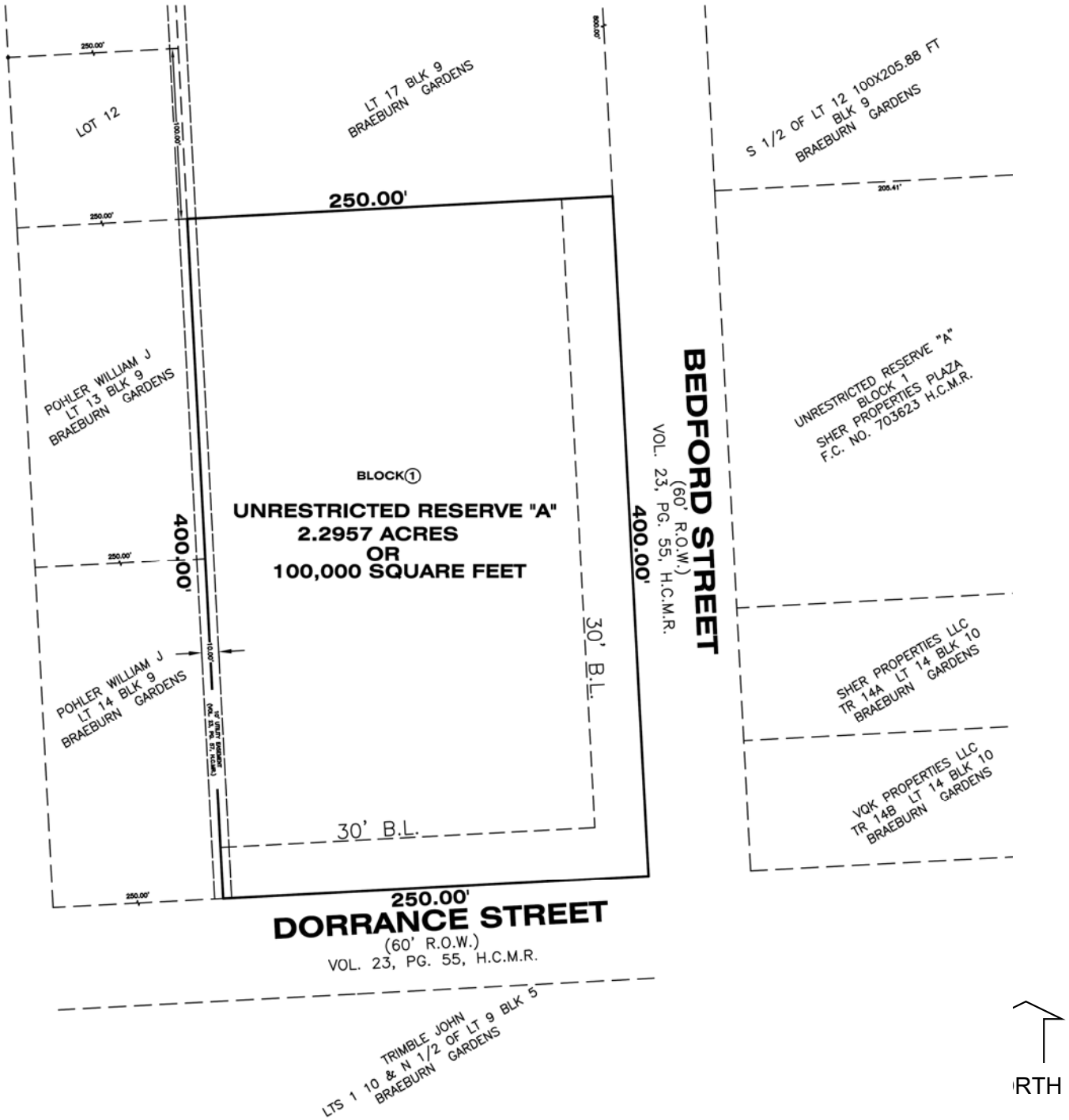
C – Public Hearings Site Location

Houston Planning Commission ITEM:103

Planning and Development Department **Meeting Date:02/20/2025**

Subdivision Name: Oulton Park (DEF 1)

Applicant: K. Chen Engineering



C – Public Hearings Subdivision

Houston Planning Commission ITEM:103

Planning and Development Department **Meeting Date:02/20/2025**

Subdivision Name: Oulton Park (DEF 1)

Applicant: K. Chen Engineering



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

January 17, 2025

Dear Property Owner:

Reference Number: 2024-2372; Oulton Park, a partial replatting of Braeburn Gardens, being Lots 15-16, in Block 9 as recorded in Volume 23, Page 55 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at the **northwest intersection of Dorrance Road and Bedford Drive, south of West Belfort Street and east of Wilcrest Drive.** The purpose of the replat is to create one unrestricted reserve. The applicant, **George Torres,** with **K. Chen Engineering**, on behalf of the developer, can be contacted at **713-952-6888** 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 **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.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, **February 6, 2025**, 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.

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

- **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: 104
Action Date: 02/20/2025
Plat Name: WALIPP Senior Residence Expansion
Developer: WALIPP Senior Residences Expansion, LP
Applicant: Grantham & Associates
App No/Type: 2024-2437 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.7500	Total Reserve Acreage:	0.7500
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	77004	533H	City

Conditions and Requirements for Approval

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

019.9 Add public utility easement Plat note: 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.

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.

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)

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)

100. Add Note: 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.

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;

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)

134.15. Add to general notes on face of plat: This property(s) is located in Park Sector number 15.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 02/20/2025
Plat Name: WALIPP Senior Residence Expansion
Developer: WALIPP Senior Residences Expansion, LP
Applicant: Grantham & Associates
App No/Type: 2024-2437 C3N

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: 104
Action Date: 02/20/2025
Plat Name: WALIPP Senior Residence Expansion
Developer: WALIPP Senior Residences Expansion, LP
Applicant: Grantham & Associates
App No/Type: 2024-2437 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

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.

Parks and Recreation:
-Add Park note "No land is being established as private park or dedicated to the public for park purposes."

HPW-OCE- Drainage and Utility:
Detention is required. Stormwater quality permit is required.

HPW-HW- IDS:
For the creation of a subdivision with a shared 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.

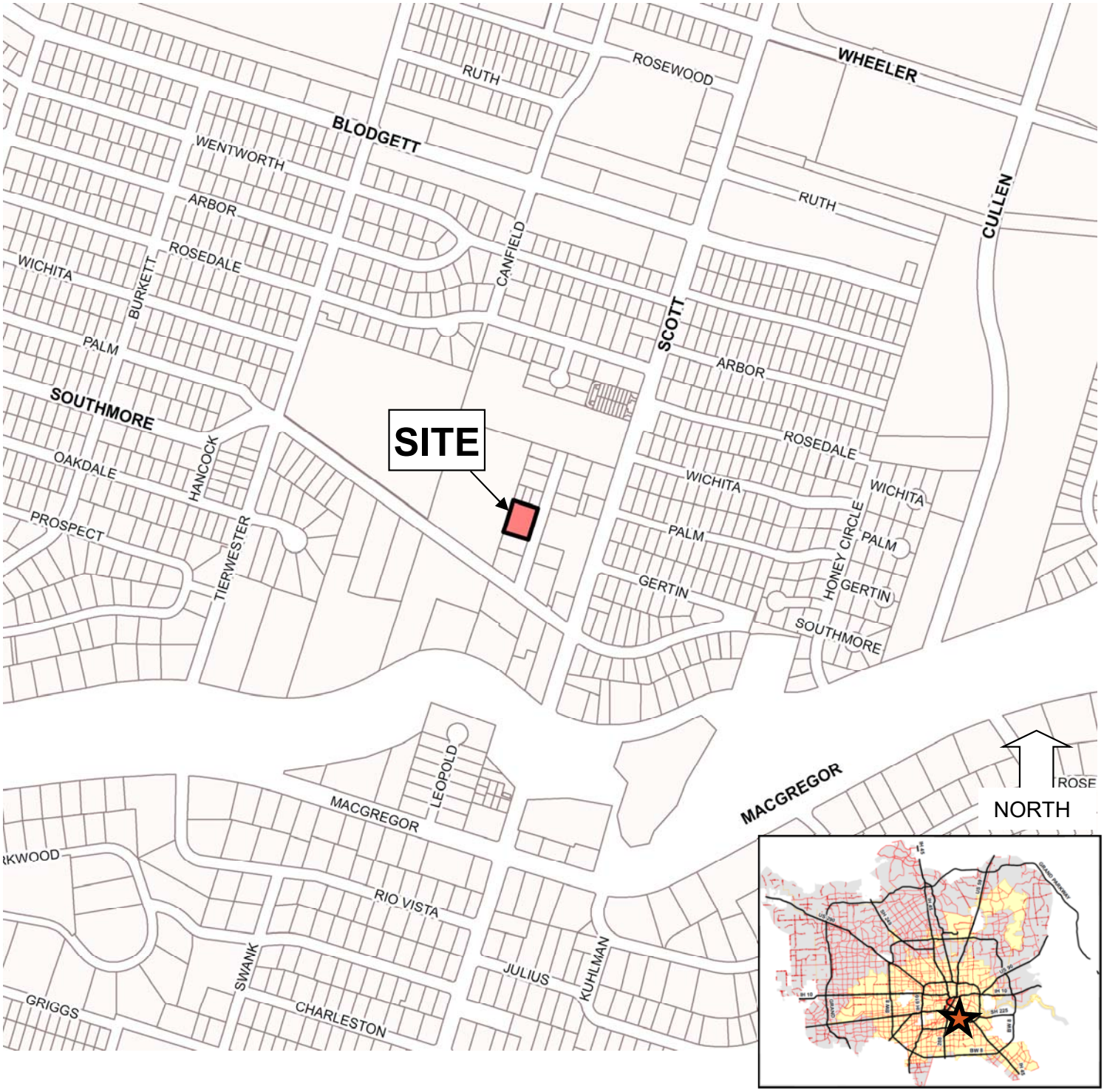
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:104

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: WALIPP Senior Residence Expansion

Applicant: Grantham & Associates



C – Public Hearings

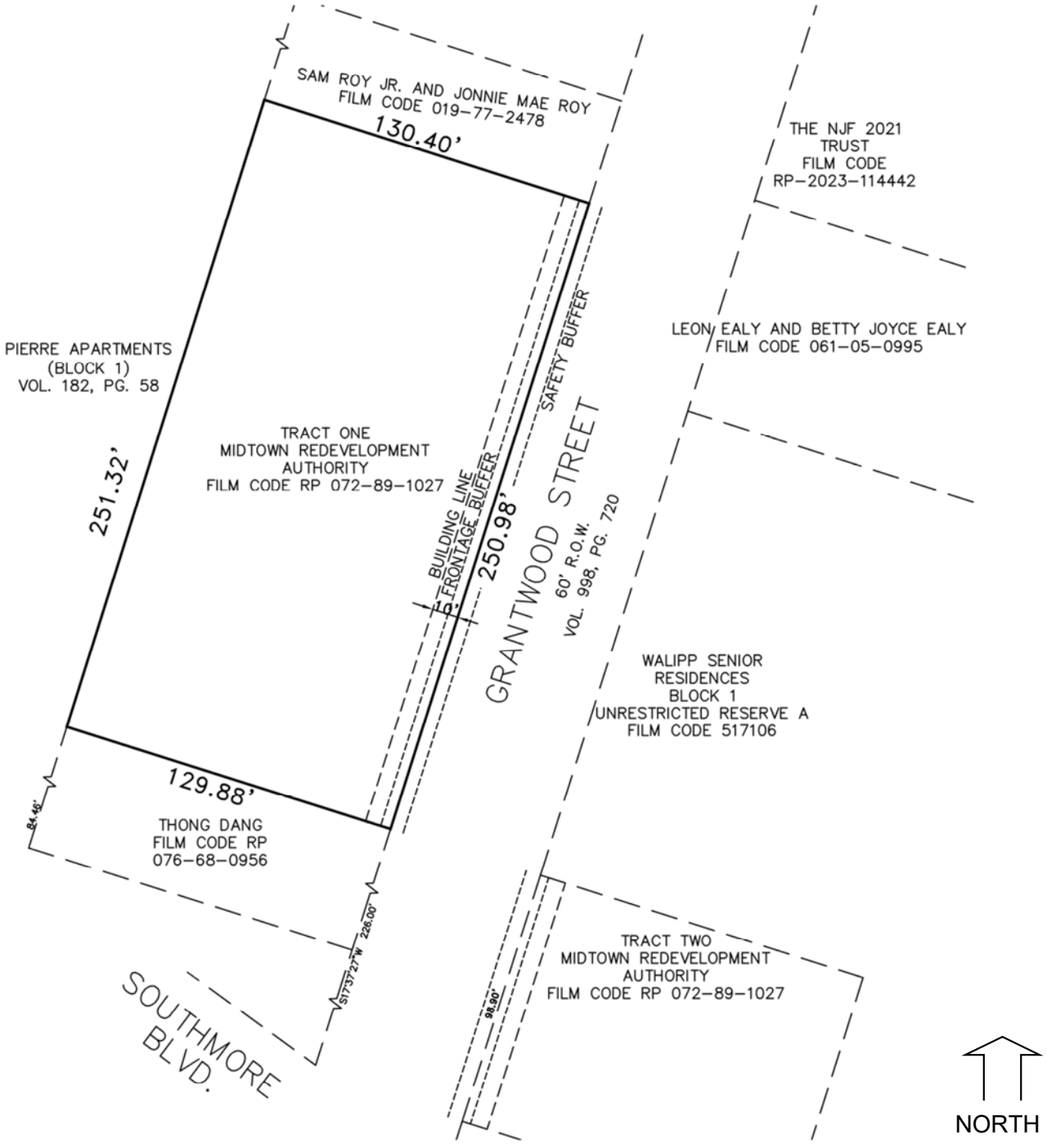
Site Location

Houston Planning Commission ITEM:104

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: WALIPP Senior Residence Expansion

Applicant: Grantham & Associates



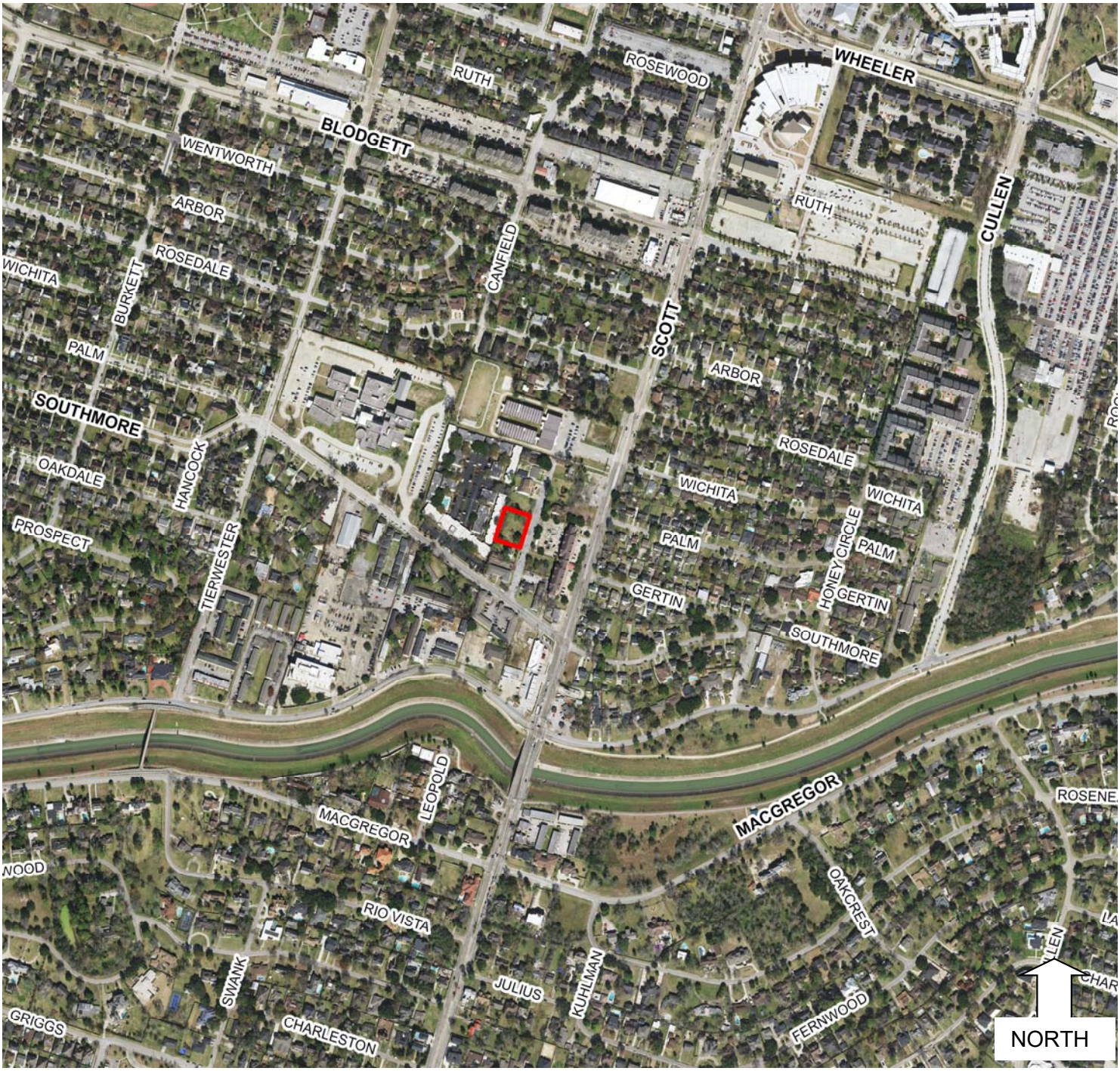
C – Public Hearings Subdivision

Houston Planning Commission ITEM:104

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: WALIPP Senior Residence Expansion

Applicant: Grantham & Associates



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

January 24, 2025

Dear Property Owner:

Reference Number: 2024-2437, "**WALIPP Senior Residence Expansion**", a full replat of "**Grantwood Manors**", being all of Lots 1-3, Block 1, as recorded at Film Code No. 612187 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located west along Grantwood Street and north of Southmore Boulevard**.** The purpose of the replat is to combine the three platted lots with an adjoining acreage tract to create one unrestricted reserve. The applicant, **Katura Curry, with Grantham & Associates.**, can be contacted at **972-864-2333 Ext 117** 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 **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.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, February 20th, 2025, 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.

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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- **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

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Planning Department Staff Authority and Obligation

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- 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: 105
Action Date: 02/20/2025
Plat Name: Wang Wang Investment LP at Redbud Street
Developer: MD LAND DEVELOPMENT SERVICES
Applicant: MD LAND DEVELOPMENT SERVICES
App No/Type: 2025-0034 C3N

Staff Recommendation:
Withdraw

Total Acreage:	0.2700	Total Reserve Acreage:	0.0000
Number of Lots:	2	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	533U	City

Conditions and Requirements for Approval

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 02/20/2025
Plat Name: Wang Wang Investment LP at Redbud Street
Developer: MD LAND DEVELOPMENT SERVICES
Applicant: MD LAND DEVELOPMENT SERVICES
App No/Type: 2025-0034 C3N

Staff Recommendation:
Withdraw

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: 02/19/2025 - 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.
Parks and Recreation: Add the missing park notes.
Harris County Flood Control District: Flood Control review - No comments.
CenterPoint: Please identify on Lou Vera St, if it is a 15’ BL or 20’ BL, it appears to be 15’.
All abbreviations on plat must be in Legend and/or notes of plat. Please add UE to Legend

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: 02/20/2025**

Subdivision Name: Wang Wang Investment LP at Redbud Street

Applicant: MD LAND DEVELOPMENT SERVICES



C – Public Hearings

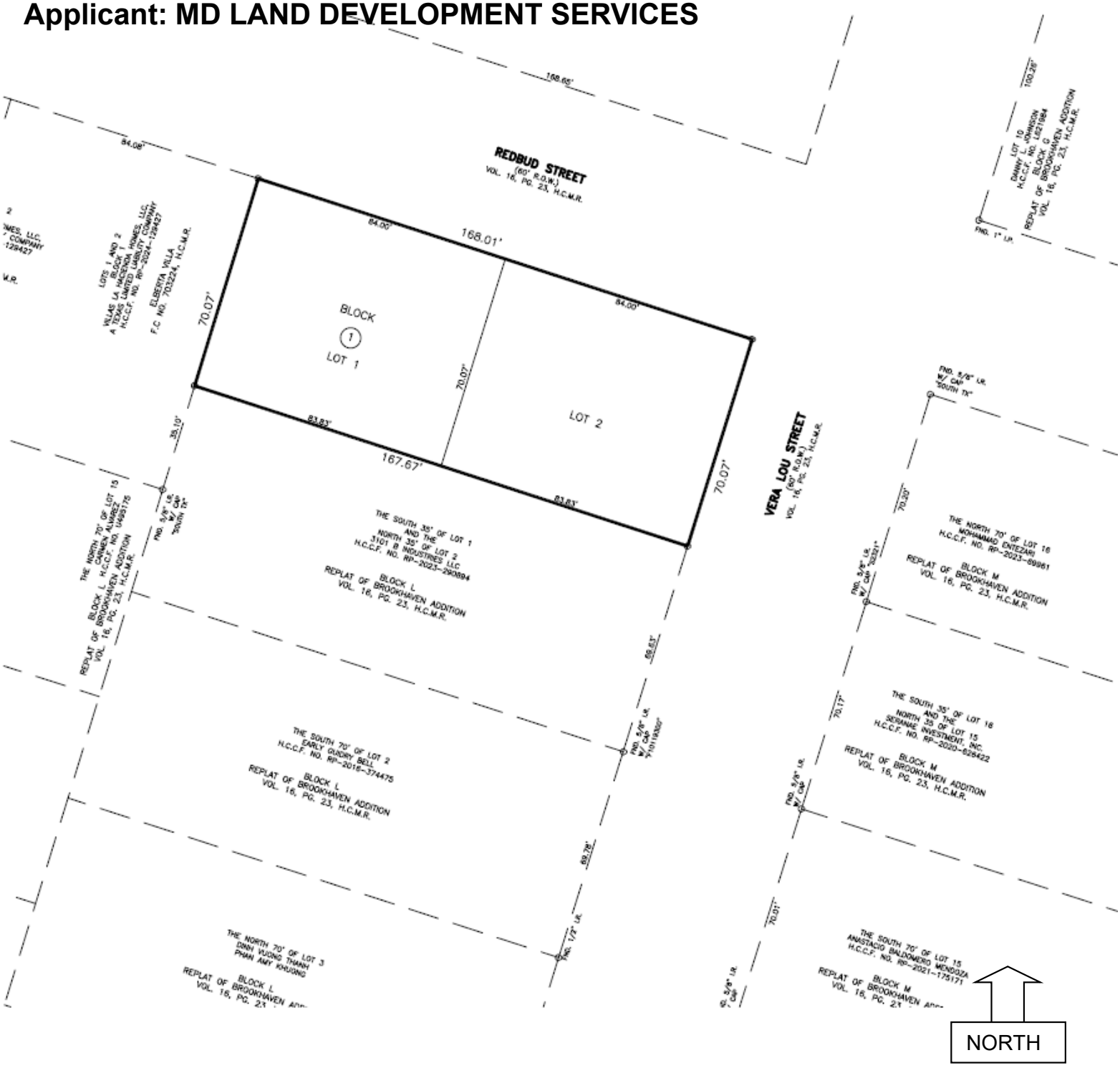
Site Location

Houston Planning Commission ITEM:105

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Wang Wang Investment LP at Redbud Street

Applicant: MD LAND DEVELOPMENT SERVICES



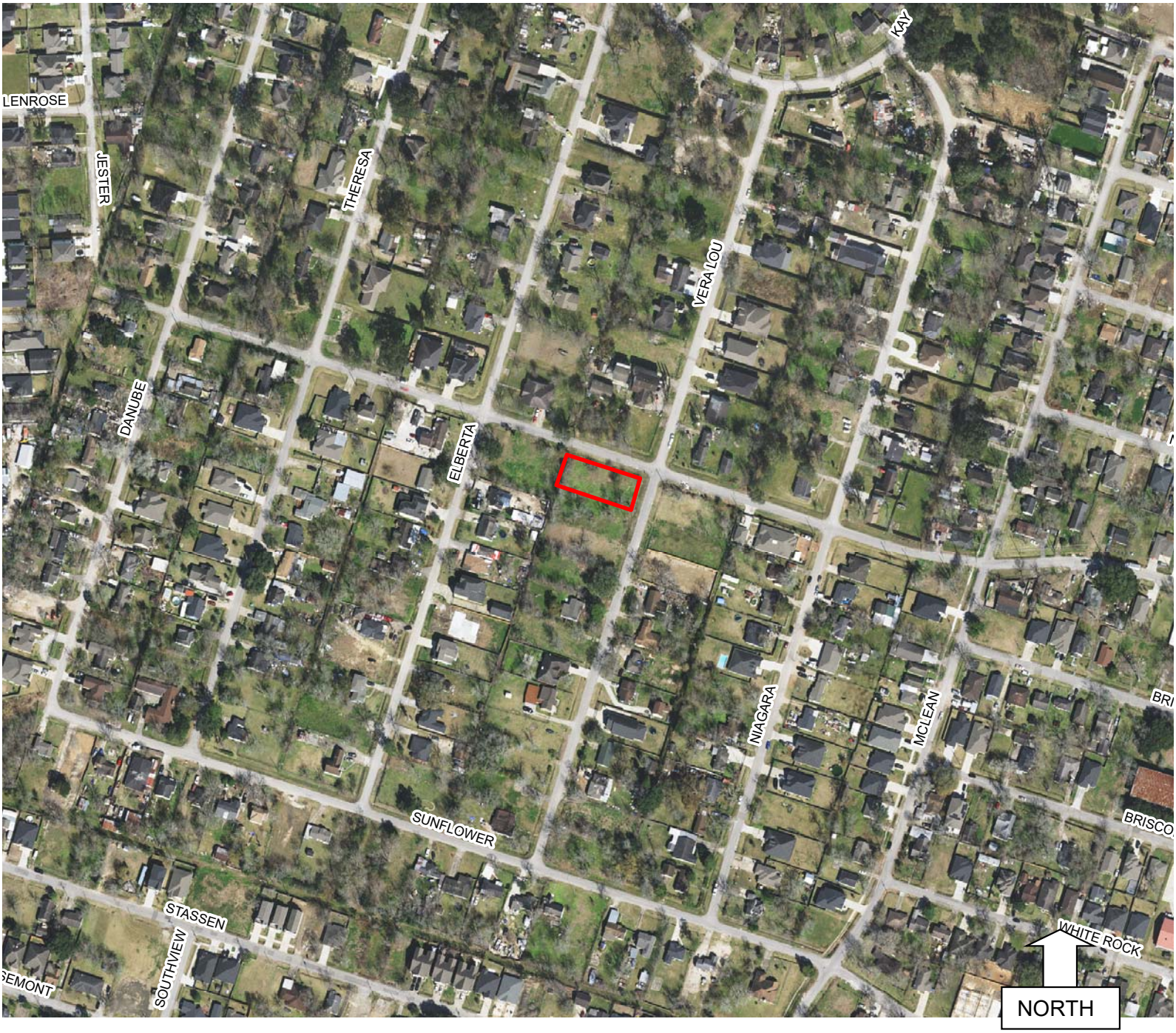
C – Public Hearings Subdivision

Houston Planning Commission ITEM:105

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Wang Wang Investment LP at Redbud Street

Applicant: MD LAND DEVELOPMENT SERVICES



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

January 30, 2025

Dear Property Owner:

Reference Number: 2025-0034; Wang Wang Investment LP at Redbud Street, a partial replatting of the north 70 feet of lot 1, in block L, Brookhaven Addition, Volume 16 Page 023 Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at 1202 Vera Lou Street Houston, TX, 77051. The purpose of the replat is to create two residential lots. The applicant, **Mariana Damian**, with **MD Land Development Services**, on behalf of the developer, can be contacted at **832-660-1042** 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 Berry**, with the Planning and Development Department via email at **Antwanysha.Berry@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, **February 20, 2025,** at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
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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.

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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: 106
Action Date: 02/20/2025
Plat Name: Beamer Business Park
Developer: McCormack Commercial
Applicant: Windrose
App No/Type: 2025-0297 C2R

Staff Recommendation:
Defer for further study and review

Total Acreage:	13.4200	Total Reserve Acreage:	13.4200
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	77546	617T	ETJ

Conditions and Requirements for Approval

001. Staff requests a two week deferral per Harris County Engineering's request for further study of Beamer Road and status of possible acquisition(s) for right-of-way widening.

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))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 02/20/2025
Plat Name: Beamer Business Park
Developer: McCormack Commercial
Applicant: Windrose
App No/Type: 2025-0297 C2R

Staff Recommendation:
Defer for further study and review

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: 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.

Aviation: Plat is within the controllable airspace associated with Ellington Field as designated by COH Ordinance #2009-1301 (the Airport Hazard Area Ordinance). Detention facilities must drain to dry bottom 48 hours after a rain event per Federal Aviation Administration recommendations in Advisory Circular No. 150/5200-33C. Plat also has a 210-foot AMSL (Above Mean Sea Level) height restriction based on same ordinance. General information may be obtained by visiting www.Fly2Houston.com. For more details call 281-233-1366 or email Airport.Landuse.Regulations@houstontx.gov.

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)
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)
ROW dedication may be required, working with COH and Harris County (ch 42-122)
Plat is requested to be deferred for additional information about Beamer Rd ROW (ch 42)
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)

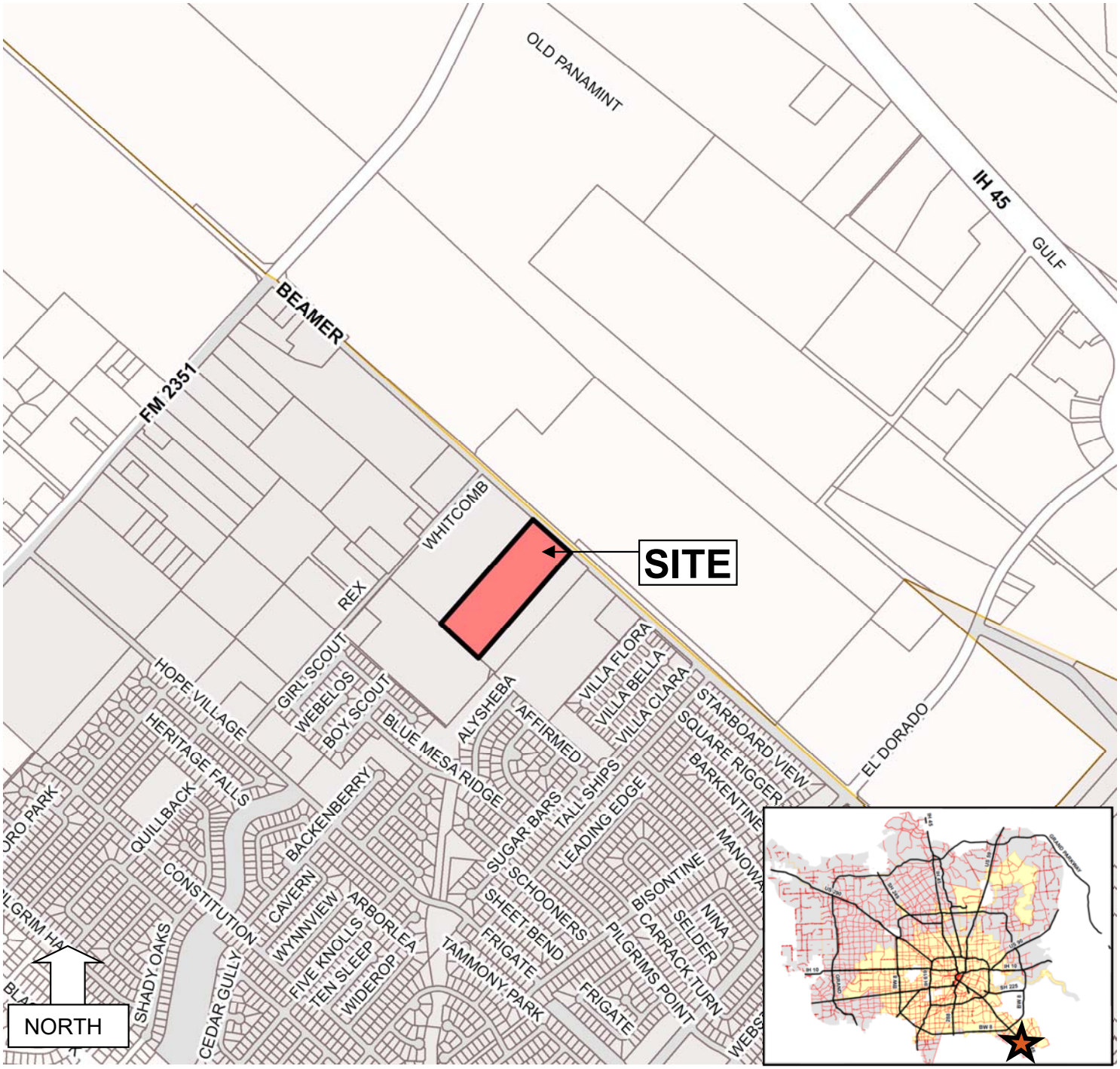
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Beamer Business Park

Applicant: Windrose



D – Variances

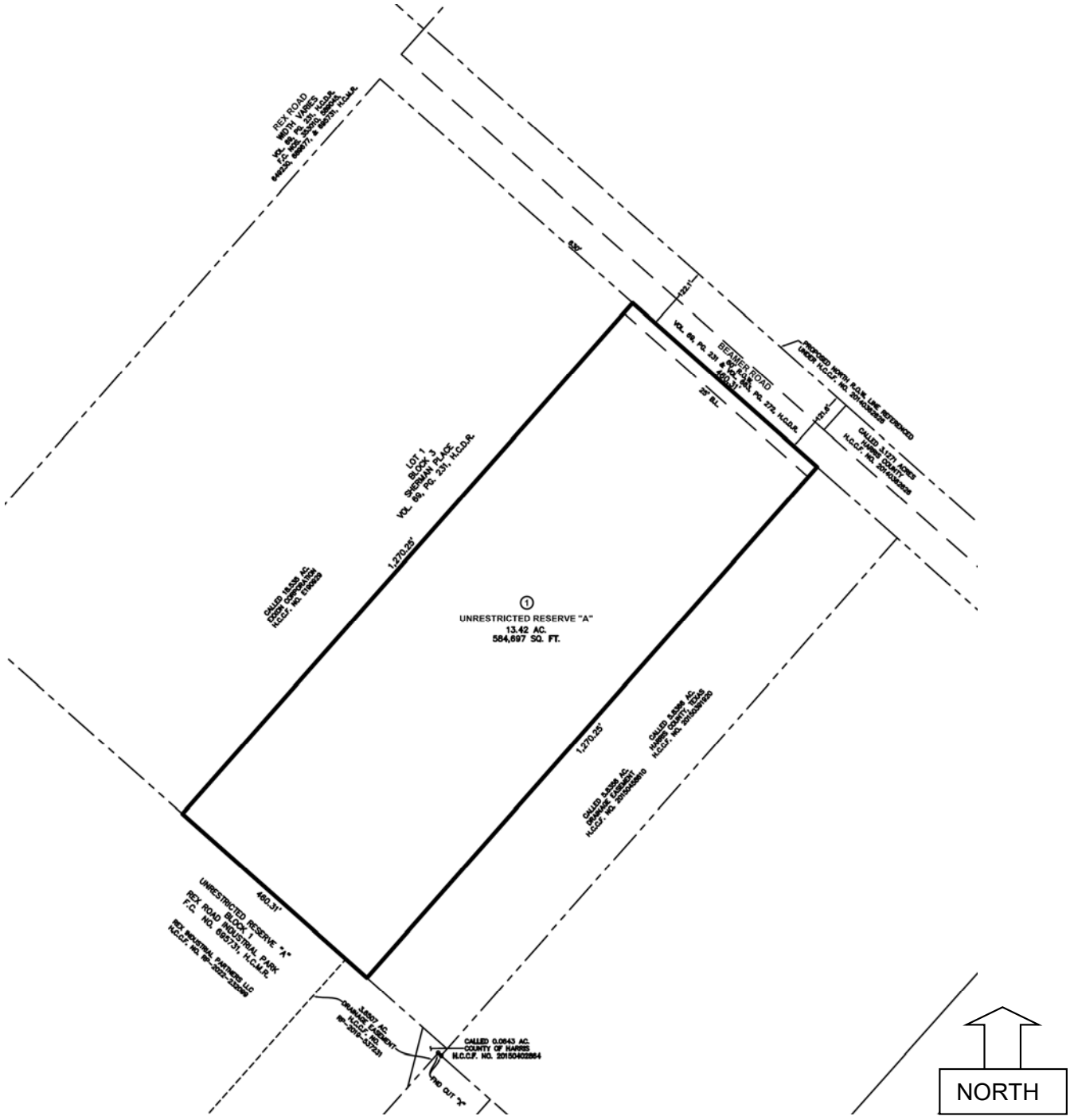
Site Location

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Beamer Business Park

Applicant: Windrose



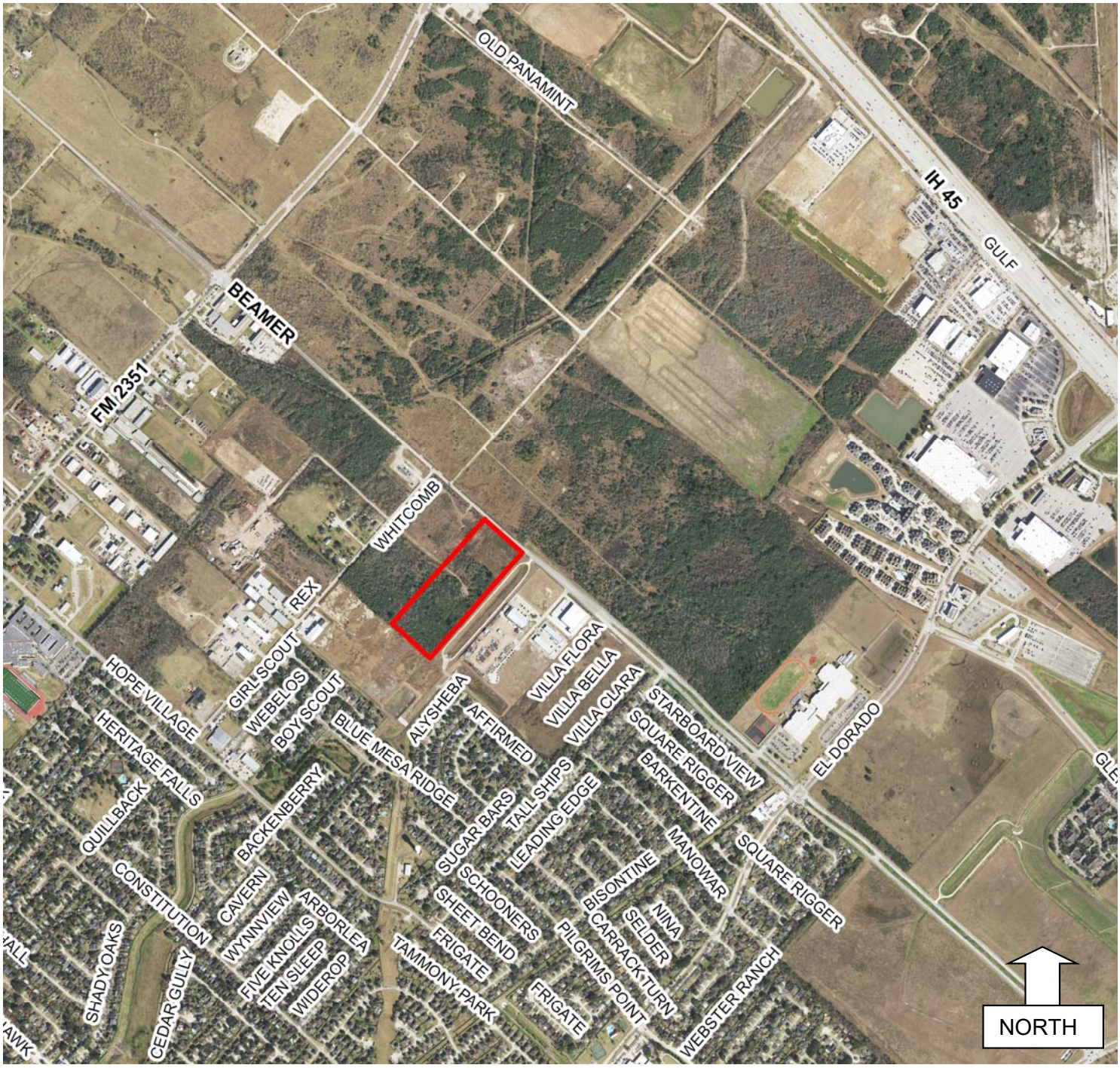
D – Variances Subdivision

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Beamer Business Park

Applicant: Windrose



D – Variances

Aerial

BEAMER BUSINESS PARK



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0297
Plat Name: Beamer Business Park
Applicant: Windrose
Date Submitted: 02/10/2025

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 not provide right of way dedication along Beamer Road.
Chapter 42 Section: 122

Chapter 42 Reference:
The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code:

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 subject property is 13.42 Acres situated on the south side of Beamer Road, between FM 2351 and El Dorado Blvd. This parcel will be platted as an unrestricted reserve. Because Beamer Road is designated as a major thoroughfare with an ultimate width of 100', the ordinance technically requires the applicant to give a 20' right of way dedication along Beamer Road. Beamer Road exists as 60' ROW adjacent to the property. Harris County has acquired extensive ROW (HCAD: 0402100000264, 0402100000279, 0402100000280) to the northwest (at the intersection of FM 2351) and southwest, including a small portion just across from the subject property. Plans exist to build out Beamer Road approximately 50'-60' north of the present north ROW line (See: 18-1120_Beamer_FM2351_Plan_F 11 through F 13 and BeamerRd_Record_Plan 4). The variance is technically required because the county has not currently taken the remaining portion directly adjacent to the property, although a portion of the ROW here is approximately 121.6'. Since the county has taken land and intends to expand Beamer Road in this manner, dedication of ROW on the subject parcel would create an impractical 20' jog in the dedicated ROW. Logic, if not the strict text of the ordinance itself) would dictate the ROW as built would not reflect this jog. Further, the county has stated that they will not maintain the requested 20' area of dedication but expect private owners to take care of it. How this arrangement is enforceable is up to debate. This variance request is necessary solely to address the variance as written, as the requested ROW dedication serves no public purpose and will make Beamer Road wider than the designated ultimate width.

(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 existing plans to develop Beamer Road north of the present north line to wider than the required width, and by the clear lack of public purpose for such a dedication.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Following the path established by existing dedication to the northwest and southeast of the property, the 20’ dedication will make the Beamer Road ROW wider than what is required by the ordinance.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Since the ROW dedication would not be maintained by the county, there is no conceivable public health benefit to following the ordinance.

(5) Economic hardship is not the sole justification of the variance.

The variance is justified by the existing plans to develop Beamer Road north of the present north line to wider than the required width, and by the clear lack of public purpose for such a dedication.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2025-0297
Agenda Item: 106
PC Action Date: 02/20/2025
Plat Name: Beamer Business Park
Applicant: Windrose

Staff Recommendation: Defer for further study and review

Chapter 42 Sections: 122
Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)
To not provide right of way dedication along Beamer Road.;
Basis of Recommendation:
The site is located within Houston's ETJ, in southeast Harris County, southwest along Beamer Road, south of FM 2351, north of W El Dorado Boulevard, and east of IH 45. The applicant is proposing a 13-acre unrestricted reserve and is requesting a variance not to provide the ordinance required dedication for widening along major thoroughfare Beamer Road. Staff requests to defer the application for two weeks to allow Harris County additional time to research about the Beamer Road right-of-way.

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;
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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 02/20/2025
Plat Name: Bridge Creek Village Sec 1
Developer: Meritage Homes
Applicant: Quiddity Engineering
App No/Type: 2025-0192 C3P

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	19.2200	Total Reserve Acreage:	2.8000
Number of Lots:	169	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 165

County	Zip	Key Map ©	City / ETJ
Harris	77433	406B	ETJ

Conditions and Requirements for Approval

033. COS areas shall be identified as reserves restricted to compensating open space. Each COS reserve shall be referenced separately (Reserve A, Reserve B), include the restriction (restricted to compensating open space) and the reserve's square footage (xx s.f.)

040. The minimum size for COS reserves shall be 240 s.f., with a minimum rectangular shape of 12 ft. x 20 ft. (185)

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.

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

053. Change street name(s) as indicated on the file copy to avoid duplication.

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)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

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

159. Provide centerline tie.

31.3 All type 1 PAEs must be designated as PAE/PUE to accommodate public utilities.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 02/20/2025
Plat Name: Bridge Creek Village Sec 1
Developer: Meritage Homes
Applicant: Quiddity Engineering
App No/Type: 2025-0192 C3P

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

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

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.

Harris County Flood Control District:
Flood Control review - Plat is in the Floodplain/Floodway. Include site drainage plan note: "Site drainage plans for the future development of this plat must be approved by the Harris County Flood Control District."

Addressing:
STONEY CREEK and STARI MOST are duplicates please propose new names for these streets. Additionally, PORT MANN is too similar to PORTMAN. Please propose a unique name for this street as well.

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)
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)
Quddity confirmed all layouts will have 2 car garages
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 Atherton Prairie Dr and Bridge Creek Terrace 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 Capilano Heights Dr and Bridge Creek Terrace Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

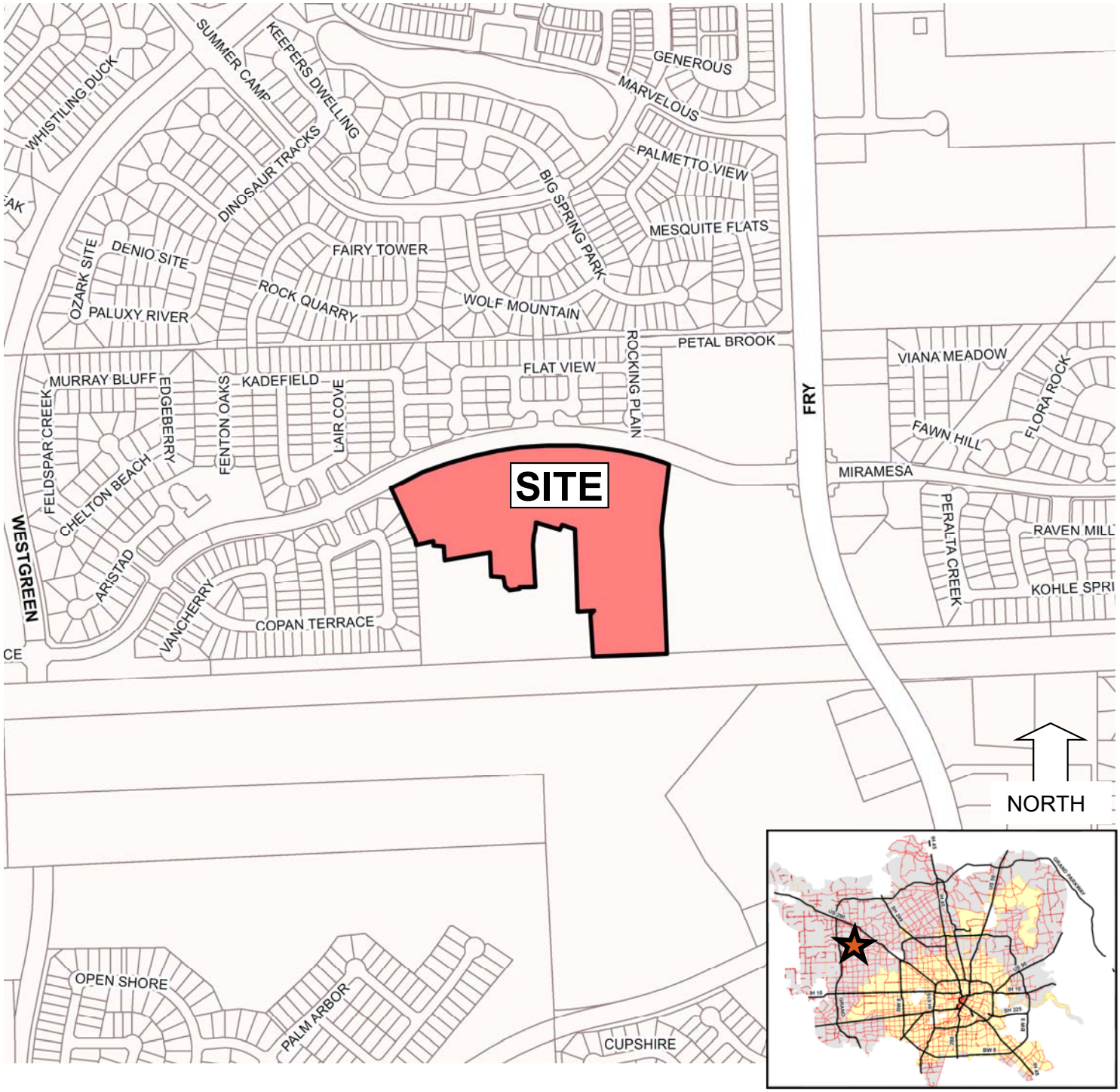
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Bridge Creek Village Sec 1

Applicant: Quiddity Engineering



D – Variances

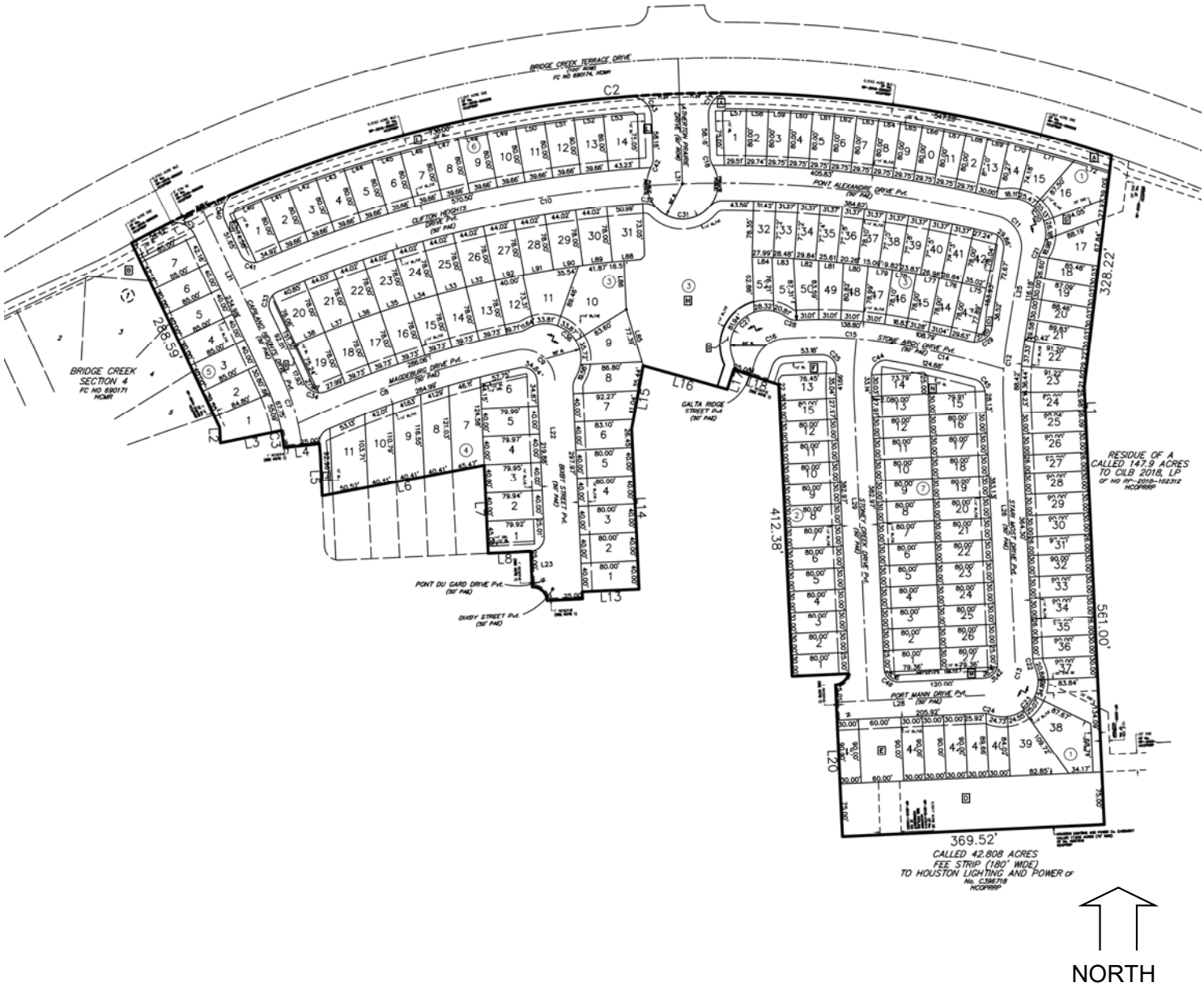
Site Location

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Bridge Creek Village Sec 1

Applicant: Quiddity Engineering



D – Variances **Subdivision**

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 02/20/2025**

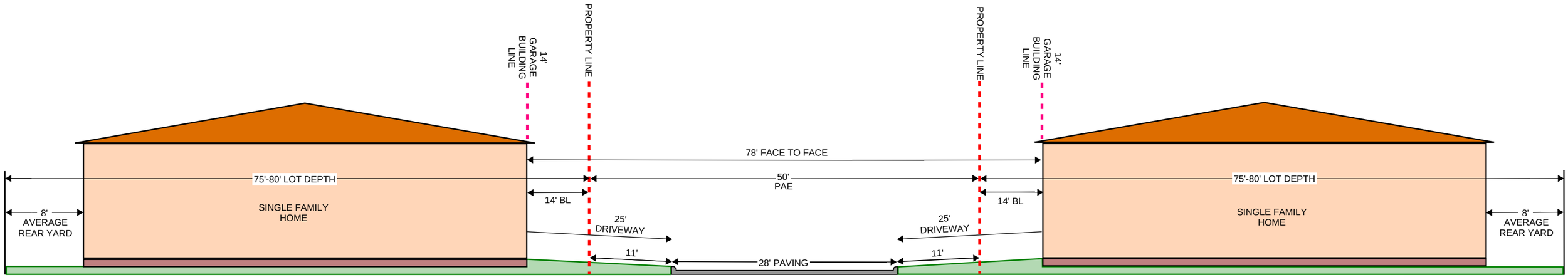
Subdivision Name: Bridge Creek Village Sec 1

Applicant: Quiddity Engineering



D – Variances

Aerial



BRIDGE CREEK VILLAGE TYPICAL STREET SECTION

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0192
Plat Name: Bridge Creek Village Sec 1
Applicant: Quiddity Engineering
Date Submitted: 01/27/2025

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 for a 14' garage building line for single family lots along a Type 1 PAE/PUE.
Chapter 42 Section: 150, 156

Chapter 42 Reference:
Sec. 42-150. Building line requirement: "Local streets: Single-family residential: 20 feet, if the lot meets the standards of section 42-156(b); 10 feet, if the lot meets the standards of section 42-156(b) or section 42-157(b)...." AND Sec. 42-156(b) "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: [...] (2) "10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section." AND Sec. 42-156(c) "Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the 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 Bridge Creek Village Development is a ±25-acre single family residential development situated in the City of Houston's ETJ in Harris County. It is located north of West Road, East of SH 99 The development proposes Type 1 private streets (PAE/PUE) which follow the same standards as public local streets, for which Chapter 42 allows a 10' setback on the principal structure and a 20' setback on the garage. This dual setback is intended to ensure that vehicles can park in the driveway without blocking the sidewalk or hanging into the street, especially on streets with open-ditch cross sections or substandard paving sections. The subject variance request is to allow a 14' garage building line along these private streets. The new streets will be built to public standards with a curb and gutter cross-section, so there will be no ditch to contend with. Since the proposed development is utilizing private streets, it will not be accessible to public through traffic, which significantly reduces potential impacts on surrounding properties and public roadways, as only residents and their guests will have access. This limited access promotes safety and minimizes any impact on traffic flow. The variance request specifically addresses the placement of the garage, not the main structure, allowing the remainder of the property to align with the regular setback standards. The design provides at least 25 feet from the garage door to the back of the curb, and about 20 feet from the garage door to the sidewalk. This setback ensures that vehicles can be parked in front of the garage without obstructing sidewalks or limiting pedestrian access, therefore enhancing safety for residents and visitors. The distance also ensures that vehicles parked in the driveways will not overhang the street, which ensures the variance does not negatively impact public safety or functionality and aligns with the intent of the 20' garage setback requirement.

(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 the enclosed, private street nature of the development and that it meets the intent and general purposes of the ordinance. The ordinance is intended to protect a multitude of different street cross-sections, but by constructing a new curb-and-gutter cross section, the circumstances that the ordinance guards against are not present. Meeting the standards of the ordinance would deprive the developer of the reasonable use of the land.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter will be preserved and maintained by providing adequate distance for parked vehicles in the driveway to not overhang or impose use of the sidewalk or the street.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the requested variance will not be injurious to the public health or safety or welfare as the intended outcome of the ordinance is upheld. Adequate space in the driveway to park a vehicle without blocking the street or sidewalk to those within the gated community.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the justification for this variance. The developer is meeting the intent of the ordinance and would be deprived of the highest and best use of their land if required to comply with the ordinance as written.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2025-0192
Agenda Item: 107
PC Action Date: 02/20/2025
Plat Name: Bridge Creek Village Sec 1
Applicant: Quiddity Engineering

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 150, 156

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow for a 14' garage building line for single family lots along a Type 1 PAE/PUE.;

Basis of Recommendation:

The subject site is an over 19 acre property located in the Harris County Extraterritorial Jurisdiction South along Bridge Creek Terrace Drive, west of Fry Road.
The applicant is proposing 169 single-family lots and 14 reserve on a Type I PAE Private Street development and is request a reduced building line of 14-feet along the interior type I PAE streets in lieu of the required 20' BL. Staff is in support of the requested variance.
The 50' PAE/PUEs would have a 28' paving section, allowing for utilities and landscaping within the right-of-way adjacent to the pavement section. For lots with a 14' building line, the back-of-curb distance would be 25', with 19' space between the Garage and the proposed sidewalk. Granting these requests will not affect public health, safety, or welfare. This development is self-contained within a private roadway development with no through-street connections. Should the County be requested to accept the PAEs for maintenance, they would require the roadways to meet IDM standards.
Harris County Engineering has no objection to the request.
Staff's recommendation is to grant the requested variances 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

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;

The Type 1 PAE private street community does not have a high volume or rate of traffic due to the self-contained nature of the development. The proposed setback would allow for sufficient driveway parking and be conducive to lower speeds of traffic. The reduced building line would not be 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;

Reduced building lines potentially impact infrastructure and development of streets. However, Type 1 PAEs are private streets, and the reduced building lines allow for a higher density development that more meets the demand of the market while meeting the utility requirements to serve the community.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of the building line requirements is to serve in protection of the habitable area of structures, to help create a safe, comfortable space for all road users, and to create an open space reducing what could be a tunneling effect of structures looming into the right-of-way. The proposed development would be a private right-of-way with low volume and rate of traffic and the proposed cross-section provides ample back-of-curb space.

(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 nature of the self-contained private street subdivision limits vehicular traffic within the community to only residents and their guests.

(5) Economic hardship is not the sole justification of the variance.

The primary justification for granting the variances is the design of the street system as private streets with no through-traffic.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 02/20/2025
Plat Name: Griffin Airport and 288 Industrial Property Sec 1
Developer: Kimley Horn
Applicant: Windrose
App No/Type: 2025-0029 C2R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	54.1600	Total Reserve Acreage:	17.7950
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	Harris County MUD 404

County	Zip	Key Map ©	City / ETJ
Harris	77051	572H	City

Conditions and Requirements for Approval

001. Staff requests a two week deferral for further study and review

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.

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

1) Deny all vehicular access from Eroc Avenue.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 02/20/2025
Plat Name: Griffin Airport and 288 Industrial Property Sec 1
Developer: Kimley Horn
Applicant: Windrose
App No/Type: 2025-0029 C2R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

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.

Parks and Recreation: -Add Park note "No land is being established as private park or dedicated to the public for park purposes."

HPW-OCE- Drainage and Utility: Detention is required.

Stormwater quality permit is required.

Harris County Flood Control District: Flood Control review - The plat needs to show Drainage Channel C135-00 -00 with top of banks at the western boundary of the property, see regulations guidelines in uploaded PDF.

HPW-HW- IDS: For the creation of a 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.

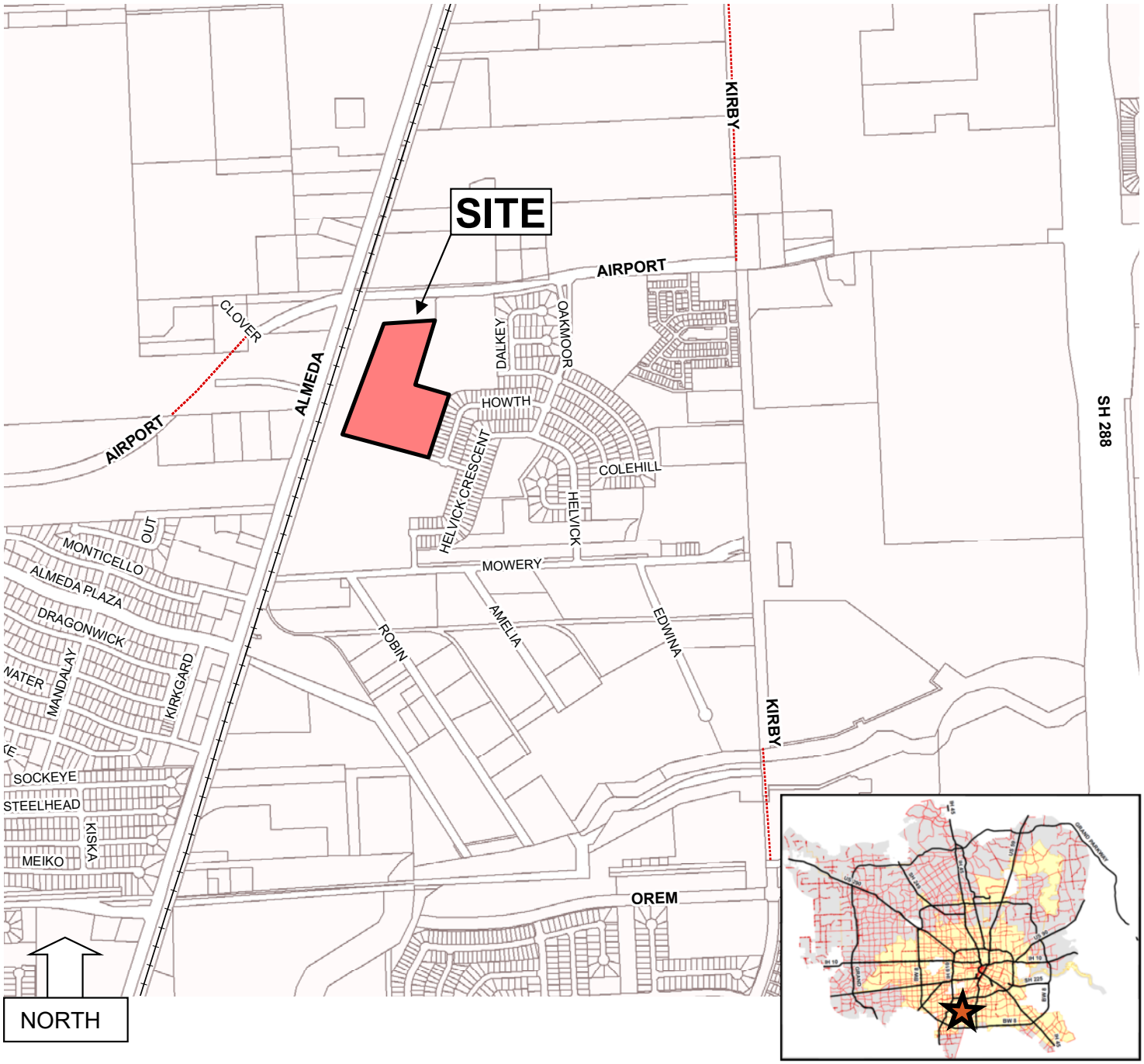
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Griffin Airport and 288 Industrial Property Sec 1

Applicant: Windrose



D – Variances

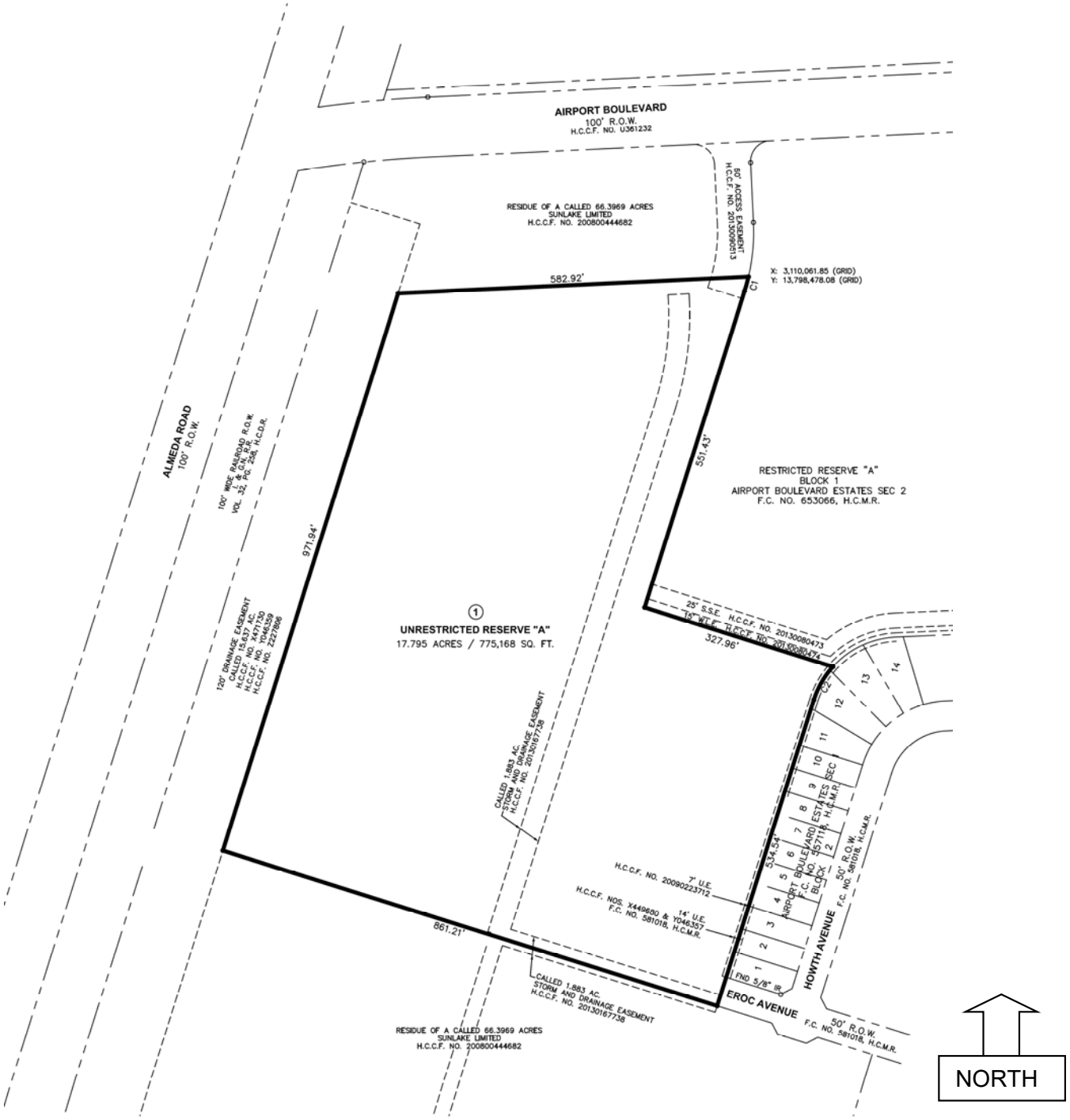
Site Location

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Griffin Airport and 288 Industrial Property Sec 1

Applicant: Windrose



D – Variances Subdivision

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 02/20/2025**

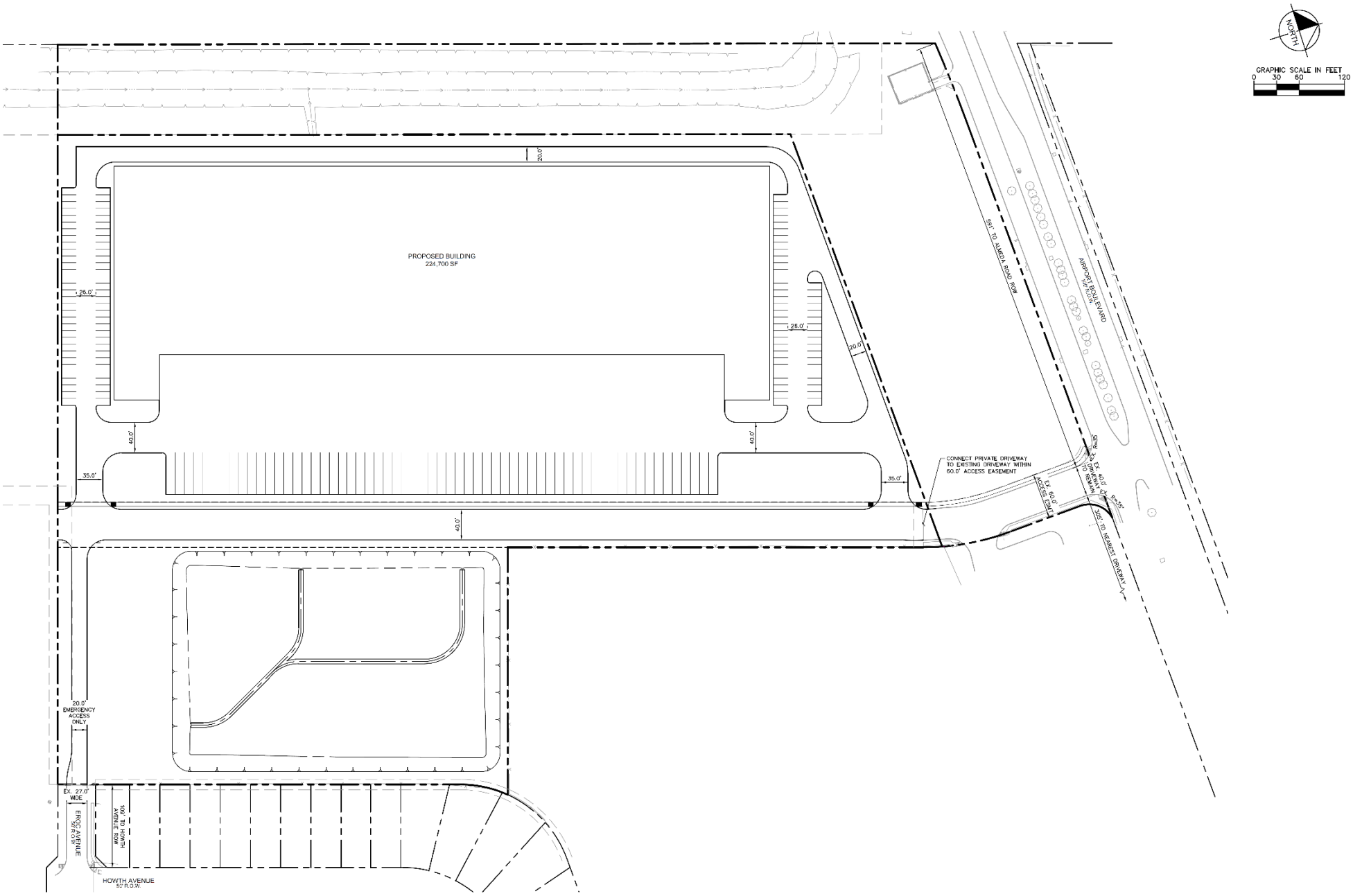
Subdivision Name: Griffin Airport and 288 Industrial Property Sec 1

Applicant: Windrose



D – Variances

Aerial



DRIVEWAY EXHIBIT
11/26/2024

Kimley»Horn

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0029
Plat Name: Griffin Airport and 288 Industrial Property Sec 1
Applicant: Windrose
Date Submitted: 01/11/2025

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 access from 60' access easement in lieu of public street frontage.
Chapter 42 Section: 42-190

Chapter 42 Reference:
Sec. 42-190. – Tracts for non-single-family-use-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:

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;
Subject property is 17.795 acres located at 11835 Almeda road at its intersections with Airport Blvd. and Almeda Rd. The applicant desires to develop a 224,700 SF spec industrial warehouse and is requesting access from a 60' access easement along Airport Blvd. that is consistent with the width required for a public street where a Reserve fronts, the width does meet the intent of Chapter 42 for this type of land use. The access easement is the only one that meets Chapter 42-190 since there is another access but is 50' on Eroc avenue. Per Chapter 42-190 municode prevents my client from developing this site since the seller currently owns the entire tract from West Airport to Mowery Road (south end). Our client is buying a portion of the tract but the seller intends to keep the right of way frontage for another use which includes the area where the access easement is located.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances justifying the granting of the variance are not due to any hardship created or imposed by the applicant. The justification for the variance is that the seller currently owns the entire tract from West Airport to Mowery Road (south end). Our client is buying a portion of the tract but the seller intends to keep the right of way frontage for another use which includes the area where the access easement is located. We will be providing access from a 60' access easement along Airport Blvd. and 50' access along Eroc Avenue.

(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, since the existing access easement has the minimum required 60' width, for a Reserve frontage. The site will continue to be vacant if this variance doesn't get approved as the seller intends to only sell a portion of the property which it doesn't has right of way but he is willing to give access through the 60' access easement along Airport Blvd. and 50' access along Eroc Avenue.

(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 imped traffic; nor will in any way compromise public health or safety. It is not an unreasonable request to grant access through the 60' access easement along Airport Blvd, on the contrary, the proposed variance aims to develop a spec industrial warehouse.

(5) Economic hardship is not the sole justification of the variance.

The justifications for the requested variance are the unusual physical characteristics of the land and restrictions associated with existing development that prevent the developer from securing viable public street frontage. The existing characteristics of the property make securing the variance the only way for the applicant to realize reasonable use of the land and for the City and County to support the highest and best use.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0029
Plat Name: Griffin Airport and 288 Industrial Property Sec 1
Applicant: Windrose
Date Submitted: 01/11/2025

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 not extend nor terminate with a cul-de-sac Eroc Avenue.
Chapter 42 Section: 42-134

Chapter 42 Reference:
(a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of 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
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;
Subject property is 17.795 acres located at 11835 Almeda road at its intersections with Airport Blvd. and Almeda Rd. The site is located in Harris County, City of Houston City Limits. The applicant desires to develop a 224,700 SF spec industrial warehouse facility on the subject site and is requesting access from a 60' access easement along Airport Blvd. that is consistent with the width required for a public street where a Reserve fronts, the width does meet the intent of Chapter 42 for this type of land use. The access easement is the only one that meets Chapter 42-190. Per Chapter 42-190 municode prevents my client from developing this site since the seller currently owns the entire tract from West Airport to Mowery Road (south end). Our client is buying a portion of the tract but the seller intends to keep the right of way frontage for another use which includes the area where the access easement is located. We are also requesting to not extend Eroc Avenue into the subject site it is not feasible, reasonable, nor necessary to facilitate traffic movement. Additional streets are not necessary as the surrounding residential areas have a safe and effective street network to facilitate vehicular movement. Additional streets are not necessary as the surrounding residential areas have a safe and effective street network to facilitate vehicular movement. Terminating Eroc Avenue in a cul-de-sac is also not reasonable. The stub

street meets most of the provisions listed in Ch.42-134 to not provide a cul-de-sac – the exceptions being the one-lot depth and intersection spacing requirements. Extending or providing a cul-de-sac at the end of the Eroc Avenue stub street is not sound public policy. The justifications for not providing the cul-de-sac include: 1) it would not be used by the vast majority of the residents of the single-family neighborhood; 2) it would create additional paving for the city of Houston to maintain; and, 3) it would create an isolated haven for illegal dumping and criminal activity. The stub portion of Eroc Avenue is very short and any driver can easily see that it's a dead end currently and not turn down the street.

(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 variances. The requests are based on the fact that a new cul-de-sac or street extension would be impractical and harmful to the surrounding area without providing any significant benefit to traffic mobility. The circumstances justifying the granting of the variance are not due to any hardship created or imposed by the applicant. Because an effective and safe street network is already in place for the surrounding areas, extending Eroc Avenue at such little distance south of Mowery Road would only subject the connected single-family neighborhoods to speeding vehicles looking to shave seconds or a few minutes off their travel time. The seller currently owns the entire tract from West Airport to Mowery Road (south end). Our client is buying a portion of the tract but the seller intends to keep the right of way frontage for another use which includes the area where the access easement is located. We will be providing access from a 60' access easement along Airport Boulevard.

(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, since the existing access easement has the minimum required 60' width, for a Reserve frontage. The site will continue to be vacant if this variance doesn't get approved as the seller intends to only sell a portion of the property, which it doesn't has right of way but he is willing to give access through the 60' access easement along Airport Boulevard. The purpose of providing a cul-de-sac is to allow vehicles to safely turn around when travelling down a dead-end street and increase traffic circulation. In this case, there is little traffic traveling near the end of Eroc Avenue, with circulation provided via Howth Ave and Helvick Cres Avenue. Providing a cul-de-sac would generate more street parking and illegal dumping which would congest traffic more than the stub streets currently do. In addition, the subdivision has two points of access to Airport Blvd and Mowery Road, outside the boundaries of this subdivision per the requirements of Section 42-189. Extending Eroc Avenue is also against the intent of the City's development regulations as an effective and safe street network already exists. Connecting the residential areas of the site would put countless pedestrians at risk only to save a few minutes for fastest of vehicles compared to using the numerous signalized intersections that currently facilitate movement in the vicinity.

(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 as a safe and effective street network services the surrounding single-family areas. Property does not impede traffic; nor will in any way compromise public health or safety. Providing cul-de-sacs would be injurious to the public's health, safety and welfare as they would be over parked and used for illegal dumping in short order. Further, isolated cul-de-sacs of this nature are perfect staging points for criminal activity that will negatively impact surrounding residents and burden the City's law enforcement personnel. Extending Eroc Avenue would pose a threat to the public's safety as it would place the numerous pedestrians in direct conflict with high-speed cut-through traffic. This situation will only worsen over time as the only vehicles realizing savings in travel time from the cut-through will be extremely high-speed vehicles that are trying to beat out the average driver that will realize a safer and more efficient route by taking the paths to Airport Boulevard and Mowery Road. It is not an unreasonable request to grant access through the 60' access easement along Airport Blvd, on the contrary, the proposed variance aims to develop a spec industrial warehouse.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship has no bearing on these variance requests. The justifications for the requested variances are the unusual physical characteristics of the land and restrictions associated with existing development that prevent the developer from securing viable public street frontage. The existing characteristics of the property make securing the variances the only way for the applicant to realize reasonable use of the land and for the City to support the highest and best use.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2025-0029
Agenda Item: 108
PC Action Date: 02/20/2025
Plat Name: Griffin Airport and 288 Industrial Property Sec 1
Applicant: Windrose

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-190; 42-134

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow access from 60' access easement in lieu of public street frontage. ;
To not extend nor terminate with a cul-de-sac Eroc Avenue.;

Basis of Recommendation:

The site is located in the city limits, west of 288, south along Airport Blvd and east of Almeda.
The applicant is requesting a variance to allow a reserve to take access from an access easement and to not extend or terminate a stub street with a cul-de-sac. Staff is in support of the request.
The site is a 17 acre reserve out of general plan intended for industrial warehouses. The reserve takes access from a 60-access easement recorded in 2013.
The adjacent subdivision created a street system that stubs into the east plat boundary. Given the use of the reserve, staff supports not extending the street which would introduce industrial traffic with residential traffic. The site plan shows an emergency access from the dead end of the stub street. Since the general plan fronts multiple streets and a major thoroughfare, staff will place a condition to remove all vehicular access from the residential subdivision.
Staff recommendation is to grant the request 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

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 unusual physical characteristics that affect the property is the access access easement recorded in 2013. The owner of the general plan wishes to maintain ownership and was not willing to sell the ownership of the easement, per the applicant.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Extending the public R.O.W would allow the industrial traffic to use navigate through the residential subdivision.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Staff will place a condition on the cpc 101 to removed secondary access from the residential subdivision. The access easement connect directly to the major thoroughfare.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The access easement is built close to public street standard and will be suitable for the industrial traffic.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. Denying access from the stub street will keep the industrial traffic separate from the residential traffix.

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

January 31, 2025

NOTICE OF VARIANCE

PROJECT NAME: Griffin Airport and 288 Industrial Property Sec 1
REFERENCE NUMBER: 2025-0029

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at 11835 Almeda Road, south along Airport Boulevard and north along Mowery Road. 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 two variances, 1- To take access via a 60' wide access easement in lieu of public street frontage; and 2- To not extend, nor terminate with a cul-de-sac, Eroc Avenue. Enclosed are copies of the variance request, site plan, exhibits, 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, February 20, 2025, 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. **Anyone attending the meeting must sign up on a designated form located at the entrance to the Council Chamber.**

You may submit written comments by sending an 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.

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

For additional information regarding this project, please call Lucero Magana with Windrose at 713-458-2281. You may also contact the Planning and Development Department regarding this notice via email at John.Cedillo@houstontx.gov or call (832)393-6633. 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.
- **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 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. This is a type of Special Request.
- **SPECIAL EXCEPTION:** A modification to certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards. This is a type of Special Request.
- **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.
- **DEED RESTRICTIONS:** 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.

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 26 members and meets per their adopted Commission meeting schedule available on Planning Department webpage.

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 Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 02/20/2025
Plat Name: Icon M Tower
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2025-0008 C2R

Staff Recommendation:
Defer for further study and review

Total Acreage:	0.4570	Total Reserve Acreage:	0.4570
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77019	493N	City

Conditions and Requirements for Approval

001. Staff requests a two week deferral for further study and review.

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.

127. Add the Visibility Triangle 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. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

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.

1. All abbreviations on plat must be in the Legend and/or notes of plat. ADD HCCR.
2. Proposed pedestrian realm must align with TIRZ's Montrose Boulevard ROW improvements project.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 02/20/2025
Plat Name: Icon M Tower
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2025-0008 C2R

Staff Recommendation:
Defer for further study and review

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-OCE- Drainage and Utility: Detention is required.

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.

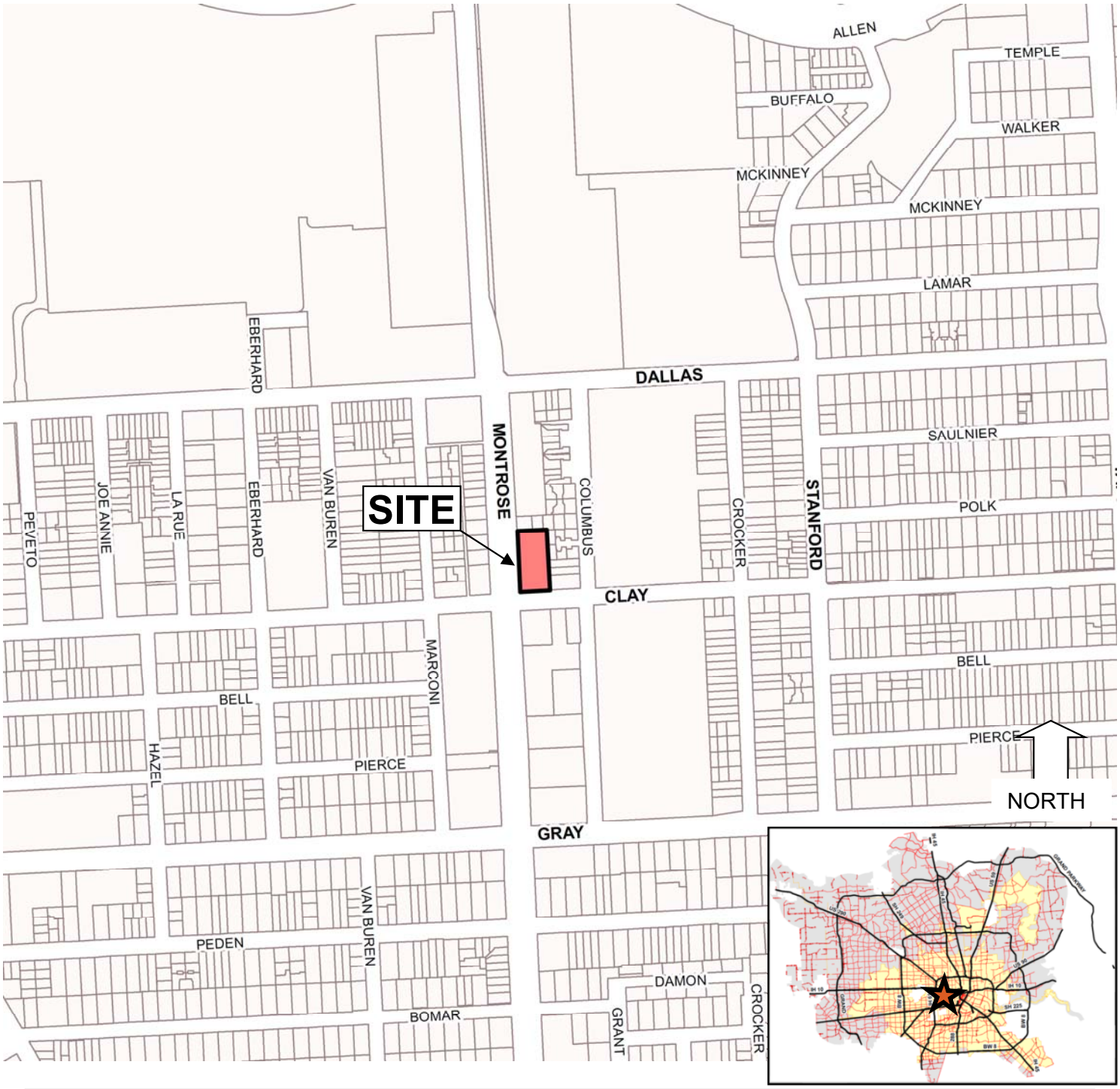
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Icon M Tower

Applicant: CE Engineers & Development Consultants, INC



D – Variances

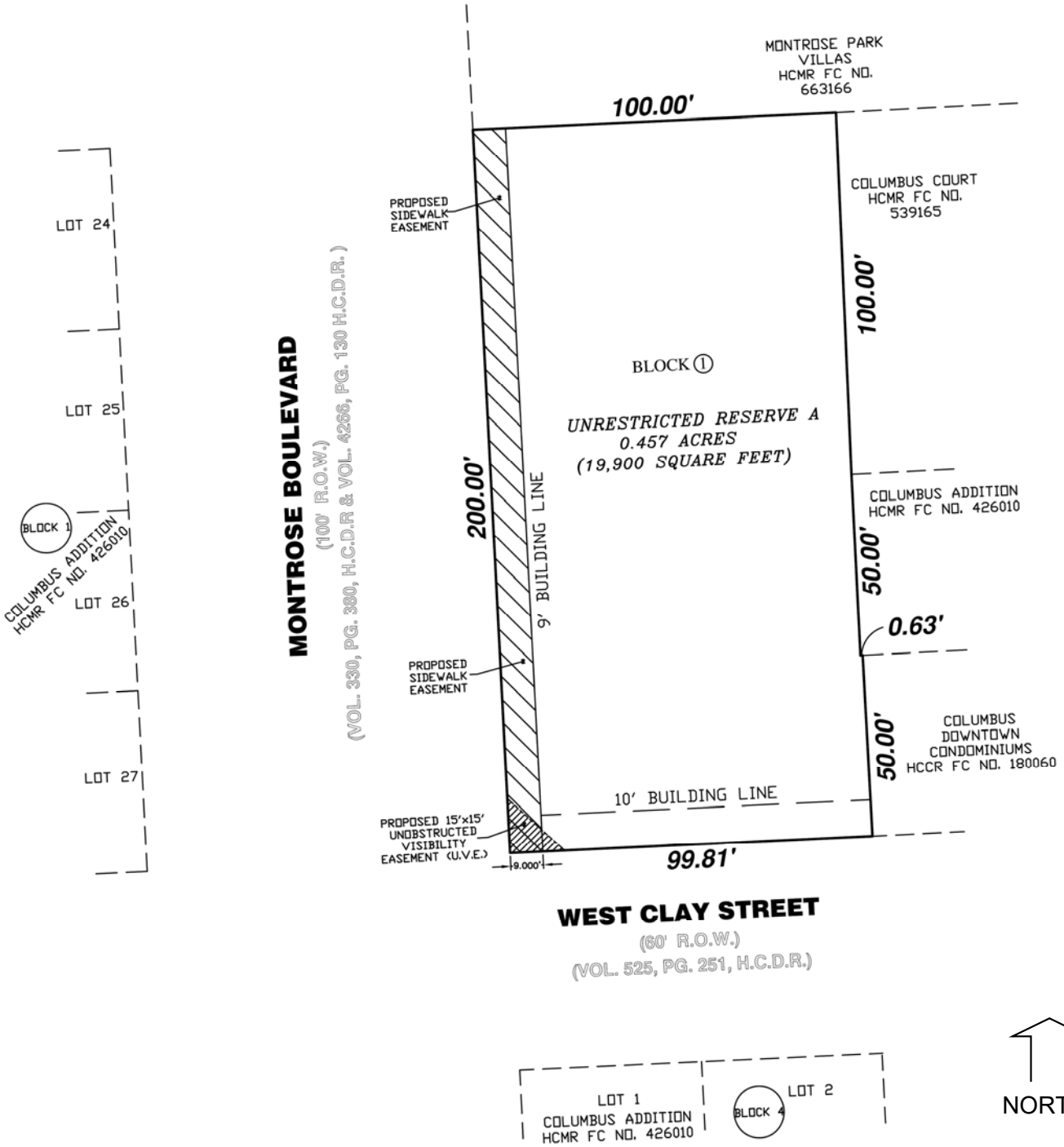
Site Location

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Icon M Tower

Applicant: CE Engineers & Development Consultants, INC



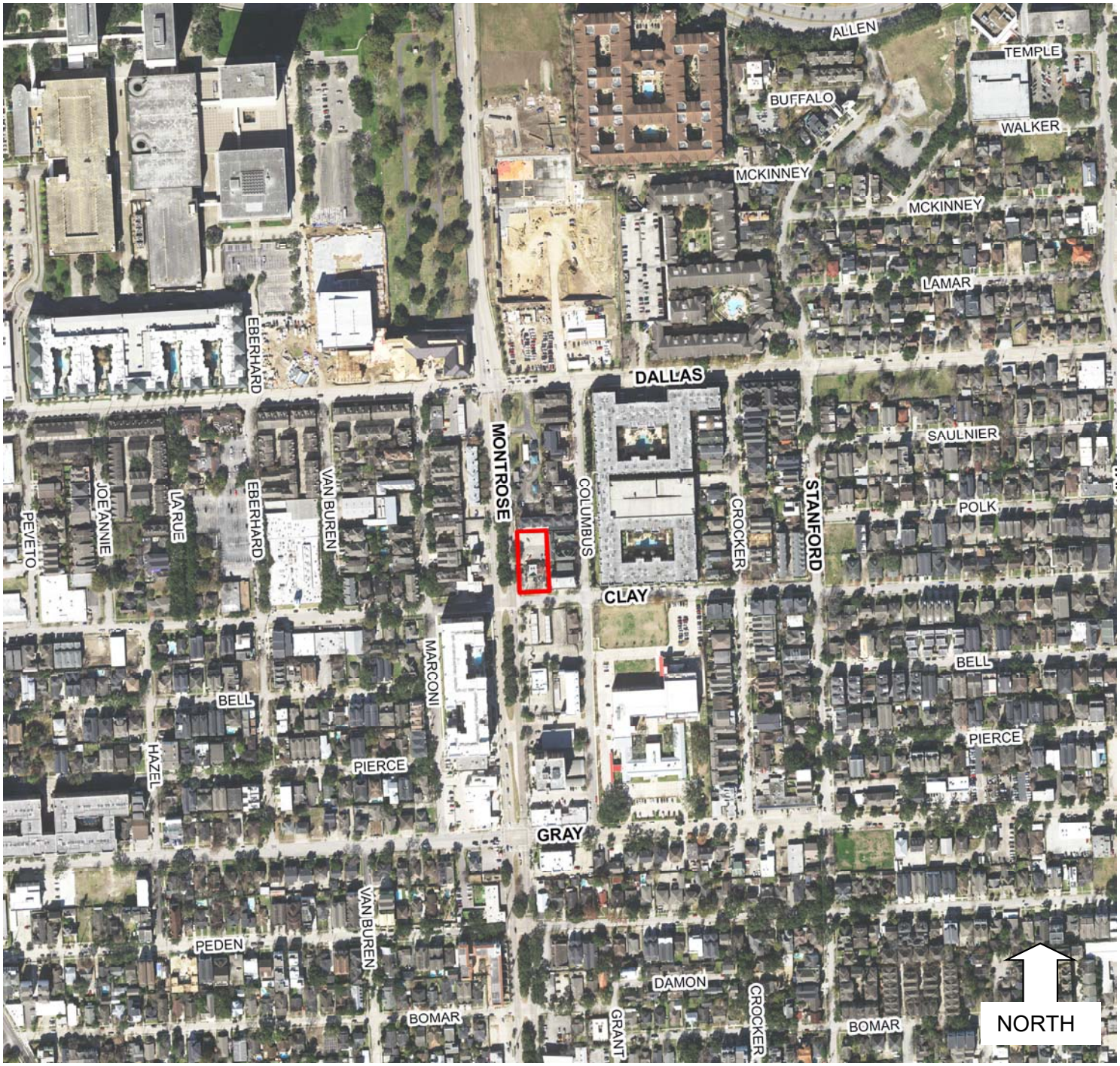
D – Variances **Subdivision**

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Icon M Tower

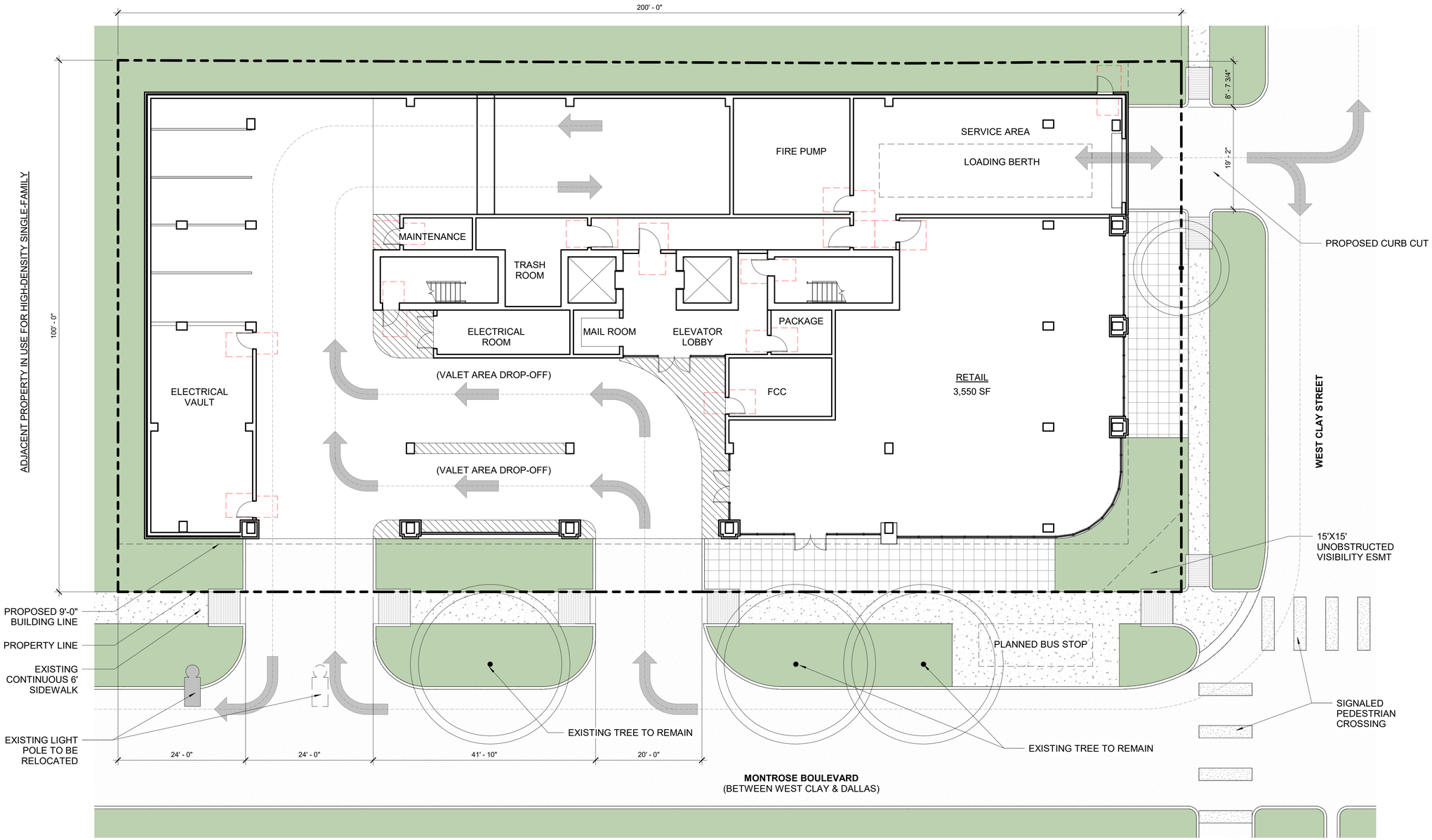
Applicant: CE Engineers & Development Consultants, INC



D – Variances

Aerial

ADJACENT PROPERTY IN USE FOR MULTI-FAMILY



Goree
Interiors | Architecture | Brand

ICON M CONDOMINIUM BUILDING

MONTROSE BOULEVARD, HOUSTON, TEXAS

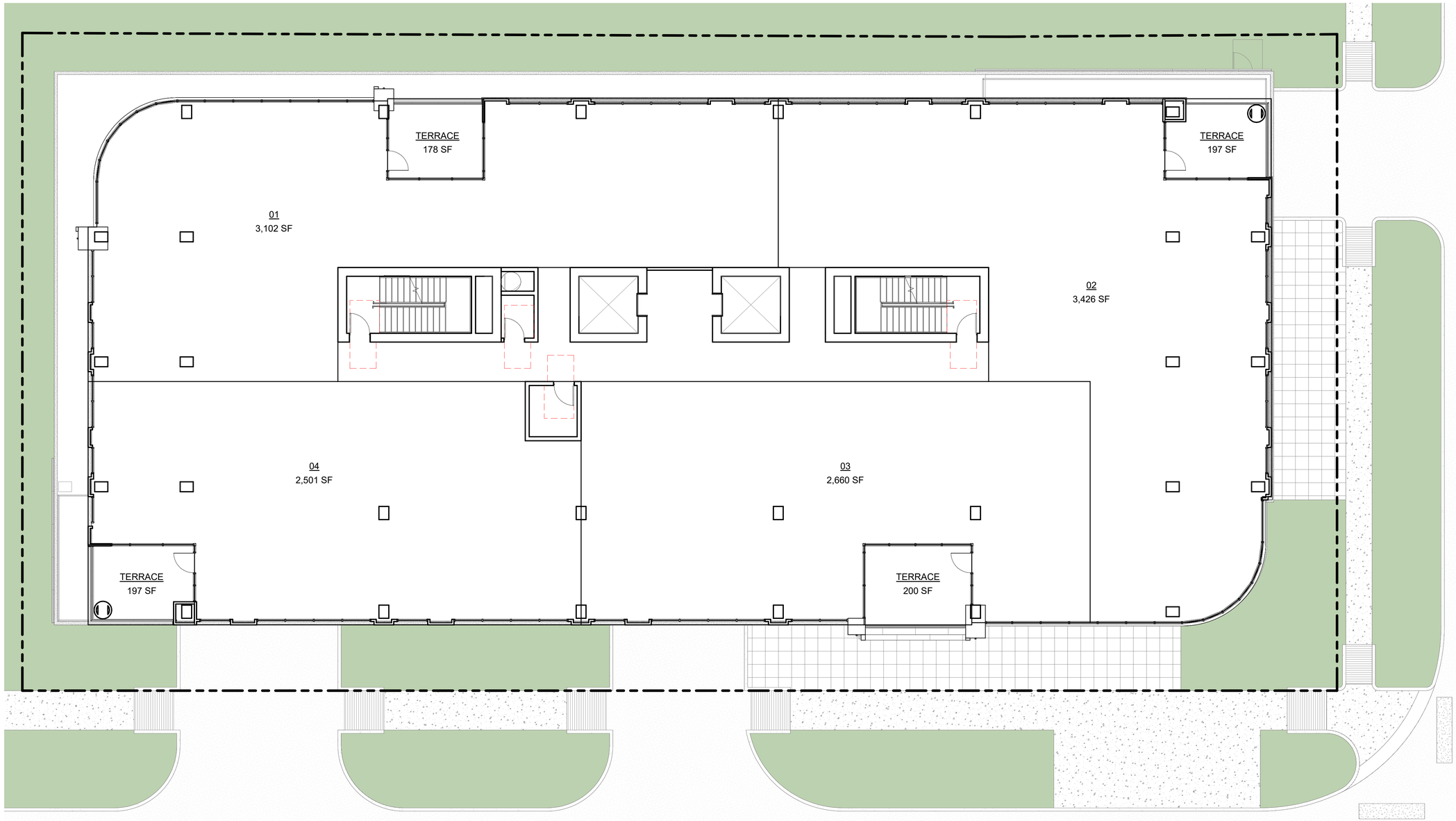
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SCALE: 1" = 10'
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SITE PLAN

01/07/25

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Goree
Interiors | Architecture | Brand

ICON M CONDOMINIUM BUILDING

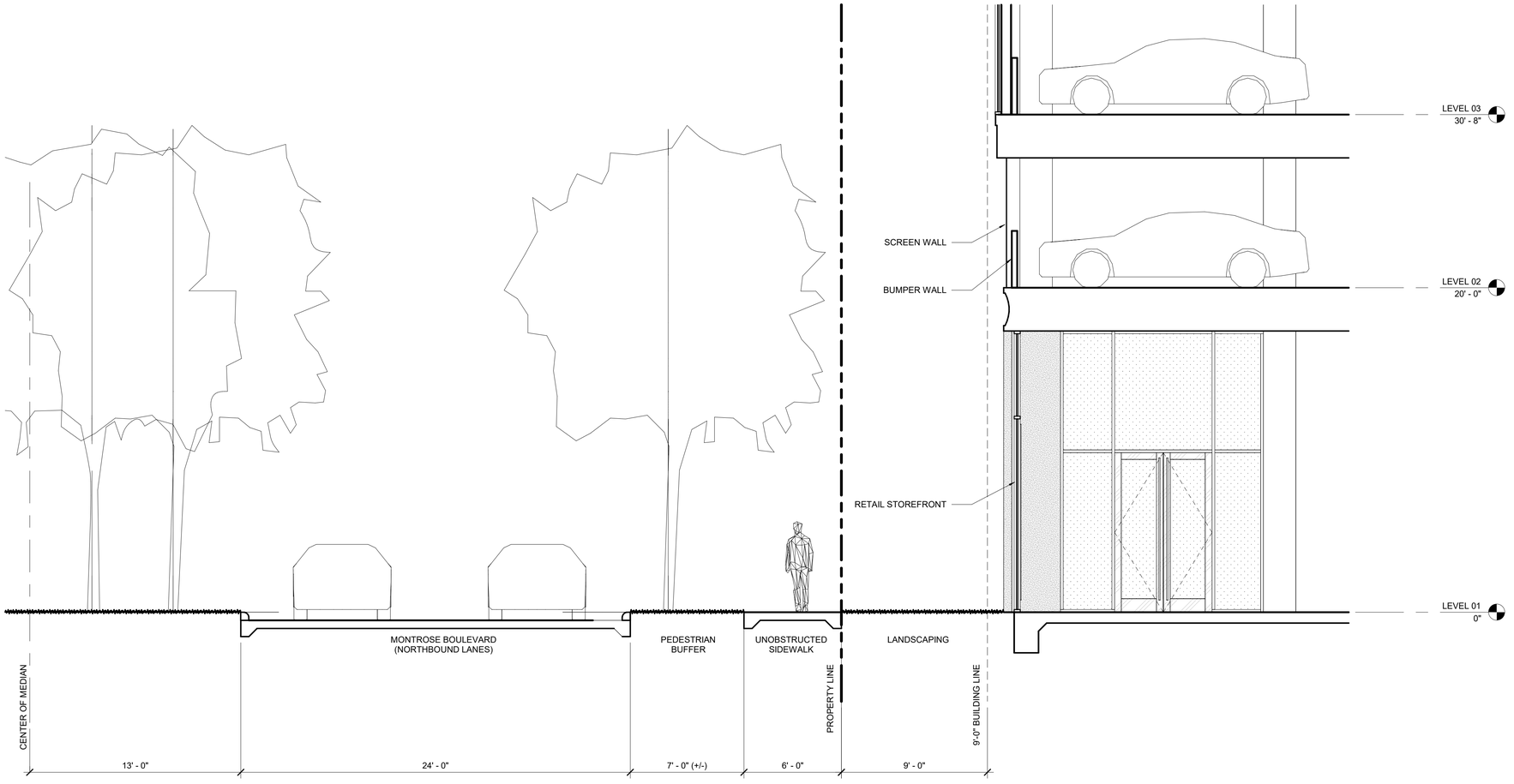
MONTROSE BOULEVARD, HOUSTON, TEXAS

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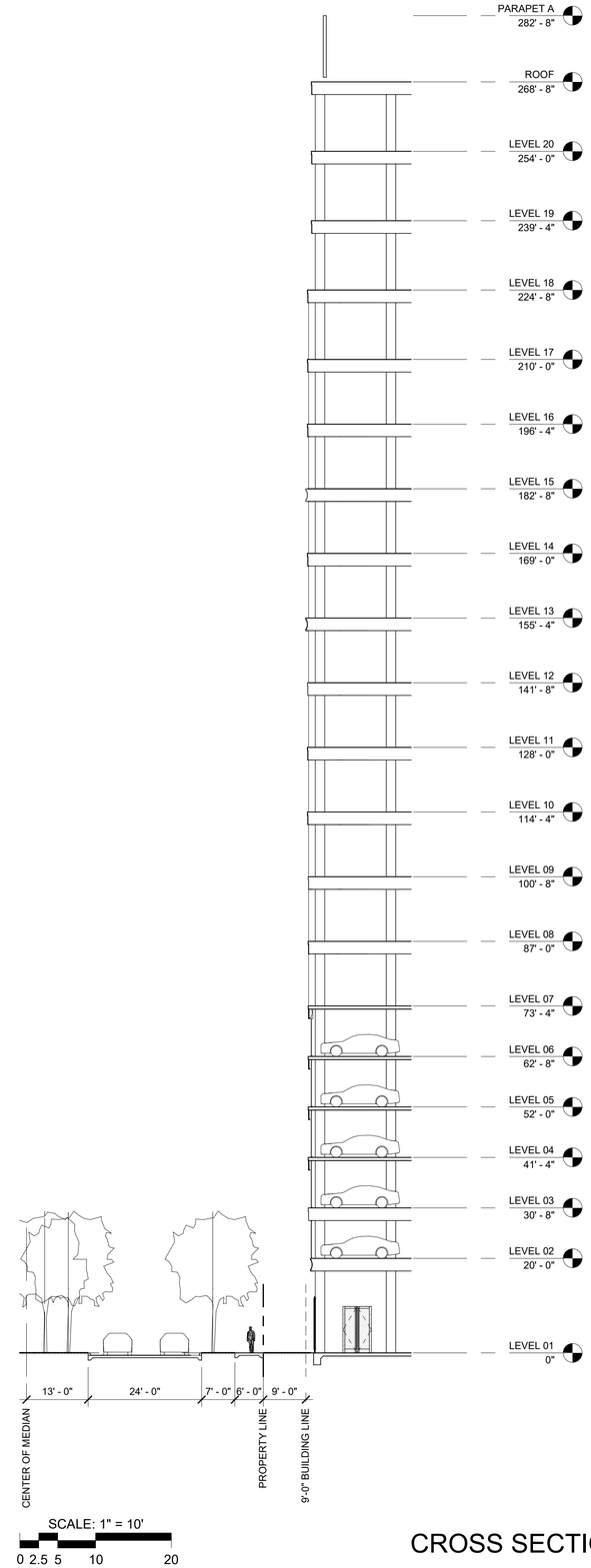
TYPICAL 4-HOME FLOOR PLAN

01/08/25

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2 ENLARGED CROSS SECTION
SCALE: **1/4" = 1'-0"**



SCALE: 1" = 10'
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ICON M CONDOMINIUM BUILDING

MONTROSE BOULEVARD, HOUSTON, TEXAS

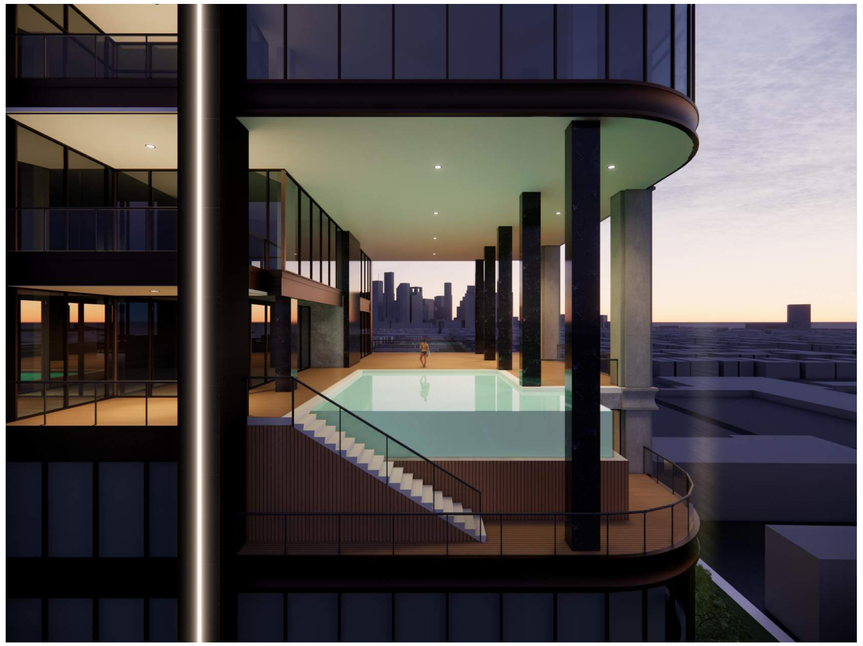
CROSS SECTION

01/13/25

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ICON M CONDOMINIUM BUILDING

MONTROSE BOULEVARD, HOUSTON, TEXAS

MONTROSE ELEVATION & POOL DECK

01/07/25

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ICON M CONDOMINIUM BUILDING

MONTROSE BOULEVARD, HOUSTON, TEXAS

PERSPECTIVE VIEWS

01/07/25

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0008
Plat Name: Icon M Tower
Applicant: CE Engineers & Development Consultants, INC
Date Submitted: 01/10/2025

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 for a 9' Building Line along Montrose Blvd instead of the ordinance required 25' Building Line for development along a major thoroughfare for the property located at 1203-1209 Montrose Blvd.

Chapter 42 Section: 150

Chapter 42 Reference:

"Building Line for Major Thoroughfares In general 25 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 proposed building is a 20 level Luxury High Rise located on the Northeast corner of West Clay Street and Montrose Boulevard at the current location of the Khun Kay Thai Restaurant. The building will consist of retail uses at ground level, six levels of parking and 45 residences on levels seven and above. The building design is compatible with Right of Way improvements currently in development and will not impact any existing or planned trees along Montrose Boulevard. The 25' building line negatively impacts the property by diminishing the buildable footprint significantly enough to prohibit any type of commercial development. The property is roughly one hundred feet in depth and two hundred feet wide. The 25' building line reduces the buildable area to approximately 75' x 190' which ultimately leaves surface parking as the only available option to construct along Montrose Boulevard which is inconsistent for a walkable urban neighborhood. This application is for a 9' building line which would leave approximately 90' x 190' of buildable area necessary for a vertical development with garage parking on levels two and above creating opportunities for storefronts at grade to activate the pedestrian realm. Without a variance, it would not give enough space to park and drive up or down the garage parking lot as parking garages need to follow an oval shape driving trajectory. The proposed 9' zone will be used to enhance the pedestrian experience with planting and hardscaping consistent with the aspirations of providing a safe and walkable environment. One variance request is being submitted to accommodate space for sidewalks, landscaping and storefronts consistent with neighboring developments.

(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 in this area are not created by the applicant. The granting of the variance would provide a condition where landscape improvements will be made to enhance the public experience

as a benefit to the neighborhood.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The developer is ensuring that the above mentioned criteria will be strictly adhered to and will follow the intent and general purpose of Chapter 42. It is understood that the commission is authorized to impose any condition on this variance request and these conditions will be met.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The developer will implement proper measures and protocols ensuring that there will be no negative impact to the public health, safety and welfare as a result of this development. As illustrated by the provided cross section in the submittal package, the 9' building line provides significant landscape buffering from the existing edge of a 6' sidewalk to the face of the proposed building. The planned building storefront will be approximately 22' from the back of curb at Montrose Boulevard.

(5) Economic hardship is not the sole justification of the variance.

The developer is not requesting the 9' building line variance based on an economic hardship. The intent is to create a mixed-use urban building that is compatible with the existing neighborhood and mutually beneficial to its neighbors. The building line reduction from 25' to 9' allows for a commercial development which will generate employment, build tax revenue and encourage affordable entrepreneurship for the community.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2025-0008
Agenda Item: 109
PC Action Date: 02/20/2025
Plat Name: Icon M Tower
Applicant: CE Engineers & Development Consultants, INC

Staff Recommendation: Defer for further study and review

Chapter 42 Sections: **150**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow for a 9' Building Line along Montrose Blvd instead of the ordinance required 25' Building Line for development along a major thoroughfare for the property located at 1203-1209 Montrose Blvd. ;

Basis of Recommendation:

Staff requests a two week deferral for further study and review.

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
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

January 31, 2025

NOTICE OF VARIANCE

PROJECT NAME: Icon M Tower
REFERENCE NUMBER: 2025-0008

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at 1211 Montrose Boulevard, at the northeast intersection of Montrose Blvd and West Clay 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.

CE Engineers & Development Consultants, INC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow for a 9' Building Line along Montrose Blvd instead of the ordinance required 25' Building Line for development along a major thoroughfare. Enclosed are copies of the variance request, site plan, exhibits, 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, February 20, 2025, 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. **Anyone attending the meeting must sign up on a designated form located at the entrance to the Council Chamber.**

You may submit written comments by sending an 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.

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

For additional information regarding this project, please call Melissa Lopez with CE Engineers & Development Consultants, INC at 726-437-3840. You may also contact the Planning and Development Department regarding this notice via email at John.Cedillo@houstontx.gov or call (832)393-6633. 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.
- **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 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. This is a type of Special Request.
- **SPECIAL EXCEPTION:** A modification to certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards. This is a type of Special Request.
- **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.
- **DEED RESTRICTIONS:** 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.

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 26 members and meets per their adopted Commission meeting schedule available on Planning Department webpage.

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 Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 02/20/2025
Plat Name: Indigo Trails Water Plant
Developer: Quadvest
Applicant: Hovis Surveying Company Inc.
App No/Type: 2025-0204 C2

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	0.9307	Total Reserve Acreage:	0.9307
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:	

County	Zip	Key Map ©	City / ETJ
Harris	77484	282G	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.

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

1) Record access easement and include "perpetual nonexclusive" language at the time of recordation.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 02/20/2025
Plat Name: Indigo Trails Water Plant
Developer: Quadvest
Applicant: Hovis Surveying Company Inc.
App No/Type: 2025-0204 C2

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

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. (HC) (TLGC-232.0026)
There are no traffic issues with this PLAT

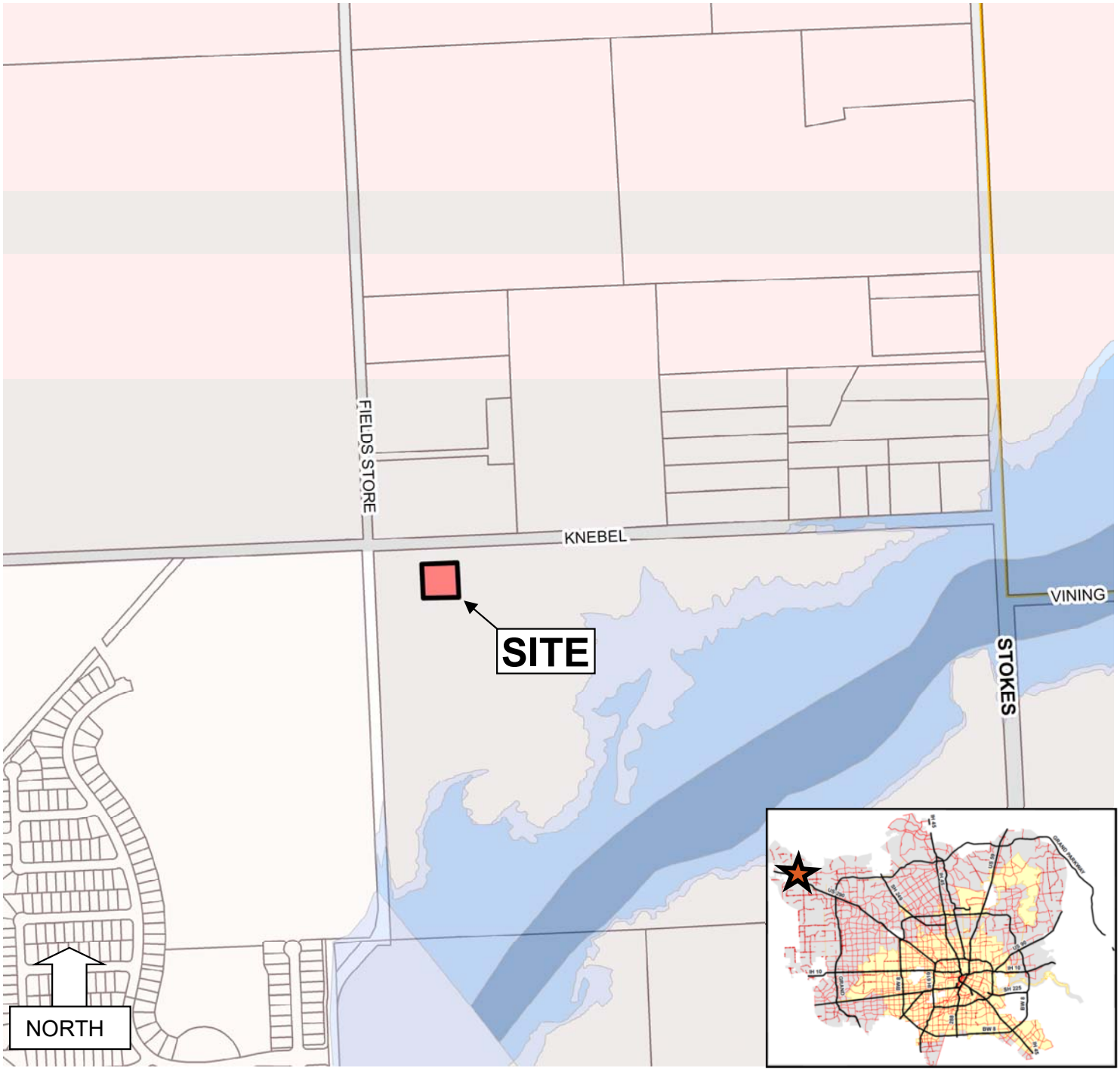
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Indigo Trails Water Plant

Applicant: Hovis Surveying Company, Inc.



D – Variances

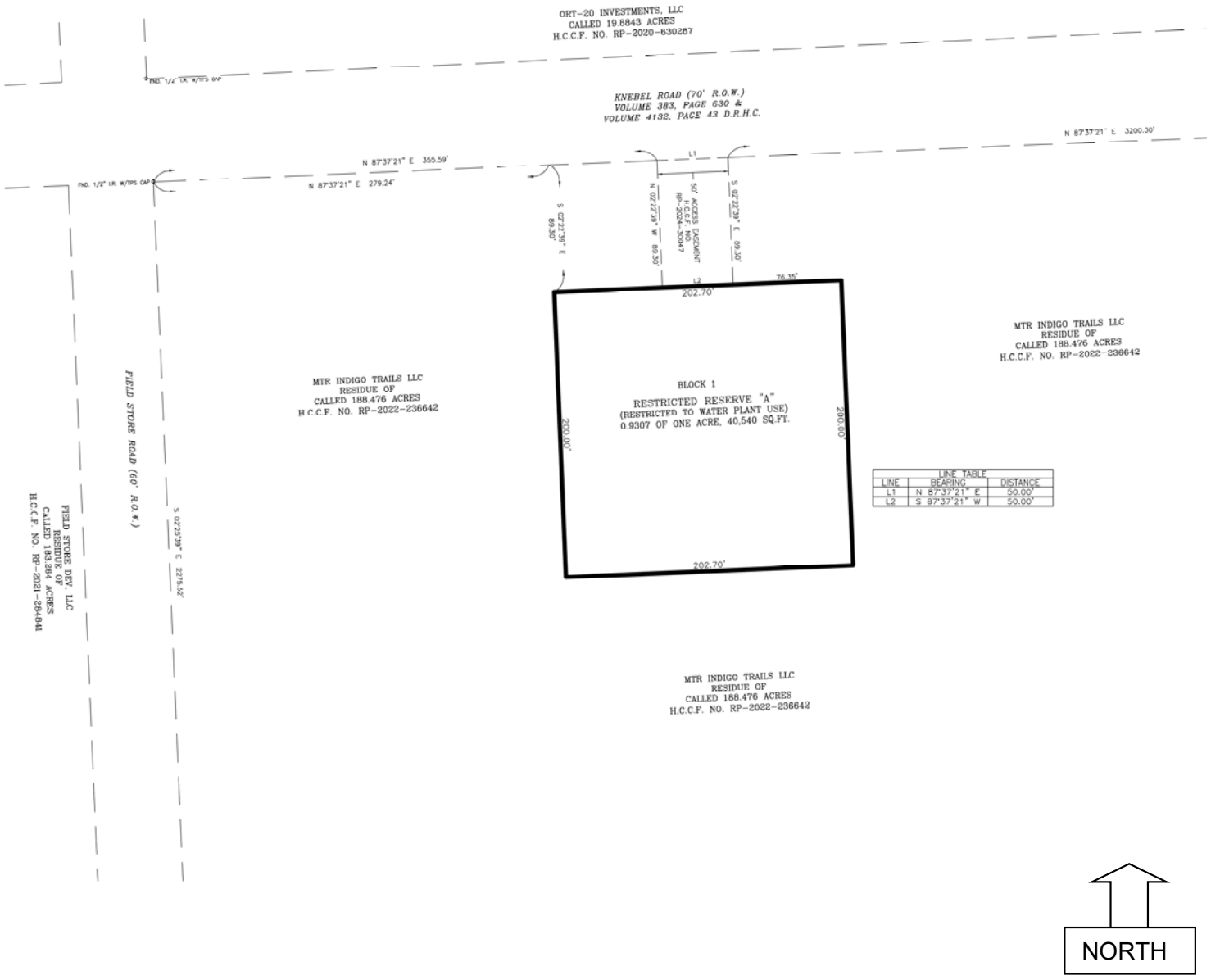
Site Location

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Indigo Trails Water Plant

Applicant: Hovis Surveying Company, Inc.



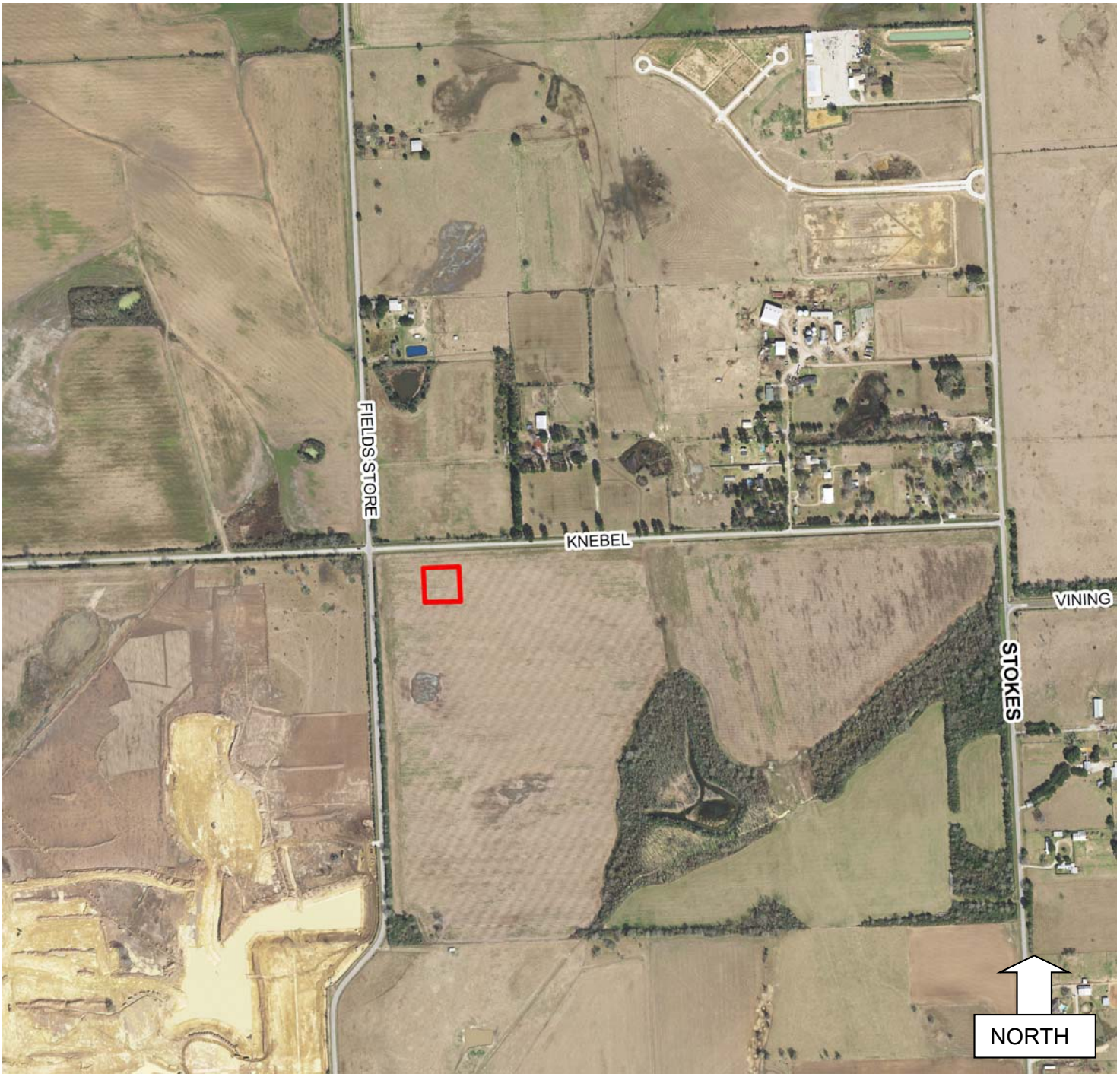
D – Variances **Subdivision**

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 02/20/2025**

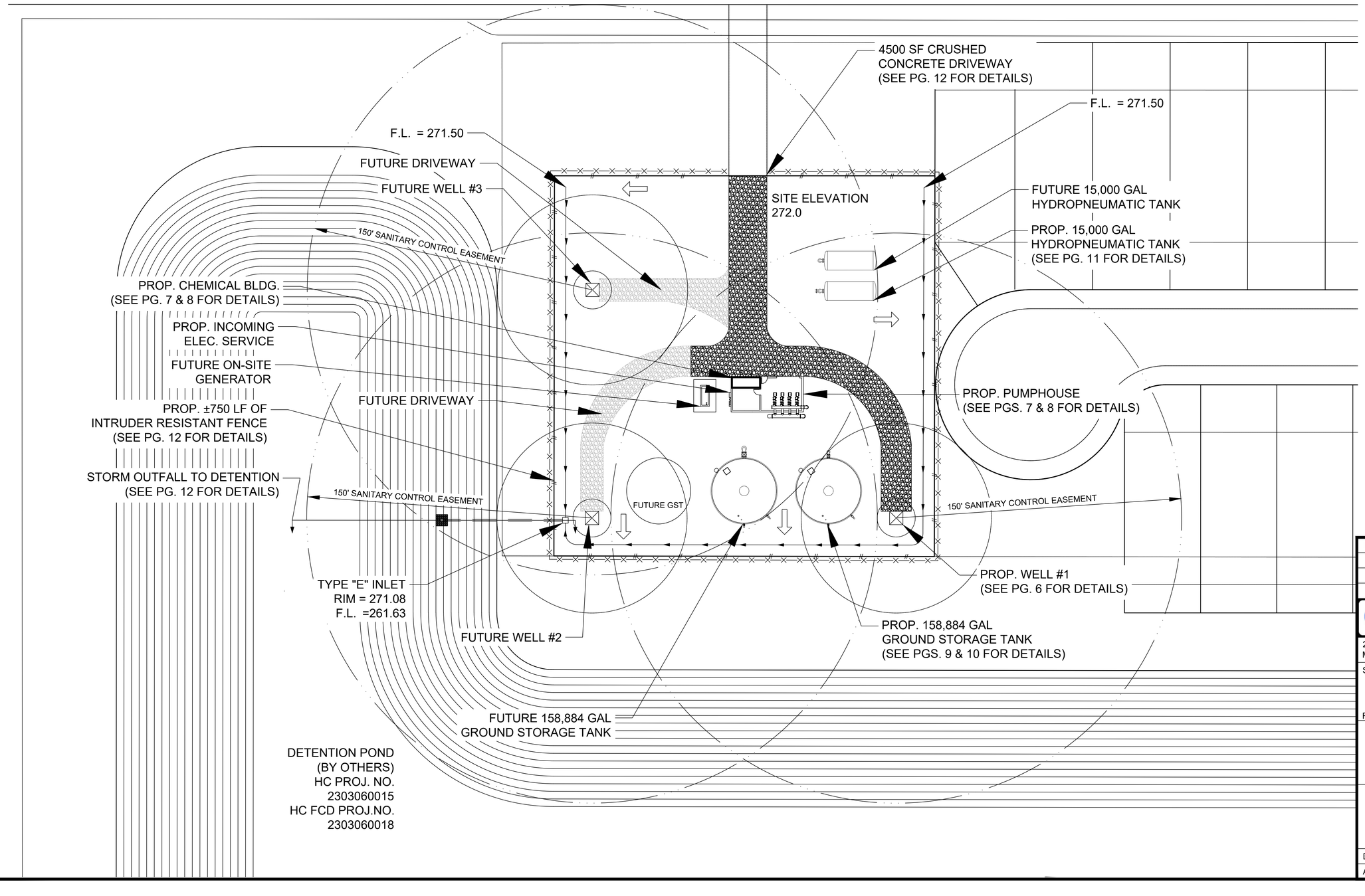
Subdivision Name: Indigo Trails Water Plant

Applicant: Hovis Surveying Company, Inc.



D – Variances **Aerial**

KNEBEL RD.



N

CRUSHED CONCRETE ROAD

RFB — REINFORCED FILTER FABRIC BARRIER

DRAINAGE FLOW/SLOPE DIRECTION

NOTES:

1. SWPPP WILL BE MAINTAINED UNTIL PERMANENT GRASS CAN BE ESTABLISHED.
2. PROJECT WILL NOT ADVERSELY AFFECT ADJOINING PROPERTY.

0' 25' 45'

SCALE: 1" = 25'
(24 x 36)

REV #	DATE	DESCRIPTION

Quadvest Water and Sewer Utility

26926 FM 2978
MAGNOLIA, TX 77354

SURVEYED BY:

FIRM NO.

INDIGO TRAILS WTP

SITE PLAN

DRAWN BY:	SAM	AFE NO.:	22IT1W
APPROVED BY:	JG	SHEET NO.:	04 OF 16

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0204
Plat Name: Indigo Trails Water Plant
Applicant: Hovis Surveying Company Inc.
Date Submitted: 01/27/2025

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 Water Plant Reserve to take access via a 50 foot access easement instead of having direct access to a street at least 50 feet wide

Chapter 42 Section: 190C

Chapter 42 Reference:

(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—Wastewater treatment, water production, or water repressurization public street or type 1 permanent access easement 50 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;

This Water Plant Site will be used for the future subdivision. The 0.9307 acre tract currently takes access to Knebel Road a 70 foot public right-of-way via a 50 foot access easement. The surrounding property to this proposed plat will be developed into a single family residential neighborhood and the water plant will serve the neighborhood. The general plan will eventually be submitted.

(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 or imposed by the applicant because this site will eventually have access to a public street once the surrounding property is developed.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intend and general purposes of this chapter will be preserved and maintained because the water plant has access to a public street via a recorded 50 foot access easement and once the surrounding subdivision is recorded it will have direct access to the street system.

(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 the 50 foot access easement currently provides access to Knebel Road, a public street.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification for the variance because the surrounding area will be developed and allow for the water plant to have access to a public street

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2025-0204
Agenda Item: 110
PC Action Date: 02/20/2025
Plat Name: Indigo Trails Water Plant
Applicant: Hovis Surveying Company Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 190C

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow a Water Plant Reserve to take access via a 50 foot access easement instead of having direct access to a street at least 50 feet wide;

Basis of Recommendation:

The site is located in the ETJ of Harris County, north of Highway 290 and west off Stoke Road. The applicant is requesting a variance to allow a Water Plant reserve to take access from an existing access easement. Staff is in support of this request.
The site is a 40,000 sq ft tracts intended for Water Plant use. This water plant will serve a future single family development in the near future. It's common for a water plant and similar facilities to be constructed prior to the subdivision being developed.
The proposed water plan currently takes access from a recorded access easement. The applicant has stated in the variance request that this is temporary condition and this water plant reserve will eventually have frontage along a public street once subdivision is developed.
Staff has received no objection to the request and staff recommends granting the requested variance and approving the plat subject to the cpc 101 form condition

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 location of the water plan has been predetermined, and the location is set. The construction of the water plan requires only an access easement.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The goal is to have the water plat facility functioning prior to the residential homes being constructed.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The water plant will eventually have frontage along a public R.O.W when the residential lots are developed.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

There will not be any residential lot.s taking access from the easement

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The access easement provides the necessary space to construct the Water Plant. The Water plant have frontage when the lots are developed.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 02/20/2025
Plat Name: Kuykendahl Village GP
Developer: Meritage Homes
Applicant: BGE, Inc.
App No/Type: 2025-0120 GP

Staff Recommendation:
Grant the requested variance(s) and special exception(s) and Approve the plat subject to the conditions listed

Total Acreage:	42.0100	Total Reserve Acreage:	0.0000
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:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77389	290F	ETJ

Conditions and Requirements for Approval

046. General Plan approval is for street patterns as shown on the plat only. (Sec 42-24(d))

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.

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))

150. Provide a second point of access to a public street when the total number of lots exceeds 150. (Sec 42-189)

161. Provide for widening of thoroughfare Kuykendahl with adjacent section(s). See Major Thoroughfare and Freeway Plan. (Sec 42-122)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 02/20/2025
Plat Name: Kuykendahl Village GP
Developer: Meritage Homes
Applicant: BGE, Inc.
App No/Type: 2025-0120 GP

Staff Recommendation:
Grant the requested variance(s) and special exception(s) and Approve the plat subject to the conditions listed

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.
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)
GP is approved pending BGE submitting an alignment exhibit for Klein Oak Ln to the east connecting Hildebrandt Rd per COH IDM curve standards
Verify tie-in point for Klein Oak Ln with Parchaus Kuykendahl PLAT. (ch 42-125)
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, ROW dedications/cutbacks and corner radii will be checked when section Plats are submitted (IDM chapter 10-COH geometric design guidelines, 10-14, 10-44)

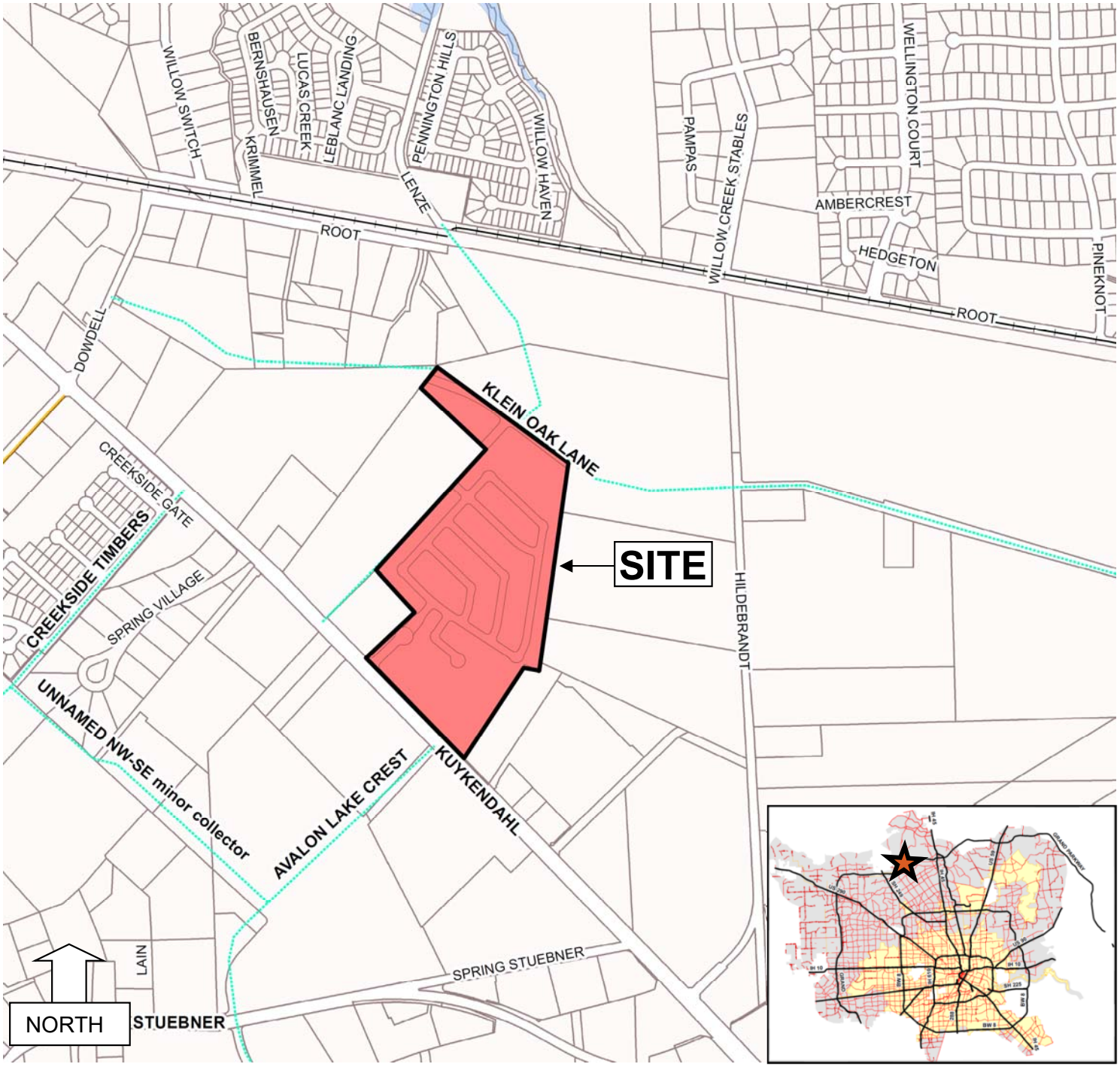
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Kuykendahl Village GP (DEF 1)

Applicant: BGE, Inc.



D – Variances

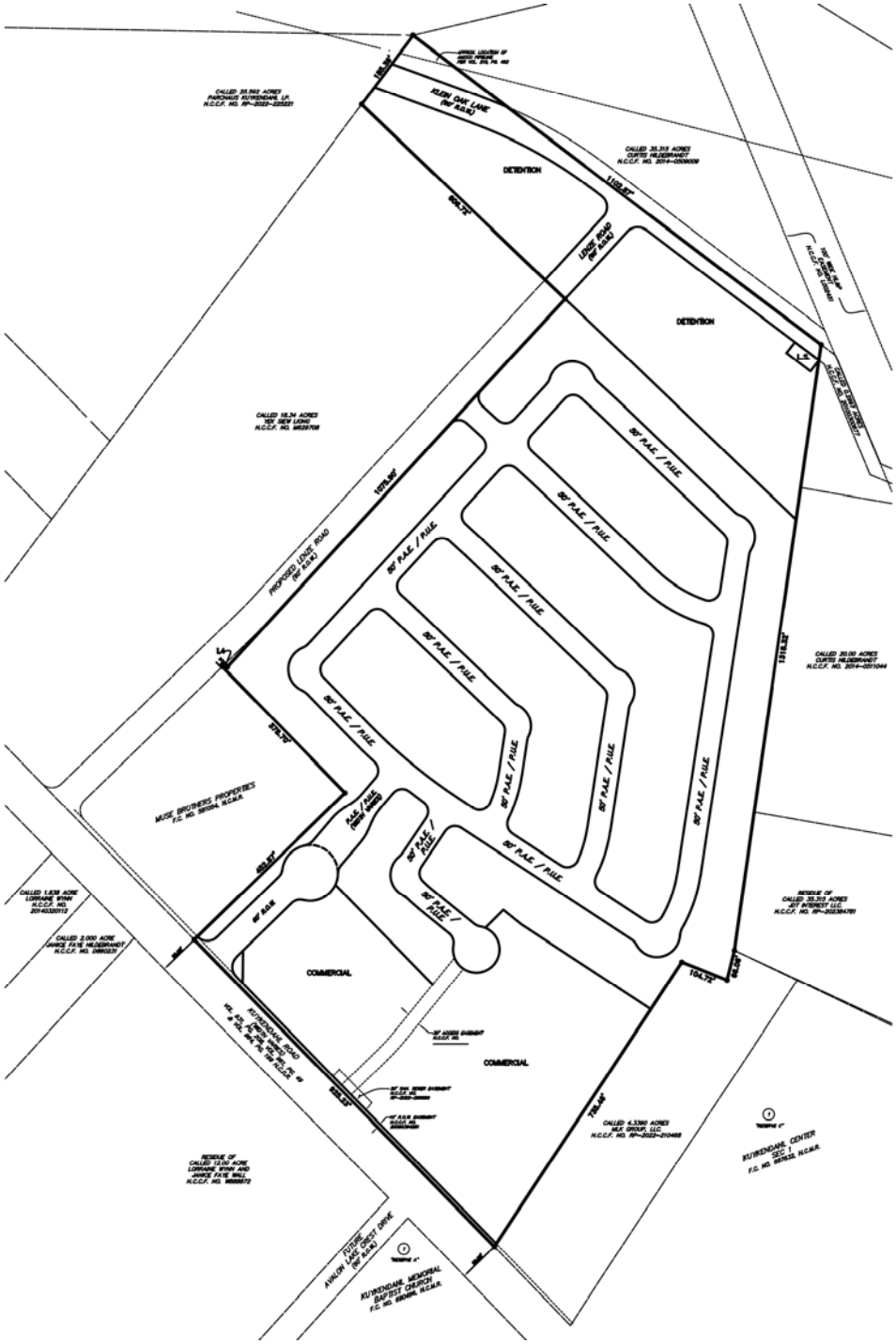
Site Location

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Kuykendahl Village GP (DEF 1)

Applicant: BGE, Inc.



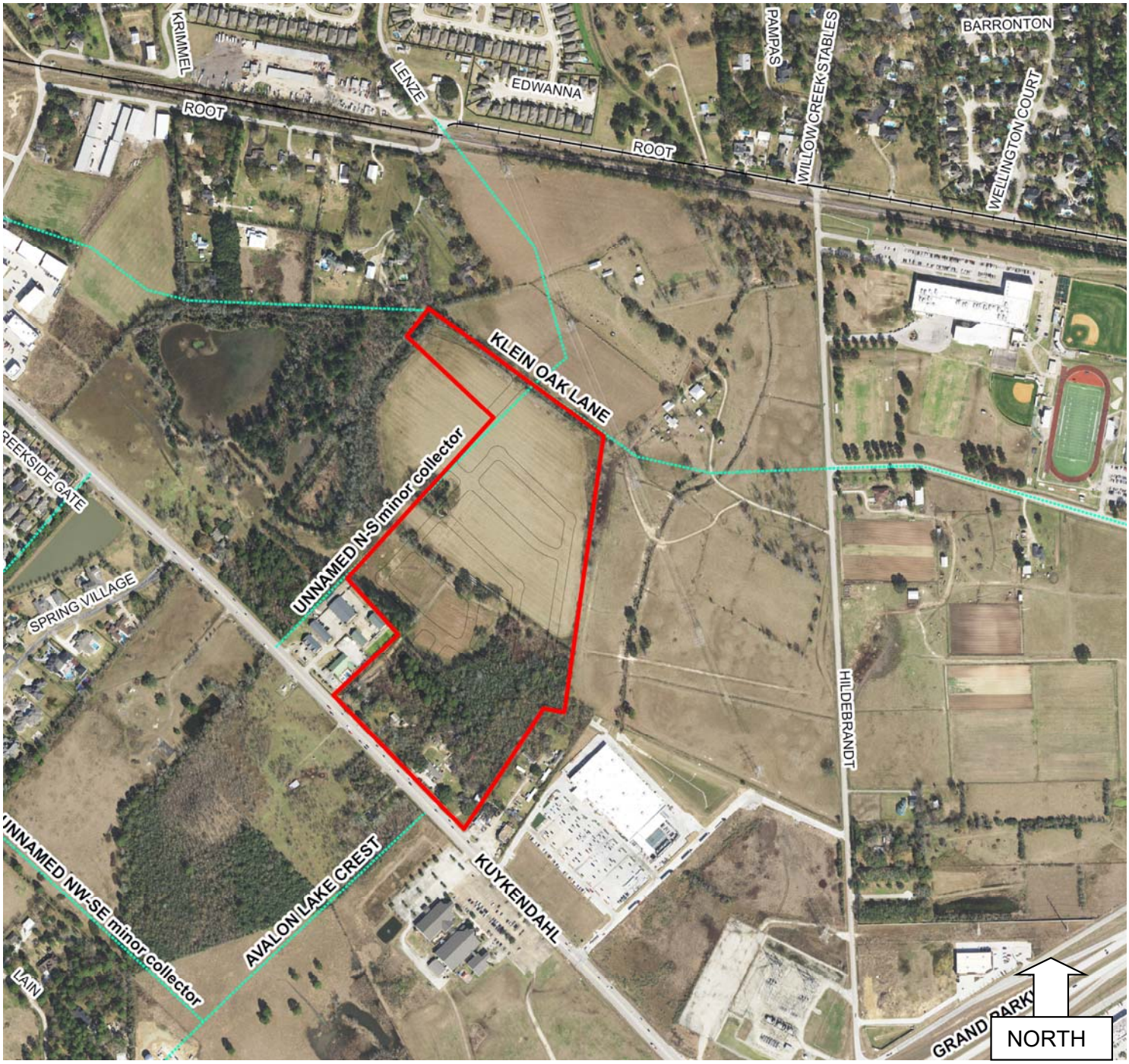
D – Variances **Subdivision**

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Kuykendahl Village GP (DEF 1)

Applicant: BGE, Inc.



D – Variances

Aerial

LOT SUMMARY

	26’ x 80’	85 LOTS	33%
	30’ x 80’	60 LOTS	25%
	40’ x 75’	104 LOTS	42%
	TOTAL	249 LOTS	100%

PIPELINE EASEMENT

100’ POWER EASEMENT

FUTURE MINOR COLLECTOR (60’ R.O.W.)

DET.
±1.9 Ac.

DET.
±3.5 Ac.

L.S.
±0.1 Ac.

PROPOSED TRAIL

911 INGRESS / EGRESS ONLY

SPECIAL EXCEPTION #1
±1,757’

O.S.
±0.1 Ac.

O.S.
±0.1 Ac.

O.S.
±0.1 Ac.

O.S.
±0.1 Ac.

50’ PAE / PUE

SF-1
85 LOTS
(TYP.26’x80’)
60 LOTS
(TYP.30’x80’)
104 LOTS
(TYP.40’x75’)
±23.4 Ac.

PARK
±1.0 Ac.

SPECIAL EXCEPTION #2
±51’

VARIANCE #1
±2,068’

HUGHES GULLY

FUTURE MINOR COLLECTOR (60’ R.O.W.)

SPECIAL EXCEPTION #3
±410’

ENTRY GATE

PUBLIC R.O.W. TURNAROUND

60’ R.O.W.

COM.
(BY OTHERS)
±2.3 Ac.

COM.
(BY OTHERS)
±5.1 Ac.

30’ ACCESS ESMT.

RESIDENT EXIT ONLY
911 INGRESS / EGRESS

ENTRY MONUMENT RESERVE

KUYKENDAHL ROAD (80’ R.O.W.)

HOME DEPOT

VARIANCE EXHIBIT

KUYKENDAHL VILLAGE

±42.0 ACRES OF LAND

HARRIS COUNTY, TEXAS

FEBRUARY 5, 2025

BGE #12945-00

BGE, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042
Tel: 281-558-8700
www.bgeinc.com

0 50 100 200

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AERIAL EXHIBIT

KUYKENDAHL VILLAGE

±42.0 ACRES OF LAND

HARRIS COUNTY, TEXAS

SEPTEMBER 4, 2024

BGE #12945-00

BGE, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042
Tel: 281-558-8700
www.bgeinc.com

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0120
Plat Name: Kuykendahl Village GP
Applicant: BGE, Inc.
Date Submitted: 01/24/2025

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 not provide an east-west street and to exceed the maximum intersection spacing for a distance of approximately 2,068 feet along the eastern boundary of the general plan in lieu of the required intersection spacing of 1,400 feet.

Chapter 42 Section: 42-128

Chapter 42 Reference:

Sec 42-128. – Intersections of local streets. (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

(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;

Kuykendahl Village is a ±42-acre single-family residential development in Harris County and the City of Houston ETJ located north of the Grand Parkway (State Highway 99) along Kuykendahl Road west of Hildebrandt Road and south of Root Road. The general plan is immediately surrounded by predominantly undeveloped land or large-lot single family residential to the north and west. Existing commercial properties are located to the south of the general plan along existing major thoroughfare Kuykendahl Road. Proposed minor collector Lenze Road runs along the subject site's western boundary and proposed minor collector Klein Oak Lane runs along the subject site's northern boundary. The general plan conforms to the City of Houston Major Thoroughfare and Freeway Plan (MTFP) pertaining to the proposed alignments of Lenze Road and Klein Oak Lane. The proposed development contains a product mixture of townhomes and single-family detached homes, which will be served by an internal street system consisting of Type 1 PAE/PUEs. The proposed development also includes ample open space amenities for residents and a centrally located trail system that will provide a cohesive green space network of approximately 5 acres throughout the site. Two commercial tracts are also proposed within the subject site along Kuykendahl Road. The proposed internal local street system provides two connections to Kuykendahl Road and one connection to proposed minor collector Lenze Road, which will promote sufficient circulation to the existing and proposed surrounding roadway network for residents of the proposed development. These connections will be used by residents of the proposed development to access the surrounding roadway network. The eastern boundary of the project is bounded by Hughes Gully and a CenterPoint transmission corridor, making it impractical to provide an east-west street within the required intersection spacing distance. Proposed minor collector Klein Oak Lane runs along the northern boundary of the general plan, providing an east-west connection to existing Hildebrandt Road and proposed minor collector Lenze Road, which will connect to existing major

thoroughfare Kuykendahl Road. An existing Home Depot site also directly bounds the project to the east and obstructs approximately 930 feet of frontage along Hildebrandt Road. This existing site greatly reduces the opportunity within the required block length to provide an east-west street connection prior to the intersection of Hildebrandt Road and Klein Oak Lane. Due to these physical constraints, a variance request is necessitated. However, the proposed and existing alignments of these streets in addition to the proposed internal street system within the project will uphold connectivity for residents of the proposed development.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Hughes Gully, the existing CenterPoint transmission corridor, and the existing Home Depot site to the east of the general plan create physical constraints and are 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 of the surrounding area is provided by proposed minor collectors, existing streets, and the Grand Parkway, and internal circulation is provided by the proposed local street system with three external connections, 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 local street system within the subject site in addition to the existing and proposed external streets 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 the east 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

APPLICANT'S
Special Exception Request Form

Application Number: 2025-0120
Plat Name: Kuykendahl Village GP
Applicant: BGE, Inc.
Date Submitted: 01/24/2025

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-48 and Sec. 42-82)
Specific requirement for which the special exception is being sought:

To not provide an east-west public street and to exceed the maximum intersection spacing for a distance of approximately 1,757 feet along the western boundary of the general plan in lieu of the required intersection spacing of 1,400 feet.

Chapter 42 Section: 42-128

Chapter 42 Reference:

Sec 42-128. – Intersections of local streets. (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

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

Kuykendahl Village is a ±42-acre single-family residential development in Harris County and the City of Houston ETJ located north of the Grand Parkway (State Highway 99) along Kuykendahl Road west of Hildebrandt Road and south of Root Road. The general plan is immediately surrounded by predominantly undeveloped land or large-lot single family residential to the north and west. Existing commercial properties are located to the south and east of the general plan along existing major thoroughfare Kuykendahl Road. Proposed minor collector Lenze Road runs along the subject site's western boundary and proposed minor collector Klein Oak Lane runs along the subject site's northern boundary. The general plan conforms to the City of Houston Major Thoroughfare and Freeway Plan (MTFP) pertaining to the proposed alignments of Lenze Road and Klein Oak Lane. The proposed development contains a product mixture of townhomes and single-family detached homes, which will be served by an internal street system consisting of Type 1 PAE/PUEs. The proposed development also includes ample open space amenities for residents and a centrally located trail system that will provide a cohesive green space network of approximately 5 acres throughout the site. Two commercial tracts are also proposed within the general plan along Kuykendahl Road. The proposed internal local street system provides two connections to Kuykendahl Road and one connection to proposed minor collector Lenze Road, which will promote sufficient circulation to the existing and proposed surrounding roadway network for residents of the proposed development. The Lenze Road connection will be used by residents of the proposed development to access the surrounding roadway network. Therefore, the circulation of the subject site and the surrounding area will be upheld with the approval of a special exception.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The special exception will achieve a result contemplated by Chapter 42 by conforming to the minor collector alignment proposed on the City of Houston MTFP for Klein Oak Lane and Lenze Road. The

future minor collectors will achieve an intersection spacing within the allowable 33% deviation and will also maintain the appropriate level of circulation within and outside the development.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The modification is a 25.5% deviation from the standard and is therefore not disproportionate to the requirements of this chapter.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The overall circulation is upheld by the existing major thoroughfares, proposed minor collectors, and Grand Parkway in the surrounding area, and internal circulation is provided in the form of the proposed local street system, thereby preserving and maintaining the intent and general purposes of this chapter.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The proposed local street system in the subject site will provide sufficient circulation and will therefore not be injurious to the public health, safety, or welfare.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2025-0120
Plat Name: Kuykendahl Village GP
Applicant: BGE, Inc.
Date Submitted: 01/24/2025

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-48 and Sec. 42-82)
Specific requirement for which the special exception is being sought:

To allow for an intersection spacing of approximately 51 feet along a local street in lieu of the required 75 feet.

Chapter 42 Section: 42-128

Chapter 42 Reference:

Sec 42-128. – Intersections of local streets. (c) Intersections along local streets shall be spaced a minimum of 75 feet apart.

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

Kuykendahl Village is a ±42-acre single-family residential development in Harris County and the City of Houston ETJ located north of the Grand Parkway (State Highway 99) along Kuykendahl Road west of Hildebrandt Road and south of Root Road. The general plan is immediately surrounded by predominantly undeveloped land or large-lot single family residential to the north and west. Existing commercial properties are located to the south and east of the general plan along existing major thoroughfare Kuykendahl Road. Proposed minor collector Lenze Road runs along the subject site's western boundary and proposed minor collector Klein Oak Lane runs along the subject site's northern boundary. The general plan conforms to the City of Houston Major Thoroughfare and Freeway Plan (MTFP) pertaining to the proposed alignments of Lenze Road and Klein Oak Lane. The proposed development contains a product mixture of townhomes and single-family detached homes, which will be served by an internal street system consisting of Type 1 PAE/PUEs. The proposed development also includes ample open space amenities for residents and a centrally located trail system that will provide a cohesive green space network of approximately 5 acres throughout the site. Two commercial tracts are also proposed within the general plan along Kuykendahl Road. The proposed internal local street system provides two connections to Kuykendahl Road and one connection to proposed minor collector Lenze Road, which will promote sufficient circulation to the existing and proposed surrounding roadway network for residents of the proposed development. The proposed alignment of Lenze Road and the shape of the subject site's property boundary determined the location of the development's proposed primary entry road. Its location also prevents the street's turn-out radius and its accompanying building line from encumbering the neighboring property to the west, which has multiple existing built structures. The location of this entry road then affected the configuration of local streets within the development, which were intentionally designed to enhance vehicular connectivity, slow traffic for pedestrian safety in the development, and maximize the amount of community green space for residents. Therefore, due to these conditions, a typical street layout in this instance is infeasible. Furthermore, the proposed development was previously contemplated with Type 2 PAEs and was therefore originally designed to private street standards. However, now that the development is proposing a Type 1 PAE/PUE local street system, this specific intersection is unable to meet the

minimum intersection spacing requirement for local streets, which created a special circumstance, necessitating this special exception request. However, by approving this request, the overall circulation of the proposed development will be upheld by the local street system contemplated.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The special exception will achieve a result contemplated by Chapter 42 by promoting internal circulation and maximizing community green space within the proposed development through the local street system. It will also achieve an intersection spacing within the allowable 33% deviation and will also maintain the appropriate level of circulation outside the development.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The modification is a 32% deviation from the standard and is therefore not disproportionate to the requirements of this chapter.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The overall circulation is upheld by the existing major thoroughfares, proposed minor collectors, and Grand Parkway in the surrounding area. The subject intersection spacing of approximately 51 feet will slow down the minimal traffic flow navigating through the development and provide maximal community green space. Internal circulation is provided through the proposed local street system, thereby preserving and maintaining the intent and general purposes of this chapter.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The proposed local street system in the subject site will provide sufficient circulation and green space opportunities and will therefore not be injurious to the public health, safety, or welfare.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2025-0120
Plat Name: Kuykendahl Village GP
Applicant: BGE, Inc.
Date Submitted: 01/24/2025

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-48 and Sec. 42-82)
Specific requirement for which the special exception is being sought:
To allow for an intersection spacing of approximately 410 feet along a major thoroughfare in lieu of the required 600 feet.
Chapter 42 Section: 127

Chapter 42 Reference:
Sec 42-127. – Intersections of major thoroughfares. (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;
Kuykendahl Village is a ±42-acre single-family residential development in Harris County and the City of Houston ETJ located north of the Grand Parkway (State Highway 99) along Kuykendahl Road west of Hildebrandt Road and south of Root Road. The general plan is immediately surrounded by predominantly undeveloped land or large-lot single family residential to the north and west. Existing commercial properties are located to the south and east of the general plan along existing major thoroughfare Kuykendahl Road. Proposed minor collector Lenze Road runs along the subject site's western boundary and proposed minor collector Klein Oak Lane runs along the subject site's northern boundary. The general plan conforms to the City of Houston Major Thoroughfare and Freeway Plan (MTFP) pertaining to the proposed alignments of Lenze Road and Klein Oak Lane. The proposed development contains a product mixture of townhomes and single-family detached homes, which will be served by an internal street system consisting of Type 1 PAE/PUEs. The proposed development also includes ample open space amenities for residents and a centrally located trail system that will provide a cohesive green space network of approximately 5 acres throughout the site. Two commercial tracts are also proposed within the general plan along Kuykendahl Road. The proposed internal local street system provides two connections to Kuykendahl Road and one connection to proposed minor collector Lenze Road, which will promote sufficient circulation to the existing and proposed surrounding roadway network for residents of the proposed development. The proposed development has only approximately 925 feet of frontage along Kuykendahl Road and is also bounded to the west by proposed minor collector Lenze Road, which intersects with Kuykendahl Road. Because of these existing constraints on the subject tract, a circumstance is created where meeting minimum intersection spacing along Kuykendahl Road is infeasible for providing two points of access along the major thoroughfare, as this limits the potential locations of local street connections. Furthermore, providing these two connections to Kuykendahl Road is crucial for residents of the proposed development to access the surrounding roadway network, as the western connection will serve as the primary entrance to the development, while the eastern connection will be an exit-only road connecting residents to Kuykendahl Road and will also allow ingress and egress for 911 vehicles to the development. Therefore, in this instance, adhering to minimum intersection spacing along a major thoroughfare would create an impractical

condition for a sound development due to the special circumstances of the subject site. However, the overall circulation of the area will be upheld by the proposed major thoroughfare and minor collector system adjacent to the project. The main entrance will be restricted to a right-in and right-out condition due to traffic signals at the intersections of Kuykendahl Road and Lenze Road, as well as Kuykendahl Road and Avalon Lake Crest Drive. Additional vehicular connections will be created once minor collector Lenze Road is platted, and exiting traffic from the single-family sections will be directed to this intersection to reduce conflicts for exiting residents. The local street connections to Kuykendahl Road will contribute to the overall vehicular connectivity within and around the proposed development.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The special exception will achieve a result contemplated by Chapter 42 by promoting internal and external circulation for the proposed development through the proposed local street system. It will also achieve an intersection spacing within the allowable 33% deviation and will also maintain the appropriate level of circulation outside the development.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The modification is a 32% deviation from the standard and is therefore not disproportionate to the requirements of this chapter.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The overall circulation is upheld by the existing major thoroughfares, proposed minor collectors, and Grand Parkway in the surrounding area. Internal circulation is provided through the proposed local street system, thereby preserving and maintaining the intent and general purposes of this chapter.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The proposed local street system in the subject site will provide sufficient circulation and will therefore not be injurious to the public health, safety, or welfare.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2025-0120
Agenda Item: 111
PC Action Date: 02/20/2025
Plat Name: Kuykendahl Village GP
Applicant: BGE, Inc.

Staff Recommendation: Grant the requested variance(s) and special exception(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: **42-128**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To not provide an east-west street and to exceed the maximum intersection spacing for a distance of approximately 2,068 feet along the eastern boundary of the general plan in lieu of the required intersection spacing of 1,400 feet.;

Basis of Recommendation:

The site is located within Houston's ETJ, in northern Harris County, northeast along Kuykendahl Road, north of the Grand Parkway. The applicant is proposing a general plan of 42 acres and is requesting a variance and special exception to exceed intersection spacing along the southeastern and northwestern boundaries by not providing an east-west public street. And requesting a special exception to exceed minimum intersection spacing within the Type 1 PAE development, and a special exception to exceed minimum intersection spacing along Kuykendahl Road, a major thoroughfare. Staff is in support of all requests.
The general plan consists of commercial development along Kuykendahl Road and a residential development on Type 1 Permanent Access Easements, and is also providing partial right-of-way dedications for future minor collectors, Lenze Road and Klein Oak Lane. For Variance #1 and Special Exception #1, the ordinance requires an east-west public though-street to address a minimum of 1,400' intersection spacing between Kuykendahl Road and future Klein Oak Lane. The Major Throughfare and Freeway Plan approved amendments in 2018 established this minor collector network north and south of Kuykendahl Road. This grid is bounded by local street Dowdell Road to the west and Hilderbrandt Road to the east. The intersection spacing on the western GP boundary from Klein Oak Lane to Kuykendahl Road exceeds the ordinance required maximum intersection spacing by 350 ft, which represents a 25% deviation from the standard, a minor modification. Likewise, with the future extension of Home Depot Way to Hilderbrandt Road, the intersection spacing would be approximately 1500' along Hilderbrandt Road. This minor collector grid in addition to the future connection to Hilderbrandt Road meets the intent of the ordinance by establishing a future street network grid sufficient for traffic circulation.
Granting these requests will not affect public health, safety, or welfare. The proposed development will have access to Kuykendahl Road, and the planned collector streets, when fully developed, will address future traffic needs. Harris County Engineering has no objection to the requests. Therefore, staff's recommendation is to grant the requested variance and special exceptions and approve the GP 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 public through-street to be dedicated southeastward from the future minor collector Lenze Road. The MTFP amendment proposed by Harris County and adopted by City Council established the minor collector grid between Dowdell Road and Hilderbrandt Road to address future connections and circulation needs. Likewise, Home Depot Way was dedicated curving toward Hilderbrandt Road, whose connection would create an intersection spacing meeting the intent of the ordinance.

(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 the existing and future street grid, along with the 100' wide CenterPoint transmission corridor located east of the subject site.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The applicant is providing right-of-way dedication for segments of future minor collectors that are located within their control. When these minor collectors are fully developed, the grid will provide adequate traffic circulation, which would meet the intent of the ordinance.

(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 development will have access to major thoroughfare Kuykendahl Road and the future minor collector Lenze Road. The future collector system will provide circulation for this area.

(5) Economic hardship is not the sole justification of the variance.

The primary justification for granting the variance is the minor collector system designated on the Major Thoroughfare and Freeway plan, designed to circulate traffic in this area.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Special Exception Request Form

Application No: 2025-0120
Agenda Item: 111
PC Action Date: 02/20/2025
Plat Name: Kuykendahl Village GP
Applicant: BGE, Inc.

Staff Recommendation: Grant the requested variance(s) and special exception(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-128; 42-128; 127

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To not provide an east-west public street and to exceed the maximum intersection spacing for a distance of approximately 1,757 feet along the western boundary of the general plan in lieu of the required intersection spacing of 1,400 feet.;
To allow for an intersection spacing of approximately 51 feet along a local street in lieu of the required 75 feet.;
To allow for an intersection spacing of approximately 410 feet along a major thoroughfare in lieu of the required 600 feet.;

Basis of Recomendation:

The site is located within Houston's ETJ, in northern Harris County, northeast along Kuykendahl Road, north of the Grand Parkway. The applicant is proposing a general plan of 42 acres and is requesting a variance and special exception to exceed intersection spacing along the southeastern and northwestern boundaries by not providing an east-west public street. And requesting a special exception to exceed minimum intersection spacing within the Type 1 PAE development, and a special exception to exceed minimum intersection spacing along Kuykendahl Road, a major thoroughfare. Staff is in support of all requests.
The general plan consists of commercial development along Kuykendahl Road and a residential development on Type 1 Permanent Access Easements, and is also providing partial right-of-way dedications for future minor collectors, Lenze Road and Klein Oak Lane. For Variance #1 and Special Exception #1, the ordinance requires an east-west public though-street to address a minimum of 1,400' intersection spacing between Kuykendahl Road and future Klein Oak Lane. The Major Throughfare and Freeway Plan approved amendments in 2018 established this minor collector network north and south of Kuykendahl Road. This grid is bounded by local street Dowdell Road to the west and Hilderbrandt Road to the east. The intersection spacing on the western GP boundary from Klein Oak Lane to Kuykendahl Road exceeds the ordinance required maximum intersection spacing by 350 ft, which represents a 25% deviation from the standard, a minor modification. Likewise, with the future extension of Home Depot Way to Hilderbrandt Road, the intersection spacing would be approximately 1500' along Hilderbrandt Road. This minor collector grid in addition to the future connection to Hilderbrandt Road meets the intent of the ordinance by establishing a future street network grid sufficient for traffic circulation.
Special Exception #2 is to allow minimum intersection spacing between Type 1 PAE streets, which is defined as a local street. The ordinance requires local streets to be spaced a minimum of 75 feet apart for safe traffic movement. During the deferral period, in coordination with staff and Harris County, the applicant revised the plan to remove the second street intersecting Kuykendahl Road, which lessens the safety impact with this internal intersection by not having a through-street south to Kuykendahl with a much higher traffic demand than the cul-de-sac which is now proposed.
Special Exception #3 is to allow a minimum intersection spacing of approximately 410' along Kuykendahl Road, a major thoroughfare, between the proposed public street that terminates in a cul-de-sac and the future minor collector Lenze Road. In looking at the overall development along Kuykendahl Road, Harris County and the applicant came to a solution to utilize the minor collector

more, especially for left turning traffic, which would be signalized, while the main entrance to the development from Kuykendahl will be a right-in/right-out condition only.
Granting these requests will not affect public health, safety, or welfare. The proposed development will have access to Kuykendahl Road, and the planned collector streets, when fully developed, will address future traffic needs. Harris County Engineering has no objection to the requests. Therefore, staff's recommendation is to grant the requested variance and special exceptions and approve the GP subject to the CPC 101 form conditions.

Staff Evaluation

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

The project is proposing a Type 1 Permanent Access Easement development. Although the streets are privately owned and maintained, the ordinance requires the roadways be constructed to public street standards, not required by Type 2 PAE developments. These private streets are self-contained and not open to the public. The proposed public street intersecting Kuykendahl that will terminate in a cul-de-sac forming the development's main entrance and will be right-in, right-out to help alleviate potential conflicts along Kuykendahl.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

By providing the dedication for the minor collectors that are within the general plan, the existing and future street grid will achieve a result contemplated by the ordinance, ensuring sufficient traffic circulation for the area. Granting the special exceptions for the minimum intersection spacing will achieve the result of safe traffic movement established by the ordinance. For the minimum intersection spacing request within the development, the southern street will terminate in a cul-de-sac with only 13 lots using it for access. The intersection spacing along major thoroughfare Kuykendahl Road between the proposed public street main entrance and the minor collector Lenze Road is 410'. The traffic pattern has been coordinated with Harris County Engineering to ensure safe traffic movements between signalized and non-signalized intersections.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The modification of the standard for the maximum intersection spacing request is 25% and the modification of the standard for both minimum intersection spacing requests are 32% & 31.6%, which are not disproportionate.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The intent of the maximum intersection spacing standards is to provide for sufficient internal and external connectivity. The future minor collector grid within the existing street network will address future traffic circulation needs in the area. The intent of the minimum intersection spacing standards is to provide for safe traffic movement. Granting of the special exception will not hinder this. The applicant has been coordinating with Harris County Engineering for ingress and egress requirements to ensure Kuykendahl is not overloaded with too many points of higher density cross-traffic within short distances.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

Granting of the special exceptions will not be injurious to the public health, safety, or welfare. The future minor collector grid will ensure adequate circulation for the area and the internal private street network will be self-contained with lower-density traffic use.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 02/20/2025
Plat Name: Kuykendahl Village Sec 1
Developer: Meritage Homes
Applicant: BGE, Inc.
App No/Type: 2025-0121 C3R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	17.3100	Total Reserve Acreage:	2.2260
Number of Lots:	137	Number of Multifamily Units:	0
COH Park Sector:		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	77389	290F	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. (Sec 42-210)

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 & 44)

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. (Sec 42-42 & 44)

064. Provide all dedication acknowledgements and certificates on the face of the plat. (Sec 42-42(5) & 44(6))

065. Add reason for replat in title block of the plat.

073.1. Revise the title block legal description to include the recorded subdivision information. At final, ensure title report matches. (Sec 42-41)

080. Revise the Compensating Open Space Table on the plat. (Sec 42-182 & 183)

Coordinate with Harris County Engineering for accurate existing right-of-way width for Kuykendahl Road. Recorded plats south along Kuykendahl state the existing width as 100'.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 02/20/2025
Plat Name: Kuykendahl Village Sec 1
Developer: Meritage Homes
Applicant: BGE, Inc.
App No/Type: 2025-0121 C3R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

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: 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)
Easements outside of plat boundary will need to be recorded prior to plat recordation (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)
UVE should be checked at Shaded Village Ln and Lenze Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
UVE should be checked at Dowdell Arbor Ln and Kuykendahl Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
HPW-OCE- Drainage and Utility: UEs should not be in along roadways, have UEs in the back or side lot only. Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

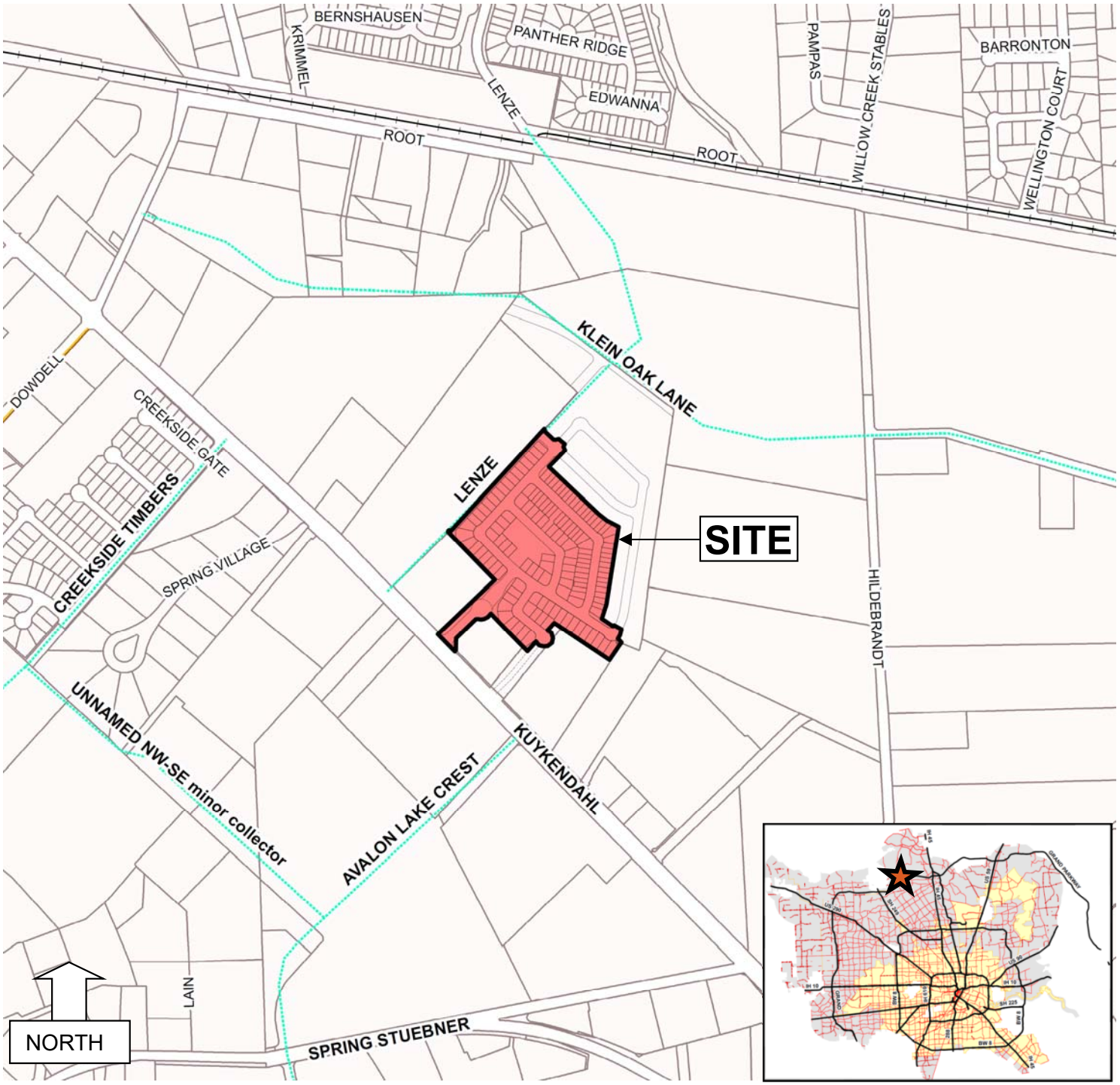
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Kuykendahl Village Sec 1 (DEF 1)

Applicant: BGE, Inc.



D – Variances

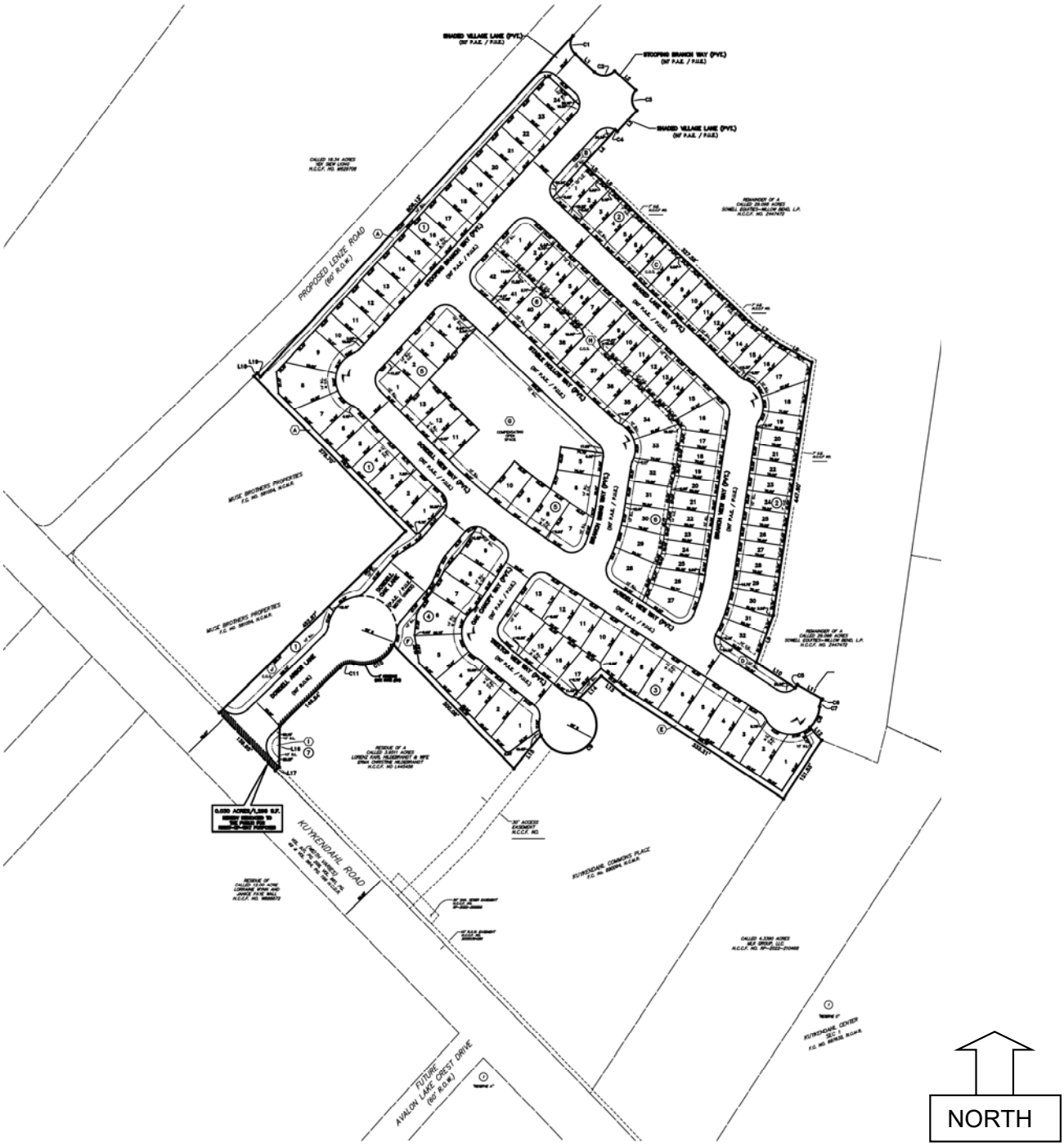
Site Location

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Kuykendahl Village Sec 1 (DEF 1)

Applicant: BGE, Inc.



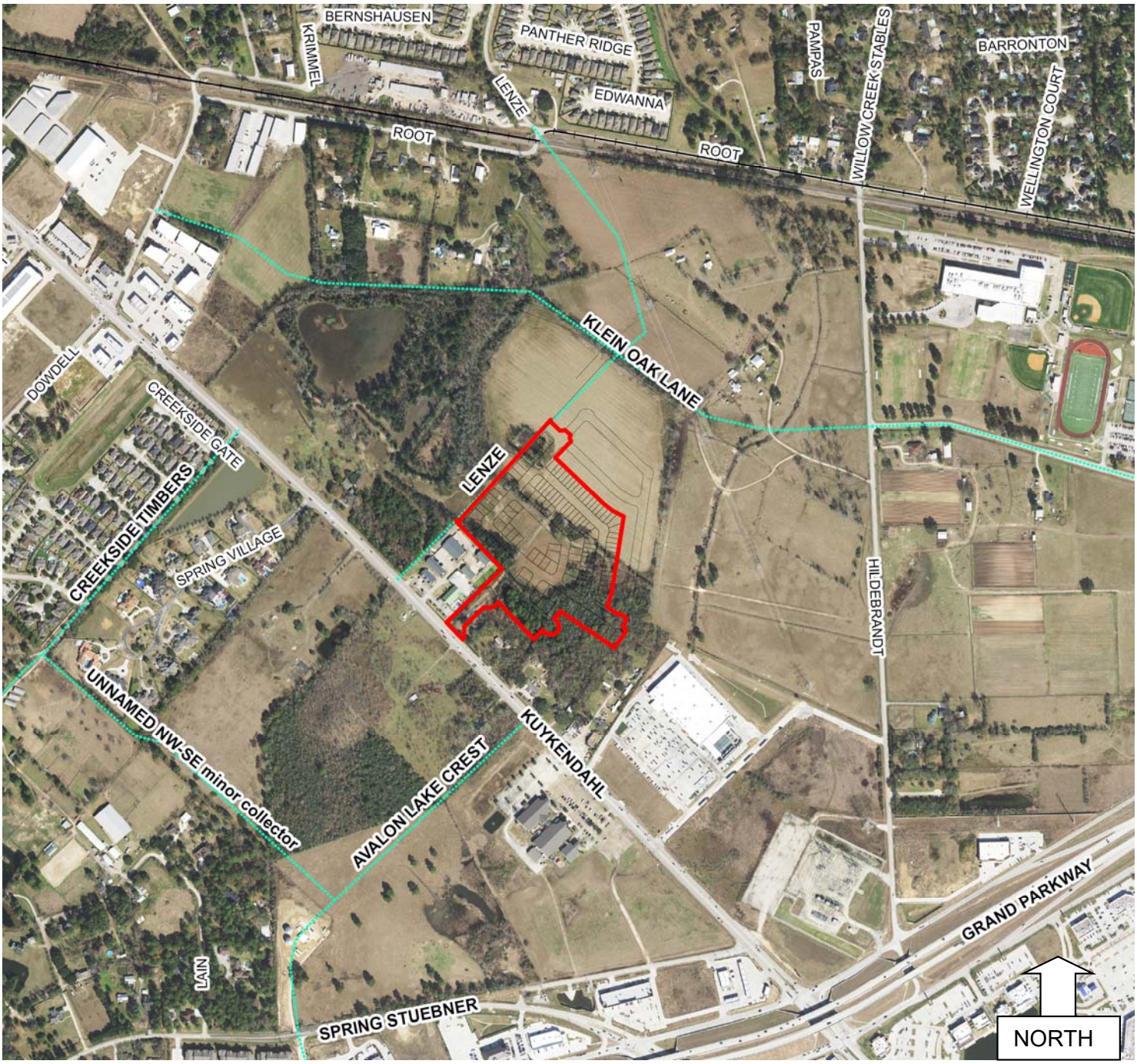
D – Variances **Subdivision**

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 02/20/2025**

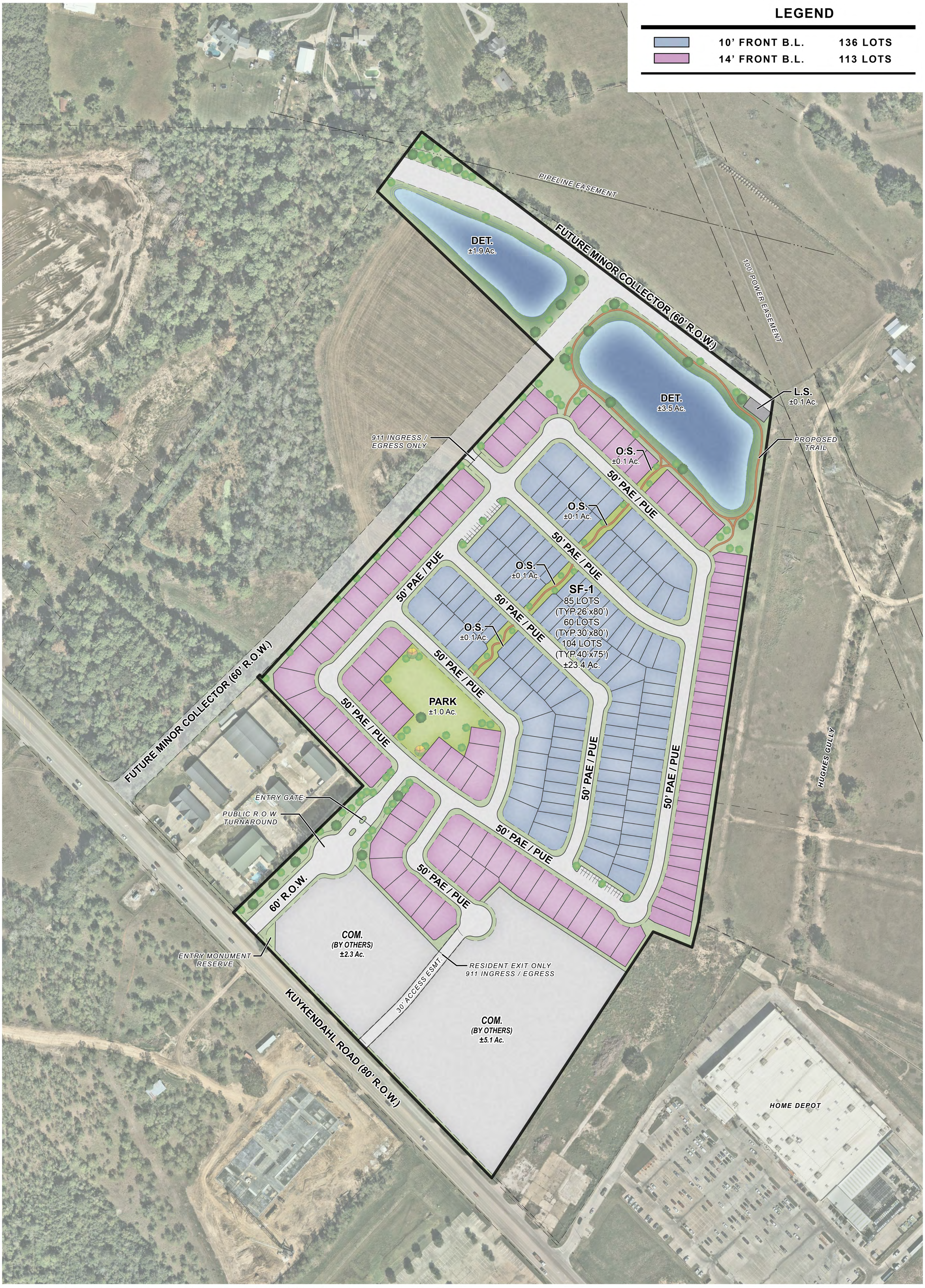
Subdivision Name: Kuykendahl Village Sec 1 (DEF 1)

Applicant: BGE, Inc.



D – Variances

Aerial



BUILDING LINE VARIANCE EXHIBIT

KUYKENDAHL VILLAGE

±42.0 ACRES OF LAND

HARRIS COUNTY, TEXAS

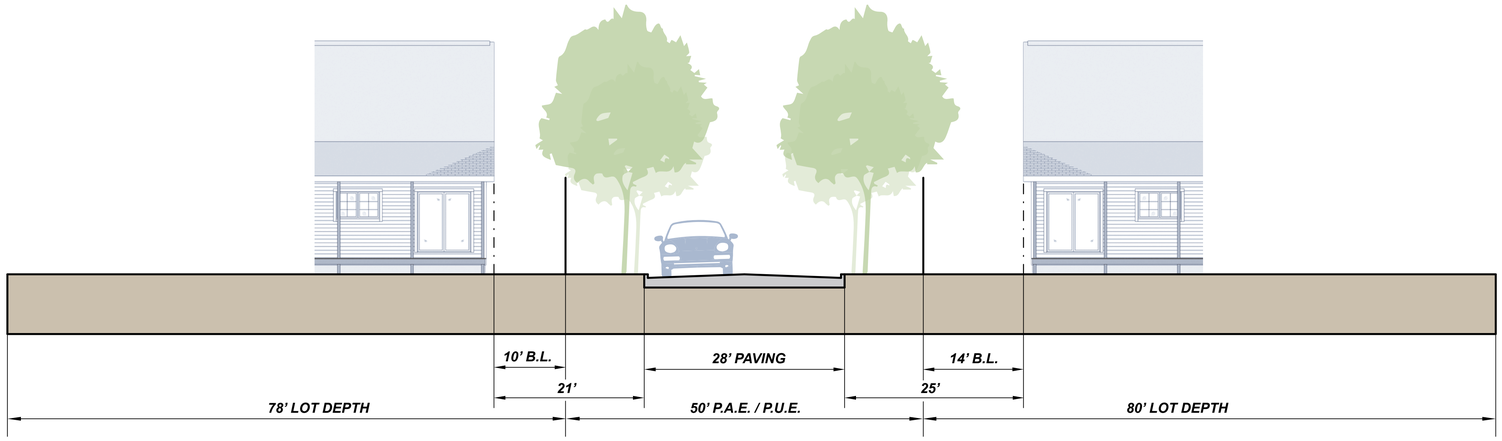
FEBRUARY 5, 2025

BGE #12945-00

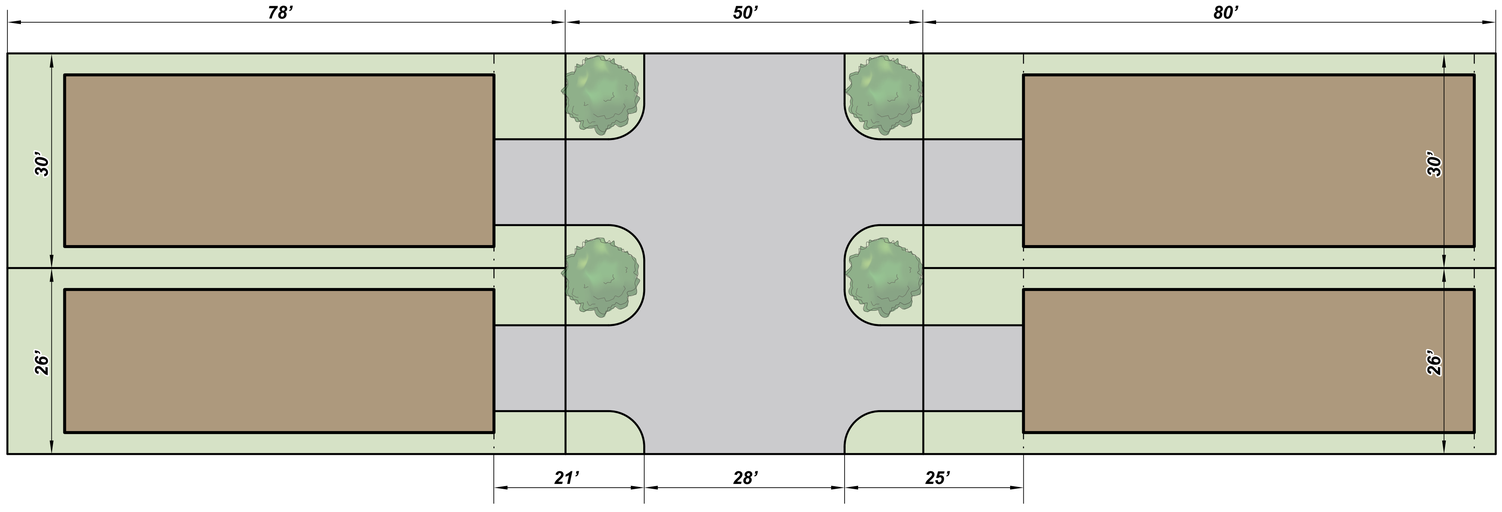
BGE, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042
Tel: 281-558-8700
www.bgeinc.com

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SECTION



PLAN

CROSS SECTION EXHIBIT

MERITAGE KUYKENDAHL

±33.5 ACRES OF LAND

HARRIS COUNTY, TEXAS

JANUARY 23, 2025

BGE #12945-00

BGE, Inc.
10777 Westheimer, Suite 400
Houston, TX 77042
Tel: 281-558-8700
www.bgeinc.com

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0121
Plat Name: Kuykendahl Village Sec 1
Applicant: BGE, Inc.
Date Submitted: 01/24/2025

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 for a reduced front building line of 10 feet along a local street in lieu of the required 20 feet.

Chapter 42 Section: 42-150

Chapter 42 Reference:
Sec 42-150. – Building line requirement. (d) Local streets – single-family residential – 20 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
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;
Kuykendahl Village is a ±42-acre single-family residential development in Harris County and the City of Houston ETJ located north of the Grand Parkway (State Highway 99) along Kuykendahl Road west of Hildebrandt Road and south of Root Road. The general plan is immediately surrounded by predominantly undeveloped land or large-lot single family residential to the north and west. Existing commercial properties are located to the south of the general plan along existing major thoroughfare Kuykendahl Road. Proposed minor collector Lenze Road runs along the subject site's western boundary and proposed minor collector Klein Oak Lane runs along the subject site's northern boundary. The general plan conforms to the City of Houston Major Thoroughfare and Freeway Plan (MTFP) pertaining to the proposed alignments of Lenze Road and Klein Oak Lane. The proposed development contains a product mixture of townhomes and single-family detached homes, which will be served by an internal street system consisting of Type 1 PAE/PUEs. It also features a centrally located trail system and community park in addition to ample open space amenities located throughout the site, which total approximately 5 acres. These characteristics support the primary goals of the proposed development, which are to create a uniquely dense community with attainable housing in the City of Houston ETJ while also providing residents with ample open space opportunities. With the approval for a reduced front building line, the activated open space and amenities would be enhanced while also improving property utilization and value within the site. This would directly support higher density development outside of Houston city limits, which typically inhabits more traditional low-density single-family developments. A reduced front building line would contribute to the long-term vitality of the proposed development by allowing for its contemplated dense product mixture. It also supports the proposed community's priority of efficient land use by allowing the houses to be closer to the street. Furthermore, a reduced front building line of 10 feet is being requested for only approximately 55% of the lots within the proposed development. The remaining lots propose a front building line of 14 feet, pending approval

of an additional variance request. Overall, allowing for a reduced front building line will significantly increase the functionality of the proposed development and support its intent to provide residents a vibrant community with central green space and attainable housing.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The overall intent of the proposed development is to design a higher density development while also providing enhanced open space opportunities for residents of the community. Reduced front building lines will allow for the contemplated product mixture. Despite the nature of the development being self-imposed, granting this variance will allow for the vision of the community to flourish.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The requested variance will preserve and maintain the intent and general purposes of Chapter 42 by creating a development that is focused on higher density development and community green space.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the requested variance will promote activated open space and vitality of development, which is therefore not injurious to the public health, safety or welfare.

(5) Economic hardship is not the sole justification of the variance.

The intent of the proposed development is focused on creating a higher density development with ample open space amenities, which requires larger investment by the developer than a traditional single-family development. Therefore, economic hardship is not the sole justification of the variance request.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0121
Plat Name: Kuykendahl Village Sec 1
Applicant: BGE, Inc.
Date Submitted: 01/24/2025

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 for a reduced front building line of 14 feet along a local street in lieu of the required 20 feet.

Chapter 42 Section: 42-150

Chapter 42 Reference:

Sec 42-150. – Building line requirement. (d) Local streets – single-family residential – 20 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

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;

Kuykendahl Village is a ±42-acre single-family residential development in Harris County and the City of Houston ETJ located north of the Grand Parkway (State Highway 99) along Kuykendahl Road west of Hildebrandt Road and south of Root Road. The general plan is immediately surrounded by predominantly undeveloped land or large-lot single family residential to the north and west. Existing commercial properties are located to the south of the general plan along existing major thoroughfare Kuykendahl Road. Proposed minor collector Lenze Road runs along the subject site's western boundary and proposed minor collector Klein Oak Lane runs along the subject site's northern boundary. The general plan conforms to the City of Houston Major Thoroughfare and Freeway Plan (MTFP) pertaining to the proposed alignments of Lenze Road and Klein Oak Lane. The proposed development contains a product mixture of townhomes and single-family detached homes, which will be served by an internal street system consisting of Type 1 PAE/PUEs. It also features a centrally located trail system and community park in addition to ample open space amenities located throughout the site, which total approximately 5 acres. These characteristics support the primary goals of the proposed development, which are to create a uniquely dense community with attainable housing in the City of Houston ETJ while also providing residents with ample open space opportunities. With the approval for a reduced front building line, the activated open space and amenities would be enhanced while also improving property utilization and value within the site. This would directly support higher density development outside of Houston city limits, which typically inhabits more traditional low-density single-family developments. A reduced front building line would contribute to the long-term vitality of the proposed development by allowing for its contemplated dense product mixture. It also supports the proposed community's priority of efficient land use by allowing the houses to be closer to the street. Furthermore, a reduced front building line of 14 feet is being requested for approximately 45% of the lots within the proposed development, which is only a 30% deviation from the required 20-foot front building line. Overall,

allowing for a reduced front building line will significantly increase the functionality of the proposed development and support its intent to provide residents a vibrant community with central green space and attainable housing.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The overall intent of the proposed development is to design a higher density development while also providing enhanced open space opportunities for residents of the community. Reduced front building lines will allow for the contemplated product mixture. Despite the nature of the development being self-imposed, granting this variance will allow for the vision of the community to flourish.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The requested variance will preserve and maintain the intent and general purposes of Chapter 42 by creating a development that is focused on higher density development and community green space.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the requested variance will promote activated open space and vitality of development, which is therefore not injurious to the public health, safety or welfare.

(5) Economic hardship is not the sole justification of the variance.

The intent of the proposed development is focused on creating a higher density development with ample open space amenities, which requires larger investment by the developer than a traditional single-family development. Therefore, economic hardship is not the sole justification of the variance request.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2025-0121
Agenda Item: 112
PC Action Date: 02/20/2025
Plat Name: Kuykendahl Village Sec 1
Applicant: BGE, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-150; 42-150

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow for a reduced front building line of 10 feet along a local street in lieu of the required 20 feet.;
To allow for a reduced front building line of 14 feet along a local street in lieu of the required 20 feet.;

Basis of Recommendation:

The site is located within Houston's ETJ, in northern Harris County, northeast along Kuykendahl Road, north of the Grand Parkway, within the Kuykendahl Village general plan. The applicant is proposing 136 lots and 10 reserves restricted to landscape and open space, compensating open space, and parking within a Type 1 PAE development, and is requesting two variances: to allow a 10' building line for 73 lots and to allow a 14' building line for the remaining 63 lots. Staff is in support of the requests.
By definition, a Type 1 Permanent Access Easement is a local street, therefore property fronting on a Type 1 PAE street must comply with the building line requirements for local streets, which would be 20 feet along the front of a lot and ten feet along the back and side of a lot. The 50' PAE/PUEs would have a 28' paving section, allowing for utilities and landscaping within the right-of-way adjacent to the pavement section. For lots with a 10' building line, the back-of-curb distance would be 21' and 25' for lots with a 14' building line. Granting these requests will not affect public health, safety, or welfare. This development is self-contained within a private roadway development with no through-connections. If in future, the County were requested to accept the PAEs for maintenance, they would require the roadways to meet standards.
Harris County Engineering has no objection to the requests. Therefore, staff's recommendation is to grant the requested variances 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;

The Type 1 PAE private street community does not have a high volume or rate of traffic due to the self-contained nature of the development. The proposed setback would allow for sufficient driveway parking and be conducive to lower speeds of traffic. The reduced building line would not be 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;

Reduced building lines potentially impact infrastructure and development of streets. However, Type 1 PAEs are private streets, and the reduced building lines allow for a higher density development that more meets the demand of the market while meeting the utility requirements to serve the community.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of the building line requirements is to serve in protection of the habitable area of structures, to help create a safe, comfortable space for all road users, and to create an open space reducing what could be a tunneling effect of structures looming into the right-of-way. The proposed development would be a private right-of-way with low volume and rate of traffic and the proposed cross-section provides ample back-of-curb space.

(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 nature of the self-contained private street subdivision limits vehicular traffic within the community to only residents and their guests.

(5) Economic hardship is not the sole justification of the variance.

The primary justification for granting the variances is the design of the street system as private streets with no through-traffic.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 02/20/2025
Plat Name: Manifestation Addition
Developer: Cobalt Engineering
Applicant: Cobalt Engineering & Inspections LLC
App No/Type: 2025-0021 C2R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	1.0000	Total Reserve Acreage:	1.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77082	528A	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.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 02/20/2025
Plat Name: Manifestation Addition
Developer: Cobalt Engineering
Applicant: Cobalt Engineering & Inspections LLC
App No/Type: 2025-0021 C2R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

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 - Add the words: Basin ROW (detention pond) and show detention basin high banks where it shows HCFCD called 2.595 acres (HCFCD Fee, see regulation guidelines in uploaded PDF).

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)
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)
Per variance request a turn-around will be provided on site for emergency, utility and city vehicles

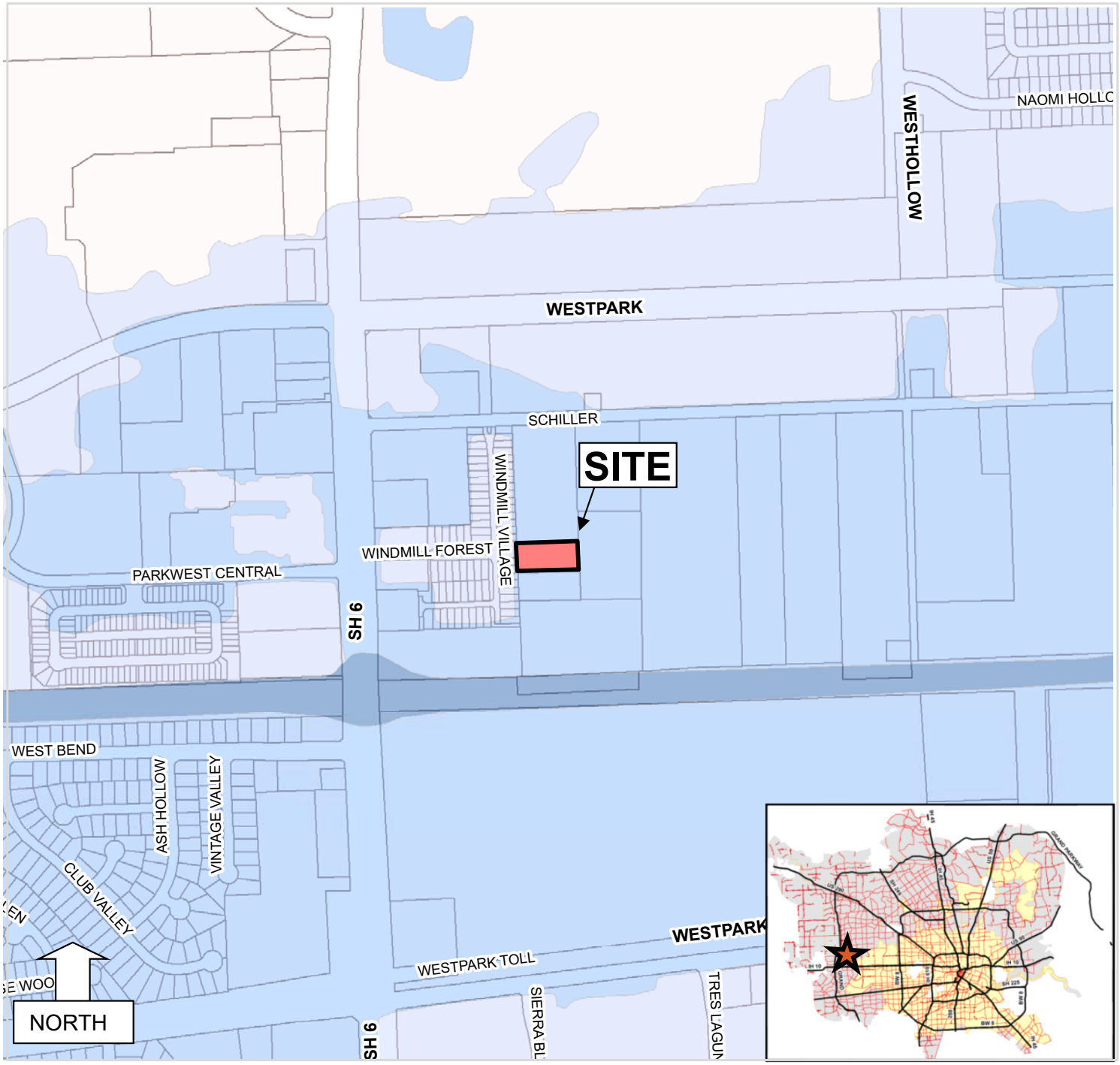
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Manifestation Addition

Applicant: Cobalt Engineering & Inspections LLC



D – Variances

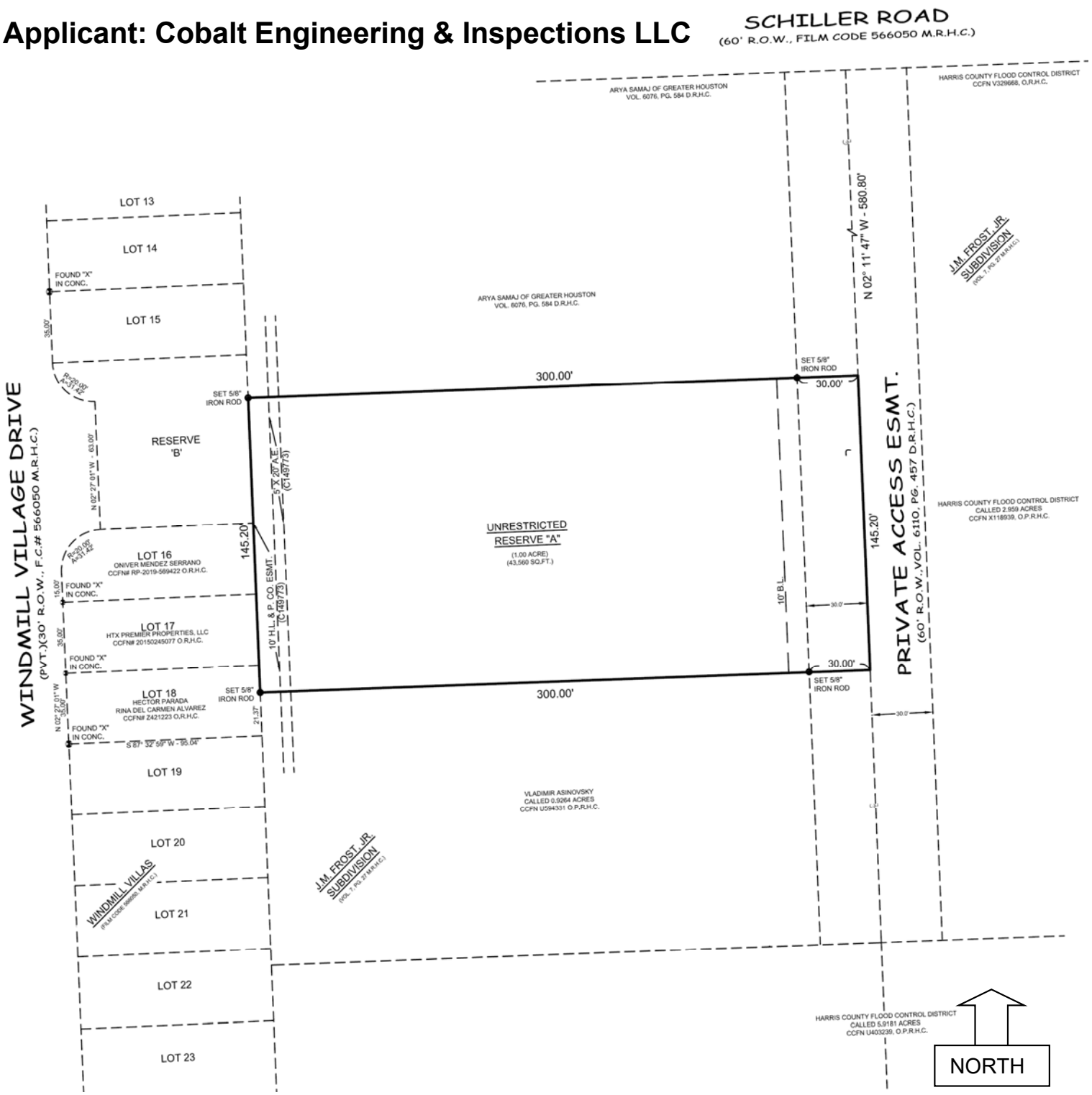
Site Location

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Manifestation Addition

Applicant: Cobalt Engineering & Inspections LLC



D – Variances **Subdivision**

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Manifestation Addition

Applicant: Cobalt Engineering & Inspections LLC



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0021
Plat Name: Manifestation Addition
Applicant: Cobalt Engineering & Inspections LLC
Date Submitted: 01/10/2025

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 proposed unrestricted reserve to take access from access easement
Chapter 42 Section: 190

Chapter 42 Reference:
Minimum Street or Shared Driveway width to accommodate a 60 foot right-of-way (50 feet wide in areas with exceptions); Shared driveway = 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
Our Client would like to turn the project site into an Unrestricted Reserve. They intend on running an LLC on the property (traffic comprised only of the owner(s) and their respective future employees).

(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;
Said Private access easement has been maintained by owners who share it. Please see attached building plans that show the proposed turn-around on project site; it will accommodate emergency, utility and city vehicles. Traffic will be minimal. There should be no residual changes made to the area.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Access to the property maintains it's 60 foot wide requirement. Permanent access easements have been reserved for potential paving/widening in the future.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The variance would allow the clients to keep things as they are (with the exception of the new proposed new construction within the confines of the subject property).

(5) Economic hardship is not the sole justification of the variance.
This property is not for residential purposes. The proposed business building will be built to help others in the area by way of home healthcare.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2025-0021
Agenda Item: 113
PC Action Date: 02/20/2025
Plat Name: Manifestation Addition
Applicant: Cobalt Engineering & Inspections LLC

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)

To allow proposed unrestricted reserve to take access from access easement;

Basis of Recommendation:

The site is located in the ETJ of Harris Couty, east of highway 6 and south of West Park Drive. The applicant is requesting a variance to allow a reserve to take access from a recorded access easement. Staff is in support of this request.
The site is a vacant one-acre tract which includes a portion of a 60' access easement. The easement is roughly 580' and connects to Schiller Road. The easement has very low usage with only two tracts taking access from it, and one being vacant. The applicant intends to use the property for office space and the site plan shows sufficient turnaround access on the private property.
This existing easement terminates at property owned by Harris County Flood Control and is used as a trail and a very large detention facility. It's very unlikely the easement will be improved to be extended any further than it's current location.
Harris County Engineering has voiced no objection to the request. Staff recommend granting the variance and approving 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

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;

The unusual characteristic is that the property includes 1/2 of the 60' roadway easement within the property boundary.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

This existing easement terminates at property owned by Harris County Flood Control and is used as a trail and a very large detention facility. It's very unlikely the easement will be improved to be extended any further than its current location.

(3) The intent and general purposes of this chapter will be preserved and maintained;

If the property was to dedicate the easement to the public for roadway purpose, it will not be extended further south due to the Harris County Flood Control property.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The easement has very low usage with only two tracts taking access from it, and one being vacant. Sufficient turnaround space is provided within the private property.

(5) Economic hardship is not the sole justification of the variance.

It's very unlikely the easement will be improved to be extended any further than its current location

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 114
Action Date: 02/20/2025
Plat Name: Neighborhood Shepherds Garden
Developer: Kimley Horn
Applicant: Windrose
App No/Type: 2024-2452 C2R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	11.6260	Total Reserve Acreage:	11.6260
Number of Lots:	0	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	77018	452M	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. (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)

Add the following plat note if the variance is granted: The Planning Commission granted a variance to allow proposed Reserve "A" to have a reduced 10’ building line along N Shepherd Dr subject to specific conditions on 02/20/2025. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 114
Action Date: 02/20/2025
Plat Name: Neighborhood Shepherds Garden
Developer: Kimley Horn
Applicant: Windrose
App No/Type: 2024-2452 C2R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

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: 01/22/2025
1- For commercial development 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 in Chapter 15 of the Design Manual (IDM).

HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.

HPW-HW- IDS: For the creation of a 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.

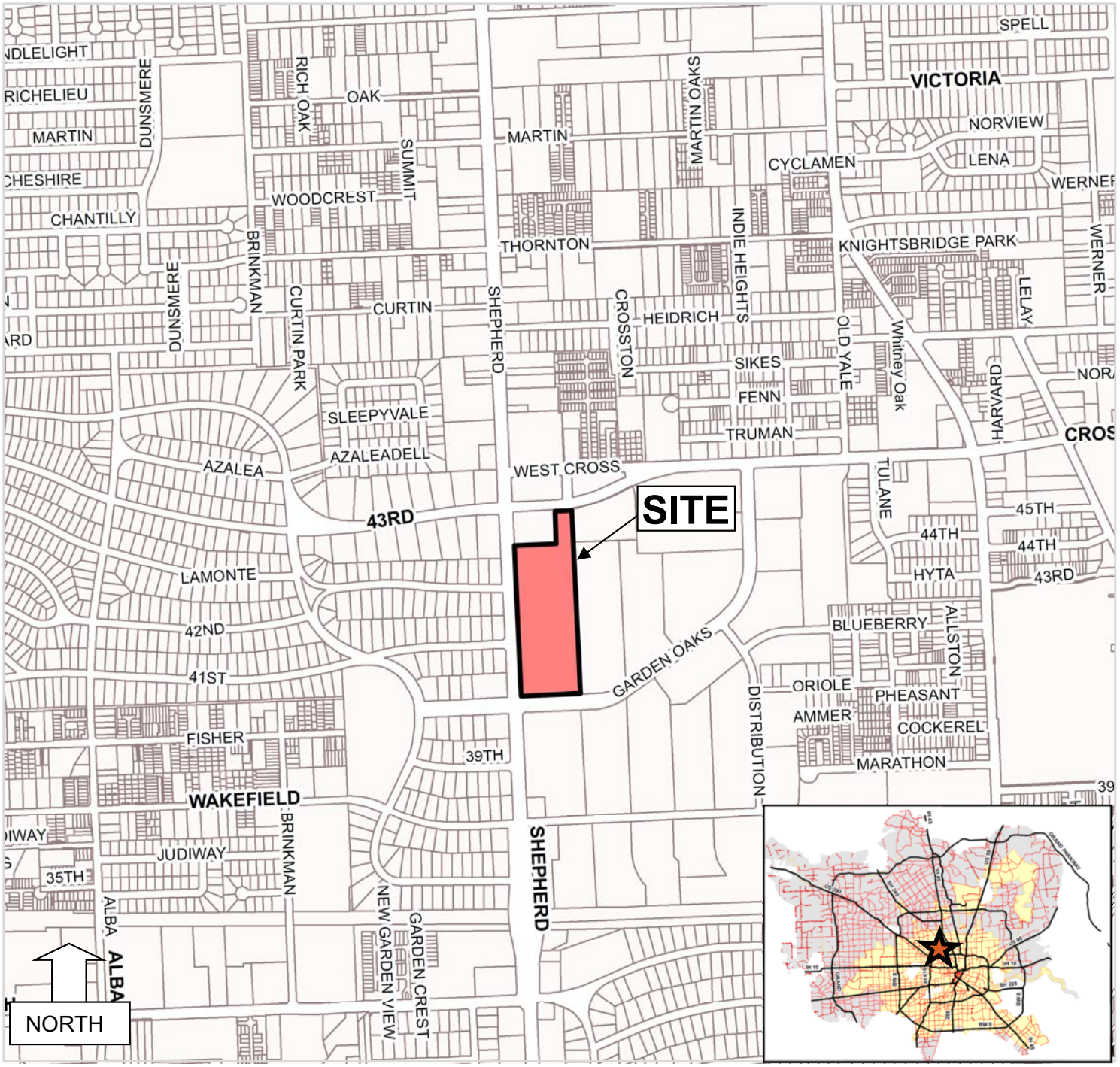
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Neighborhood Shepherds Garden (DEF 2)

Applicant: Windrose



D – Variances

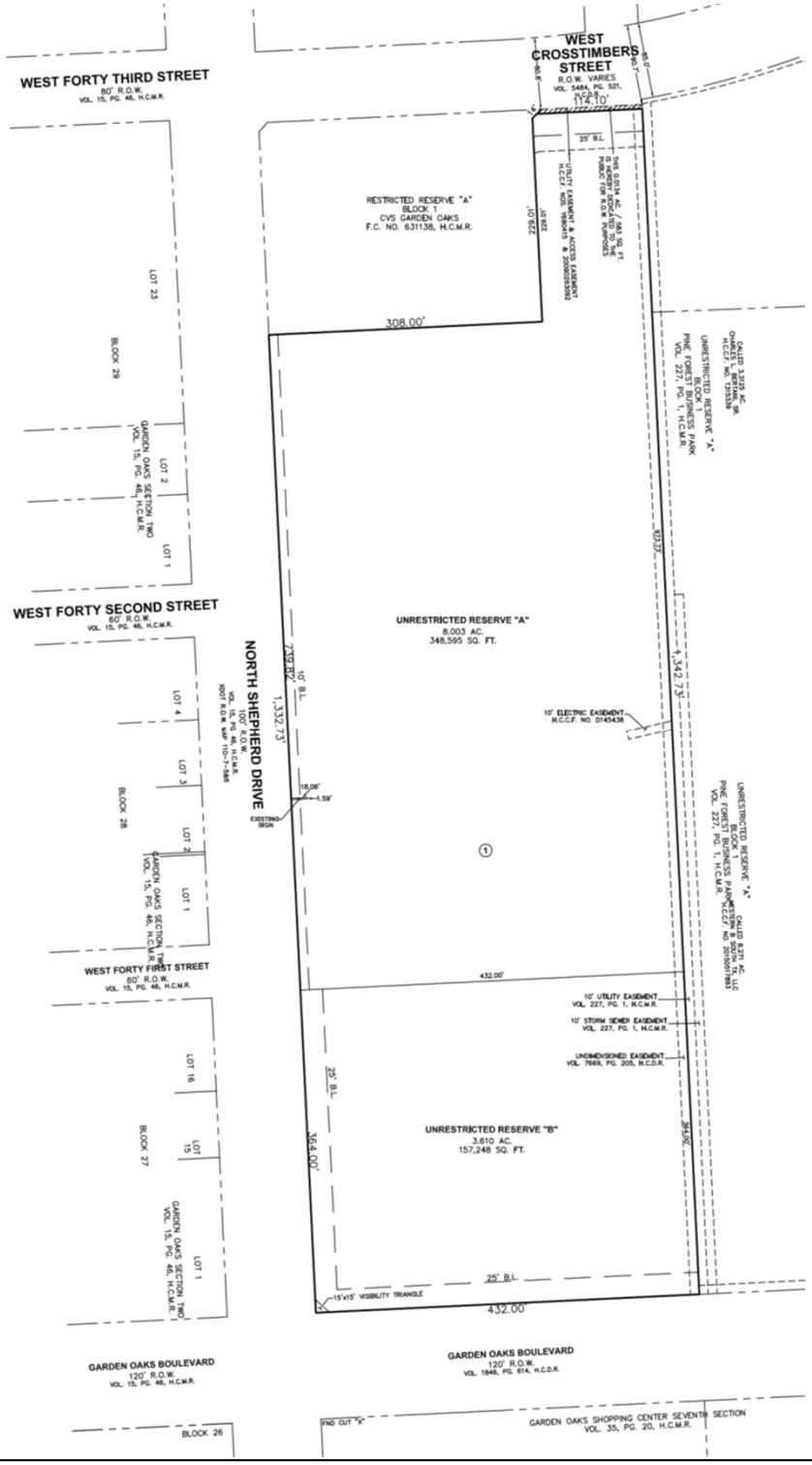
Site Location

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Neighborhood Shepherds Garden (DEF 2)

Applicant: Windrose



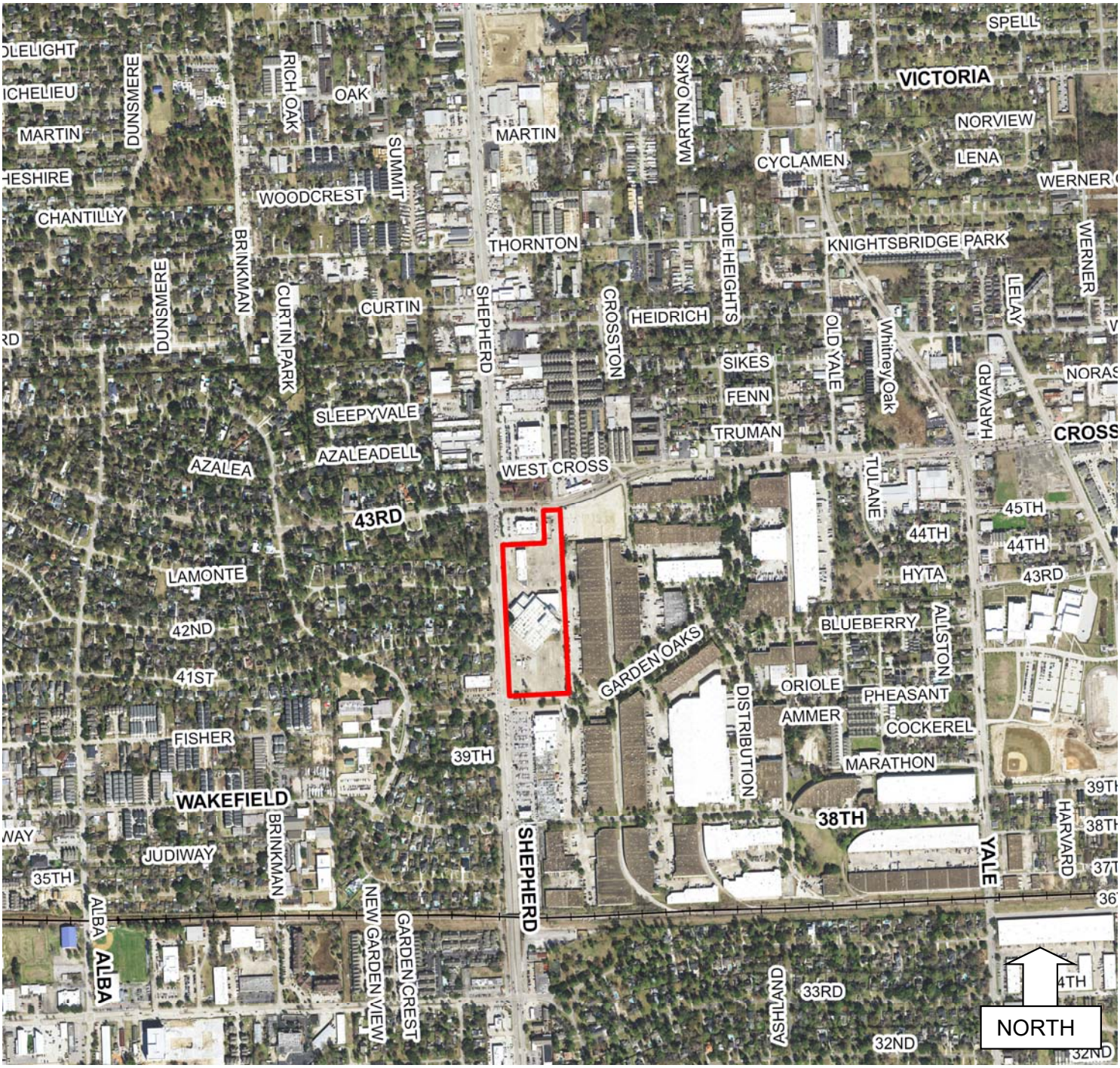
D – Variances Subdivision

Houston Planning Commission ITEM: 114

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Neighborhood Shepherds Garden (DEF 2)

Applicant: Windrose



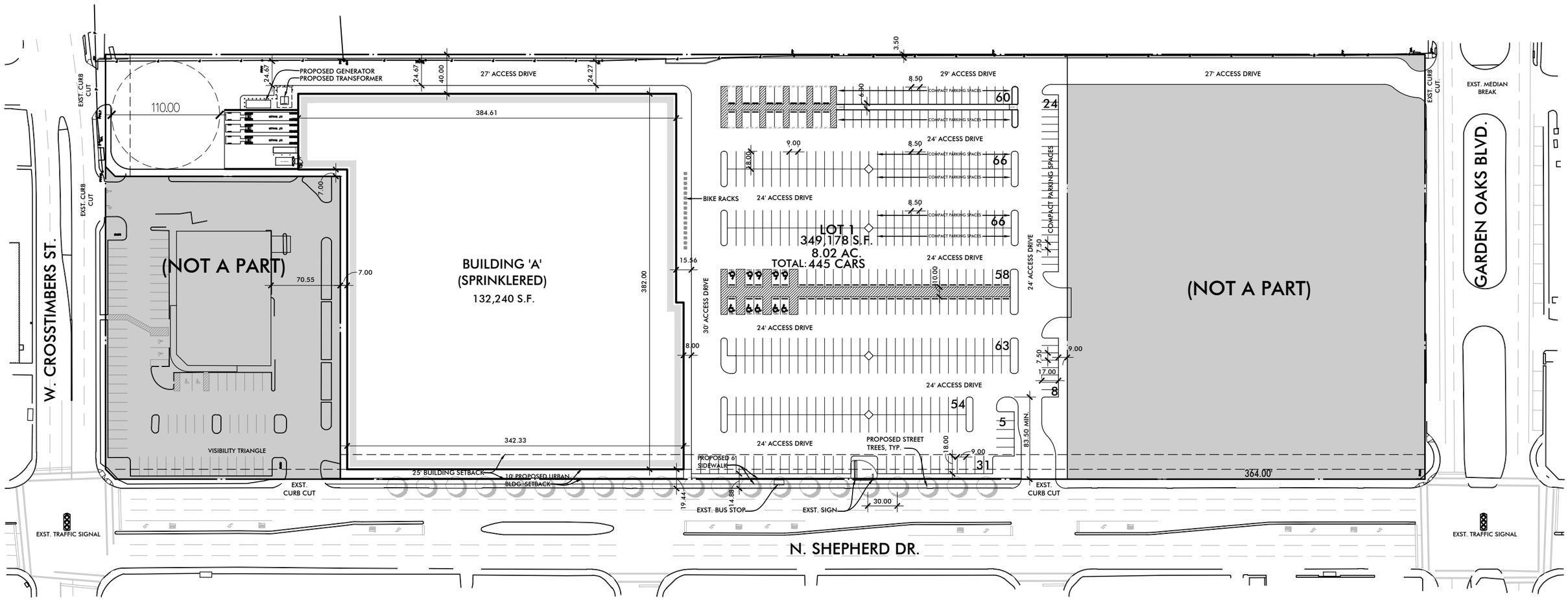
D – Variances

Aerial

DEVELOPMENT SYNOPSIS

LOT	LAND AREA		BLDG. AREA	TOTAL PARKING PROVIDED	COMPACT PARKING PROVIDED	STANDARD PARKING PROVIDED	ADA PARKING PROVIDED	REDUCED PARKING SPACES FOR ADDITIONAL BICYCLE SPACES	PARKING RATIO	COMPACT PARKING DENSITY %	DENSITY %
LOT 1	349,178 S.F.	8.02 AC.	132,240 S.F.	445 CARS	138 CARS	287 CARS	10 CARS	10 CARS	3.37 / 1000	31.01%	37.87%
LOT 2	157,248 S.F.	3.61 AC.									
TOTAL	**506,426 S.F.**	**11.63 AC.**	**132,240 S.F.**	**445 CARS**					**3.37 / 1000**		**26.11%**

CITY OF HOUSTON PARKING SPACE DIMENSIONS: 9'-0" X 19'-0"
PROPOSED PARKING SPACE DIMENSIONS: 9'-0" X 18'-0"
CITY OF HOUSTON COMPACT PARKING SPACE DIMENSIONS: 7'-6" X 17'-0"
CITY OF HOUSTON RETAIL PARKING RATIO REQUIRED: 4 SPACES PER 1000 S.F.
PARKING SPACES REQUIRED: 529 SPACES
PARKING SPACES PROVIDED: 435 SPACES
ADDITIONAL BICYCLE SPACES TO BE PROVIDED PER SEC. 26-497 (1 PARKING SPACE PER 4 BICYCLES): 42 BICYCLE SPACES = 10 PARKING SPACES
TOTAL PARKING SPACES PROVIDED WITH ADDITIONAL BICYCLE SPACES: 445 SPACES



FIDELIS

N. SHEPHERD DR. & GARDEN OAKS BLVD.

HOUSTON, TEXAS

OPTION 21

SITE PLAN

0 100

INCOMPLETE DRAWING--DO NOT USE FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION

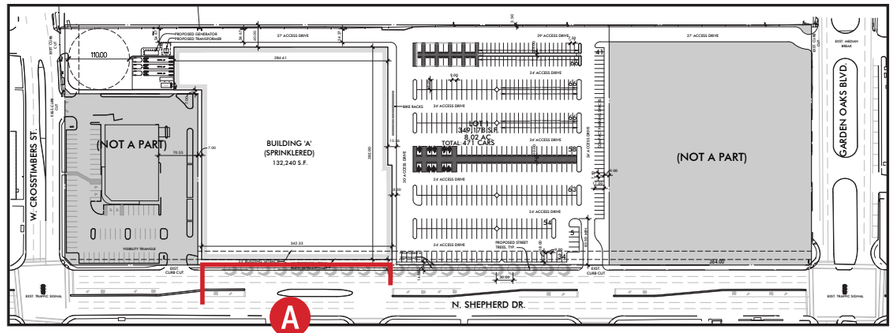
ARCHITECT: Marc Boucher
REGISTRATION #: 14291
DATE: 02/14/2025
JOB #: 2404700

Members A.I.A.
6802 Mapleridge Street, Suite 200 713.785.3644
Bellaire, Texas 77401 www.bdgap.com

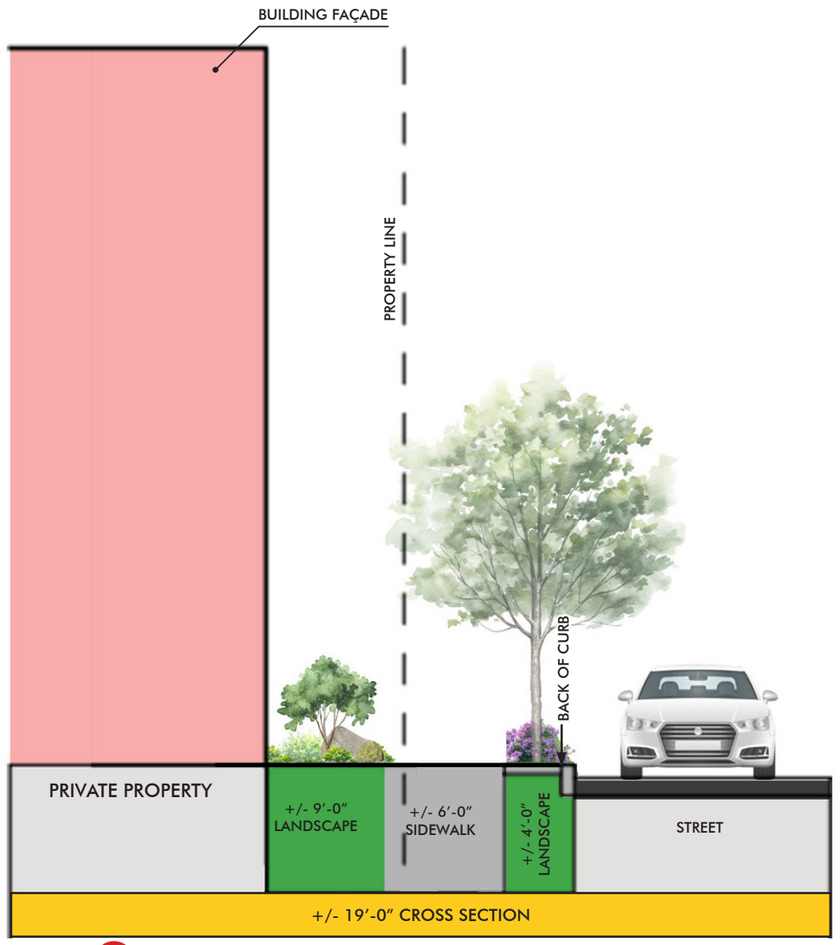
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N:\2404700\03-GRAPHICS\1-GRAPHICS\REFERENCES\25-0214-SP-OPTION-017B-COMPACT.DWG 2/14/2025 11:33:17 AM NILOUFAR NAZARIAN



KEY MAP



SECTION A - PRIVATE BUILDING LANDSCAPE

FIDELIS

N. Shepherd Dr. & Garden Oaks Blvd.

Houston, Texas

Street Cross Section

Do not use for regulatory approval, permit or construction.

N T S

PROJECT: 2404700 DATE: 02/11/2025

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KEY MAP

FIDELIS

N. Shepherd Dr. & Garden Oaks Blvd.

Houston, Texas

Perspective 01

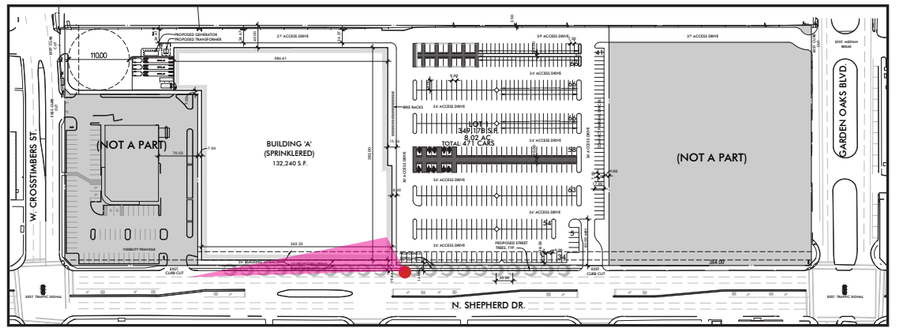
Do not use for regulatory approval, permit or construction.

N T S

PROJECT: 2404700 DATE: 02/12/2025

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KEY MAP

FIDELIS

N. Shepherd Dr. & Garden Oaks Blvd.

Houston, Texas

Perspective 02

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N T S

PROJECT: 2404700 DATE: 02/12/2025

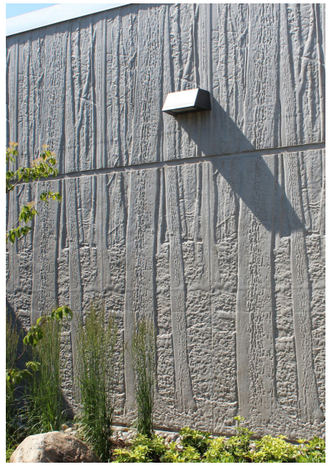
bdG architecture +planning boucher design group

6802 Mapleridge St., Suite 200 | Bellaire, Texas 77401 | 713.785.3644

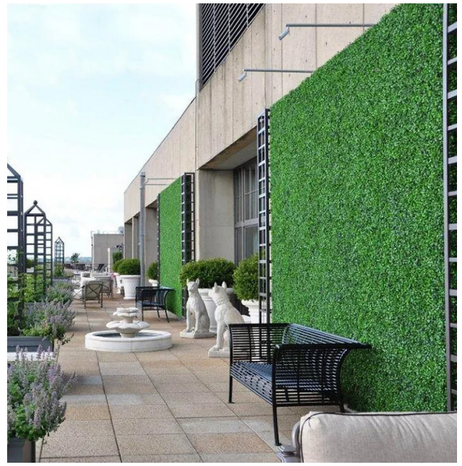
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FIDELIS

N. Shepherd Dr. & Garden Oaks Blvd.

Houston, Texas

Spirit Images

Do not use for regulatory approval, permit or construction.

PROJECT: 2404700 DATE: 02/12/2025

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2452
Plat Name: Neighborhood Shepherds Garden
Applicant: Windrose
Date Submitted: 12/09/2024

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 request a reduction of the required building setback line from 25 ft to 10 ft along North Shepherd for the area designated as Unrestricted Reserve "A" on the face of the plat.

Chapter 42 Section: 150

Chapter 42 Reference:

(a) An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter: Major Thoroughfares – in general – 25 feet To request a reduction to the required building line of 25 ft to 10 ft along North Shepherd for the extent of Lot One (1) as shown on the proposed plat. Lot two (2) does not have contractual plans ready for development.

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;

The applicant proposes a complete redevelopment of the former Sears store at 3404 N. Shepherd Dr., a historical (non-designated) landmark in Houston's Garden Oaks since its opening in 1950. After 70 years of operation, the site was fully shuttered in 2020 and has since remained vacant, leading to significant code enforcement issues, including illegal infiltration/squatting and criminal activities. Because of these illicit activities, the current landowner worked with the City and had the building demolished early in the redevelopment to curb those activities, addressing a challenging situation and contributing positively to the community's revitalization efforts. To facilitate this redevelopment, the applicant is requesting a reduction in the building line along North Shepherd Dr. This variance will enable the future tenant to use the site efficiently and effectively, which is crucial for restoring it to a vibrant, community-focused destination. In 2023, Lamasar Capital acquired the 12-acre site with a vision to revitalize it. Their redevelopment plan seeks to transform the blighted property into a dynamic hub, incorporating new retail spaces to complement the commercial activity already in the area. The site is surrounded by single-family residential neighborhoods such as Garden Oaks, Timbergrove, and Shepherd Oaks. The area has nine (9) bus stops within 500 ft of this property along N&S sides of Shepherd and W. CrossTimbers shown in Aerial Exhibit. The proposed commercial development aims to provide valuable amenities for the local community. As the neighborhoods transition from an older population to a younger demographic, a growing demand for retail, and other uses will enhance the neighborhood's appeal and provide jobs for the surrounding population. The Owner's representative has been meeting with the community leaders regarding the Sears Sign and what will happen with this treasured mid-century modern piece of

architecture. The sign structure is almost completely on private property and has not been historically designated. The subject property comprises approximately 8 acres located at 3404 N. Shepherd Dr., at its intersection with W. Cross Timbers, Garden Oaks and North Shepherd Drive. The current building setback line requirement would make this redevelopment project infeasible due to the site's unique physical characteristics. While multiple site layouts have been explored, including various two-story configurations, the parcel's depth constrains this large format retailer from orienting its front elevation towards Shepherd Drive. The reduction in the building line is crucial for achieving site development parameters that meet modern retail requirements and will enable this retailer to utilize the site efficiently and effectively. This redevelopment will occupy space that has long been derelict and will be essential in helping revitalize this area back into a vibrant, community-focused destination. The proposed layout optimizes the building's orientation on the lot, allowing for improved site circulation and access. This proposed redevelopment also has addressed significant community concerns, as confirmed by the Executive Director for Homeless for HomeAid Houston.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances justifying the variance stem from existing site conditions rather than applicant-imposed hardships. The lot's size necessitates a shift in building orientation to provide optimal access from North Shepherd Drive, Garden Oaks, and Cross Timbers, ensuring multiple entrance points and efficient traffic circulation. The project will consolidate access by closing three existing entrances on N. Shepherd, meeting updated driveway spacing requirements along these heavily trafficked corridors while still meeting visibility and other safety related issues. The redevelopment will transform a hazardous and blighted property into a safe, vibrant space that enhances the community's functionality. While economic considerations exist, they are secondary to the necessity of optimizing the site's layout given its unique characteristics.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of Chapter 42 to "promote the health, safety, and general welfare of the city and the safe, orderly and healthful development of the city" will be preserved through this development. The reduced setback allows for optimal building orientation while maintaining appropriate site circulation. The 19-feet of separation from the edge of street to the face of buildings will feature a landscape buffer between the street and the sidewalk and additional landscaping between the sidewalk and face of building to enhance the street frontage along Shepherd, as shown in the Street cross-section Exhibit.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The 10-foot building line along North Shepherd Drive is a reasonable request that aligns with existing development patterns in the area. In addition, existing median breaks will be preserved to ensure that local street alignments remain consistent, allowing for clear road crossings. This alignment supports both vehicular and pedestrian safety. Similar setback reductions exist nearby, such as at St Matthew United Methodist Church on W. Cross Timbers, demonstrating compatibility with the neighborhood character.

(5) Economic hardship is not the sole justification of the variance.

While economic factors are relevant, the primary justification for this variance stems from the site's unique physical characteristics and the goal of optimal site utilization. The property's extensive frontage of over 1,400 feet makes the building line reduction crucial for achieving an efficient site layout that can support a successful retail development. The requested variance will allow for appropriate building orientation on this large lot while maintaining site functionality and improving the property's contribution to the surrounding area. The building line reduction provides the flexibility needed for this development to succeed while revitalizing a key community site.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-2452
Agenda Item: 114
PC Action Date: 02/20/2025
Plat Name: Neighborhood Shepherds Garden
Applicant: Windrose

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 150

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To request a reduction of the required building setback line from 25 ft to 10 ft along North Shepherd for the area designated as Unrestricted Reserve “A” on the face of the plat.;

Basis of Recommendation:

The subject site is located in the city limits, east along N Shepherd Drive, south of W 43rd Street. The applicant is requesting a variance to allow a reduced 10’ building line instead of the required 25’ along a portion of N Shepherd Drive. Staff is in support of the request.

The applicant proposes redeveloping the former Sears site, a long-vacant property, into a large retail establishment with parking on the side. The property presents unique physical constraints that make strict application of the required 25-ft building line impractical. The lot’s depth limits feasible site orientation, and multiple alternative layouts, including two-story configurations, have been explored by the developer. However, to accommodate a large retail development while maintaining adequate access and functionality, the applicant is requesting a 10-ft building line.

With the proposed 10-ft building line, the applicant plans to enhance the pedestrian realm along N. Shepherd Drive by providing: a minimum 19-ft-wide pedestrian realm with a 6-ft-wide unobstructed sidewalk and a 4-ft-wide safety buffer to improve pedestrian comfort and separation from traffic. The applicant also plans to provide additional landscaping between the sidewalk and the building and an enhanced screening along the side of the building to create a visually appealing pedestrian environment.

Given the site’s physical constraints and the proposed pedestrian enhancements, staff recommends granting the requested variance and approving 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

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;

The property presents unique physical constraints that make strict application of the required 25-ft building line impractical. The lot’s depth limits feasible site orientation, and multiple alternative layouts, including two-story configurations, have been explored by the developer. However, to accommodate a large retail development while maintaining adequate access and functionality, the applicant is requesting a 10-ft building line.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The applicant proposes a large retail development and the property presents unique physical constraints that make strict application of the required 25-ft building line impractical.

(3) The intent and general purposes of this chapter will be preserved and maintained;

With the proposed 10-ft building line, the applicant plans to enhance the pedestrian realm along N. Shepherd Drive by providing: a minimum 19-ft-wide pedestrian realm with a 6-ft-wide unobstructed sidewalk and a 4-ft-wide safety buffer to improve pedestrian comfort and separation from traffic.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The applicant proposes to re-locate the sidewalk to improve pedestrian comfort and separation from traffic.

(5) Economic hardship is not the sole justification of the variance.

The justification of the variance is based on the site's physical configuration.

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

January 2, 2025

VAR

NOTICE OF VARIANCE

PROJECT NAME: Neighborhood Shepherd Garden
REFERENCE NUMBER: 2024-2452

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along the east side of North Shepherd Drive, north of Garden Oaks Boulevard and south of West Crosstimbers 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 10' building line along North Shepherd as opposed to the required 25'. 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, January 23, 2025 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. **Anyone attending the meeting must sign up on a designated form located at the entrance to the Council Chamber.**

You may submit written comments by sending an 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.

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

For additional information regarding this project, please call Matt Carpenter with Windrose at 713-458-2281. You may also contact the Planning and Development Department regarding this notice via email at Aracely.rodriguez@houstontx.gov or call (832)393-6574 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.
- **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 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. This is a type of Special Request.
- **SPECIAL EXCEPTION:** A modification to certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards. This is a type of Special Request.
- **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.
- **DEED RESTRICTIONS:** 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.

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 26 members and meets per their adopted Commission meeting schedule available on Planning Department webpage.

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 Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 115
Action Date: 02/20/2025
Plat Name: Sheldon Road Industrial Park replat no 1 and extension
Developer: Textrude Inc.
Applicant: McKim and Creed
App No/Type: 2025-0311 C2R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	50.6450	Total Reserve Acreage:	50.6450
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	77049	458T	ETJ

Conditions and Requirements for Approval

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

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

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

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

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. (Recd_pkg.doc)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 115
Action Date: 02/20/2025
Plat Name: Sheldon Road Industrial Park replat no 1 and extension
Developer: Textrude Inc.
Applicant: McKim and Creed
App No/Type: 2025-0311 C2R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

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: 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. (HC) (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)

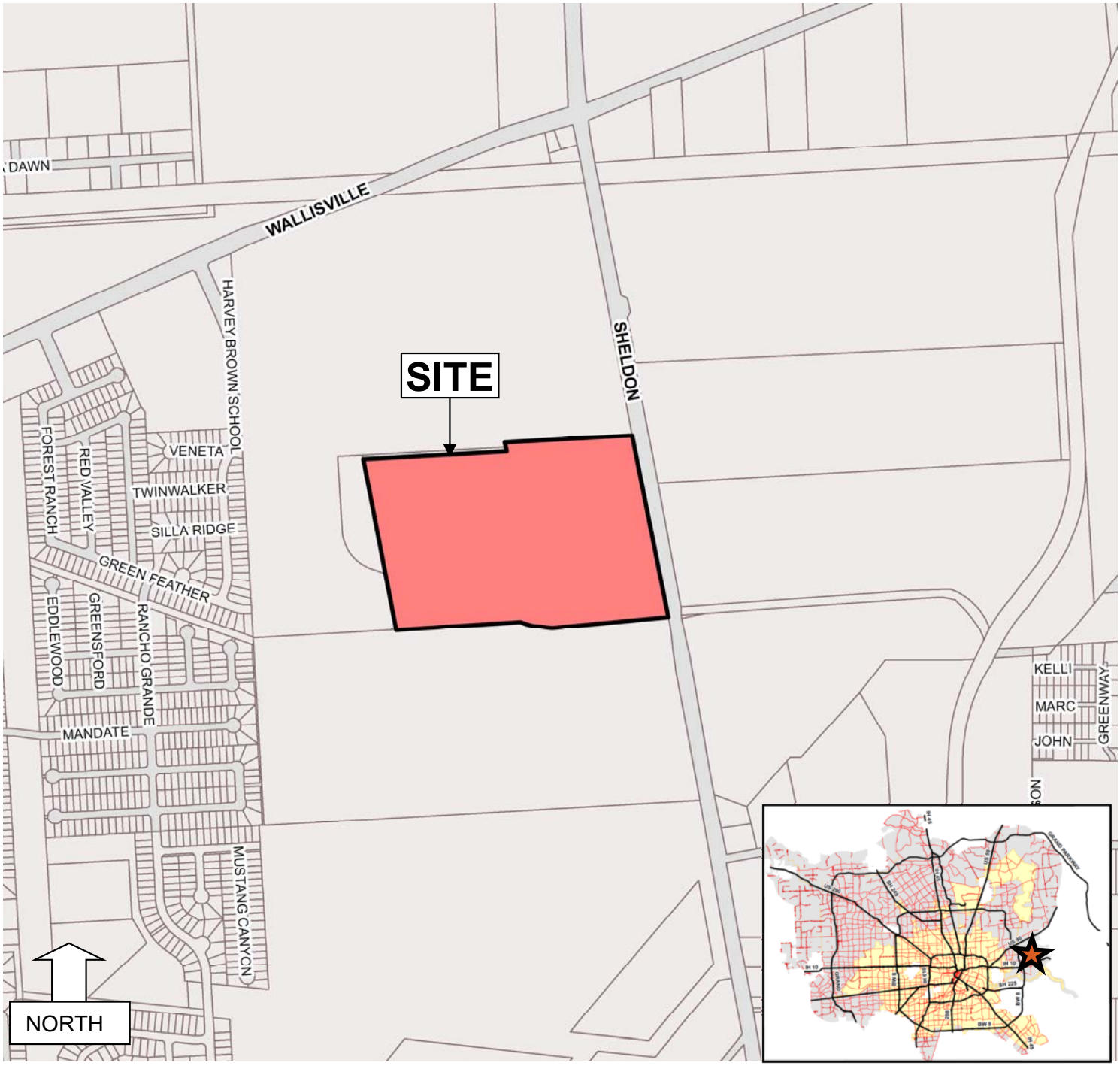
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Sheldon Road Industrial Park replat no 1 and extension

Applicant: McKim and Creed



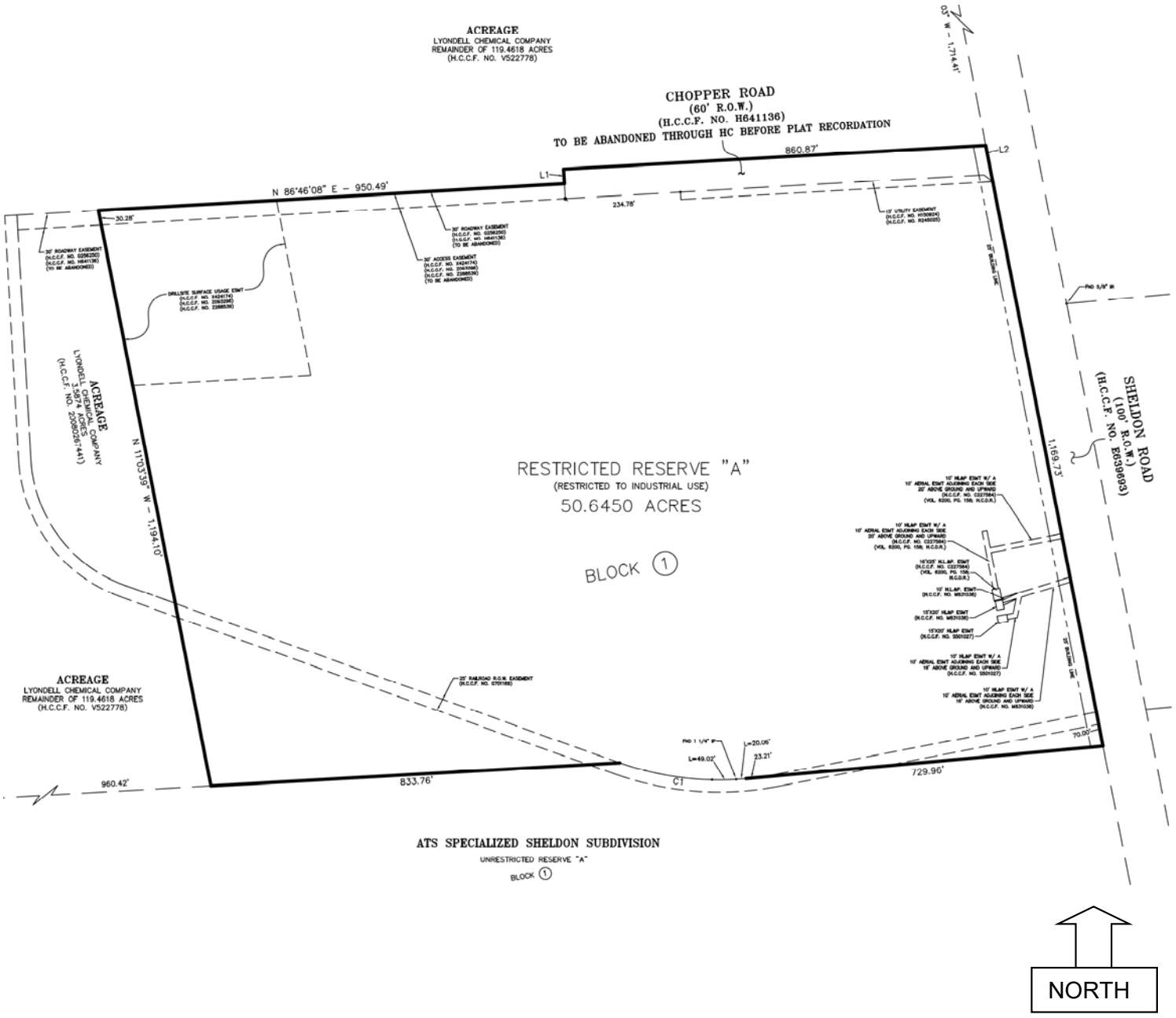
D – Variances **Site Location**

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Sheldon Road Industrial Park replat no 1 and extension

Applicant: McKim and Creed



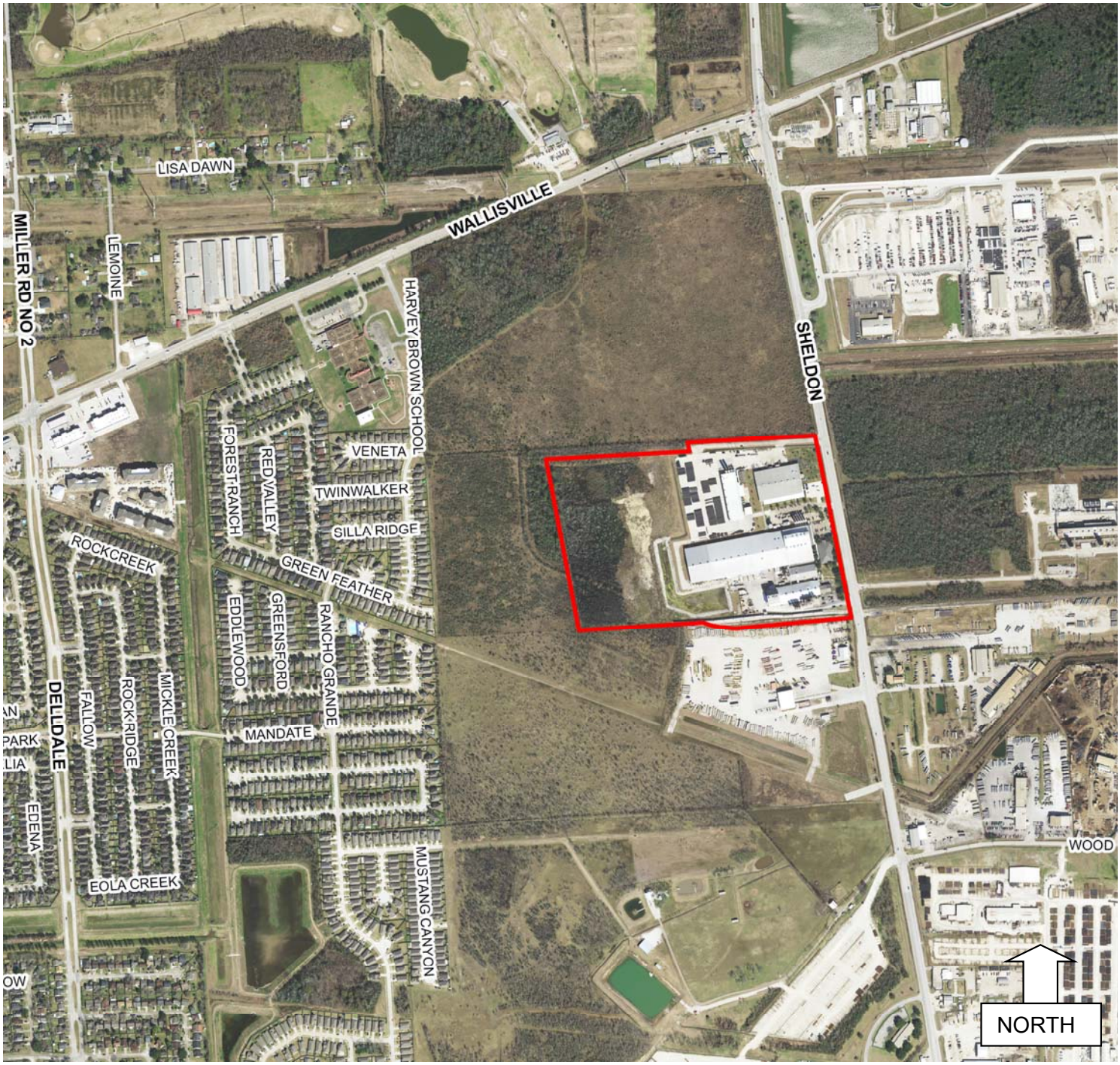
D – Variances **Subdivision**

Houston Planning Commission ITEM: 115

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Sheldon Road Industrial Park replat no 1 and extension

Applicant: McKim and Creed



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0311
Plat Name: Sheldon Road Industrial Park replat no 1 and extension
Applicant: McKim and Creed
Date Submitted: 02/10/2025

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:

Tex-Trude Inc. is requesting a variance from the requirement to intersect Sheldon Road with a public street within 2,600 feet of Wallisville Road. This request also comes with a proposal to abandon the existing right-of-way of Chopper Road, a short dead-end road.

Chapter 42 Section: 42-127

Chapter 42 Reference:

Intersection of major thoroughfares. 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;

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: Tex-Trude Inc. is seeking a variance from a street intersection along Sheldon Road to be within 2,600 feet south of Wallisville Road. In reality, a short section of Chopper Road currently exists approximately 2,160 feet south of Wallisville Road and is a constant maintenance problem. Tex-Trude would like to close and abandon Chopper Road for the following reasons: (1) Since Chopper Road is technically a public right-of-way, Harris County will not let Tex-Trude gate its entrance to control access; therefore, this short dead-end road is a dumping ground for trash, debris, old tires, and other unwanted items. Loitering and other unlawful activity also occur on this desolate road at night. Since this road is adjacent to Tex-Trude's property and an entrance thereto, maintenance and safety of this road is performed by Tex-Trude and is constant, disruptive, and costly. (2) This stretch of Sheldon Road consists of large highly industrial properties and undeveloped tracts owned by industrial companies. Connectivity with local streets running through these industrial properties is neither warranted nor desired by these property owners. (3) Lyondell Chemical Company owns a large industrial complex east of Sheldon Road and the undeveloped 119.4618-acre property to the north of Chopper Road and wrapping around to the west of the Tex-Trude property. The extension of Chopper Road through the Lyondell property to the west would sever their property. Under no circumstances would Lyondell want their property to be severed by a local street. Lyondell supports this variance request as evidenced by their letter accompanying this request. (4) Rancho Verde, a large residential subdivision, exists to the west of the Lyondell 119.4618-acre property. According to Chapter 42 requirements, the developers of Rancho Verde have platted a stub-street (Veneta Court) which would connect to an extension of Chopper Road under normal circumstances. However, it is highly

unusual for industrial properties to abut a single-family residential subdivision. A connection of Chopper Road with Veneta Court would invite industrial traffic and other unwanted cut-through traffic through Rancho Verde. This traffic will be incompatible with the intent of roadway connectivity and safety. Many residents of Rancho Verde will be very upset with such traffic utilizing their local streets. (5) A Chopper Road/Veneta Court extension would intersect Harvey Brown School Drive. Most of the industrial and unwanted cut-through traffic mentioned would utilize Harvey Brown School Drive for ingress/egress to Wallisville Road. This traffic would abut the easterly property line of Harvey Brown Elementary School. As with Rancho Verde, this industrial and cut-through traffic would be incompatible with the intent of Chapter 42 for roadway connectivity and safety.

(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 circumstances leading to this variance request. In fact, the applicant tried to comply with the Chapter 42 requirements by platting additional right-of-way for Chopper Road. The fact of this matter is Chopper Road has very little chance of being built to provide connectivity to/from Rancho Verde and, if it did get built, would be a detriment to the community of Rancho Verde and Harvey Brown Elementary School. As it currently is constructed, Chopper Road provides no benefit to traffic connectivity and creates a maintenance nightmare and safety hazard for the adjoining property owners.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Requiring Chopper Road to extend to the Rancho Verde residential subdivision would go against sound public policy to the intent and general purpose of Chapter 42. Rancho Verde already has good access to Sheldon Road by virtue of Wallisville Road. The route may be a little longer than a direct connection with Chopper Road; however, the introduction of industrial and unwanted cut-through traffic to Rancho Verde is not worth the small benefit of this connection.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Chopper Road is currently a dead-end road that is injurious to the public health, safety, and welfare of this area. The granting of this variance would be big step towards abandoning Chopper Road and turning it into a private driveway into the Tex-Trude property. This drive would not require public maintenance, none is being done now, and would be gated to control the undesirable access that is currently unabated. Adequate traffic connectivity now exists for this area. Approving this variance would ensure that the industrial property owners in this could better protect their property, and the mixing of residential, industrial, and cut-through traffic does not occur on a local street.

(5) Economic hardship is not the sole justification of the variance.

This variance request is not about economic hardship. Tex-Trude would be willing to comply with the Chapter 42 requirements and absorb the cost for Chopper Road adjacent to their property if it would benefit the health, safety, and welfare of the community. However, there is little chance that Chopper Road, nor a similar east-west roadway near this location, would be an asset to the area providing beneficial connectivity. Without this variance approval, the dead-end street of Chopper Road will remain a location for everlasting undesirable and unlawful activity.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2025-0311
Agenda Item: 115
PC Action Date: 02/20/2025
Plat Name: Sheldon Road Industrial Park replat no 1 and extension
Applicant: McKim and Creed

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)

Tex-Trude Inc. is requesting a variance from the requirement to intersect Sheldon Road with a public street within 2,600 feet of Wallisville Road. This request also comes with a proposal to abandon the existing right-of-way of Chopper Road, a short dead-end road. ;

Basis of Recommendation:

The site is located within the Houston ETJ, Harris County, west along Sheldon Road, south of Wallisville Road, and north of Wood Drive.

The applicant is proposing a restricted reserve for industrial use and is requesting a variance to exceed intersection spacing along Sheldon Road, a major thoroughfare, as a result of their proposed abandonment of Chopper Road.

Staff is in support of the request.

Chopper Road was an existing stub that was extended by the previous subdivision plat of Sheldon Road Industrial Park back in 2009. In 2014, the residential subdivision of Rancho Verde Sec 2 created the stub street, Veneta Court, for a potential east/west street connection with Chopper Road. However, the developments along Sheldon Road, west of the residential subdivision, consists of existing industrial properties and undeveloped tracts owned by industrial companies. Requiring the subject site to extend the east/west street connection would introduce industrial traffic into a residential subdivision.

Harris County has no objections. 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

Chopper Road was an existing stub that was extended by the previous subdivision plat of Sheldon Road Industrial Park back in 2009. In 2014, the residential subdivision of Rancho Verde Sec 2 created the stub street, Veneta Court, for a potential east/west street connection with Chopper Road. However, the developments along Sheldon Road, west of the residential subdivision, consists of existing industrial properties and undeveloped tracts owned by industrial companies. Requiring the subject site to extend the east/west street connection would introduce industrial traffic into a residential 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;

N/A

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Chopper Road was an existing stub that was extended by the previous subdivision plat of Sheldon Road Industrial Park back in 2009. In 2014, the residential subdivision of Rancho Verde Sec 2 created the stub street, Veneta Court, for a potential east/west street connection with Chopper Road. However, the developments along Sheldon Road, west of the residential subdivision, consists of existing industrial properties and undeveloped tracts owned by industrial companies. Requiring the subject site to extend the east/west street connection would introduce industrial traffic into a residential subdivision.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The developments along Sheldon Road, west of the residential subdivision, consists of existing industrial properties and undeveloped tracts owned by industrial companies. Requiring the subject site to extend the east/west street connection would introduce industrial traffic into a residential subdivision.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The developments along Sheldon Road, west of the residential subdivision, consists of existing industrial properties and undeveloped tracts owned by industrial companies. Requiring the subject site to extend the east/west street connection would introduce industrial traffic into a residential subdivision.

(5) Economic hardship is not the sole justification of the variance.

The residential subdivision of Rancho Verde Sec 2 created the stub street, Veneta Court, for a potential east/west street connection with Chopper Road. However, the developments along Sheldon Road, west of the residential subdivision, consists of existing industrial properties and undeveloped tracts owned by industrial companies. Requiring the subject site to extend the east/west street connection would introduce industrial traffic into a residential subdivision.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 116
Action Date: 02/20/2025
Plat Name: Thomas Complex replat no 1
Developer: Adeo Homes LLC
Applicant: Adeo Homes LLC
App No/Type: 2024-2486 C2R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	0.3947	Total Reserve Acreage:	0.3947
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:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	City

Conditions and Requirements for Approval

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.

158. Provide for the dedication of widening for Stonewall Street 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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 116
Action Date: 02/20/2025
Plat Name: Thomas Complex replat no 1
Developer: Adeo Homes LLC
Applicant: Adeo Homes LLC
App No/Type: 2024-2486 C2R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

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.

Parks and Recreation: -Add Park note "No land is being established as private park or dedicated to the public for park purposes."

CenterPoint: CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead primary facilities, which applies to: STONEWALL & PANNELL STREET
HPW-OCE- Drainage and Utility: Detention is Required.
Make sure that 10' clearance between public utility to the building foundation.
No building is allowed within any public utility easement.

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

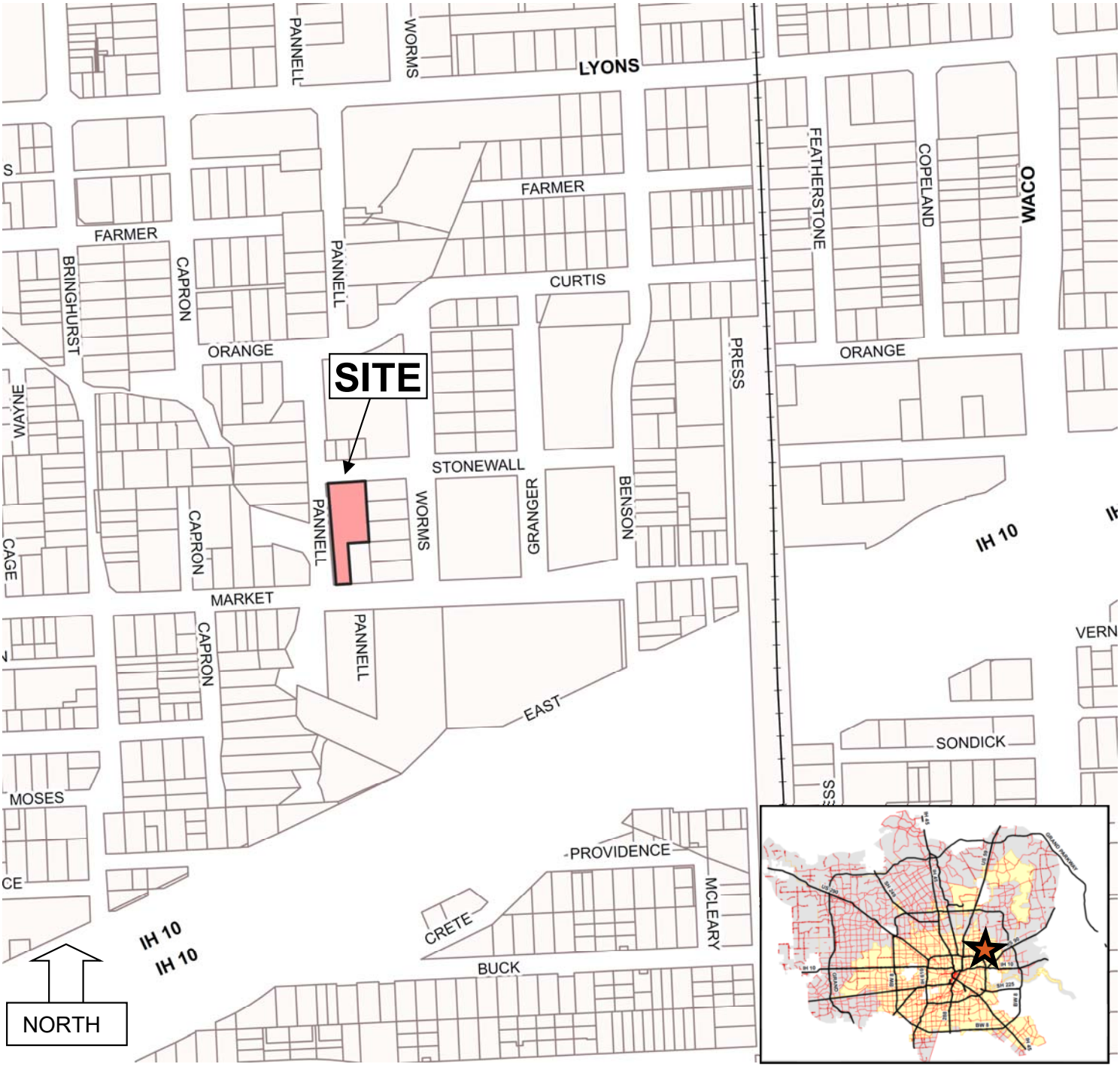
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Thomas Complex replat no 1 (DEF 1)

Applicant: Adeo Homes LLC



D – Variances

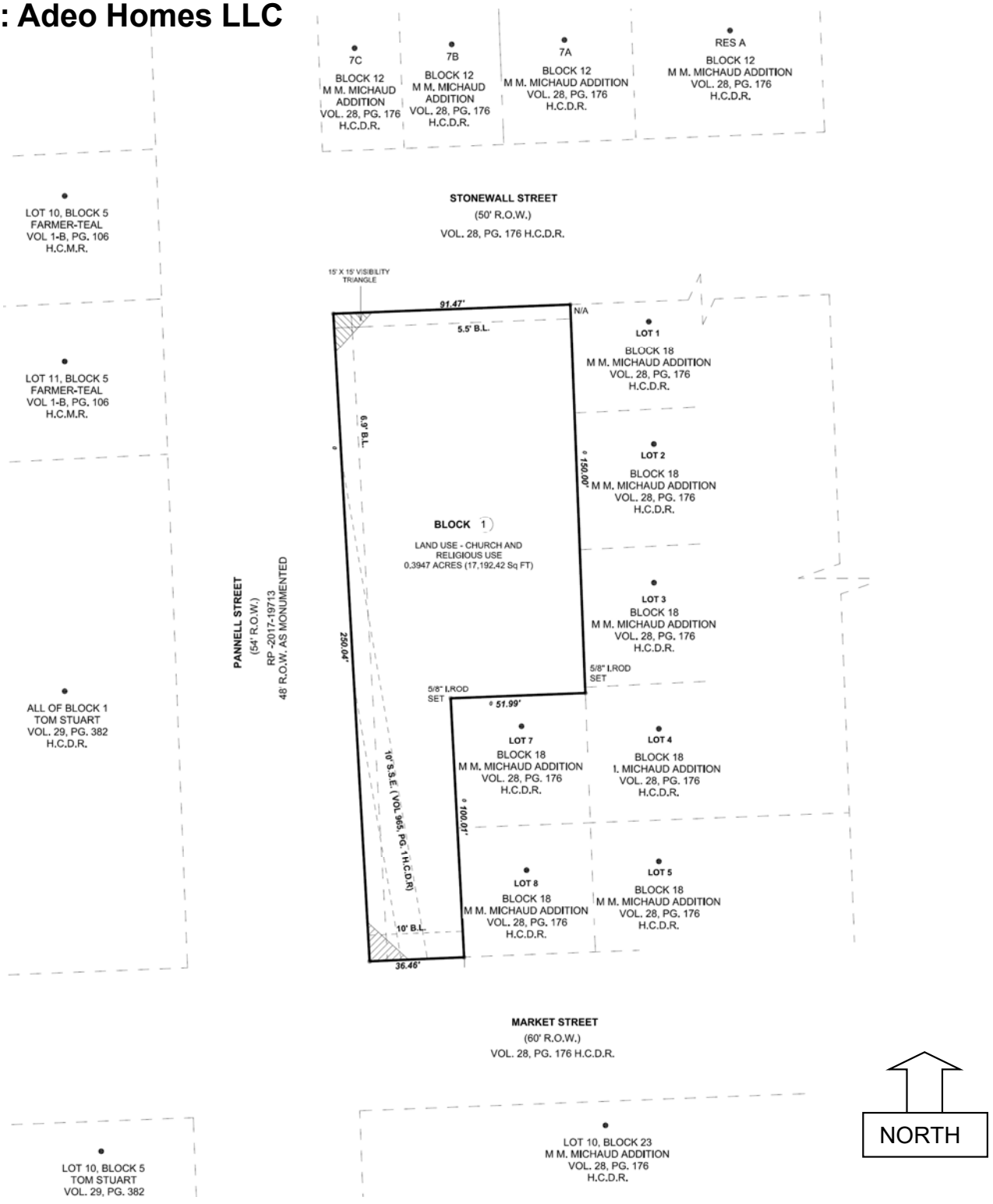
Site Location

Houston Planning Commission ITEM: 116

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Thomas Complex replat no 1 (DEF 1)

Applicant: Adeo Homes LLC



D – Variances **Subdivision**

Houston Planning Commission ITEM: 116

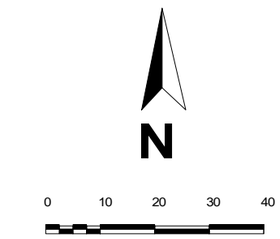
Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Thomas Complex replat no 1 (DEF 1)

Applicant: Adeo Homes LLC

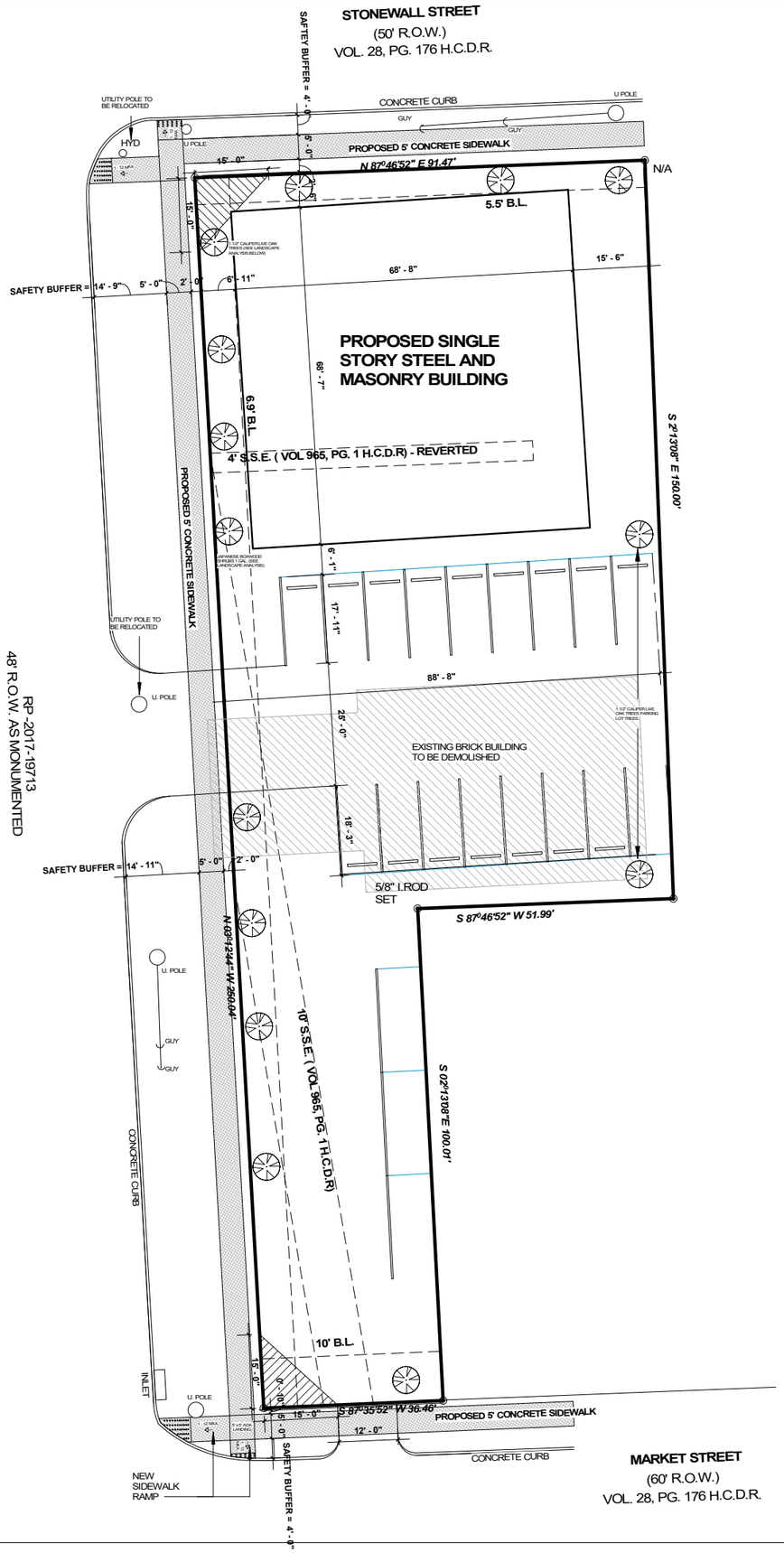


D – Variances Aerial



SCALE IN FEET

1":20'-0"



ADEO HOMES
DESIGN AND DEVELOPMENT SERVICES

The designers of Adeo Homes are not, and do not represent to be licensed architects with professional standing in the State of Texas. Our practice is limited to the extent permissible by exemptions to the Architect Statute as indicated in "§ 1051.606. Activities of Certain Persons Not Represented to Be Architects" of the Statute.

The design works depicted herein are the sole property of Adeo Homes LLC and may not be modified, recreated, reproduced, or used as a basis for construction without the approval and express written consent of Adeo Homes LLC.

www.adeohomes.com
832-970-8181
design@adeohomes.com

PROJECT NAME:

THOMAS COMPLEX

LOT ADDRESS:

1306 PANNELL STREET HOUSTON, TX 77020

LOT LEGAL DESCRIPTION:

A SUBDIVISION OF A 0.3947 ACRE TRACT OF LAND BEING A REPLAT OF THE THOMAS COMPLEX RECORDED AT FILM CODE NO.681401 HCMR, BEING A REPLAT OF WEST PORTION OF LOTS 6 AND 7 AND ALL OF LOTS 8,9 AND 10, BLOCK 18 M.M MICHAUD ADDITION ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 28, PAGE 176 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS SAVE AND EXCEPT THAT CERTAIN PORTION AS CONVEYED TO THE CITY OF HOUSTON UNDER DEED FILED UNDER HCCFN D175002

PROPOSED BUILDING ADDRESS:

PROJECT NO:

ISSUES & REVISIONS

DRG. TITLE

SITE PLAN

DRG. NO.

A.001

AUTHOR:	C.O	**DATE**	08/16/2024
CHECKER:	I.O	**SCALE**	1" = 20'-0"

NOTES;

1. Do not scale drawings. Work only with dimensions given
2. All dimensions are in feets and inches
3. Any discrepancy should be reported to the consulting architects
4. The consulting architects are not liable for any construction they do not supervise
5. Copyright; This drawing is copyright protected and the contents shall not be produced in whole or in parts or used for any other purpose without the permission of the consulting architects

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2486
Plat Name: Thomas Complex replat no 1
Applicant: Adeo Homes LLC
Date Submitted: 12/22/2024

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:

1. Reduced building line from Stonewall Street from 10' required to minimum of 5.5' (varied along Stonewall Street) 2. Reduced building line from Pannell Street from 10' required to minimum 6.9' (varied along Pannell Street) 3. Minor encroachment into 15' x 15' visibility triangle. Encroaching 6" into visibility triangle on Stonewall side and 6" into visibility triangle on Pannell side

Chapter 42 Section: 155 & 161

Chapter 42 Reference:

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. Sec. 42-161. - Visibility triangles. 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. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

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 imposition of these performance standards will result in a significant setback for the completion of the facilities for Mount Olive Baptist Church (MOBC) which is currently under construction with the primary building structure in place. Imposition of the building setback and the visibility triangle performance standards will require the moving or removal of the structure and foundation. 1. Application requests a reduced building line from Stonewall Street from 10' required to minimum of 5.5' (varied along Stonewall Street). In consideration of a variance to the Sec 42-155 – Collector and local streets – Uses other than single family residential. This standard set the building lines in the city in the effort to "foster a design framework applicable to the city and assure that pedestrian use of sidewalks is not impeded by vehicles blocking the sidewalk" Variance is being requested to the following provisions in particular: Sec 42-155 (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." The request is to maintain a 5.5' setback from the property line to the building already erected. • As deduced from the attached survey, the structure under construction encroaches the building line and is a minimum 5.5' from the property line. There is, however, at least an 18' distance from inside the curb to the building from Stonewall St which can accommodate an acceptable pedestrian realm with a minimum 4' safety buffer and a 5' side walk and ensuring no obstruction of vehicular traffic and presenting no public safety risk relative to Stonewall Street. • There is no pedestrian sidewalk yet built on the local street (Stonewall) in question. The proposed sidewalk would be at least at least 6' from the side of the building and there are no driveways or vehicular access points along Stonewall which reduces the risk of the sidewalk being impeded.

Refer to attached site plan 2. Application requests a reduced building line from Pannell Street from 10’ required to minimum 6.9’ (varied along Pannell Street) In consideration of a variance to the Sec 42-155 – Collector and local streets – Uses other than single family residential. Variance is being requested to the following provisions in particular: Sec 42-155 (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.” The request is to maintain a 6.9’ setback from the property line to the building already erected. • As deduced from the attached survey, the structure under construction encroaches the building line and is a minimum 6.9’ from the property line. There is, however, at least a 25’ distance from inside the curb to the building from Pannel St which can accommodate an acceptable pedestrian realm with a minimum 4’ safety buffer and a 5’ sidewalk and ensuring no obstruction of vehicular traffic and presenting no public safety risk relative to Pannell Street. • There is no pedestrian sidewalk yet built on the local street (Pannell) in question. The proposed sidewalk would be at least 16’ from the side of the building and there are no driveways or vehicular access points along Pannell, directing in front of the building, which reduces the risk of the sidewalk being impeded. Refer to attached site plan 3. Application requests a minor encroachment into 15’ x 15’ visibility triangle. Encroaching 6” into visibility triangle on Stonewall side and 6” into visibility triangle on Pannell side. In consideration for a variance to Sec 42-161 - Visibility triangles. Variance is being requested to the following provisions in particular: Sec 42-161 – “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. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.” The request is to encroach minimally into the visibility triangle with the building corners no more than 6” into the visibility triangle. • As deduced from the attached survey, the structure under construction encroaches the visibility triangle only minimally. With the corner of the building situated 25’ ft from inside the curb from Pannell street and 16’ from the inside of curb from Stonewall street, neither vehicular nor pedestrian line of sight will not be obstructed, presenting no public safety risk relative to the point of intersection. • The proposed driveway into the property is located at least 105’ from the intersection further reducing the risk of the sidewalk being impeded. Refer to attached site plan

(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 are no other unusual physical characteristics other than those described above in response to question 1a.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

It would appear that the original contractor failed to ensure the proper surveying of the foundation forms against the building lines established in the replat of the property prior to the pouring of concrete and erection of the building. This failure resulted in encroachment into the property line and visibility triangle on Pannell Street as well as Stonewall Street. Recent plat documents indicated that 0.0344 acres or 1500 sq. ft was dedicated to the public for 6 ft R.O.W. purposes on Pannell St, increasing the R.O.W. from 48 ft (As Monumented) to 54 ft. The building was however constructed against the prior building line and not the established building line following the dedication and resulting in the encroachment on Pannell and Stonewall street, as well as the visibility triangle at the corner of said streets.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intended development plan maintains the intent and general purpose of this chapter as the building line will be some 27 ft from the inside of curb from Pannell street and 19 ft from inside of curb from Stonewall street ensuring no obstruction of traffic and no adverse effects on vehicular site line and presenting no public safety risk relating to the local streets. The proposed pedestrian sidewalks will have a 4’ safety buffer.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The building structure is setback at least 27 ft from the inside of curb on Pannel St (a local street). The building structure is setback at least 19 ft from the inside of curb on Stonewall St (a local street). There is enough distance on both sides of this corner lot to establish a comfortable pedestrian realm with 4 ft of safety buffer, 5 ft of sidewalk and an unobstructed distance of 18 ft to

the building on Pannell street and an unobstructed distance of 6 ft to the building on Stonewall Street. We believe that this buffer presents no obstruction of traffic and site line and presents no public safety risk relating to these local streets while also ensuring no obstruction to vehicular and pedestrian traffic as well. Additionally, properties adjacent to this building are developed much closer to the paved street than the subject property, with many having essentially zero setback from the curb. Therefore, the situation of the subject structure offers an improvement to the current traffic and pedestrian safety in the immediate community.

(5) Economic hardship is not the sole justification of the variance.

The variance is requested to allow Mount Olive Baptist Church (MOBC) to complete and use this church facility for the benefit of the Fifth Ward and East River communities. The building is erected to significantly increase the capacity of the MOBC to provide comfortable accommodation for worship and community service for the growing population in these historically underserved communities. For over 45 years the Mount Olive Baptist Church (MOBC) has long been a valuable resource for the Greater Fifth Ward, providing not only spiritual guidance but also critical social services that address pressing needs of these communities. The church offers programs focusing on youth development, financial literacy, job training and when needed, disaster assistance, amongst other services. As a tax-exempt nonprofit organization, MOBC sustains itself through a combination of revenue from for-profit services and state and local subsidies that enhance its non-profit program. The new facility will allow MOBC to launch additional initiatives that address the unique needs of these communities. The requested variance is essential to the success of this improvement project. It will enable MOBC to move forward with the construction and ensure that MOBC can continue its mission of service. We believe this project aligns with the city’s broader goals of fostering social equity, economic development, and community resilience.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2486
Plat Name: Thomas Complex replat no 1
Applicant: Adeo Homes LLC
Date Submitted: 12/22/2024

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 not provide R.O.W widening and allow Stonewall Street to remain a 50'street.
Chapter 42 Section: 42-122

Chapter 42 Reference:
The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this code: Local streets - (1) 50 feet if adjacent to exclusively single-family residential lots, MUR's and other uses that are allowed on a 50 feet right-of-way in accordance with section 42-190; or (2) 60 feet if adjacent to any other development"

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 imposition of these performance standards will result in a significant setback for the completion of the facilities for Mount Olive Baptist Church (MOBC) which is currently under construction with the primary building structure in place. Imposition of the building setback, the visibility triangle and the right-of-way performance standards will require the moving or removal of the structure and foundation.

(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;
It would appear that the original contractor failed to ensure the proper surveying of the foundation forms against the building lines established in the replat of the property prior to the pouring of concrete and erection of the building. Additionally, the City's inspection regime also failed as the form inspection should have identified these issues. These failures resulted in encroachment into the property line and visibility triangle on Pannell Street as well as Stonewall Street. Requiring a 5' dedication for right-of-way purposes would further worsen the situation. Recent plat documents indicated that 0.0344 acres or 1500 sq. ft was dedicated to the public for 6 ft R.O.W. purposes on Pannell St, increasing the R.O.W. from 48 ft (As Monumented) to 54 ft. The building was however constructed against the prior building line and not the established building line following the dedication and resulting in the encroachment on Pannell and Stonewall street, as well as the visibility triangle at the corner of said streets

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intended development plan maintains the intent and general purpose of this chapter as the building line will be some 27 ft from the inside of curb from Pannell street and 19 ft from inside of curb from Stonewall street ensuring no obstruction of traffic and no adverse effects on vehicular site line and presenting no public safety risk relating to the local streets. The proposed pedestrian sidewalks will have a 4' safety buffer

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The building structure is setback at least 27 ft from the inside of curb on Pannel St (a local street). The building structure is setback at least 19 ft from the inside of curb on Stonewall St (a local street). There is enough distance on both sides of this corner lot to establish a comfortable pedestrian realm with 4 ft of safety buffer, 5 ft of sidewalk and an unobstructed distance of 18 ft to the building on Pannell street and an unobstructed distance of 6 ft to the building on Stonewall Street. We believe that this buffer presents no obstruction of traffic and site line and presents no public safety risk relating to these local streets while also ensuring no obstruction to vehicular and pedestrian traffic as well. Additionally, properties adjacent to this building are developed much closer to the paved street than the subject property, with many having essentially zero setback from the curb. Therefore, the situation of the subject structure offers an improvement to the current traffic and pedestrian safety in the immediate community.

(5) Economic hardship is not the sole justification of the variance.

The variance is requested to allow Mount Olive Baptist Church (MOBC) to complete and use this church facility for the benefit of the Fifth Ward and East River communities. The building is erected to significantly increase the capacity of the MOBC to provide comfortable accommodation for worship and community service for the growing population in these historically underserved communities. For over 45 years the Mount Olive Baptist Church (MOBC) has long been a valuable resource for the Greater Fifth Ward, providing not only spiritual guidance but also critical social services that address pressing needs of these communities. The church offers programs focusing on youth development, financial literacy, job training and when needed, disaster assistance, amongst other services. As a tax-exempt nonprofit organization, MOBC sustains itself through a combination of revenue from for-profit services and state and local subsidies that enhance its non-profit program. The new facility will allow MOBC to launch additional initiatives that address the unique needs of these communities. The requested variance is essential to the success of this improvement project. It will enable MOBC to move forward with the construction and ensure that MOBC can continue its mission of service. We believe this project aligns with the city's broader goals of fostering social equity, economic development, and community resilience

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-2486
Agenda Item: 116
PC Action Date: 02/20/2025
Plat Name: Thomas Complex replat no 1
Applicant: Adeo Homes LLC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 155 & 161; 42-122

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

1. Reduced building line from Stonewall Street from 10’ required to minimum of 5.5’ (varied along Stonewall Street) 2. Reduced building line from Pannell Street from 10’ required to minimum 6.9’ (varied along Pannell Street) 3. Minor encroachment into 15’ x 15’ visibility triangle. Encroaching 6” into visibility triangle on Stonewall side and 6” into visibility triangle on Pannell side ;
To not provide R.O.W widening and allow Stonewall Street to remain a 50'street.;

Basis of Recommendation:

The site is located in Houston city limits, at the intersection of Market Street, Pannell Street and stonewall Street. The applicant is requesting a variance for a reduced building line along Pannell Street and Stonewall Street and to slightly encroach into the visibility triangle. Staff is in support of the request.
The site is home to the Mount Olive Baptist Church. The Church intends to expand its with another building on the site. The site plan originally provided to staff did meet the ordinance requires setback of 10’. During the construction phase, the building was constructed 4.5’ into the building line along Stonewall Street and 3.5’ into the building line along Pannell Street.
Even with the building line encroachments, the back of curb distance is 17’ along Pannell Street and 27’ along Stonewall Street. The large B.O.C spaces will help with visibility at the intersection and ensure the sidewalk will be in the public R.O.W.
Pannell Street is a 50’ only two block long. The street has a limited number of driveways and is not considered a through street. Overall, the purpose of the variance is to come into compliance and allow the church addition to remain and proceed with the proper permitting.
Staff have not received any objection to this request. Staff recommend granting the requested variance and approving the plat subject to the cpc 10t1 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

The hardship is that the new addition was constructed by another developer that is no longer associated with the project.

(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;

The new addition of the church is existing. Compliance of the building lines will require a portion of the building to be demolished and or removed.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The encroachment into the visibility triangle is only by a few inches. This will not drastically affect the visibility at the intersection. Stonewall Street is a 50' R.O.W and is only two block long. The street does not generate much traffic flow.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The back or curb space is a 17' along stonewall Street and 27' along Pannell Street. This helps improve visibility and the sidewalk will be fully located in the public R.O.W. No additional curb cuts are planned along Stonewall Street

(5) Economic hardship is not the sole justification of the variance.

The structure is already existing, and the approval of this variance will allow the Church to come into compliance.

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

January 17th, 2025

NOTICE OF VARIANCE

VAR

PROJECT NAME: Thomas Complex replat no 1
REFERENCE NUMBER: 2024-2486

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the southeastern intersection of Stonewall Street and Pannell 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.

Adeo Homes LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting three variances: (1) to allow a reduced 5.5' building line along Stonewall Street, (2) to allow a reduced 6.9' building line along Pannell Street, and (3) to encroach into the visibility triangle easement at the intersection of Stonewell Street and Pannell Street. Enclosed are copies of the variance request, exhibits 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, February 6th, 2025, 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. **Anyone attending the meeting must sign up on a designated form located at the entrance to the Council Chamber.**

You may submit written comments by sending an 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.

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

For additional information regarding this project, please call Raphael Ogbongbemiga with Adeo Homes LLC at 832-970-8181. You may also contact the Planning and Development Department regarding this notice via email at Aracely.Rodriguez@houstontx.gov or call (832)393-6574. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the bottom 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.
- **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 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. This is a type of Special Request.
- **SPECIAL EXCEPTION:** A modification to certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards. This is a type of Special Request.
- **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.
- **DEED RESTRICTIONS:** 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.

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 26 members and meets per their adopted Commission meeting schedule available on Planning Department webpage.

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 Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 117
Action Date: 02/20/2025
Plat Name: Crestwood Lakes GP
Developer: D.R. Horton
Applicant: Meta Planning + Design LLC
App No/Type: 2025-0312 GP

Staff Recommendation:
Grant the requested special exception(s) and Approve the plat subject to the conditions listed

Total Acreage:	191.4500	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
Fort Bend	77545	611K	ETJ

Conditions and Requirements for Approval

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

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Staff Recommendation:
Grant the requested special exception(s) and Approve the plat subject to the conditions listed

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: Approved, however be aware that any section in this development that:
1-includes a road that crosses a CenterPoint Transmission corridor will require a GTO/Grant to Others application
2-is adjacent to a CenterPoint Transmission corridor will require a separate transmission review approval prior to plat review approval.

Fort Bend Engineer: FBC has no objections to the Crestwood Lakes general land plan.

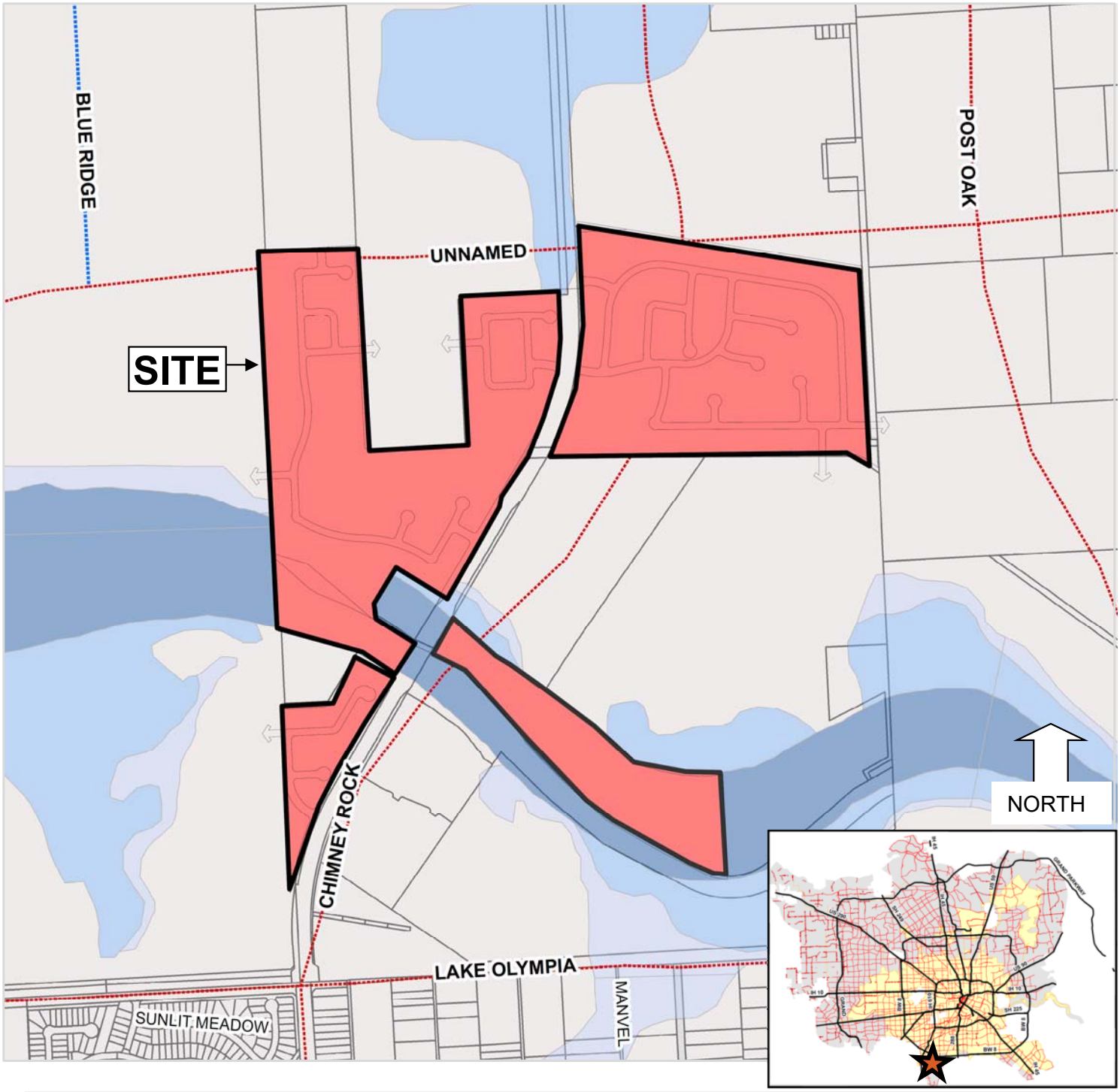
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Crestwood Lakes GP

Applicant: Meta Planning + Design LLC



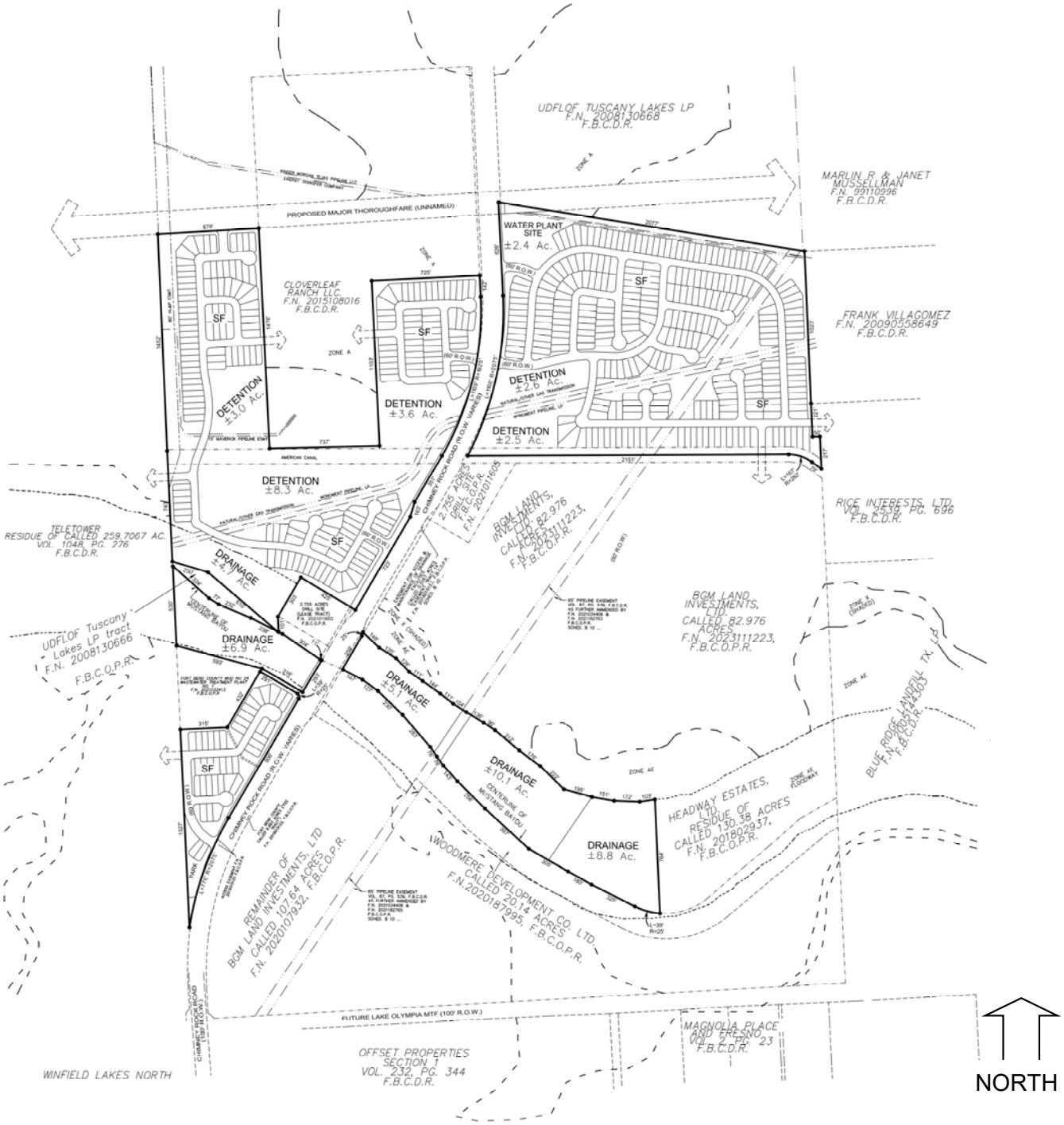
E – Special Exceptions **Site Location**

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Crestwood Lakes GP

Applicant: Meta Planning + Design LLC



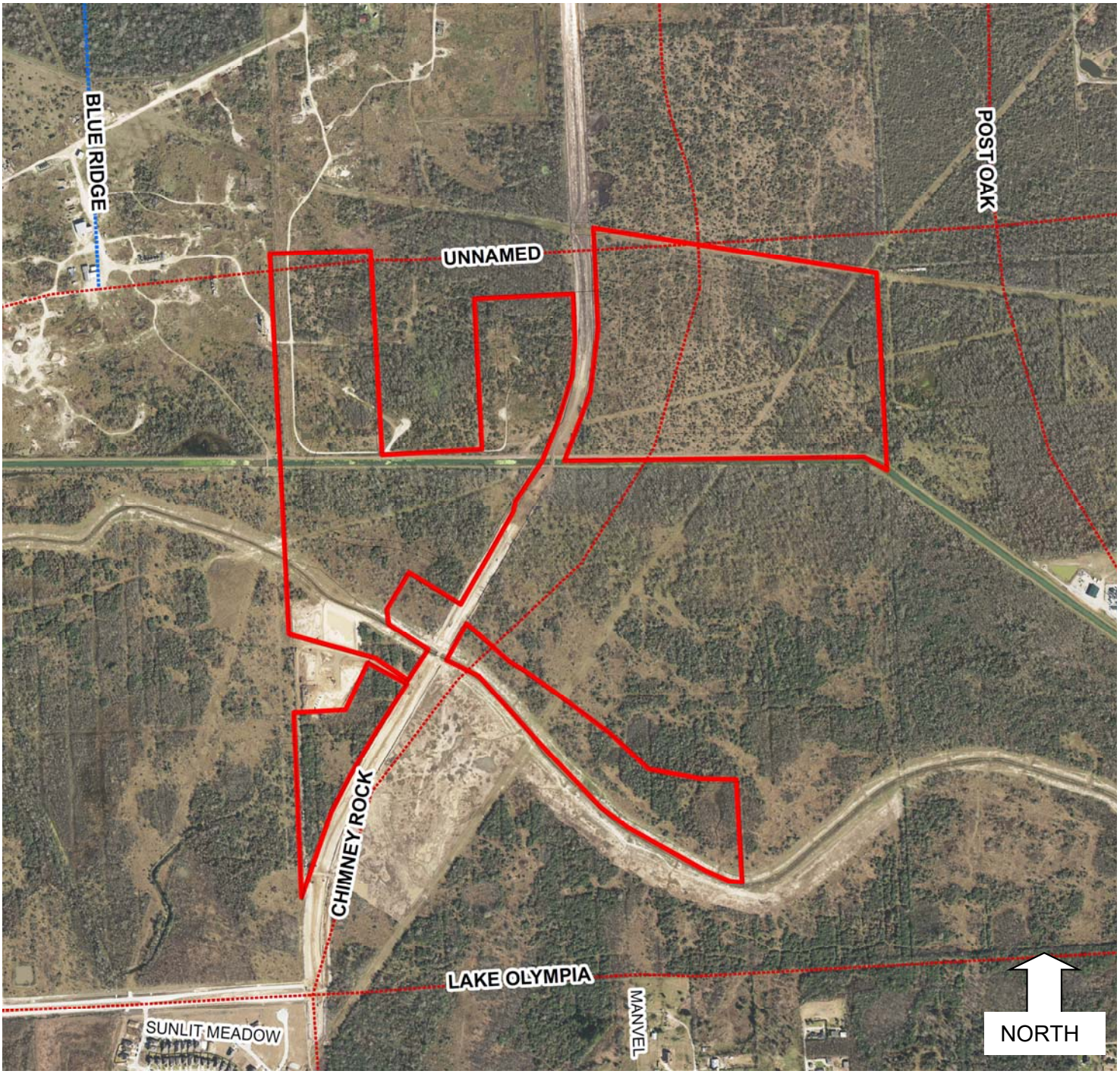
E – Special Exceptions Subdivision

Houston Planning Commission ITEM: 117

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Crestwood Lakes GP

Applicant: Meta Planning + Design LLC



E – Special Exceptions Aerial

META PLANNING + DESIGN
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N

Abandoned Crude Oil Gathering
Chevon Pipe Line Company

KINDER MORGAN TEJAS PIPELINE LLC
Small Pipeline Corridor
ENERGY TRANSFER COMPANY

Floodplain-100 YR

FUTURE DEVELOPMENT BY OTHERS
±28.3 Ac.

20' Pipeline Esmt.

PROPOSED MAJOR THOROUGHFARE

±2,080'

WPS
2.36 Ac.

SF-3
72 LOTS
(TYP.40'x120')
±13.4 Ac.

SF-4
56 LOTS
(TYP.40'x120')
±11.5 Ac.

±1,610'

80' HL&P ESMT

FUTURE DEVELOPMENT BY OTHERS
±31.6 Ac.

DET.
±3.0 Ac.

DET.
±3.6 Ac.

DET.
±2.6 Ac.

PL/OS
±6.5 Ac.

SF-5
280 LOTS
(TYP.40'x120')
±56.6 Ac.

DET.
±2.5 Ac.

15' Pipeline Esmt

SF-2
52 LOTS
(TYP.40'x120')
±11.8 Ac.

AMERICAN CANAL

AMERICAN CANAL

Floodplain-500 YR

DET.
±8.3 Ac.

Floodway

DS
±2.8 Ac.

CHIMNEY ROCK RD

Natural/Other Gas Transmission

MONUMENT PIPELINE, LP

DET.
±4.7 Ac.

±1,806'

DS
±2.8 Ac.

Floodway

Floodplain-100 YR

BASIN
±6.9 Ac.

Enterprise Products Operating LLC

Nustar Logistics, L.P.

FUTURE DEVELOPMENT BY OTHERS
±138.5 Ac.

Existing WWTP

DET.
±5.1 Ac.

BASIN BY OTHERS
±4.1 Ac.

20' Sanitary Sewer Esmt.

DET.
±10.1 Ac.

SF-1
40 LOTS
(TYP.40'x120')
±10.1 Ac.

BASIN BY OTHERS
±2.1 Ac.

Mustang Bayou

FLOODWAY
±8.8 Ac.

PARK
±0.5 Ac.

Highley Volatile Liquid Transmission

Refined Liquid Product Transmission

FUTURE DEVELOPMENT BY OTHERS
±81.4 Ac.

Floodplain-500 YR

BASIN BY OTHERS
±17.2 Ac.

LAKE OLYMPIA PKWY

a variance exhibit plan for

CRESTWOOD LAKES

±189.1 ACRES OF LAND

prepared for

D·R·HORTON® DHI Listed NYSE
America's Builder

24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 150 300 600

HOU-21017
FEBRUARY 11, 2025

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META PLANNING + DESIGN

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2025-0312
Plat Name: Crestwood Lakes GP
Applicant: Meta Planning + Design LLC
Date Submitted: 02/10/2025

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-48 and Sec. 42-82)
Specific requirement for which the special exception is being sought:

To exceed the maximum intersection spacing by providing two stub streets instead of the required three along the western boundary of the subject site, at approximate distances of ±1610 and ±1810 feet.

Chapter 42 Section: 128

Chapter 42 Reference:

[...] (a) (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

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

The 191-acre Winfield Lakes GP is a proposed development located in the southwest portion of Houston's Extraterritorial Jurisdiction (ETJ) in Fort Bend County. The site is positioned east of Fort Bend Parkway Toll Road, west of F.M. 521, south of McHard Road, and north of the future Lake Olympia Parkway. The property is bisected by Chimney Rock Road, a major thoroughfare that intersects McHard Road to the north and the future Lake Olympia Parkway to the south. An unnamed future east-west thoroughfare also runs along the northern boundary of the site. The tract contains several existing encumbrances, including pipeline easements and a 100-foot drainage easement, with both American Canal and Mustang Bayou running east to west through the property. The intended use of the site is for single-family residential development. Per Chapter 42-128, a local through street or stub street is required every 1,400 feet, which would necessitate at least three stub streets along the western boundary of the site. As mentioned above, the site contains multiple encumbrances, including American Canal and Mustang Bayou, both of which have existing 100-foot drainage easements, as well as a significant floodplain also within the same area of the tract. Additionally, the adjacent tract to the west is also encumbered by similar constraints such as existing well sites leaving very little developable area where a stub street can be located if adhering to the standard. To accommodate these existing constraints, the tract proposes two internal east-west streets located at ±1610 from the north boundary line and ±1810 feet from the previously mentioned stub street. The first stub street is south of American Canal and north of Mustang Bayou and does the extension does not interfere with the existing well sites to the west. The second stub street is south of Mustang Bayou and the majority of the distance is associated with floodway and floodplain and not developable. These stub streets will provide adequate vehicular circulation for the area in the future, without providing needless stub streets into the floodway and well sites. The requirement for stub streets is intended to facilitate future connectivity between neighborhoods, which the proposed streets will do.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The proposed special exception is in keeping with the intent of the ordinance by providing a future road that will improve vehicular circulation and maintaining the existing network of public streets and the proposed internal street pattern. The special exception request is a minor deviation from the standard in both directions and achieves the result contemplated by the ordinance

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The proposed modification is 15% and 29% deviation from the standard and is not disproportionate.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter are preserved and maintained by the existing network of public streets and the proposed internal street pattern.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The granting of the special exception will not frustrate local traffic circulation, nor create any unsafe traffic conditions, and is therefore not injurious to the public health, safety, and welfare of the community.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2025-0312
Plat Name: Crestwood Lakes GP
Applicant: Meta Planning + Design LLC
Date Submitted: 02/10/2025

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-48 and Sec. 42-82)
Specific requirement for which the special exception is being sought:

To exceed the maximum local street block length by providing no street connections for a distance of approximately ±2080' along the pipeline easement east of Chimney Rock Road.

Chapter 42 Section: 42-130

Chapter 42 Reference:

Intersections exceptions (a) Nothing in the intersection standards established by sections 42-127 through 42-129 of this Code shall require: [...] (1) The crossing of a single existing pipeline by a street more than every 2,000 feet;

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

The 191-acre Winfield Lakes GP is a proposed development located in the southwest portion of Houston's Extraterritorial Jurisdiction (ETJ) in Fort Bend County. The site is positioned east of Fort Bend Parkway Toll Road, west of F.M. 521, south of McHard Road, and north of the future Lake Olympia Parkway. The property is bisected by Chimney Rock Road, a major thoroughfare that intersects McHard Road to the north and future Lake Olympia Parkway to the south. An unnamed future east-west thoroughfare also runs along the northern boundary of the site. The tract contains several existing encumbrances, including pipeline easements and a 100-foot drainage easement, with both American Canal and Mustang Bayou running east to west through the property. The intended use of the site is for single-family residential development. The area of interest lies along one of the three active pipeline easements along the northeast boundary. A 20-foot-wide pipeline easement runs from northwest to southeast along the northern boundary. According to Chapter 42, an intersection exception permits the crossing of a single existing pipeline by a street no more frequently than every 2,000 feet. Since Chimney Rock Road already bisects the site and crosses the pipeline easement, it will provide adequate vehicular access and circulation without the need for an additional access point throughout this area. The distance from Chimney Rock Road to the edge of the project boundary is approximately 2,080 feet, which represents a minor deviation from the standard. (4%) Additionally, the adjacent tract to the north proposes a large industrial site with massive structures, which is not compatible with single-family traffic. Given the numerous encumbrances on the property—such as the pipeline easements—and the surrounding land uses, providing additional public through streets would be impractical and would not significantly contribute to traffic circulation in the area given it's an 80-foot increase.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The proposed special exception is in keeping with the intent of the ordinance and maintaining the existing network of public streets and the proposed internal street pattern. The special exception

request is a minor deviation from the standard in both directions and achieves the result contemplated by the ordinance

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The proposed modification is a 4% deviation from the standard and is not disproportionate.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter are preserved and maintained by the existing network of public streets and the proposed internal street pattern.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The granting of the special exception will not frustrate local traffic circulation, nor create any unsafe traffic conditions, and is therefore not injurious to the public health, safety, and welfare of the community.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Special Exception Request Form

Application No: 2025-0312
Agenda Item: 117
PC Action Date: 02/20/2025
Plat Name: Crestwood Lakes GP
Applicant: Meta Planning + Design LLC

Staff Recommendation: Grant the requested special exception(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-130; 128

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To exceed the maximum local street block length by providing no street connections for a distance of approximately ±2080' along the pipeline easement east of Chimney Rock Road.;
To exceed the maximum intersection spacing by providing two stub streets instead of the required three along the western boundary of the subject site, at approximate distances of ±1610 and ±1810 feet.;

Basis of Recomendation:

The site is located within the Houston ETJ, in Fort Bend County, bisected by Chimney Rock Road, north of Lake Olympia Parkway, and west of proposed S Post Oak Road.

The applicant is proposing a GP and is requesting 2 special exceptions: 1) to exceed 2,000' maximum intersection spacing by providing no street connection along the pipeline easement east of Chimney Rock Road and 2) to exceed maximum 1,400' intersection spacing along the western boundary of the GP by providing 2 stub streets instead of the required 3.

Staff is in support of the requests.

There is a 20' pipeline easement running along the northern boundary of the GP, west of Chimney Rock Road. Per Chapter 42, the crossing of a single existing pipeline by a street is required every 2,000'. The proposed distance from Chimney Rock Road to the eastern edge of the GP boundary measures approximately 2,080', which represents a 4% deviation from the standard and is not disproportionate.

In addition, the western boundary of the proposed GP measures approximately 4,800'. Per Chapter 42, 3 stub streets are required along the boundary. However, the applicant is providing 2 stub streets as the subject site contains several existing encumbrances including pipeline easements and a 100' drainage easement, with American Canal and Mustang Bayou running east to west through the property. The intersection spacing of the proposed stub streets measures approximately 1,600' and 1800', which is a 15% and 29% deviation from the standard.

Fort Bend County has no objections. Staff's recommendation is to grant the requested special exceptions and approve the GP subject to the CPC 101 form conditions.

Staff Evaluation

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

There is a 20’ pipeline easement running along the northern boundary of the GP, west of Chimney Rock Road. Per Chapter 42, the crossing of a single existing pipeline by a street is required every 2,000’. The proposed distance from Chimney Rock Road to the eastern edge of the GP boundary measures approximately 2,080’, which represents a 4% deviation from the standard and is not disproportionate. In addition, the western boundary of the proposed GP measures approximately 4,800’. Per Chapter 42, 3 stub streets are required along the boundary. However, the applicant is providing 2 stub streets as the subject site contains several existing encumbrances including pipeline easements and a 100’ drainage easement, with American Canal and Mustang Bayou running east to west through the property. The intersection spacing of the proposed stub streets measures approximately 1,600’ and 1800’, which is a 15% and 29% deviation from the standard.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

There is a 20’ pipeline easement running along the northern boundary of the GP, west of Chimney Rock Road. Per Chapter 42, the crossing of a single existing pipeline by a street is required every 2,000’. The proposed distance from Chimney Rock Road to the eastern edge of the GP boundary measures approximately 2,080’, which represents a 4% deviation from the standard and is not disproportionate. In addition, the western boundary of the proposed GP measures approximately 4,800’. Per Chapter 42, 3 stub streets are required along the boundary. However, the applicant is providing 2 stub streets as the subject site contains several existing encumbrances including pipeline easements and a 100’ drainage easement, with American Canal and Mustang Bayou running east to west through the property. The intersection spacing of the proposed stub streets measures approximately 1,600’ and 1800’, which is a 15% and 29% deviation from the standard. Traffic circulation will be maintained by the proposed and existing street patterns.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The proposed distance from Chimney Rock Road to the eastern edge of the GP boundary measures approximately 2,080’, which represents a 4% deviation from the standard and is not disproportionate. In addition, the western boundary of the proposed GP measures approximately 4,800’. Per Chapter 42, 3 stub streets are required along the boundary; however, the applicant is providing 2 stub streets. The intersection spacing of the proposed stub streets measures approximately 1,600’ and 1800’, which is a 15% and 29% deviation from the standard.

(4) The intent and general purposes of this chapter will be preserved and maintained;

Traffic circulation will be maintained by the proposed and existing street patterns.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

Traffic circulation will be maintained by the proposed and existing street patterns.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 118
Action Date: 02/20/2025
Plat Name: Bridgeland Prairieland Village Sec 52
Developer: Bridgeland Development, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0271 C3R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	23.7000	Total Reserve Acreage:	4.2170
Number of Lots:	107	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:	Harris County MUD 493

County	Zip	Key Map ©	City / ETJ
Harris	77433	365T	ETJ

Conditions and Requirements for Approval

021.4 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 **.

023.1 Add plat note: All lots shall have adequate wastewater collection service.

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

034.2 Change street name(s) as indicated on the marked file copy.

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.

052. Bridgeland Nature Preserve Way Street Dedication Sec 1(2024-2265) and Bridgeland Prairieland Crossing Street Dedication Sec 3 (2024-2263) 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)

137. Reverse curves for collector and local streets shall have a minimum centerline radius of 300 feet and be separated by a tangent distance of not less than 50 feet. (132)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 118
Action Date: 02/20/2025
Plat Name: Bridgeland Prairieland Village Sec 52
Developer: Bridgeland Development, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0271 C3R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

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. Road Abandonment – Application provided.
2. TRANSMISSION REVIEW:
This plat is in close proximity to a CenterPoint Energy Transmission Corridor. Your Transmission Contact is: Florencio Menodiado, IV florencio.menodiadoiv@centerpointenergy.com

Harris County Flood Control District:
Flood Control review - Plat is in the Floodplain. Include site drainage plan 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. Dead-end water lines are prohibited within cul-de-sac.

Addressing:
Road names must change at 90 degree turns please provide two new road names in addition to FLYING LUPINE.

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 turn/curve signs internal reverse curve (IDM 10.3.03D, TMUTCD sec2C.07)
Nature Preserve Way will need to be recorded prior to or simultaneously with this plat (chapter 42-120)
House and Hahl road and existing 40' ROW will need to be abandoned prior to plat recordation. Coordinate with Real Property Division (Title 8 Subtitle B Chapter 263, 251, and 272-TLGC)
Label key map number (chapter 42-41)
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 Lupine Butterfly Dr at Nature Preserve Way. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

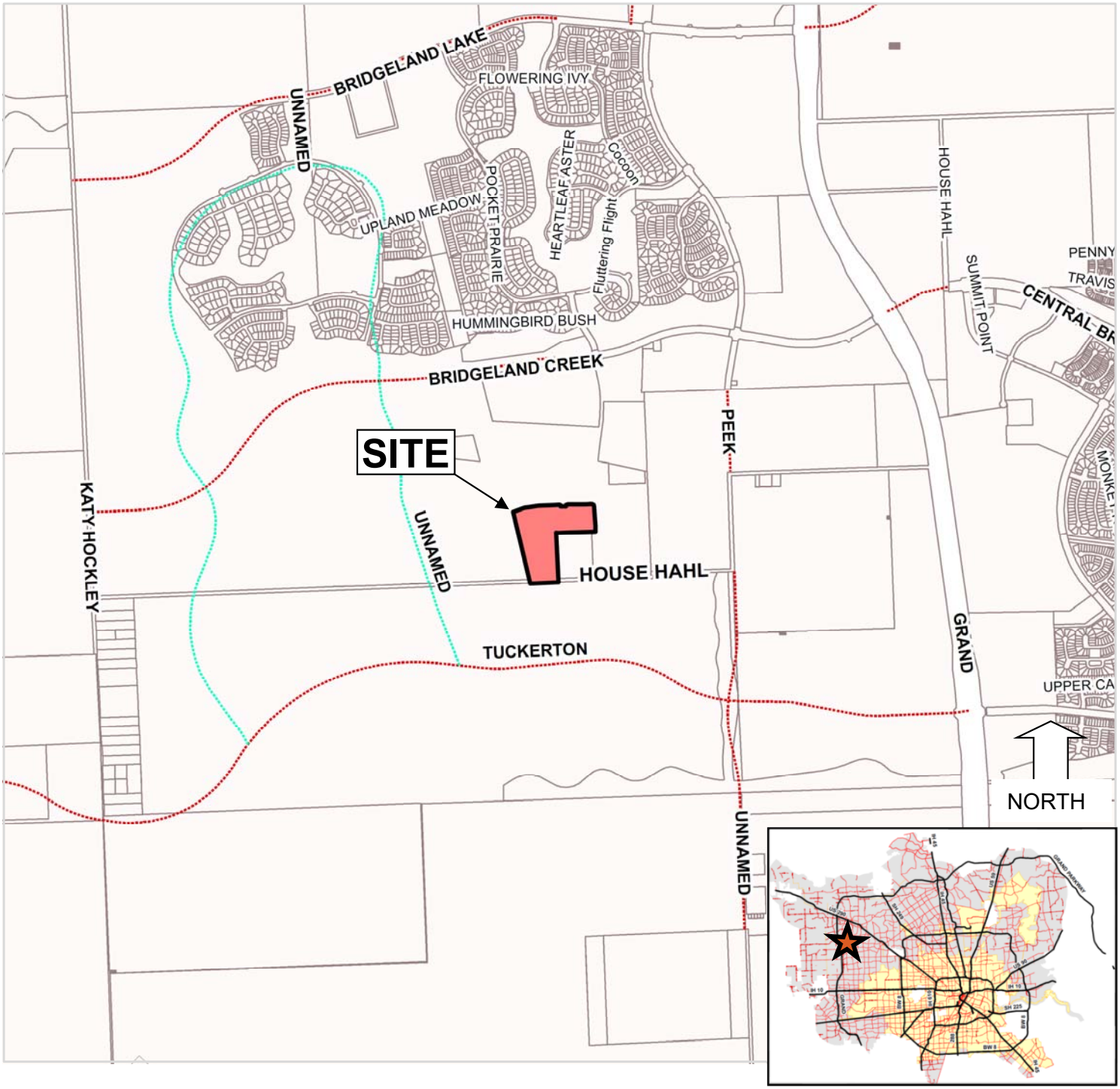
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Bridgeland Prairieland Village Sec 52

Applicant: LJA Engineering, Inc.- (Houston Office)



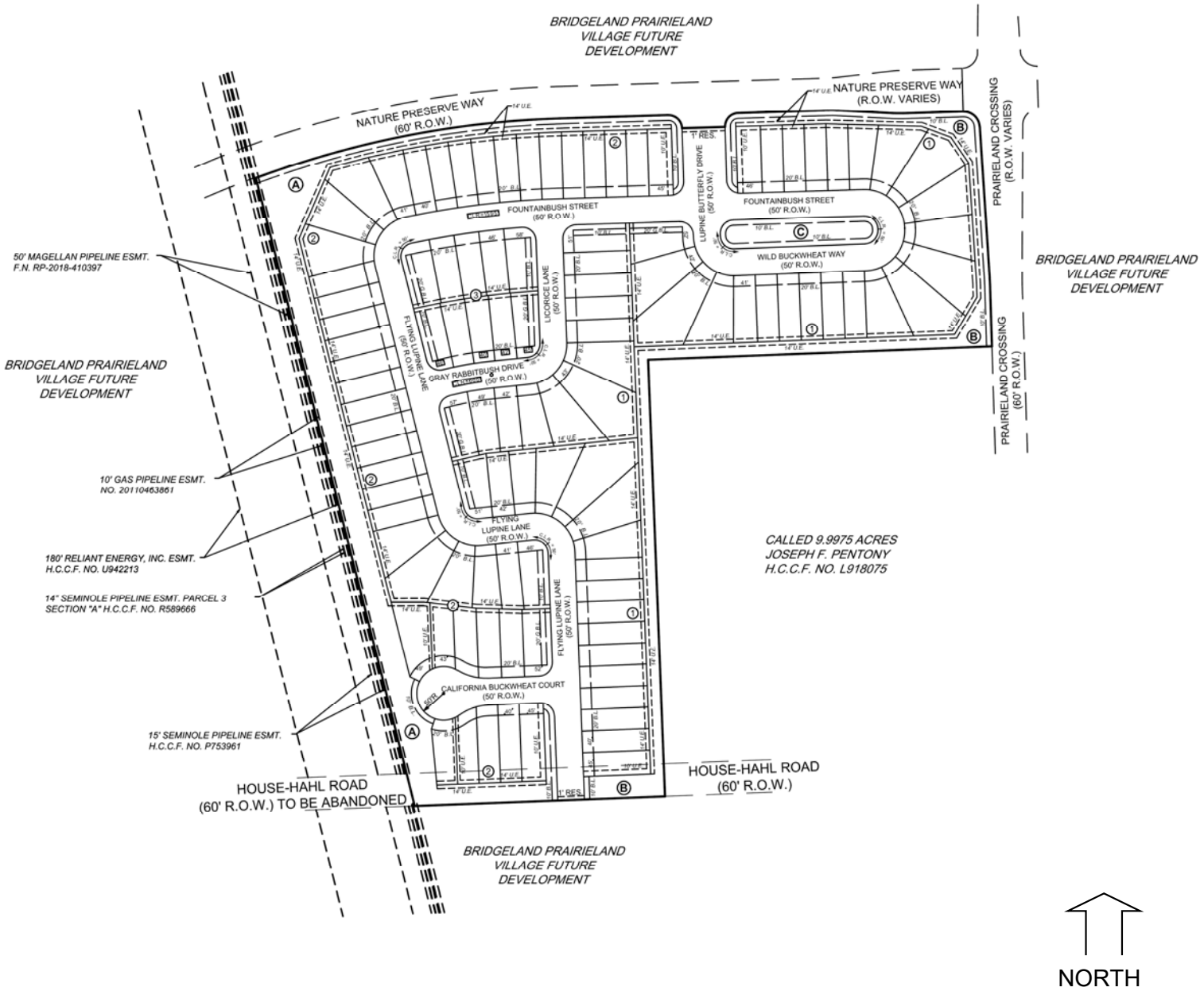
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Bridgeland Prairieland Village Sec 52

Applicant: LJA Engineering, Inc.- (Houston Office)



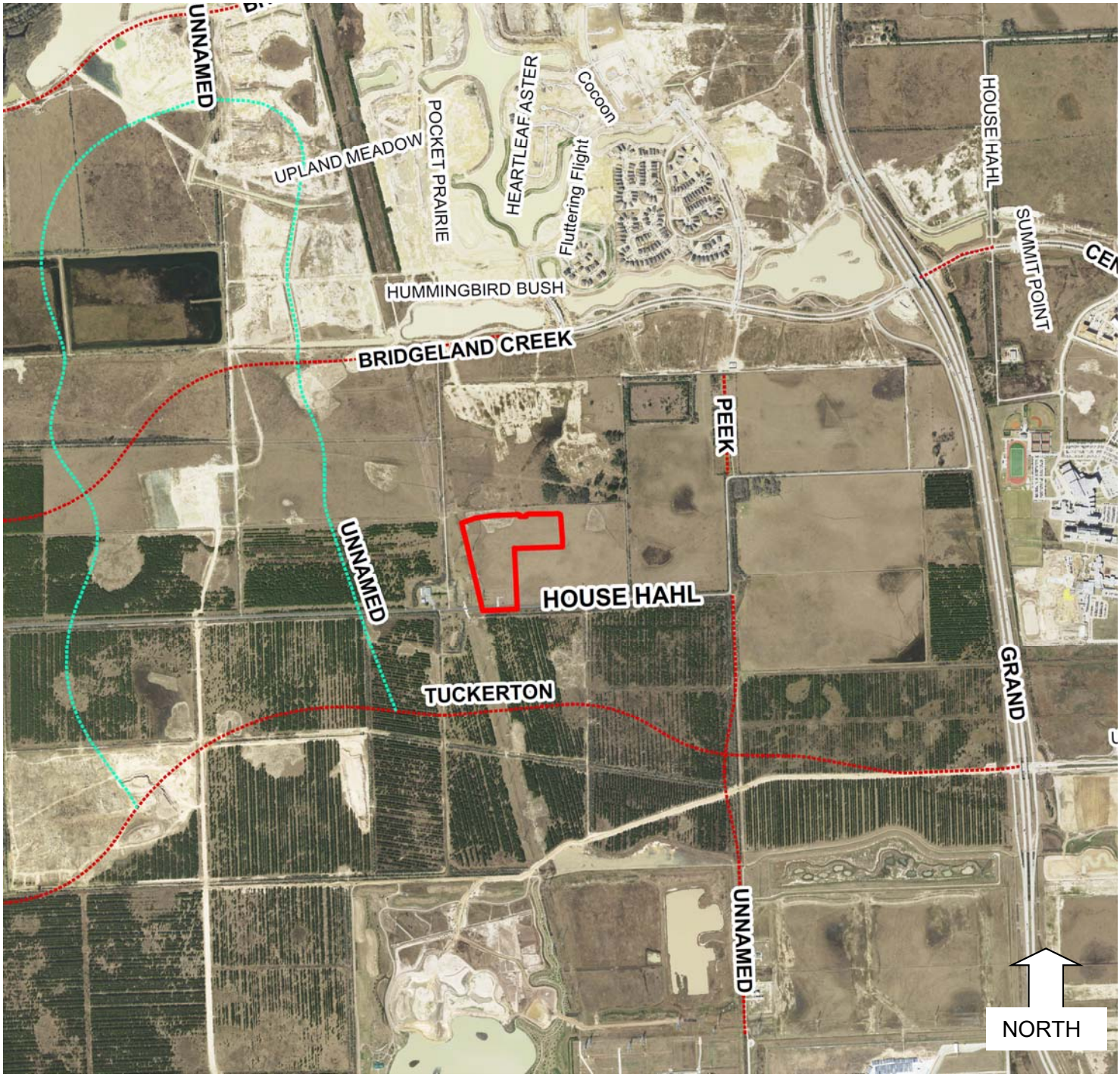
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 118

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Bridgeland Prairieland Village Sec 52

Applicant: LJA Engineering, Inc.- (Houston Office)



F- Reconsideration of Requirements Site Location

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Reconsideration Of Requirement Request Form

Application No: 2025-0271
Plat Name: Bridgeland Prairieland Village Sec 52
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 02/10/2025

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:

Reconsideration of request is due to the need of a variance to allow the termination of an existing public street without means of vehicular turnaround.

Chapter 42 Section: 134

Chapter 42 Reference:

(a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless:

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:

Reconsideration of request is due to the need of a variance to allow the termination of an existing public street without means of vehicular turnaround.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0271
Plat Name: Bridgeland Prairieland Village Sec 52
Applicant: LJA Engineering, Inc.- (Houston Office)
Date Submitted: 02/10/2025

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 termination of an existing public street without means of vehicular turnaround.
Chapter 42 Section: 134

Chapter 42 Reference:
(a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless:

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
Bridgeland Prairieland Village is an approximately 3,905-acre tract that is part of the Bridgeland Development, located west of the Grand Parkway. The community is bounded by Cypress Creek along the northern boundary of the tract and includes a robust street network to provide connectivity throughout the development and the surrounding area. Bridgeland Creek Parkway and Tuckerton Road are major thoroughfares that connect the Grand Parkway from the east to Katy Hockley Road to the west. Nature Preserve Way is a proposed east-west collector road that lies between Bridgeland Creek Parkway and Tuckerton Road. Bridgeland Prairieland Village Section 52 is located southwest of the Nature Preserve Way and Prairieland Crossing intersection. It is directly adjacent to an outtract that is not owned by the same developer as Bridgeland. House-Hahl Road is an existing roadway that is currently located along the southern boundary of the section and the outtract directly to the east. The developer is proposing to realign House-Hahl Road, as it is not currently shown on the city's Major Thoroughfare and Freeway Plan. The realignment has been shared with Harris County Precinct 3, Precinct 4, the Harris County Engineering Department, and City of Houston staff. With the realignment, the developer will abandon the existing House-Hahl Road right-of-way. However, the portion that is located within the outtract cannot be abandoned by the developer since the land has a different owner. The developer is requesting a variance to allow the termination of an existing public street without means of vehicular turnaround. As House-Hahl Road is abandoned, the outtract will still have access via Prairieland Crossing. Both roadways, Prairieland Crossing and Nature Preserve Way, are being constructed simultaneously as Section 52.

(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 imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Prairieland Village utilizes a hierarchical street system that includes neighborhood streets connecting to collector streets and collectors connecting to Major Thoroughfares at controlled intersections. The proposed hierarchical street system upholds the area's overall circulation, 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 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 be sufficient connectivity and access 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 for the variance as the existing roadway, House-Hahl Road, is located within an outtract in the development.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2025-0271
Agenda Item: 118
PC Action Date: 02/20/2025
Plat Name: Bridgeland Prairieland Village Sec 52
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: 134

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow the termination of an existing public street without means of vehicular turnaround.;

Basis of Recommendation:

The subject site is a 23.7 acre property located in the Harris County Extraterritorial Jurisdiction, south of Bridgeland Creek Parkway, west of Grand 99 Tollway. North along existing House-Hahl Road.
The applicant is proposing 107 single-family lots and 3 reserve in a public street residential development as is requesting and Variance to not extend, nor terminate with a cul-de-sac House-Hahl Road. Staff is in support of the requested variance.
The subject site is coming out of the proposed Bridgeland Prairieland Village GP which is proposing the abandonment of a large majority of existing House-Hahl Road, save and except a portion which is giving access to an out-tract that is not included in, but surrounded by the GP. The General plan is re-routing House-Hahl as Nature Preserve Way and is providing a comprehensive ROW network that will provide ROW connectivity to the subject site as well as the out-tract with approved Street Dedication of Prairieland Crossing. The GP is leaving a portion of House-Hahl Road to give the out-tract access and must request the variance to do so without compromising the development plan.
The applicant has been coordinating with Harris County Precints and the Harris County Engineerig Dept regarding the ROW abandonment and re-alignment. Approved Abadonment of the intended portions of House-Hahl Road must be provided at Recordation. Harris County Engineering Dept has no objection to the variance.
Staff recommendation is to grant the requested variance and approve the plat subject to CPC101 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

Sec 52 is directly adjacent to an out-tract that is not included in, but surrounded by the General plan. The abandonment of House-Hahl Road would burden and remove access to the out-tract. The Applicant is proposing to preserve a portion of House-Hahl to give the out-tract sufficient access but must request the variance to allow the termination of an existing public street without means of vehicular turnaround. As House-Hahl Road is abandoned, the outtract will still have access via Prairieland Crossing. Both roadways, Prairieland Crossing and Nature Preserve Way, are being constructed simultaneously as Section 52.

(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 circumstances supporting the variance are that of the existing physical conditions of the surrounding property. Existing house-hahl Road is being abandoned and re-aligned as Nature Preserve Way but a portion of House-Hahl Road must be maintained to give an out-tract ROW access.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The proposed GP is creating a Comprehensive ROW network that will replace the need for House-Hahl Road and will significantly improve ROW connectivity with the coming development. The variance is being sought to grant access to an existing out-tract and is in line with the intent of the ordinance.

(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 would not be injurious to the public health and safety. There will be sufficient connectivity and access throughout the site and to adjacent properties.

(5) Economic hardship is not the sole justification of the variance.

It is not economic hardship but the preservation of ROW access for an adjacent property that justifies the granting of the variance.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 119
Action Date: 02/20/2025
Plat Name: Fuqua Manor
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2025-0035 C3R

Staff Recommendation:
Deny the requested special exception(s) and Disapprove the plat

Total Acreage:	5.0000	Total Reserve Acreage:	1.4000
Number of Lots:	72	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.

206. Staff recommendation is disapproval for the following reasons.

Staff recommends denying the variance as The extension of McDoyle was a condition of approval for Greenville Estates, The property has sufficient frontage and area to provide Through street, and the through street would not significantly impact feasible development.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 119
Action Date: 02/20/2025
Plat Name: Fuqua Manor
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2025-0035 C3R

Staff Recommendation:
Deny the requested special exception(s) and Disapprove the 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:
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.

Solid Waste:
The proposed development does not meet the frontage criteria to receive COH solid waste collection services.

Addressing:
You can not use cardinal directions for street types. Also, please provide a plat for us to review and reference.

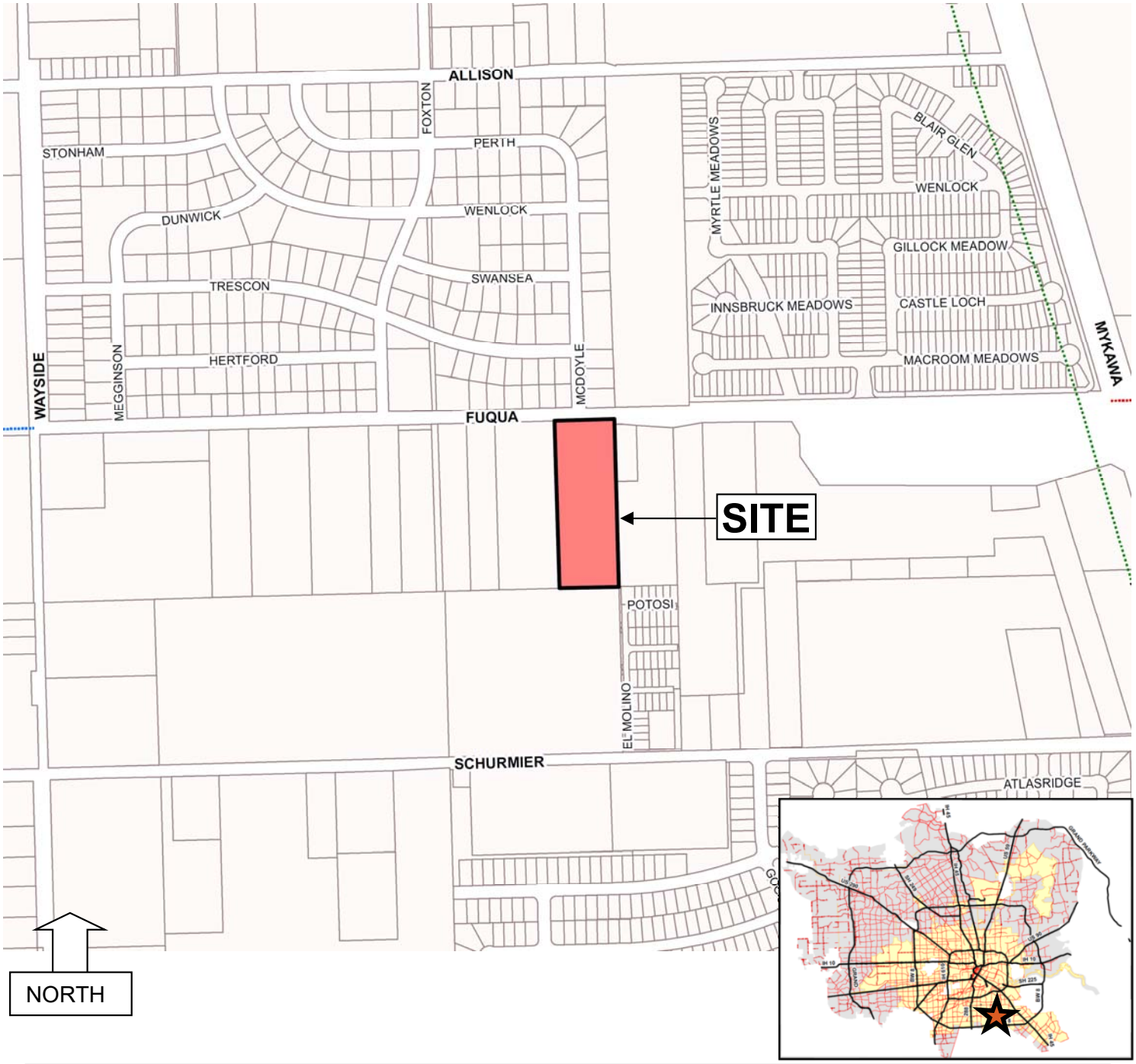
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Fuqua Manor (Def 1)

Applicant: PLS Construction Layout, Inc



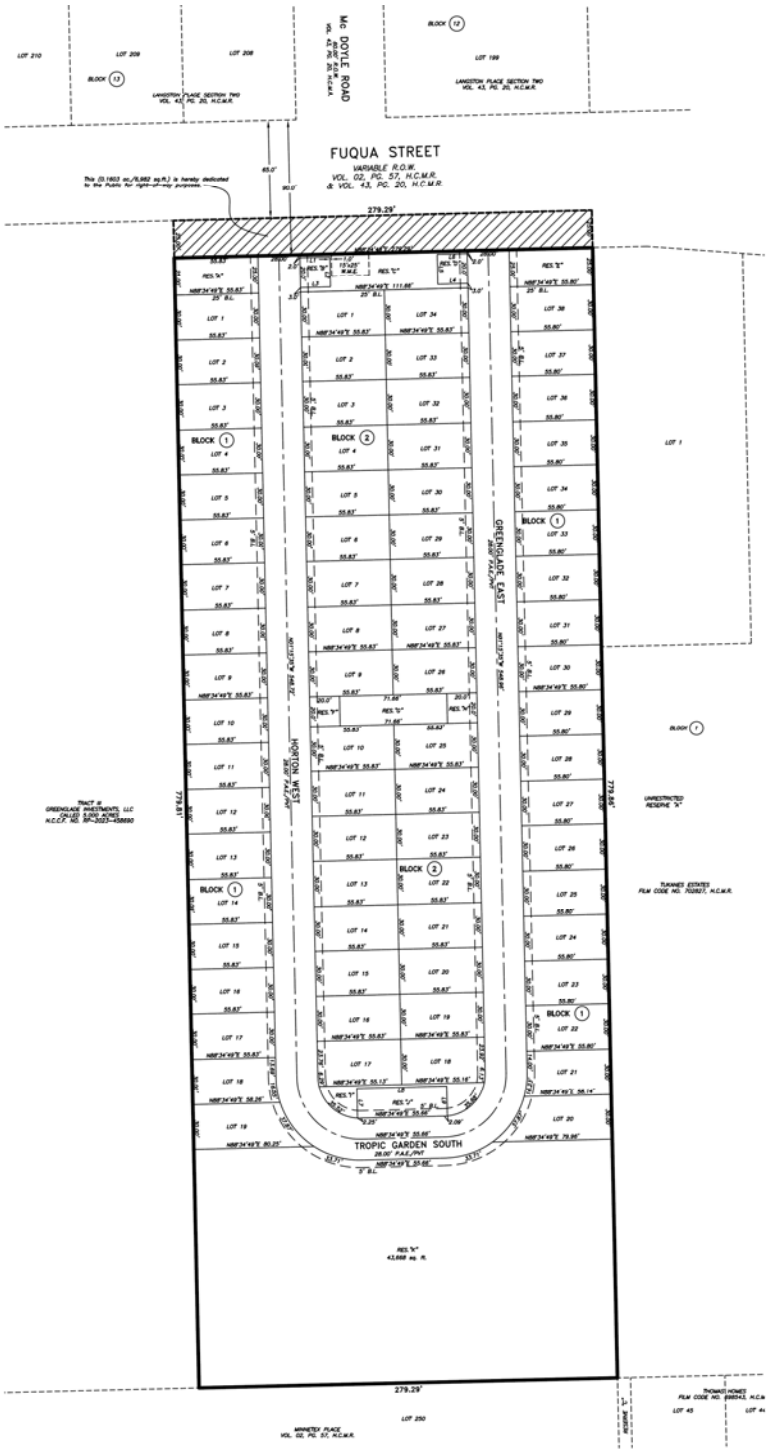
F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Fuqua Manor (Def 1)

Applicant: PLS Construction Layout, Inc



NORTH

F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 119

Planning and Development Department **Meeting Date: 02/20/2025**

Subdivision Name: Fuqua Manor (Def 1)

Applicant: PLS Construction Layout, Inc



F- Reconsideration of Requirements

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0035
Plat Name: Fuqua Manor
Applicant: PLS CONSTRUCTION LAYOUT, INC
Date Submitted: 01/11/2025

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 not extend McDoyle Road as a north/south street through the property.
Chapter 42 Section: 42-128

Chapter 42 Reference:
Sec. 42-128. Intersections of local streets. (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or

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 five (5) acres, approximately ±780' wide located within Harris County, along on the Southerly right-of-way of the intersection at Mc Doyle Rd. (60' R.O.W.) and Fuqua Street (variable R.O.W.). The subject site is surrounded to the East, West and South by existing single-family homes with direct access and frontage to Fuqua Street. There are mitigating circumstances that make this condition allowable. First and foremost,the southern adjacent property has direct access and frontage to Schurmier Road. All adjoining properties to the site have direct frontage R.O.W. access, whether it be through Fuqua or Schurmier. To connect the streets would require development of property that does not belong to Applicant and would have to cut through Minnitex Place subdivision, which has been established for years. Furthermore, if the subject site were to connect to Schurmier, it would create a strong draw for cut-through traffic heading northbound to utilize this connection. Despite the lack of other alternatives, this would be detrimental to the existing residential fabric of the community, saturating the area with excessive intersections that create more traffic rather than prevent. Additionally, the primary concern with connecting is to avoid regional traffic that does not have its origin or destination within the community from using it as a regional cut-through route. Regional traffic patterns will not be disrupted by preventing the connection as ample exits exist. Applicant's proposal still provides a superfluous flow to residents of the neighborhood. Applicants site plan provides for better circulation within the subdivision, decreasing pass through traffic by restricting access to the subdivision to only homeowners. Therefore, the subject request is to not extend nor connect at all. The properties adjacent to the subject site are single family homes and/or neighborhoods, and have collector streets giving ample access to the properties through frontage for almost every lot, ensuring that no parcel is landlocked. The site has provided a full turnaround for residents of the community at an ample twenty eight foot (28') wide R.O.W. with two intersections at Fuqua Street. Strict application of the requirements of this section would deprive the owner of reasonable use of the land by bringing in unwanted regional cut-through traffic while providing only minimal use to the residents and substantially reducing the overall buildable footprint, creating an undue hardship on the applicant.

(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 developments and street patterns surrounding the subject site are existing conditions and are not the result of a hardship created or imposed by the applicant.

(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 by the existing local, collector and major thoroughfares that provide access to the surrounding subdivisions. Area traffic circulation for the surrounding properties will not be affected. The existing development patterns surrounding the subject tract are already in play and are already providing adequate circulation for the existing community and the greater region, while the granting of the variance will prevent regional cut-through traffic from entering the neighborhood, which preserves and maintains the intent and general purposes of this chapter. This plat will not have any measurable additional impact to the area traffic circulation affecting the immediate areas on Fuqua Street or Mc Doyle Road.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of this variance will not inhibit the existing street or traffic conditions of the surrounding areas, nor is it injurious to the public health, safety, or welfare of this area. As the surrounding conditions predate the subject application, the traffic circulation patterns for the area are already set and are not being detrimentally affected by the subject application, and there will be no negative impact to the public health, safety, or welfare through the granting of this variance.

(5) Economic hardship is not the sole justification of the variance.

The existing character of the area and its surrounding properties, and the established pattern of surrounding lots are the justifications for granting of the variance. Imposition of the standards of this chapter would result in undue hardship that would deprive the applicant of reasonable use of the land due to the existing developments surrounding the subject site that are existing conditions and are not the result of a hardship created or imposed by the applicant. The prevention of cut-through traffic is the justification for the variance. Strict application of this chapter also would result in unsound public policy as existing conditions led to the configuration of the property and the general intent and purpose of this chapter suggests that the requested variance should be granted.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Reconsideration Of Requirement Request Form

Application No: 2025-0035
Plat Name: Fuqua Manor
Applicant: PLS CONSTRUCTION LAYOUT, INC
Date Submitted: 01/11/2025

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:
To not extend McDoyle Road as a north/south street through the property.
Chapter 42 Section: 42-129

Chapter 42 Reference:
Sec. 42-128. Intersections of local streets. (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or

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:
Variance is required

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2025-0035
Agenda Item: 119
PC Action Date: 02/20/2025
Plat Name: Fuqua Manor
Applicant: PLS CONSTRUCTION LAYOUT, INC

Staff Recommendation: Deny the requested special exception(s) and Disapprove the plat

Chapter 42 Sections: **42-128**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To not extend McDoyle Road as a north/south street through the property.;

Basis of Recommendation:

The subject site is a 5 acre property located in the Houston City Limits, South along Fuqua Street and west of Mykawa Road.
The applicant is proposing 75 Single-family lots and 11 reserves on a type II PAE private street subdivision, and is requesting a variance to exceed intersection spacing by not providing a north/south street through the property. Staff is not in support of the requested variance.
The property is proposing to replat portions of unrestricted lots from Minnetex Place, a recorded subdivision from 1908, which established the current block lengths.
This block of Fuqua was a Major Thoroughfare but was downgraded in 2020 to a major collector.
The recorded replats and MUD detention on the eastern portion of Fuqua Street would have met the maximum intersection spacing requirements at that time but due to the due downgrade of Fuqua and the densifying of the area more ROW connections have become important to the increased traffic circulation.
The subject site was part of the larger property that has been under common ownership of the Edmond family or was recently sold-off.
In 2023 the plat of Fuqua Estates dedicated the north/south of Matsell and the Greenville Estates plat was granted a variance to not extend due to its limited frontage, the proximity to Matsell and was conditioned with the requirement that McDoyle Road be continued as a north/south street between Fuqua and Schurmier.
The subject site has nearly 280 feet of frontage along Fuqua and could accommodate A north/south ROW without significantly impacting feasible development of the site. The applicant has presented insignificant hardship to justify the requested variance.
Staff recommendation is to deny the 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

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;

The subject site can meet all intersection spacing requirements without impacting the feasibility of development similar to that proposed.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The applicant has provided insufficient hardship to justify the the requested variance.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of the ordinance would not be maintained by the granting of the variance as the subject site has sufficient frontage and area to support a north/south public row.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting the variance would hinder ROW connectivity and circulation in a rapidly densifying area.

(5) Economic hardship is not the sole justification of the variance.

There is not hardship to justify the variance.

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

January 16, 2025

VAR

NOTICE OF VARIANCE

PROJECT NAME: Fuqua Manor
REFERENCE NUMBER: 2025-0035

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located south along Fuqua Street, between South Wayside Drive and Mykawa Road. 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.

PLS Construct Layout, Inc, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not extend McDoyle Road as a north/south street through the property. Enclosed are copies of the variance request, site plan, exhibits, 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, February 6, 2025, 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. **Anyone attending the meeting must sign up on a designated form located at the entrance to the Council Chamber.**

You may submit written comments by sending an 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.

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

For additional information regarding this project, please call Uriel Figueroa with PLS Construct Layout, Inc at 713-480-4075. You may also contact the Planning and Development Department regarding this notice via email at John.Cedillo@houstontx.gov or call (832)393-6633. 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.
- **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 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. This is a type of Special Request.
- **SPECIAL EXCEPTION:** A modification to certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards. This is a type of Special Request.
- **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.
- **DEED RESTRICTIONS:** 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.

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 26 members and meets per their adopted Commission meeting schedule available on Planning Department webpage.

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 Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 120
Action Date: 02/20/2025
Original Action Date: 02/22/2024
Plat Name: Bauer Reserve
Developer: Chesterfield Development Services
Applicant: Chesterfield Development Services
App No : 2024-0130
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	2.9504	Total Reserve Acreage:	2.9504
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	77493	444F	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: 121
Action Date: 02/20/2025
Original Action Date: 04/18/2024
Plat Name: Bridgeland Jack Road Street Dedication Sec 3
Developer: LJA Engineering, Inc.- (Houston Office)
Applicant: LJA Engineering, Inc.- (Houston Office)
App No : 2024-0696
App Type: SP

Staff Recommendation:
Approve

Total Acreage:	4.3420	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:	Harris County MUD 491

County	Zip	Key Map ©	City / ETJ
Harris	77447	365B	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: 02/20/2025
Original Action Date: 02/22/2024
Plat Name: Crosby Village Acres
Developer: Daram Engineers, Inc.
Applicant: Daram Engineers, Inc.
App No : 2024-0224
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	9.4447	Total Reserve Acreage:	9.4447
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:	Crosby MUD

County	Zip	Key Map ©	City / ETJ
Harris	77532	419C	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: 02/20/2025
Original Action Date: 03/21/2024
Plat Name: Enclave at Newport
Developer: LJA Engineering, Inc.- (Houston Office)
Applicant: LJA Engineering, Inc.- (Houston Office)
App No : 2024-0482
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	20.7850	Total Reserve Acreage:	6.4390
Number of Lots:	71	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:	Newport MUD

County	Zip	Key Map ©	City / ETJ
Harris	77532	419G	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: 02/20/2025
Original Action Date: 02/22/2024
Plat Name: HCMUD 583 Water Plant no 1
Developer: IDS Engineering Group
Applicant: IDS Engineering Group
App No : 2024-0239
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	2.9590	Total Reserve Acreage:	2.9590
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	77429	327L	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: 02/20/2025
Original Action Date: 03/07/2024
Plat Name: Pagewood Houston Mosielee Investors
Developer: Windrose
Applicant: Windrose
App No : 2024-0293
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	31.9100	Total Reserve Acreage:	31.9100
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77086	411G	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: 02/20/2025
Original Action Date: 03/07/2024
Plat Name: Sila Sec 11
Developer: BGE, Inc.
Applicant: BGE, Inc.
App No : 2024-0344
App Type: C3P

Staff Recommendation:
Approve

Total Acreage:	20.8000	Total Reserve Acreage:	2.6993
Number of Lots:	100	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:	Harris County MUD 514

County	Zip	Key Map ©	City / ETJ
Harris	77336	298C	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: 127
Action Date: 02/20/2025
Original Action Date: 04/04/2024
Plat Name: Sundance Cove East Sec 1
Developer: EHRA
Applicant: EHRA
App No : 2024-0608
App Type: C3P

Staff Recommendation:
Approve

Total Acreage:	19.7600	Total Reserve Acreage:	1.3000
Number of Lots:	88	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	378Q	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: 128
Action Date: 02/20/2025
Original Action Date: 04/18/2024
Plat Name: Sundance Cove East Sec 4
Developer: EHRA
Applicant: EHRA
App No : 2024-0722
App Type: C3P

Staff Recommendation:
Approve

Total Acreage:	17.5500	Total Reserve Acreage:	1.9900
Number of Lots:	98	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	378R	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: 129
Action Date: 02/20/2025
Original Action Date: 02/22/2024
Plat Name: Willow Terrace
Developer: Morales Engineering Associates, LLC
Applicant: Morales Engineering Associates, LLC
App No : 2024-0183
App Type: C3P

Staff Recommendation:
Approve

Total Acreage:	9.9870	Total Reserve Acreage:	2.3515
Number of Lots:	62	Number of Multifamily Units:	0
COH Park Sector:		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	77038	411G	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.

Houston Planning Commission

Meeting CPC 101 Form

Subdivison Name Change Approval Conditions

Agenda Item: 130
Action Date: 02/20/2025
Plat Name: Blue Creek Trails GP
Original Action Date: 12/19/2024
Original Plat Name: Grand Parkway GP
Developer: Taylor Morrison
Applicant: Meta Planning + Design LLC
App No : 2024-2433
App Type: GP

Staff Recommendation:
Approve

Total Acreage:	176.4000	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:	Fort Bend County MUD 50

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

Subdivison Name Change 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.

Houston Planning Commission

Meeting CPC 101 Form

Subdivison Name Change Approval Conditions

Agenda Item: 131
Action Date: 02/20/2025
Plat Name: Buybite
Original Action Date: 11/14/2024
Original Plat Name: Buy Rite Katy Hockley
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No : 2024-2167
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	1.4140	Total Reserve Acreage:	1.4140
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	77493	444C	ETJ

Subdivison Name Change 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.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 02/20/2025
ITEM: 132

Applicant: ENRIQUETA LANDA HERRERA
Contact Person: ENRIQUETA LANDA HERRERA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	25-0007	77357	5874	257R	ETJ

WEST OF: DEER RUN LN **NORTH OF:** GRAND PKWY

ADDRESS: 26460 BLACKBERRY LN

ACREAGE:

LEGAL DESCRIPTION:

LOT E' 75' OF LOT 5, OF PEACH CREEK FOREST, SECTION ONE (1), A SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT NO 75, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 647, PAGE 316 OF THE DEED RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

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

ITEM: 133 (DEF 2)
Meeting Date: 02/20/2025

Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Beacon Land Services	Andrew Allemand	713-936-0280	aallemand@beaconland.net

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1002 W 11th Street, Houston	24037152	77008	5358A	452Z	C

HCAD ACCOUNT NUMBER(S):	0600840070032
PROPERTY LEGAL DESCRIPTION:	Lots 23 and 24, Block 7, West Heights (V8, P21, HCMR)
PROPERTY OWNER OF RECORD:	Ceramic Heights LLC, a Texas limited liability corporation
ACREAGE (SQUARE FEET):	0.275 (12,000 SF)
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW):	W 11th Street – 70'; Lawrence Street – 60'
WIDTH OF EXISTING ROW PAVING SECTION(S):	W 11th Street – 41'; Lawrence Street – 24'
OFF-STREET PARKING REQUIREMENT:	36 spaces
OFF-STREET PARKING PROVIDED:	31 spaces

EXISTING STRUCTURE(S) [SQ. FT.]:	6,548 sq. ft. commercial building
PROPOSED STRUCTURE(S) [SQ. FT.]:	4,334 sq. ft. commercial building

REQUEST: To request a 4-foot building line in lieu of the ordinance required 10-foot building line along Lawrence Street for a commercial remodel and addition.

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: 133 (DEF 2)
Meeting Date: 02/20/2025

Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The applicant requests an encroachment of 6 ft. into the required 10-ft. building setback along Lawrence Street to preserve and renovate the existing 2-story brick building for commercial purposes.

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(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 is proposing to redevelop the existing Ceramic Store retail building at the southwest corner of W 11th Street and Lawrence Street into a two-story restaurant concept. The subject site is ideally situated in the Greater Heights Super Neighborhood in between the White Oak Bayou Greenway to the west and the Green Corridor along Yale Street to the east. Love Elementary and the Heights Charter School are a block to the north and the Lawrence Park/Eights Avenue Elementary/Houston Heights Learning Academy complex is a few blocks to the south. While the adjacent streets are not designated as TOD or Walkable Places corridors, this section of Greater Heights has organically grown into a pedestrian and bicycle focused community. Infill development and adaptive reuse projects are becoming the norm as opposed to the tear-down and rebuild model. The existing building sits within 4' of the private property/right-of-way line for Lawrence Street and requires a development plat variance to allow a 6' encroachment. Without the variance, the applicant will have to terminate the deal as they would not demolish the existing building.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The Greater Heights Super Neighborhood has seen numerous developers secure subdivision variances to facilitate the adaptive reuse of existing buildings. These projects have preserved historic footprints and contributed to the wonderful character that makes the Greater Heights community what it is today. The applicant is looking for the same consideration, which would enable them to transition the existing Ceramic Store into an engaging restaurant concept. Without the variance, the applicant will abandon the project and leave the former Ceramic Store in its current dilapidated condition.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The City has been incredibly supportive of adaptive reuse projects in the Greater Heights Super Neighborhood that further the community's movement towards a pedestrian and bicycle focused future.

DEVELOPMENT PLAT VARIANCE

Situated just outside of the Nationally Registered Houston Heights Historic District, the site is ideal for an adaptive reuse project. Additionally, West 11th Street is programmed for a dedicated on-street bicycle facility and a METRO bus stop sits in front of the existing building. The applicant seeks to take a relatively unremarkable building with uniform facades – originally built as a combination residential/retail use in 1959 – and transform it into a split-level restaurant concept with open-air seating areas, façade articulation, landscaping, and bicycle stations. The existing metal warehouse, built in 1993, has been removed. Given the prevailing development considerations of the Greater Heights Super Neighborhood and the limitations of the subject site, the variance is the best possible avenue for the City and applicant to achieve the highest and best use of the site.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The requested encroachment will not negatively impact the public's health, safety or welfare. The existing building has been in place for decades without issue. The site currently has a 16' 2" pedestrian realm (back-of-curb to building face). Further, the removal of the metal storage building and proposed redevelopment of the parking field and drive aisles will make ingress and egress for pedestrians and vehicles safer than before.

(5) Economic hardship is not the sole justification of the variance.

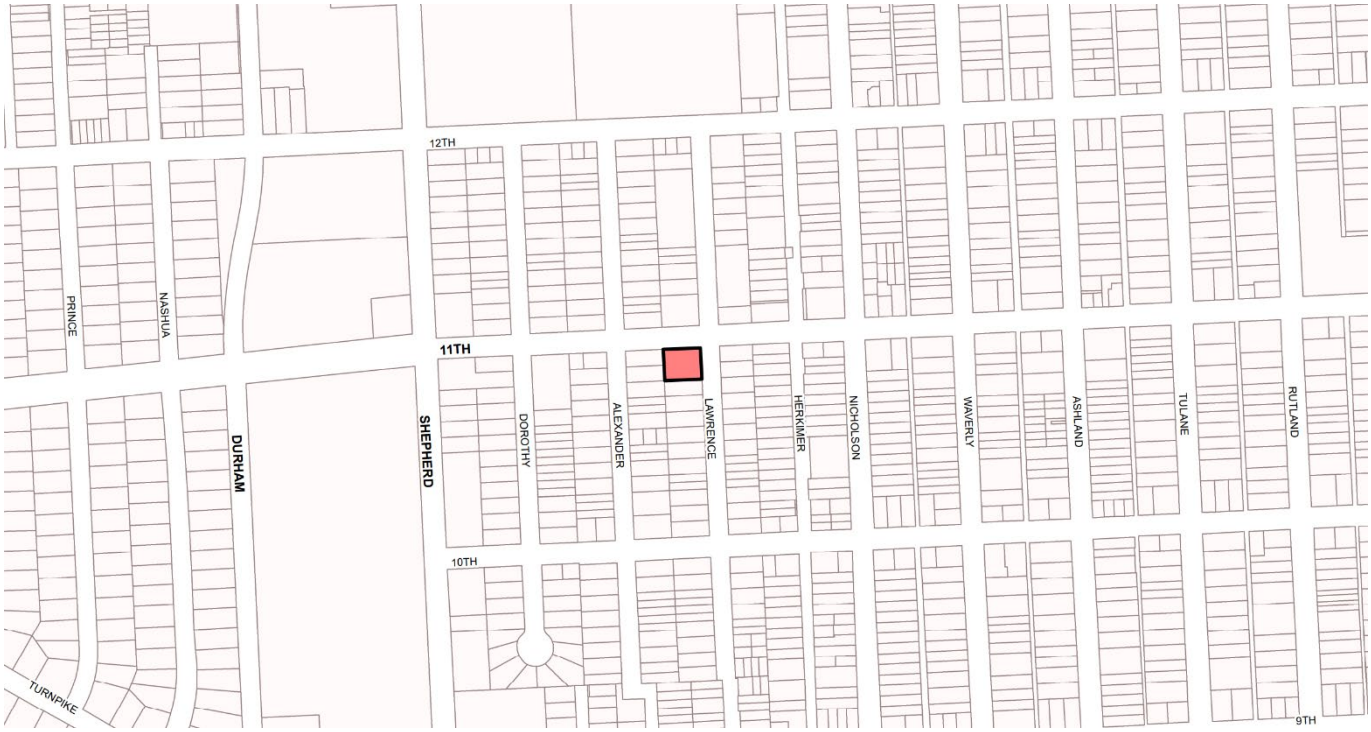
Releasing the existing retail building and its associated metal warehouse is not the highest and best use for this site. By removing the warehouse, providing more parking, and renovating the existing building footprint, the applicant can provide an infill restaurant development that is safer and more compatible with the surrounding area. Without the variance, the applicant would no longer be able to proceed with the development as they will not demolish the historic building.

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 133 (DEF 2)
Meeting Date: 02/20/2025

Houston Planning Commission

Location Map



NORTH



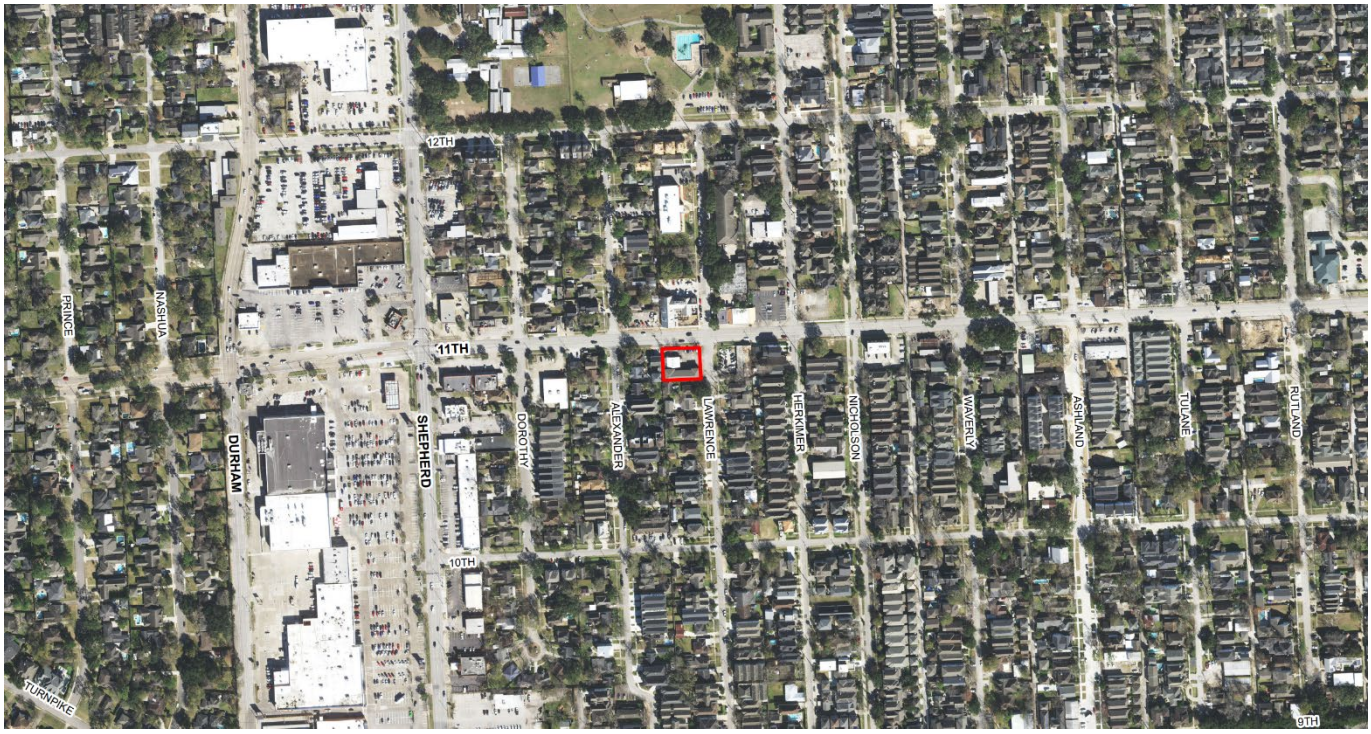
DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 133 (DEF 2)
Meeting Date: 02/20/2025

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Aerial Map



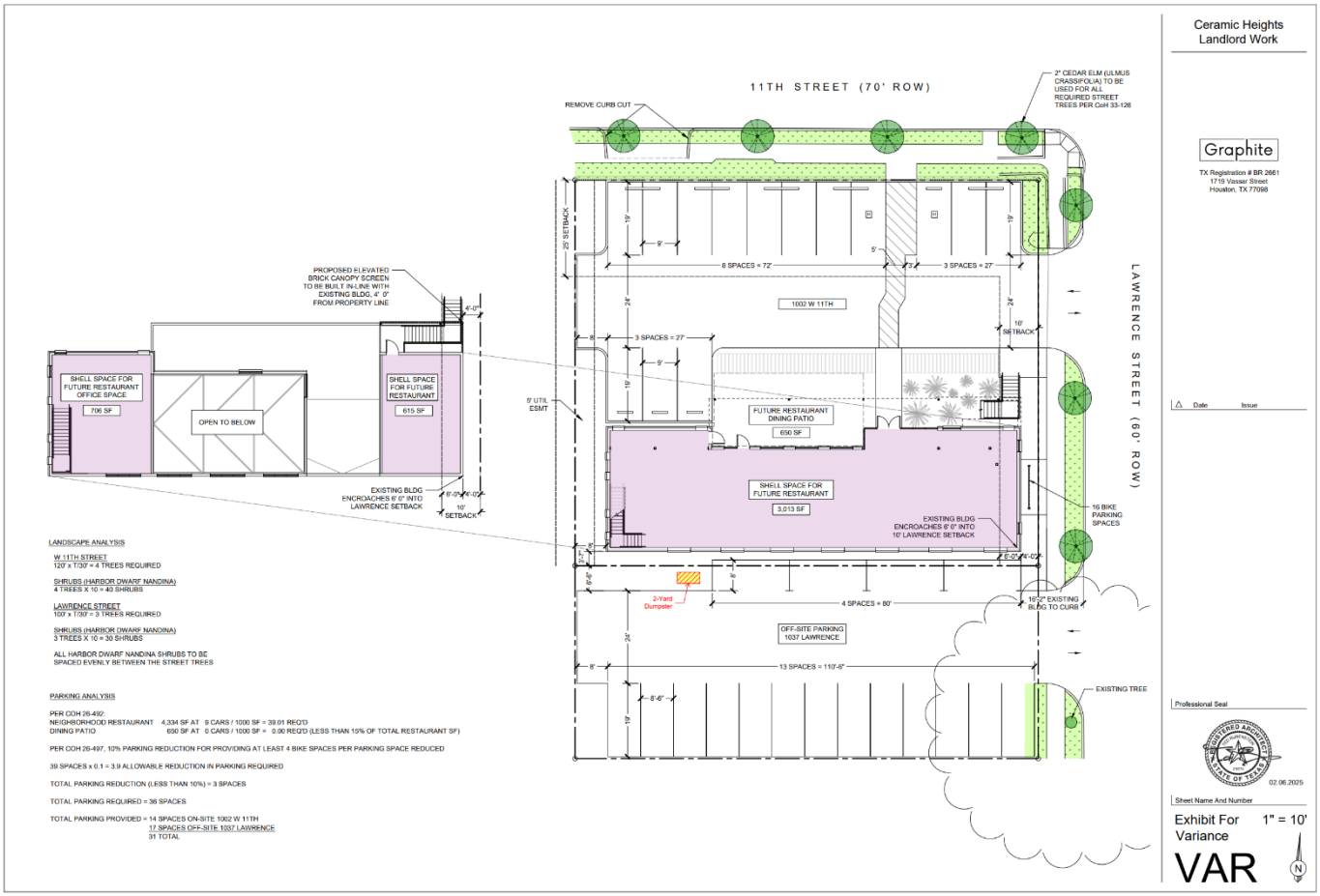
DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 133 (DEF 2)
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Houston Planning Commission

Site Plan



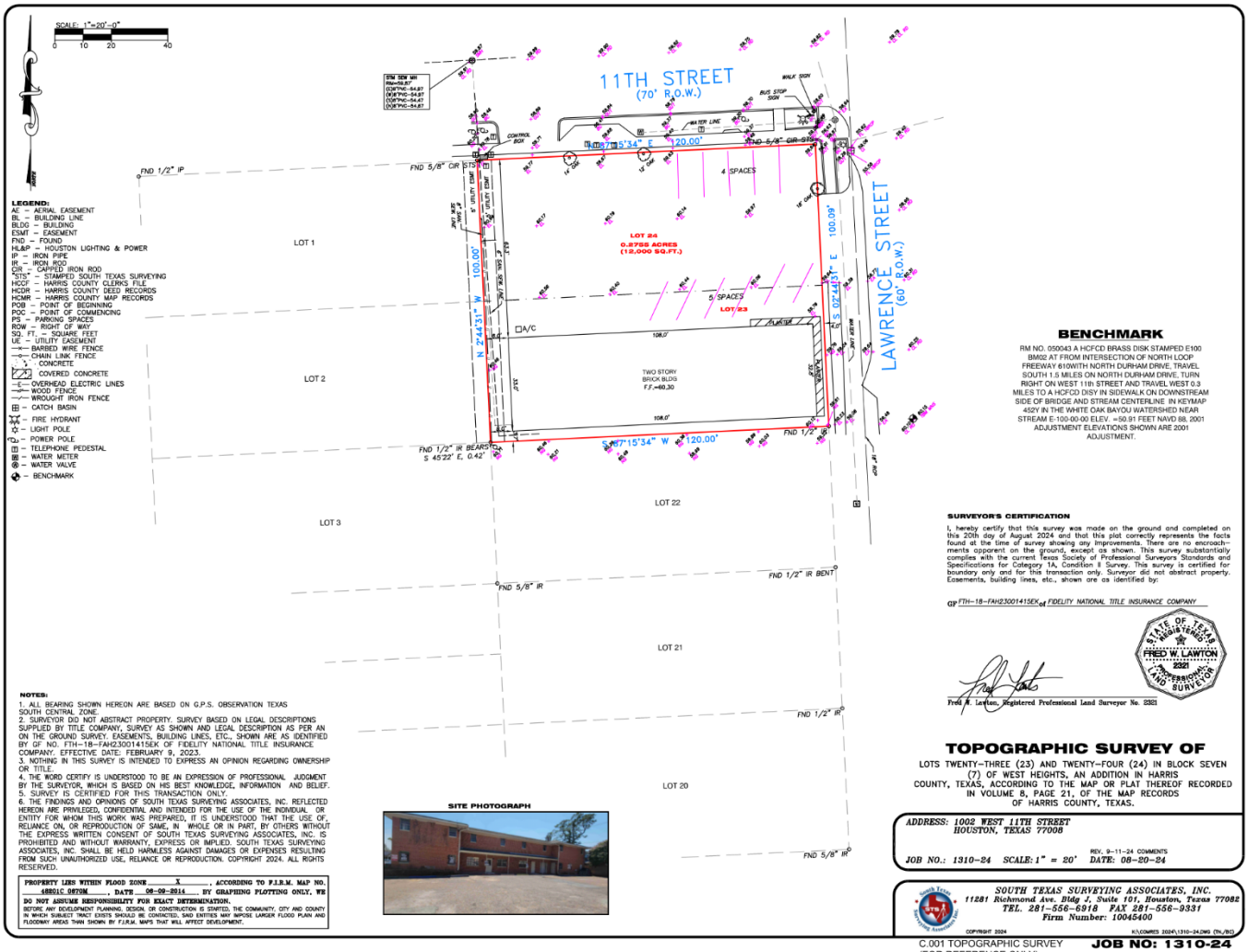
DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 133 (DEF 2)
Meeting Date: 02/20/2025

Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 133 (DEF 2)
Meeting Date: 02/20/2025

Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 133 (DEF 2)
Meeting Date: 02/20/2025

Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located east of N. Shepherd Drive at the southwest corner of the intersection of W. 11th Street and Lawrence Street. The applicant is requesting a 4-foot building line for a commercial remodel and addition.

The proposed construction will keep an existing first-floor wall 4 feet from the property line along Lawrence Street and add a new second floor, patio cover, and stairway in line with the existing footprint. The applicant has agreed to remove a roof encroachment as well as a planter in the pedestrian realm. The applicant will be required to comply with all ordinance lighting, parking, landscaping, and residential buffering requirements at permitting.

Because all ground-level encroachments are existing and because the second-floor addition is in line with the existing building footprint, staff recommendation is to approve the development plat variance request for a reduced building line.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 134

Meeting Date: 02/20/2025

Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
CAL3 Designs, LLC	Claude Lewis	281-704-6822	claude@cal3designs.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
8403 Sunnyhill Street	24106394	77088	5162D	411R	B

HCAD ACCOUNT NUMBER(S): 0361150010012

PROPERTY LEGAL DESCRIPTION: Lot 12, Block 1, Washington Heights Annex Sec. 1

PROPERTY OWNER OF RECORD: Zoei Battle

ACREAGE (SQUARE FEET): 2,750 sq. ft.

WIDTH OF RIGHTS-OF-WAY: Sunnyhill Street: 60 ft; Grant Avenue (unimproved): 50 ft.

EXISTING PAVING SECTION(S): Sunnyhill Street: 18 ft.; Grant Avenue (unimproved): N/A

OFF-STREET PARKING REQUIREMENT: Two spaces

OFF-STREET PARKING PROVIDED: Two spaces

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Vacant lot

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 2,054 sq. ft. single-family residence

PURPOSE OF VARIANCE REQUEST: To allow a 3 ft. building line along Grant Avenue in lieu of the ordinance required 10 ft. building line along a local street.

CHAPTER 42 REFERENCE(S): Sec. 42-156. - Collector and local streets—Single-family residential.

b) 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; or

(2) 10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 134

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Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The size of the lot is 25 ft. in width, therefore, making it impossible to place a residential dwelling on the property that would only leave 12 ft. of actual building space, less driveway and walk up, if the 10 ft. setback was in place… And 3 ft. easement from neighboring property.

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;
The owner of the property was initially unaware of the unimproved street because of the wooded area. To allow for a variance because of the unique lot size would benefit the owner to make good of the property and vitalize the community from the wooded area. Depriving us the application would in fact prohibit the use of the lot and deter from the vitality of the community.

(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 request for the variance is solely for the purpose of allowing us to maintain the "typical" 3 ft. allowable setback needed. The original lot is 25 ft. in width, which would prohibit us from developing a dwelling on the lot, being that it is a corner lot, which would allow for 10 ft. setback; leaving only 12 ft., save the 3 ft. setback to neighboring lot.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Allowing the variance furthers the intent and reason for Chapter 42 through the opportunity for property use while dealing with the unique property constraints. Furthermore, it remains in step with zoning without removing safety, community and availability within the neighborhood.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Allowing the variance poses no threat to the safety and welfare of persons, property, or community. Additionally, the proposed development complies with City of Houston codes and safety standards.

(5) Economic hardship is not the sole justification of the variance.
The variance is justified by the unique actual constraints of 8403 Sunnyhill Street lot. This variance deals with the practical developmental challenges caused by the reduced lot while maintaining the integrity of the zoning codes and objectives. Allowing the variance would further the cause of promoting functional and filled land use within the community.

DEVELOPMENT PLAT VARIANCE

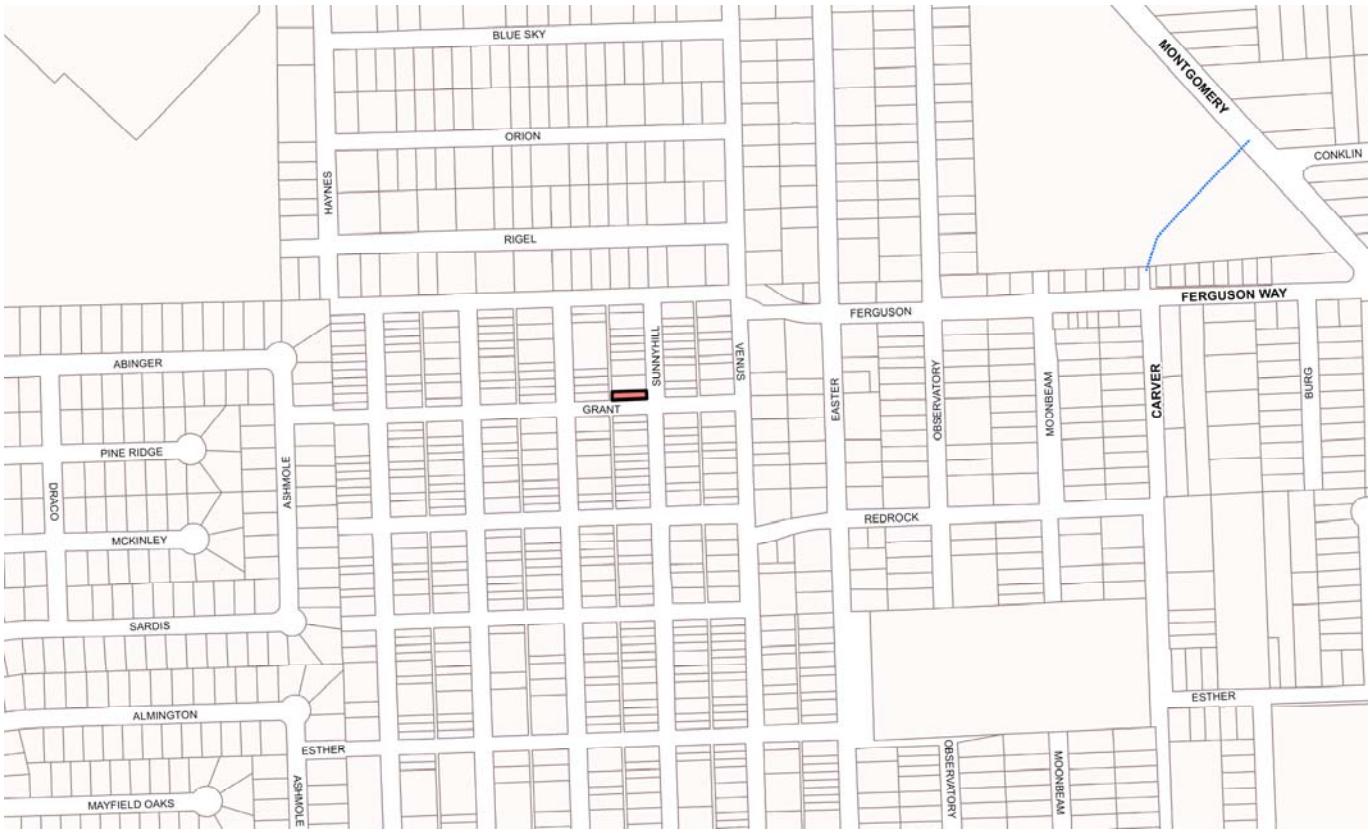
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

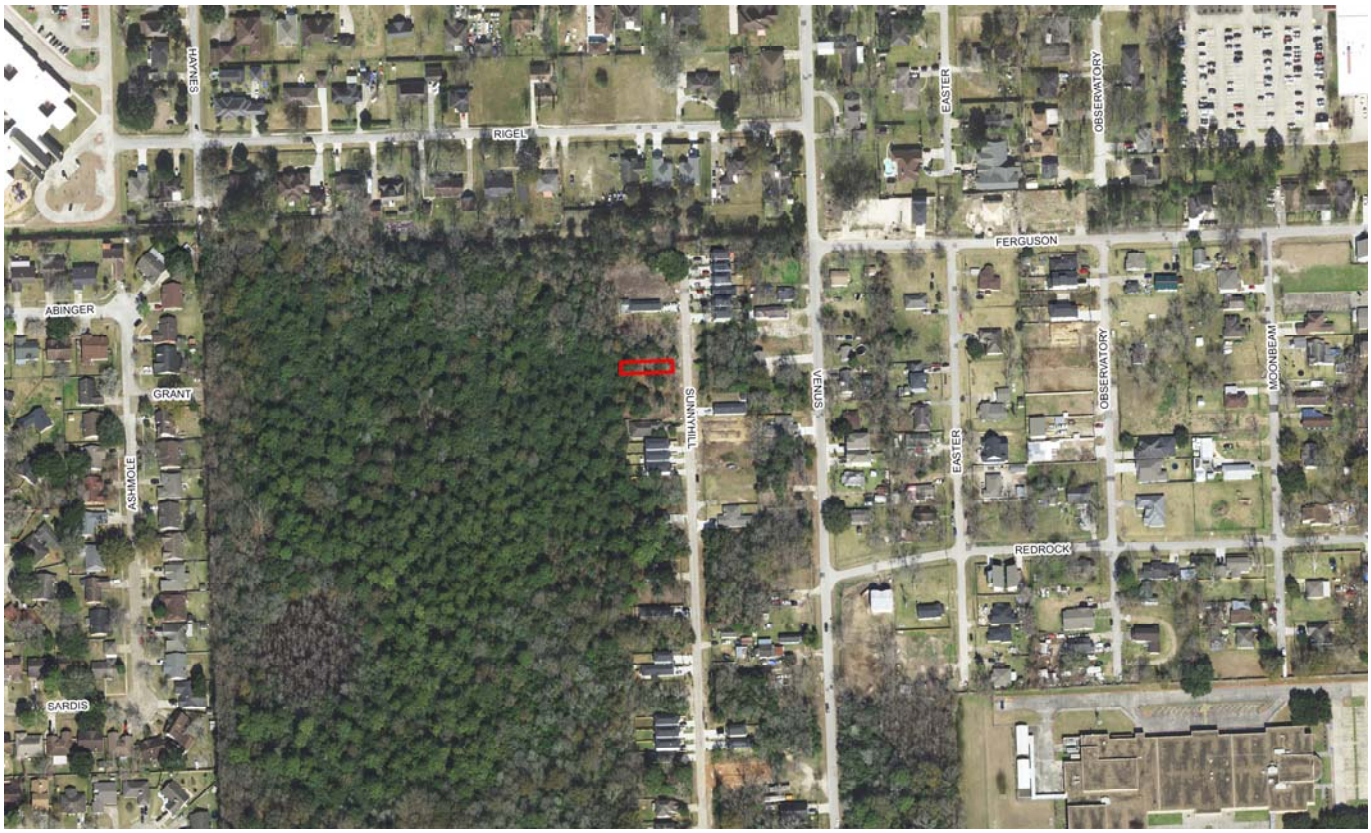
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Aerial Map



DEVELOPMENT PLAT VARIANCE

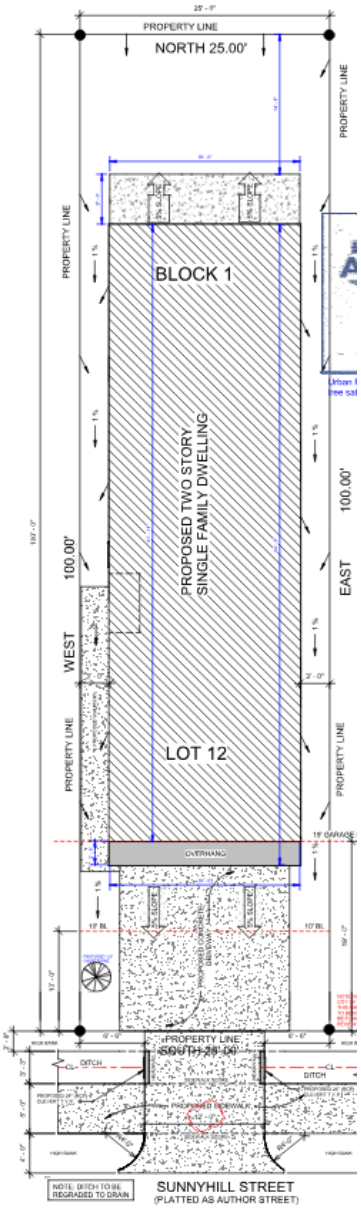
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Site Plan



DEVELOPMENT PLAT VARIANCE

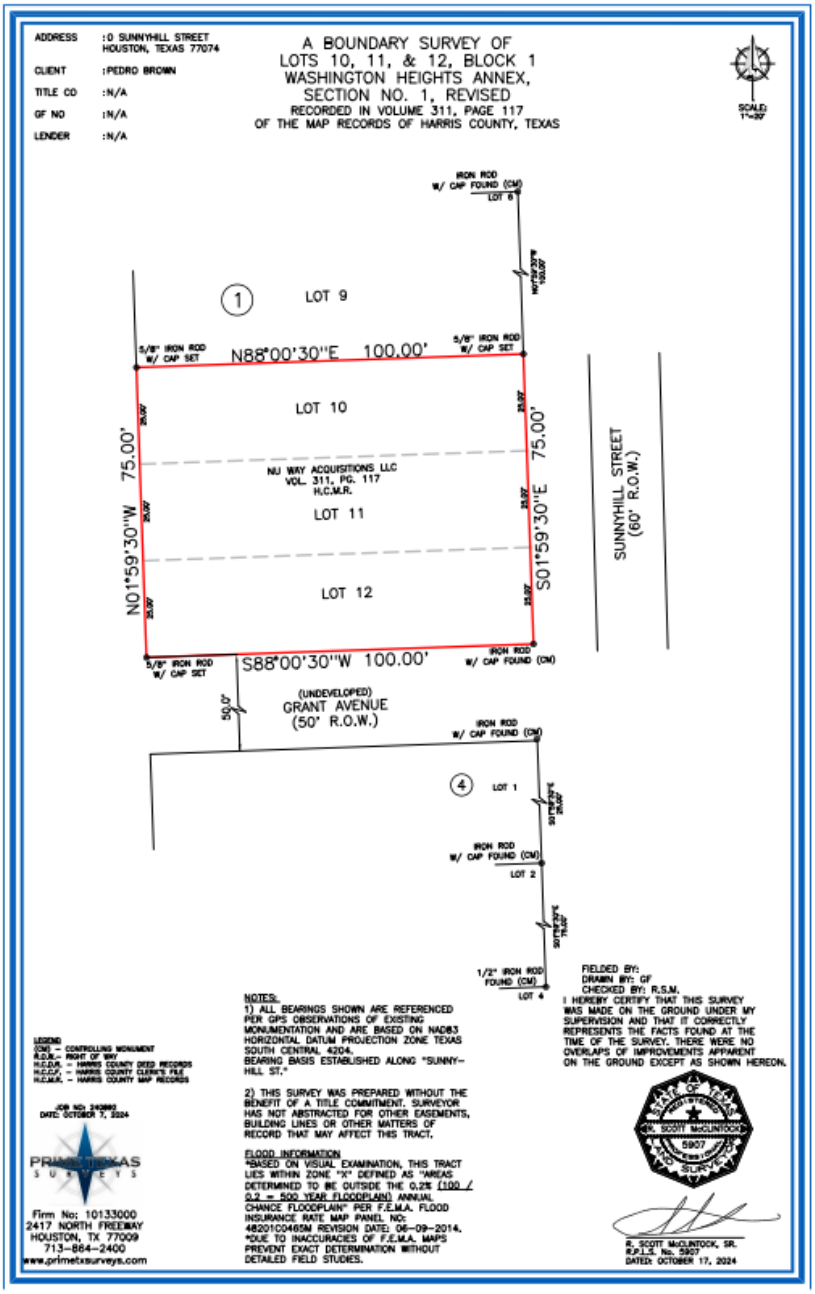
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Survey



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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ITEM: 134

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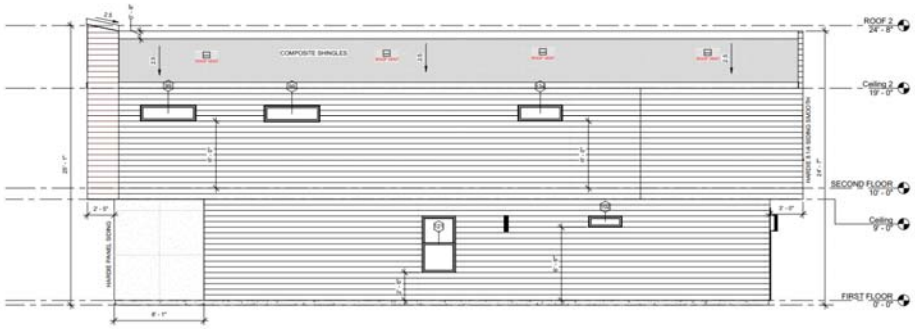
Elevations



1 FRONT ELEVATION
1/4" = 1'-0"



1 REAR ELEVATION
1/4" = 1'-0"



3 RIGHT ELEVATION
1/4" = 1'-0"



2 LEFT ELEVATION
1/4" = 1'-0"

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 134

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STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located within Houston's corporate limit, in Harris County, north of S Victory Drive, between T.C. Jester Boulevard and W Montgomery Road, and along the western side of Sunnyhill Street. The applicant is proposing to construct a new two-story single-family residence and is requesting a 3-foot building line along Grant Avenue, an undeveloped street, in lieu of the ordinace required 10-foot building along a local street. Staff is in support of the request.

The site is a platted 25' wide lot within the Washington Heights Annex subdivision, recorded in 1912. The recorded plat has no building lines. The rights-of-way and private property west of Sunnyhill Street has yet to be improved, including the 50' wide dedicated right-of-way Grant Avenue. Despite this, this lot remains a corner lot, and a 10' side building line along Grant Avenue is required by ordinance. At this time, there are no plans to improve Grant Avenue west of Sunnyhill Street, and the lot does not need the street for access. Imposing a 10' building line along the south property line would result in a buildable area of only 12' wide and would deprive the applicant reasonable use of the land. The unimproved ROW allows for the intended result to be similar to what would be allowed in the ordinance for interior lots. A 3' side building line for a corner lot that is 25' in width is in keeping with sound public policy as a 25' wide corner lot is undevelopable with the ordinance-required building line. This would allow the 50' ROW to accommodate growth, allowing for 15-18' between any potential paving and the proposed building line.

Staff recommends to approve the variance to allow a 3' side building line in lieu of the ordinance-required 10' building line along Grant Avenue, an unimproved street, per the conditions listed: 1.) the driveway entrance must be no wider than 12'; and 2.) a 5' sidewalk is required along Grant Avenue.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION:

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 135

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VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Kevin Young Design Inc.	Jason Syrinek	832-350-3811	jason.syrinek@gmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3010 Havel Street	24116604	77092	5159B	451R	A

HCAD ACCOUNT NUMBER(S): 0861560000803

PROPERTY LEGAL DESCRIPTION: Lot 803, Block 42, Shepherd Forest Section 3

PROPERTY OWNER OF RECORD: Jason Syrinek, Kimberly Berry

ACREAGE (SQUARE FEET): 9,926 sq. ft.

WIDTH OF RIGHTS-OF-WAY: Havel Street: 60 ft.; Gardendale Drive: 60 ft.

EXISTING PAVING SECTION(S): Havel Street: 28 ft.; Gardendale Drive: 28 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.]: 2,875 sq. ft. single-family residence

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 530 sq. ft. residential addition

PURPOSE OF VARIANCE REQUEST: To request a 10 ft. garage building line in lieu of the ordinance required 20 ft. garage building line for a residential addition and remodel.

CHAPTER 42 REFERENCE(S): Sec. 42-156. - Collector and local streets—Single-family residential

(c) Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of section 42-157 of this Code.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 135

Meeting Date: 02/20/2025

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The proposed plans involve expanding the home floor plan into the existing garage space, necessitating an extension of the garage to retain a functional two-car parking structure. The new garage door in the existing garage floor plan will be positioned at the same distance from the street as the current garage door. Please refer to the survey provided for precise measurement from the structure to the curb of 26+ feet. In addition, the door will be inset from the structure an additional 6 inches. The 2nd garage door in the garage extension will be set back an additional 2-foot from the street. Please refer to the First Floor Plan for precise measurements.

The relevant sections of ordinances 42-156 and 42-157 mandate a 19-foot garage building line which was recently increased from 17-foot in late 2024. However, the rationale behind this requirement appears to be to ensure adequate space for sidewalks and pedestrian traffic without obstruction from parked vehicles. In this case, the Gardendale side of this property does not have sidewalks. The sidewalks exist on the Havel Street side of this corner lot and also already exist on the opposite side of Gardendale Street.

In the unlikely event that a sidewalk would be added to Gardendale side of the property in the future, there is ample space to accommodate both a sidewalk and vehicles parked outside the proposed garage without impeding pedestrian activity. Again, please refer to the measurement in the survey and notes in the first paragraph. Additionally, the proposed placement of the garage doors is consistent with the distance from the street seen in other homes within the neighborhood. This variance request, therefore, aligns with the intent of the ordinance while addressing site-specific conditions and maintaining neighborhood consistency.

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 strict application of the ordinance requiring a 19-foot garage building line would render this project infeasible due to the existing structure's layout. Moving the entire garage structure back by more than 9 feet would require significant demolition and reconstruction, which is impractical and would impose an undue burden.

Additionally, this property is on a corner lot, and the side in question (Gardendale) does not currently have a sidewalk. The only sidewalk is on the Havel Street side. If a sidewalk were added to the Gardendale side in the future, the existing setback from the street provides sufficient space to accommodate it without obstructing pedestrian traffic or vehicle use.

The requested variance aligns with the existing neighborhood design, as other properties have garage doors set similarly close to the street. Strict enforcement of the ordinance in this specific case would not provide any meaningful public benefit but would impose unnecessary hardship on the property owner.

DEVELOPMENT PLAT VARIANCE

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The circumstances necessitating this variance stem from the current layout and existing structures on the property. The proposed request seeks only to replace the existing garage doors and maintain the current distance from the street.

The hardship arises from the application of the new city ordinance, which introduces a requirement inconsistent with the property's established configuration. The applicant has not made changes or decisions that created this hardship but is instead seeking a practical solution to preserve the functional use of the property while complying as closely as possible with current regulations.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of the ordinance is to ensure that pedestrian traffic on sidewalks is unimpeded by parked vehicles extending from garages. In this case, the Gardendale side of the property currently lacks sidewalks. The existing design, as well as the proposed modifications, ensure that there is sufficient space to accommodate a future sidewalk if one is ever added.

The proposed placement of the garage doors maintains the same setback as the existing structure, ensuring consistency with the current neighborhood layout. This will not compromise pedestrian safety or accessibility, as there is ample space for both a potential sidewalk and parked vehicles without causing obstruction. By maintaining the functional integrity of the property while respecting pedestrian safety and accessibility, the proposed variance adheres to the purpose and spirit of the ordinance.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The proposed variance does not pose any risk to public health, safety, or welfare. The Gardendale side of the property currently lacks sidewalks, and the existing setback provides ample space for any future sidewalk installation without obstruction by parked vehicles.

Additionally, the proposed garage placement is consistent with the neighborhood’s existing garage setbacks, maintaining a cohesive appearance and functional use without creating new hazards. By ensuring adequate space for pedestrian pathways in the future and aligning with existing conditions, the variance will have no adverse effect on public safety, accessibility, or the well-being of the community.

(5) Economic hardship is not the sole justification of the variance.

While the ordinance would impose significant financial burdens due to the requirement to demolish and rebuild the garage structure to meet the 19-foot setback, the justification for this variance goes beyond economic concerns.

The primary rationale for this request is the existing configuration of the property and the practical limitations it presents. The current design ensures consistency with the neighborhood and maintains adequate space for pedestrian pathways, even if sidewalks are added in the future. Granting the variance avoids unnecessary reconstruction while aligning with the intent of the ordinance and preserving the overall integrity and functionality of the property.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 135

Meeting Date: 02/20/2025

Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

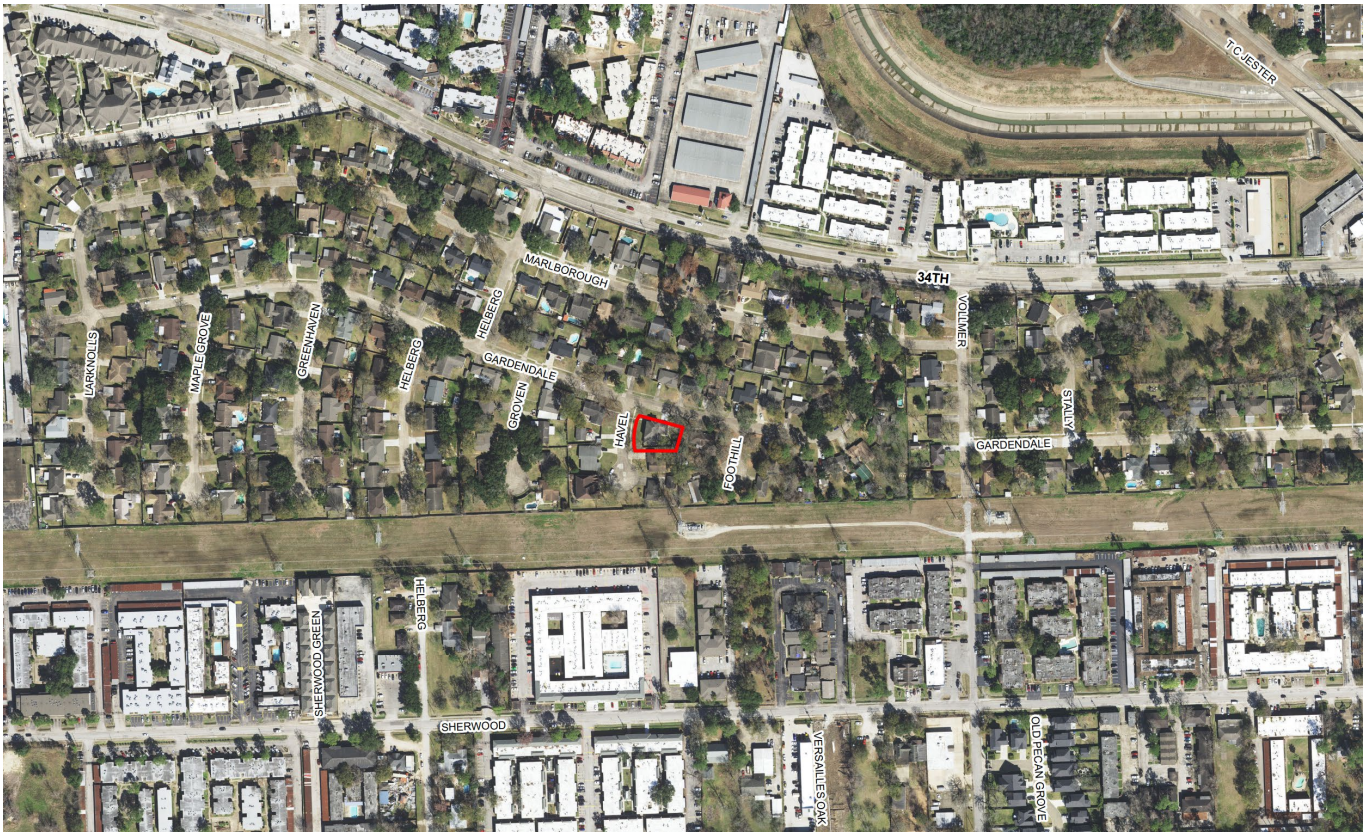
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Aerial Map



DEVELOPMENT PLAT VARIANCE

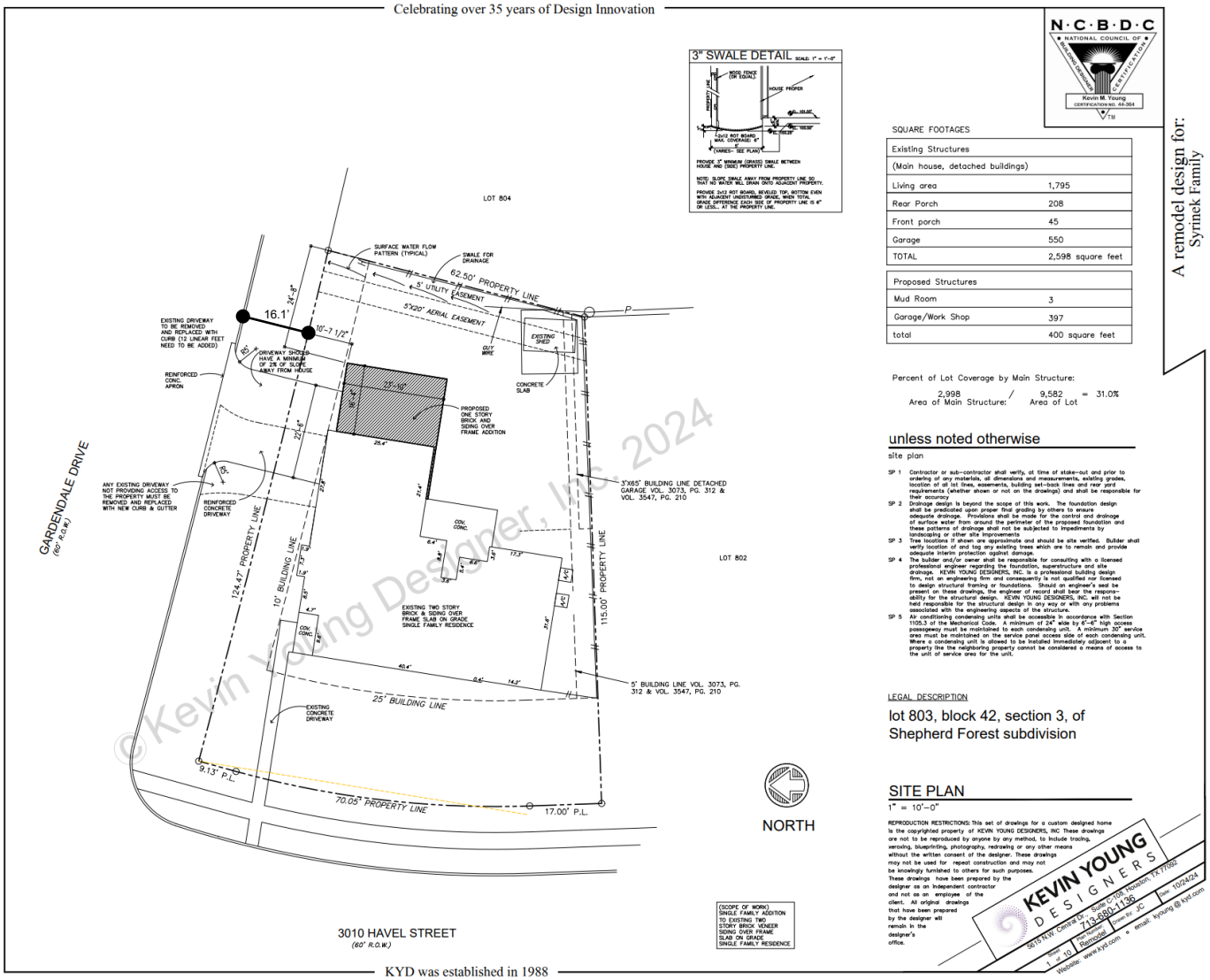
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Site Plan



DEVELOPMENT PLAT VARIANCE

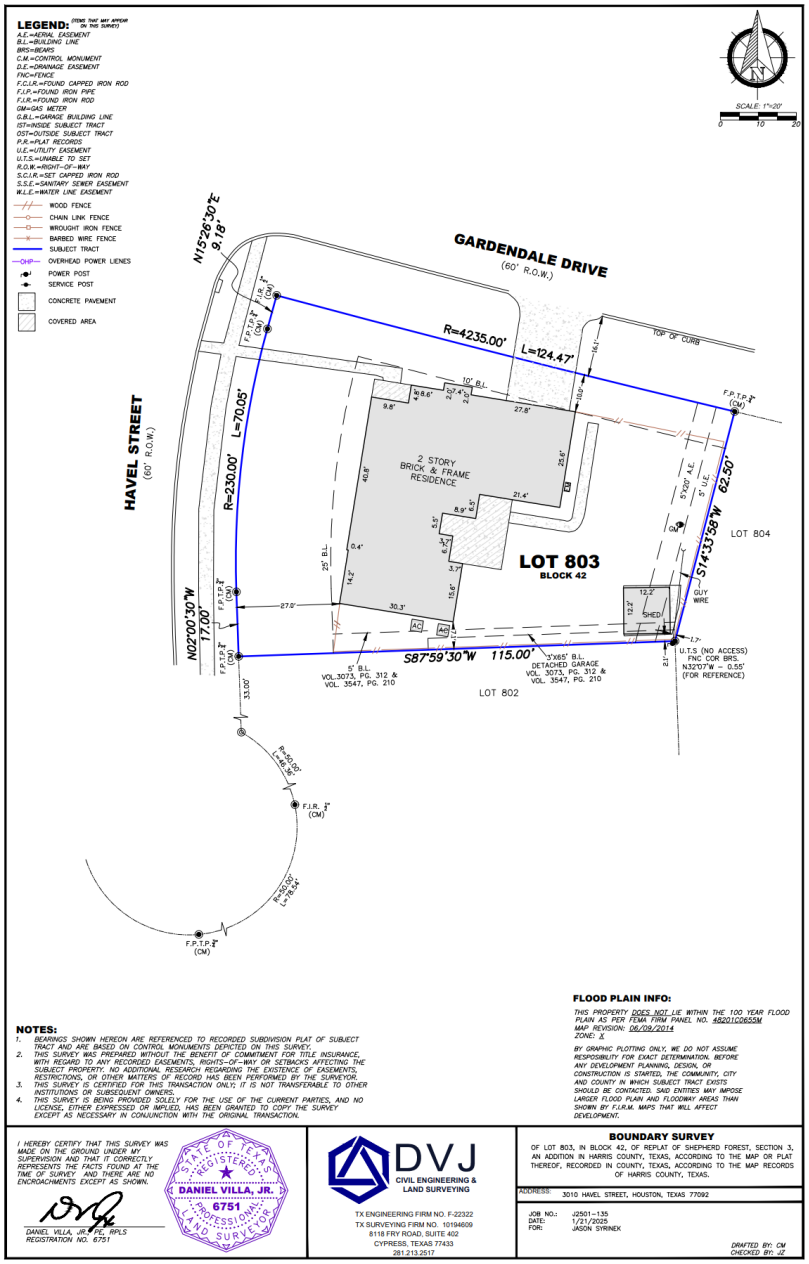
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Survey



DEVELOPMENT PLAT VARIANCE

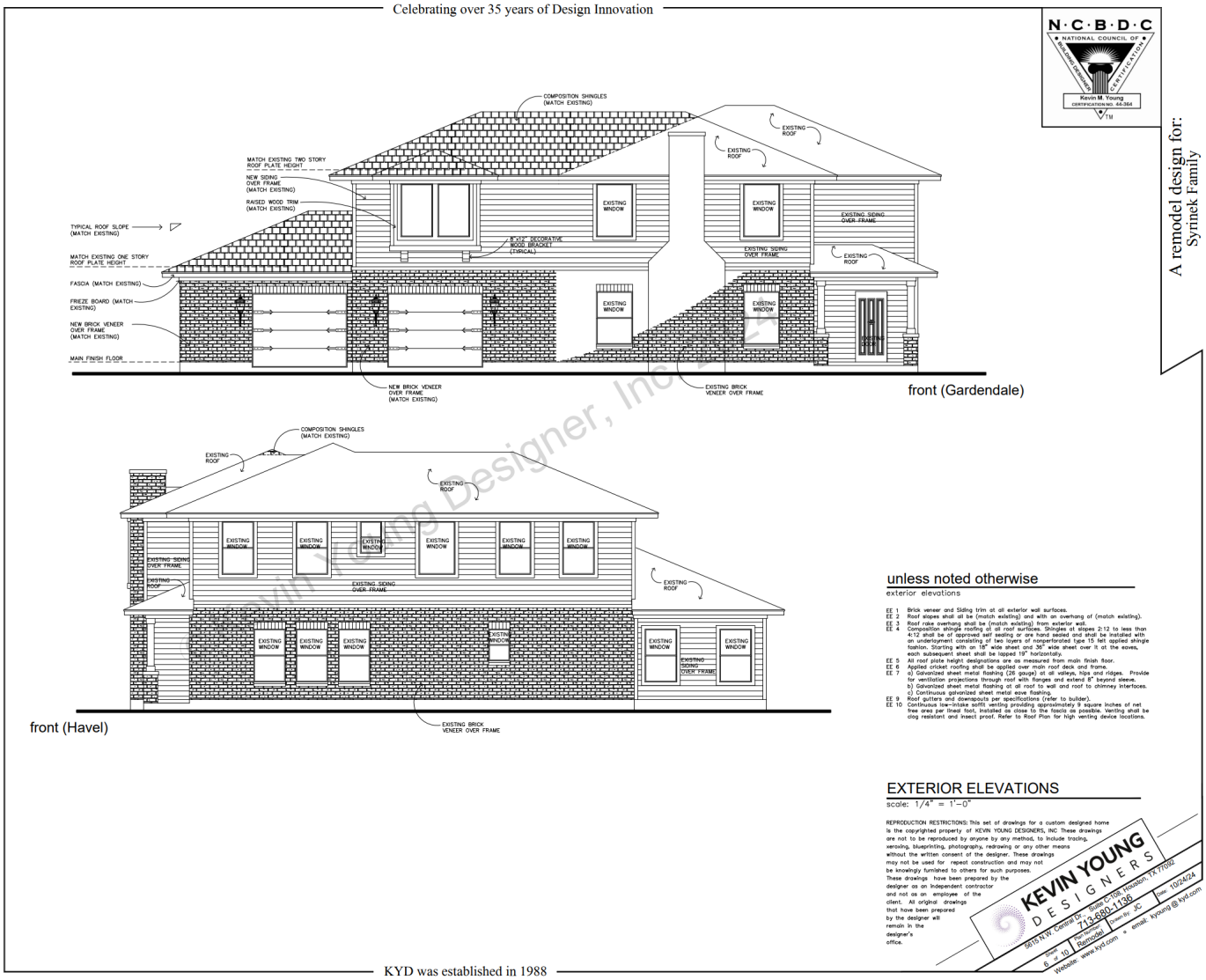
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 135

Meeting Date: 02/20/2025

Elevations



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 135

Meeting Date: 02/20/2025

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located south of W 34th Street at the southeast corner of the intersection of Gardendale Drive and Havel Street. The applicant is requesting a 10-foot building line in lieu of the ordinance-required 20-foot garage building line for a garage addition.

The addition proposes to expand an existing garage in line with the current footprint and platted building line. There are currently no sidewalks on the south side of Gardendale Drive, which the garage will face, and the proposed scope of work does not trigger a requirement to construct sidewalks.

Nevertheless, the proposed 10-foot building line would leave roughly 26 feet between the garage door and the street curb, reducing the likelihood of a parked vehicle conflicting with a future sidewalk.

The garage building line is also consistent with several other corner lots in the neighborhood. Staff recommendation is to approve the variance request.

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: III (DEF 5)
Meeting Date: 02/20/25

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Cisneros Design Studio Architects LLC	Romulo Cisneros	713-520-7745	cisneros@cisnerosdesignstudio.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3200 S. Shepherd Drive	24018811	77098	5356A	492U	C

HCAD ACCOUNT NUMBER(S):	0630750020001
PROPERTY LEGAL DESCRIPTION:	Tract 1, Block 2, Westlawn Terrace
PROPERTY OWNER OF RECORD:	Prayarna Real Estate LLC
ACREAGE (SQUARE FEET):	10,250 sq. ft.
WIDTH OF RIGHTS-OF-WAY:	S. Shepherd Drive: 70 ft., Sul Ross Street: 60 ft.
EXISTING PAVING SECTION(S):	S. Shepherd Drive: 45 ft., Sul Ross Street: 30 ft.
OFF-STREET PARKING REQUIREMENT:	20 spaces
OFF-STREET PARKING PROVIDED:	11 on-site, 9 off-site
LANDSCAPING REQUIREMENTS:	Complies

EXISTING STRUCTURE(S) [SQ. FT.]:	3,621 sq. ft. commercial building
PROPOSED STRUCTURE(S) [SQ. FT.]:	3,621 sq. ft. commercial building

PURPOSE OF VARIANCE REQUEST: To allow more than 25% of the parking requirement to be located on an off-site tract more than 500 ft. away for a dessert shop conversion.

CHAPTER 26 REFERENCE(S): Sec. 26-499. - Off-site parking.

(a) A parking space required by this article may be provided on off-site parking facilities if the following conditions are met:

(1) The off-site parking facilities are located less than 500 feet from the tract where the use classification is located except as provided for in items (2) and (3) of this subsection.

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III (DEF 5)
Meeting Date: 02/20/25

Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The owner proposes the use of off-site parking in order to comply with the parking requirements for the proposed dessert shop. The location of the off-site parking is located 700 ft. from the site, but the maximum allowed distance for off-site parking per the ordinance is 500 ft. Currently the dessert shop would need 20 spaces with the allowed parking reductions but can only hold 11 spaces on-site. With the combined spaces of both proposed and the property sharing the additional parking, we would require 79 parking spaces. However, with bicycle reductions we would only be required to provide 74 parking spaces. We are providing 74 parking spaces.

APPLICANT'S STATEMENT OF FACTS:

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available.

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

The extension of the shared parking distance will facilitate the pedestrian ambiance of the area and utilize the streetscape improvements that exist in this neighborhood. Without access to shared parking spaces, the pedestrian nature of the area would be compromised with communal areas being utilized for parking.

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

The development of this district into a walkable pedestrian area has limited the opportunities for shared parking and the variance request is motivated by the client needing to extend the distance to a shared parking area by just over 200-feet.

(3) The intent of this article is preserved;

The intent of bundling shared parking is to increase pedestrian activity and to preserve the streetscape.

(4) The parking provided will be sufficient to serve the use for which it is intended;

The number of spaces is preserved intact, only pedestrian access is extended by 200-feet.

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

The variance will protect public health and safety by maintaining the pedestrian realm along Shepherd and concentrating the shared parking.

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

N/A

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III (DEF 5)
Meeting Date: 02/20/25

Houston Planning Commission

STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

(3) The intent of this article is preserved;

(4) The parking provided will be sufficient to serve the use for which it is intended;

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

(1) The location of the proposed building and the proposed off-site parking facility.

(2) Existing and potential parking demand created by other occupancies in the vicinity.

(3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.

(4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.

(5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.

(6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III (DEF 5)
Meeting Date: 02/20/25

Location Map



NORTH



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III (DEF 5)
Meeting Date: 02/20/25

Aerial Map



OFF-STREET PARKING VARIANCE

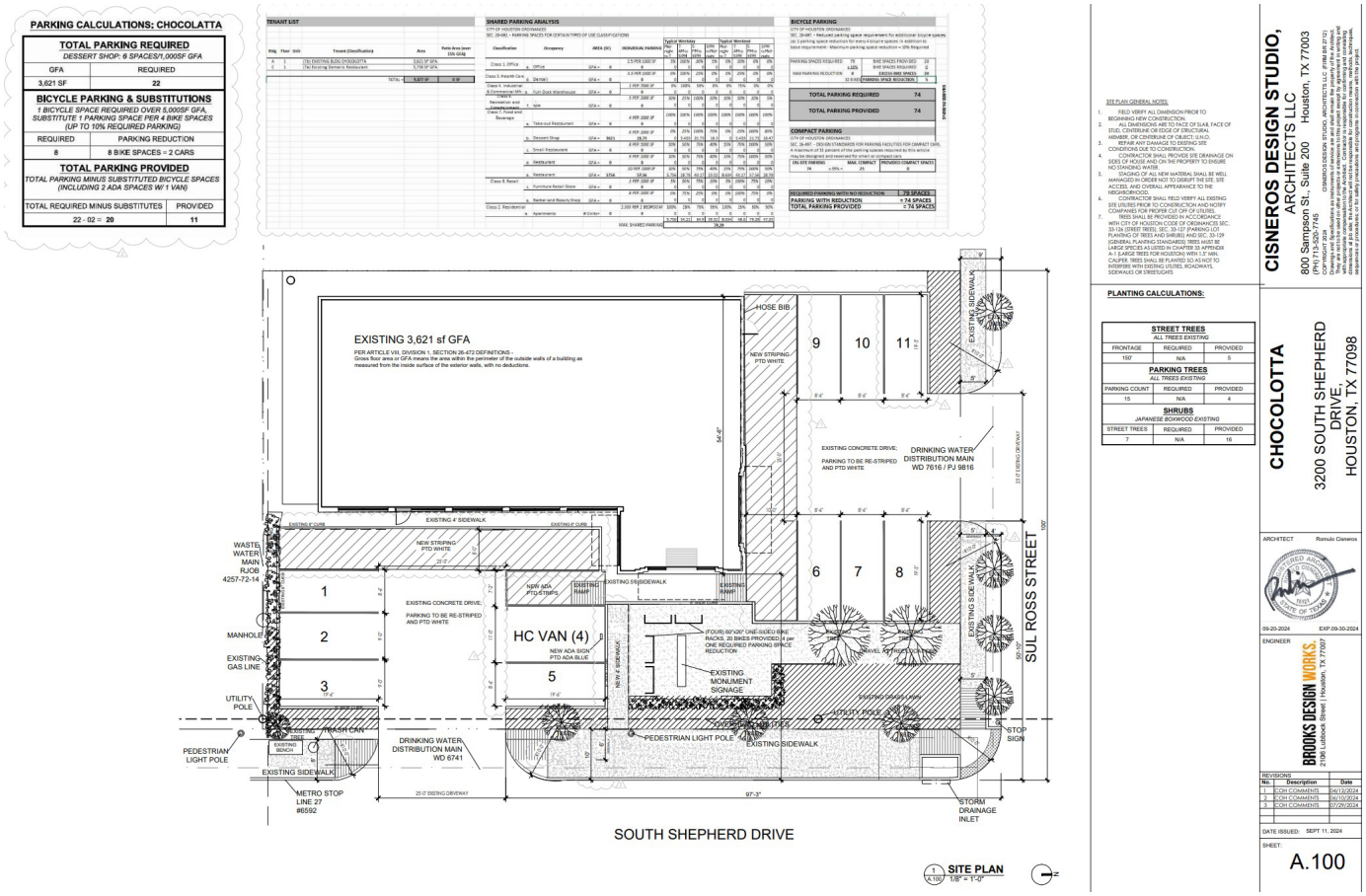
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III (DEF 5)

Meeting Date: 02/20/25

Site Plan



OFF-STREET PARKING VARIANCE

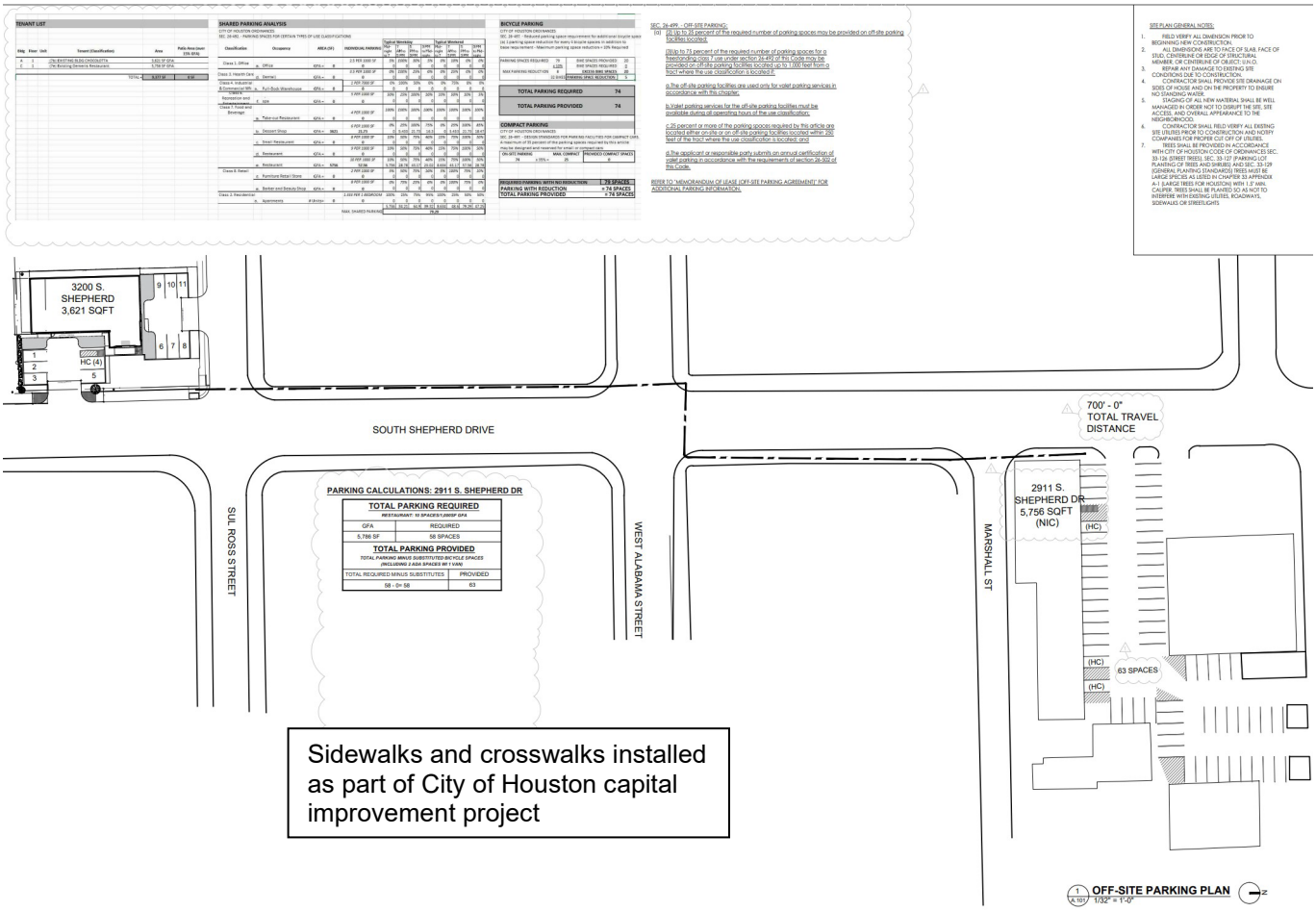
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III (DEF 5)

Meeting Date: 02/20/25

Off-site Parking Plan



OFF-STREET PARKING VARIANCE

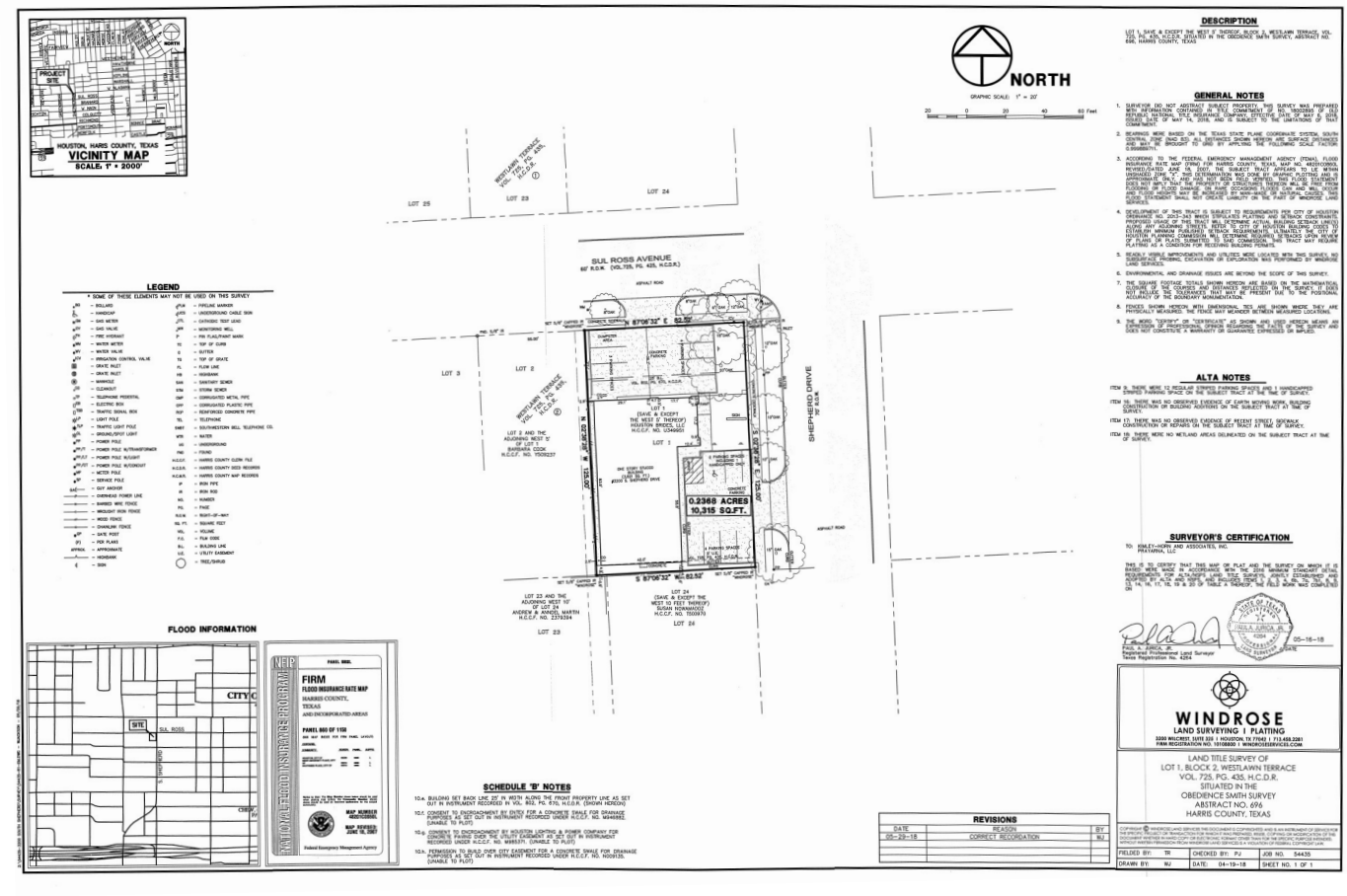
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III (DEF 5)

Meeting Date: 02/20/25

Survey



OFF-STREET PARKING VARIANCE

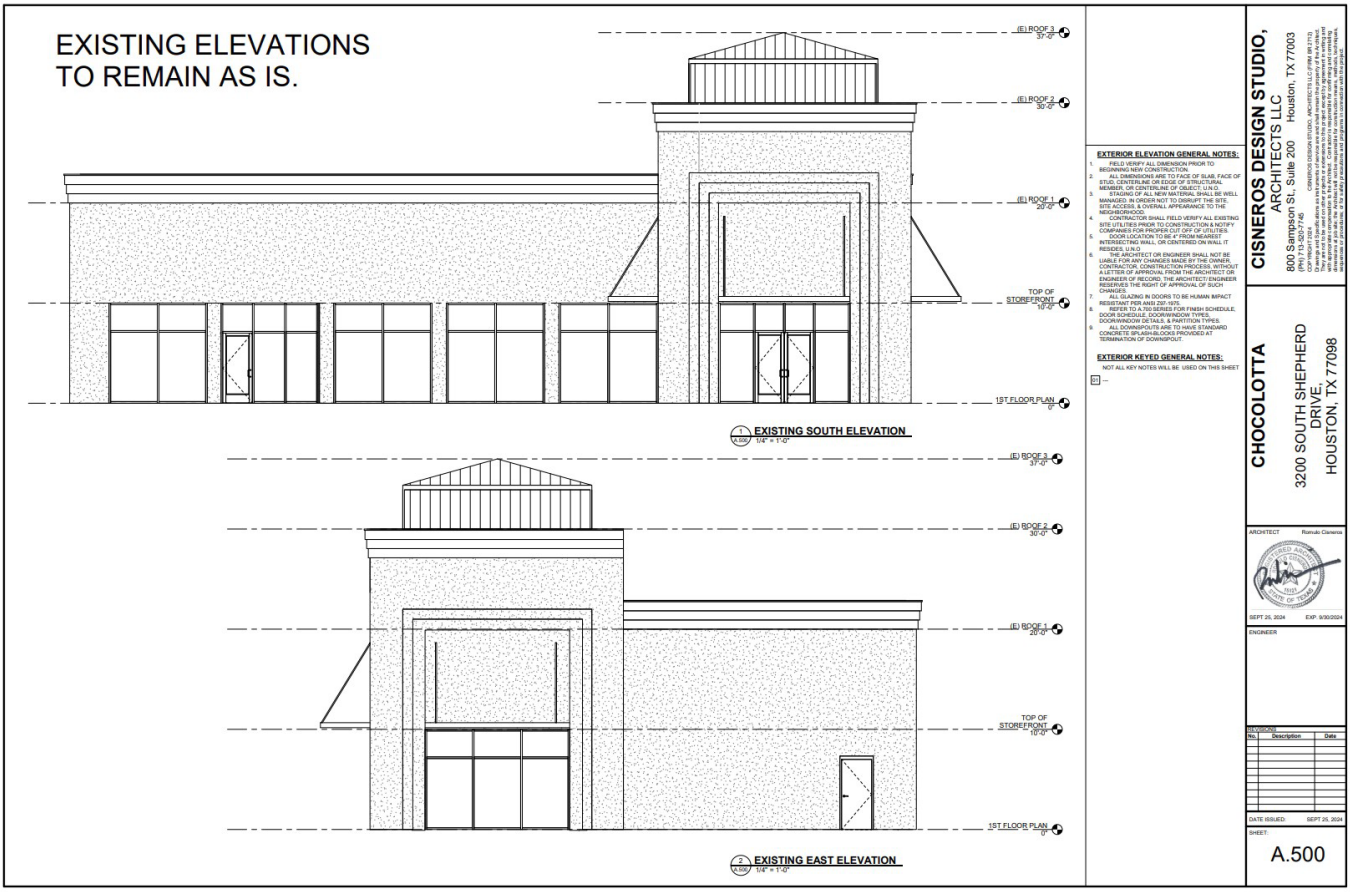
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III (DEF 5)

Meeting Date: 02/20/25

Elevations



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III (DEF 5)
Meeting Date: 02/20/25

STAFF REPORT

Staff Recommendation: Withdrawn

Basis of Staff Recommendation:

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV
Meeting Date: 2/20/2025

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Cisneros Design Studio	Romulo Cisneros	713-520-7745	cisneros@cisnerosdesignstudio.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3400 White Oak Dr	24105107	77007	5358C	439A	C

HCAD ACCOUNT NUMBER(S):	0210110000011
PROPERTY LEGAL DESCRIPTION:	LTS 11 & 12 BLK 279
PROPERTY OWNER OF RECORD:	3400 WHITE OAK LLC
ACREAGE (SQUARE FEET):	13,198
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW):	70’ R.O.W.
WIDTH OF EXISTING ROW PAVING SECTION(S):	43’ R.O.W.
OFF-STREET PARKING REQUIREMENT:	30 spaces
OFF-STREET PARKING PROVIDED:	17 spaces

EXISTING STRUCTURE(S) [SQ. FT.]:	9,640 sq ft
PROPOSED STRUCTURE(S) [SQ. FT.]:	9,640 sq ft

PURPOSE OF VARIANCE REQUEST: To reduce the parking requirement amount for this development from 30 required parking spaces and provide only 17 parking spaces due to the constraints of preserving the existing historic building and in accordance with the approved COA for its restoration.

CHAPTER 26 REFERENCE(S): Requirements for Certain Types of Use Classifications (26-492) Class 7. Food and Beverage: (e) Restaurant: 10.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV
Meeting Date: 2/20/2025

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The project at this location will be utilizing the existing parking alongside the building that is in the ROW of Arlington St. As a result of that placement, the owner cannot get these spaces designated for the building renovation permit as “legal parking”. So, a variance is being requested to reduce the required parking total to align with the parking that is “provided” but not recognized and not counting towards the requirement. The owner has reduced the building rentable space by 50% to provide off-street parking totaling 17 spaces of a required 30 but requests the ROW parking of 9 spaces be credited towards the total plus 4 additional vehicle spaces. The owner is also relinquishing six (6) existing ROW parking spaces to create a street-facing greenspace.

APPLICANT'S STATEMENT OF FACTS:

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

a. The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant of the reasonable use of the land; or

The building currently ONLY has parking in the COH right-of-way, and the owner is reducing the rentable space to provide off-street parking in accordance with the ordinance. The additional existing ROW parking spaces adjacent to the building is requested to be added to the parking total.

b. Strict application of the requirements of this article 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 policy;

The existing parking spaces cannot be defined as “legal” parking due to its location in the ROW adjacent to the building. This strict application of the parking designation creates a deficit of four spaces.

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

No circumstances have been imposed or created by the applicant in attempting to meet the current parking requirements. Parking, where none existed, is being created by the owner to address city and neighborhood concerns.

(3) The intent of this article is preserved;

The intent of adding legal, safe and secure parking to the neighborhood is preserved.

OFF-STREET PARKING VARIANCE

(4) **The parking provided will be sufficient to serve the use for which it is intended;**
Due to the walkable and pedestrian-oriented environment of the adjacent neighborhood, the added parking spaces will contribute to the user=friendly aspect of this development.

(5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**
The existing parking, which will be eliminated, but replaced by the proposed parking will increase the safety and public health of the site.

(6) **For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.**

N/A

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV
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STANDARDS FOR VARIANCES

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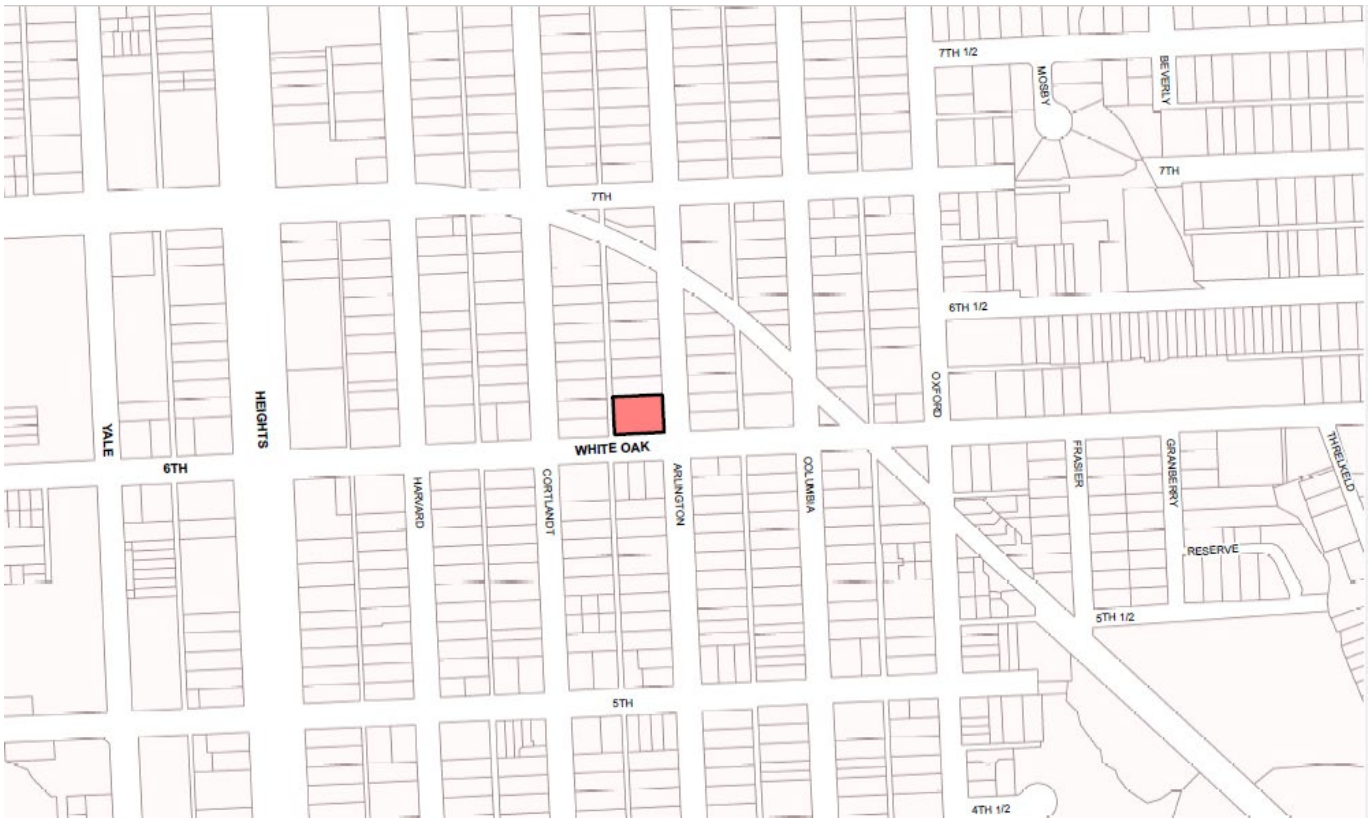
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV
Meeting Date: 2/20/2025

Location Map



NORTH



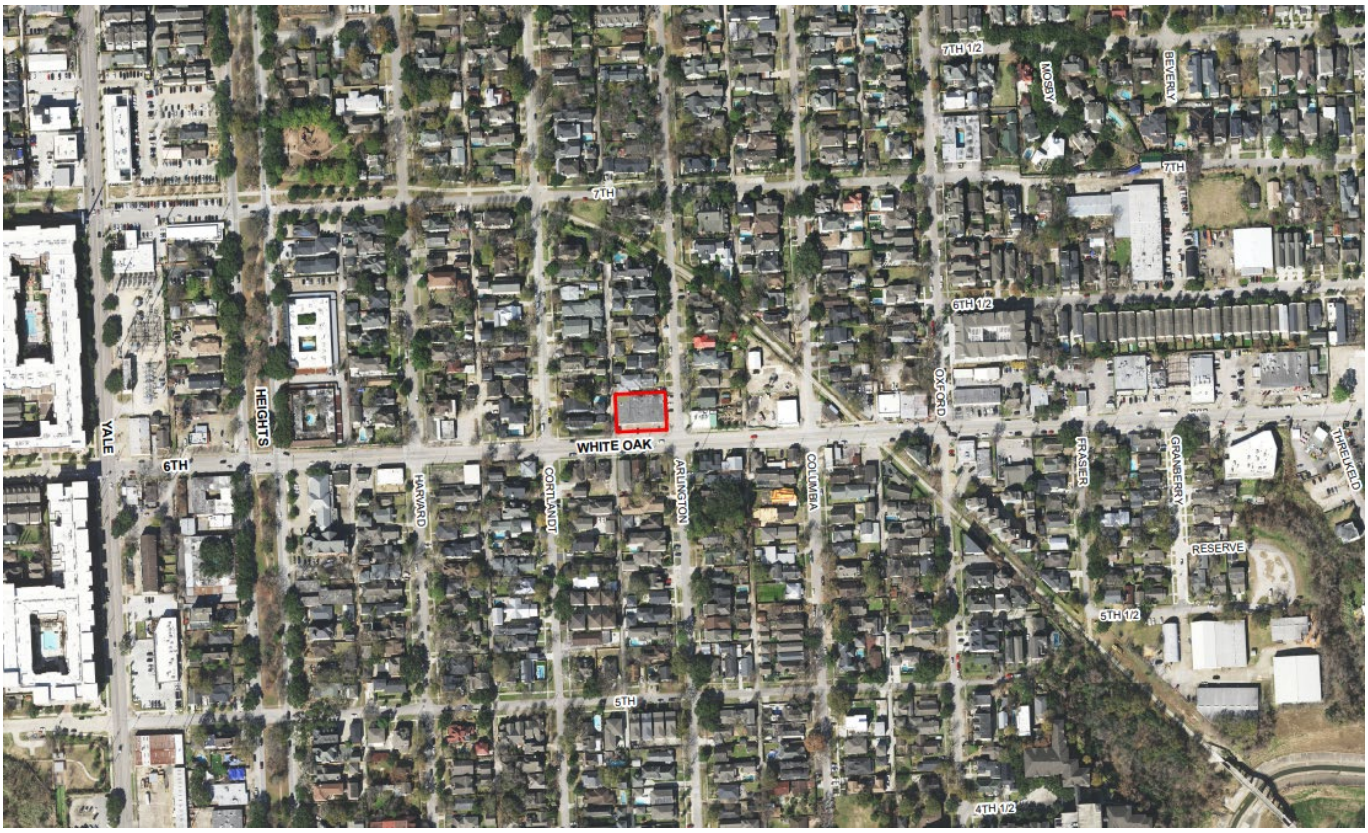
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Aerial Map



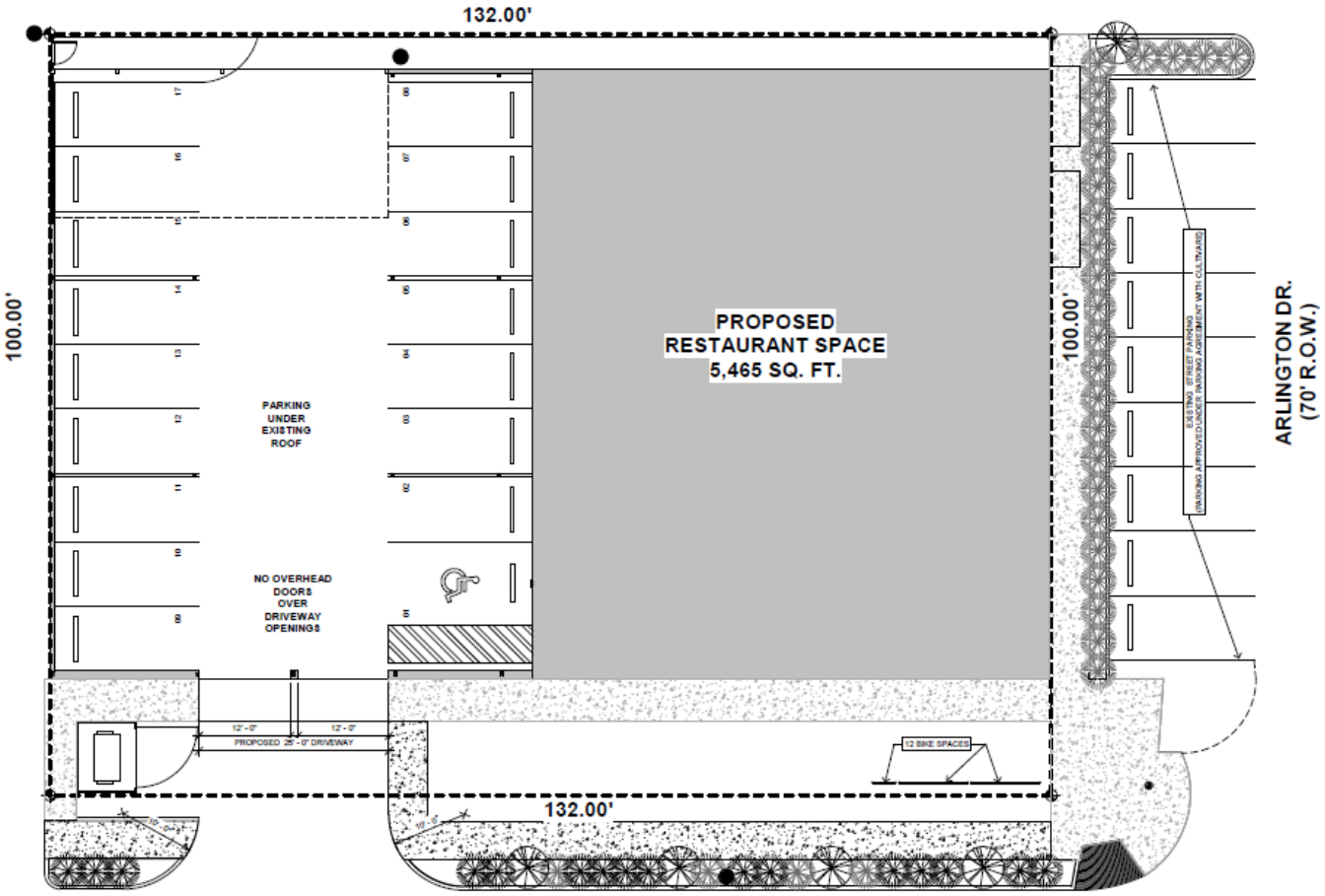
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV
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Site Plan



2 PROPOSED SITE PLAN
1/8" = 1'-0"

PARKING CALCULATIONS:

TOTAL PARKING REQUIRED

PER CITY OF HOUSTON ORDINANCE:
RESTAURANT: 10 SPACES/1,000SF GFA

GFA	REQUIRED	PROVIDED
5,465 SF	55	**17**

HISTORIC BUILDING REDUCTION

40% PARKING REDUCTION IS ALLOWED FOR REDEVELOPING A DESIGNATED HISTORIC BUILDING

REQUIRED	PARKING REDUCTION
55	55 - 40% = 33 SPACES

BICYCLE PARKING & SUBSTITUTIONS

1 BICYCLE SPACE REQUIRED OVER 5,000 SF GFA, SUBSTITUTE 1 PARKING SPACE PER 4 BIKE SPACES (UP TO 10% REQUIRED PARKING)

REQUIRED	PARKING REDUCTION
3	12 BIKE SPACES = 03 CARS

TOTAL PARKING PROVIDED

TOTAL PARKING MINUS SUBSTITUTED BICYCLE SPACES (INCLUDING 1 ADA SPACES)

TOTAL REQUIRED MINUS SUBSTITUTES	PROVIDED
33 - 3 = **30**	**17**

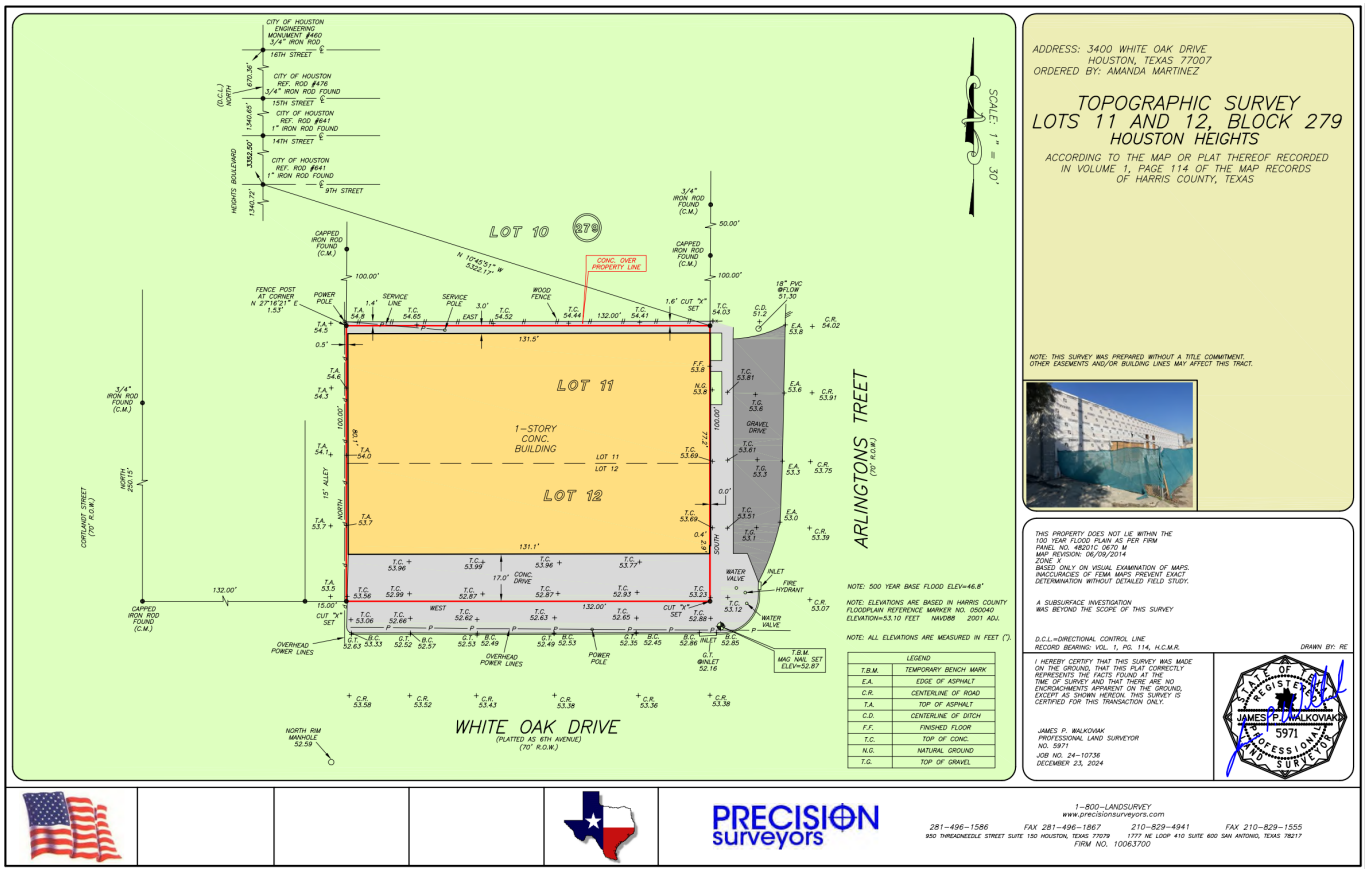
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Survey



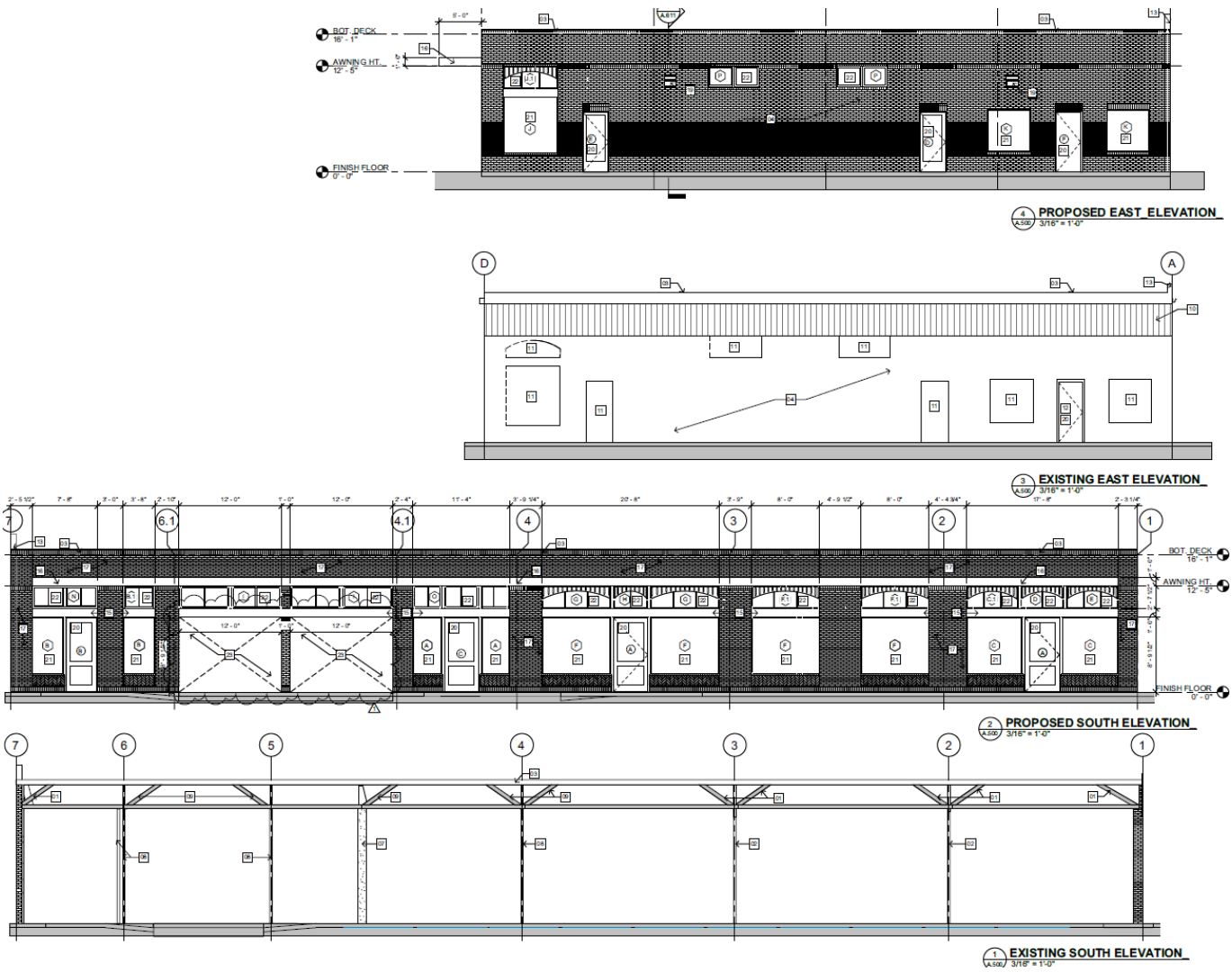
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV
Meeting Date: 2/20/2025

Elevations



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
Meeting Date: 2/20/2025

Houston Planning Commission

STAFF REPORT

Staff Recommendation: Withdrawn

Basis of Staff Recommendation:

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:

OFF-STREET PARKING VARIANCE