HOUSTON PLANNING COMMISSION

AGENDA

Thursday, March 6, 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**

Houston Planning Commission
AGENDA

Thursday, March 6, 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 20, 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 (Tammi Williamson, Aracely Rodriguez, and Devin Crittle)
e. Subdivision Plats with Special Exception Requests (Devin Crittle)
f. Reconsiderations of Requirement (Petra Hsia)
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)

II. Establish a public hearing date of April 3, 2025

a. Airport Gardens partial replat no 2
b. Blue Creek Water Plant
c. Dearborn place partial replat no 5
d. Genoa at Barberry
e. Grand Prairie Sec 2 partial replat no 1
f. McKinney Enclave
g. North Durham Estates replat no 1
h. Palucho Estates at Caddo Road
i. Quik Trip Store 4638
j. UHaul Moving and Storage of Hiram Clarke

III. Excuse the Absence of Commissioner Martha L. Stein

IV. Public Comment

V. 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, 20 FEBRUARY 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

CALL TO ORDER at 2:35 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	*Absent*
Megan R. Sigler	Present
Martha L. Stein	*Absent*
Zafar "Zaf" Tahir	Present at 2:41 during Items A and B
Meera D. Victor	Present
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	*Absent*
J. Stacy Slawinski for The Honorable KP George	*Absent*
Adrian Garcia 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

Director's Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department announced relaunch of PlatTracker, go live date sometime in March. Congratulations to Dipti Mathur for earning the AICP Certification. Welcomed Honorable Adrian Garcia, Precinct 2, to the meeting.

Approval of Minutes

Consideration of February 6, 2025, Planning Commission Meeting Minutes
Commission action: Approved.
Motion: Mares Second: Khaleeq Vote: Carried

I. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (1-51)

b. Replats (52-95)

Staff recommendation: Approve Item No's. 1 – 95, subject to the CPC 101 form conditions.
Commission action: Approved staff recommendations for all Items excluding 2, 3, 7, 11, 12, 18, 28, 31, 32, 38, 39, 54, 55, 56, 57, 58, 86, and 91 which were removed by abstaining commissioners. There were no further Item(s) removed for separate consideration.
Motion: Viera-Bland Vote: Carried
Second: Alleman Abstaining: Mares, Heisch

Consideration for abstained Items above.
Staff recommendation: Approve Item No's. 2, 3, 7, 11, 12, 18, 28, 31, 32, 38, 39, 54, 55, 56, 57, 58, 86, and 91 subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendation.
Motion: Jones Vote: Carried
Second: Robins Abstaining: Mares, Heisch

c. Replats requiring Public Hearings with Notification

96 Bridgeland Apricot Sulphur Drive and Red Flower Drive Street Dedication

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: Porras-Pirtle Vote: Carried Abstaining: Heisch

97 Conley Place

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Mares Second: Baldwin Vote: Unanimous

98 CONLEY RETREAT
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: Jones Vote: Unanimous

99 EASTWOOD PARK
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Sigler Second: Heisch Vote: Unanimous

100 HLB HOMES ON BRINKLEY
Staff recommendation: Defer Chapter 42 planning standards.
Commission action: Deferred
Speaker(s): Carlos Espinoza, applicant, available for questions
Motion: Viera-Bland Second: Hines Vote: Unanimous

101 HLB HOMES ON KNOLL STREET
Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): Carlos Espinoza, applicant, available for questions
Motion: Khaleeq Second: Tahir Vote: Unanimous

102 LANGSTON 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: Jones Second: Mares Vote: Unanimous

103 OULTON PARK
Staff recommendation: Defer Additional information requested.
Commission action: Deferred the application for further information.
Speaker(s): None
Motion: Viera-Bland Second: Garza Vote: Unanimous

104 WALIPP Senior Residence Expansion
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: Jones Vote: Unanimous

105 Wang Wang Investment LP at Redbud Street – Withdrawn

d. Subdivision Plats with Variance Requests

106 Beamer Business Park
Staff recommendation: Defer for further study and review.
Commission action: Deferred for further study and review.
Speaker(s): None
Motion: Khaleeq Second: Garcia Vote: Unanimous

107 Bridge Creek 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): None
Motion: Jones Second: Tahir Vote: Unanimous

108 Griffin Airport and 288 Industrial Property 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): Sharifa Glass, Shawn Smith – opposed, Kevin Ellis, applicant
Motion: Hines Second: Mares Vote: Unanimous

109 Icon M Tower
Staff recommendation: Defer for further study and review.
Commission action: Deferred for further study and review.
Speaker(s): Rockey Kneton – opposed
Motion: Tahir Second: Garza Vote: Unanimous

110 INDIGO TRAILS WATER PLANT

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):

Motion: Sigler Second: Alleman Vote: Unanimous

111 KUYKENDAHL VILLAGE GP

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

Motion: Garcia Second: Alleman Vote: Carried Abstaining: Heisch

112 KUYKENDAHL 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): None

Motion: Garcia Second: Mares Vote: Carried Abstaining: Heisch

113 MANIFESTATION ADDITION

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: Garcia Second: Viera-Bland Vote: Unanimous

114 NEIGHBORHOOD SHEPHERDS GARDEN

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, added the “Sign Structure” be saved.
Speaker(s): Kristal Casey, Ann Cleator Fidelis, Jim Nutley, applicant Sue, Lovell - supportive, Emily Ardoin – position not stated, Betty Hecker – undecided

Motion: Tahir Second: Garcia Vote: Unanimous

115 SHELDON ROAD INDUSTRIAL PARK REPLAT NO 1 AND EXTENSION

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: Garcia Second: Mares Vote: Unanimous

116 THOMAS COMPLEX REPLAT NO 1

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

Motion: Viera-Bland Second: Alleman Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS

117 CRESTWOOD LAKES GP

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

Motion: Victor Second: Garza Vote: Unanimous

f. RECONSIDERATIONS OF REQUIREMENT

118 BRIDGELAND PRAIRIELAND VILLAGE SEC 52

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): Katy Harris, applicant, available for questions

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

119 FUQUA MANOR
Staff recommendation: Deny the requested special exception(s) and disapprove the plat.
Commission action: Accepted staff recommendation.
Speaker(s): None
Motion: Mares Second: Garcia Vote: Unanimous

g. EXTENSIONS OF APPROVAL

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

h. NAME CHANGES

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

i. CERTIFICATES OF COMPLIANCE

132	26460 Blackberry Lane	Approved

j. ADMINISTRATIVE – None

Staff recommendation: Approve staff recommendations for G, H, and I, Item(s) 120 – 132.
Commission Action: Approved per staff's recommendation.
Speaker(s): None
Motion: Khaleeq Second: Viera-Bland Vote: Carried
Abstaining: Mares, 121, 123; Heisch, 121 126, 130

k. Development Plats with Variance Requests

133 1002 W 11th Street (DEF 2)
staff recommendation: Approve.
Commission action: Approved the application.
Speaker(s): June Tylor, applicant
Motion: Baldwin Second: Tahir Vote: Unanimous

134 8403 Sunnyhill Street
Staff recommendation: Approve.
Commission action: Approved the application.
Speaker(s): Mario Guel, Public Works staff member Richard Smith
Motion: Garza Second: Tahir Vote: Carried Opposed: Mares

135 3010 Havel Street
Staff recommendation: Approve.
Commission action: Approved the application.
Speaker(s): Jason Syrinek, applicant
Motion: Garza Second: Victor Vote: Unanimous

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

Commission action: Accepted the March 20th public hearing date for Item II, a-m.
Speaker(s): None
Motion: Garza Vote: Unanimous
Second: Sigler Opposed: None

III. Consideration of an Off-Street Parking Variance at 3200 S Shepherd Drive – Withdrawn

IV. Consideration of an Off-Street Parking Variance at 3400 White Oak Drive – Withdrawn

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

Commission action: Accepted.

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

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

Commission action: Accepted.

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

VII. Public Comment – None

VIII. Adjournment

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 4:09 PM.

_____ _____

Lisa M. Clark, Chair Vonn Tran, Secretary

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
1	Alliance Triple E Industrial	C3F		Approve the plat subject to the conditions listed
2	ASI Homes replat no 1	C3F		Approve the plat subject to the conditions listed
3	Avondale Square partial replat no 3	C3F	DEF2	Withdraw
4	Bergamo Sec 2	C3F		Approve the plat subject to the conditions listed
5	Bridgeland Creekland Village Sec 21	C3F		Approve the plat subject to the conditions listed
6	Bridgeland Prairieland Village Sec 42	C3F		Approve the plat subject to the conditions listed
7	Bridgeland Prairieland Village Sec 43	C3F		Approve the plat subject to the conditions listed
8	Bridgeland Prairieland Village Sec 47	C3F		Approve the plat subject to the conditions listed
9	Bridgeland Prairieland Village Sec 105	C3P		Approve the plat subject to the conditions listed
10	Broadway Towers	C3F		Approve the plat subject to the conditions listed
11	Chase Bank Little York Addition	C2		Approve the plat subject to the conditions listed
12	Childrens Lighthouse at Jubilee	C2	DEF2	Approve the plat subject to the conditions listed
13	Conley Retreat	C3F		Approve the plat subject to the conditions listed
14	Crestwood Lakes Sec 1	C3P		Approve the plat subject to the conditions listed
15	Curry Ventures	C2		Approve the plat subject to the conditions listed
16	Cypresswood Golf Club	C2		Defer Chapter 42 planning standards
17	Eastwood Park	C3F		Approve the plat subject to the conditions listed
18	Edwards Heights	C2		Approve the plat subject to the conditions listed
19	Eight45 Development	C2		Approve the plat subject to the conditions listed
20	Elyson Sec 63	C3F		Approve the plat subject to the conditions listed
21	Everly Fields Boulevard Street Dedication Sec 3	C3F		Approve the plat subject to the conditions listed
22	Grand Prairie Sec 11	C3F		Approve the plat subject to the conditions listed
23	Grand Prairie Sec 12	C3F		Approve the plat subject to the conditions listed
24	Gulfgate Plaza GP	GP		Approve the plat subject to the conditions listed
25	Gulfgate Plaza Sec 1	C2		Approve the plat subject to the conditions listed
26	Harris County ESD no 3 Mueschke Road	C2	DEF1	Defer Applicant request
27	Harris County ESD no 48	C2		Approve the plat subject to the conditions listed
28	Hockley Meadows Drive Street Dedication and Reserve	C3F		Approve the plat subject to the conditions listed
29	Hockley Meadows Sec 3	C3F		Approve the plat subject to the conditions listed
30	Hooper Landing	C3P		Defer Chapter 42 planning standards
31	Magnolia Oaks	C3F		Defer Chapter 42 planning standards
32	Mesa Vista Sec 2	C3P	DEF1	Approve the plat subject to the conditions listed
33	Montgomery County MUD no 89 Water Plant	C2		Approve the plat subject to the conditions listed
34	Myco Business Park	C2	DEF1	Defer Additional information reqd
35	North Bridgeland Lake Parkway Street Dedication Sec 6	SP		Approve the plat subject to the conditions listed
36	NEHCMUD no 1 Lift Station no 1	C3F		Approve the plat subject to the conditions listed
37	Oakberry Trails Sec 3	C3F		Approve the plat subject to the conditions listed
38	Park Eight partial replat no 1	C3F		Approve the plat subject to the conditions listed
39	Plaza on Clodine	C2		Approve the plat subject to the conditions listed
40	Porter Road Office Warehouses	C2		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
41	Ranch Center	C2		Approve the plat subject to the conditions listed
42	Reserve at Airline and Tina	C2		Defer Additional information reqd
43	Reserve at Fallbrook	C2		Approve the plat subject to the conditions listed
44	Rushcreek Industrial	C2		Approve the plat subject to the conditions listed
45	Saint Tropez Laguna Amenity	C2		Approve the plat subject to the conditions listed
46	Saint Tropez Multifamily	C2		Approve the plat subject to the conditions listed
47	Shapps Kuykendahl	C3F		Approve the plat subject to the conditions listed
48	Sheldon Ridge Sec 18	C3P		Approve the plat subject to the conditions listed
49	Sila Sec 9	C3P	DEF1	Approve the plat subject to the conditions listed
50	Sila Sec 11	C3F		Approve the plat subject to the conditions listed
51	Sila Sec 13	C3P		Approve the plat subject to the conditions listed
52	Sila Sec 14	C3P		Approve the plat subject to the conditions listed
53	Wayfarer Heights	C3F		Approve the plat subject to the conditions listed
54	Woodland Hills Center	C2		Approve the plat subject to the conditions listed
55	Woodland Lakes Sec 10	C3F		Approve the plat subject to the conditions listed

B-Replats

56	Avenue Place	C2R	DEF1	Approve the plat subject to the conditions listed
57	Baton Rouge Place	C2R		Defer Chapter 42 planning standards
58	Bell Tower	C2R		Defer Additional information reqd
59	Blessings on Sauer	C2R	DEF1	Defer Chapter 42 planning standards
60	Bridgeland Prairieland Village Sec 57	C3R	DEF1	Approve the plat subject to the conditions listed
61	Bridgeland Prairieland Village Sec 106	C3R		Approve the plat subject to the conditions listed
62	Brittmoore Executive Park	C2R		Approve the plat subject to the conditions listed
63	Chisum Villas	C2R		Defer Chapter 42 planning standards
64	Clover Manor	C2R		Approve the plat subject to the conditions listed
65	Crossing at Cinco Ranch partial replat no 4	C2R		Defer Chapter 42 planning standards
66	Deen Estates at Dennis	C2R		Approve the plat subject to the conditions listed
67	Estates at Rosalie Street	C2R		Approve the plat subject to the conditions listed
68	Falcon Express at Old Humble	C2R		Approve the plat subject to the conditions listed
69	Garden Homes on 34th	C2R	DEF1	Approve the plat subject to the conditions listed
70	Garza Estates at Homestead	C2R		Approve the plat subject to the conditions listed
71	Highland Acre Homes partial replat no 2	C3R	DEF2	Approve the plat subject to the conditions listed
72	Ideal Homes at Paul Quinn	C2R	DEF1	Approve the plat subject to the conditions listed
73	Jordon Enclave	C2R		Approve the plat subject to the conditions listed
74	Mason Garden Place	C3R		Defer Chapter 42 planning standards
75	Maybell Landing	C2R		Approve the plat subject to the conditions listed
76	Midline Sec 6	C3R		Approve the plat subject to the conditions listed
77	Midline Sec 7	C3R		Approve the plat subject to the conditions listed
78	Morgan Oaks	C2R		Approve the plat subject to the conditions listed
79	Nett Street North	C2R		Approve the plat subject to the conditions listed
80	Nett Street South	C2R		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
81	Place at Nine Thirteen McKee	C2R		Approve the plat subject to the conditions listed
82	Polk Plaza Reserves	C2R		Approve the plat subject to the conditions listed
83	Regency Square replat no 1	C2R		Defer Additional information reqd
84	Ridge Crest Estates partial replat no 1	C2R	DEF1	Defer Chapter 42 planning standards
85	Salt Shaker Holdings at La Branch	C2R		Approve the plat subject to the conditions listed
86	Sankata Reserve	C2R		Approve the plat subject to the conditions listed
87	South Hall Place	C2R		Defer LGL deed rests review pending
88	Sungro Suburban	C2R		Defer Additional information reqd
89	Tower Lodge	C3R		Approve the plat subject to the conditions listed
90	Vaughn G Addition	C2R		Approve the plat subject to the conditions listed
91	Village at Mansfield	C3R		Defer Chapter 42 planning standards
92	West 21st Place	C2R		Approve the plat subject to the conditions listed
93	Whitney Grove	C2R		Approve the plat subject to the conditions listed
94	Wilson Estates	C2R		Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

95	Elmwood Park	C3N		Approve the plat subject to the conditions listed
96	Emerald Meadows Sec 2	C3N		Approve the plat subject to the conditions listed
97	Highland Village partial replat no 3	C3N		Defer Additional information reqd
98	HLB Homes on Brinkley	C3N	DEF1	Defer Chapter 42 planning standards
99	HLB Homes on Knoll Street	C3N	DEF1	Defer Chapter 42 planning standards
100	Oulton Park	C3N	DEF2	Approve the plat subject to the conditions listed
101	Padok Silver Property	C3N		Withdraw for notice
102	Parkway at Eldridge Sec 2 amending plat no 3 replat no 1	C3N		Approve the plat subject to the conditions listed
103	Poundbury Sec 1 replat no 1	C3N		Defer Chapter 42 planning standards
104	Reed Terrace partial replat no 3	C3N		Withdraw for notice
105	UHaul Moving and Storage of Hiram Clarke	C3N		Withdraw for notice

D-Variances

106	Beamer Business Park	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
107	Bridgeland Creekland Village GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
108	Helix Park OST	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
109	Icon M Tower	C2R	DEF1	Deny the requested variance(s) and Approve the plat subject to the conditions listed
110	Mister Car Wash Crosstimbers	C2		Defer Additional information reqd
111	Victorino Estates	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed

E-Special Exceptions

112	Sunset Valley East GP	GP		Grant the requested special exception(s) and Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
F-Reconsideration of Requirements				
113	Modern Estates Village	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
G-Extensions of Approval				
114	Beamer Business Park	EOA		Approve
115	BW Interests	EOA		Approve
116	Cadence Creek Cottages	EOA		Approve
117	Campos at Sundown	EOA		Approve
118	Donovan Hangars	EOA		Approve
119	Elyson Pavilion Way and Elyson Square Way Street Dedication and Reserves	EOA		Approve
120	Garden Oaks Storage	EOA		Approve
121	Hufsmith Kohrville Business Park	EOA		Approve
122	Northwest 99 Business Park Sec 1	EOA		Approve
123	Providence Atascocita	EOA		Approve
124	Willow Business Park	EOA		Approve
H-Name Changes				
None				
I-Certification of Compliance				
None				
J-Administrative				
None				
K-Development Plats with Variance Requests				
125	8419 Lorrie Drive	DPV		Approve
126	1803 Seaspray Court	DPV		Defer

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 03/06/2025
Plat Name: Alliance Triple E Industrial
Developer: Alliance Industrial Company
Applicant: Weisser Engineering & Surveying
App No/Type: 2025-0339 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	11.6990	Total Reserve Acreage:	11.0790
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Septic Tank
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77070	369P	ETJ

Conditions and Requirements for Approval

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

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

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

186. Appendix B:Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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: 1
Action Date: 03/06/2025
Plat Name: Alliance Triple E Industrial
Developer: Alliance Industrial Company
Applicant: Weisser Engineering & Surveying
App No/Type: 2025-0339 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:
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)

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: 03/06/2025
Plat Name: ASI Homes replat no 1
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2025-0319 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2472	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	533P	City

Conditions and Requirements for Approval

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. Revise BL 157 B illustration and notes to the plat. (157)

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.

123. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat includes residential lots): Further, the owners hereby certify that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions.

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

189. Appendix E:Certificate for Engineer or Surveyor 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: 2
Action Date: 03/06/2025
Plat Name: ASI Homes replat no 1
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2025-0319 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 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:
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: 3
Action Date: 03/06/2025
Plat Name: Avondale Square partial replat no 3
Developer: Lovett Homes
Applicant: Windrose
App No/Type: 2025-0144 C3F

Staff Recommendation:
Withdraw

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

210. Applicant has requested that this item be withdrawn at this time.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 03/06/2025
Plat Name: Avondale Square partial replat no 3
Developer: Lovett Homes
Applicant: Windrose
App No/Type: 2025-0144 C3F

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.

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: 4
Action Date: 03/06/2025
Plat Name: Bergamo Sec 2
Developer: Wilbow-Bergamo Vista, LLC
Applicant: BGE, Inc.
App No/Type: 2025-0409 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	26.4500	Total Reserve Acreage:	6.8332
Number of Lots:	128	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	405X	ETJ

Conditions and Requirements for Approval

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

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

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

052. Bergamo Reserve and Bergamo Sec 1 must be recorded prior to or simultaneously with this plat.

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

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

192. Appendix H:Harris County Flood Control District Engineer is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

206. Failure to provide LOMR-F at recordation will result in the resubmittal of this plat with an amenities plan for Planning Commission approval per 42-192(d).

69. Legal description on face of the plat and in title must match.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 03/06/2025
Plat Name: Bergamo Sec 2
Developer: Wilbow-Bergamo Vista, LLC
Applicant: BGE, Inc.
App No/Type: 2025-0409 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 County Flood Control District:
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)
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 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: 5
Action Date: 03/06/2025
Plat Name: Bridgeland Creekland Village Sec 21
Developer: Bridgeland Development, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0405 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	10.1990	Total Reserve Acreage:	1.2450
Number of Lots:	40	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	365E	ETJ

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

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

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

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

052. Jack Road, Bridgeland Creekland Village Sec 13, and the Temporary Drainage Easement must be recorded prior to or simultaneously with this plat.

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: 5
Action Date: 03/06/2025
Plat Name: Bridgeland Creekland Village Sec 21
Developer: Bridgeland Development, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0405 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:
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)

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: 03/06/2025
Plat Name: Bridgeland Prairieland Village Sec 42
Developer: Bridgeland Development , LP
Applicant: McKim & Creed, Inc.
App No/Type: 2025-0396 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	10.8450	Total Reserve Acreage:	2.4930
Number of Lots:	30	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	365N	ETJ

Conditions and Requirements for Approval

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

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

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

052. Migration Way and Bridgeland Creek Parkway Street Dedication Sec 10 must be recorded prior to or simultaneously with this plat.

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: 6
Action Date: 03/06/2025
Plat Name: Bridgeland Prairieland Village Sec 42
Developer: Bridgeland Development , LP
Applicant: McKim & Creed, Inc.
App No/Type: 2025-0396 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 County Flood Control District:
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)
Required UVE has been shown on the PLAT and should be shown on site development plan also (IDM chapter 10-COH geometric design guidelines, 10-44)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 03/06/2025
Plat Name: Bridgeland Prairieland Village Sec 43
Developer: Bridgeland Development , LP
Applicant: McKim & Creed, Inc.
App No/Type: 2025-0394 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	12.7280	Total Reserve Acreage:	0.5840
Number of Lots:	35	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	365N	ETJ

Conditions and Requirements for Approval

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

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

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

052. Migration Way and Bridgeland Creek Parkway Street Dedication Sec 10 must be recorded prior to or simultaneously with this plat.

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

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: 7
Action Date: 03/06/2025
Plat Name: Bridgeland Prairieland Village Sec 43
Developer: Bridgeland Development , LP
Applicant: McKim & Creed, Inc.
App No/Type: 2025-0394 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:
Make sure that the subdivision has detention.

CenterPoint:
The attached Short Form Easement, referenced in the Title Report, is to be referenced in the notes.

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 UVE has been shown on the PLAT and should be shown on site development plan also (IDM chapter 10-COH geometric design guidelines, 10-44)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 03/06/2025
Plat Name: Bridgeland Prairieland Village Sec 47
Developer: Bridgeland Development , LP
Applicant: McKim & Creed, Inc.
App No/Type: 2025-0399 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	12.0850	Total Reserve Acreage:	1.6421
Number of Lots:	41	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	365N	ETJ

Conditions and Requirements for Approval

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

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

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

052. Migration Way and Bridgeland Creek Parkway Street Dedication Sec 10 must be recorded prior to or simultaneously with this plat.

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

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: 8
Action Date: 03/06/2025
Plat Name: Bridgeland Prairieland Village Sec 47
Developer: Bridgeland Development , LP
Applicant: McKim & Creed, Inc.
App No/Type: 2025-0399 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 County Flood Control District:
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)
Required UVE has been shown on the PLAT and should be shown on site development plan also (IDM chapter 10-COH geometric design guidelines, 10-44)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 03/06/2025
Plat Name: Bridgeland Prairieland Village Sec 105
Developer: Bridgeland Development, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0356 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.8000	Total Reserve Acreage:	0.1010
Number of Lots:	8	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 490

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

Conditions and Requirements for Approval

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

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

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

049.3. Add the following plat note for plats located in Harris, Fort Bend and Waller counties: The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale ********.

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)

076. Add SFR Wastewater Note: "All lots shall have adequate wastewater collection service."

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 03/06/2025
Plat Name: Bridgeland Prairieland Village Sec 105
Developer: Bridgeland Development, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0356 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 to be included on plat:
Recorded in CF#: RP-2022-146013
Recorded in CF#: RP-2022-146014
Recorded in CF#: RP-2021-306929

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 Linnaeus Ln and Fluttering Flight 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: 10
Action Date: 03/06/2025
Plat Name: Broadway Towers
Developer: PMG Project Management Group, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2025-0285 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.7973	Total Reserve Acreage:	1.7973
Number of Lots:	0	Number of Multifamily Units:	79
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	77012	535F	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.

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)

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

Add parks plat note: No land is being established as private park or dedicated to the public for park purposes.

The alignment of all major thoroughfares adjacent to the plat shall be shown with accuracy to the Major Thoroughfare and Freeway Plan.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 03/06/2025
Plat Name: Broadway Towers
Developer: PMG Project Management Group, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2025-0285 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:
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).
Coordinate with Union Pacific Railroad for easement, access, and requirements.

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

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

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 330-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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 03/06/2025
Plat Name: Chase Bank Little York Addition
Developer: Cumulus Design
Applicant: Windrose
App No/Type: 2025-0325 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	4.8940	Total Reserve Acreage:	4.8940
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	77040	411S	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.

134. Add parks plat note: No land is being established as private park or dedicated to the public for park purposes.

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: 03/06/2025
Plat Name: Chase Bank Little York Addition
Developer: Cumulus Design
Applicant: Windrose
App No/Type: 2025-0325 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:
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).
Coordinate with the Planning Department regarding sidewalk requirements and placement. The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the Planning Department, planning will communicate the process requirements. Contact the planning below for any sidewalk questions or concerns.
http://www.houstontx.gov/planning/
Any driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual for the driveway placement for Non-Residential Driveway Spacing.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 03/06/2025
Plat Name: Childrens Lighthouse at Jubilee
Developer: Ramesh Sakarepalle
Applicant: GBI Partners
App No/Type: 2025-0151 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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.

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

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: 12
Action Date: 03/06/2025
Plat Name: Childrens Lighthouse at Jubilee
Developer: Ramesh Sakarepalle
Applicant: GBI Partners
App No/Type: 2025-0151 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: 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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 03/06/2025
Plat Name: Conley Retreat
Developer: Shoaib Ahmed
Applicant: STUPA INTERNATIONAL LLC
App No/Type: 2025-0360 C3F

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:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77021	533R	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)

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

079. Revise Lot size and coverage table

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))

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 relating to shared driveways, (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 the energy provider's service standards for the underground installations including the dedication of any easements required for the underground installation. (Sec 42-157)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 03/06/2025
Plat Name: Conley Retreat
Developer: Shoaib Ahmed
Applicant: STUPA INTERNATIONAL LLC
App No/Type: 2025-0360 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: Applicant should maintain a 10' BL where property is adjacent to ROW with primary OVH facilities installed.

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: 14
Action Date: 03/06/2025
Plat Name: Crestwood Lakes Sec 1
Developer: D.R. Horton
Applicant: Meta Planning + Design LLC
App No/Type: 2025-0385 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	11.3000	Total Reserve Acreage:	3.5200
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
Fort Bend	77545	611N	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.

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

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

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

159. Provide centerline tie.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 03/06/2025
Plat Name: Crestwood Lakes Sec 1
Developer: D.R. Horton
Applicant: Meta Planning + Design LLC
App No/Type: 2025-0385 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: see plat markup.
This is not considered a formal review by FBC as not all review comments are provided in this portal.

CenterPoint: The following Greater Houston Business Association (GHBA) Language is required to be in the Notes section for all COH plats:
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.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 03/06/2025
Plat Name: Curry Ventures
Developer: Architects Design Studio
Applicant: Windrose
App No/Type: 2025-0415 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1722	Total Reserve Acreage:	0.1722
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	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	77003	494S	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)

073.1. 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: 15
Action Date: 03/06/2025
Plat Name: Curry Ventures
Developer: Architects Design Studio
Applicant: Windrose
App No/Type: 2025-0415 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: 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 03/06/2025
Plat Name: Cypresswood Golf Club
Developer: Foresight Golf
Applicant: Conley Land Services, LLC
App No/Type: 2025-0375 C2

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	27.2300	Total Reserve Acreage:	27.2300
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	77373	334G	ETJ

Conditions and Requirements for Approval

002. Common ownership of adjacent parcels must be platted together. GP is required. Sections of a subdivision shall be identified numerically and sequentially.

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

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.

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: 16
Action Date: 03/06/2025
Plat Name: Cypresswood Golf Club
Developer: Foresight Golf
Applicant: Conley Land Services, LLC
App No/Type: 2025-0375 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.

CenterPoint: Please add unplottable pipeline easement to notes of plat with full recording.

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)
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)
Show cypresswood drive east and cypresswood dr west no 2 golf course entrance #2 (ch 42-41)
A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)

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: 03/06/2025
Plat Name: Eastwood Park
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2025-0355 C3F

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.

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

075. For mid-block properties with a frontage of 33’ up to 44’ meeting the standards of Sec 42-188(g)(2)(b), the driveway approach shall be maximum 12 feet in width. When proposing a 10’ BL/19’ GBL lot typical, 1/3 of the structure along the street shall be occupiable or provide balcony(ies) or large window(s) meeting the requirements of Sec 42-157(b)(3). (Sec 42-188 & 42-157(b)(3))

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 03/06/2025
Plat Name: Eastwood Park
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2025-0355 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: 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.

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.

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: 18
Action Date: 03/06/2025
Plat Name: Edwards Heights
Developer: Apala, LLC
Applicant: The Interfield Group
App No/Type: 2025-0324 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	493G	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.

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

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

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)

Remove all replat language from face of plat

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 03/06/2025
Plat Name: Edwards Heights
Developer: Apala, LLC
Applicant: The Interfield Group
App No/Type: 2025-0324 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: 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: 19
Action Date: 03/06/2025
Plat Name: Eight45 Development
Developer: Ward, Getz, and Associates, LLP
Applicant: Windrose
App No/Type: 2025-0316 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	15.7970	Total Reserve Acreage:	15.7970
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:	Harris County MUD 5

County	Zip	Key Map ©	City / ETJ
Harris	77067	372P	ETJ

Conditions and Requirements for Approval

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

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

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

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 03/06/2025
Plat Name: Eight45 Development
Developer: Ward, Getz, and Associates, LLP
Applicant: Windrose
App No/Type: 2025-0316 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 County Flood Control District: Flood Control review - Almost all of the plat is in the Floodplain. Need to show and label Drainage Channel P100-00-00 'Greens Bayou' with top of banks at the southeastern corner 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)
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 Ella Blvd and W Greens 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 Spears Gears Rd and W Greens 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 Spears Gears Rd and Gears 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: 20
Action Date: 03/06/2025
Plat Name: Elyson Sec 63
Developer: Nash FM 529, LLC. a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2025-0368 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	8.0410	Total Reserve Acreage:	0.2600
Number of Lots:	48	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	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.

052. Elyson Sec 61 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 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)

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: 20
Action Date: 03/06/2025
Plat Name: Elyson Sec 63
Developer: Nash FM 529, LLC. a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2025-0368 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 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)
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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 03/06/2025
Plat Name: Everly Fields Boulevard Street Dedication Sec 3
Developer: DARVESH INVESTMENTS, LLC
Applicant: Quiddity Engineering - Katy
App No/Type: 2025-0329 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	7.9290	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	77377	286W	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.

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

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: 21
Action Date: 03/06/2025
Plat Name: Everly Fields Boulevard Street Dedication Sec 3
Developer: DARVESH INVESTMENTS, LLC
Applicant: Quiddity Engineering - Katy
App No/Type: 2025-0329 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: 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)
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) Per variance request for GP, existing median opening on Mueschke will be relocated to new st tie in location

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: 22
Action Date: 03/06/2025
Plat Name: Grand Prairie Sec 11
Developer: Ember Real Estate Investment & development
Applicant: Costello, Inc.
App No/Type: 2025-0397 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	9.1350	Total Reserve Acreage:	0.4090
Number of Lots:	58	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

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

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)

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: 22
Action Date: 03/06/2025
Plat Name: Grand Prairie Sec 11
Developer: Ember Real Estate Investment & development
Applicant: Costello, Inc.
App No/Type: 2025-0397 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)
Verify st name of Cross Vine Field Dr sec 10 calls out Yarrow Yards Trl (ch 41-22)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)

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: 23
Action Date: 03/06/2025
Plat Name: Grand Prairie Sec 12
Developer: Ember Real Estate Investment & development
Applicant: Costello, Inc.
App No/Type: 2025-0377 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	11.0280	Total Reserve Acreage:	2.8210
Number of Lots:	44	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	77447	324N	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. Grand Prairie Sec 9 and Grand Prairie Baethe road 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)

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)

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: 23
Action Date: 03/06/2025
Plat Name: Grand Prairie Sec 12
Developer: Ember Real Estate Investment & development
Applicant: Costello, Inc.
App No/Type: 2025-0377 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.
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)
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: 24
Action Date: 03/06/2025
Plat Name: Gulfgate Plaza GP
Developer: CDJ Gulf Freeway
Applicant: Kimley-Horn
App No/Type: 2025-0382 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.1946	Total Reserve Acreage:	0.0000
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	77087	535J	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.

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: 24
Action Date: 03/06/2025
Plat Name: Gulfgate Plaza GP
Developer: CDJ Gulf Freeway
Applicant: Kimley-Horn
App No/Type: 2025-0382 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- TDO- Traffic: 03/03/2025 please include the Visibility Triangle on the plat
See City of Houston Ordinance 42-161, 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. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.
if this is a commercial development, 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.
No building is allowed within any public utility easement.

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.

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 330-foot AMSL (Above Mean Sea Level) height restriction based on same ordinance.

Parks and Recreation: Please add the park sector note and the missing General Plan plat 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: 25
Action Date: 03/06/2025
Plat Name: Gulfgate Plaza Sec 1
Developer: CDJ Gulf Freeway
Applicant: Kimley-Horn
App No/Type: 2025-0388 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.2544	Total Reserve Acreage:	1.2544
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	77087	535J	City

Conditions and Requirements for Approval

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

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

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

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: 03/06/2025
Plat Name: Gulfgate Plaza Sec 1
Developer: CDJ Gulf Freeway
Applicant: Kimley-Horn
App No/Type: 2025-0388 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: 03/03/2025 - Please show Visibility Triangle on the plat. See City of Houston Ordinance 42 -161, 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. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground.

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.

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 330-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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 03/06/2025
Plat Name: Harris County ESD no 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. 20’ ROW widening is required for Mueschke road

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.

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: 26
Action Date: 03/06/2025
Plat Name: Harris County ESD no 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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 03/06/2025
Plat Name: Harris County ESD no 48
Developer: S&G Engineering Consultants, LLC
Applicant: Miller Survey Group
App No/Type: 2025-0332 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	26.5350	Total Reserve Acreage:	26.3430
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	77493	445K	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.

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.

189. Appendix E:Certificate for Engineer or Surveyor 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: 27
Action Date: 03/06/2025
Plat Name: Harris County ESD no 48
Developer: S&G Engineering Consultants, LLC
Applicant: Miller Survey Group
App No/Type: 2025-0332 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: • TRANSMISSION REVIEW

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 Regualtions, 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: 28
Action Date: 03/06/2025
Plat Name: Hockley Meadows Drive Street Dedication and Reserve
Developer: LJA
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0314 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	36.5800	Total Reserve Acreage:	32.3450
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	324J	ETJ

Conditions and Requirements for Approval

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

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

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: 03/06/2025
Plat Name: Hockley Meadows Drive Street Dedication and Reserve
Developer: LJA
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0314 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: 03/05/2025 - 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) Required UVEs have been shown on the PLAT and should be shown on site development plan also (IDM chapter 10-COH geometric design guidelines, 10-44)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 03/06/2025
Plat Name: Hockley Meadows Sec 3
Developer: LJA
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0315 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	23.6590	Total Reserve Acreage:	5.0110
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:	

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

Conditions and Requirements for Approval

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 03/06/2025
Plat Name: Hockley Meadows Sec 3
Developer: LJA
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0315 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--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. Transmission review is pending.
2-- Conflict w 1.545ac ROW dedication for Warren Ranch Rd: ROW dedication appears to overlap the 65'wide CenterPoint eas in 20090051649. A Grant to Others application is required.

HPW-HW- IDS: APPROVE

HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention. WLE can't be within the ROW.

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 Coastal Orchard St and Hockley Meadows 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 Hockley Meadows Dr and Warren Ranch 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 Bright Balsam Dr and Warren Ranch 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: 30
Action Date: 03/06/2025
Plat Name: Hooper Landing
Developer: Urban Arc Development
Applicant: Total Surveyors, Inc.
App No/Type: 2025-0402 C3P

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	18.3239	Total Reserve Acreage:	4.4097
Number of Lots:	178	Number of Multifamily Units:	0
COH Park Sector:	8	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	77047	572Z	City

Conditions and Requirements for Approval

001. This plat must be reviewed as a replat.

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.

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.

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)

134.08. Add to general notes on face of plat: This property(s) is located in Park Sector number 8.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 03/06/2025
Plat Name: Hooper Landing
Developer: Urban Arc Development
Applicant: Total Surveyors, Inc.
App No/Type: 2025-0402 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.

CenterPoint: 1. No dedicated easements found. CenterPoint requires a 14' UE in front/rear of lots, or a 16' UE if wet utilities are needed. For townhomes, 5'UE/BL is accepted adjacent to 28' PAE roads. 2.(Type II) should also be included in the Legend.

Parks and Recreation: -Correct the number of existing DU's in plat tracker to 1.

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: 31
Action Date: 03/06/2025
Plat Name: Magnolia Oaks
Developer: Cadniques Designs, LLC
Applicant: Cadniques Designs, LLC
App No/Type: 2025-0090 C3F

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	2.0434	Total Reserve Acreage:	0.4611
Number of Lots:	12	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:	Pine Village PUD

County	Zip	Key Map ©	City / ETJ
Harris	77039	414H	ETJ

Conditions and Requirements for Approval

001. Deferral due to reverse curve not meeting chapter 42 -132 and COS needs to be updated accordingly.

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

040.1. Show lot sizes in square feet on 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)

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

115. Add: 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 factor: 0.999913873

180. Reverse curves for type 2 PAEs shall have a center-line radius of at least 65 feet and be separated by a tangent distance of not less than 25 feet. (132)

185. Appendix A:Owners Acknowledgement 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: 31
Action Date: 03/06/2025
Plat Name: Magnolia Oaks
Developer: Cadniques Designs, LLC
Applicant: Cadniques Designs, LLC
App No/Type: 2025-0090 C3F

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 Easement_E114164 should also be included/noted on the plat.

HPW-HW- IDS: APPROVE

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

HPW-OCE- Drainage and Utility: Master W.M.E. which is required for all 32' 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 Intercontinental Airport-Houston 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.

Addressing: The plat shows MAGNOLIA OAK DR, but this is not included in the application.

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)

Approved civil plans required prior to recordation (HC-Infrastructure Regulations, CH 4.03,4.06)

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)

UVEs shown do not match approved UVE exhibit submit revised exhibit to TPDUVE@eng.hctx.net

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: 03/06/2025
Plat Name: Mesa Vista Sec 2
Developer: Blackline Engineering
Applicant: Blackline Engineering
App No/Type: 2025-0215 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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)

052. Mesa Vista Sec 1 must be recorded prior to or simultaneously with this plat. (Sec 42-120(a)(3))

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

081. Add the Lot Size - Compensating Open Space Table to the plat. ((Sec 42-182 & 183))

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

134.6. Revise Parks plat note: The then-current fee in lieu of dedication shall be applied to the incremental (proposed minus existing) dwelling units.

148. Change street name(s) as indicated on the marked file copy. (Sec 41-22(b) & 133)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 03/06/2025
Plat Name: Mesa Vista Sec 2
Developer: Blackline Engineering
Applicant: Blackline Engineering
App No/Type: 2025-0215 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: Dead-end water lines are prohibited within cul-de-sac.

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

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.

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 03/06/2025
Plat Name: Montgomery County MUD no 89 Water Plant
Developer: MCMUD NO 89
Applicant: Quiddity Engineering - Katy
App No/Type: 2025-0384 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.4692	Total Reserve Acreage:	0.4692
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Montgomery County MUD 88

County	Zip	Key Map ©	City / ETJ
Montgomery	77386	253S	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.

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)

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

115. Add: All bearings are referenced to the Texas Coordinate System of 1983, South Central Zone

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: 03/06/2025
Plat Name: Montgomery County MUD no 89 Water Plant
Developer: MCMUD NO 89
Applicant: Quiddity Engineering - Katy
App No/Type: 2025-0384 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.

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: 03/06/2025
Plat Name: Myco Business Park
Developer: Mico Cranes & Equipment LLC
Applicant: JDM Group Company, LLC
App No/Type: 2025-0089 C2

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	5.0000	Total Reserve Acreage:	4.8745
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

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))

073.2. Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form. (Sec 42 -41(1))

147. List record document(s) on the plat and provide a copy of the instrument dedicating John Ralston Road, a major thoroughfare, to determine correct dedication for widening is provided. (Sec 42-122)

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (Sec 42-45)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 03/06/2025
Plat Name: Myco Business Park
Developer: Mico Cranes & Equipment LLC
Applicant: JDM Group Company, LLC
App No/Type: 2025-0089 C2

Staff Recommendation:
Defer 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-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 - 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).

CenterPoint: Plat 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)
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)
Verify ROW width, will have to dedicate ROW as John Ralston is a major thoroughfare (ch 42-122)
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: 35
Action Date: 03/06/2025
Plat Name: North Bridgeland Lake Parkway Street Dedication Sec 6
Developer: Bridgeland Development, LP a Maryland limited partnership
Applicant: BGE, Inc.
App No/Type: 2025-0338 SP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	21.3600	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 418

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

Conditions and Requirements for Approval

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

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: 35
Action Date: 03/06/2025
Plat Name: North Bridgeland Lake Parkway Street Dedication Sec 6
Developer: Bridgeland Development, LP a Maryland limited partnership
Applicant: BGE, Inc.
App No/Type: 2025-0338 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.

CenterPoint: • U.E. should also be included in the General Notes.

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)
Maintenance agreement may be needed for non-standard ROW (HC Infrastructure Regulations, CH 5.06)
Recorded sec 4 PLAT calls out different x,y coordinates at Parkside Haven Dr, verify (ch 42-41)
Documentation of TXDOT approval for street tie-in should be submitted with construction 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: 36
Action Date: 03/06/2025
Plat Name: NEHCMUD no 1 Lift Station no 1
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No/Type: 2025-0361 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3767	Total Reserve Acreage:	0.2880
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:	Northeast Harris County MUD 1

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

Conditions and Requirements for Approval

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

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

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 03/06/2025
Plat Name: NEHCMUD no 1 Lift Station no 1
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No/Type: 2025-0361 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: 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)

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: 03/06/2025
Plat Name: Oakberry Trails Sec 3
Developer: Benchmark Engineering Corp.
Applicant: Benchmark Engineering Corporation
App No/Type: 2025-0313 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	21.1877	Total Reserve Acreage:	0.2151
Number of Lots:	120	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

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)

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: 37
Action Date: 03/06/2025
Plat Name: Oakberry Trails Sec 3
Developer: Benchmark Engineering Corp.
Applicant: Benchmark Engineering Corporation
App No/Type: 2025-0313 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: -BLK 1 L19, 20: UE is missing.

Harris County Flood Control District: Flood Control review - 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)
Oakberry Trails Sec 1 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)

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: 03/06/2025
Plat Name: Park Eight partial replat no 1
Developer: 68B LLC, a Texas limited liability company
Applicant: BGE, Inc.
App No/Type: 2025-0372 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	43.6700	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

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.

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)

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: 38
Action Date: 03/06/2025
Plat Name: Park Eight partial replat no 1
Developer: 68B LLC, a Texas limited liability company
Applicant: BGE, Inc.
App No/Type: 2025-0372 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: 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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 03/06/2025
Plat Name: Plaza on Clodine
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No/Type: 2025-0374 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.9228	Total Reserve Acreage:	2.9228
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Fort Bend County FWSD 2

County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	527X	ETJ

Conditions and Requirements for Approval

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

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

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: 39
Action Date: 03/06/2025
Plat Name: Plaza on Clodine
Developer: ADVANCE SURVEYING, INC
Applicant: Advance Surveying, Inc.
App No/Type: 2025-0374 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 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-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: 40
Action Date: 03/06/2025
Plat Name: Porter Road Office Warehouses
Developer: MATERIALS TECH LLC
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2025-0337 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	12.2600	Total Reserve Acreage:	12.2600
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77493	445N	ETJ

Conditions and Requirements for Approval

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

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

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

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: 40
Action Date: 03/06/2025
Plat Name: Porter Road Office Warehouses
Developer: MATERIALS TECH LLC
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2025-0337 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:
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)
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: 41
Action Date: 03/06/2025
Plat Name: Ranch Center
Developer: Warren Ranch Property LLC.
Applicant: E.I.C. Surveying Company
App No/Type: 2025-0320 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.9948	Total Reserve Acreage:	2.9374
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	77447	324J	ETJ

Conditions and Requirements for Approval

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

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

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

161. Provide for widening of thoroughfare, Betka Road. See Major Thoroughfare and Freeway Plan. (122) (MTF name)

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: 41
Action Date: 03/06/2025
Plat Name: Ranch Center
Developer: Warren Ranch Property LLC.
Applicant: E.I.C. Surveying Company
App No/Type: 2025-0320 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:
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-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)
UVE should be checked at Warren Ranch Rd and Betka 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: 42
Action Date: 03/06/2025
Plat Name: Reserve at Airline and Tina
Developer: Autozone, Inc.
Applicant: McKim and Creed
App No/Type: 2025-0308 C2

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	2.1846	Total Reserve Acreage:	2.1846
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	77037	413N	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)

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

1.) Provide record information confirming ROW width of Airline, or provide survey that shows width dimension at 2 points along plat boundary and show those dimensions on the plat.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 03/06/2025
Plat Name: Reserve at Airline and Tina
Developer: Autozone, Inc.
Applicant: McKim and Creed
App No/Type: 2025-0308 C2

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-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
UVE should be checked at Tina Ln and Airline 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: 43
Action Date: 03/06/2025
Plat Name: Reserve at Fallbrook
Developer: Pinto Realty Development, Inc.
Applicant: BGE, Inc.
App No/Type: 2025-0336 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	7.9700	Total Reserve Acreage:	7.9700
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	77038	372X	ETJ

Conditions and Requirements for Approval

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

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

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

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

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: 43
Action Date: 03/06/2025
Plat Name: Reserve at Fallbrook
Developer: Pinto Realty Development, Inc.
Applicant: BGE, Inc.
App No/Type: 2025-0336 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:
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
UVE should be checked at Tina Ln and Airline 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: 44
Action Date: 03/06/2025
Plat Name: Rushcreek Industrial
Developer: Kimley-Horn
Applicant: Windrose
App No/Type: 2025-0364 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	35.3100	Total Reserve Acreage:	35.3100
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	77067	372K	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)

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

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 Harris County engineering to confirm whether you must provide County required cutback, or you must show hatched and dashed 15 x 15 visibility triangle.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 03/06/2025
Plat Name: Rushcreek Industrial
Developer: Kimley-Horn
Applicant: Windrose
App No/Type: 2025-0364 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: 2/28/25
* Show visibility triangle
* Recommend placing driveways on minor street.

Parks and Recreation:
-Add Park note "No land is being established as private park or dedicated to the public for park purposes."

CenterPoint:
All abbreviations on plat must be in Legend and/or notes of plat. ADD F.C.
Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please see recorded easement above. I have attached release of easement if necessary.

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

HPW-HW- IDS:
For the creation of 1 reserve 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.

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: 03/06/2025
Plat Name: Saint Tropez Laguna Amenity
Developer: Saint-Tropez Laguna Azure, LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0331 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	21.6560	Total Reserve Acreage:	20.7780
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 515

County	Zip	Key Map ©	City / ETJ
Harris	77336	258Z	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

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

1.) Coordinate with Harris County Engineering Dept regarding Agency Comments.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 03/06/2025
Plat Name: Saint Tropez Laguna Amenity
Developer: Saint-Tropez Laguna Azure, LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0331 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:
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 cutbacks along Bleu Riviera Dr (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 French Riviera Dr and Tropez Village 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 Tropez Village Dr and Bleu Riviera 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 Bleu Riviera Dr and Huffman Cleveland 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: 46
Action Date: 03/06/2025
Plat Name: Saint Tropez Multifamily
Developer: Saint-Tropez Laguna Azure, LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0330 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	12.7350	Total Reserve Acreage:	11.9940
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 515

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.

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 03/06/2025
Plat Name: Saint Tropez Multifamily
Developer: Saint-Tropez Laguna Azure, LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0330 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.

CenterPoint:
Please add Memorandums to Notes of plat as they pertain to easement.
Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 03/06/2025
Plat Name: Shapps Kuykendahl
Developer: ParcHAUS Kuykendahl
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0369 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	49.7150	Total Reserve Acreage:	46.5370
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77389	290F	ETJ

Conditions and Requirements for Approval

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

047.1. Provide release letter from the following pipeline company at recordation.

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

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 03/06/2025
Plat Name: Shapps Kuykendahl
Developer: ParcHAUS Kuykendahl
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0369 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: 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)
Civil plans are required prior to recordation (HC-Infrastructure Regulations, CH 4.03,4.06)
Verify ROW width for Lenze Rd at stub out (ch 42-41)
Provide P type cul-de-sac for turnaround movements on Lenze Rd. (ch 10-COH IDM, 10-48)
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 Lenze Rd and Kuykendahl 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: 48
Action Date: 03/06/2025
Plat Name: Sheldon Ridge Sec 18
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No/Type: 2025-0363 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	8.3550	Total Reserve Acreage:	0.4620
Number of Lots:	48	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Northeast Harris County MUD 1

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

Conditions and Requirements for Approval

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. Sheldon Ridge Sec 16 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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 03/06/2025
Plat Name: Sheldon Ridge Sec 18
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No/Type: 2025-0363 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—BLK 2 L39: Arrows for 5'UE show 10ft
2-- Prior easement (copy attached) to be included on plat:
Recorded in CF#: RP-2021-76629
3—Verify survey as JOHN DUNMAN A231.

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)
Sheldon Ridge Sec 16 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)

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: 03/06/2025
Plat Name: Sila Sec 9
Developer: Friendswood Development Company
Applicant: BGE, Inc.
App No/Type: 2025-0221 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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. 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)

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)

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: 49
Action Date: 03/06/2025
Plat Name: Sila Sec 9
Developer: Friendswood Development Company
Applicant: BGE, Inc.
App No/Type: 2025-0221 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.
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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 03/06/2025
Plat Name: Sila Sec 11
Developer: TPG AG EHC III (LEN) MULTI STATE 1, LLC, a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2025-0367 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	20.5400	Total Reserve Acreage:	2.4426
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

Conditions and Requirements for Approval

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

052. Sila Drive Sec 3 must be recorded prior to or simultaneously with this plat.

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: 50

Action Date: 03/06/2025

Plat Name: Sila Sec 11

Developer: TPG AG EHC III (LEN) MULTI STATE 1, LLC, a Delaware limited liability company

Applicant: BGE, Inc.

App No/Type: 2025-0367 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.
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)
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 Vittorino Dr and Sila 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: 51
Action Date: 03/06/2025
Plat Name: Sila Sec 13
Developer: Friendswood Development Company
Applicant: BGE, Inc.
App No/Type: 2025-0341 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	31.4300	Total Reserve Acreage:	1.0910
Number of Lots:	166	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	258Y	ETJ

Conditions and Requirements for Approval

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

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

052. Sila Sec 10 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)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 03/06/2025
Plat Name: Sila Sec 13
Developer: Friendswood Development Company
Applicant: BGE, Inc.
App No/Type: 2025-0341 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 County Flood Control District: Flood Control review - No comments.
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)
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)

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: 03/06/2025
Plat Name: Sila Sec 14
Developer: Friendswood Development Company
Applicant: BGE, Inc.
App No/Type: 2025-0342 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	14.5100	Total Reserve Acreage:	1.6980
Number of Lots:	79	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 514

County	Zip	Key Map ©	City / ETJ
Harris	77336	298C	ETJ

Conditions and Requirements for Approval

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

052. Sila Sec 11 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)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 03/06/2025
Plat Name: Sila Sec 14
Developer: Friendswood Development Company
Applicant: BGE, Inc.
App No/Type: 2025-0342 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- TDO- Traffic: 03/03/2025 - 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 03/06/2025
Plat Name: Wayfarer Heights
Developer: Green Valley Construction, LLC
Applicant: The Interfield Group
App No/Type: 2025-0408 C3F

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

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.

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)

A02. Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area 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.

Coordinate with Parks and Recreation.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 03/06/2025
Plat Name: Wayfarer Heights
Developer: Green Valley Construction, LLC
Applicant: The Interfield Group
App No/Type: 2025-0408 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 County Flood Control District: Flood Control review - Need to show channel A120-00-00 top of banks at the northern boundary of the plat (see regulations guidelines in uploaded PDF).

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

Aviation: Plat location is in Tier Two associated with William P. Hobby Airport as designated in the Airport Compatible Land Use Ordinance (COH Ordinance #2008-1052). Residential and sensitive land uses must incorporate sound attenuation construction measures as required in the International Residential Building Code in compliance with COH Ordinance #2008-1053. Plat is also 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 190-foot AMSL (Above Mean Sea Level) height restriction based on same ordinance.

HPW-OCE- Drainage and Utility: 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: 54
Action Date: 03/06/2025
Plat Name: Woodland Hills Center
Developer: CSM Group
Applicant: Hovis Surveying Company Inc.
App No/Type: 2025-0345 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	9.1020	Total Reserve Acreage:	9.1020
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:	Harris County MUD 423

County	Zip	Key Map ©	City / ETJ
Harris	77346	376R	ETJ

Conditions and Requirements for Approval

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

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

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

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: 54
Action Date: 03/06/2025
Plat Name: Woodland Hills Center
Developer: CSM Group
Applicant: Hovis Surveying Company Inc.
App No/Type: 2025-0345 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: All abbreviations on plat must be in Legend and/or notes of plat. Please add R.O.W.

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

Aviation: Plat is within the controllable airspace associated with Intercontinental Airport-Houston (IAH) 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.

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: 03/06/2025
Plat Name: Woodland Lakes Sec 10
Developer: OU Land Acquisitions, L.P.
Applicant: Meta Planning + Design LLC
App No/Type: 2025-0392 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	19.5404	Total Reserve Acreage:	0.5300
Number of Lots:	125	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:	

County	Zip	Key Map ©	City / ETJ
Harris	77336	338M	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: 55
Action Date: 03/06/2025
Plat Name: Woodland Lakes Sec 10
Developer: OU Land Acquisitions, L.P.
Applicant: Meta Planning + Design LLC
App No/Type: 2025-0392 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: 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: Make sure that the subdivision has detention.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 03/06/2025
Plat Name: Avenue Place
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2025-0258 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	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

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)

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: 56
Action Date: 03/06/2025
Plat Name: Avenue Place
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2025-0258 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 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: 57
Action Date: 03/06/2025
Plat Name: Baton Rouge Place
Developer: CARTA GOMEZ INTERNATIONAL LLC
Applicant: CARTA GOMEZ INTERNATIONAL LLC
App No/Type: 2025-0256 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.2615	Total Reserve Acreage:	0.2615
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77028	454Q	City

Conditions and Requirements for Approval

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

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

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)

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

221. Fully dimension all shared driveways. (44)

228. Relocate shared driveway entrance so a minimum 4 foot radius curb can extend perpendicularly from the property line to the street paving. Refer to PWE design standards.

Add reason for replat in title block.

Shared driveway cannot be parallel to Public ROW. Full rearrangement of lots and shared driveway is required.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 03/06/2025
Plat Name: Baton Rouge Place
Developer: CARTA GOMEZ INTERNATIONAL LLC
Applicant: CARTA GOMEZ INTERNATIONAL LLC
App No/Type: 2025-0256 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: 3/4/2025:
The property frontage must be a minimum of 36ft to have driveway access per the IDM requirements.

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.

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.

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: 58
Action Date: 03/06/2025
Plat Name: Bell Tower
Developer: Bell Tower Group
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2025-0326 C2R

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	4.0843	Total Reserve Acreage:	4.0843
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

001. Provide for the dedication of widening for West 34th St 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.

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

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: 58
Action Date: 03/06/2025
Plat Name: Bell Tower
Developer: Bell Tower Group
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2025-0326 C2R

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. Title report references Blanket Easement_20080267025, that should be included in the Notes section of the plat.
2. CenterPoint records show an unrecorded existing utility easement that should be included on the current plat: Unrecorded Easement_47-Z-36_31-2387
3. TRANSMISSION REVIEW

HPW- TDO- Traffic: 2/28/25 No comments

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 03/06/2025
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: 59
Action Date: 03/06/2025
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: 60
Action Date: 03/06/2025
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:
Approve the plat subject to the conditions listed

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

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.

Add amenities plan page to plat pages. Should all be within the same file.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 03/06/2025
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:
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 - "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: 61
Action Date: 03/06/2025
Plat Name: Bridgeland Prairieland Village Sec 106
Developer: Bridgeland Development, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0357 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.4000	Total Reserve Acreage:	0.0970
Number of Lots:	14	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	365P	ETJ

Conditions and Requirements for Approval

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

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

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

049.3. Add the following plat note for plats located in Harris, Fort Bend and Waller counties: The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale ********.

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)

069. Provide the complete Plat Legend that includes all abbreviations shown on the face of the plat.

Add SFR Wastewater Note: "All lots shall have adequate wastewater collection service."

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 03/06/2025
Plat Name: Bridgeland Prairieland Village Sec 106
Developer: Bridgeland Development, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0357 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:
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 Linnaeus Ln and Fluttering Flight 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: 62
Action Date: 03/06/2025
Plat Name: Brittmoore Executive Park
Developer: TTB2, LLC
Applicant: Gruller Surveying
App No/Type: 2025-0389 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	5.0558	Total Reserve Acreage:	5.0558
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	19	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77043	449Y	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.

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 parks plat note: No land is being established as private park or dedicated to the public for park purposes.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 03/06/2025
Plat Name: Brittmoore Executive Park
Developer: TTB2, LLC
Applicant: Gruller Surveying
App No/Type: 2025-0389 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-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.

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.

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.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 03/06/2025
Plat Name: Chisum Villas
Developer: CE Engineers & Development Consultants, Inc
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2025-0411 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.1852	Total Reserve Acreage:	0.0000
Number of Lots:	3	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

002. SF residential lots are allowed to take vehicular access to a major thoroughfare only when the lot is greater than one acre in size.

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)

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

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: 63
Action Date: 03/06/2025
Plat Name: Chisum Villas
Developer: CE Engineers & Development Consultants, Inc
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2025-0411 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- Recommend coordinating with TXDOT for any ROW encroachment or access easement along i10.

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: 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: 64
Action Date: 03/06/2025
Plat Name: Clover Manor
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2025-0347 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2989	Total Reserve Acreage:	0.0000
Number of Lots:	4	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	77033	533Z	City

Conditions and Requirements for Approval

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 illustration and notes to the plat. (159)

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

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

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

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

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

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 03/06/2025
Plat Name: Clover Manor
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2025-0347 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: 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.

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.

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: 03/06/2025
Plat Name: Crossing at Cinco Ranch partial replat no 4
Developer: LXG CINCO, LLC
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2025-0333 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	6.4990	Total Reserve Acreage:	6.4990
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:	Cinco Southwest MUD 2

County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	524G	ETJ

Conditions and Requirements for Approval

002. 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.

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)

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: 65
Action Date: 03/06/2025
Plat Name: Crossing at Cinco Ranch partial replat no 4
Developer: LXG CINCO, LLC
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2025-0333 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.

Fort Bend Engineer: 1) Address markups.
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-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: 66
Action Date: 03/06/2025
Plat Name: Deen Estates at Dennis
Developer: Ritex Real Estate LLC
Applicant: Ritex Real Estate LLC
App No/Type: 2025-0318 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1100	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	493Z	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)

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

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: 66
Action Date: 03/06/2025
Plat Name: Deen Estates at Dennis
Developer: Ritex Real Estate LLC
Applicant: Ritex Real Estate LLC
App No/Type: 2025-0318 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 two lots an 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: 67
Action Date: 03/06/2025
Plat Name: Estates at Rosalie Street
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2025-0349 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1148	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	77004	493Y	City

Conditions and Requirements for Approval

001. 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 relating to shared driveways, (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 the energy provider's service standards for the underground installations including the dedication of any easements required for the underground installation. (Sec 42-157)

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.

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: 67
Action Date: 03/06/2025
Plat Name: Estates at Rosalie Street
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2025-0349 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 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: 68
Action Date: 03/06/2025
Plat Name: Falcon Express at Old Humble
Developer: DAVWA PROPERTIES, LLC
Applicant: MOMENTUM EGINEERING
App No/Type: 2025-0327 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.1421	Total Reserve Acreage:	1.0403
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77396	375W	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 03/06/2025
Plat Name: Falcon Express at Old Humble
Developer: DAVWA PROPERTIES, LLC
Applicant: MOMENTUM EGINEERING
App No/Type: 2025-0327 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—3x35 GWE in Plat 39/40 HCMR: For abandonment of facilities a Release of Easement application is required.

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)
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 Susan Mullen prior to recordation (HC-infrastructure Regualtions, 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)
Driveways on plans need to conform with COH IDM standards
UVE has been shown but there are no records of review of UVE Exhibit. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
UVE should be checked at Ravendale Rd and Aldine Bender 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: 69
Action Date: 03/06/2025
Plat Name: Garden Homes on 34th
Developer: Sandcastle Homes Inc
Applicant: MOMENTUM EGINEERING
App No/Type: 2025-0114 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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: 69
Action Date: 03/06/2025
Plat Name: Garden Homes on 34th
Developer: Sandcastle Homes Inc
Applicant: MOMENTUM EGINEERING
App No/Type: 2025-0114 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-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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 03/06/2025
Plat Name: Garza Estates at Homestead
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2025-0317 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.8770	Total Reserve Acreage:	1.8770
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	414V	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.

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 (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: 70
Action Date: 03/06/2025
Plat Name: Garza Estates at Homestead
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2025-0317 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: 3/3/25
* Recommend coordinating with TXDOT for any ROW encroachment or access easement along Seneca St.
* Show visibility triangles with dimensions

CenterPoint: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. The title report identifies a drainage easement that is not noted on plat. Please verify.

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.

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

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: 03/06/2025
Plat Name: Highland Acre Homes partial replat no 2
Developer: Integrity Rock Construction
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2025-0107 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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 A illustration and notes to the plat. (157)

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)

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)

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)

079. Direct vehicular access for each lot in a subdivision plat must be provided from a street, shared driveway, or alley (180(a)(3))

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 03/06/2025
Plat Name: Highland Acre Homes partial replat no 2
Developer: Integrity Rock Construction
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2025-0107 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: 71
Action Date: 03/06/2025
Plat Name: Highland Acre Homes partial replat no 2
Developer: Integrity Rock Construction
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2025-0107 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: 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.

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: 03/06/2025
Plat Name: Ideal Homes at Paul Quinn
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2025-0275 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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))

073.1. Legal description on face of the plat and in title must match. Provide revised title report or correct the legal description on the plat when different.

203. Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 03/06/2025
Plat Name: Ideal Homes at Paul Quinn
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No/Type: 2025-0275 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: • 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.

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: 73
Action Date: 03/06/2025
Plat Name: Jordon Enclave
Developer: Survey Solutions of Texas
Applicant: Survey Solutions of Texas
App No/Type: 2025-0390 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.4591	Total Reserve Acreage:	0.4591
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	77021	533R	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: 73
Action Date: 03/06/2025
Plat Name: Jordon Enclave
Developer: Survey Solutions of Texas
Applicant: Survey Solutions of Texas
App No/Type: 2025-0390 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: 2/28/25. Show visibility triangle dimensions

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 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.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 03/06/2025
Plat Name: Mason Garden Place
Developer: Y-Square Design LLC
Applicant: Chesterfield Development Services
App No/Type: 2025-0300 C3R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	1.4320	Total Reserve Acreage:	0.1962
Number of Lots:	17	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 2 PAE
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	Mason Creek Utility District

County	Zip	Key Map ©	City / ETJ
Harris	77450	486B	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.

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.)

034. Add COS plat note: Areas identified as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed and maintained under a binding agreement among the owners of property in the subdivision.

035. COS areas shall be restricted for the use of the owners of property in and the residents of the subdivision. COS reserves shall be owned, managed and maintained under a binding agreement among the owners of property in the subdivision.

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

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)

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

23.0 Add Single Family Residential plat note when proposing lots: 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.

Revise Note 11: "Vehicular access denied from Shillington Drive for lots 12-17, Block 1"

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 03/06/2025
Plat Name: Mason Garden Place
Developer: Y-Square Design LLC
Applicant: Chesterfield Development Services
App No/Type: 2025-0300 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.

Harris County Flood Control District:
Flood Control review – Need to show and label Drainage Channel T101-00-00 with top of banks at the southwestern boundary of the plat (see regulations guidelines in uploaded PDF).

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: 03/06/2025
Plat Name: Maybell Landing
Developer: Prebish Homes
Applicant: Total Surveyors, Inc.
App No/Type: 2025-0352 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2500	Total Reserve Acreage:	0.0000
Number of Lots:	4	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	452C	City

Conditions and Requirements for Approval

115. Add: All bearings are referenced to the Texas Coordinate System of 1983, South Central Zone.

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)

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: 75
Action Date: 03/06/2025
Plat Name: Maybell Landing
Developer: Prebish Homes
Applicant: Total Surveyors, Inc.
App No/Type: 2025-0352 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--Shared driveways: CNP requires 5' Building Lines for installation and maintenance of facilities.

2--CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead primary facilities, which applies to: MAYBELL STREET

HPW- TDO- Traffic: 2/28/25 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: 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: 03/06/2025
Plat Name: Midline Sec 6
Developer: Brookfield Properties
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0358 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	55.3000	Total Reserve Acreage:	20.9740
Number of Lots:	141	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:	Baybrook MUD 1

County	Zip	Key Map ©	City / ETJ
Harris	77598	617Z	ETJ

Conditions and Requirements for Approval

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 03/06/2025
Plat Name: Midline Sec 6
Developer: Brookfield Properties
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0358 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

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.

049.2. Add: All bearings are referenced to the Texas Coordinate System of 1983, South Central Zone.

049.3. Add the following plat note for plats located in Harris, Fort Bend and Waller counties: The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale ********.

052. Beamer Road and Fife Lane 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)

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

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)

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

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

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

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

159. Provide centerline tie.

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: 76
Action Date: 03/06/2025
Plat Name: Midline Sec 6
Developer: Brookfield Properties
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0358 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.

Addressing: Change street name of Whisper Falls Street, similar to Whispering Falls Drive

HPW-HW- IDS: Approved

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

Harris County Flood Control District: Flood Control review - 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 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)

Provide 25' x 25' corner cutbacks (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 to include parking and traffic flow for rec center, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)

UVE should be checked at Meadow Dream St and Beamer 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 Palmetto Ridge Rd and Fife Ln. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

The following intersection Meadow Dream St at Serentiy Point St, 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: 77
Action Date: 03/06/2025
Plat Name: Midline Sec 7
Developer: Brookfield Properties
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0366 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	22.0000	Total Reserve Acreage:	2.6240
Number of Lots:	111	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:	Baybrook MUD 1

County	Zip	Key Map ©	City / ETJ
Harris	77598	617Z	ETJ

Conditions and Requirements for Approval

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

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.

049.2. Add: All bearings are referenced to the Texas Coordinate System of 1983, South Central Zone.

049.3. Add the following plat note for plats located in Harris, Fort Bend and Waller counties: The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale ********.

052. Midline Sec 6 must be recorded prior to or simultaneously with this plat.

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

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)

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

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

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

159. Provide centerline tie.

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: 77
Action Date: 03/06/2025
Plat Name: Midline Sec 7
Developer: Brookfield Properties
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0366 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: 77
Action Date: 03/06/2025
Plat Name: Midline Sec 7
Developer: Brookfield Properties
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0366 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: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at www.houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)394-8888 or wcrtechs@houstontx.gov.

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

HPW-OCE- Drainage and Utility: 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)

Provide 25' x 25' corner cutback at Meadow Dream St and Beamer Rd (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 Beamer Rd and Bay Area Blvd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

UVE should be checked at Meadow Dream St and Beamer 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: 78
Action Date: 03/06/2025
Plat Name: Morgan Oaks
Developer: Visionz Building Group LLC
Applicant: Chesterfield Development Services
App No/Type: 2025-0395 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1776	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77016	454C	City

Conditions and Requirements for Approval

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

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

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)

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: 03/06/2025
Plat Name: Morgan Oaks
Developer: Visionz Building Group LLC
Applicant: Chesterfield Development Services
App No/Type: 2025-0395 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: 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: Based on the existing survey, the existing DUs to 1 and incremental DUs to 1 in the Parks and Open Space table. Update park note number 5, and ensure Plat Tracker matches the table.

HPW-OCE- Drainage and Utility: Single family residential (SFR) lots of 15,000 square feet in area or less: SFR Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.

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: 03/06/2025
Plat Name: Nett Street North
Developer: Venturi Engineers
Applicant: Gruller Surveying
App No/Type: 2025-0370 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.4218	Total Reserve Acreage:	0.4218
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:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	492H	City

Conditions and Requirements for Approval

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

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.

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 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.

185. Appendix A: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: 79
Action Date: 03/06/2025
Plat Name: Nett Street North
Developer: Venturi Engineers
Applicant: Gruller Surveying
App No/Type: 2025-0370 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—Title block: Per title report and original plat, legal description appears inaccurate.
Actual Legal: Lots 4, 5, 6 Block 69, Brunner Addition.

HPW- TDO- Traffic: 2/28/25
* Show visibility triangle on Allen St and Parker St
* Recommend placing driveways on minor streets

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: 80
Action Date: 03/06/2025
Plat Name: Nett Street South
Developer: Venturi Engineers
Applicant: Gruller Surveying
App No/Type: 2025-0218 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2296	Total Reserve Acreage:	0.2296
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:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	492H	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)

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.

185. Appendix A: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: 80
Action Date: 03/06/2025
Plat Name: Nett Street South
Developer: Venturi Engineers
Applicant: Gruller Surveying
App No/Type: 2025-0218 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: 03/03/2025
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.

HPW-HW- IDS: For the creation of unrestrictive reserve A & B, 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: 81
Action Date: 03/06/2025
Plat Name: Place at Nine Thirteen McKee
Developer: 913 McKee LP
Applicant: Core
App No/Type: 2025-0115 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.5350	Total Reserve Acreage:	0.5170
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	16	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77002	493M	City

Conditions and Requirements for Approval

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.

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

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

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.

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

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: 81
Action Date: 03/06/2025
Plat Name: Place at Nine Thirteen McKee
Developer: 913 McKee LP
Applicant: Core
App No/Type: 2025-0115 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--CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead primary facilities, which applies to: MCKEE STREET

HPW- TDO- Traffic: 3/3/25
Recommend coordinating with TXDOT for any ROW encroachment or access easement along i10.

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

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 03/06/2025
Plat Name: Polk Plaza Reserves
Developer: Wulf Construction
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
App No/Type: 2025-0307 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.1700	Total Reserve Acreage:	0.7754
Number of Lots:	3	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	494S	City

Conditions and Requirements for Approval

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.

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

075. When proposing one or more narrow lots on a public street, vehicular access must be provided through a flag-staff, a shared driveway or PAE when property is greater than 15,000 sf (188)

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

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.

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 Edmundson Street and Denver Street as indicated on the marked file copy.

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: 82
Action Date: 03/06/2025
Plat Name: Polk Plaza Reserves
Developer: Wulf Construction
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
App No/Type: 2025-0307 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Building cannot encroach into the ROW widening along Polk and Edmumdson Street. Either remove Building encroachment from the plat or address ROW widening by requesting a variance.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 03/06/2025
Plat Name: Polk Plaza Reserves
Developer: Wulf Construction
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
App No/Type: 2025-0307 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: • CenterPoint requires a minimum 5’ BL/GBL for interior roads/shared driveways.

HPW- TDO- Traffic: 03/03/2025

Building line should not include within the visibility triangle.

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

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

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: 03/06/2025
Plat Name: Regency Square replat no 1
Developer: Regency Square Improvement Association
Applicant: Weisser Engineering & Surveying
App No/Type: 2025-0343 C2R

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	1.0030	Total Reserve Acreage:	1.0030
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77036	530D	City

Conditions and Requirements for Approval

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

055. Subdivision name shall not be a duplicate. Revise subdivision name.

056. Sections of a subdivision shall be identified numerically and sequentially.

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

1.) Revise Plat name to meet plat naming standards.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 03/06/2025
Plat Name: Regency Square replat no 1
Developer: Regency Square Improvement Association
Applicant: Weisser Engineering & Surveying
App No/Type: 2025-0343 C2R

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-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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 03/06/2025
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: 84
Action Date: 03/06/2025
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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 03/06/2025
Plat Name: Salt Shaker Holdings at La Branch
Developer: Salt Shaker Holdings LLC
Applicant: Unicorn Service Solutions
App No/Type: 2025-0418 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2296	Total Reserve Acreage:	0.2296
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	77004	493X	City

Conditions and Requirements for Approval

001. Add plat note for Midtown WP area (Secondary): La Branch Street and Truxillo Street are designated Secondary WP Street established by Ordinance No. 2020 - 687. 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. (Midtown WP)

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

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

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

115. Appendix A: Add Owners Certification of Restrictions note to face of replat (when public hearing was not required) (long replat paragraph): "Further, the owners hereby certify that this replat or does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot." (Sec 212.015 & Sec 42-49)

139. Provide for widening of Truxillo Street, a local street, and a designated Walkable Place street per Midtown Walkable Places plan, ord. no. 2020-687. (Sec 33-424(e), Sec 42-122)

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.

203. Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)

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

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (Sec 42-45)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 03/06/2025
Plat Name: Salt Shaker Holdings at La Branch
Developer: Salt Shaker Holdings LLC
Applicant: Unicorn Service Solutions
App No/Type: 2025-0418 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: 2/28/25
No Comments

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.

HPW-HW- IDS: 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.

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: 86
Action Date: 03/06/2025
Plat Name: Sankata Reserve
Developer: SANKATA MOCHANA HANUMA
Applicant: Houston Platting
App No/Type: 2025-0401 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.5000	Total Reserve Acreage:	1.5000
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:	Barker Cypress MUD

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

Conditions and Requirements for Approval

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

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

059.1. 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.

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

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: 86
Action Date: 03/06/2025
Plat Name: Sankata Reserve
Developer: SANKATA MOCHANA HANUMA
Applicant: Houston Platting
App No/Type: 2025-0401 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-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)
Provide use of reserve, should be restricted to commercial use (ch 42-190)
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: 87
Action Date: 03/06/2025
Plat Name: South Hall Place
Developer: CARTA GOMEZ INTERNATIONAL LLC
Applicant: CARTA GOMEZ INTERNATIONAL LLC
App No/Type: 2025-0264 C2R

Staff Recommendation:
Defer LGL deed rests review pending

Total Acreage:	0.2205	Total Reserve Acreage:	0.2205
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77028	454H	City

Conditions and Requirements for Approval

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

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

065. Revise reason for replat in title block of the plat.

207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 03/06/2025
Plat Name: South Hall Place
Developer: CARTA GOMEZ INTERNATIONAL LLC
Applicant: CARTA GOMEZ INTERNATIONAL LLC
App No/Type: 2025-0264 C2R

Staff Recommendation:
Defer LGL deed rests review pending

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: 03/03/2025 - No comments.

CenterPoint: 1--Shared driveways: CNP requires 5' Building Lines for installation and maintenance of facilities. 2—Plat is missing the rear 10'UE as shown on original plat.

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.

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: 88
Action Date: 03/06/2025
Plat Name: Sungro Suburban
Developer: Balanced Rock Power
Applicant: Doucet & Associates, Inc.
App No/Type: 2025-0380 C2R

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	11.9800	Total Reserve Acreage:	11.9800
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	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	77016	415N	City

Conditions and Requirements for Approval

008.4. For a final plat submission in the City within a flood plain, provide proof of an approved conceptual drainage plan, with two signatures from Houston Public Works, Floodplain Management and Engineering Services offices. Contact City Engineer's Office and Floodplain Management Office regarding Sec 19-13 for plan requirements and details. (Sec 19-13)

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. (Sec 42-155)

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

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

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

065. Add reason for replat in title block of the plat.

073.1. Legal description on face of the plat and in title must match. Provide revised title report or correct the legal description on the plat when different.

115. Appendix A: Add Owners Certification of Restrictions note to face of replat (when public hearing was not required) (long replat paragraph): "Further, the owners hereby certify that this replat or does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot." (Sec 212.015 & Sec 42-49)

127. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection and add 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.

139. Provide for widening of Suburban Road and Sam Houston Avenue, local streets. (Sec 42-122)

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: 88
Action Date: 03/06/2025
Plat Name: Sungro Suburban
Developer: Balanced Rock Power
Applicant: Doucet & Associates, Inc.
App No/Type: 2025-0380 C2R

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-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.

Harris County Flood Control District: Flood Control review - There is Drainage Channel P126-00-00 running west to east at the northern boundary of the plat, this must be shown on the plat (see regulations guidelines in uploaded PDF).

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 03/06/2025
Plat Name: Tower Lodge
Developer: Clemente Moran
Applicant: Apex Group
App No/Type: 2025-0282 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.5000	Total Reserve Acreage:	0.0200
Number of Lots:	24	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	77088	412N	City

Conditions and Requirements for Approval

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

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

053. Change street name(s) as indicated on the file copy to avoid duplication. (Sec 41-22(b) & 133)

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

068. Provide a vicinity map that locates the subdivision site within a larger area or the boundaries of an existing major street grid. (Sec 42-41(13))

092. Provide fire hydrant within 100 feet of the intersection of the type 2 PAE and the public street. (Sec 42-233)

093. The fire protection of this subdivision does not comply with the requirements. Revise plat to meet the fire hydrant spacing and hose lay distancing requirements. (Sec 42-233)

155. All streets must have a name followed by a suffix. In addition, permanent access easements must have a suffix of “Private” or “PVT.” (Sec 41-22 & 133)

171. Add the following note for subdivision plats with private water systems: ’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.’ In addition, a note shall be added to the face of the plat indicating how the subdivision will be served with water and the gallons per minute provided to the subdivision.

215. Add shared driveway plat note: Arrow denotes direction of driveway access to each lot.

220. Add shared driveway plat notes: 5) This subdivision contains one or more shared driveways that have not been dedicated to or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any shared driveways within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

221. Fully dimension all shared driveways. (Sec 42-42 & 44)

223. Indicate the direction of vehicular entry to each garage from the shared driveway (>). (Sec 42-145(a)(4) & 145(e))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 03/06/2025
Plat Name: Tower Lodge
Developer: Clemente Moran
Applicant: Apex Group
App No/Type: 2025-0282 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: 89
Action Date: 03/06/2025
Plat Name: Tower Lodge
Developer: Clemente Moran
Applicant: Apex Group
App No/Type: 2025-0282 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: 03/05/2025 - Please ensure that C2, C1 curb radius are 28-ft in radius to allow proper turning movement.

CenterPoint: CNP REQUIRES shared driveways have 5' building lines.

HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit 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 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: The street name "TRACK" sounds too similar to the street name "STRACK". Please chose another unique street name.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 03/06/2025
Plat Name: Vaughn G Addition
Developer: Stone Throw Solutions LLC
Applicant: Dart Land Services LLC
App No/Type: 2025-0344 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2995	Total Reserve Acreage:	0.0039
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77007	492F	City

Conditions and Requirements for Approval

028. 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. (Sec 42-157(c)(2))

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

059. Provide the complete title block that includes the subdivision name; acreage; legal description of the property; county name; survey and abstract number; number of blocks, lots and reserves; owner and applicant company; drawing scale and north arrow and plat legend. (Sec 42-41)

203. Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 03/06/2025
Plat Name: Vaughn G Addition
Developer: Stone Throw Solutions LLC
Applicant: Dart Land Services LLC
App No/Type: 2025-0344 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--Shared driveways: CNP requires 5' Building Lines for installation and maintenance of facilities.

HPW- TDO- Traffic: 2/28/25 No comments

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

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.

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: 91
Action Date: 03/06/2025
Plat Name: Village at Mansfield
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2025-0222 C3R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.9667	Total Reserve Acreage:	0.0216
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	452A	City

Conditions and Requirements for Approval

001. Provide for widening of Mansfield Road, a local street. (Sec 42-122)

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. (Sec 42-155)

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))

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

093. The fire protection of this subdivision does not comply with the requirements. Revise plan to meet the fire hydrant spacing and hose lay distancing requirements. (Sec 42-233)

134.01. Add to general notes on face of plat: "This property(s) is located in Park Sector number 1." (Sec 42-1 & Division 7)

185. Appendix A:Owners Acknowledgement 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.

215. The size and dimensions of the parking space shall be in conformance with the requirements of the Construction Code. (Sec 42-186(e)(1) & 190)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 03/06/2025
Plat Name: Village at Mansfield
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2025-0222 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.

CenterPoint: 1. CenterPoint requires a labeled 10' BL adjacent to road right-of-way with overhead facilities which applies to: Mansfield Road
2. 'Type II' should be included in the Legend (28' Type II PAE).
- END -

HPW- TDO- Traffic: 3/5/2025: A shared driveway or a type 2 permanent access easement with six or more dwelling units shall provide one additional parking space for every six dwelling units. Reserved parking space 'A' doesn't meet the parking space standard and may encroach into the shared driveway.

Harris County Flood Control District: Flood Control review - There is Drainage Channel E116-00-00 running north to south at the western boundary of the plat (where the Private Road will be) this must be shown on the plat also, it needs to have the note: "Site drainage plans for the future development of this plat must be approved by the
Harris County Flood Control District." (see regulations guidelines in uploaded PDF).

HPW-HW- IDS: For the creation of 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: 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 and Recreation: -The Parks and Open Space table statement must be checked.
- Park sector note must be corrected.

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: 92
Action Date: 03/06/2025
Plat Name: West 21st Place
Developer: Aspen Grey Homes
Applicant: Windrose
App No/Type: 2025-0393 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1450	Total Reserve Acreage:	0.0030
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77008	452T	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.

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

215. Add shared driveway plat notes: 1) Arrow denotes direction of driveway access to each lot.

216. Add shared driveway plat notes: 2) Vehicular access to each lot is provided for by a shared driveway only.

217. Add shared driveway plat notes: 3) Reserve “A” and “B” are restricted to landscaping and open space. Vehicular access is denied.

Provide a three-foot wide emergency access easement along each boundary of the subdivision plat that does not abut a public street. (Sec 42-145)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 03/06/2025
Plat Name: West 21st Place
Developer: Aspen Grey Homes
Applicant: Windrose
App No/Type: 2025-0393 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 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: 93
Action Date: 03/06/2025
Plat Name: Whitney Grove
Developer: Stoneworks, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2025-0353 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.4867	Total Reserve Acreage:	0.0046
Number of Lots:	10	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	77022	453J	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)

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: 93
Action Date: 03/06/2025
Plat Name: Whitney Grove
Developer: Stoneworks, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2025-0353 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--Shared driveways: CNP requires 5' Building Lines for installation and maintenance of facilities.

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

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: 94
Action Date: 03/06/2025
Plat Name: Wilson Estates
Developer: Think Beyond Construction
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
App No/Type: 2025-0387 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77019	493P	City

Conditions and Requirements for Approval

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

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)

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

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)

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 relating to shared driveways, (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 the energy provider's service standards for the underground installations including the dedication of any easements required for the underground installation. (Sec 42-157)

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: 94
Action Date: 03/06/2025
Plat Name: Wilson Estates
Developer: Think Beyond Construction
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
App No/Type: 2025-0387 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 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: 95
Action Date: 03/06/2025
Plat Name: Elmwood Park
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2025-0138 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.1148
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77051	533Y	City

Conditions and Requirements for Approval

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: 95
Action Date: 03/06/2025
Plat Name: Elmwood Park
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2025-0138 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.

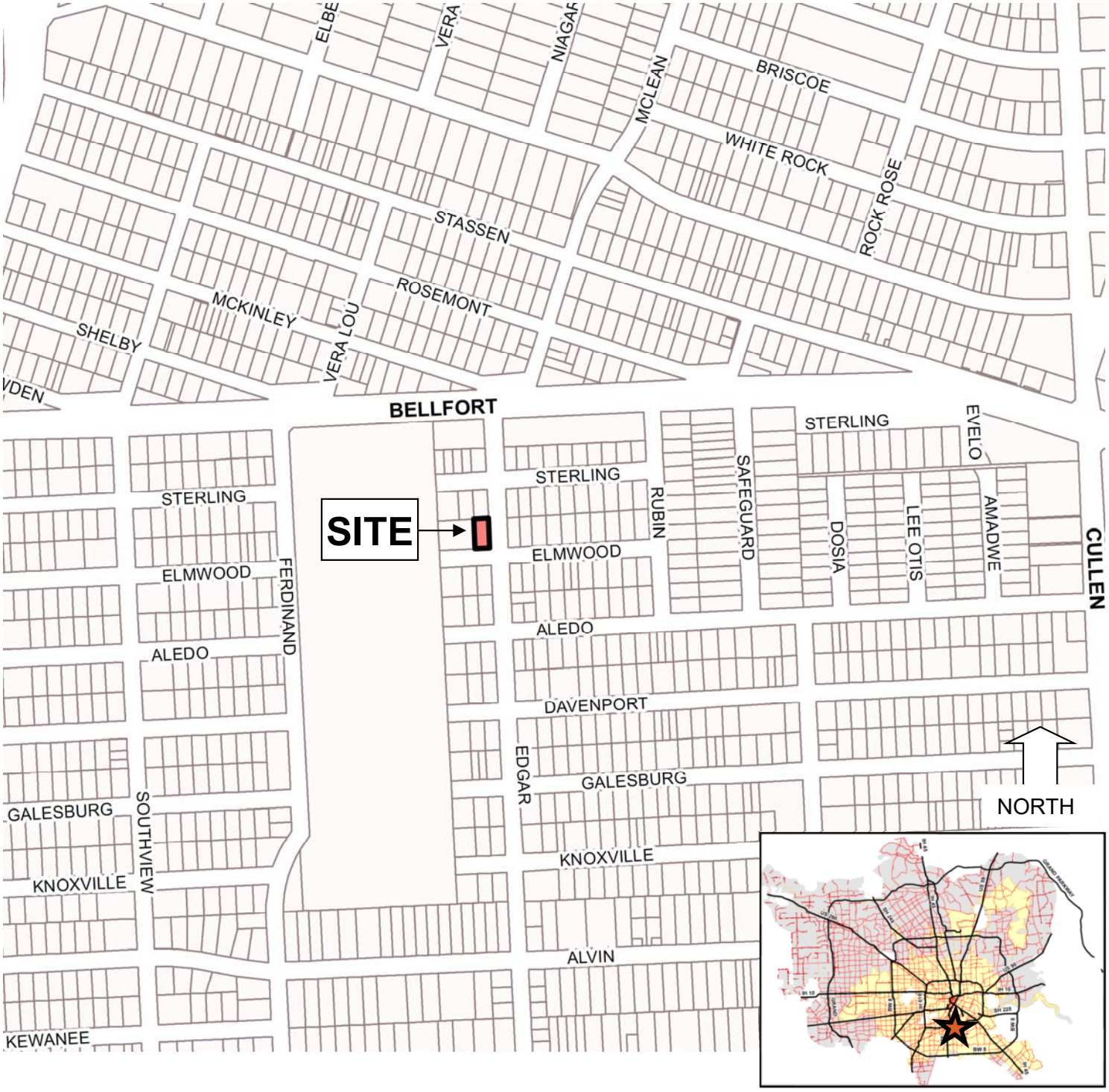
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date:03/06/2025**

Subdivision Name: Elmwood Park

Applicant: New Era Development & Land Services



C – Public Hearings

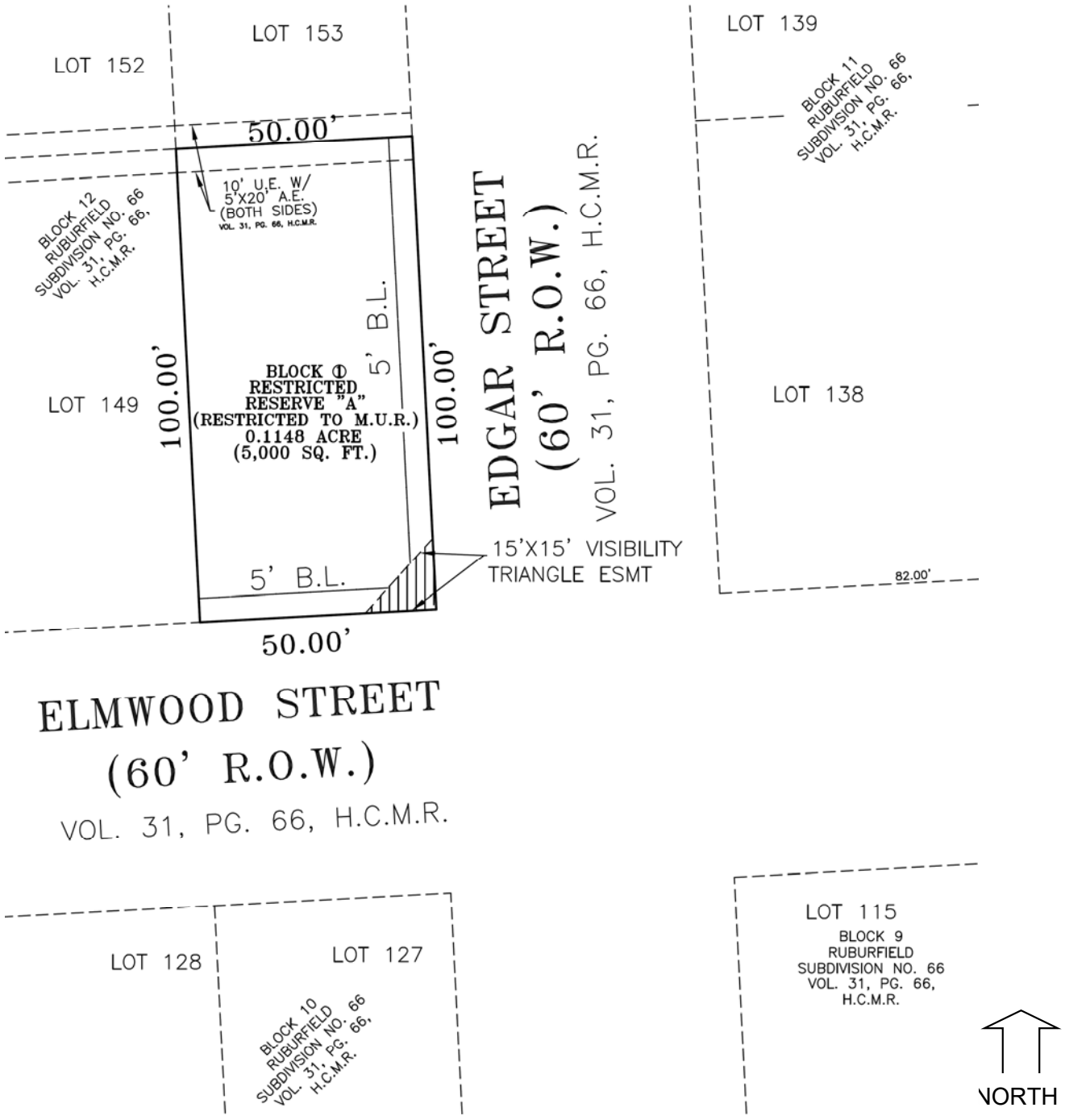
Site Location

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date:03/06/2025**

Subdivision Name: Elmwood Park

Applicant: New Era Development & Land Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date:03/06/2025**

Subdivision Name: Elmwood Park

Applicant: New Era Development & 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

February 13, 2025

Dear Property Owner:

Reference Number: 2025-0138; Elmwood Park, a partial replatting of Ruburfield Subdivision No. 66, being Lot 150, Block 12, as recorded in Volume 31 Page 66 of Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property at the northwest intersection of Elmwood Street and Egdar Street. The purpose of the replat is to create one (1) multi-unit residential reserve. The applicant, **Nahome Tesfa**, with **New Era Development & Land Services**, on behalf of the developer, 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, March 6, 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 also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov. Please submit written comments at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record.

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

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

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: 96
Action Date: 03/06/2025
Plat Name: Emerald Meadows Sec 2
Developer: Meritage Homes of Texas
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0146 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	27.8200	Total Reserve Acreage:	9.6720
Number of Lots:	113	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	574K	City

Conditions and Requirements for Approval

008.5 For a final plat submission in the City within a flood plain, provide proof of an approved conceptual drainage plan, with two signatures from Houston Public Works, Floodplain Management and Engineering Services offices. Contact City Engineer's Office and Floodplain Management Office regarding Sec 19-13 for plan requirements and details.

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: 03/06/2025
Plat Name: Emerald Meadows Sec 2
Developer: Meritage Homes of Texas
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0146 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: 3/5/2025: No comments
Harris County Flood Control District: Flood Control review – No comments.
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.
HPW-OCE- Drainage and Utility: In the floodplain, need approved drainage plan.
Parks and Recreation: Please correct the number of existing DUs in Plat tracker to 0.

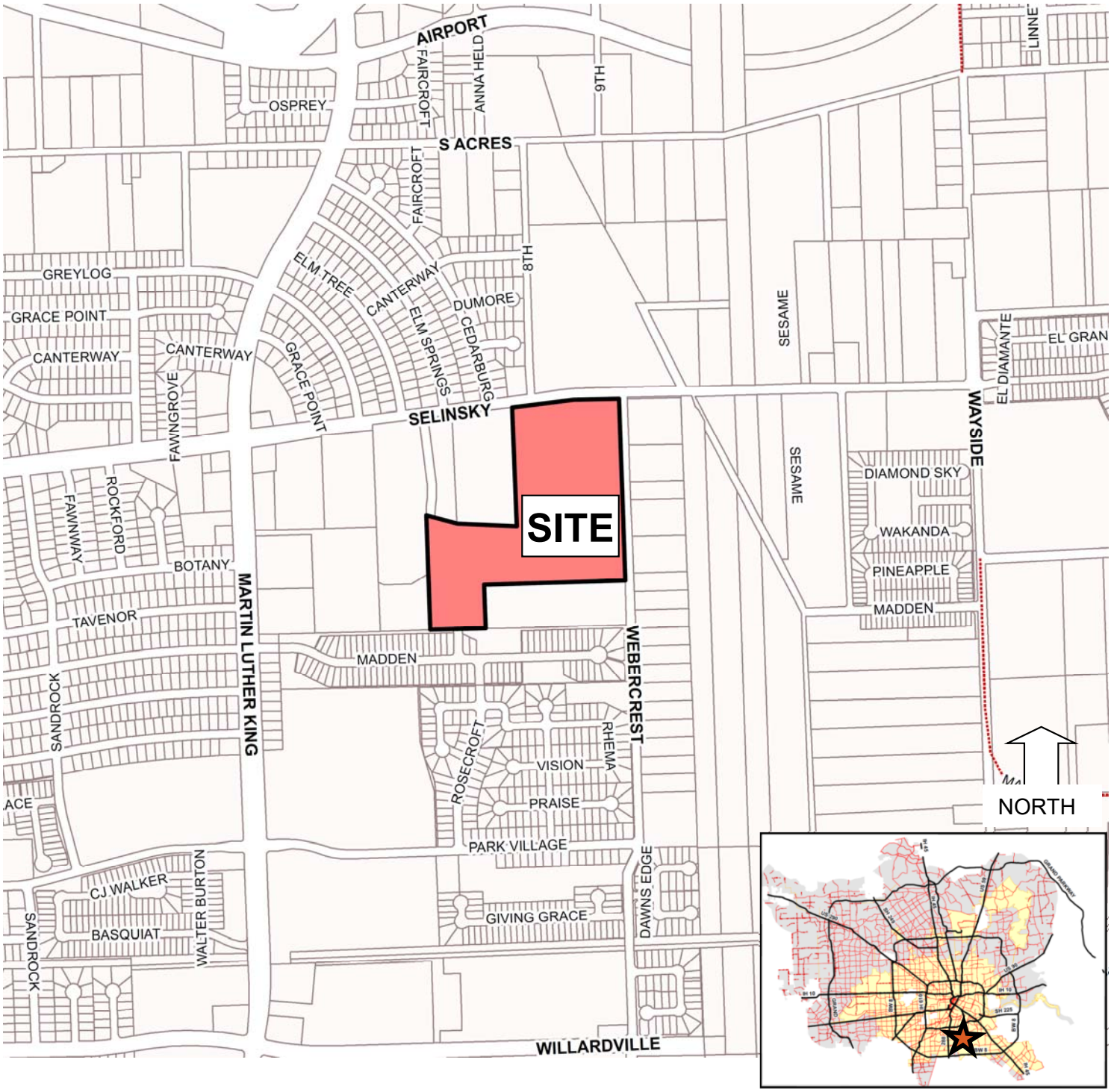
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date:03/06/2025**

Subdivision Name: Emerald Meadows Sec 2

Applicant: LJA Engineering, Inc.- (Houston Office)



C – Public Hearings

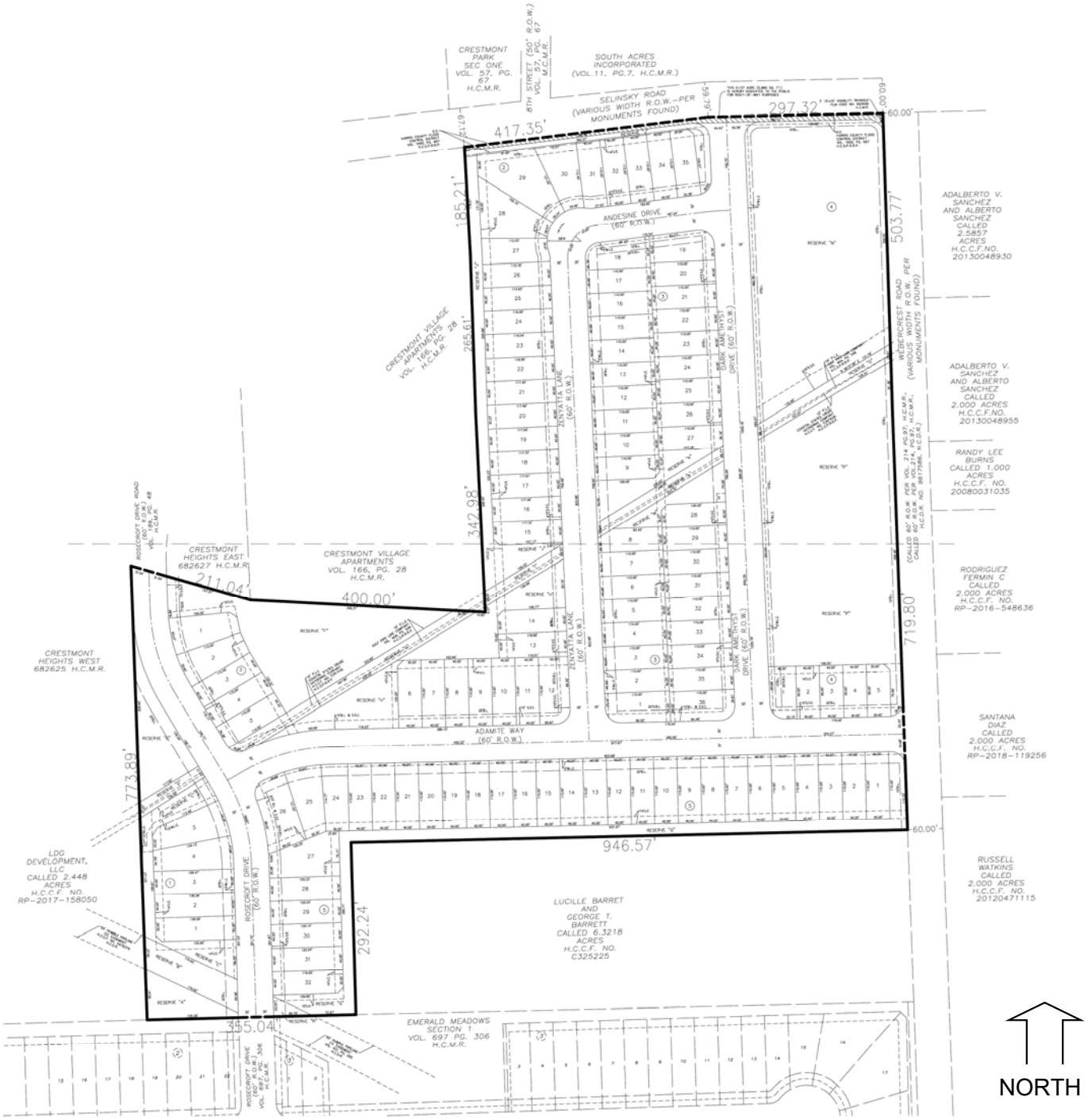
Site Location

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date:03/06/2025**

Subdivision Name: Emerald Meadows Sec 2

Applicant: LJA Engineering, Inc.- (Houston Office)



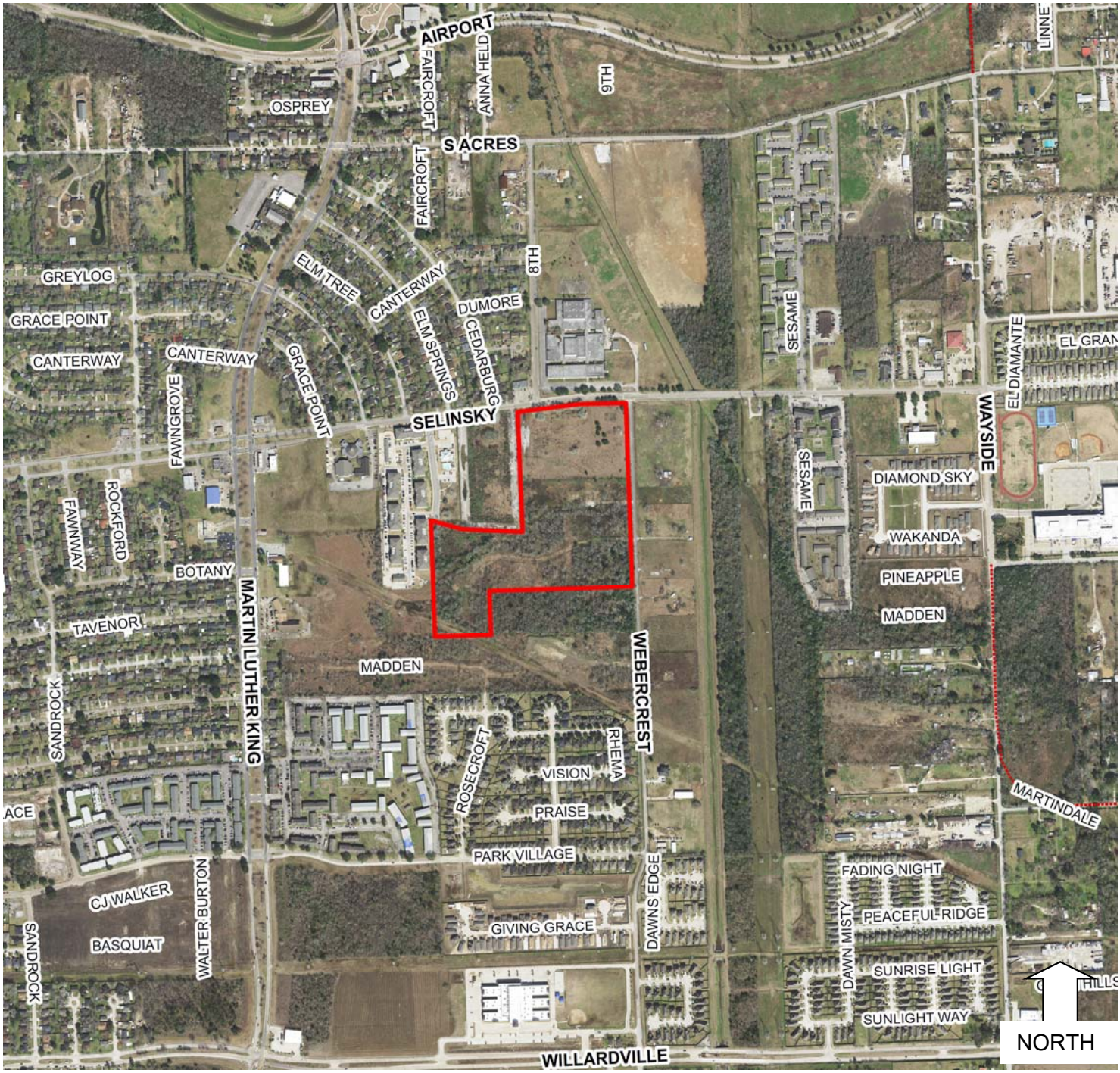
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date:03/06/2025**

Subdivision Name: Emerald Meadows Sec 2

Applicant: LJA Engineering, Inc.- (Houston Office)



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

February 14, 2025

Dear Property Owner:

Reference Number: 2025-0146, "**Emerald Meadows Sec 2**", a full replat of "**Stonehenge Apartments Sec 2**" as recorded in Volume 214, Page 97 of the Harris County Map Records, and a full replat of **"Selinsky Square"** as recorded in Film Code No 693506 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at 10444 Rosecroft Drive, at the southwest intersection of Selinsky Road and Webercrest Road. The purpose of the replat is to create 113 Single-family Residential Lots and 18 Reserves as part of a residential subdivision. The applicant, **Lacey Bell with LJA Engineering, Inc.,** can be contacted at **713-657-6010** 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, March 6th, 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

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Planning Department Staff Authority and Obligation

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- 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: 03/06/2025
Plat Name: Highland Village partial replat no 3
Developer: 4085 WESTHEIMER HOLDINGS LTD.
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2025-0052 C3N

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	0.8429	Total Reserve Acreage:	0.8429
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	77027	491V	City

Conditions and Requirements for Approval

001. Variance request inconsistent with site plan. Provide revise variance request and site plan that addresses the 9ft high wall encroachments.

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/)

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 03/06/2025
Plat Name: Highland Village partial replat no 3
Developer: 4085 WESTHEIMER HOLDINGS LTD.
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2025-0052 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: 03/03/2025 - No comments.
CenterPoint: 1--Prior easement (copy attached) to be included on plat:
UnRec CenterPoint File No. 30-Z-15

HPW-OCE- Drainage and Utility: Detention is required.
Harris County Flood Control District: Flood Control review – No comments.
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.

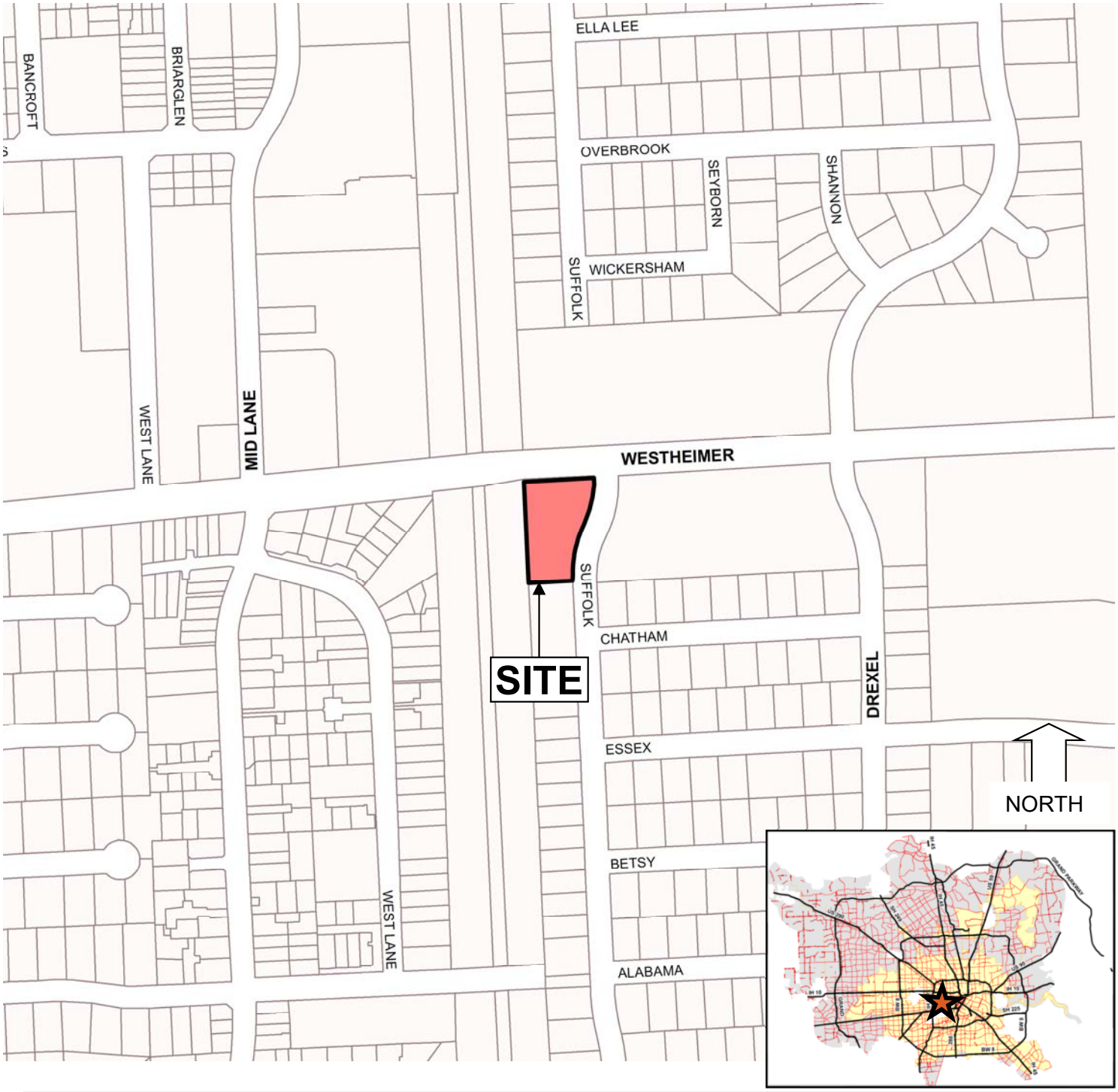
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Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Highland Village partial replat no 3

Applicant: Civil-Surv Land Surveying, L.C.



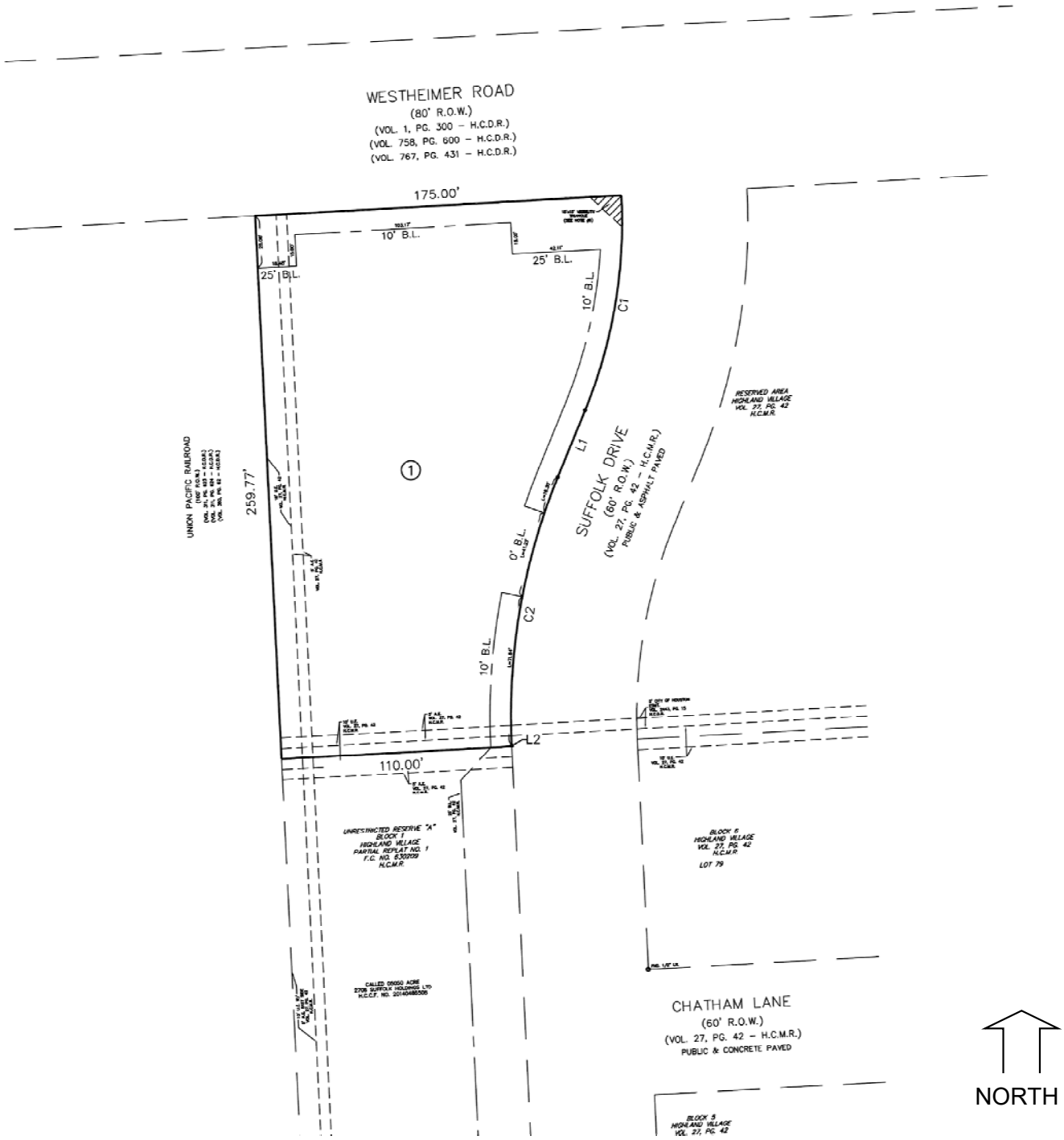
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Highland Village partial replat no 3

Applicant: Civil-Surv Land Surveying, L.C.



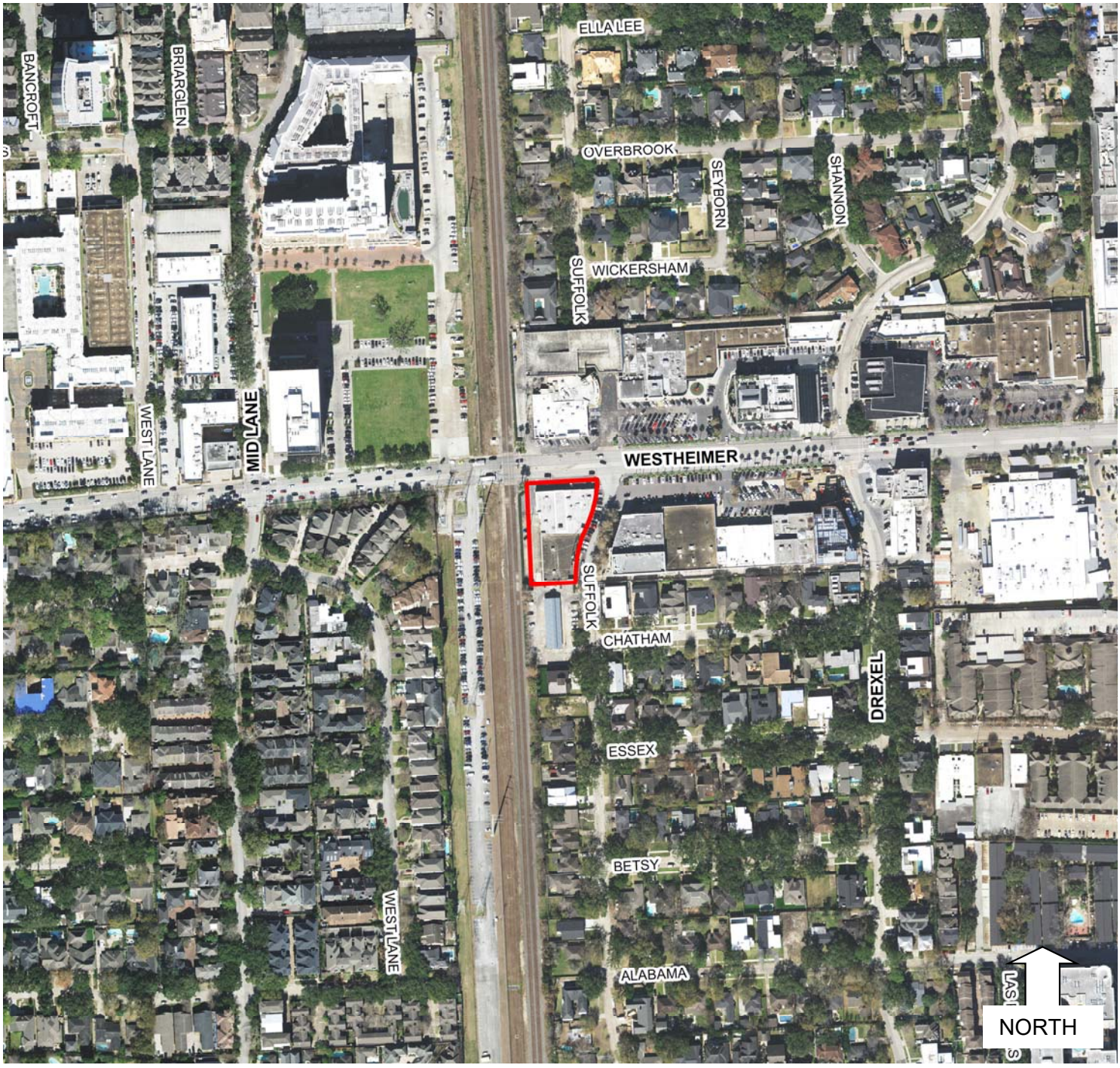
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 97

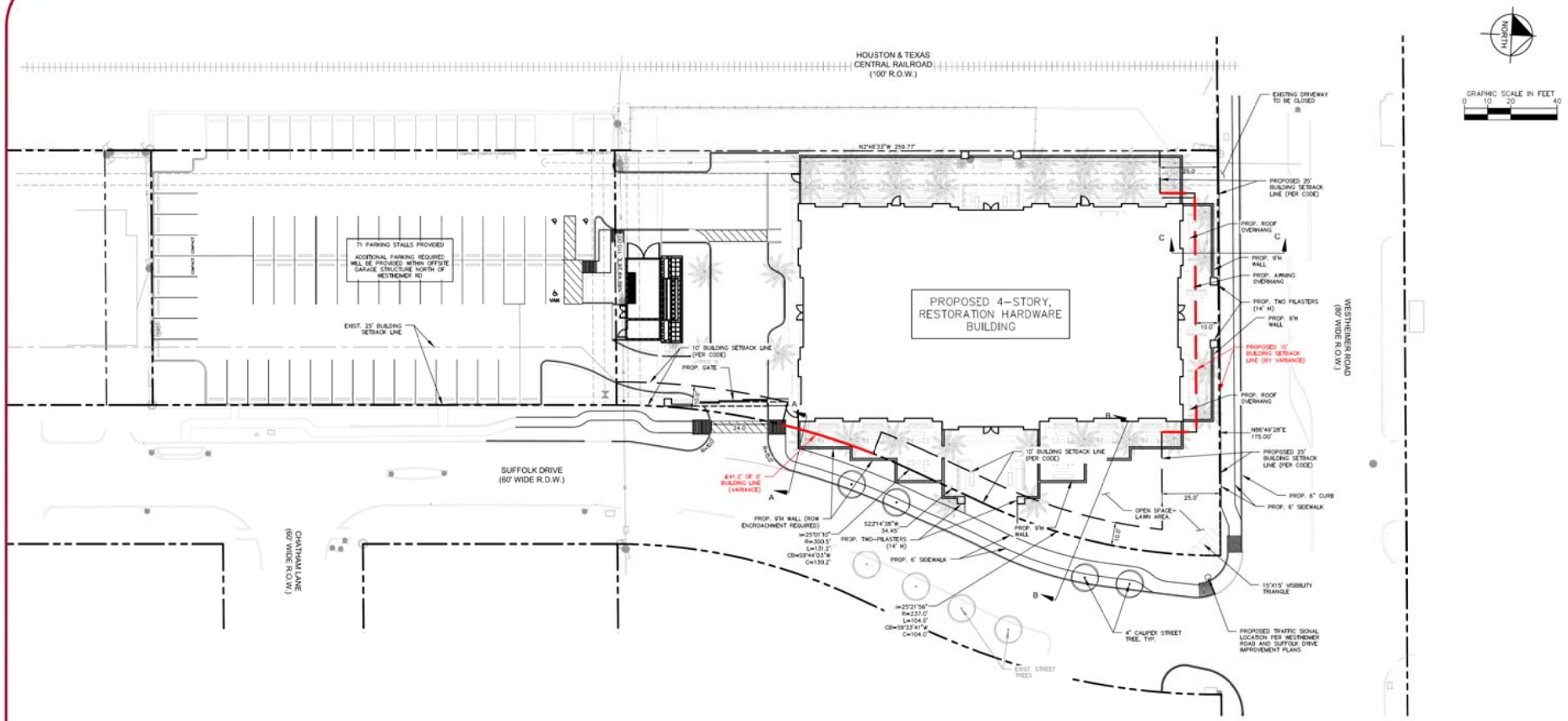
Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Highland Village partial replat no 3

Applicant: Civil-Surv Land Surveying, L.C.



C – Public Hearings with Variance Aerial



LANDSCAPE REQUIREMENTS - CITY OF HOUSTON	REQUIRED	PROVIDED
STREET TREES MUST BE PLANTED IN OR ADJACENT TO PUBLIC R.O.W. AT A RATE OF ONE TREE FOR EVERY 30 LINEAR FEET OF FRONTAGE. STREET TREES MUST BE PLANTED AT LEAST 20 FEET APART. EXISTING TREES IN THE R.O.W. MAY COUNT TOWARD THE REQUIREMENT OF ONE TREE.		
WESTHEIMER ROAD: 217 / 30 = 8 TREES	8	TREES TO BE PLACED ELSEWHERE ON SITE DUE TO SITE CONSTRAINTS
SUFFOLK DRIVE: 205 / 30 = 7 TREES	7	4, 4" CAL. TREES*

* CREDIT FOR PLANTING TREES EXCEEDING THE MINIMUM CALIPER REQUIRED. CREDIT TOWARD THE TOTAL TREE REQUIREMENT SHALL BE GIVEN FOR THE PLANTING OF TREES THAT EXCEED THE MINIMUM CALIPER REQUIRED BY THIS DIVISION AT THE RATE OF TWO TREES WITH A CALIPER OF FOUR INCHES OR MORE THAT IS PLANTED.

RESTORATION HARDWARE
HIGHLAND VILLAGE

SITE EXHIBIT
01/08/2025

Kimley»Horn

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0052
Plat Name: Highland Village partial replat no 3
Applicant: Civil-Surv Land Surveying, L.C.
Date Submitted: 01/13/2025

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:

1) To allow a 0' by 41.23' building line for a portion of a new structure to be built along the west Right-of-Way Line of Suffolk Drive. Chapter 42 Reference: 42-150, Building Line requirement 2) To allow a 10' by 103.17' building line for a portion of a new structure to be built along the west Right-of-Way Line of Westheimer Road.

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. Each subdivision plat and development plat shall show all applicable building lines and the following note:

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 approximately 0.8429 acres located at the southwest corner of Westheimer Road and Suffolk Drive. The property is currently an existing retail center with multiple tenants with head-in on-street parking along both ROW's and a surface parking lot on the adjacent site to the south. There is an existing railroad to the west of the site. The applicant is planning to demolish the existing building and develop a 4-story furniture store facility that will include a restaurant and roof-top deck. All of the on-street parking along Westheimer and Suffolk will be removed with new curb and gutter, landscaping, and sidewalks proposed along each ROW. The surface parking lot on the adjacent site to the south will also be improved and will continue to provide parking for the proposed development. The applicant is requesting a variance to allow a reduced building setback for a small portion of the frontage of Suffolk (0' by 42.23' as indicated on the proposed plat) and for a reduced setback along a portion of the frontage of Westheimer (10' by 103.17' as indicated on the proposed plat). Due to the existing railroad to the west, the building must be positioned a minimum of 50' off the centerline of the tracks for safety and for site line of vehicles crossing the tracks along Westheimer Road. This variance is the only possible way to position the proposed building the site while meeting the setback off the railroad and providing an improved pedestrian realm experience along both Westheimer and Suffolk that provides the development connectivity to the Highland Village Shopping Center.

(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 variances are the physical limitations of the site, the goal to propose a new development that meshes with the unique development characteristics of the surrounding Highlands Village Shopping Center, and the standard design characteristics of the

proposed building that are consistent with the other similar stores around the Country. The site is within Highland Village Shopping Center which is a high activity retail area with a demand for strong pedestrian walkability. The western side of the site as it exists today consists of the existing building being located right on the property line (and not in compliance with the current building setback lines per code) with head in parking within the Suffolk ROW. On the opposite side of Suffolk there is a shaded sidewalk with street front patio space. Upon demolition of the existing building and this new proposed development, it would provide consistency along the frontage to have landscaping and wider sidewalks while pushing the building as far east as possible to provide an appropriately scaled, accessible, and inviting pedestrian experience on the west side of Suffolk to mesh well with the existing east side of Suffolk. While Suffolk is designated as a local street, the planned improvements will resemble those found along Transit Corridor Streets. If the City grants the requested variances, there will be a stronger pedestrian realm along the full Suffolk property frontage and the driveway location will be located to the south so that the pedestrian realm is not broken up with access between the parking lot and Westheimer. The streetscape will feature 6'-wide sidewalks, landscaping and street trees, and retail that is designed capitalize on and engage with the public right-of-way. Along Westheimer, there is currently head-in, angled parking off Westheimer that fronts the existing retail development. There is an existing sidewalk between the parking stalls and eastbound lanes of travel that is unprotected by a curb or landscape safety buffer. The proposed development will eliminate the parking and provide a wider, 6' sidewalk that is protected by a landscape safety buffer and curb. The building will be accessible by pedestrians from Westheimer as well to create an inviting pedestrian experience while maintaining the standard design characteristics of the proposed building. Without the requested variances, the site will be unable to support a new development that provides an opportunity to extend the retail frontage along Suffolk and Westheimer with an enhanced pedestrian realm that matches the characteristics and patters of the surrounding Highland Village area.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The general purposes will be maintained, the new building will actually in most instances be further away from the setback line that the original and now existing building. There will also be enhanced features provided above and beyond the code minimum requirements including an 8'-wide sidewalk and 5'-wide landscaped safety buffer behind the back of curb along Suffolk.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

To the contrary, the granting of it will actually improve the sightlines along Suffolk Drive as it approaches Westheimer as the proposed building has a smaller footprint than the existing building. The sidewalk and safety buffer proposed that will exceed code minimum will also provide a much safer pedestrian experience than exists today. Trees will be planted along Suffolk along the sidewalk where possible to provide canopy shade over the sidewalk. Along Westheimer, the pedestrian safety and experience will be improved by removing the head-in parking and adding a curb and landscape buffer between the sidewalk and eastbound lane of vehicular travel.

(5) Economic hardship is not the sole justification of the variance.

Economic hardships have no bearing on this project or the related variance.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2025-0052
Agenda Item: 97
PC Action Date: 03/06/2025
Plat Name: Highland Village partial replat no 3
Applicant: Civil-Surv Land Surveying, L.C.

Staff Recommendation: Defer Additional information reqd

Chapter 42 Sections: 150

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

1) To allow a 0’ by 41.23’ building line for a portion of a new structure to be built along the west Right-of-Way Line of Suffolk Drive. Chapter 42 Reference: 42-150, Building Line requirement 2) To allow a 10’ by 103.17’ building line for a portion of a new structure to be built along the west Right-of-Way Line of Westheimer Road. ;

Basis of Recommendation:

The site is located at the northwest intersection of Westheimer Road and Suffolk Drive. The reason for replat is to create an unrestricted reserve and revise the building line along Westheimer Road. The applicant is seeking a variance to allow a 0' building line for a portion of a new structure along the west Right-of-Way line of Suffolk Drive and 10' building line for a portion of new structure to be built along Westheimer Road. Applicant demonstrated a 9ft high wall encroachments along Suffolk Street and Westheimer Road. Variance request inconsistent with site plan. Revise site plan and variance request is needed that address the 9ft high wall encroachments. Staff's recommendation is to defer the plat to allow the applicant to provide a revised site plan by noon next Wednesday.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

n/a

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

n/a

(3) The intent and general purposes of this chapter will be preserved and maintained;

n/a

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

n/a

(5) Economic hardship is not the sole justification of the variance.

n/a

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice with Special Request

PHS

February 12, 2025

Dear Property Owner:

Reference Number: 2025-0052, "**Highland Village partial replat no 3**", a partial replat of "**Highland Village**", being of Reserved Area west of Suffolk Drive, as recorded in Volume 27, Page 42 of the Harris County Map Records

The Planning and Development Department has received a subdivision plat application for a property located along Westheimer Road at the southwest intersection of Westheimer Road and Suffolk Drive. The purpose of the replat is to create one unrestricted reserve. The applicant, **Chris Rhodes, with Civil-Surv Land Surveying, LLC,** can be contacted at **713-839-9181** for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300' of the boundary of the plat. Reconsideration of requirement, variance(s), and/or special exception(s) is/are being requested with this application and is/are attached.

If you have any questions regarding this notice, you may contact **Dorianne Powe-Phlegm** with the Planning and Development Department via email at **Dorianne.Powe@houstontx.gov or call 832-393-6570.**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, March 6th, 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 also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov. Please submit written comments at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record.
2. **Anyone attending the meeting who would like to speak at the Commission must sign up on a designated form located at the entrance to the Council Chamber.**

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.
NOTE: YOU MUST OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 03/06/2025
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.

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: 98
Action Date: 03/06/2025
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.

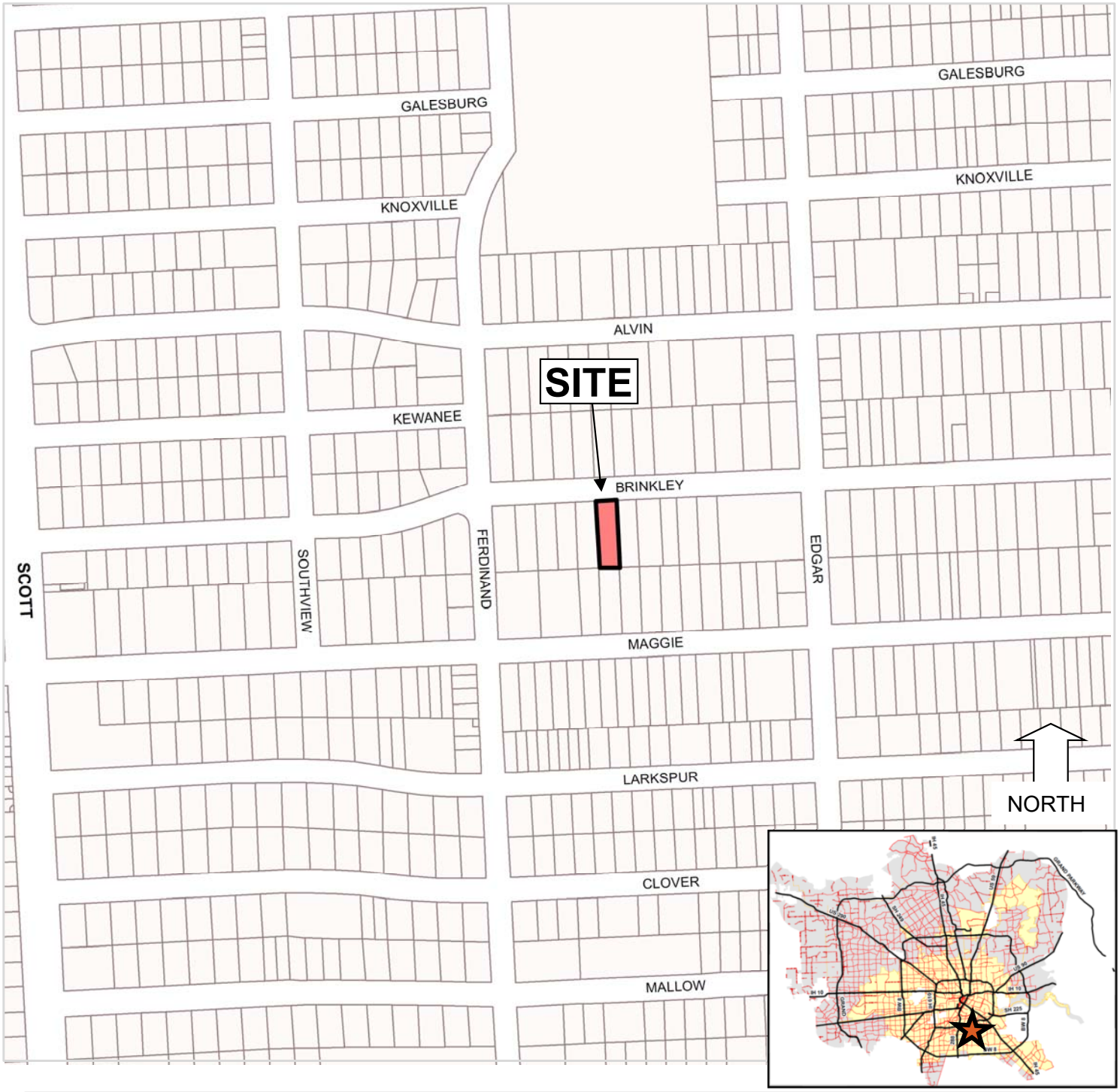
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: HLB Homes on Brinkley(DEF 1)

Applicant: CGEA|Planning + Design



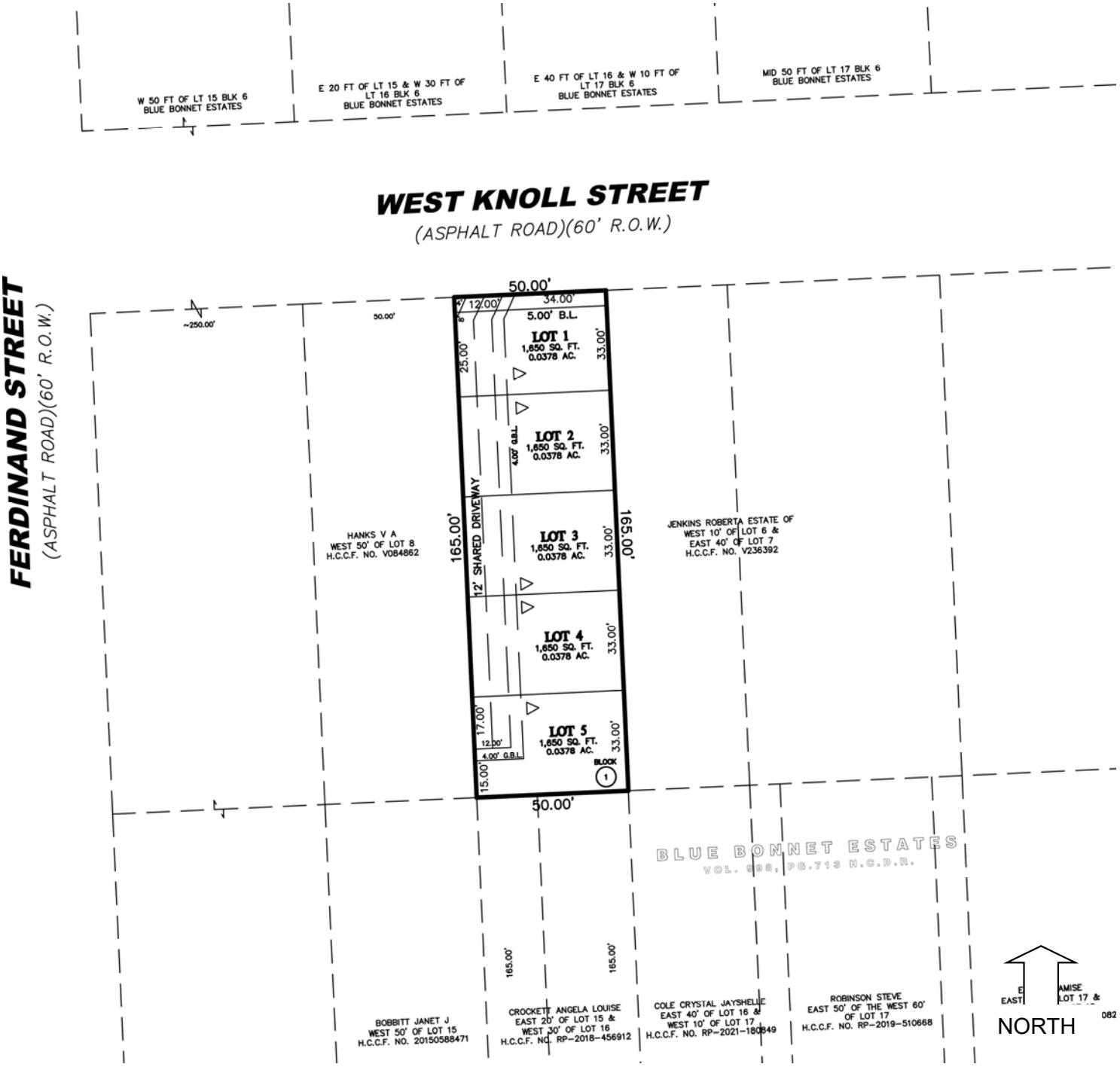
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: HLB Homes on Brinkley (DEF 1)

Applicant: CGEA|Planning + Design



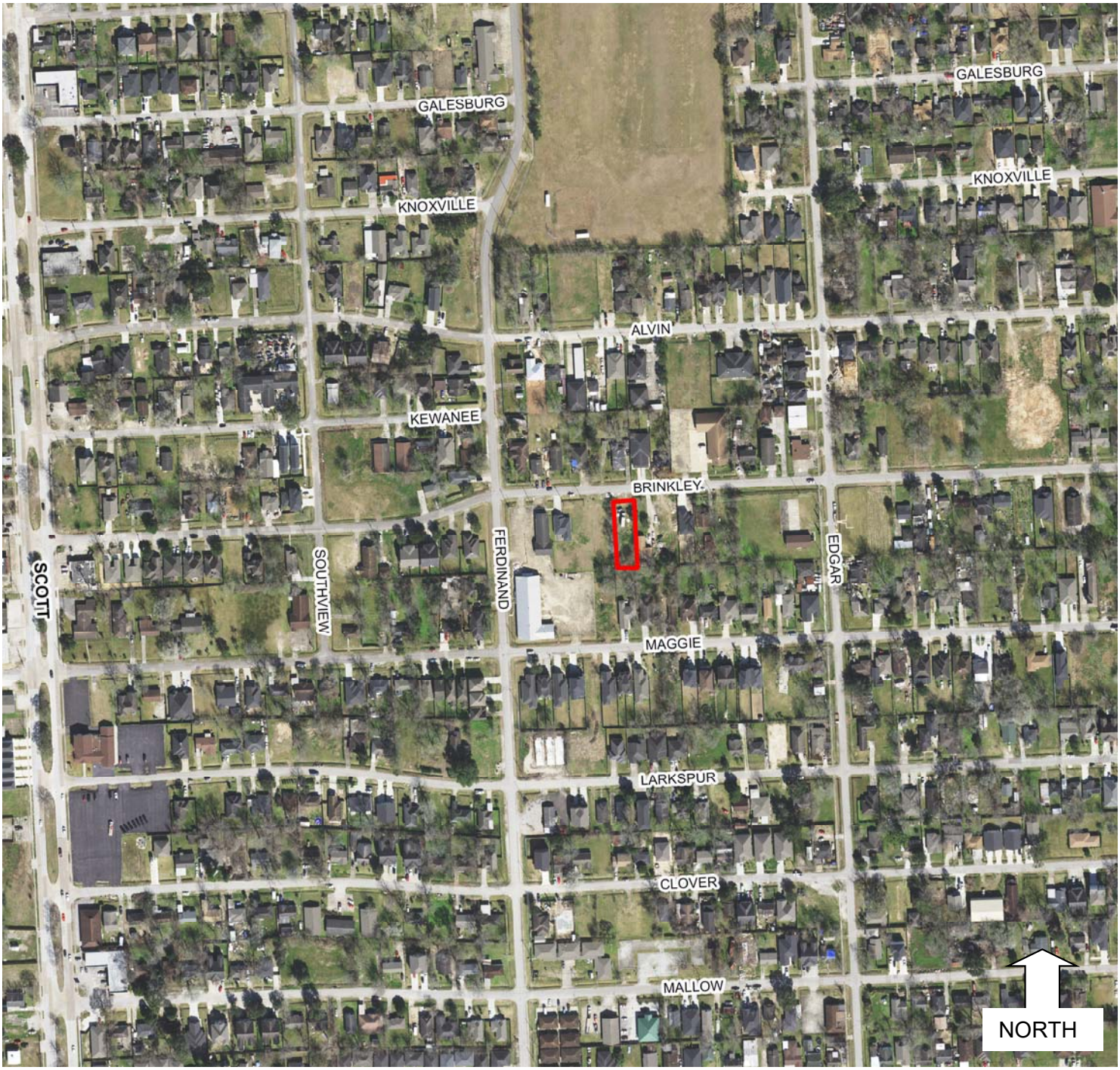
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: HLB Homes on Brinkley (DEF 1)

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.

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: 03/06/2025
Plat Name: HLB Homes on Knoll Street
Developer: Houston Land Bank
Applicant: CGEA|Planning + Design
App No/Type: 2024-2501 C3N

Staff Recommendation:
Defer Chapter 42 planning standards

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: 99
Action Date: 03/06/2025
Plat Name: HLB Homes on Knoll Street
Developer: Houston Land Bank
Applicant: CGEA|Planning + Design
App No/Type: 2024-2501 C3N

Staff Recommendation:
Defer 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--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.

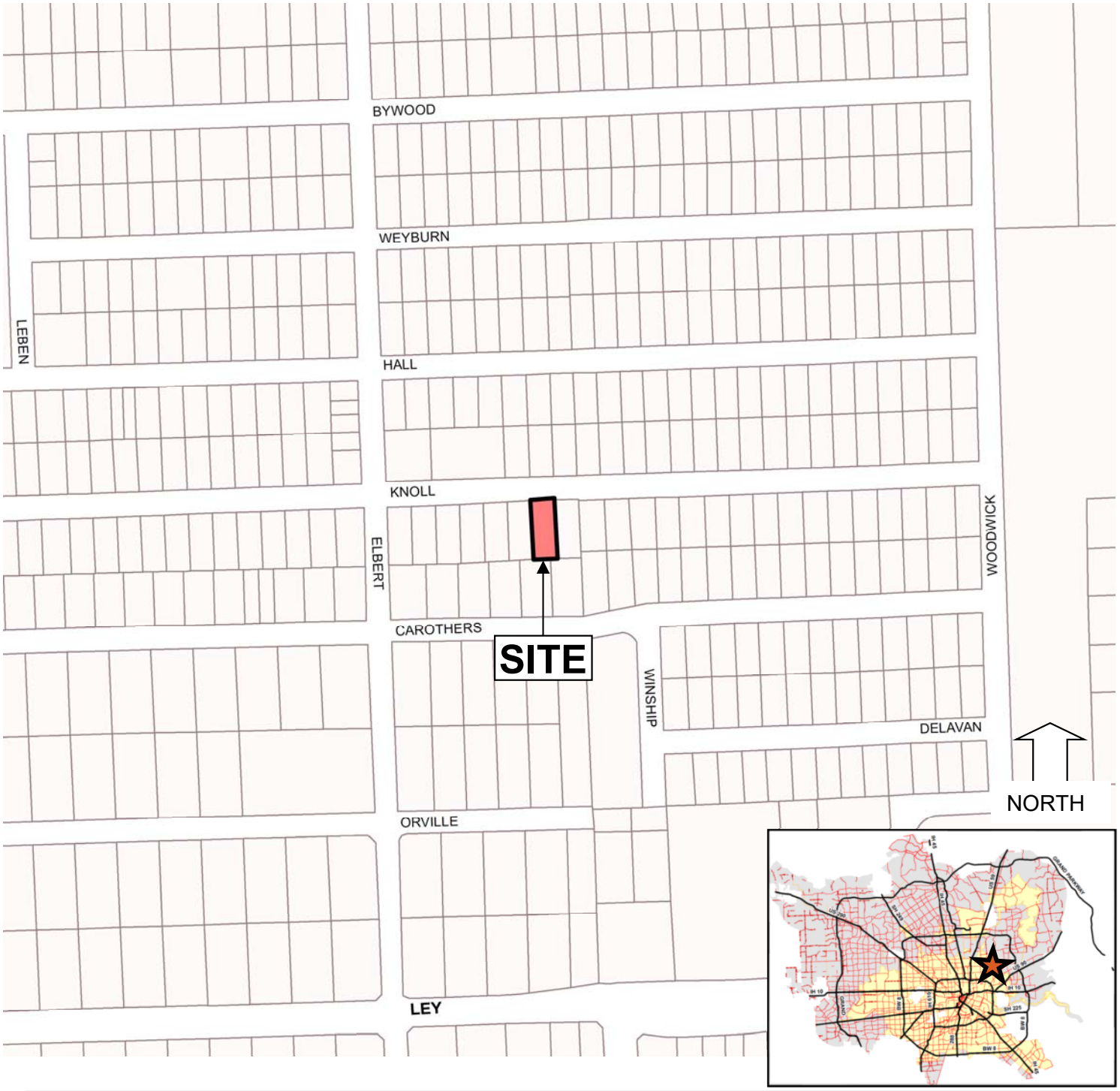
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: HLB Homes on Knoll Street (DEF 1)

Applicant: CGEA|Planning + Design



C – Public Hearings

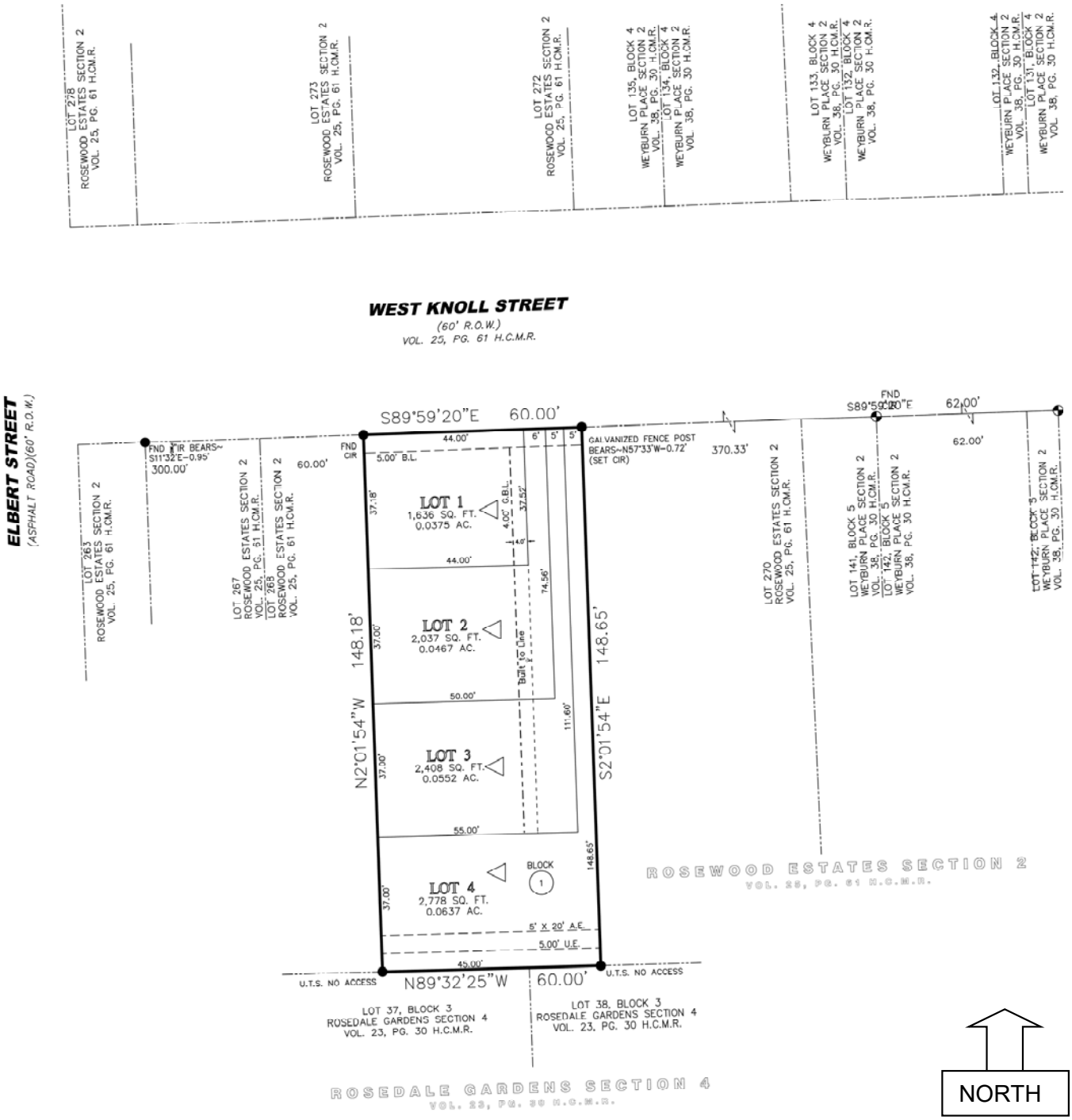
Site Location

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: HLB Homes on Knoll Street

Applicant: CGEA|Planning + Design



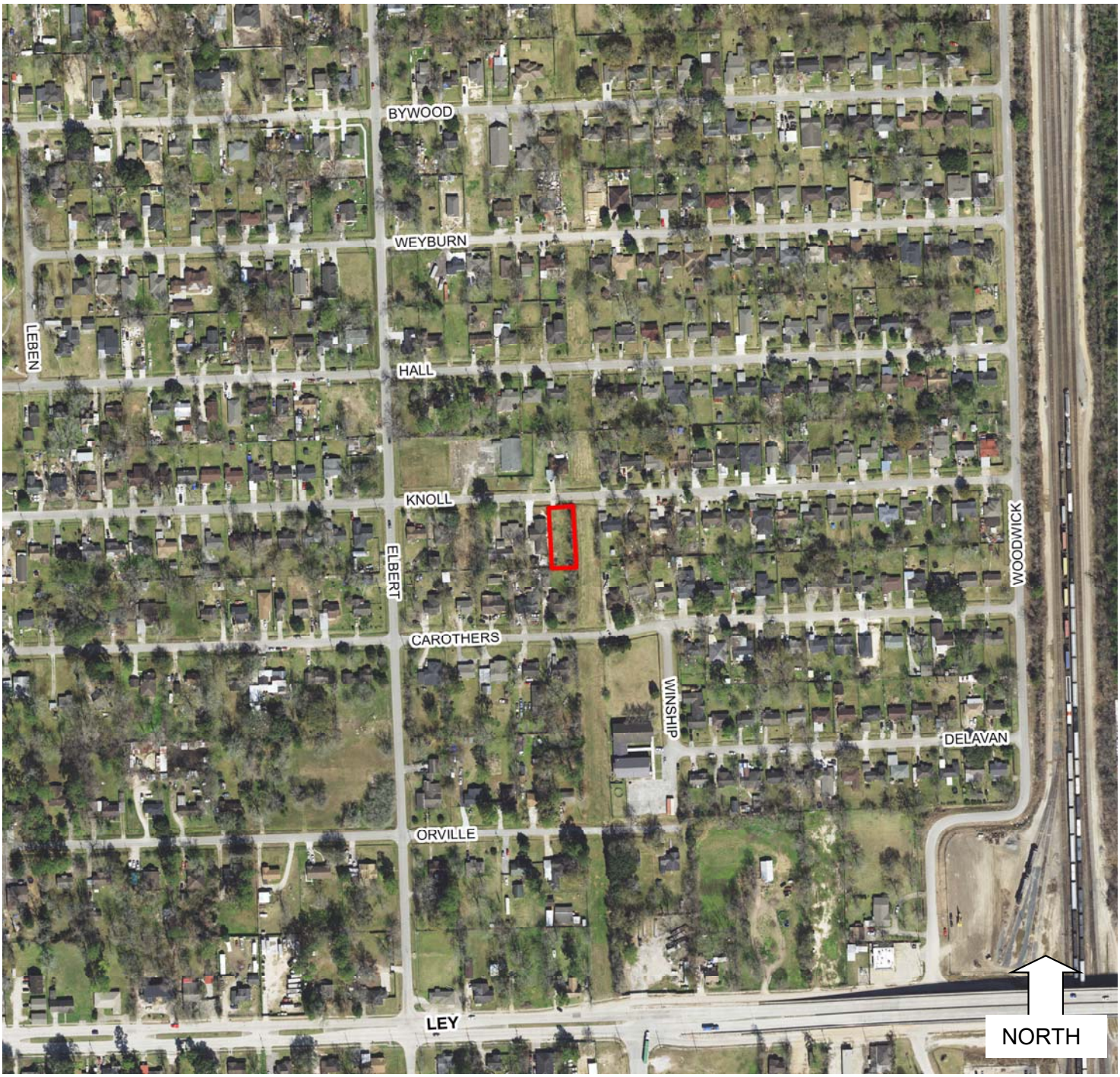
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: HLB Homes on Knoll Street (DEF 1)

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: 100
Action Date: 03/06/2025
Plat Name: Oulton Park
Developer: TBD
Applicant: K. Chen Engineering
App No/Type: 2024-2372 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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)

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

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Action Date: 03/06/2025
Plat Name: Oulton Park
Developer: TBD
Applicant: K. Chen Engineering
App No/Type: 2024-2372 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:
02/05/2025 - 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.

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.

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.

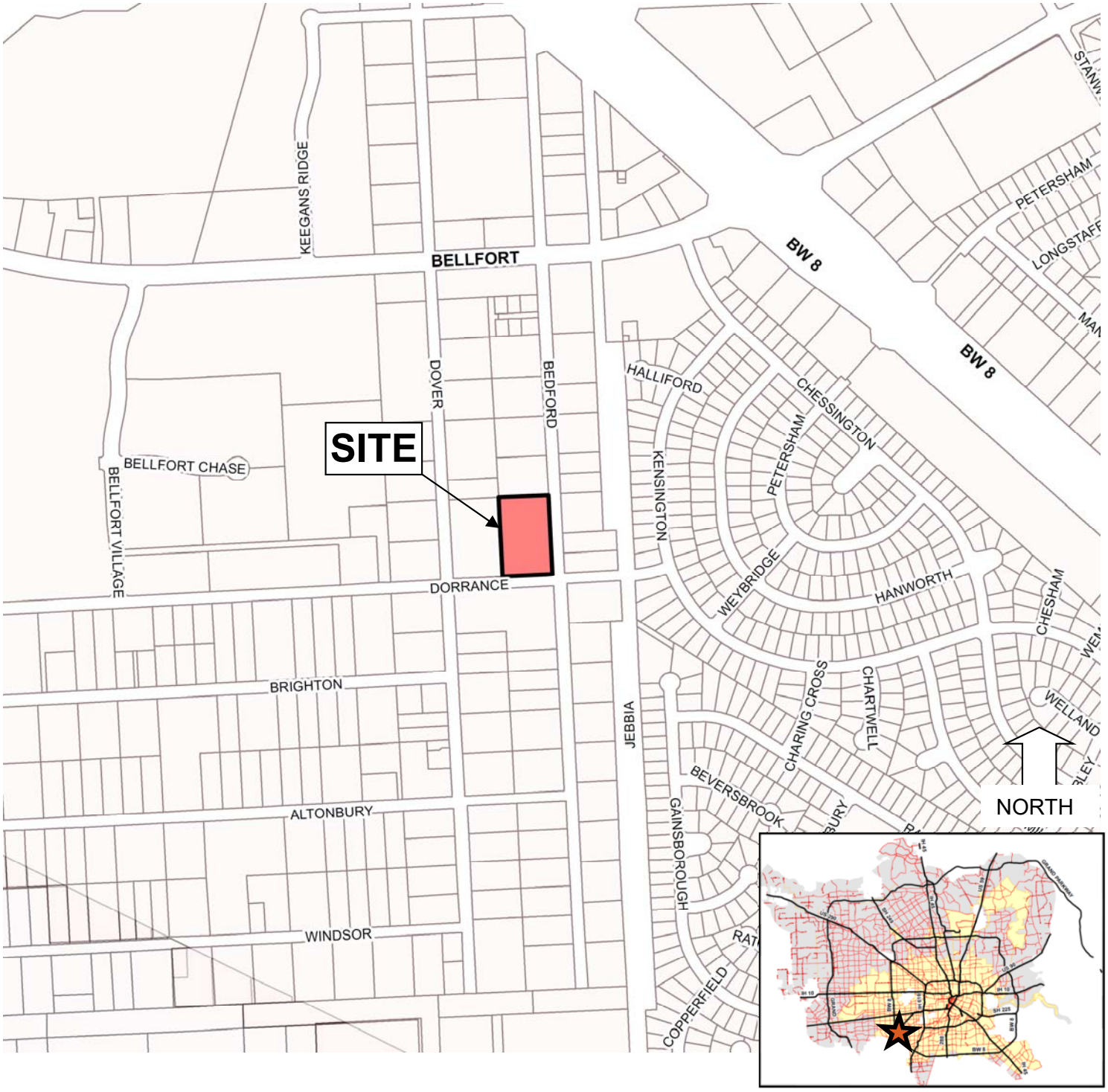
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:100

Planning and Development Department **Meeting Date:03/06/2025**

Subdivision Name: Oulton Park (DEF 2)

Applicant: K. Chen Engineering



C – Public Hearings

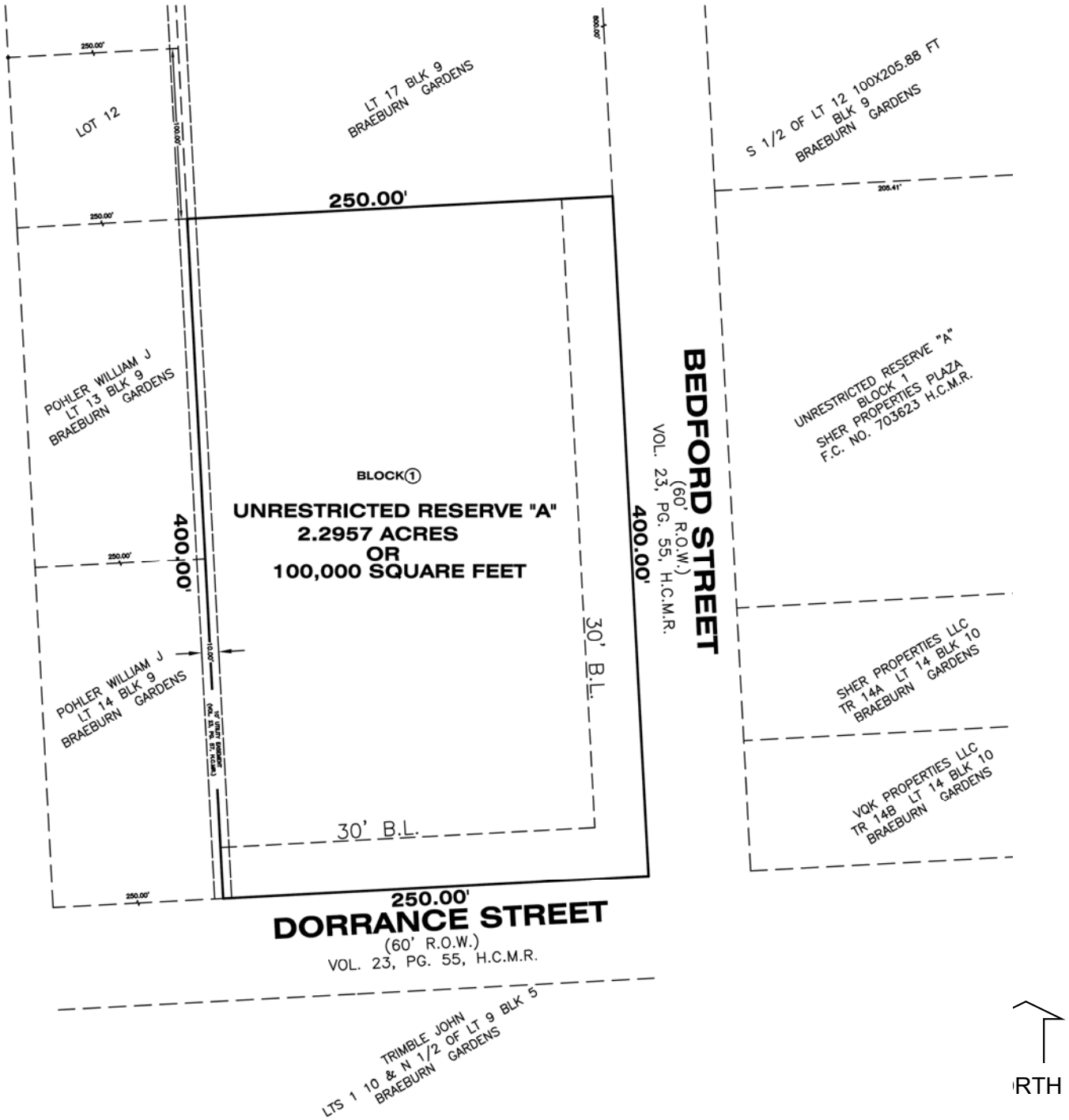
Site Location

Houston Planning Commission ITEM:100

Planning and Development Department **Meeting Date:03/06/2025**

Subdivision Name: Oulton Park (DEF 2)

Applicant: K. Chen Engineering



C – Public Hearings Subdivision

Houston Planning Commission ITEM:100

Planning and Development Department **Meeting Date:03/06/2025**

Subdivision Name: Oulton Park (DEF 2)

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 03/06/2025
Plat Name: Padok Silver Property
Developer: Padok Silver
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2024-2477 C3N

Staff Recommendation:
Withdraw

Total Acreage:	2.9692	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and Requirements for Approval

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 03/06/2025
Plat Name: Padok Silver Property
Developer: Padok Silver
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2024-2477 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.

CenterPoint: 1— Title report references easements that are not shown on the plat.
2— CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead facilities, which applies to: PADOK RD
3-- No dedicated easements found. CenterPoint requires a 14' UE in front or rear of lots, or a 16' UE if wet utilities are needed. This can be combined with the BL as follows: 14'UE & BL.
4—No dedicated easements should fall within a Sanitary Control Easement.
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)
Add note that detention/drainage will be reviewed for lots at permitting (HC-infrastructure regulations, sec 6.03)

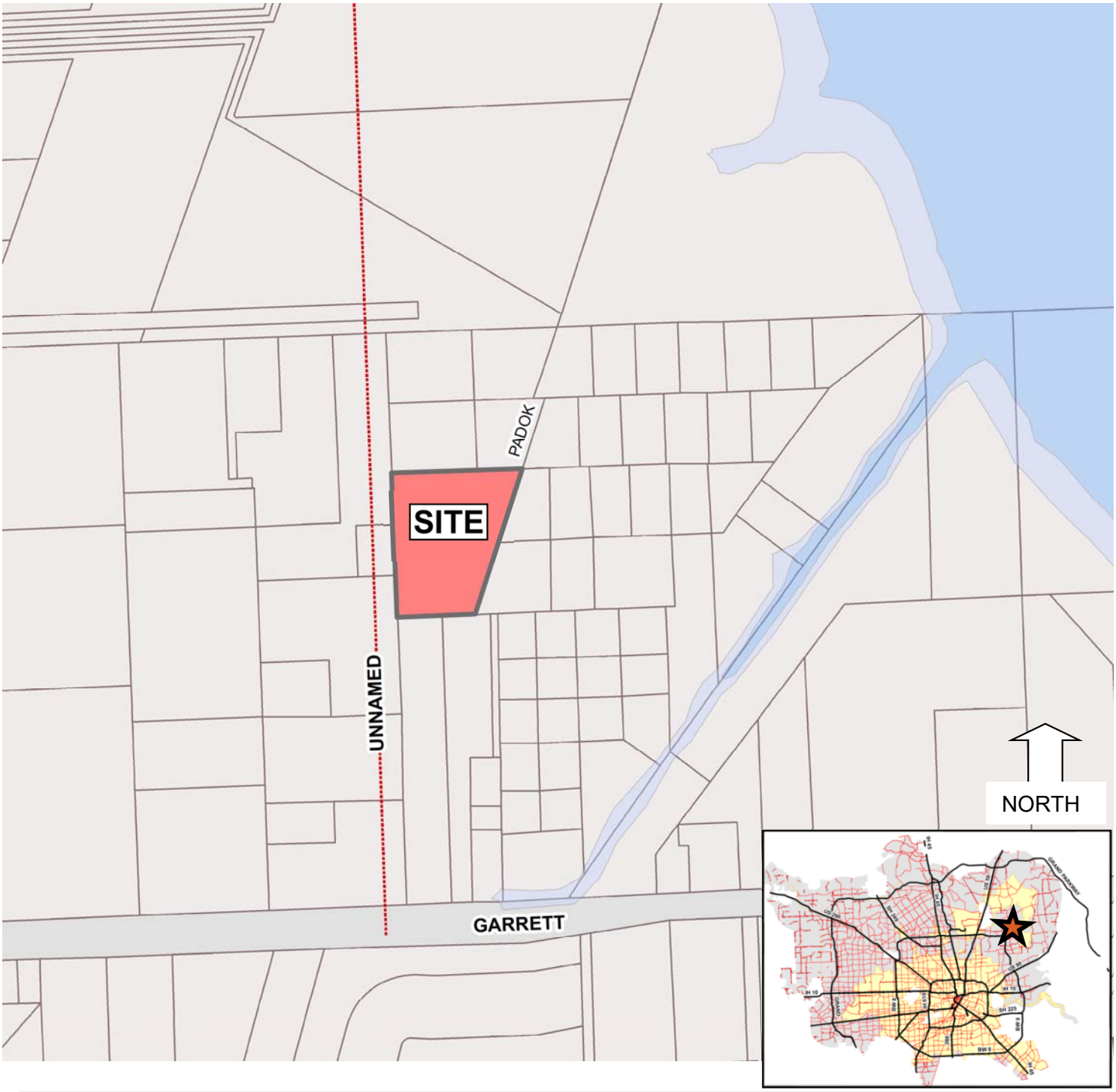
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:101

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Padok Silver Property

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM:101

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Padok Silver Property

Applicant: South Texas Surveying Associates, Inc.



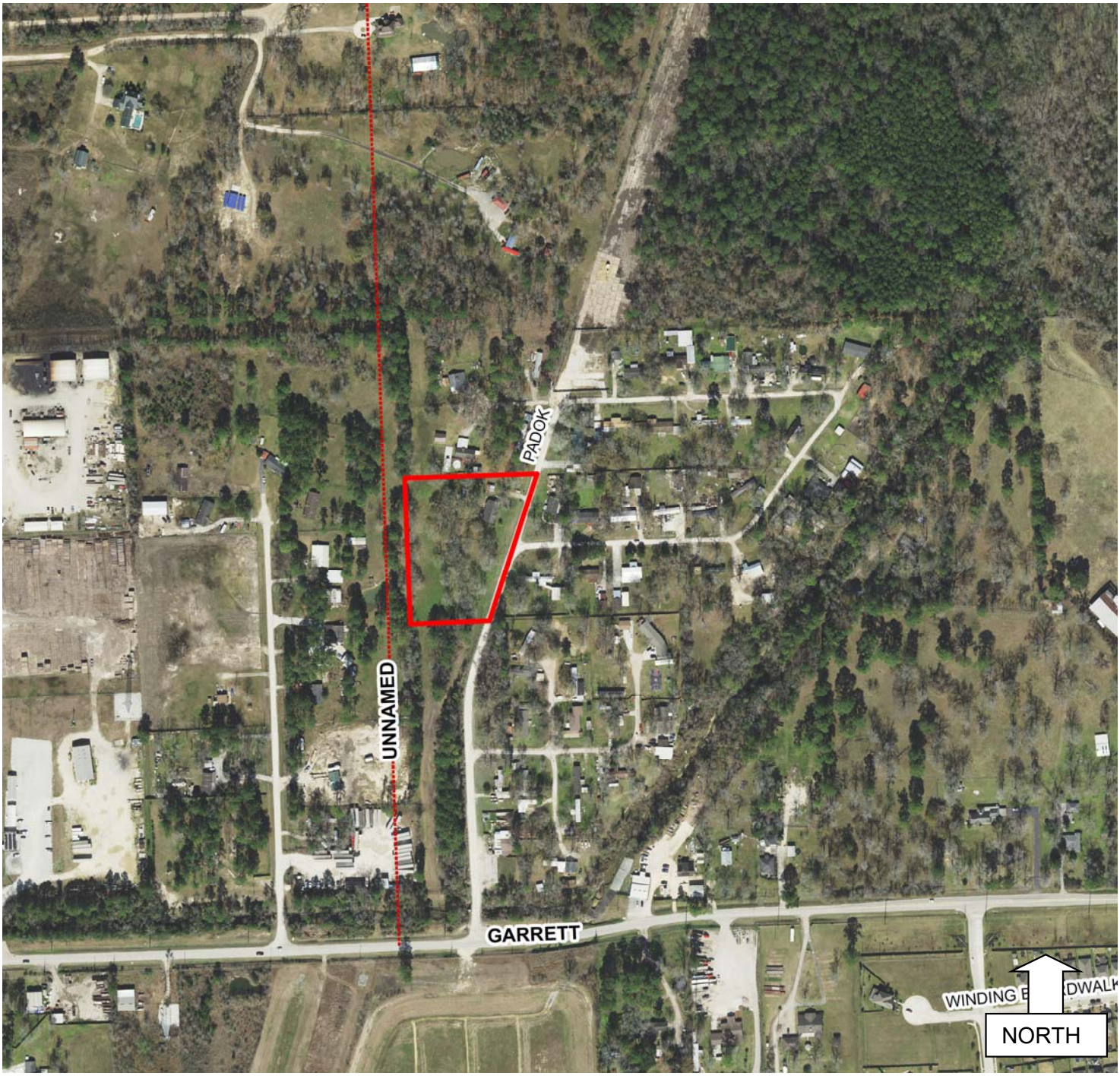
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM:101

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Padok Silver Property

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2477
Plat Name: Padok Silver Property
Applicant: South Texas Surveying Associates, Inc.
Date Submitted: 12/20/2024

Applicant's request and reason for Variance/Special Exception/ Reconsideration of Requirement

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:

To allow single family residential Lots not to have frontage on a public street. The property takes access from a 60-foot roadway per H.C.C.F. No. H8703471.

Chapter 42 Section: 180

Chapter 42 Reference:

chapter 42-180 This site is located in Northeast Houston outside Beltway 8, around the Sheldon Lake State Park on the south end of Lake Houston at 11862 Padok Road Houston Texas 77044. The applicant is creating 4 single family residential lots and 1 block out of 2.9692 acres and requests a variance to allow the proposed lots to take access via a 60 Roadway referenced in H.C.C.F No. H803471 page 5 of 7 in section 17 of the document.

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

By not allowing access to the property even though there is an existing paved Road that is being used by everyone in the community now.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict application would make this project infeasible due to the physical location of the existing road and the only way there is access to the property

(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 a result of a hardship created by the applicant but are created by the existing condition and access that is being taken to the property when the property was purchased.

(3) The intent and general purposes of this chapter will be preserved and maintained;

By keeping access available to the property and allowing the existing neighbors to use the 60-foot Roadway known as Padok Road the way they have always been allowed to.

(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 public health and safety as the proposed lots will still be used for single family residential use like the existing neighborhood is now, and the roadway will also still be available access for the community to access as they always have.

(5) Economic hardship is not the sole justification of the variance.

The existing physical characteristics of Padok Road and the way the property gains access is the hardship.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-2477
Agenda Item: 101
PC Action Date: 03/06/2025
Plat Name: Padok Silver Property
Applicant: South Texas Surveying Associates, Inc.

Staff Recommendation: Withdraw

Chapter 42 Sections: **180**
Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)
To allow single family residential Lots not to have frontage on a public street. The property takes access from a 60-foot roadway per H.C.C.F. No. H8703471. ;
Basis of Recommendation:
The plat has been withdrawn by the applicant because the notice requirements were not met.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
n/a

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
n/a

(3) The intent and general purposes of this chapter will be preserved and maintained;
n/a

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
n/a

(5) Economic hardship is not the sole justification of the variance.
n/a

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice with Special Request

PHS

February 13, 2025

Dear Property Owner:

Reference Number: 2024-2477, "**Padok Silver Property**", a partial replat of "**Lincoln Park Farms**", being a portion of Lots 1 and 2, Graden B, as recorded in Volume 549, Page 345 of the Harris County Deed Records.

The Planning and Development Department has received a subdivision plat application for a property located along Padok Road, a roadway easement, north of Garrett Road. The purpose of the replat is to create four single-family lots. The applicant, **Jason Barringer, with South Texas Surveying Associates, Inc.,** can be contacted at **281-556-6918** for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300' of the boundary of the plat. Reconsideration of requirement, variance(s), and/or special exception(s) is/are being requested with this application and is/are attached.

If you have any questions regarding this notice, you may contact **Dorianne Powe-Phlegm** with the Planning and Development Department via email at **Dorianne.Powe@houstontx.gov or call 832-393-6570.**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, March 6th, 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 also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov. Please submit written comments at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record.
2. **Anyone attending the meeting who would like to speak at the Commission must sign up on a designated form located at the entrance to the Council Chamber.**

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.
NOTE: YOU MUST OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 03/06/2025
Plat Name: Parkway at Eldridge Sec 2 amending plat no 3 replat no 1
Developer: N/A
Applicant: BGE, Inc.
App No/Type: 2025-0179 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.4531	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	18	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	77077	488T	City

Conditions and Requirements for Approval

032.2 Add note: "The then-current fee in lieu of dedication shall be applied to the incremental (proposed minus existing) dwelling units."

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 03/06/2025
Plat Name: Parkway at Eldridge Sec 2 amending plat no 3 replat no 1
Developer: N/A
Applicant: BGE, Inc.
App No/Type: 2025-0179 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-- Prior easement (copy attached) to be included on plat:
Recorded in CF#: RP-2016-70928
Note: For the 7'UE in Sec 1 Res E

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:
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 Parks and Open Space table statement must be checked.
-The existing 2 DUs cannot be claimed without proof, please provide a survey dated within the last 12 months. The existing DU must be 0 and the incremental DU's must be 2 unless you can provide an d survey, demo permit, or water letter dated within the last year.

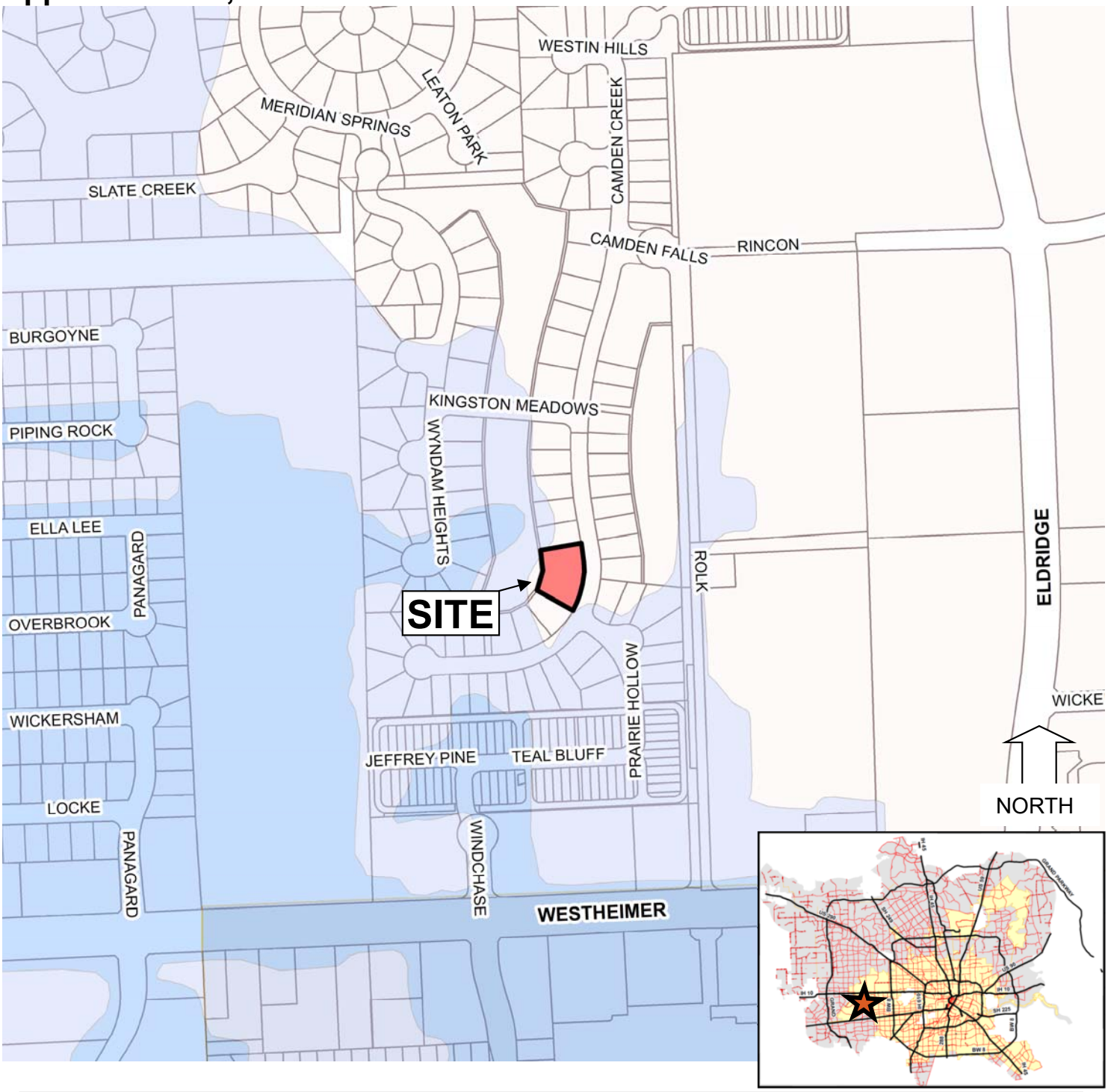
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:102

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Parkway at Eldridge Sec 2 amending plat no 3 replat no 1

Applicant: BGE, Inc.



C – Public Hearings

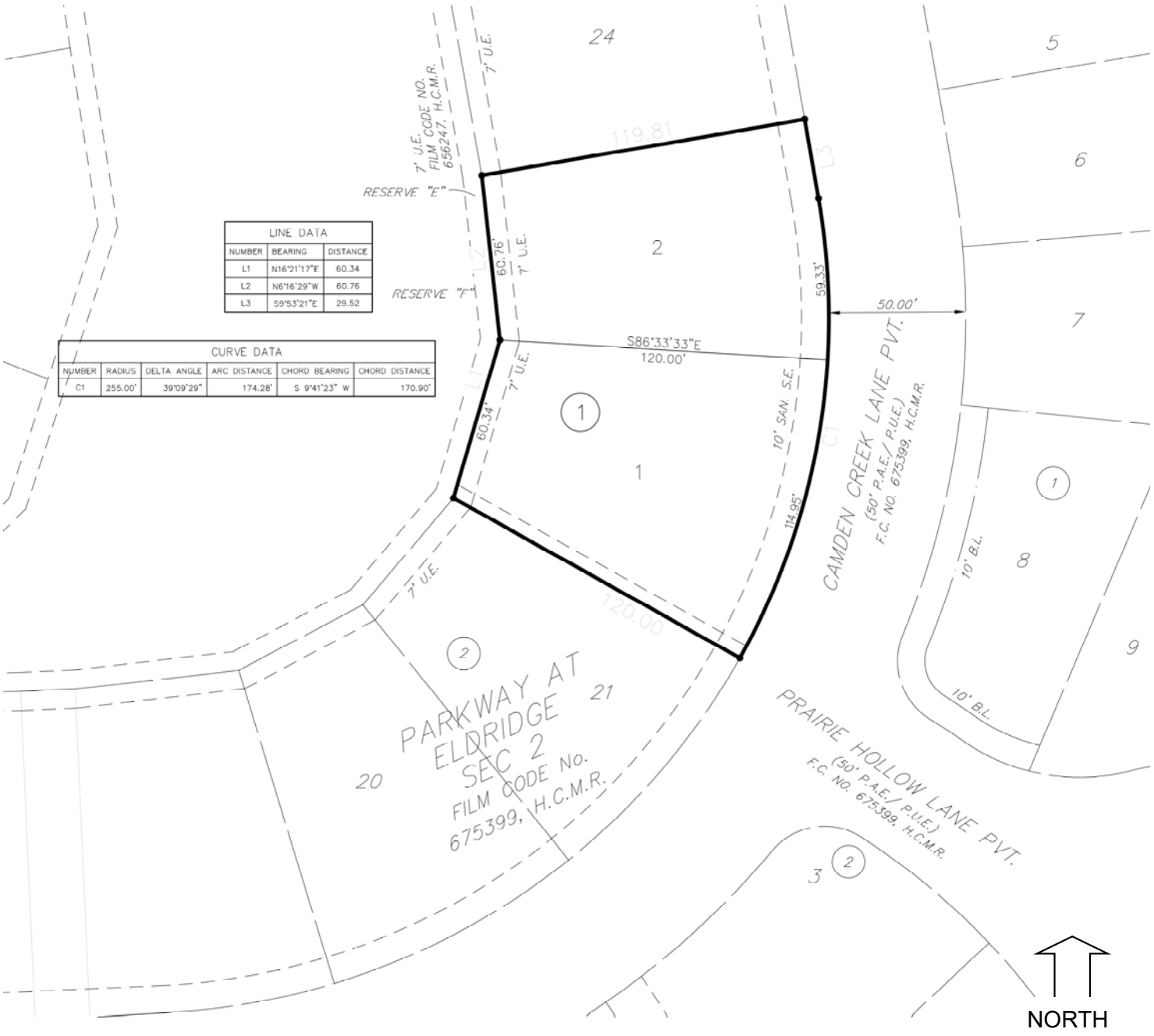
Site Location

Houston Planning Commission ITEM:102

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Parkway at Eldridge Sec 2 amending plat no 3 replat no 1

Applicant: BGE, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM:102

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Parkway at Eldridge Sec 2 amending plat no 3 replat no 1

Applicant: BGE, 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

February 14, 2025

Dear Property Owner:

Reference Number: 2025-0179, "**Parkway at Eldridge Sec 2 amending plat no 3 replat no 1**", a full replat of "**Parkway at Eldridge Sec 2 amending plat no 3**", being all Lot 22, Block 2, as recorded at Film Code No. 707172 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located west along Camden Creek Lane (PVT), north of Westheimer Road. The purpose of the replat is to create two single-family residential lots. The applicant, **Ralph Lopez, with BGE, Inc.,** can be contacted at **281-558-8700** 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, March 6th, 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.
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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.
- **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: 103
Action Date: 03/06/2025
Plat Name: Poundbury Sec 1 replat no 1
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No/Type: 2025-0064 C3N

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	8.1230	Total Reserve Acreage:	2.8291
Number of Lots:	80	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Type 1 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77045	532Z	City

Conditions and Requirements for Approval

001. Notice Requirements. Technical error on the letter. Allow the community time to be informed on the project.

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/)

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.)

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 03/06/2025
Plat Name: Poundbury Sec 1 replat no 1
Developer: Lovett Homes
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No/Type: 2025-0064 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.

HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.
Harris County Flood Control District: Flood Control review – No comments.
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.
Parks and Recreation: The Parks and Open Space table statement must be checked.

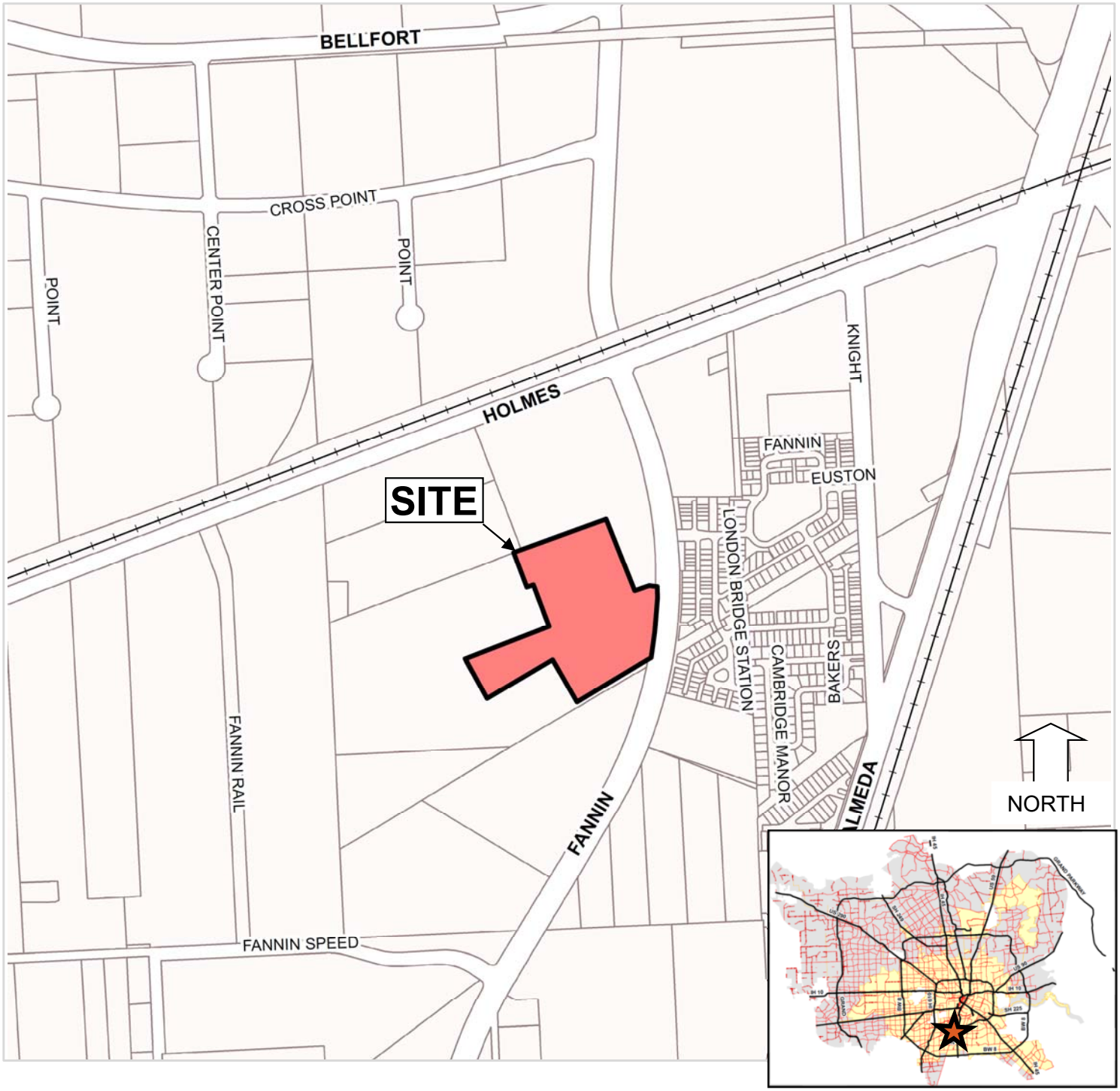
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Poundbury Sec 1 replat no 1

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



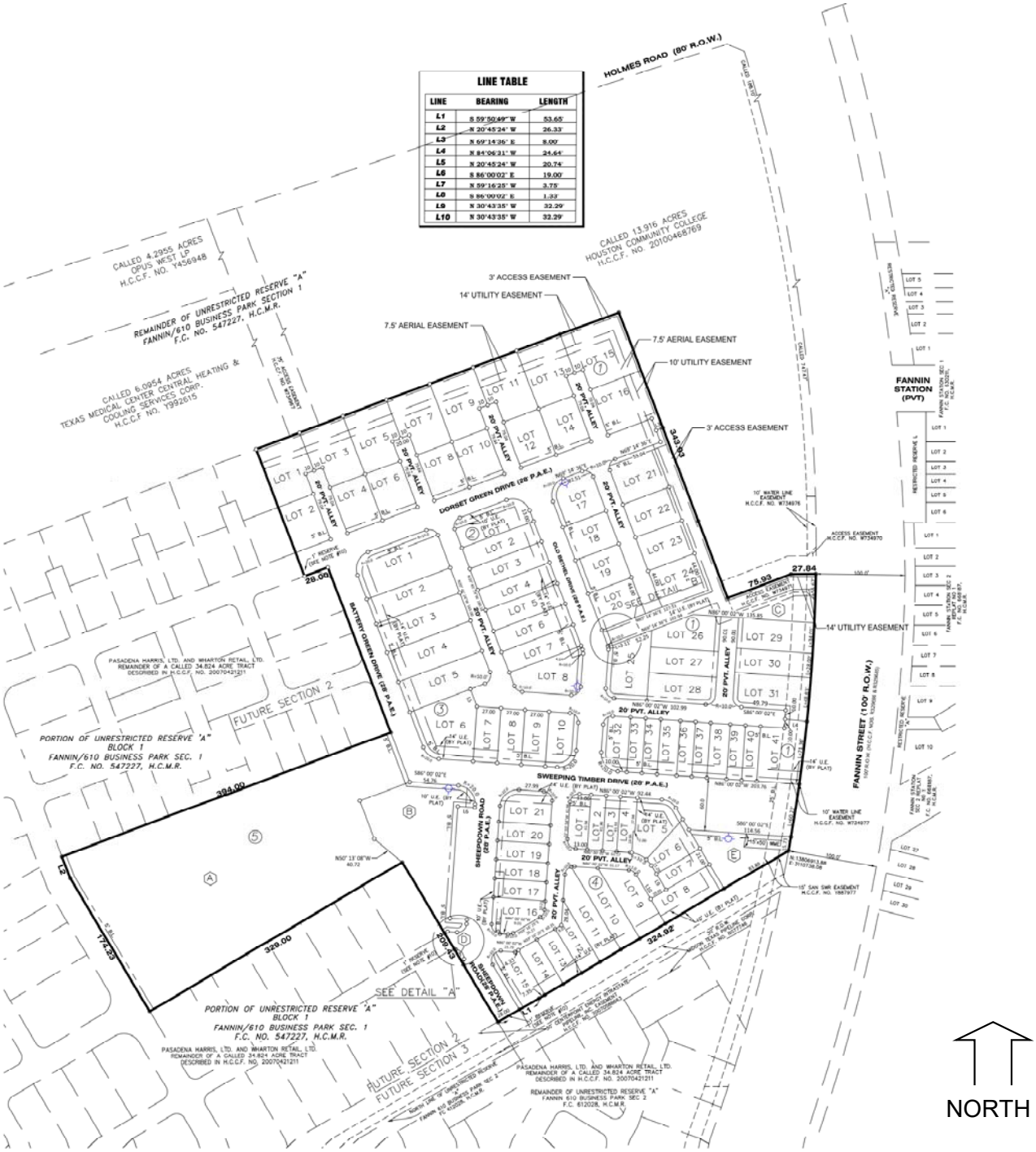
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Poundbury Sec 1 replat no 1

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



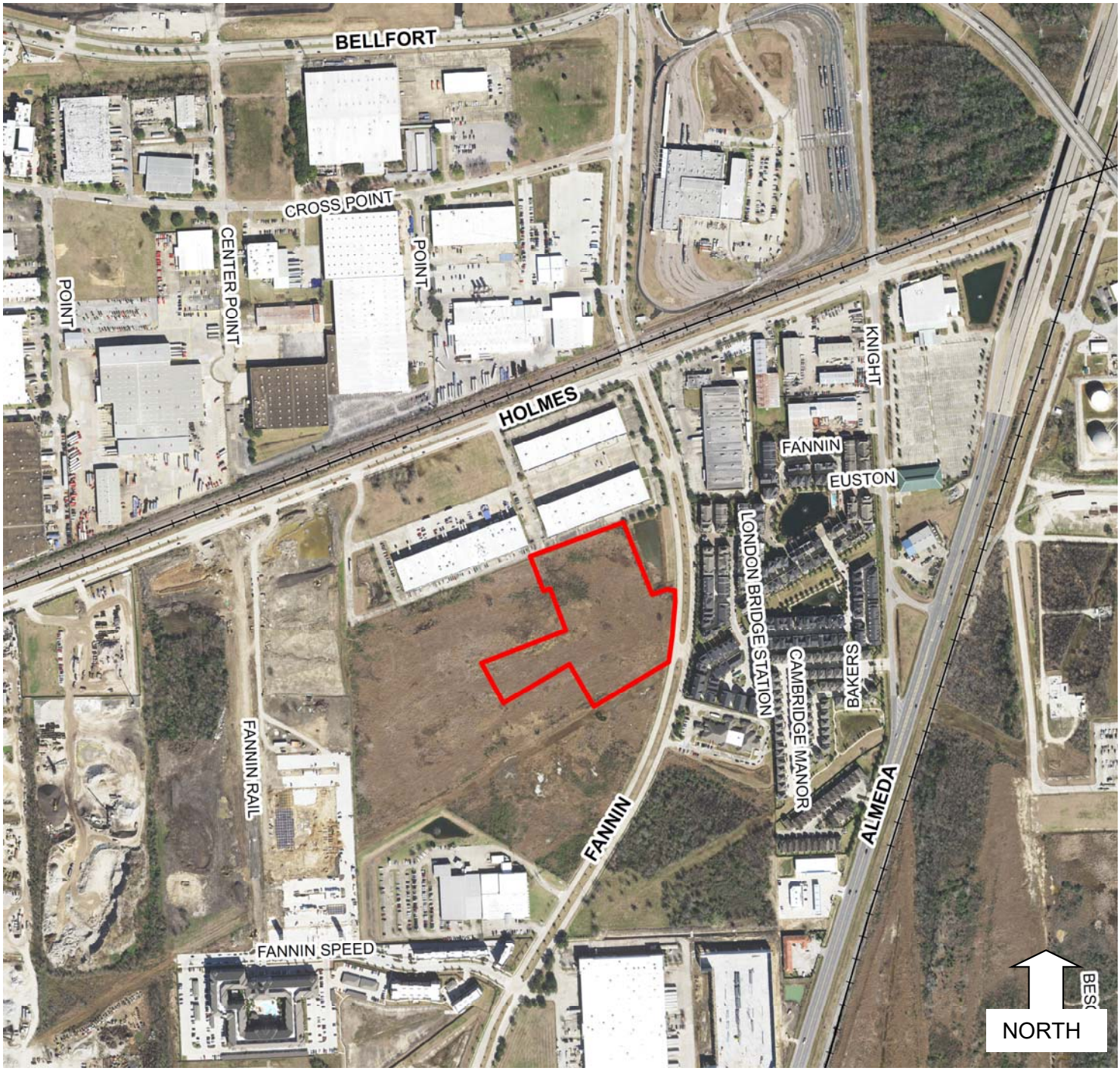
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 103

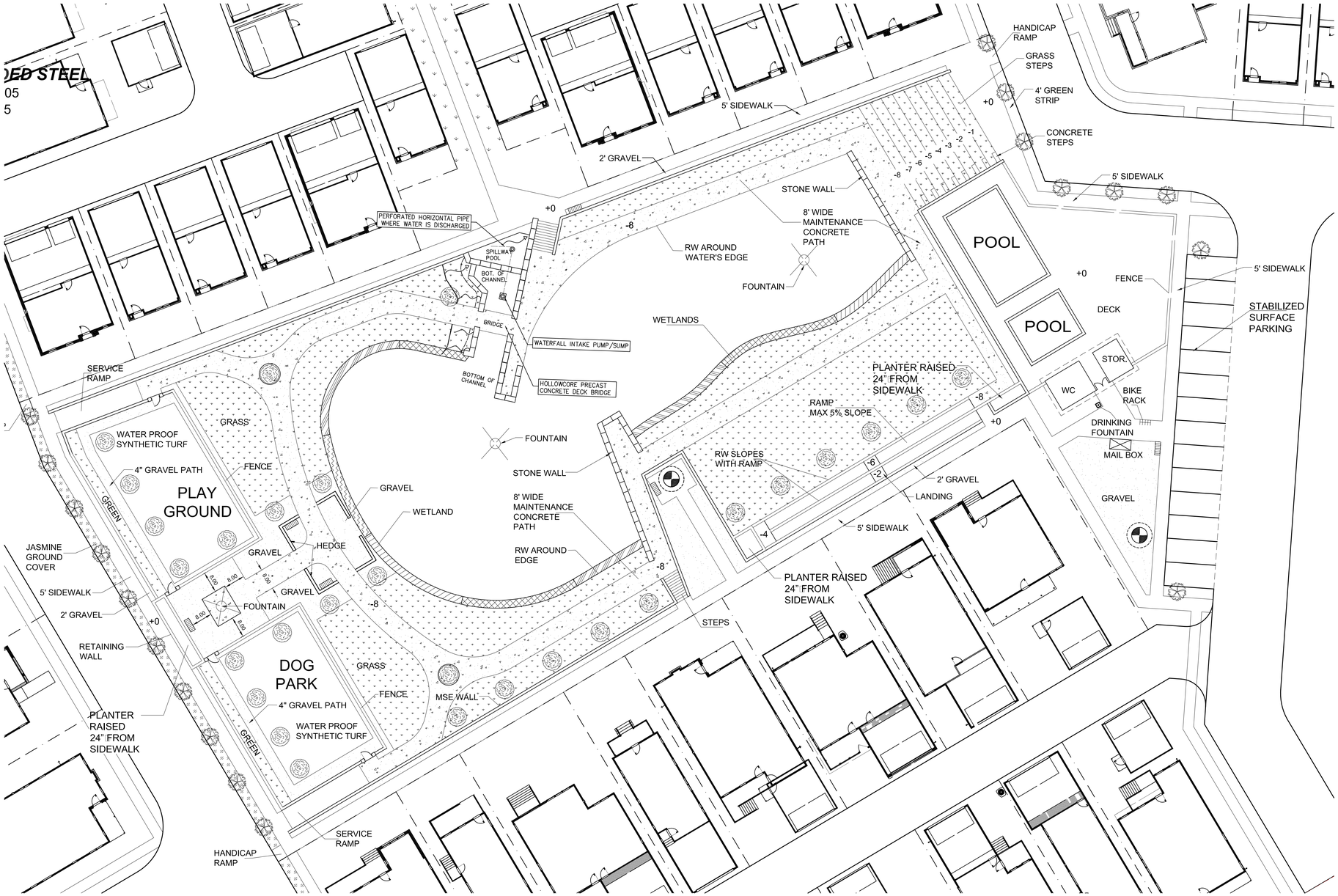
Planning and Development Department **Meeting Date: 03/06/2025**

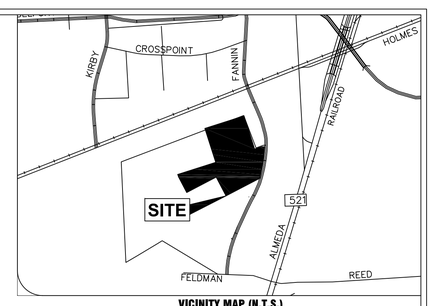
Subdivision Name: Poundbury Sec 1 replat no 1

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



C – Public Hearings with Variance Aerial





VICINITY MAP (N.T.S.)

2.5 INCH CALIPER TREES		
SYMBOL	QUANTITY	COMMON NAME BOTANICAL NAME
		WHIPPING WILLOW
		LIVE–OAK
		MAGNOLIA–SWEET BAY
		BALD CYPRESS
		CRAPE MYRTLE

20 0 20 60

SCALE: 1"=20'

LEGEND	
	BENCH
	TRASH CAN
	STREET LAMP
	WATER FOUNTAINS
	MAIL BOX
	BIKE RACK
	WALL
	FENCE
	DECORATIVE FOUNTAINS

WETLANDS	
SYMBOL	COMMON NAME BOTANICAL NAME
	CAT TAIL
	IRIS FULVA
	HORSETAIL
	PICKEREL WEED

GROUND COVER	
SYMBOL	COMMON NAME BOTANICAL NAME
	JASMINE GROUND COVER

LAWN	
SYMBOL	COMMON NAME BOTANICAL NAME
	BERMUDA GRASS

NOTES:

1. AMENITIES ARE ACCESSIBLE TO PERSON WITH DISABILITIES PURSUANT TO STANDARDS OF THE AMERICANS WITH DISABILITIES ACT
2. BANK SLOPE RATIO OF THE DETENTION POND SHALL BE NO LESS THAN 4:1
3. AN IRRIGATION SYSTEM THAT WILL IRRIGATE ALL OF THE AREA INCLUDED IN THE OPEN SPACE AMENITIES PLAN OTHER THAN A PERMANENTLY WET LAKE OR POND.

BENCH TABLE

PATHWAY TOTAL (FEET)	NUMBER OF BENCHES REQUIRED	NUMBER OF BENCHES PROVIDED
2,620	6	6

TREE TABLE

BOUNDARY TOTAL (FEET)	NUMBER OF TREES REQUIRED	NUMBER OF TREES PROVIDED
1,365.35	46	46

POUNDBURY SEC 1
REPLAT NO. 1

AN 8.023 ACRE (349,467 SQUARE FEET) TRACT OF LAND SITUATED IN THE JAMES HAMILTON (D. WHITE) SURVEY, A-885, IN HARRIS COUNTY, TEXAS, AND BEING A PARTIAL REPLAT OF UNRESTRICTED RESERVE "A", BLOCK 1, OF FANNIN/610 BUSINESS PARK SEC. 1, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN/UNDER FILM CODE NO. 547227, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

REASON FOR REPLAT:
TO CREATE 68 SINGLE-FAMILY RESIDENTIAL LOTS
68 LOTS 5 RESERVES 5 BLOCKS

SCALE: 1"= 20' DATE: APRIL, 2024
PAGE 3 OF 3

TRI-TECH
SURVEYING COMPANY, L.P.
10401 WESTOFFICE DR.
HOUSTON, TEXAS 77042
PH: 713-667-0800
GT-LV-1476-13
www.tritechtx.com TBPLS #10115900

OWNERS
FENWAY DEVELOPMENT, INC.

R1ext (R1ext)

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0064
Plat Name: Poundbury Sec 1 replat no 1
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
Date Submitted: 01/13/2025

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 lots to have sole access from a private alley.
Chapter 42 Section: 42-188

Chapter 42 Reference:
Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section except for lots within courtyard style development in accordance with section 42-194.

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 use of private alleyways to provide access to the lots that front onto reserves or an alleyway is commonplace in the city. Public safety, health, and welfare is being maintained with the proposed subdivision as it has been with other similar developments. Circulation is adequate for the proposed development, as approved by the Commission through the general plan, and will not be improved by adding culs-de-sac or additional PAEs.

(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;
This subdivision is designed similarly to Fannin Station and Kolbe Farms, which contain lots in a similar configuration.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent of Chapter 42 is to promote the health, safety, morals, and general welfare of the city and the safe, orderly, and healthful development of the city. This proposed subdivision will provide adequate circulation, as approved by the commission with the general plan, and will have ample landscaping and compensating open space. An open-space amenities plan has been prepared with amenities that will promote the general welfare of the residents

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Other developments, including Kolbe Farms and Fannin Station, have similar configurations with lots taking access from alleyways. Adequate circulation is provided and the health, safety, and welfare of the residences and of the city will be maintained as they have been in the other subdivisions

(5) Economic hardship is not the sole justification of the variance.

The character of this subdivision will be one in which the community is enhanced by the amenities proposed by the developer

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2025-0064
Agenda Item: 103
PC Action Date: 03/06/2025
Plat Name: Poundbury Sec 1 replat no 1
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

Staff Recommendation: Defer Chapter 42 planning standards

Chapter 42 Sections: **42-188**
Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)
To allow lots to have sole access from a private alley.;
Basis of Recommendation:
The site is located west along Fannin Street south of Holmes Road in Houston's Corporate Limits. The reason for replat is to create 80 lots and 5 reserves and remove 10ft and 14ft utility easements. The applicant is also seeking a variance to allow lots to have sole access from a private alley. Staff's recommendation is to defer the plat because of a technical issue with the notification letter to give the community time to be informed of this request and have the applicant provide revised information by noon next Wednesday.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
n/a

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
n/a

(3) The intent and general purposes of this chapter will be preserved and maintained;
n/a

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
n/a

(5) Economic hardship is not the sole justification of the variance.
n/a

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice with Special Request

PHS

February 26th, 2025

Dear Property Owner:

Reference Number: 2025-0064, "**Poundbury Sec 1 replat no 1**", a full replat of "**Poundbury Sec 1**", being all lots and reserves, as recorded in Filmcode 705961 of the Harris County Deed Records. Also being a portion of reserve "A" of **Fannin 610 Business Park Sec 1,** recorded in Filmcode 547227 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located west along Fannin Street and south of Holmes Road. The purpose of the replat is to create eighty (80) single-family lots and five (5) reserves. The applicant, **Tom Duecker,** with Tri-Tech Surveying Co., LP/Tri -Tech Engineering LP, can be contacted at **713-667-0800** for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300' of the boundary of the plat. Reconsideration of requirement, variance(s), and/or special exception(s) is/are being requested with this application and is/are attached.

If you have any questions regarding this notice, you may contact **Devin Crittle** with the Planning and Development Department via email at **Devin.crittle@houstontx.gov or call 832-393-6534.**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, March 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 also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov. Please submit written comments at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record.
2. **Anyone attending the meeting who would like to speak at the Commission must sign up on a designated form located at the entrance to the Council Chamber.**

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

NOTE: YOU MUST OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Terminology

- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.
- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **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: 104
Action Date: 03/06/2025
Plat Name: Reed Terrace partial replat no 3
Developer: L.Gano & Associates, Inc
Applicant: Survey 1, Inc.
App No/Type: 2025-0018 C3N

Staff Recommendation:
Withdraw

Total Acreage:	0.9289	Total Reserve Acreage:	0.9289
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	77051	533Y	City

Conditions and Requirements for Approval

Applicant Has withdrawn the application due to insufficient notice.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 03/06/2025
Plat Name: Reed Terrace partial replat no 3
Developer: L.Gano & Associates, Inc
Applicant: Survey 1, Inc.
App No/Type: 2025-0018 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: 03/03/2025
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).
2- Coordinate with the Planning Department regarding sidewalk requirements and placement. The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the Planning Department, planning will communicate the process requirements. Contact the planning below for any sidewalk questions or concerns.
http://www.houstontx.gov/planning/

HPW-OCE- Drainage and Utility:
Detention 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.

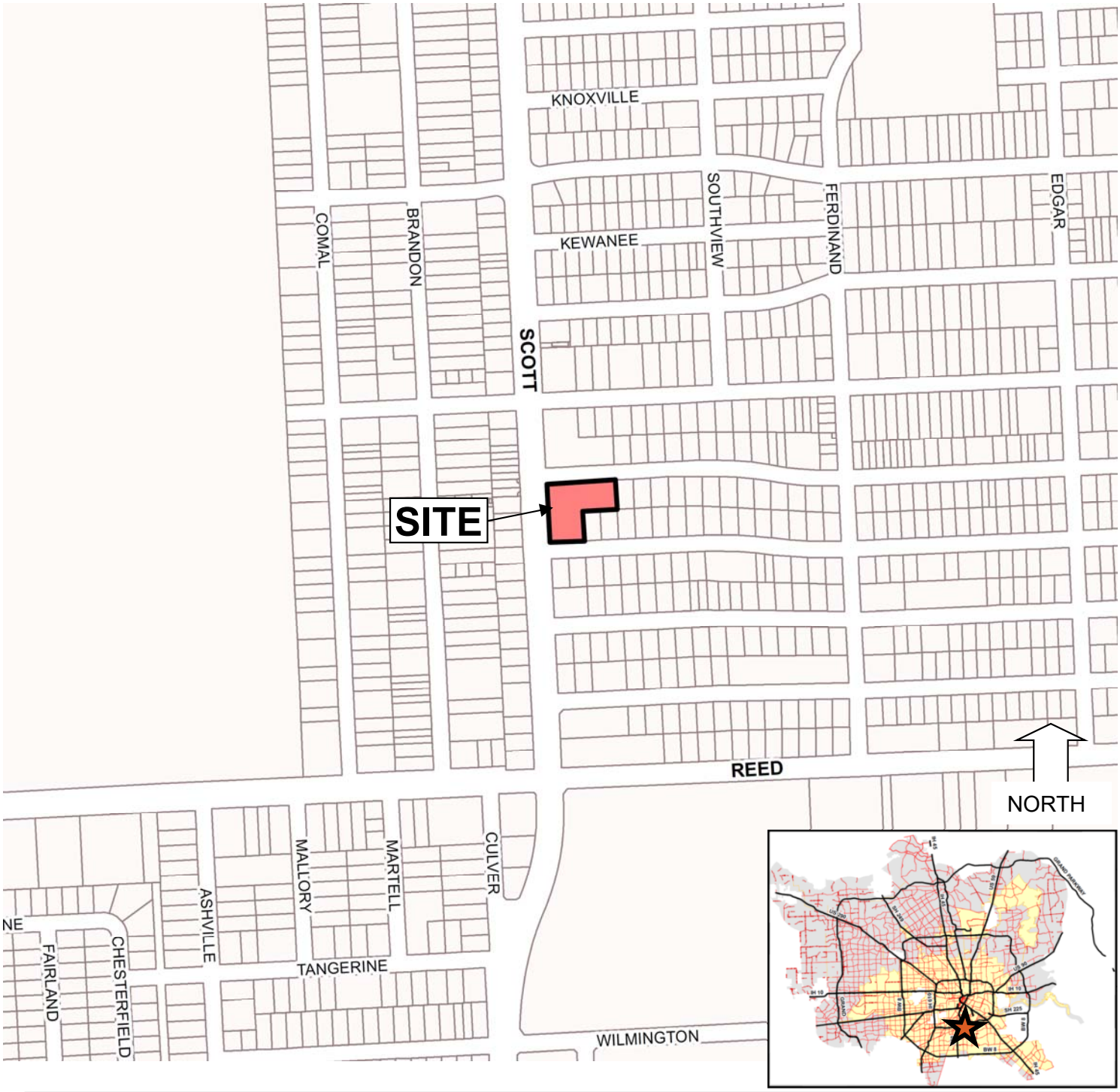
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:104

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Reed Terrace replat no 3

Applicant: Survey 1, Inc.



C – Public Hearings Site Location

Houston Planning Commission ITEM:104

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Reed Terrace replat no 3

Applicant: Survey 1, Inc.



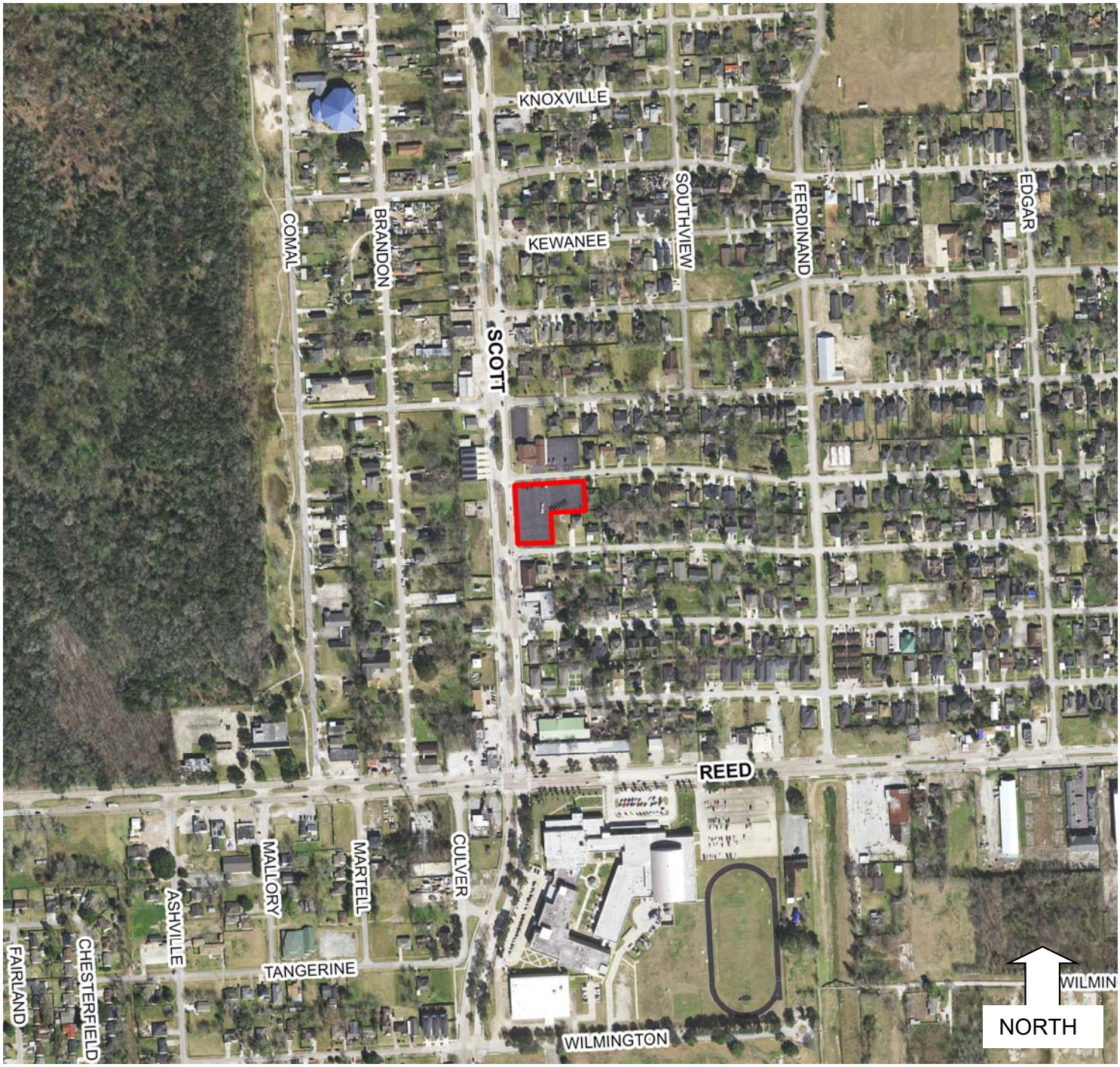
C – Public Hearings Subdivision

Houston Planning Commission ITEM:104

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Reed Terrace replat no 3

Applicant: Survey 1, 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

February 14, 2025

Dear Property Owner:

Reference Number: 2025-0018, "**Reed Terrace partial replat no 3**", a partial replat of "**Reed Terrace**", being all of Lots 1-4, 33 and 34, Block 6, as recorded in Volume 33, Page 66 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at 4102 Larkspur Street, at the southeast intersection of Larkspur Street and Scott Street. The purpose of the replat is to create an Unrestricted reserve. The applicant, **Laura Caldwell with Survey 1, Inc.,** can be contacted at **281-393-1382** 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, March 6th, 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.
- **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

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- 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: 105
Action Date: 03/06/2025
Plat Name: UHaul Moving and Storage of Hiram Clarke
Developer: AMERCO REAL ESTATE COMPANY
Applicant: Windrose
App No/Type: 2025-0207 C3N

Staff Recommendation:
Withdraw

Total Acreage:	2.5070	Total Reserve Acreage:	2.5070
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:	

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

Conditions and Requirements for Approval

Applicant has withdrawn application due to insufficient notice.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 03/06/2025
Plat Name: UHaul Moving and Storage of Hiram Clarke
Developer: AMERCO REAL ESTATE COMPANY
Applicant: Windrose
App No/Type: 2025-0207 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: 3/3/25
Recommend placing driveways on minor streets, Brentwood Park Dr, Glenwyck Dr or Brookston St

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.

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:105

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: UHaul Moving and Storage of Hiram Clarke

Applicant: Windrose



C – Public Hearings

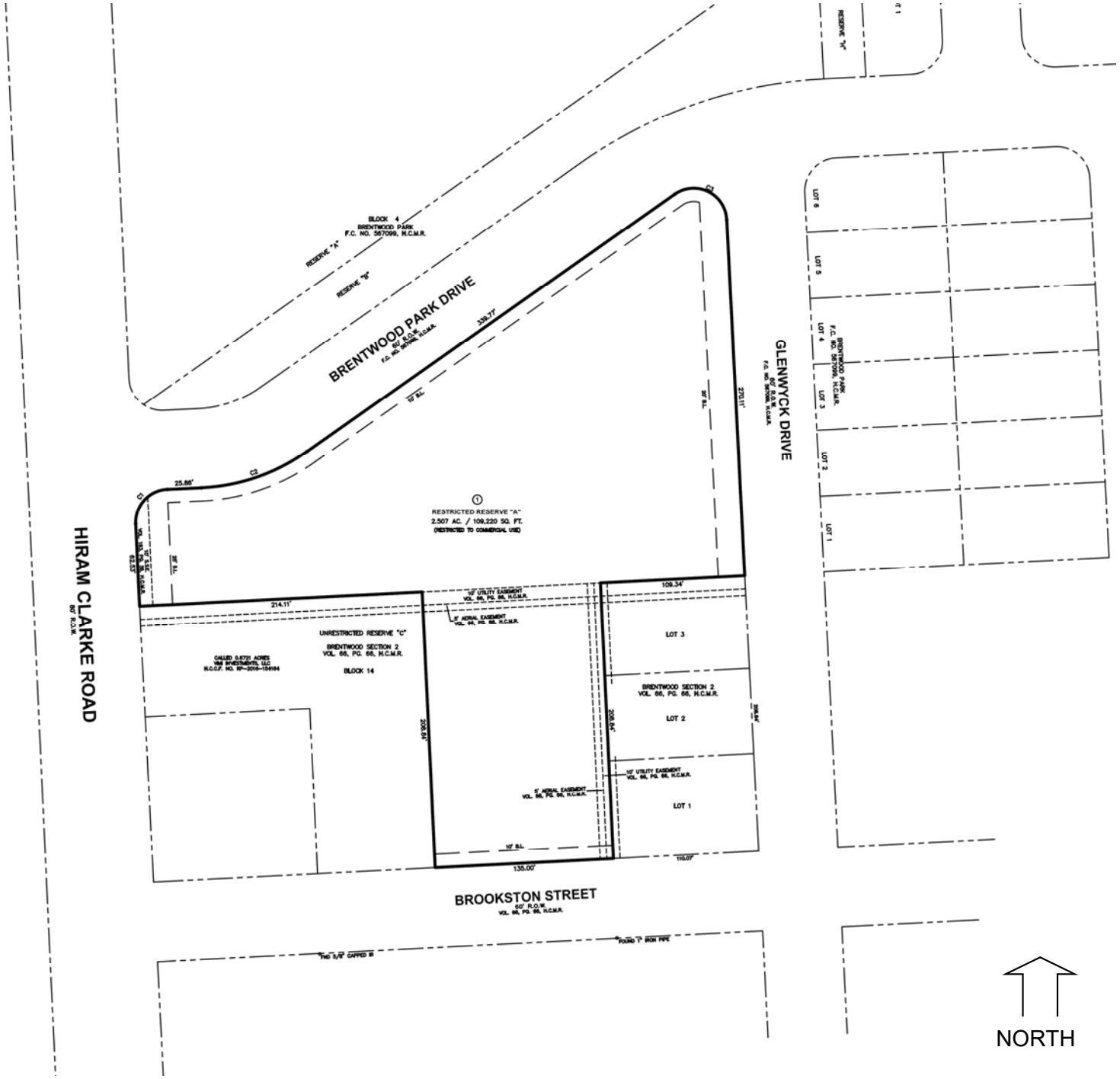
Site Location

Houston Planning Commission ITEM:105

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: UHaul Moving and Storage of Hiram Clarke

Applicant: Windrose



C – Public Hearings Subdivision

Houston Planning Commission ITEM:105

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: UHaul Moving and Storage of Hiram Clarke

Applicant: Windrose



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

February 14, 2025

Dear Property Owner:

Reference Number: 2025-0207; "Uhaul Moving and Storage of Hiram Clarke," a partial replatting of Brentwood Park, being Reserve C, in Block 5 as recorded under Film Code No. 567099 of the Harris County Map Records, and of Brentwood Sec 2, being a portion of Reserve C, Block 14 as recorded in Volume 66, Page 66 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at the southeast intersection of Hiram Clarke Road and Brentwood Park Drive, south of West Airport Boulevard. The purpose of the replat is to create one (1) Unrestricted reserve. The applicant, **Matt Carpenter** with **Windrose,** on behalf of the developer, Amerco Real Estate Company, can be contacted at **713-458-2281** 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, **March 6, 2025,** at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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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.
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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 03/06/2025
Plat Name: Beamer Business Park
Developer: McCormack Commercial
Applicant: Windrose
App No/Type: 2025-0297 C2R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

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

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))

203. Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 03/06/2025
Plat Name: Beamer Business Park
Developer: McCormack Commercial
Applicant: Windrose
App No/Type: 2025-0297 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.

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.

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)

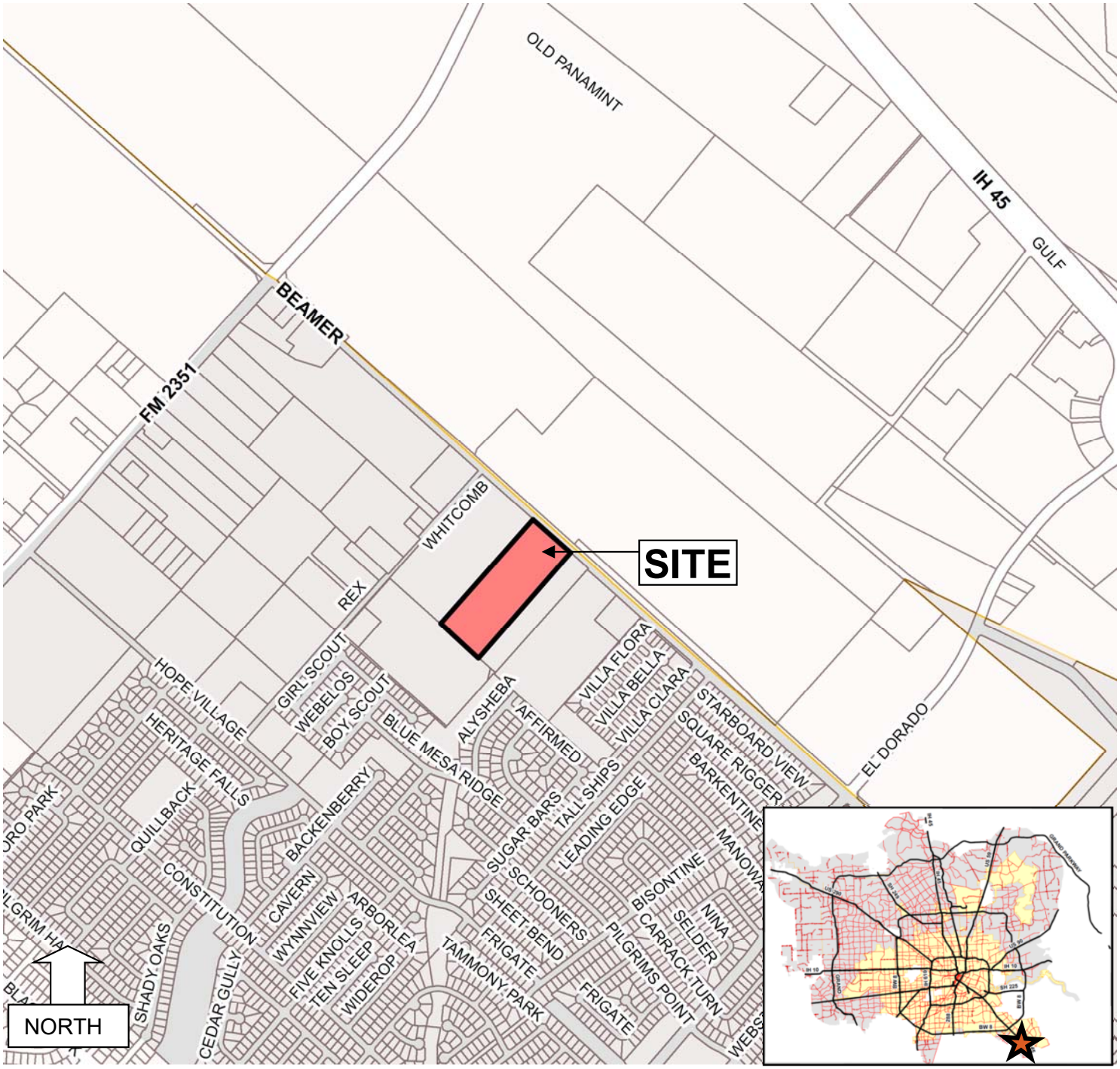
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Beamer Business Park (DEF 1)

Applicant: Windrose



D – Variances

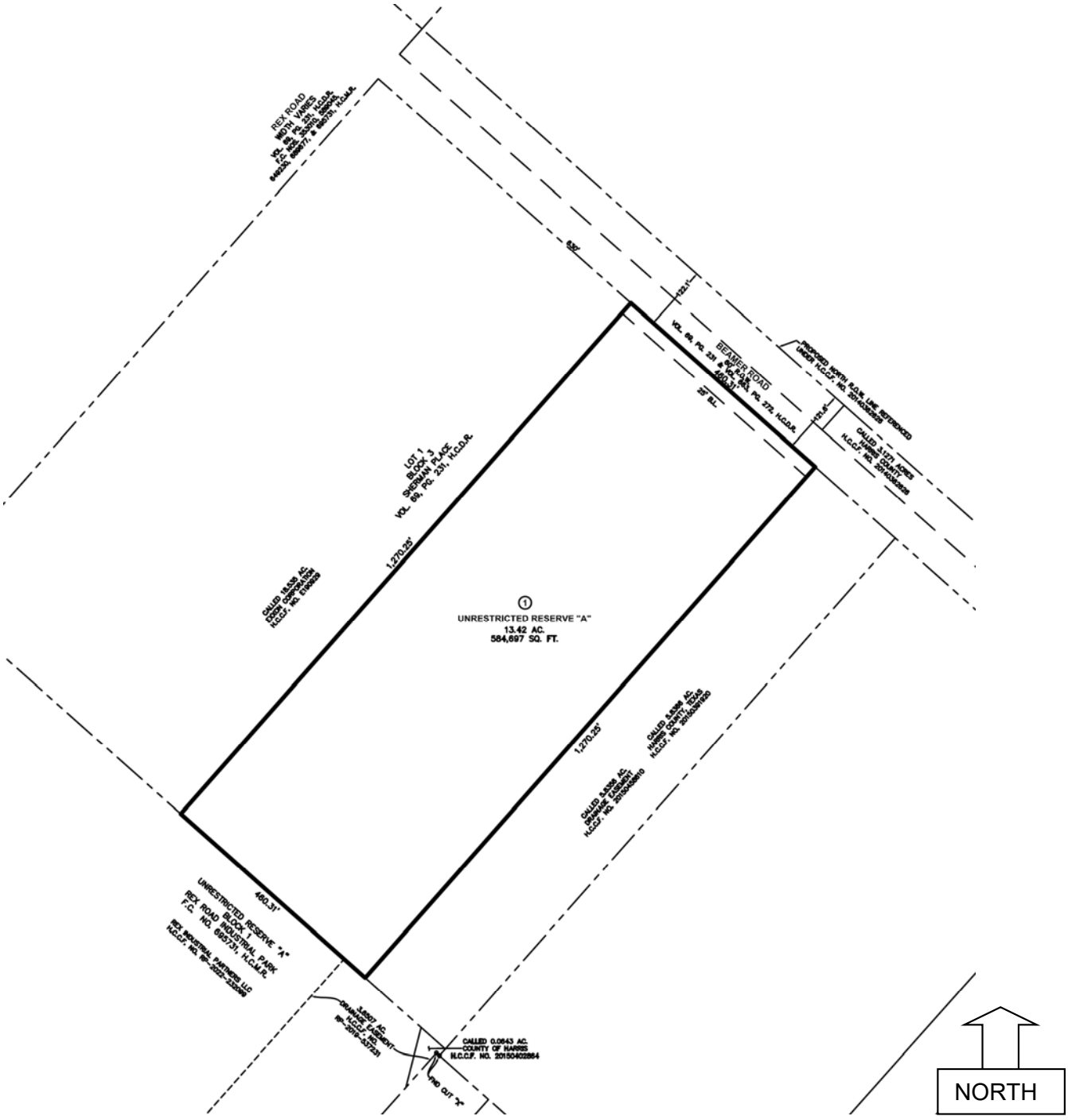
Site Location

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Beamer Business Park (DEF 1)

Applicant: Windrose



D – Variances

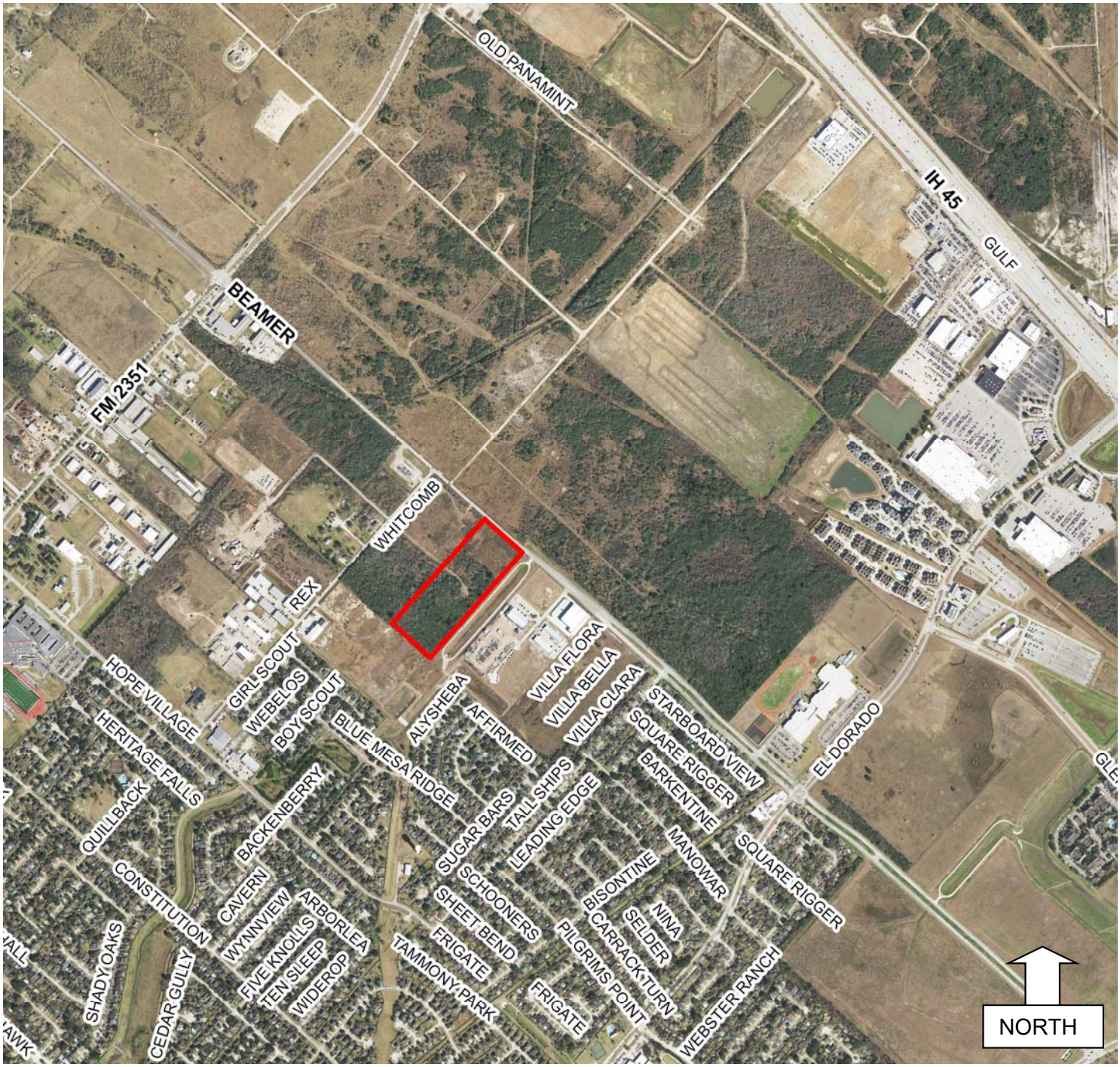
Subdivision

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Beamer Business Park (DEF 1)

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: 03/06/2025
Plat Name: Beamer Business Park
Applicant: Windrose

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

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 West 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 is in support of the request.

Currently, for most of the site's frontage, Beamer Road is a 60' wide right-of-way with the southeastern portion approximately 120' wide. In 2014, Harris County acquired additional right-of-way segments solely from the northeast side of Beamer for an ultimate right-of-way meeting the Major Thoroughfare and Freeway Plan requirements for Beamer Road at those locations. Granting this variance would be in keeping with sound public policy as the constructed roadway centerline south and north of the subject site with the boulevarded sections is now established. When the properties to the northeast plat, they will be required to dedicate widening per ordinance requirements.

Harris County Engineering has no objection to the request. Therefore, staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Strict application of the ordinance would require dedication for right-of-way widening of 20' in width along the southwestern side of major thoroughfare Beamer Road, for most but not all of the site's frontage. From the southern edge of the property south to Bay Area Boulevard, Beamer Road already meets the minimum width requirements for the major thoroughfare, through platting and acquisitions that shift the previous centerline to the northeast. 20' of widening on the southwestern side would shift the now established centerline abruptly and would be required to shift back south of FM 2351.

(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 is the adjusted centerline of the public right-of-way, dedicated and constructed, south and north of the subject site.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of the right-of-way requirements, established by chapter 42 and the Major Thoroughfare and Freeway Plan designation established by chapter 33 is to provide for a street system that provides for adequate access and traffic movement for convenient circulation. Dedication for widening from the northeastern side of Beamer would be required when those properties plat, except where the right-of-way width is already sufficient.

(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 existing conditions will not be changing by granting this variance. The recently constructed four-lane boulevard segments within the expanded right-of-way currently merge into the existing 60’ wide two-lane remaining segment. Granting of this variance does not limit the ability in the future to acquire additional widening to the northeast to extend the boulevarded pavement section further northward.

(5) Economic hardship is not the sole justification of the variance.

The primary justification for granting the variance is the shifted centerline further northeast both north and south of the subject site.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 03/06/2025
Plat Name: Bridgeland Creekland Village GP
Developer: Bridgeland Development, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0273 GP

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	2037.0000	Total Reserve Acreage:	0.0000
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:	Storm Sewer	Utility District:	Harris County MUD 491

County	Zip	Key Map ©	City / ETJ
Harris	77447	365E	ETJ

Conditions and Requirements for Approval

045. The alignment and width of all major thoroughfares within or adjacent to the proposed General Plan shall conform to the requirements of the most recent Major Thoroughfare and Freeway Plan. (24)

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

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

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

143. Minimum intersection spacing along a local street shall be 75 feet. (128)

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

159. Provide centerline tie.

162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (127)

163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (127)

164. The nearest intersection along a major thoroughfare from the intersection of two major thoroughfares is 400 ft. (127)

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)

Submit alignment drawing for review for Jack road (chapter 42-41)
Verify alignment of Peek road to the south (chapter 42-125)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 03/06/2025
Plat Name: Bridgeland Creekland Village GP
Developer: Bridgeland Development, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0273 GP

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: Notice: Roads that cross the CenterPoint transmission corridor require a formal review and approval through CNP's Grants to Others process, and then a standard plat review. An application is attached.

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)
INO letter may be needed for pipeline crossings prior to plan approval for section plats (HC-Infrastructure Regulations, CH 5.06)
Maintenance agreement will be needed along Jack Road for non standard ROW width when section plats/STD plats are submitted (HC Infrastructure Regulations, CH 5.06)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation when section plats are submitted. (.TLGC-242.001h)
Traffic Impact Analysis will be requited before the review of construction plan to address developer responsibility for roadway construction including left turn lanes and traffic signal installations, school sidewalk construction (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)

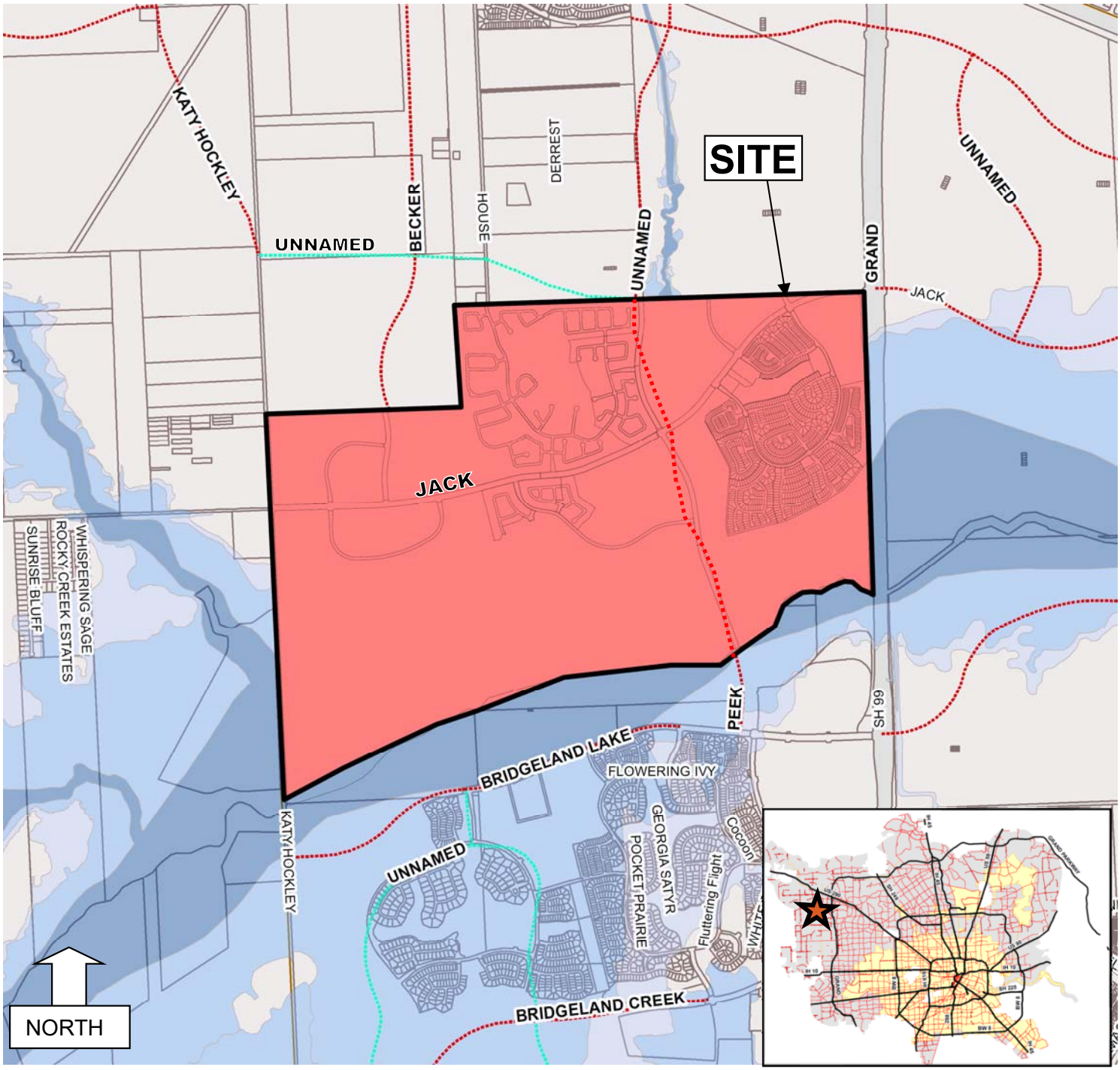
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Bridgeland Creekland Village GP

Applicant: LJA Engineering, Inc.



D – Variances

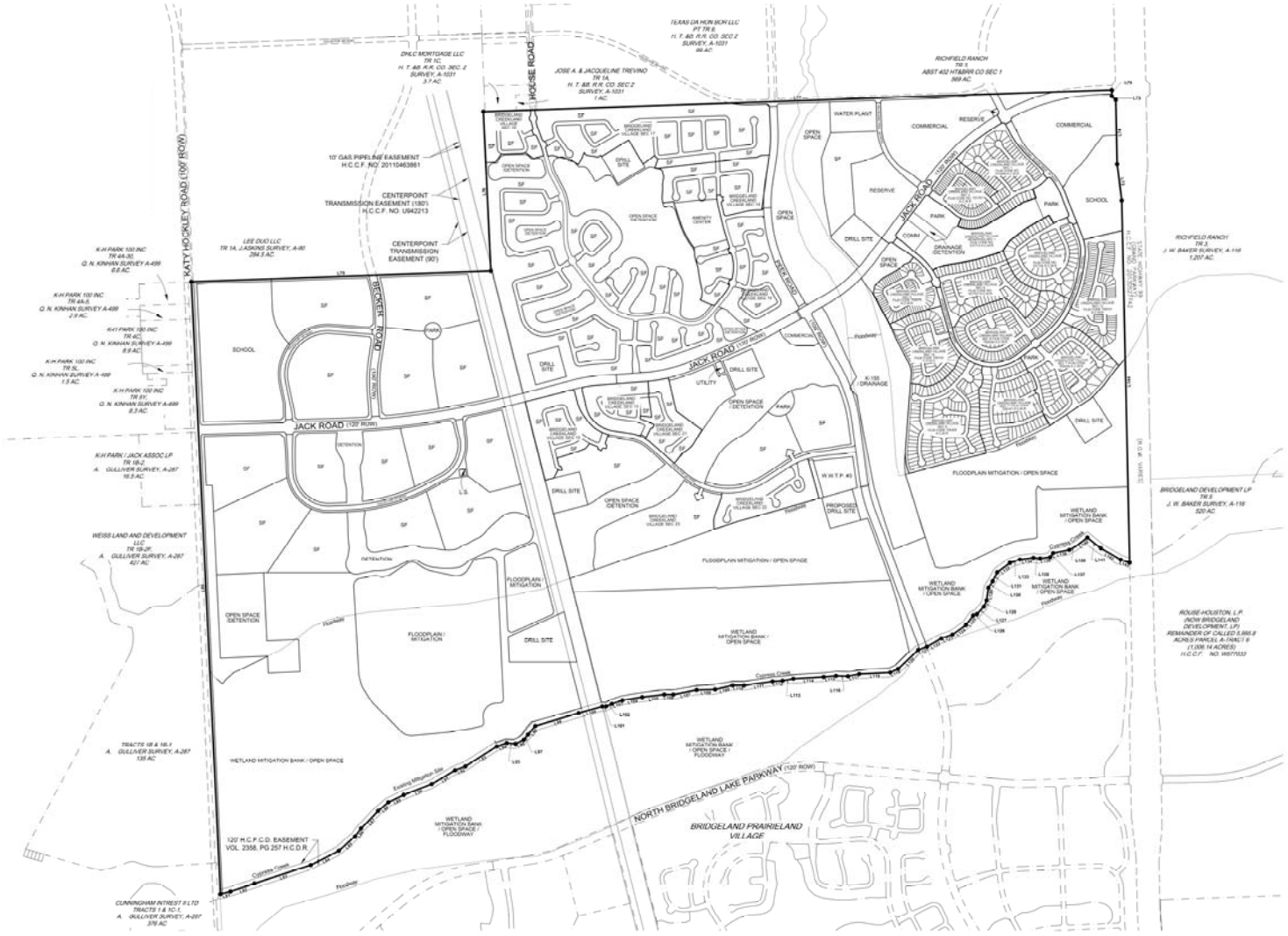
Site Location

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Bridgeland Creekland Village GP

Applicant: LJA Engineering, Inc. – Houston Office



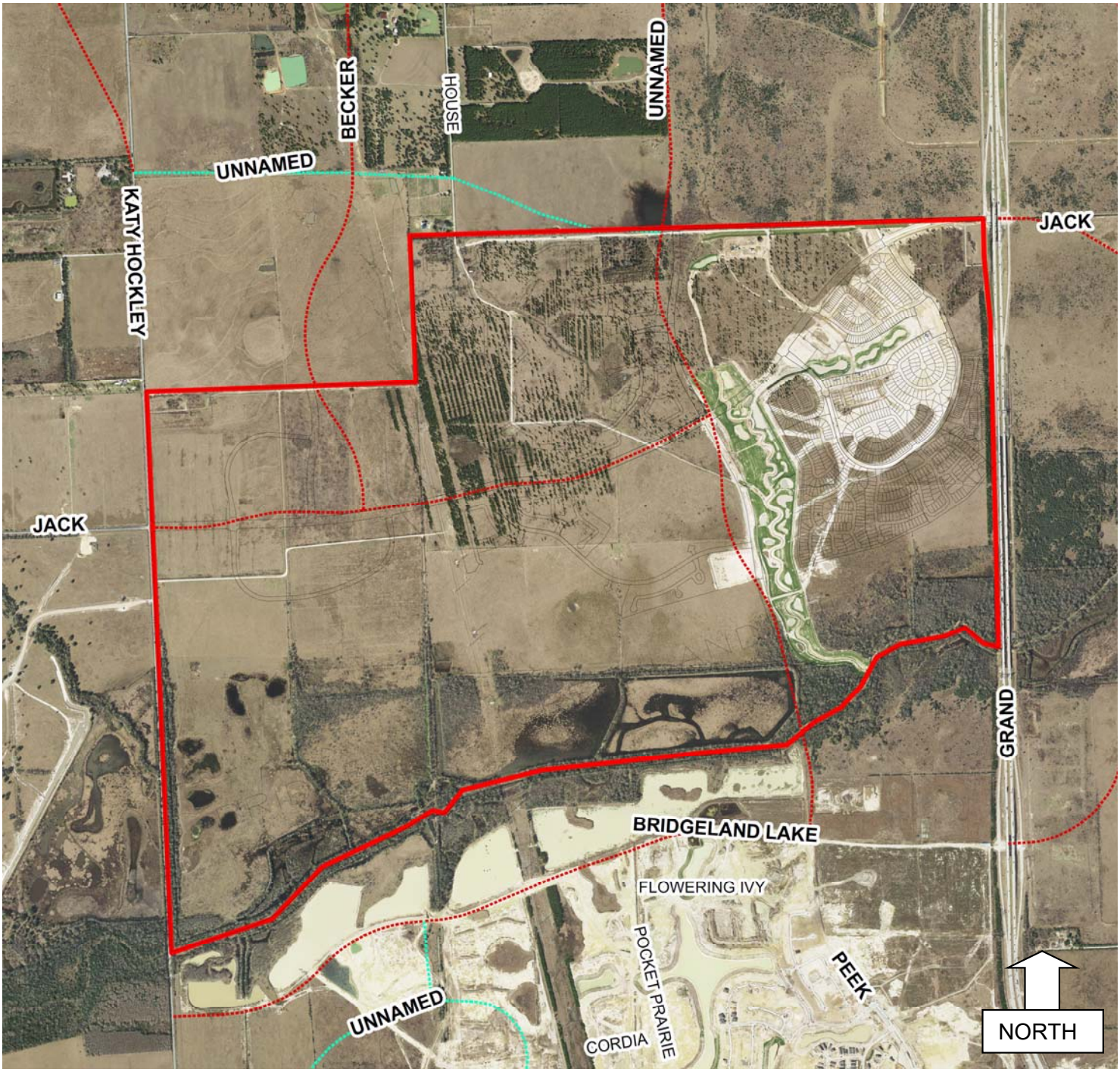
D – Variances **Subdivision**

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Bridgeland Creekland Village GP

Applicant: LJA Engineering, Inc. – Houston Office



D – Variances Aerial

LEGEND

VARIANCE REQUEST

Unnamed Collector

Unnamed Collector

Louetta Rd.

Katy Hockley Rd.

Becker Rd.

House Rd.

Peek Rd.

Jack Road

Rio Medina Trail

Grand Parkway

Stargazing Trail

CENTERPOINT TRANSMISSION EASEMENT

PIPELINE EASEMENT

CV 1
CV 2
CV 3
CV 4
CV 5
CV 6
CV 7
CV 8
CV 10
CV 11
CV 12
CV 13
CV 14
CV 15
CV 16
CV 17
CV 18
CV 19
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CV 36
CV 37
CV 38
CV 39

SCHOOL
SCHOOL

COMMERCIAL
COMMERCIAL
COMMERCIAL
COMMERCIAL
COMMERCIAL
COMMERCIAL

UTILITY

AMENITY CENTER

O.S./DETENTION
O.S./DETENTION
O.S./DETENTION
O.S./DETENTION

DRILL SITE
DRILL SITE
DRILL SITE
DRILL SITE
DRILL SITE
DRILL SITE
DRILL SITE
DRILL SITE

WWTP

FLOODPLAIN MITIGATION/O.S.
FLOODPLAIN MITIGATION/O.S.
FLOODPLAIN MITIGATION/O.S.

DETENTION
DETENTION
DETENTION

6,060'

Existing Transmission Tower

Cypress Creek

BRIDGELAND CREEKLAND VILLAGE GP VARIANCE EXHIBIT

LOCATION: Houston ETJ, Harris County, Texas CLIENT: Howard Hughes DATE: February 14, 2025

"P:\01 Planning\1104-Bridgeland\02-Creekland Village\06-Plat\General Plat\Variance\2025 FEB VARIANCES\Bridgeland Creekland Village GP_Variance Exhibit_02-07-25.pdf"

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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0273
Plat Name: Bridgeland Creekland Village GP
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 exceed maximum intersection spacing requirements to allow 6,060' feet of intersection spacing between Jack Road and Cypress Creek.

Chapter 42 Section: 128

Chapter 42 Reference:

(a) A local street shall intersect with a public local street, a collector street or another major thoroughfare at least every 1,400 feet.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

Bridgeland Creekland Village is an approximately 2,037-acre residential extension of the Bridgeland Development located west of the Grand Parkway and north of Cypress Creek. The community includes many internal streets that traverse the development to serve various land uses. Cypress Creek is the primary waterway within the Cypress Creek watershed taking water from the major tributaries of Little Cypress Creek, Turkey Creek, Dry Gulley, and Mound Creek. Between the Grand Parkway and Katy Hockley Road, the width of the Cypress Creek floodway ranges from 2,254 feet to 3,479 feet. Due to the enormity of the Cypress Creek floodway and the associated physical constraints of developing within the floodway, the general plan has one north/south crossing of Cypress Creek via Peek Road to comply with the City of Houston Major Thoroughfare and Freeway Plan. The request is to exceed intersection spacing along the western boundary between Jack Road and Cypress Creek due to the large amount of wetland mitigation and detention required. Strict adherence to the code would also involve the roadway crossing floodway, floodplain, and wetlands. These unusual physical characteristics do affect the property in question. This area should be limited to serve as floodway, floodplain, and wetland mitigation space, and constructing a road would be contrary to sound public policy.

(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 existing conditions of Cypress Creek is not a hardship created or imposed by the applicant, as the established floodplain and floodway were imposed by the Federal Emergency Management Agency (FEMA).

(3) The intent and general purposes of this chapter will be preserved and maintained;

Creekland Village utilizes a hierarchical system of streets which includes neighborhood streets connecting to collector streets and collectors connecting to Major Thoroughfares at controlled intersections. The overall circulation of the area is upheld by the proposed hierarchical street system, 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 of the variance, as the existing conditions of Cypress Creek and its surrounding floodplain, floodway, and wetlands are the supporting circumstances for this request.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2025-0273
Agenda Item: 107
PC Action Date: 03/06/2025
Plat Name: Bridgeland Creekland Village GP
Applicant: LJA Engineering, Inc.- (Houston Office)

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To exceed maximum intersection spacing requirements to allow 6,060' feet of intersection spacing between Jack Road and Cypress Creek. ;

Basis of Recommendation:

The site is located within Houston's ETJ in Harris County, west of Grand Parkway and north future N. Bridgeland Lake Parkway and Cypress Creek. The applicant is requesting a variance to exceed intersection spacing requirement along the western GP boundary by not providing an east/west public street between Jack Road and the southern GP boundary. Staff supports this variance request.

The subject property consists of a 2,036-acre general plan (GP) that includes residential development and various other land uses, all supported by an internal street network within a grid of major thoroughfares. Approximately half of the GP area lies within the floodway, as well as the 100-year and 500-year floodplains.

The distance between Jack Road and N Bridgeland Lake Parkway is approximately 7,000 feet, requiring at least one east-west public street to comply with the ordinance. However, dedicating this required street would be impractical, as it would need to extend across the floodway and Cypress Creek. Additionally, the southern portion of the GP area, where the street is mandated, is designated for floodplain mitigation open space. Therefore, omitting this street would not adversely affect overall traffic circulation, as the proposed residential development will have access to adjacent major thoroughfares.

Harris County Engineering Department has expressed no objection to the variance request. Staff's recommendation is to grant the requested variance 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 requires one east/west public street between Jack Road and N Bridgeland Lake Parkway to address minimum 2,600' intersection spacing requirement. However, providihng this required public street would be impractical, as it would need to extend across the floodway and Cypress Creek.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Approximately half of the GP area lies within the floodway, as well as the 100-year and 500-year floodplains. These existing conditions were not created by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Not providing the required east/west public street within the floodplains would not adversely affect overall traffic circulation and the proposed residential development will have access to adjacent major thoroughfares.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The southern portion of the GP area will be used mainly for floodplain mitigation open space purposes.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. Justification of the variance is based on the existing physical characteristics of the area.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 03/06/2025
Plat Name: Helix Park OST
Developer: Texas Medical Center
Applicant: C.L. Davis & Company
App No/Type: 2025-0291 C3P

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	2.1903	Total Reserve Acreage:	2.1903
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77030	532M	City

Conditions and Requirements for Approval

008.4. The applicant is required to provide 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.

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.

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

Coordinate with Parks & Recreation.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 03/06/2025
Plat Name: Helix Park OST
Developer: Texas Medical Center
Applicant: C.L. Davis & Company
App No/Type: 2025-0291 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.
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.

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

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

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Helix Park OST

Applicant: C.L. Davis & Company



D – Variances

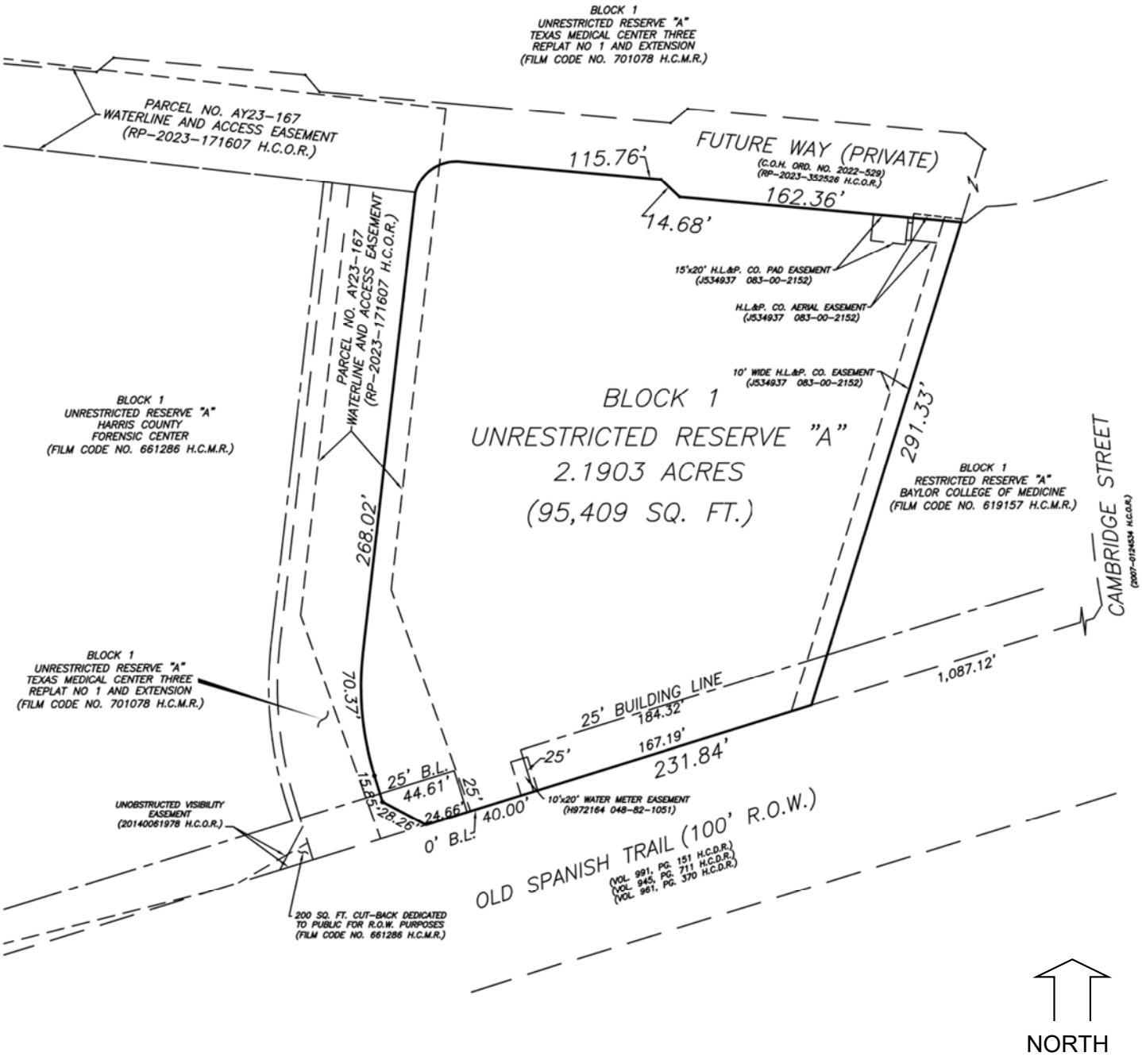
Site Location

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Helix Park OST

Applicant: C.L. Davis & Company



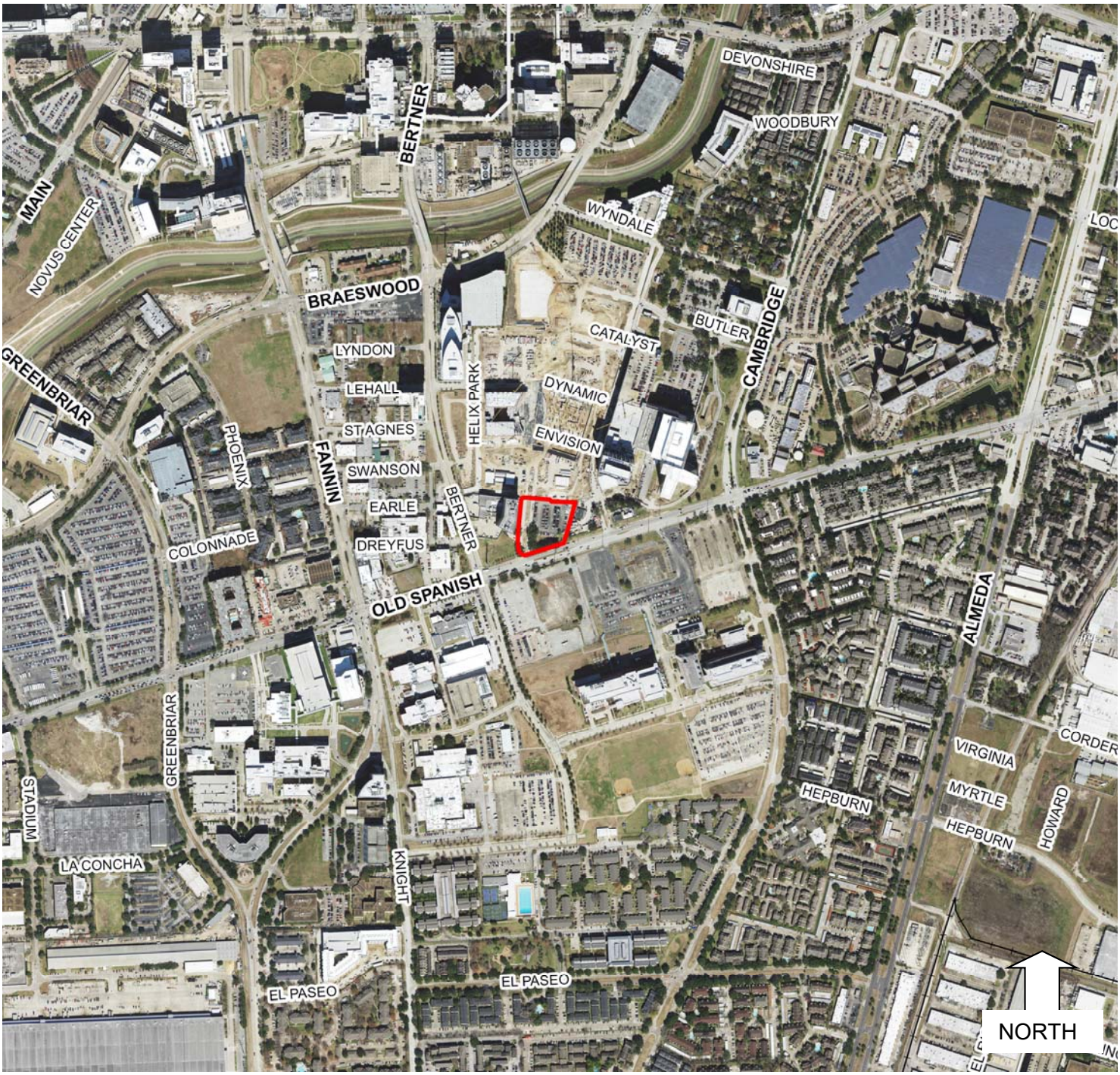
D – Variances **Subdivision**

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Helix Park OST

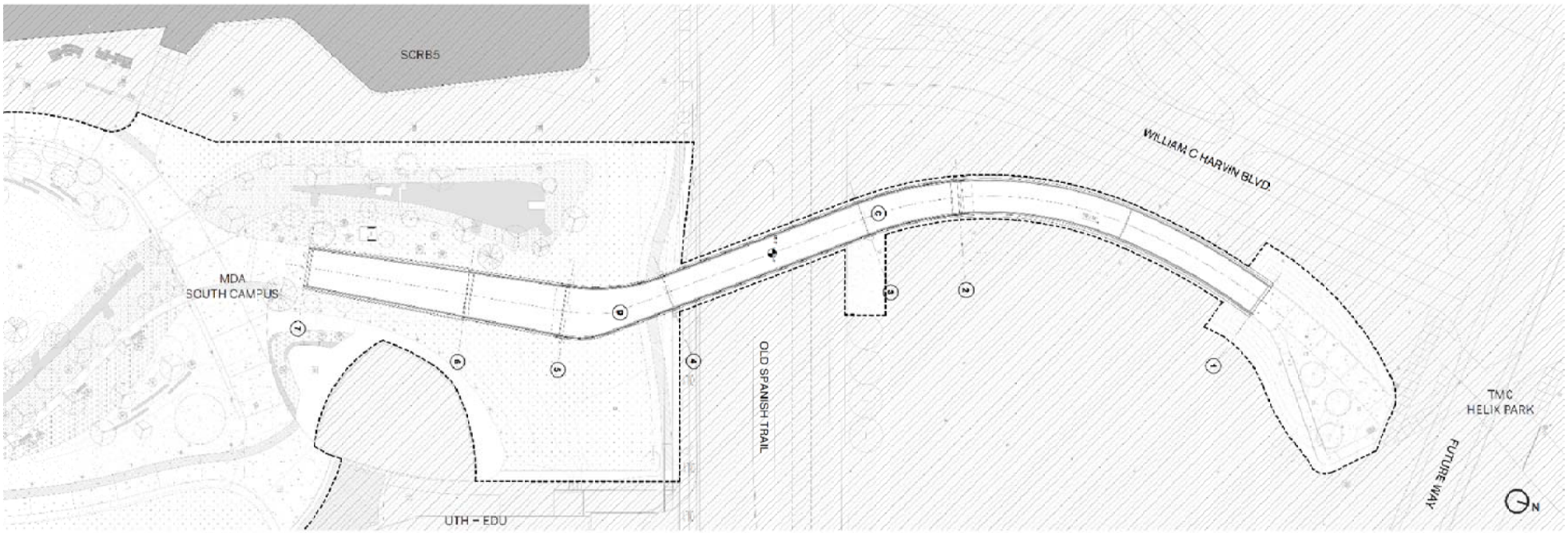
Applicant: C.L. Davis & Company



D – Variances

Aerial

Exhibit 4.2.1 – Bridge – Plan/Elevation





PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0291
Plat Name: Helix Park OST
Applicant: C.L. Davis & Company
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 a Dual Building Line along US 90 (Old Spanish Trail) for the encroachment of a pedestrian bridge.

Chapter 42 Section: 42-152

Chapter 42 Reference:

The frontage of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(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 code would not allow for any structural connections between the MD Anderson South Campus and TMC3, as it precludes any structure from existing within the building setback. As collaborating institutions, there is frequent necessary travel between MD Anderson South Campus and TMC3. With no protected or separated connection between the properties, pedestrians, cyclists, and light vehicles (golf carts) would be forced to cross US 90 (Old Spanish Trail) at grade, introducing additional cross traffic and opportunities for accidents, contrary to sound public policy.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The hardship is imposed circumstantially by the position of the legacy TMC and MD Anderson campuses and the existence of US 90 (Old Spanish Trail) between them. The variance is requested to allow for a protected connection that resolves dangerous pedestrian conditions along US 90 (Old Spanish Trail) between the properties.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent will be maintained as this request is solely to allow for a pedestrian bridge to pass through the building line setback and connect both properties. No occupiable buildings or other structures are proposed to encroach within the 25' building line setback.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will specifically enhance public health, safety, and welfare. The bridge has been designed to meet all safety setback and height requirements specified by TxDOT and will protect pedestrians and human powered vehicles from the dangers of crossing traffic.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not a consideration in the request for this variance. The proposed pedestrian bridge will provide a safe, secure, direct connection from MD Anderson's South Campus to the TMC3 development, thereby minimizing pedestrian interaction with US 90 (Old Spanish Trail), enhancing safety and encouraging the use of human powered transportation methods (i.e. walking, bicycling and other methods). Further, the pedestrian bridge avoids all delays and interactions with the vehicular traffic traveling along and within US 90 (Old Spanish Trail).

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2025-0291
Agenda Item: 108
PC Action Date: 03/06/2025
Plat Name: Helix Park OST
Applicant: C.L. Davis & Company

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-152

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow a Dual Building Line along US 90 (Old Spanish Trail) for the encroachment of a pedestrian bridge.;

Basis of Recommendation:

The site is located within Houston's city limits, in the Medical Center area, north along Old Spanish Trail, east of Bertner Avenue, and west of Cambridge Street and SH 288. The applicant is requesting a variance to allow a dual 0' building line along Old Spanish Trail for a proposed pedestrian bridge. Staff supports the variance request.

The applicant plans to construct a pedestrian bridge to provide a safe crossing over Old Spanish Trail, connecting MD Anderson's South Campus to the TMC3 development while reducing pedestrian interactions with vehicular traffic.

Granting the variance will not adversely affect public health, safety, or welfare. The proposed pedestrian bridge will not obstruct any pedestrian or vehicular traffic. The applicant will continue coordinating with TxDOT and Houston Public Works to obtain consent for encroachment into the right-of-way before permitting.

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

(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 requires all structures to have a minimum 25' building line along a major thoroughfare. The applicant seeks a variance request to allow a 0' building line for a proposed pedestrian bridge crossing over Old Spanish Trail to reduce pedestrian interactions with the vehicular traffic.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

A pedestrian bridge is being planned to provide a safe and secure direct crossing across Old Spanish Trail between two properties.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The pedestrian bridge is intended to provide a safer crossing over Old Spanish Trail. Additionally, it will not obstruct pedestrian or vehicular traffic.

(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 pedestrian bridge will not obstruct pedestrian and vehicular traffic.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification of the variance. The variance is being sought to improve pedestrian safety.

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

February 14, 2025

NOTICE OF VARIANCE

PROJECT NAME: Helix Park OST
REFERENCE NUMBER: 2025-0291

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at 1840 Old Spanish Trail, north along Old Spanish Trail and east of Bertner Avenue. 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.

C.L. Davis & Company, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 0' dual building line for a portion of the site frontage along Old Spanish Trail in lieu 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, March 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 Chuck Davis with C.L. Davis & Copmany at 281-482-9490. 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

Platting Approval Conditions

Agenda Item: 109
Action Date: 03/06/2025
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:
Deny the requested variance(s) and Approve the plat subject to the conditions listed

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

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. (Chapter 42)

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.

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)

All abbreviations on plat must be in the Legend and/or notes of plat. ADD HCCR.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 03/06/2025
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:
Deny 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: 03/03/2025
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.

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.

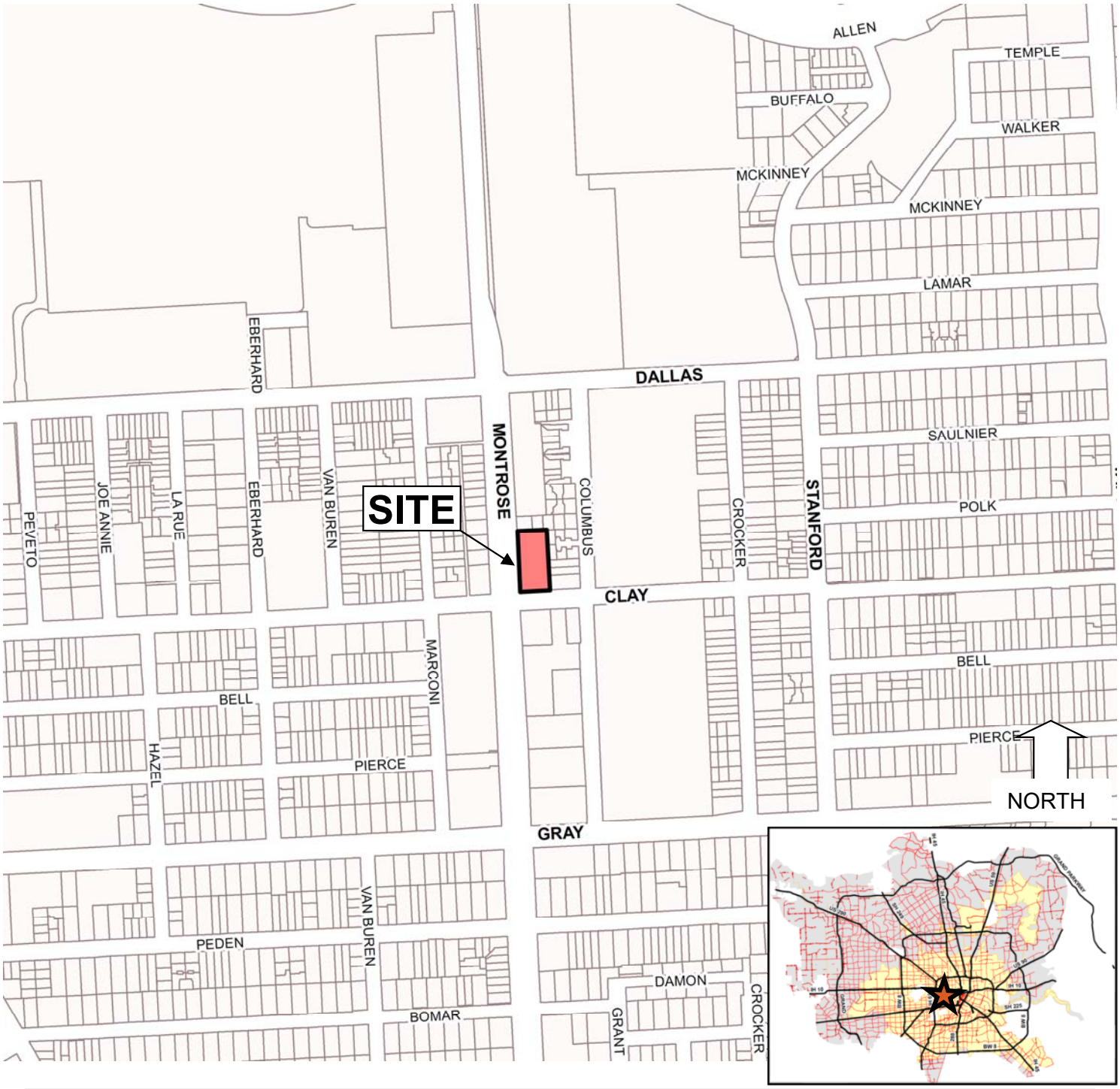
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Icon M Tower (DEF 1)

Applicant: CE Engineers & Development Consultants, INC



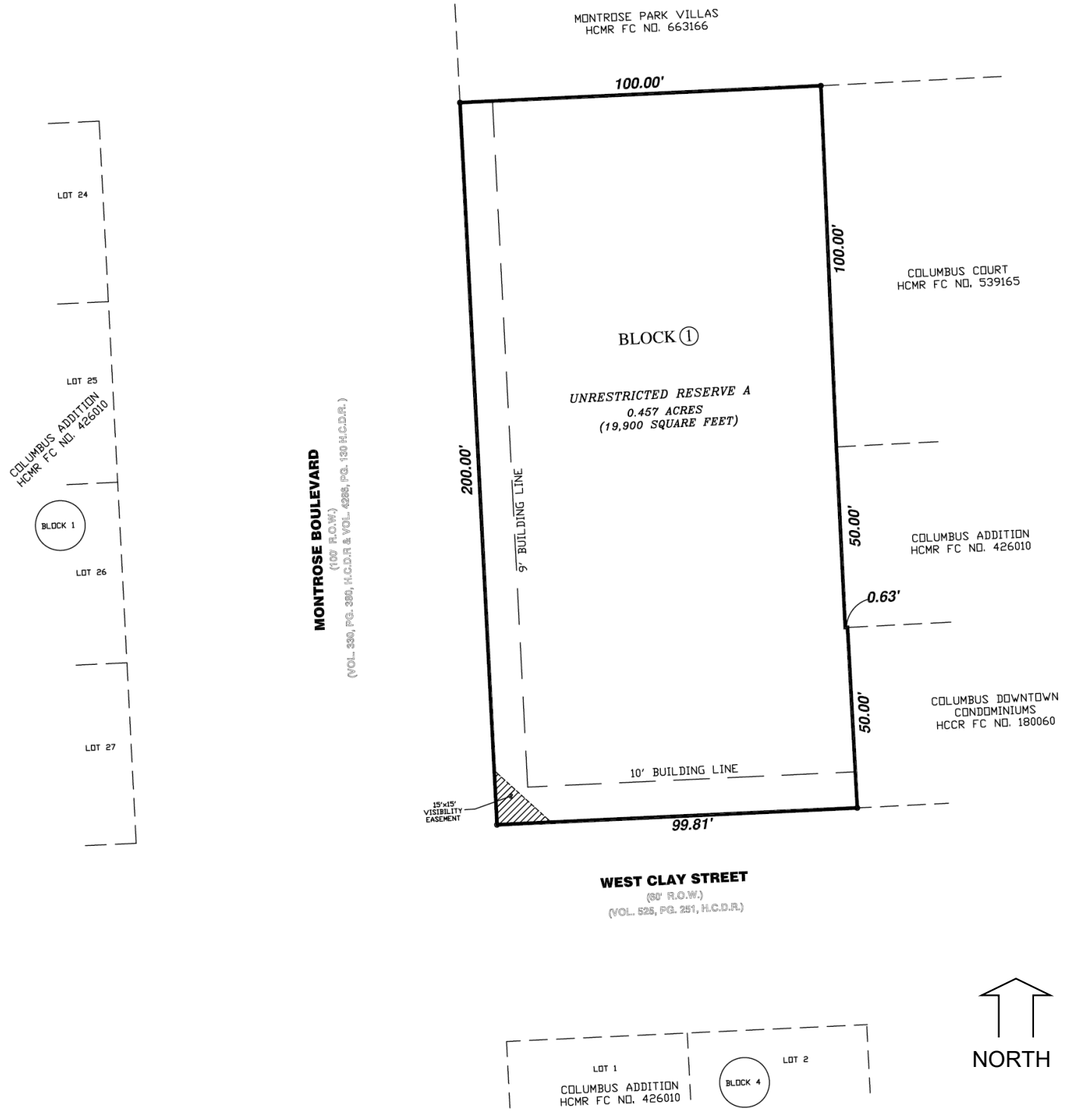
D – Variances **Site Location**

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Icon M Tower (DEF 1)

Applicant: CE Engineers & Development Consultants, INC



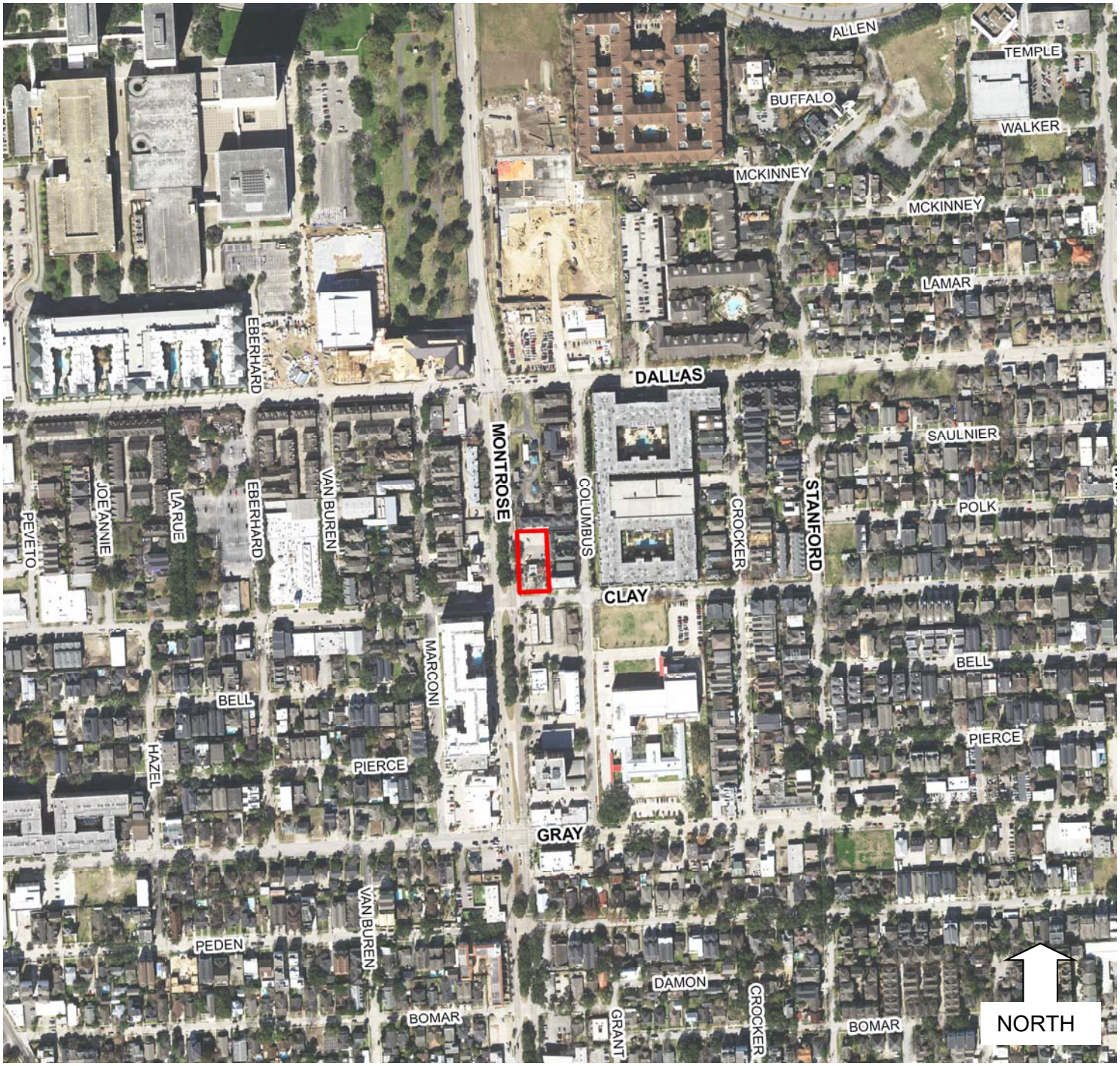
D – Variances **Subdivision**

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Icon M Tower (DEF 1)

Applicant: CE Engineers & Development Consultants, INC



D – Variances

Aerial

200' - 0"

100' - 0"

ADJACENT PROPERTY IN USE FOR HIGH-DENSITY SINGLE-FAMILY

GARAGE
7,509 SF

MAINTENANCE

TRASH ROOM

CORRIDOR
3,933 SF

FIRE PUMP

SERVICE AREA

LOADING BERTH

ELECTRICAL ROOM

LOBBY
494 SF

PACKAGE

FCC

ELECTRICAL VAULT

(VALET AREA DROP-OFF)

(VALET AREA DROP-OFF)

FUTURE RETAIL OR RESTAURANT
3,550 SF

8' - 7 3/4"

19' - 2"

PROPOSED CURB CUT

WEST CLAY STREET

5'-0"
PROPOSED SIDEWALK

15'X15'
UNOBSTRUCTED
VISIBILITY ESMT

PROPOSED 9'-0"
BUILDING LINE

PROPERTY LINE

EXISTING
CONTINUOUS 6'
SIDEWALK

EXISTING LIGHT
POLE TO BE
RELOCATED

6'-0"
EXISTING
SIDEWALK

EXISTING TREE TO REMAIN

PLANNED BUS STOP

EXISTING TREE TO REMAIN

SIGNALED
PEDESTRIAN
CROSSING

24' - 0"

24' - 0"

41' - 10"

20' - 0"

MONTROSE BOULEVARD
(BETWEEN WEST CLAY & DALLAS)

Goree
Interiors | Architecture | Brand

ICON M CONDOMINIUM BUILDING

MONTROSE BOULEVARD, HOUSTON, TEXAS

SCALE: 1/8" = 1'-0"
0 2 4 8 16

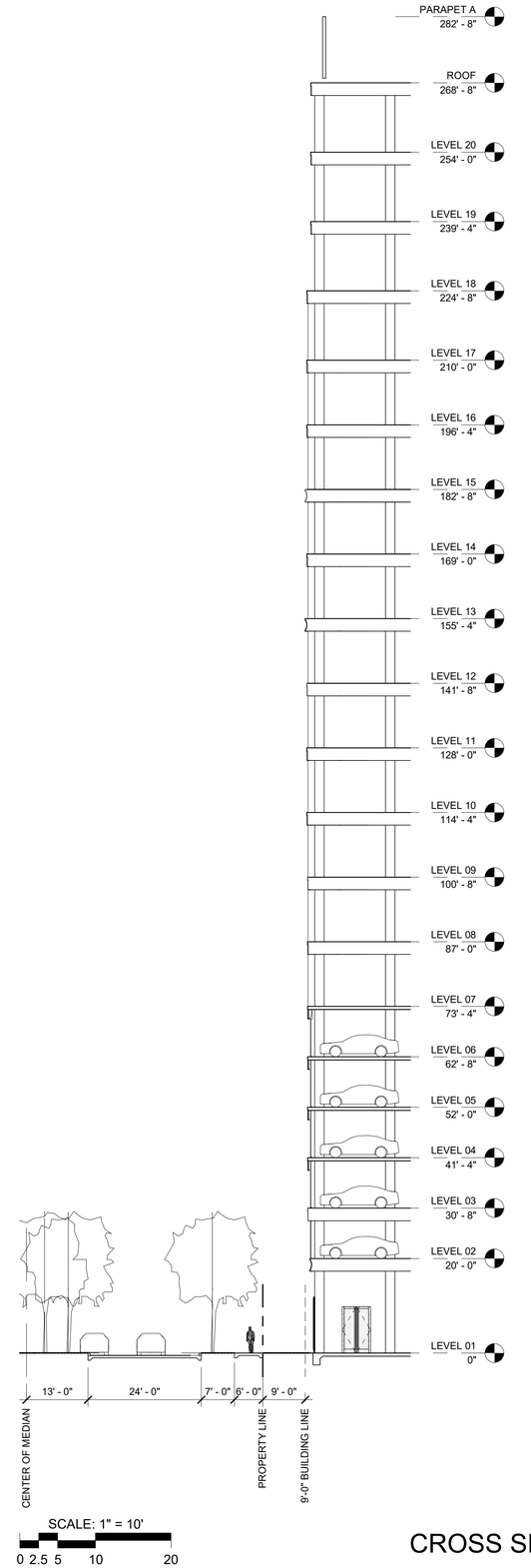
SITE PLAN

01/07/25

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2 ENLARGED CROSS SECTION
SCALE: **1/4" = 1'-0"**



SCALE: 1" = 10'
0 2.5 5 10 20

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MONTROSE BOULEVARD, HOUSTON, TEXAS

CROSS SECTION

01/13/25

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02 OVERALL EAST ELEVATION
SCALE: **1/16" = 1'-0"**



01 OVERALL NORTH ELEVATIONTH
SCALE: **1/16" = 1'-0"**

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ICON M CONDOMINIUM BUILDING

MONTROSE BOULEVARD, HOUSTON, TEXAS

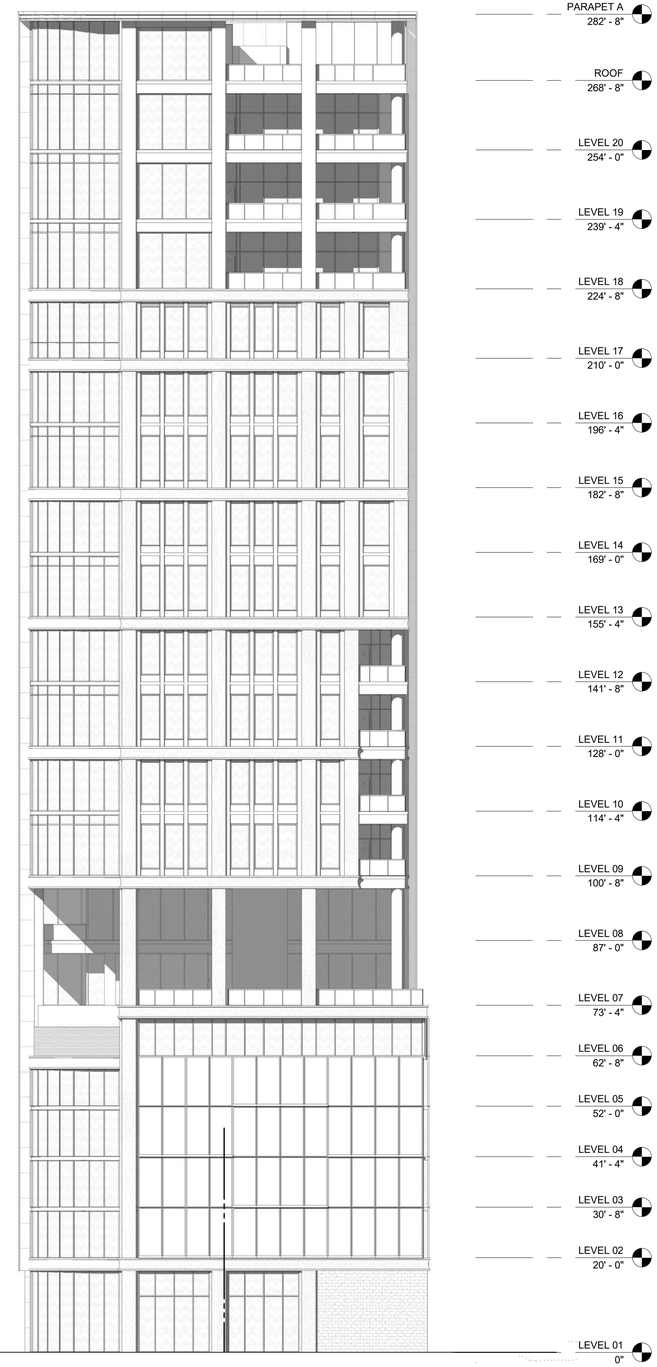
ELEVATIONS - NORTH & EAST

01/13/25

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02 OVERALL WEST ELEVATION
SCALE: **1/16" = 1'-0"**



01 OVERALL SOUTH ELEVATION
SCALE: **1/16" = 1'-0"**

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ICON M CONDOMINIUM BUILDING

MONTROSE BOULEVARD, HOUSTON, TEXAS

ELEVATIONS - SOUTH & WEST

01/13/25

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GROSS BUILDING AREA

Specific Use	Area
AMENITIES	4,355 SF
COMMON AREA	41,886 SF
GARAGE	73,746 SF
RESIDENTIAL	163,918 SF
RETAIL	3,550 SF
Grand total: 117	287,455 SF

RESIDENTIAL BUILDING AREA

TERRACE AREA

Level	Name	Area	Area
LEVEL 20	01	5,358 SF	493 SF
LEVEL 20	02	5,889 SF	518 SF
LEVEL 19	01	5,358 SF	493 SF
LEVEL 19	02	5,889 SF	518 SF
LEVEL 18	01	5,358 SF	493 SF
LEVEL 18	02	5,891 SF	518 SF
LEVEL 17	01	3,532 SF	375 SF
LEVEL 17	02	4,078 SF	341 SF
LEVEL 17	03	3,818 SF	312 SF
LEVEL 16	01	3,532 SF	375 SF
LEVEL 16	02	4,078 SF	320 SF
LEVEL 16	03	3,839 SF	312 SF
LEVEL 15	01	3,542 SF	375 SF
LEVEL 15	02	4,078 SF	300 SF
LEVEL 15	03	3,852 SF	312 SF
LEVEL 14	01	3,532 SF	375 SF
LEVEL 14	02	4,078 SF	279 SF
LEVEL 14	03	3,879 SF	312 SF
LEVEL 13	01	3,532 SF	375 SF
LEVEL 13	02	4,078 SF	259 SF
LEVEL 13	03	3,900 SF	312 SF
LEVEL 12	01	3,102 SF	178 SF
LEVEL 12	02	3,426 SF	197 SF
LEVEL 12	03	2,621 SF	238 SF
LEVEL 12	04	2,501 SF	197 SF
LEVEL 11	01	3,102 SF	178 SF
LEVEL 11	02	3,426 SF	197 SF
LEVEL 11	03	2,641 SF	218 SF
LEVEL 11	04	2,501 SF	197 SF
LEVEL 10	01	3,102 SF	178 SF
LEVEL 10	02	3,426 SF	197 SF
LEVEL 10	03	2,660 SF	200 SF
LEVEL 10	04	2,501 SF	197 SF
LEVEL 09	01	3,102 SF	178 SF
LEVEL 09	02	3,426 SF	197 SF
LEVEL 09	03	2,660 SF	200 SF
LEVEL 09	04	2,501 SF	197 SF
LEVEL 08	01	3,911 SF	178 SF
LEVEL 08	03	2,053 SF	197 SF
LEVEL 08	04	2,501 SF	197 SF
LEVEL 07	01	3,102 SF	178 SF
LEVEL 07	04	2,501 SF	197 SF
42		151,859 SF	12,059 SF

PARKING

126

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ICON M CONDOMINIUM BUILDING

MONTROSE BOULEVARD, HOUSTON, TEXAS

COVER

01/14/25

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ICON M CONDOMINIUM BUILDING

MONTROSE BOULEVARD, HOUSTON, TEXAS

MONTROSE ELEVATION

01/07/25

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ICON M CONDOMINIUM BUILDING

MONTROSE BOULEVARD, HOUSTON, TEXAS

PERSPECTIVE VIEW

01/07/25

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ICON M CONDOMINIUM BUILDING

MONTROSE BOULEVARD, HOUSTON, TEXAS

MONTROSE ELEVATION & POOL DECK

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: 152

Chapter 42 Reference:

Sec. 42-152. - Building line requirement along major thoroughfares. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(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 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 or restaurant use at ground level, six levels of parking and 46 residences on levels seven and above. From in-depth research of the area, this location is prime for a multi-use building as the first floor will great to be used for retail or restaurant space which will create a warm and vibrant, and walkable fine dining experience. 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 be 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' building line zone will give enough space to have an outside patio area in front of the building, which will bring a warm and welcoming atmosphere to the neighborhood.

(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. Montrose is a very developed area in Houston, so unfortunately space is very limited. To address this concern, the developer has meet

with Montrose TIRZ 3 times and with the Montrose Association to be in accordance with them and with the neighborhood. The site plan has been adjusted to fit with the ROW improvements being done in Montrose Blvd and to make sure that every existing tree in the ROW will be preserved.

(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. The proposed development considers the impact of traffic and the safety of the community, so additional measures have been added to address this. One item being done is having two driveway entrances into the building from Montrose Blvd. Additionally, Vallet Area Drop Off is being proposed so that cars do not accumulate from Montrose Blvd. Do note, that the building only has 46 residential units, which will not cause much traffic. As for the retail or restaurant in the first floor, we will only have 32 parking spots for it, so not many cars will be able can come it into the building. The other item that is being proposed is a loading berth from Clay Blvd. This loading berth will be used mostly for residents and for trash pickup. To make sure that we are taking into consideration the safety of school kids in the area, strict restrictions will be implemented to make sure that the loading berth is not being used during drop off and pick up times for school kids in the nearby school. To make sure that this will be followed, this rule will be implemented into the HOA By-laws and enforce by the 24hr concierge. The enforcement will include hefty monetary penalties that will be donated to Montrose TRIZ to help further beautify our neighborhood.

(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 main justification for the variance is to have enough space to go up and down the garage. Without The variance request, there will not be enough space.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2025-0008
Agenda Item: 109
PC Action Date: 03/06/2025
Plat Name: Icon M Tower
Applicant: CE Engineers & Development Consultants, INC

Staff Recommendation: Deny the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 152

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

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:

The site is in Houston's city limits, at the northeast intersection of Montrose Blvd and W Clay Street. The applicant is requesting a variance to allow a 9' B.L. instead of the required 25' B.L. along Montrose Blvd. Staff does not support this variance request.

A minimum of 25' building line is required along major thoroughfare Montrose Boulevard, but the applicant seeks a reduced 9' building line to develop a 20-story high-rise on a 100' x 200' small tract. The proposed development features ground-level retail/restaurant, six levels of parking, and 46 residential units.

Staff recommends denial of the variance request for the following reasons:
• The applicant failed to articulate a hardship to justify the variance request. The variance appears to be driven solely by financial consideration.
• The proposed high-rise is disproportionate to the size of the property and inconsistent with the surrounding development pattern.
• The proposed development would disrupt the existing pedestrian environment and create potential safety concerns due to proposed curb cuts along Clay Street.

Staff's recommendation is to deny the requested variance and approve the plat subject to the required 25' building line along Montrose Blvd.

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;

A minimum of 25' building line is required along major thoroughfare Montrose Boulevard, but the applicant seeks a reduced 9' building line to develop a 20-story high-rise on a 75' x 190' small tract. The proposed development features ground-level retail/restaurant, six levels of parking, and 46 residential units. The applicant failed to articulate a hardship to justify the variance request.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The applicant seeks a reduced 9’ building line to develop a 20-story high-rise on a 75’ x 190’ small tract.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The proposed high-rise is disproportionate to the size of the property and inconsistent with the surrounding development pattern.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The proposed development would disrupt the existing pedestrian environment and create potential safety concerns due to proposed curb cuts along Clay Street.

(5) Economic hardship is not the sole justification of the variance.

The applicant failed to articulate a hardship to justify the variance request. The variance appears to be driven solely by financial consideration.

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

VAR

NOTICE OF VARIANCE

PROJECT NAME: Icon M Tower
REFERENCE NUMBER: 2025-0008

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 03/06/2025
Plat Name: Mister Car Wash Crosstimbers
Developer: ALJ Lindsey
Applicant: Windrose
App No/Type: 2025-0143 C2

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	0.9313	Total Reserve Acreage:	0.9313
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

001. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday. (1) Revise site plan to show 6' sidewalk along W. Crosstimbers Street.
2) Revise subdivision plat to reflect dual building line along W. Crosstimbers and Westcross Street

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 03/06/2025
Plat Name: Mister Car Wash Crosstimbers
Developer: ALJ Lindsey
Applicant: Windrose
App No/Type: 2025-0143 C2

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: 03/04/2025

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

2- 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).

CenterPoint: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please see Title Report.
All abbreviations on plat must be in Legend and/or notes of plat. Please ad F.C.

HPW-OCE- Drainage and Utility: Detention 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.

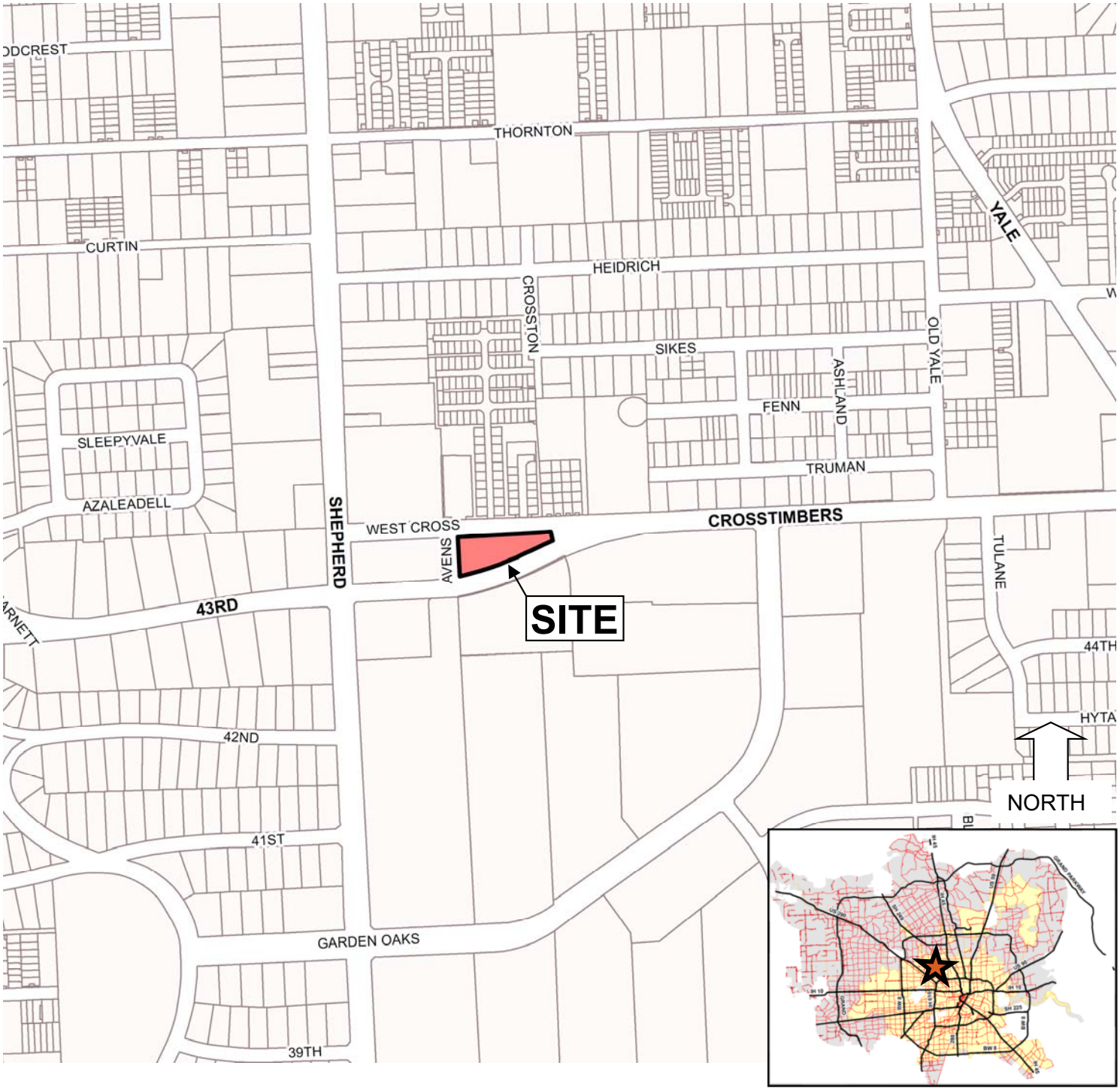
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Mister Car Wash Crosstimbers

Applicant: Windrose



D – Variances

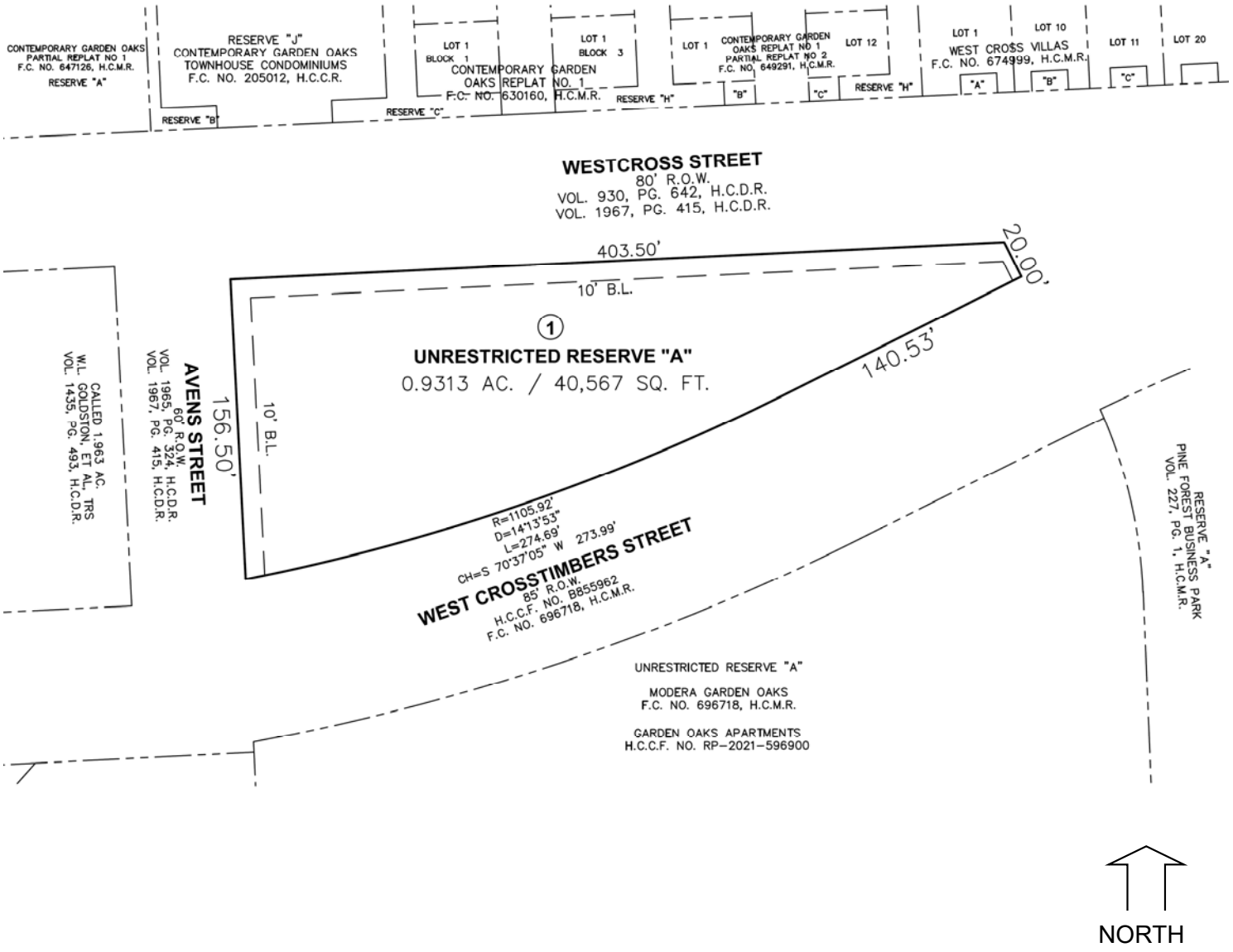
Site Location

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Mister Car Wash Crosstimbers

Applicant: Windrose



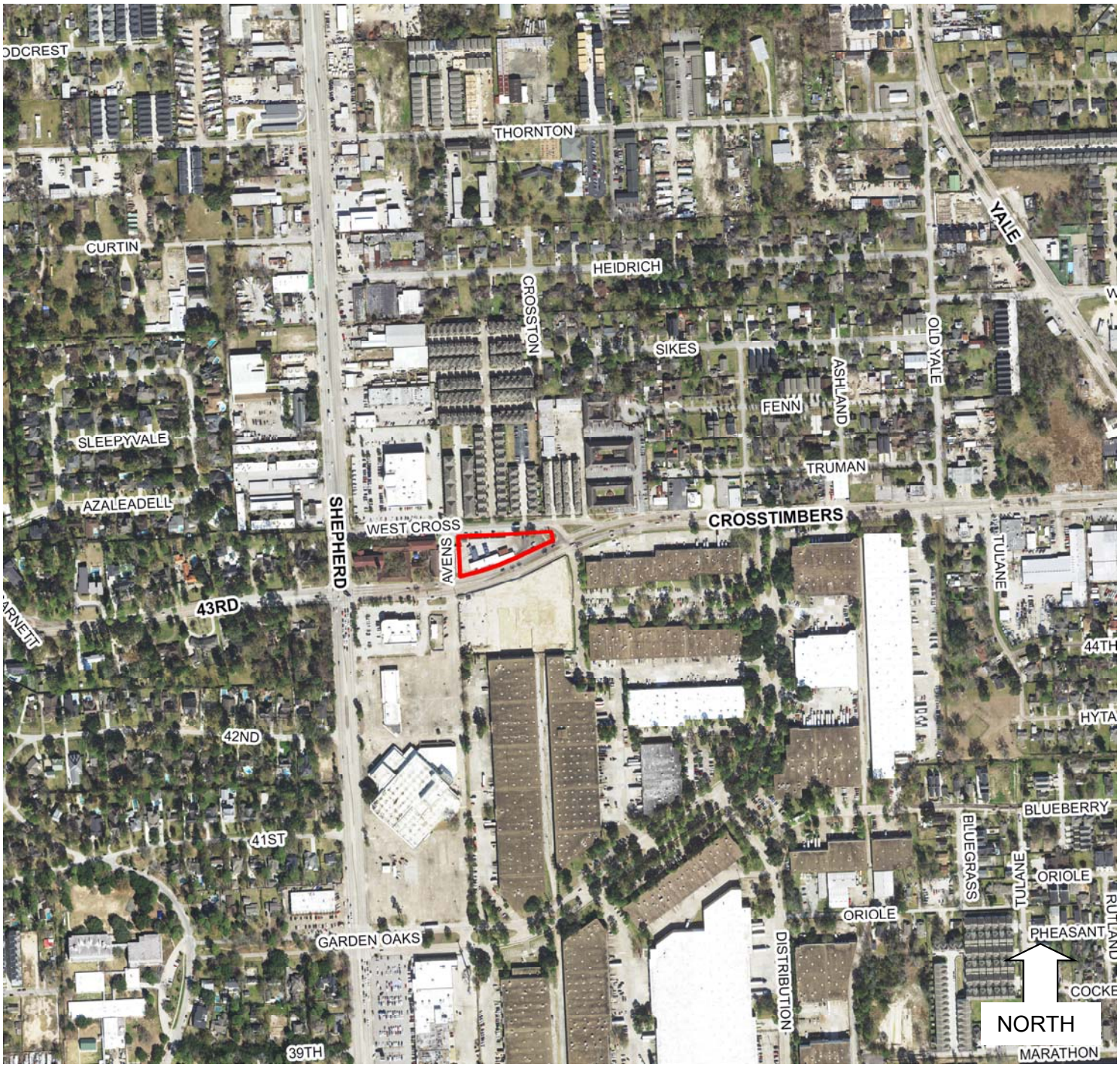
D – Variances **Subdivision**

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Mister Car Wash Crosstimbers

Applicant: Windrose



D – Variances

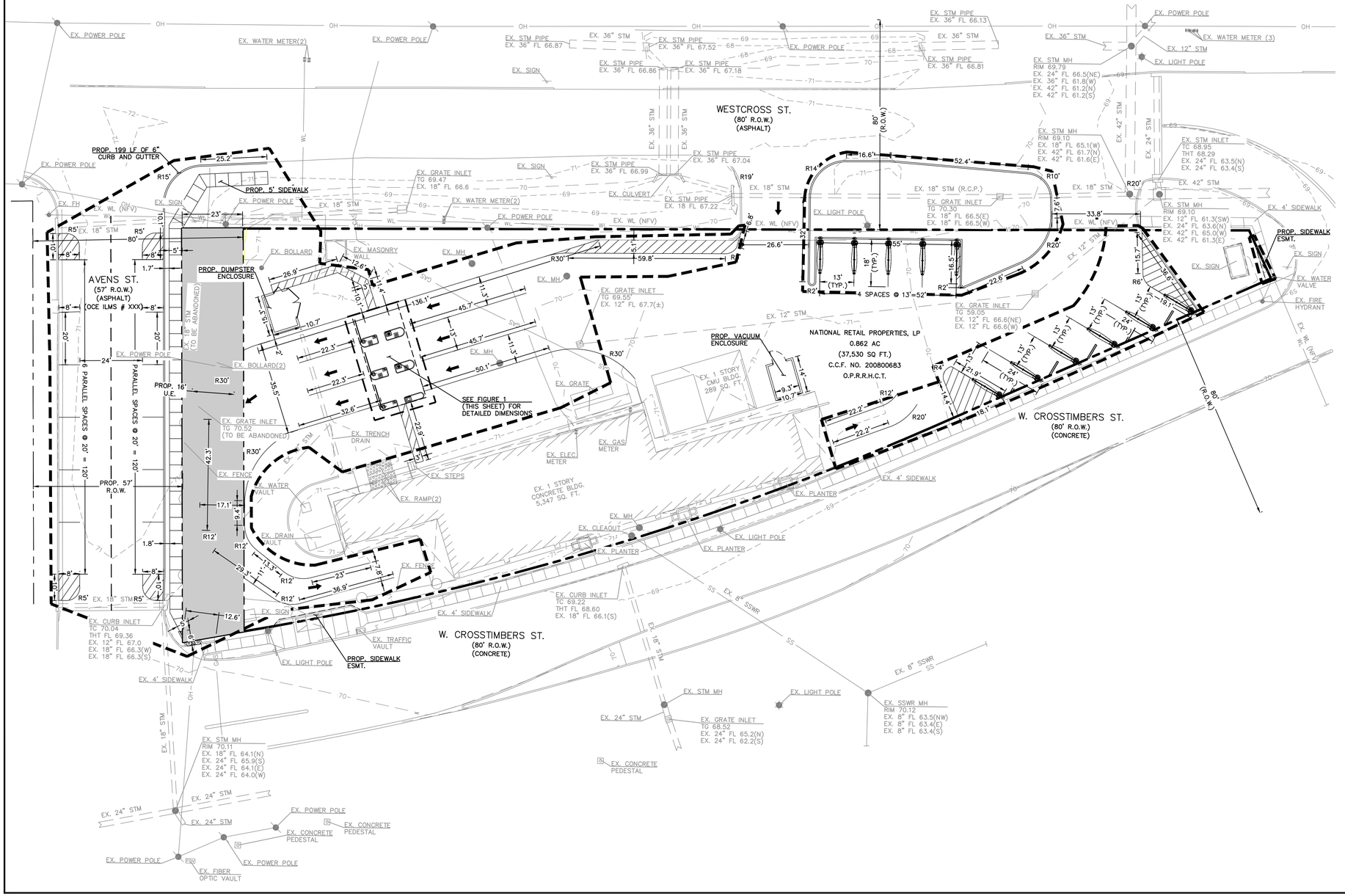
Aerial

SCOPE OF WORK NOTE

SCOPE OF WORK INCLUDES MAINTENANCE OF EXISTING PAVEMENT, PAVEMENT MARKINGS, PROPOSED NEW VACUUM STALLS, VACUUM PUMP ENCLOSURE, AND NEW DUMPSTER ENCLOSURE. THE EXISTING CONCRETE PARKING LOT TO BE DEMOLISHED AND REPLACED AT EXISTING GRADES. ONLY THE PARKING LOT IS PROPOSED TO BE MODIFIED/INSTALLED AND PERMITTED PER THIS SCOPE.

UTILITY SCOPE OF WORK NOTE

SCOPE OF WORK DOES NOT INCLUDE ANY WATER, SANITARY OR STORM WORK. NO WATER, OR SANITARY WILL BE PROPOSED OR MODIFIED WITHIN THIS SCOPE OF WORK. PLEASE SEE SCOPE OF WORK NOTE FOR WORK SCOPE.



0 10 20 40

1 inch = 20 ft.

GRAPHIC SCALE

BENCHMARK: HCFRM # 050160 "BRASS DISC" (STAMPED "E101 BM14")
FROM THE INTERSECTION OF W. CROSSTIMBERS AND AIRLINE, NORTH ALONG AIRLINE 0.15 MILES TO E. WHITNEY. WEST ALONG E. WHITNEY 0.1 MILES TO THE BENCHMARK ON THE LEFT.
ELEVATION = 56.41 FEET (NAVD88, 2001 ADJUSTMENT)
NORTHING = 13867298.39
EASTING = 3114096.51

TEMPORARY BENCHMARK "1": CUT IN CONCRETE FROM
THE INTERSECTION OF AVENS STREET AND WEST CROSSTIMBERS STREET TRAVEL EAST APPROXIMATELY 203 FEET "X" IS LOCATED ON THE NORTH RIGHT- OF-WAY LINE OF WEST CROSSTIMBERS STREET ON A CURB INLET. APPROXIMATELY 16' SOUTH SOUTHWEST FROM THE CENTER OF A MANHOLE AND BEING APPROXIMATELY 40' WEST SOUTHWEST FROM A LIGHT POLE
ELEVATION = 69.15 FEET
NORTHING = 13865938.23
EASTING = 3107048.38

TEMPORARY BENCHMARK "2": "TOP NUT" FIRE HYDRANT
LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF WEST CROSSTIMBERS STREET AND WESTCROSS STREET, FIRE HYDRANT IS ON THE NORTH RIGHT-OF-WAY OF WEST CROSSTIMBERS STREET. APPROXIMATELY 9.3' SOUTHWEST FROM AN "X" CUT IN CONCRETE BEING THE SOUTHEAST CORNER OF SUBJECT PROPERTY, APPROXIMATELY 10.3' SOUTHWEST FROM WATER VALVE AND BEING APPROXIMATELY 2.5' FROM THE BACK OF CURB OF WEST CROSSTIMBERS STREET.
ELEVATION = 73.15 FEET
NORTHING = 1386651.33
EASTING = 3107286.65

LEGEND

- PROPOSED R.O.W. ABANDONMENT
- EX. MANHOLE
- EX. STORM SEWER
- WL — EX. WATER LINE
- SS — EX. SANITARY SEWER LINE
- OH — EX. OVERHEAD POWER LINE
- GAS — EX. UNDERGROUND GAS LINE
- 100 — EX. MAJOR CONTOUR
- 99 — EX MINOR. CONTOUR
- LIMITS OF DISTURBED

GENERAL NOTES

1. PAVEMENT DIMENSIONS AND RADII ARE FACE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
2. RADII ARE 3' UNLESS OTHERWISE NOTED.
3. EXISTING CONCRETE SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER DRAINAGE PATTERNS FOR SITE SHALL NOT BE ALTERED FOR PROPOSED MAINTENANCE ACTIVITIES (I.E. RESTRIPING AND ISLANDS)
4. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS AND GRADES PRIOR TO COMMENCING WORK AND/OR ORDERING SITE SURVEY AND CONFLICT WITH PROPOSED DESIGN, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY.
5. PRIOR TO COMMENCING WORK, CONTRACTOR SHALL COORDINATE WITH OWNER ON PHASING OF WORK AND FEATURES THAT ARE TO REMAIN AND/OR REMOVED AND REPLACED WITHIN THE LIMITS OF DISTURBED.

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

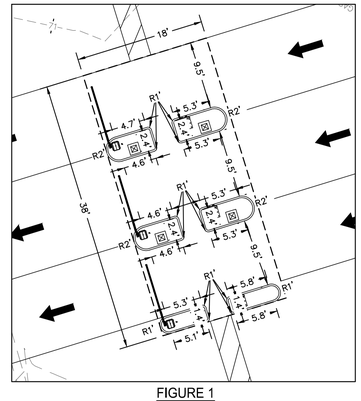


FIGURE 1
SCALE 1:10

CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST 72 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST – STOP CALL
TEXAS ONE CALL SYSTEM
1-800-344-8377
IN HOUSTON
(713)-223-4567

No.	REVISIONS	DATE

ALJ Lindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, Texas 77377
281.205.5965
FRN F-11526

PATRICK L. CARRIGAN
95617
REGISTERED
PROFESSIONAL ENGINEER
STATE OF TEXAS

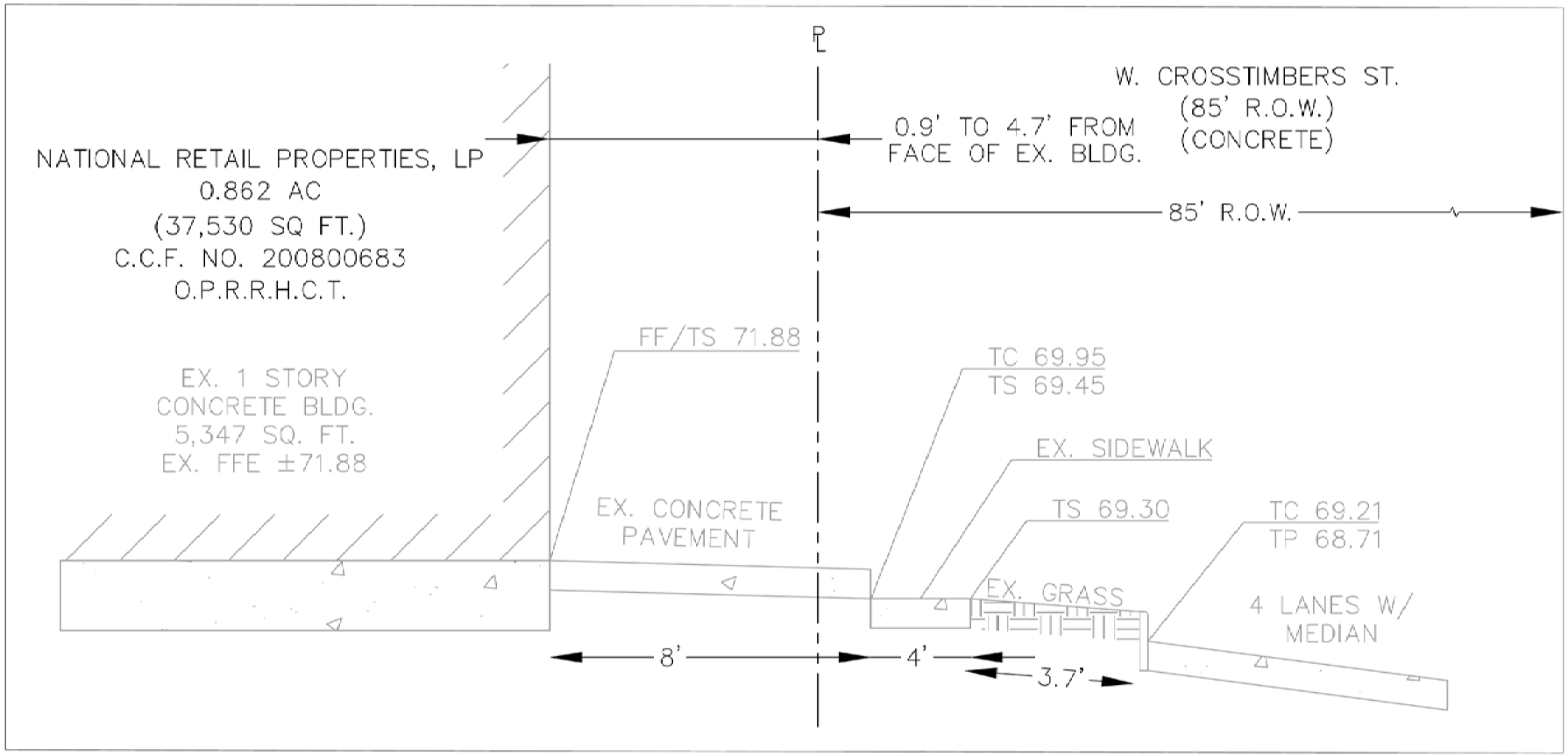
14 JUNE 2024

ALJ PROJECT NO.	686.24.CV.007
DATE:	JUN. 2024
SCALE:	1:20
DRAWN BY:	AB
CHECKED BY:	RAB

DIMENSION CONTROL EXHIBIT

MISTER CAR WASH
640 W. CROSSTIMBER ST.
HOUSTON TX, 77018

SHEET
C1.1



CROSS SECTION

N.T.S.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0143
Plat Name: Mister Car Wash Crosstimbers
Applicant: Windrose
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 reduced building line of variable width in lieu of the required 25' building line
Chapter 42 Section: 42-150

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

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
The subject property is 0.9313 acres located on West Crosstimbers, approximately 400 ft East of its intersection with North Shepherd Drive. The existing building has been in existence since 1970, with some updates taking place in 2018. It is in operation as a Mister Car Wash and the applicant wishes to make extensive improvements to the site to bring it up to the standards of the largest car wash chain in the United States. This will include expanding the driveway and adding stalls for car detailing and vacuuming. W. Crosstimbers is a major thoroughfare planned for 90. A 5'dedication was taken along the south line of the right of way by plat in 2021 (Modera Garden Oaks, FC NO. 696718), leaving 5' to dedicate along the subject property line. Being a major thoroughfare, W. Crosstimbers is to have a 25' building line. Due to the narrow triangular configuration of the small 1-acre lot, enforcement of the ROW dedication and building line will make the car wash project completely unworkable. Being a car-oriented service, as much space as possible needs to be devoted to driving lanes and parking spaces. This leaves little room to deviate from the design on the placement of the planned service stations and other improvements around the site.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
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 need for the variance is imposed upon the applicant because the building and its location in relation to the right of way predates the subdivision ordinance, and strict application of the code would constrain the operations on the site due to the cramped and unusual lot layout.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of the code is to standardize Houston public roads to maintain adequate mobility throughout the traffic grid. However, due to the position of the building, sidewalk, fence, bus stop, etc., and the already 60' in paving, it is unclear that an additional 5' will allow any meaningful expansion of traffic flow without causing significant encroachment of private and public improvements. In addition, there is an existing building on the parcel to the west which will prohibit expansion of the pavement to N. Shepherd Drive.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting variance will not damage public health and safety. Any proposed structures or modifications will necessarily fall within the footprint established by the 55-year-old structure. Pedestrian and transportation infrastructure has been maintained despite the building location and will not be further disturbed if the variance is granted.

(5) Economic hardship is not the sole justification of the variance.

The unusual configuration of the lot, along with the location of the existing building and ROW improvements, make the dedication of additional right of way, and the imposition of a 25' building line, an unnecessary hardship that will deprive the applicant of full use of the site.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0143
Plat Name: Mister Car Wash Crosstimbers
Applicant: Windrose
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 not dedicate ROW widening to West Crosstimbers 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: Major thoroughfares (1) The lesser of 100 feet or the right-of-way specified by the street hierarchy classification established by the major thoroughfare and freeway plan

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
The subject property is 0.9313 acres located on West Crosstimbers, approximately 400 ft East of its intersection with North Shepherd Drive. The existing building has been in existence since 1970, with some updates taking place in 2018. It is in operation as a Mister Car Wash and the applicant wishes to make extensive improvements to the site to bring it up to the standards of the largest car wash chain in the United States. This will include expanding the driveway and adding stalls for car detailing and vacuuming. W. Crosstimbers is a major thoroughfare planned for 90. A 5'dedication was taken along the south line of the right of way by plat in 2021 (Modera Garden Oaks, FC NO. 696718), leaving 5' to dedicate along the subject property line. Being a major thoroughfare, W. Crosstimbers is to have a 25' building line. Due to the narrow triangular configuration of the small 1-acre lot, enforcement of the ROW dedication and building line will make the car wash project completely unworkable. Being a car-oriented service, as much space as possible needs to be devoted to driving lanes and parking spaces. This leaves little room to deviate from the design on the placement of the planned service stations and other improvements around the site.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
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 need for the variance is imposed upon the applicant because the building and its location in relation to the right of way predates the subdivision ordinance, and strict application of the code would constrain the operations on the site due to the cramped and unusual lot layout.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of the code is to standardize Houston public roads to maintain adequate mobility throughout the traffic grid. However, due to the position of the building, sidewalk, fence, bus stop, etc., and the already 60' in paving, it is unclear that an additional 5' will allow any meaningful expansion of traffic flow without causing significant encroachment of private and public improvements. In addition, there is an existing building on the parcel to the west which will prohibit expansion of the pavement to N. Shepherd Drive.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting variance will not damage public health and safety. Any proposed structures or modifications will necessarily fall within the footprint established by the 55-year-old structure. Pedestrian and transportation infrastructure has been maintained despite the building location and will not be further disturbed if the variance is granted.

(5) Economic hardship is not the sole justification of the variance.

The unusual configuration of the lot, along with the location of the existing building and ROW improvements, make the dedication of additional right of way, and the imposition of a 25' building line, an unnecessary hardship that will deprive the applicant of full use of the site.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2025-0143
Agenda Item: 110
PC Action Date: 03/06/2025
Plat Name: Mister Car Wash Crosstimbers
Applicant: Windrose

Staff Recommendation: Defer Additional information reqd

Chapter 42 Sections: **42-150; 42-122**
Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)
To allow a reduced building line of variable width in lieu of the required 25' building line ;
To not dedicate ROW widening to West Crosstimbers Street. ;
Basis of Recommendation:
Defer for addition information

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
na

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
na

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
na

(3) The intent and general purposes of this chapter will be preserved and maintained;
na

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
na

(5) Economic hardship is not the sole justification of the variance.
na

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

February 14, 2025

NOTICE OF VARIANCE

PROJECT NAME: Mister Car Wash Crosstimbers
REFERENCE NUMBER: 2025-0143

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at 640 West Crosstimbers Street, at the northeast intersection of West Crosstimbers Street and Avens Street, east of North Shepherd Drive . 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 not dedicate ROW widening to West Crosstimbers, and 2- To allow a 0' Building line along West Crosstimber Street in lieu of the ordinance required 25' building line 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, March 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 Steven Henderson 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 03/06/2025
Plat Name: Victorino Estates
Developer: N/A
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
App No/Type: 2025-0365 C2

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	2.0000	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and Requirements for Approval

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

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 03/06/2025
Plat Name: Victorino Estates
Developer: N/A
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
App No/Type: 2025-0365 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: 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)
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)

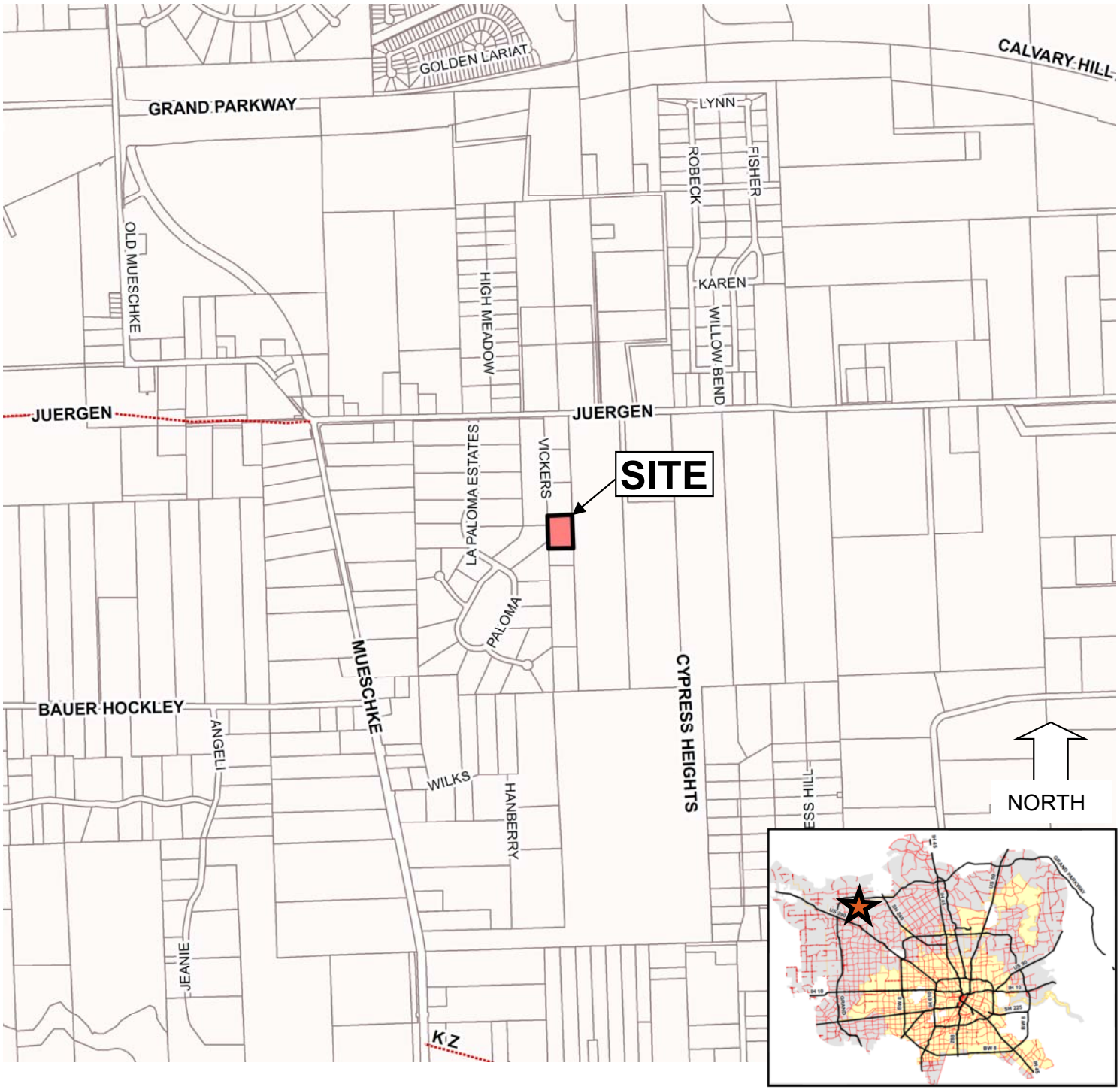
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Victorino Estates

Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC



D – Variances

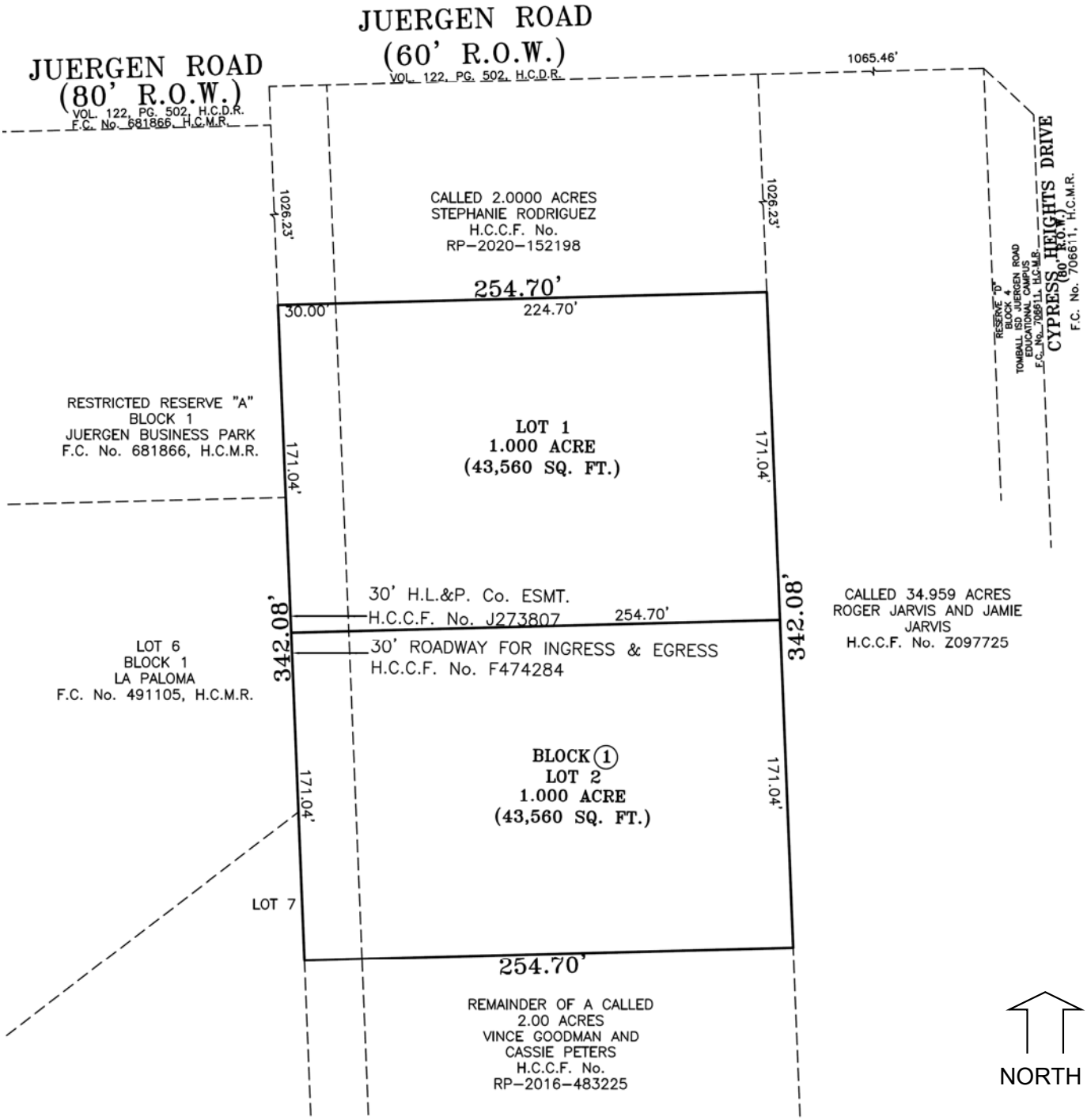
Site Location

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Victorino Estates

Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC



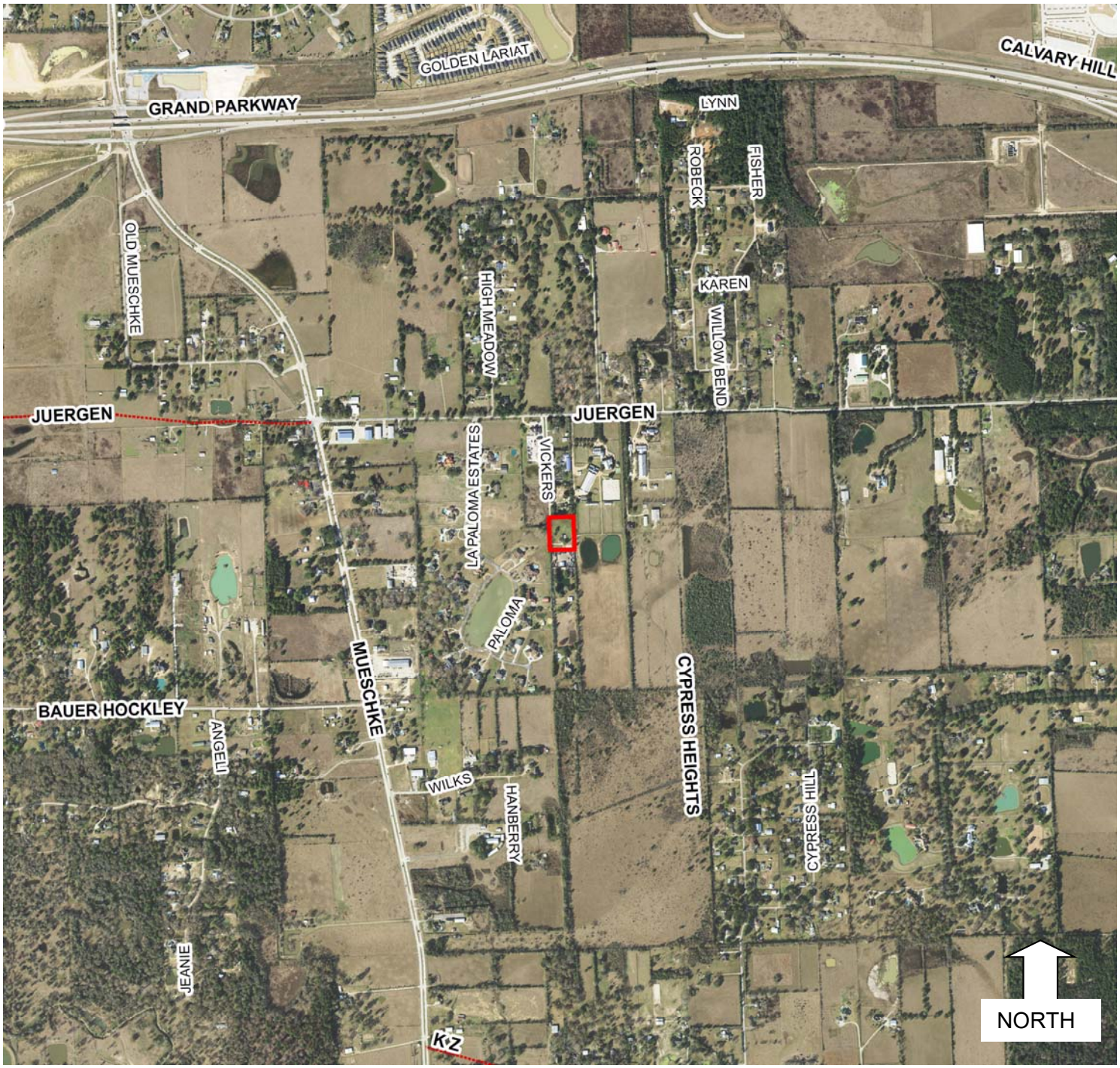
D – Variances **Subdivision**

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Victorino Estates

Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC



D – Variances **Aerial**


Juergen Rd
Juergen Rd
Juergen Rd
Juergen Rd
Juergen Rd
Mueschke Rd
Mueschke Rd
Mueschke Rd
La Paloma Estates Dr
Cypress Hts Dr
W Paloma Dr
E Paloma Dr
Access Easement (Vickers Rd) Shown with Red Line
Subject tract shown in green
Image © 2025 Airbus
Google Earth
Imagery Date: 10/23/2024 30°02'42.88" N 95°43'39.51" W elev 198 ft eye alt 5144 ft
1944

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0365
Plat Name: Victorino Estates
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
Date Submitted: 02/24/2025

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 single family residential lots to take access to Juergens Road via an existing 30-foot wide ingress/egress access easement.
Chapter 42 Section: 188

Chapter 42 Reference:
Sec. 42-188. - Lot access. (a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section except for lots within courtyard style development in accordance with section 42-194.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
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 2 acre tract (along with the surrounding tracts) all take access from this existing 30' access easement that acts as a minor street for the surrounding area and neighbors. This easement was created on February 8, 1978. We are seeking approval to utilize this easement for access to Juergens Road, as it is the most practical and feasible access route for our property.

(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 a variance are not a result of a hardship created by the applicant. It is an existing access easement that all tracts in the area are to take access to and from.

(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 because the tract will still have access to Juergen Road via the existing 30' access easement that is currently existing.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The site is located within a low-density area with large tracts of land, with an established residential neighborhood to the west. Allowing for the access easement ensures traffic from the established neighborhood would not mix with traffic from our acreage tracts of land that currently exist.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not the sole justification. It is an existing access easement that allowed the tracts that touch the easement take access to and from.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2025-0365
Agenda Item: 111
PC Action Date: 03/06/2025
Plat Name: Victorino Estates
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: **188**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow single family residential lots to take access to Juergens Road via an existing 30-foot wide ingress/egress access easement.;

Basis of Recommendation:

The site is located in the ETj of Harris County, east of Mueschke Road and south Juergan Rad. The applicant is requesting a variance to allow two lots to take access from a recorded access easement. Staff is in support of the request.
The site is a two-acre lot with an existing residential home. An access easement was created in 1978 to provide ingress/egress the multiple homes in lieu of a public street. The easement is 30' wide and connects to Juergan Road, a major thoroughfare. This is a long-standing existing condition and the addition of one single family does not drastically increase density allowed on the access easement.
Harris County has voiced no objection to the request, 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

(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 is that the ordinance requires the property to take access from a public r.o.w but the property contains a 30' easement intended for ingress/egress.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The property was created without access to a public street. An access easement was created in 1978 in lieu of a public street.

(3) The intent and general purposes of this chapter will be preserved and maintained;

This is a long-standing existing condition.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The addition of one single family does not drastically increase density allowed on the access easement.

(5) Economic hardship is not the sole justification of the variance.

The creation of a public street will serve a similar purpose of an access easement.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 03/06/2025
Plat Name: Sunset Valley East GP
Developer: D.R. Horton-Texas, LTD.
Applicant: DHI Engineering, LLC
App No/Type: 2025-0391 GP

Staff Recommendation:
Grant the requested special exception(s) and Approve the plat subject to the conditions listed

Total Acreage:	54.5240	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	285Y	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.

056. Sections of a subdivision shall be identified numerically and sequentially.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 03/06/2025
Plat Name: Sunset Valley East GP
Developer: D.R. Horton-Texas, LTD.
Applicant: DHI Engineering, LLC
App No/Type: 2025-0391 GP

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

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)
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)
Civil plans are required prior to recordation (HC-Infrastructure Regulations, CH 4.03,4.06, 7.02)
Verify Botkins Rd alignment matches with st dedication PLAT. (ch 42-125)
A TIA (Full or Limited) will be required 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)

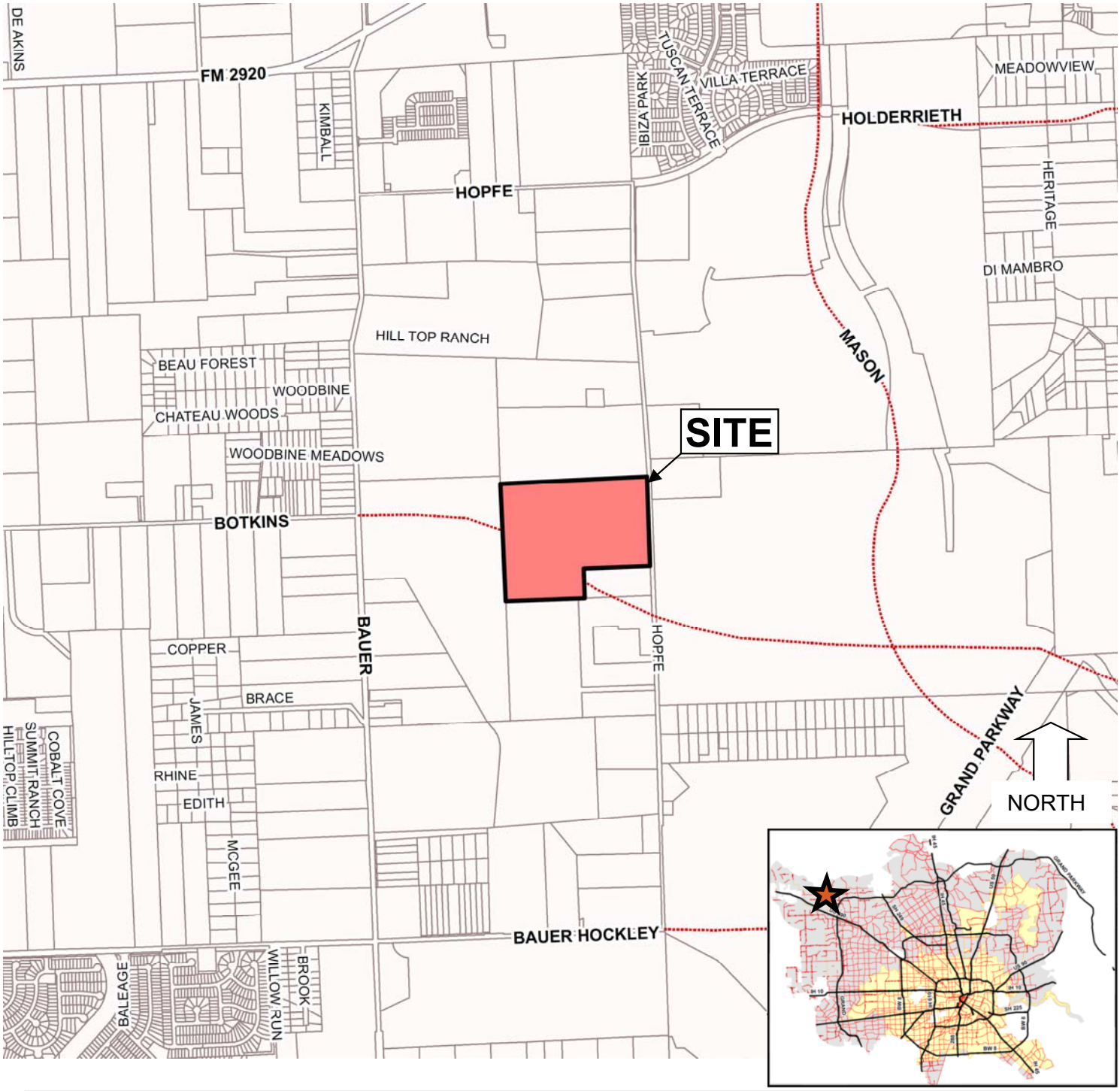
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Sunset Valley East GP

Applicant: DHI Engineering, LLC



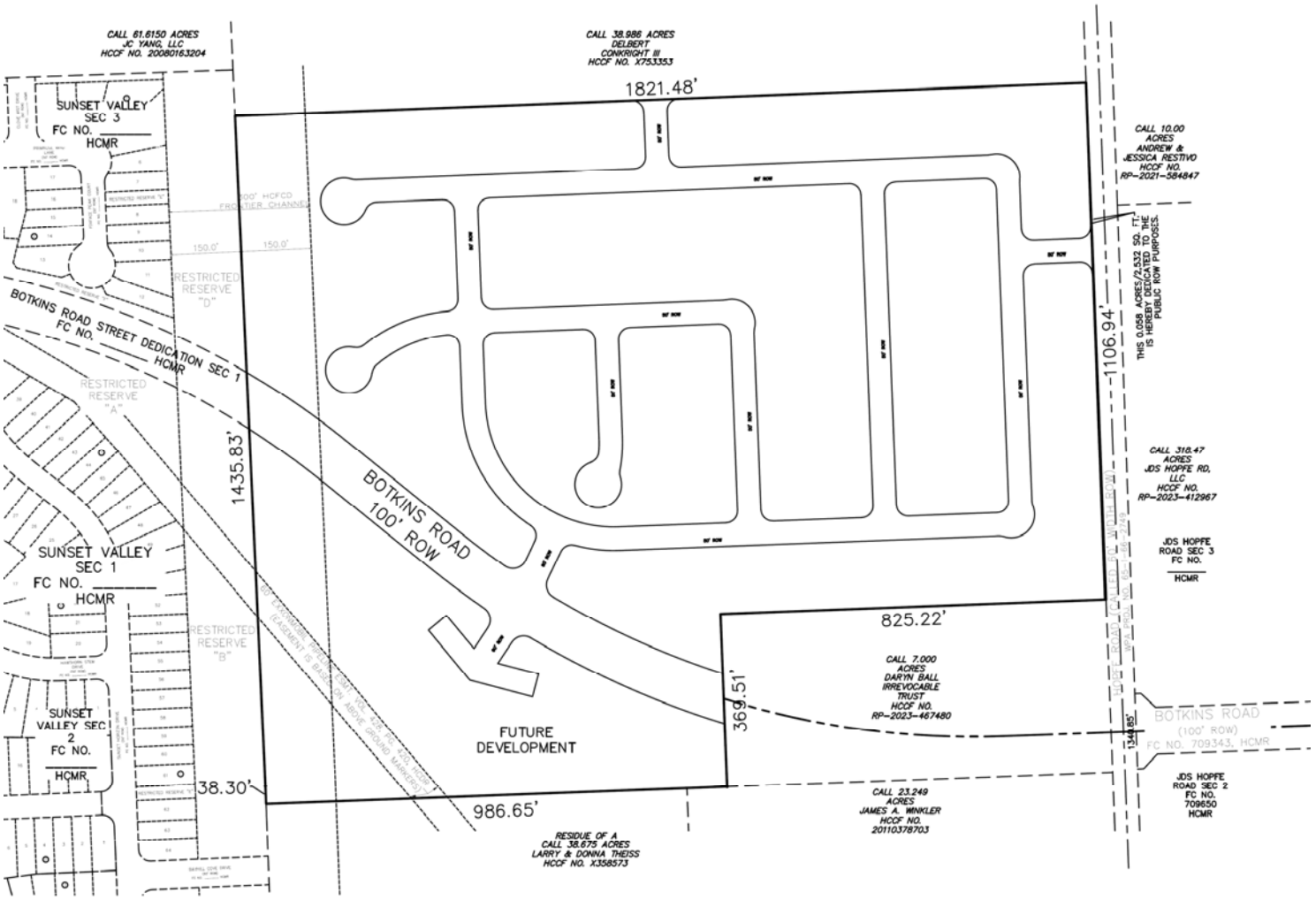
E – Special Exceptions Site Location

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Sunset Valley East GP

Applicant: DHI Engineering, LLC



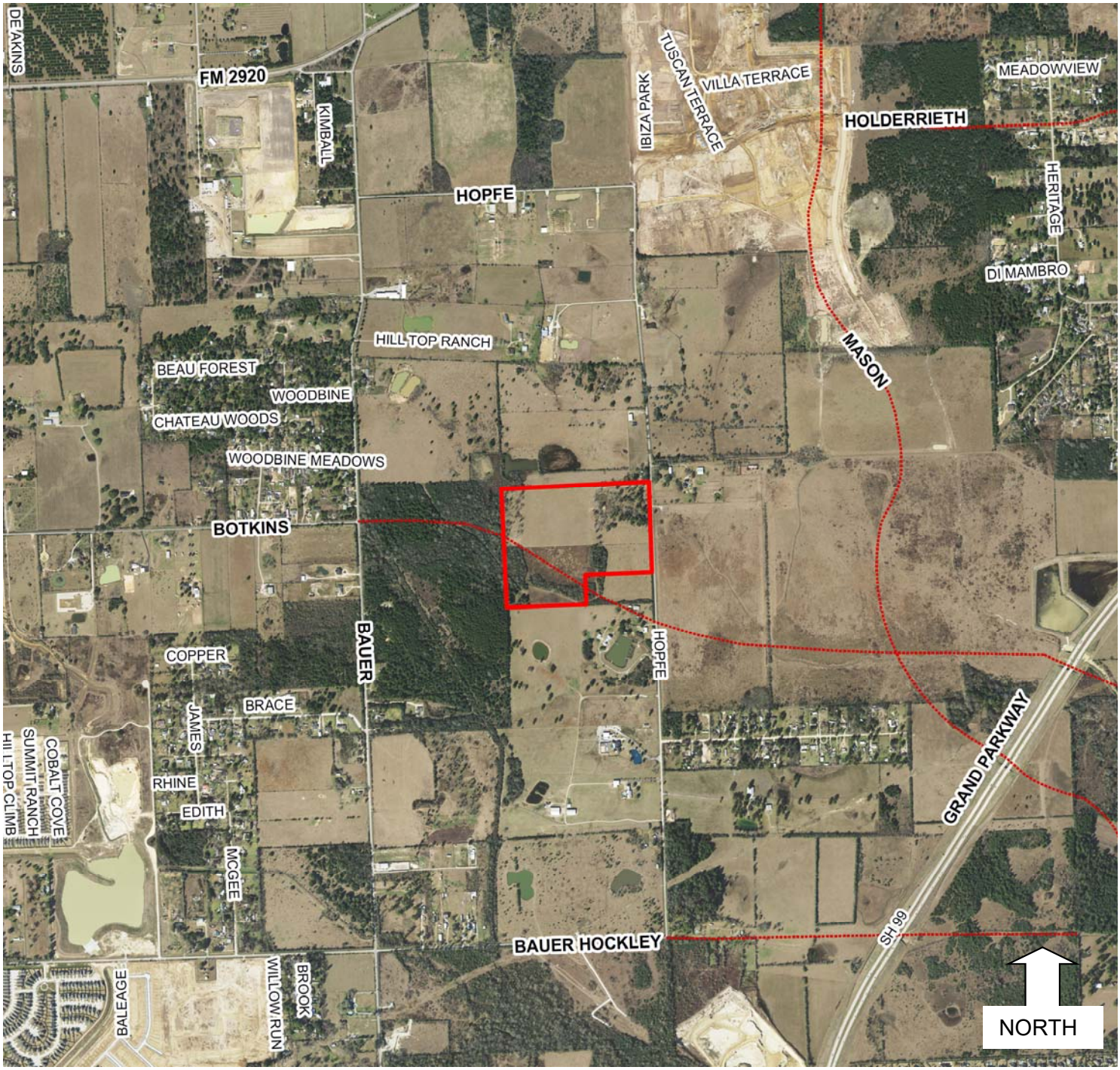
E – Special Exceptions Subdivision

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Sunset Valley East GP

Applicant: DHI Engineering, LLC



E – Special Exceptions Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Special Exception Request Form

Application Number: 2025-0391
Plat Name: Sunset Valley East GP
Applicant: DHI Engineering, LLC
Date Submitted: 02/24/2025

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 a reduced centerline radius to 1,800 feet along a major thoroughfare Botkins Road.
Chapter 42 Section: 132

Chapter 42 Reference:
Curves for the right-of-way of a major thoroughfare shall have a centerline radius of at least 2,000 feet. Reverse curves shall be separated by a tangent distance of not less than 100 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 extension of Botkins Road is a planned major thoroughfare located within the Sunset Valley East GP. Sunset Valley East is a proposed single-family residential development in the City of Houston's ETJ, Harris County. The development is situated between Sunset Valley Sec 1 and 3 to the west and Hopfe Road to the east. Botkins Road will eventually connect Sunset Valley development to JDS Hopfe Road development at Hopfe Road. The connection of Botkins Road to the west was previously established by Botkins Road Street Dedication Sec 1. Additionally, on January 11, 2024, the Houston Planning Commission granted a special exception to allow a reduced centerline radius of 1800' for the portion of Botkins Road within Sunset Valley that abuts Sunset Valley East. Due to these conditions, it is proposed that the centerline radius along Botkins Road be reduced to 1,800' until a connection is made at the Hopfe Road intersection. This reduction in centerline radii along Botkins Road is minor and only a 10.5% deviation from the required centerline radius of 2,000'. Additionally, it is proposed that the tangent separating the two curves be increased to 285'. While the reduced centerline radii along Botkins Road will not negatively affect the safety of travelers along the road, increasing the tangent between the curves will ensure that drivers have adequate time to prepare for the curves.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The proposed reduction in centerline radii along Botkins Road will achieve a result contemplated by the standard in article III or Chapter 42, as the proposed reduction is a minor deviation from the required 2,000' centerline radius. The roadway geometry along Botkins Road will not negatively impact the safety of drivers.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

As the proposed deviation is only a 10.5% reduction, it is not disproportionate to the requirement of the standard.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of this chapter will be preserved, as the reduction in centerline radii along Botkins is a minor deviation from the requirement. This minor deviation is required to ensure that Botkins Road within Sunset Valley East aligns with neighboring developments.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

As the proposed deviation is only a 10.5% reduction, the centerline radii along Botkins Road will still be safe for those travelling along the road. Additionally, it has been proposed that longer tangents between the two curves be provided. This will ensure that drivers are able to prepare for the next curve with ample time.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT

Special Exception Request Form

Application No: 2025-0391
Agenda Item: 112
PC Action Date: 03/06/2025
Plat Name: Sunset Valley East GP
Applicant: DHI Engineering, LLC

Staff Recommendation: Grant the requested special exception(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 132

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To allow a reduced centerline radius to 1,800 feet along a major thoroughfare Botkins Road.;

Basis of Recomendation:

The site along Botkins Road, east of Baure Road and west of Mason Road. The applicant is requesting a variance for a reduced centerline radius of 1800' for a major thoroughfare.
Staff is in support of the request.
The site is a vacant 54 acre general plan intended for resident subdivision. This general plan is located between two developments that received a similar variance for a reduced centerline radius along Botkins Road.
Botkins road to the west, is recorded with an 1800' centerline radius.
Botkins road, to the east, is also recorded.
The location of the two recorded street dedications does not leave enough distance for the reverse curve in this G.P to meet the centerline requirement of 2000' in such a short distance.
Harris County has voiced no objection to the request, staff recommendation is to grant the request variance and approve the plat 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 location of the two recorded street dedications does not leave enough distance for the reverse curve in this G.P to meet the centerline requirement of 2000' in such a short distance

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

This minor deviation will achieve a similar result as required by the ordinance.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

As the proposed deviation is only a 10.5% reduction, it is not disproportionate to the requirement of the standard.

(4) The intent and general purposes of this chapter will be preserved and maintained;

Allowing this deviation will ensure that Botkins Road will centerline tie into the adjacent street connection safely.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

A longer tangent has be provided in lieu of the recued centerline radius.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 03/06/2025
Plat Name: Modern Estates Village
Developer: Oc Plans & Permits
Applicant: Oc Plans & Permits
App No/Type: 2025-0148 C2R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	1.9970	Total Reserve Acreage:	1.9970
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:	New Caney MUD

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

Conditions and Requirements for Approval

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)

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

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

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: 113
Action Date: 03/06/2025
Plat Name: Modern Estates Village
Developer: Oc Plans & Permits
Applicant: Oc Plans & Permits
App No/Type: 2025-0148 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.

Montgomery County Engineer: Dedication and Acknowledgements do not comply with Montgomery County regulations.

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

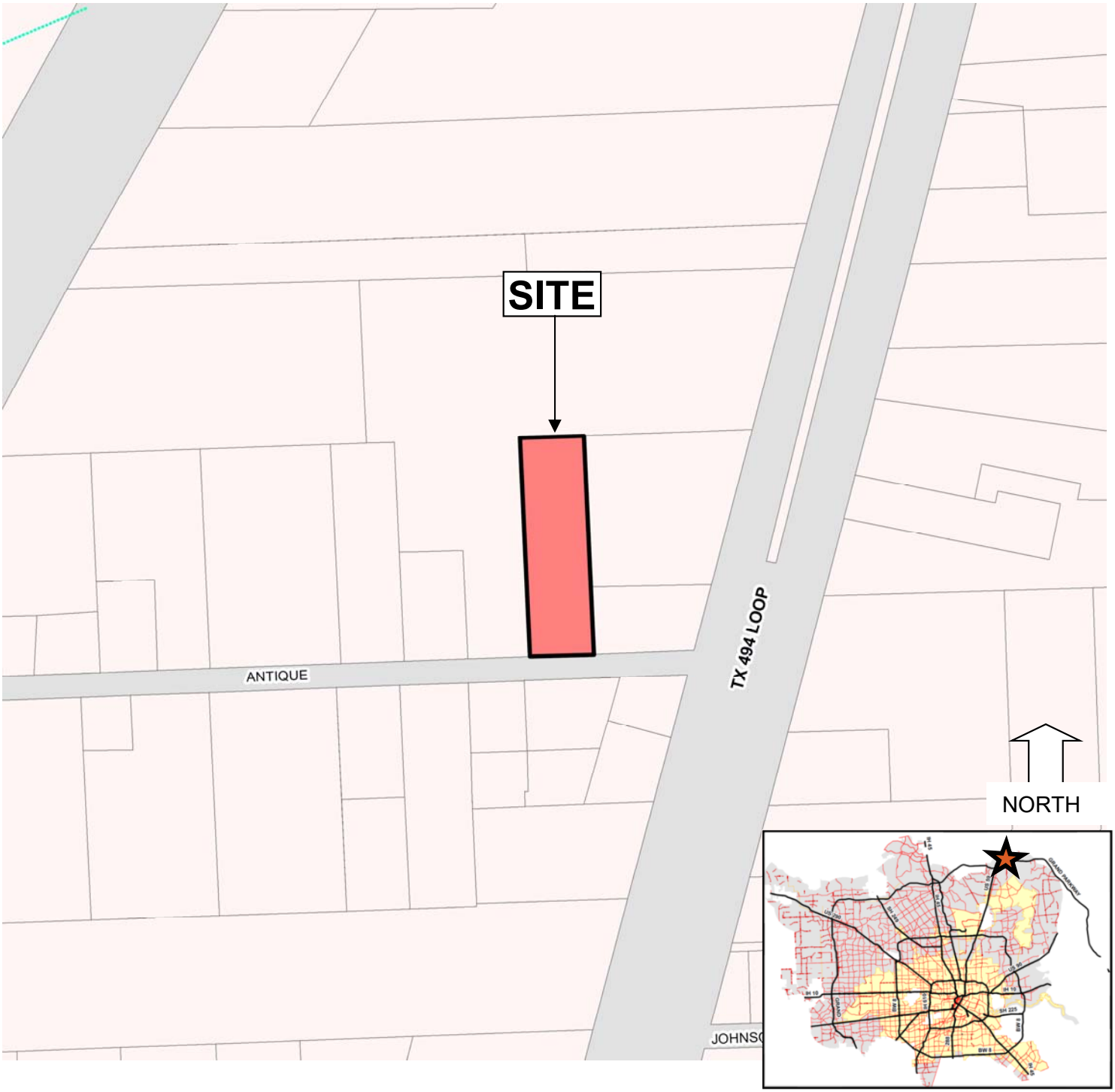
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Modern Estates Village

Applicant: Oc Plans & Permits



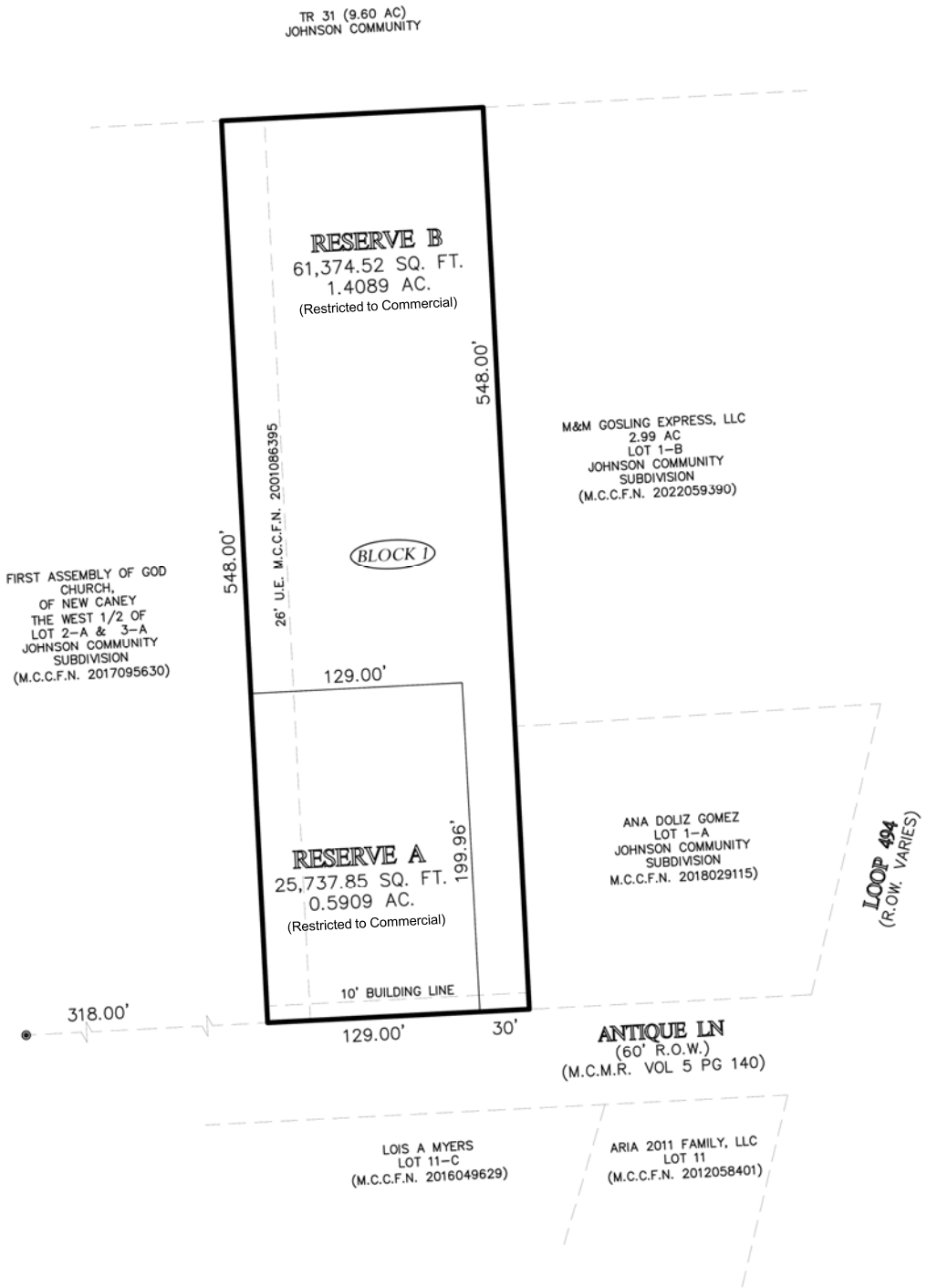
F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Modern Estates Village

Applicant: Oc Plans & Permits



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 03/06/2025**

Subdivision Name: Modern Estates Village

Applicant: Oc Plans & Permits

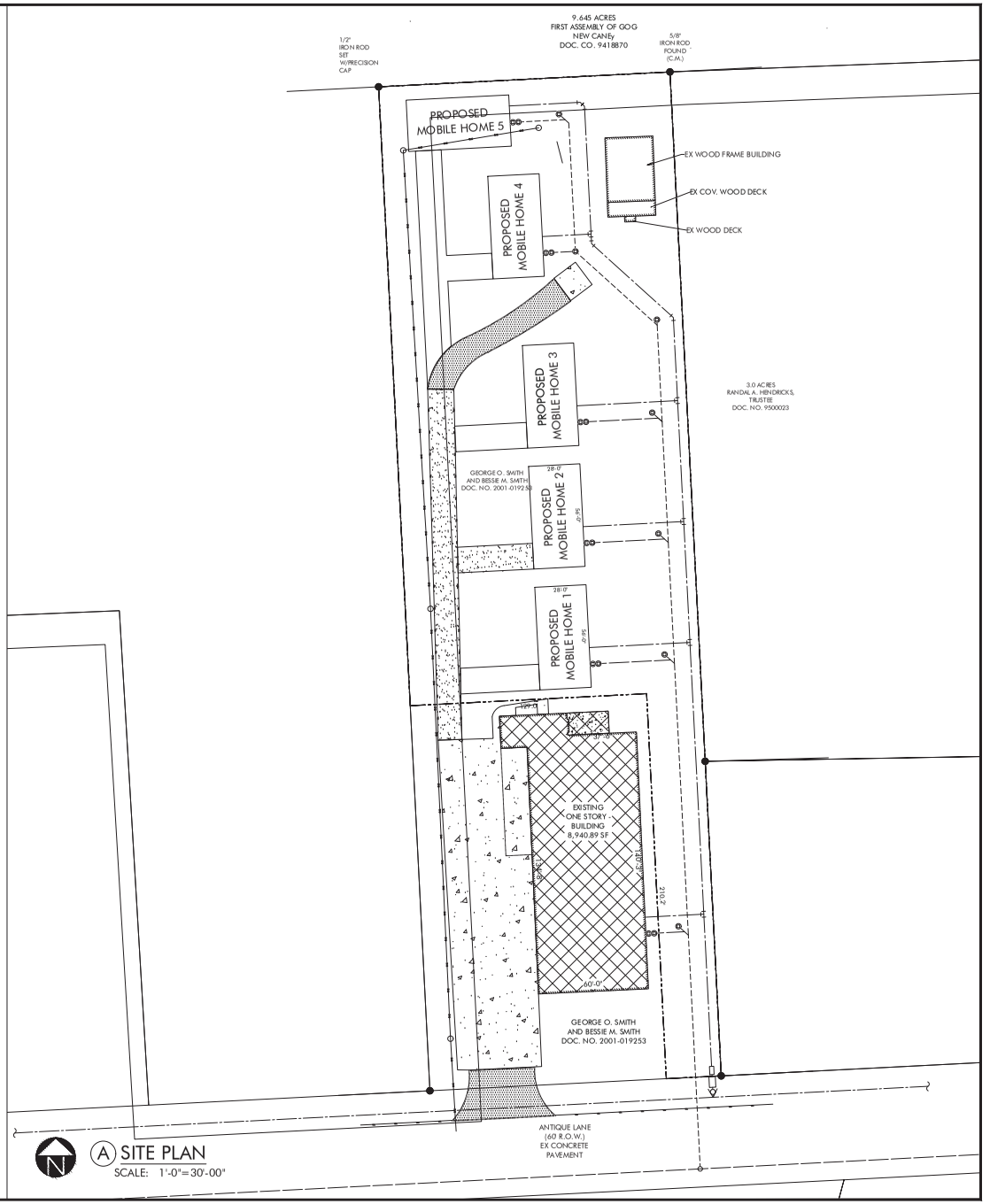


F- Reconsideration of Requirements **Aerial**

PROPERTY DESCRIPTION

OWNER NAME & FRANCHISE	GREAT AMERICAN EXPO
PROPERTY ADDRESS NEW	22955 ANTIQUE LN, CANEY, TX 77357
PARCEL NUMBER	P33497
LEGAL DESCRIPTION	22955 ANTIQUE LN
	INV/FURN/FIXT/EQUIP
STATE CLASS CODE	
LAND USE CODE	

LOT SIZE	87,132.78 SF
EXISTING ONE STORY BUINDING	8,940.00 SF
TOTAL AREA	8,940.00 SF



A SITE PLAN
SCALE: 1'-0"=30'-00"

A PROJECT FOR:

STEPHANIE NEONAKIS

22955 ANTIQUE LN,
NEW CANEY, TX 77357

LEGAL DESCRIPTION:
S624000 - JOHNSON COMMUNITY, LOT 2-B, ACRES 1.997

ISSUES / REVISIONS

No.	DATE	DESCRIPTION
	12.23.2024	ISSUE FOR PLAN CHECK

JOB NUMBER: ANTIQUE LANE
DRAWN BY: OCDD *CHECKED BY:* OO
DATE: 12.23.2024
SCALE: N.T.S.
SHEET DESCRIPTION:

SITE PLAN

SHEET NUMBER:

C1.00

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application No: 2025-0148
Plat Name: Modern Estates Village
Applicant: Oc Plans & Permits
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 requirement or condition being sought:
To allow a reserve to have 30' of frontage
Chapter 42 Section: 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: TYPE OF RESERVE - Unrestricted; MINIMUM SIZE - 5,000 sq. ft.; TYPE OF STREET OR SHARED DRIVEWAY - Public street; MINIMUM STREET OR SHARED DRIVEWAY WIDTH - 60'; MINIMUM STREET OR SHARED DRIVEWAY FRONTAGE - 60'.

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:
See variance request form.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0148
Plat Name: Modern Estates Village
Applicant: Oc Plans & Permits
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 reserve to have 30' of frontage instead of the required 60'.

Chapter 42 Section: 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: TYPE OF RESERVE - Unrestricted; MINIMUM SIZE - 5,000 sq. ft.; TYPE OF STREET OR SHARED DRIVEWAY - Public street; MINIMUM STREET OR SHARED DRIVEWAY WIDTH - 60'; MINIMUM STREET OR SHARED DRIVEWAY FRONTAGE - 60'.

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;
I am writing to formally request a variance for the property located at 22955 Antique lane, New Caney TX 77357. The current platting regulation requires a minimum frontage of 60 feet; however, I am requesting that this requirement be reduced to 30 feet. The purpose of this variance is to provide necessary access to the proposed reserve at the rear of the property. The back of the property may be the only feasible area for development. This hardship is inherent to the property and not a result of any actions taken by the applicant. Granting the variance in this scenario addresses these natural limitations, ensuring the project remains viable without compromising community standards. Developing toward the back of the property can make the best use of the available land. The front portion of the property already has an existing building that limit development flexibility. By allowing development at the back, the variance enables a more efficient layout that aligns with the natural configuration of the site.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
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, and it is only 30' because there is an existing metal building that doesn't allow a wider frontage.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Developing a mobile home park at the rear of your property offers several advantages: 1. Optimized Land Utilization: Utilizing the back portion of the property can maximize its potential, especially if the front area has already an existing building. This approach allows for efficient use of space,

accommodating more units while preserving the property's frontage. 2. Accommodation of Inherent Physical Conditions: If the property's rear is the most suitable area for development due to its topography or existing natural features, focusing construction there addresses these inherent characteristics. This strategy ensures that development aligns with the land's natural layout, minimizing environmental disruption and construction challenges. 3. Enhanced Community and Economic Benefits: Establishing a mobile home park can provide affordable housing options, addressing critical community needs. By situating the development at the back of the property, it reduces visual impact on existing neighborhoods and manages traffic flow effectively. This placement supports local economic growth by attracting residents and creating a balanced land-use plan that aligns with public policy goals.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

This variance will allow for a more efficient use of the property by facilitating proper ingress and egress to the proposed development area without compromising safety or functionality. Granting the variance should not cause harm to surrounding properties or the community. This involves assessing potential impacts like increased traffic, environmental concerns, or strain on public services. Development will provide essential services or housing without introducing hazards, it aligns with public interests.

(5) Economic hardship is not the sole justification of the variance.

The current lot configuration imposes a unique hardship by limiting access and potentially diminishing the utility and value of the rear parcel. Granting this variance would mitigate those challenges and align with the overall intent of the ordinance. Additionally, a mobile home park can address critical housing needs and support community development goals by providing affordable living options. By utilizing the back of the property, the development minimizes impacts on existing neighborhood aesthetics and traffic flow, while simultaneously contributing to local economic growth. This approach also aligns with sound public policy by promoting responsible, community-focused land use.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2025-0148
Agenda Item: 113
PC Action Date: 03/06/2025
Plat Name: Modern Estates Village
Applicant: Oc Plans & Permits

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 a reserve to have 30' of frontage instead of the required 60'.;

Basis of Recommendation:

The site is located within the Houston ETJ, Montgomery County, north along Antique Lane, east of US 59, and west of Loop 494.

The applicant is proposing two restricted reserves for commercial use and is requesting a variance to allow proposed reserve B to have 30’ of frontage on a public street, instead of the required 60’.

Staff is in support of the request.

There is currently an existing commercial structure on the subject site. The applicant plans to keep the existing commercial structure in proposed commercial reserve A and build mobile homes in the proposed commercial reserve B. Due to the existing structure being preserved, the applicant is unable to provide proposed commercial reserve B more frontage on a public street. In addition, the proposed reserve B meets county’s minimum road frontage requirements for flag-style reserve configurations. Also, per Montgomery County, reserves cannot be subdivided by metes and bounds; therefore, the applicant has submitted a subdivision plat to meet county’s requirements.

Montgomery County has no objections.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

There is currently an existing commercial structure on the subject site. The applicant plans to keep the existing commercial structure in proposed commercial reserve A and build mobile homes in the proposed commercial reserve B. Due to the existing structure being preserved, the applicant is unable to provide proposed commercial reserve B more frontage on a public street. In addition, the proposed reserve B meets county’s minimum road frontage requirements for flag-style reserve configurations. Also, per Montgomery County, reserves cannot be subdivided by metes and bounds; therefore, the applicant has submitted a subdivision plat to meet county’s requirements.

(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;

There is currently an existing commercial structure on the subject site. The applicant plans to keep the existing commercial structure in proposed commercial reserve A and build mobile homes in the proposed commercial reserve B. Due to the existing structure being preserved, the applicant is unable to provide proposed commercial reserve B more frontage on a public street. In addition, the proposed reserve B meets county's minimum road frontage requirements for flag-style reserve configurations. Also, per Montgomery County, reserves cannot be subdivided by metes and bounds; therefore, the applicant has submitted a subdivision plat to meet county's requirements.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The proposed reserve B meets county's minimum road frontage requirements for flag-style reserve configurations. Sufficient access will be provided to reserve B.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The proposed reserve B meets county's minimum road frontage requirements for flag-style reserve configurations. Sufficient access will be provided to reserve B.

(5) Economic hardship is not the sole justification of the variance.

There is currently an existing commercial structure on the subject site. The applicant plans to keep the existing commercial structure in proposed commercial reserve A and build mobile homes in the proposed commercial reserve B. Due to the existing structure being preserved, the applicant is unable to provide proposed commercial reserve B more frontage on a public street. In addition, the proposed reserve B meets county's minimum road frontage requirements for flag-style reserve configurations. Also, per Montgomery County, reserves cannot be subdivided by metes and bounds; therefore, the applicant has submitted a subdivision plat to meet county's requirements.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 114
Action Date: 03/06/2025
Original Action Date: 03/21/2024
Plat Name: Beamer Business Park
Developer: Windrose
Applicant: Windrose
App No : 2024-0486
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	13.4230	Total Reserve Acreage:	13.2114
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77546	617T	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: 115
Action Date: 03/06/2025
Original Action Date: 03/21/2024
Plat Name: BW Interests
Developer: McKim and Creed
Applicant: McKim and Creed
App No : 2024-0434
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	5.0000	Total Reserve Acreage:	4.5506
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	77433	366N	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: 116
Action Date: 03/06/2025
Original Action Date: 03/21/2024
Plat Name: Cadence Creek Cottages
Developer: Windrose
Applicant: Windrose
App No : 2024-0495
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	14.6400	Total Reserve Acreage:	14.6400
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77388	290M	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: 117
Action Date: 03/06/2025
Original Action Date: 05/02/2024
Plat Name: Campos at Sundown
Developer: Carranza Outsource Drafting
Applicant: Carranza Outsource Drafting
App No : 2024-0463
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	0.6230	Total Reserve Acreage:	0.6230
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 118
Action Date: 03/06/2025
Original Action Date: 04/04/2024
Plat Name: Donovan Hangars
Developer: Dart Land Services LLC
Applicant: Dart Land Services LLC
App No : 2024-0538
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	1.4201	Total Reserve Acreage:	1.4201
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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: 119
Action Date: 03/06/2025
Original Action Date: 03/21/2024
Plat Name: Elyson Pavilion Way and Elyson Square Way Street Dedication and Reserves
Developer: LJA Engineering, Inc.- (Houston Office)
Applicant: LJA Engineering, Inc.- (Houston Office)
App No : 2024-0410
App Type: C3P

Staff Recommendation:
Approve

Total Acreage:	8.2010	Total Reserve Acreage:	6.5950
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 171

County	Zip	Key Map ©	City / ETJ
Harris	77433	405Q	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: 120
Action Date: 03/06/2025
Original Action Date: 03/21/2024
Plat Name: Garden Oaks Storage
Developer: Windrose
Applicant: Windrose
App No : 2024-0484
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	0.7043	Total Reserve Acreage:	0.7043
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	452P	City

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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: 03/06/2025
Original Action Date: 04/04/2024
Plat Name: Hufsmith Kohrville Business Park
Developer: Hovis Surveying Company Inc.
Applicant: Hovis Surveying Company Inc.
App No : 2024-0501
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	4.0186	Total Reserve Acreage:	4.0160
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	77375	329A	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: 122
Action Date: 03/06/2025
Original Action Date: 04/04/2024
Plat Name: Northwest 99 Business Park Sec 1
Developer: Quiddity Engineering - Katy
Applicant: Quiddity Engineering - Katy
App No : 2024-0591
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	47.9400	Total Reserve Acreage:	45.8300
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	286X	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: 123
Action Date: 03/06/2025
Original Action Date: 03/21/2024
Plat Name: Providence Atascocita
Developer: Windrose
Applicant: Windrose
App No : 2024-0480
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	3.2440	Total Reserve Acreage:	3.2440
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:	Harris County MUD 278

County	Zip	Key Map ©	City / ETJ
Harris	77346	377A	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: 124
Action Date: 03/06/2025
Original Action Date: 03/07/2024
Plat Name: Willow Business Park
Developer: Windrose
Applicant: Windrose
App No : 2024-0372
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	66.2300	Total Reserve Acreage:	66.2300
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	77377	327D	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

ITEM: 125

Meeting Date: 03/06/25

Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
N/A	Philip Niksch	832-566-1120	pdniksch@gmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
8419 Lorrie Drive	25008707	77025	5254B	532Q	K

HCAD ACCOUNT NUMBER(S): 0813000000004

PROPERTY LEGAL DESCRIPTION: Lot 4 & Tract 3b, Block 1, Knollwood Village Sec 9

PROPERTY OWNER OF RECORD: Philip Dale Niksch & Danielle Kristen Price

ACREAGE (SQUARE FEET): 9,800 sq. ft.

WIDTH OF RIGHTS-OF-WAY: Lorrie Drive: 60 ft.; Bluegate Court: 60 ft.

EXISTING PAVING SECTION(S): Lorrie Drive: 26 ft.; Bluegate Court: 26 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.]: 1693 sq. ft. single-family residence

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 3034 sq. ft. single-family residence

PURPOSE OF VARIANCE REQUEST: To request a 10-foot garage building line in lieu of the ordinance required 20-foot garage building line for a new single-family residence.

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

ITEM: 125

Meeting Date: 03/06/25

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): We intend to demolish our current home and build new on our lot. We want to locate our garage in the northeast corner of the property per the building lines on the survey. This results in a 10 ft. setback off the property line. We will be adding a 5 ft. wide sidewalk at the back of curb per the proposed site plan. A sidewalk modification request has been submitted for approval as sidewalks in Knollwood Village are at back of curb.

Given the proposed location of the garage and the proposed location of the sidewalk, there would be 20 ft. from the edge of sidewalk to the garage door. This would allow for a vehicle to be parked in the driveway and not block the sidewalk, which meets the intent of sections 42-156 (c) and 42-157 (b2) in the city of Houston Code of Ordinances.

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

The current garage sits at the northeast corner of the property. The garage can maintain a similar location, have a sidewalk added at back of curb, and meet the intentions of Chapter 42 guidelines. Enforcing the Chapter 42 garage setback guidelines would require the driveway to be relocated to Lorrie Dr. This would result in the driveway not being aligned with the garage and potentially damaging roots to a 75-year-old live oak tree.

Furthermore, the house being aligned towards the northeast corner of the lot as shown on the site plan would maximize the space available for the back and side yards, providing our children and pets with the maximum amount of area to play in safely. Pushing the house to the west to maintain 19 ft. off the building line on the east side of the property would greatly reduce this available space for them to be able to play in safely.

(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;

There is no hardship created or imposed by the applicant. An alternative driveway is possible, but it is less desirable due to potential safety concerns associated with a driveway that is not straight into the garage as well as potential damage to the live oak tree.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent of Chapter 42 garage setback guidance is to ensure that sidewalks crossing over driveways would not be impeded if a vehicle parked in the driveway rather than the garage. If this variance request is approved, the intent would still be met as there would be 20' between the garage and sidewalk.

DEVELOPMENT PLAT VARIANCE

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Granting of this variance will not be injurious to the public health, safety or welfare as there would be enough clearance from the garage to the sidewalk to allow for pedestrians to cross the sidewalk safely.

(5) Economic hardship is not the sole justification of the variance.

Economic hardship is not a reason for requesting this variance. The reason for the variance is to utilize the property in a similar manner as it is done today. This provides for an optimum use of land when constructing this new residence. It maximizes the size of the back and side yards, which will provide our children with ample space to safely play and grow in this home for many years to come. Pushing the house to the west to maintain 19 ft off the property line on the east side of the property would reduce this available space for them to be able to play in safely.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 125

Meeting Date: 03/06/25

Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

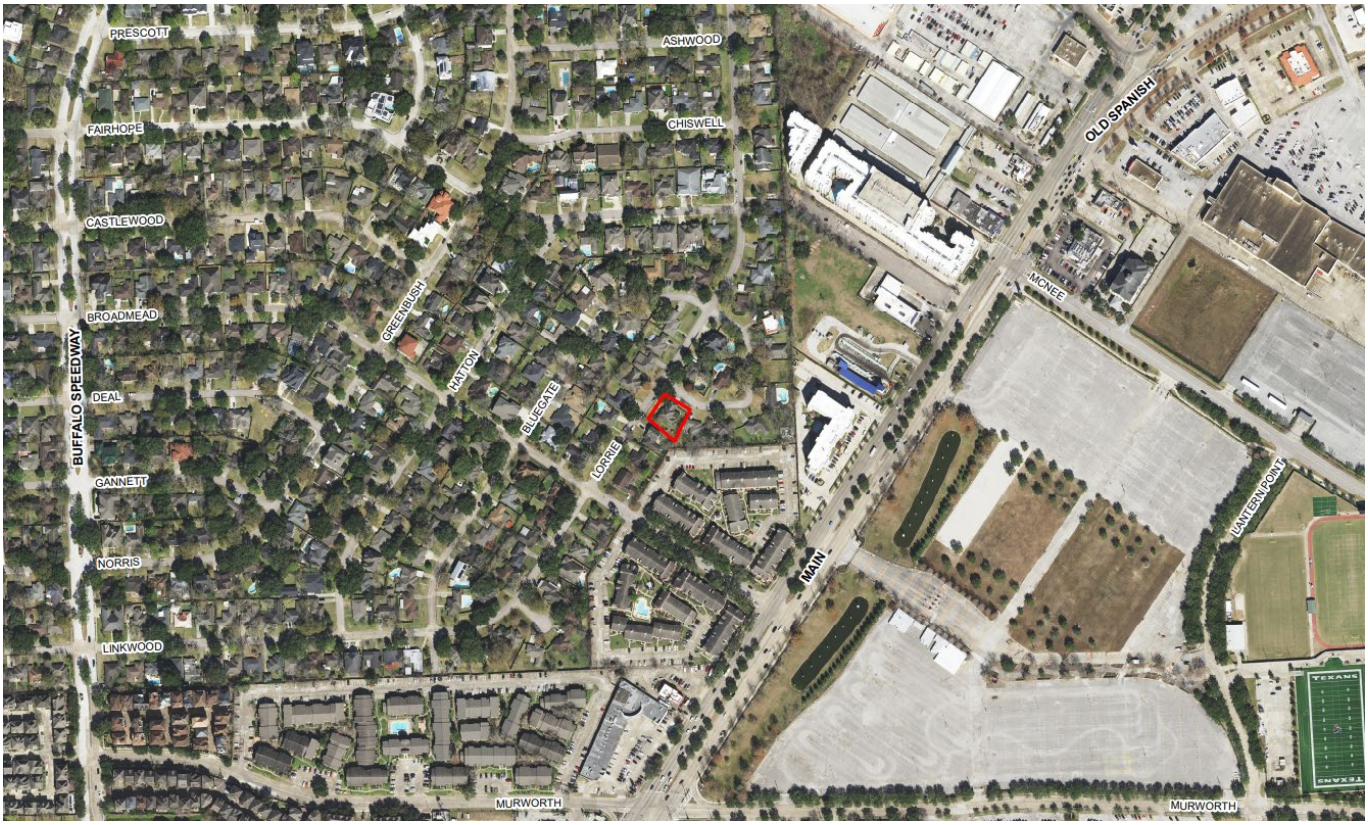
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Aerial Map



DEVELOPMENT PLAT VARIANCE

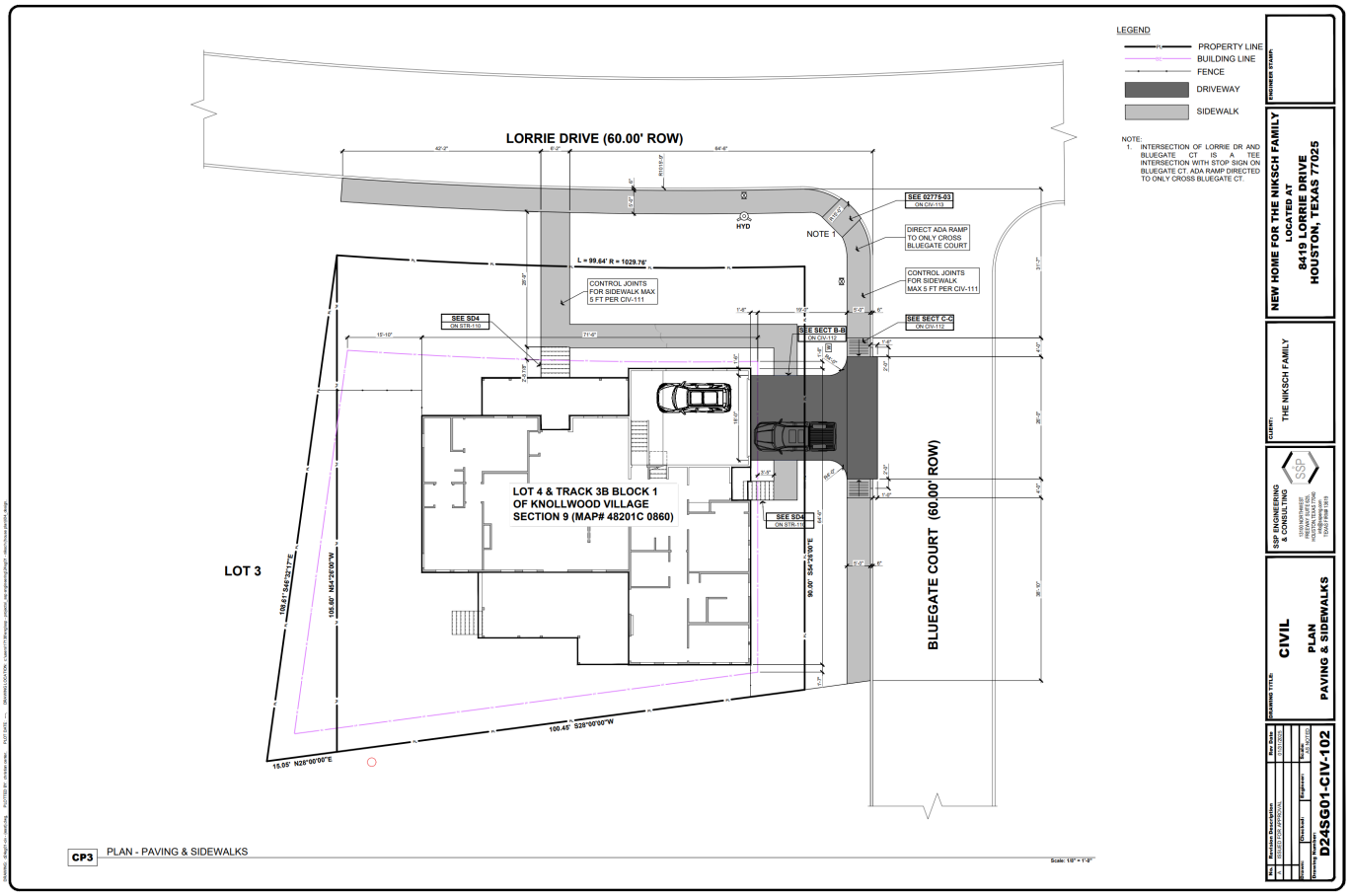
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Site Plan



DEVELOPMENT PLAT VARIANCE

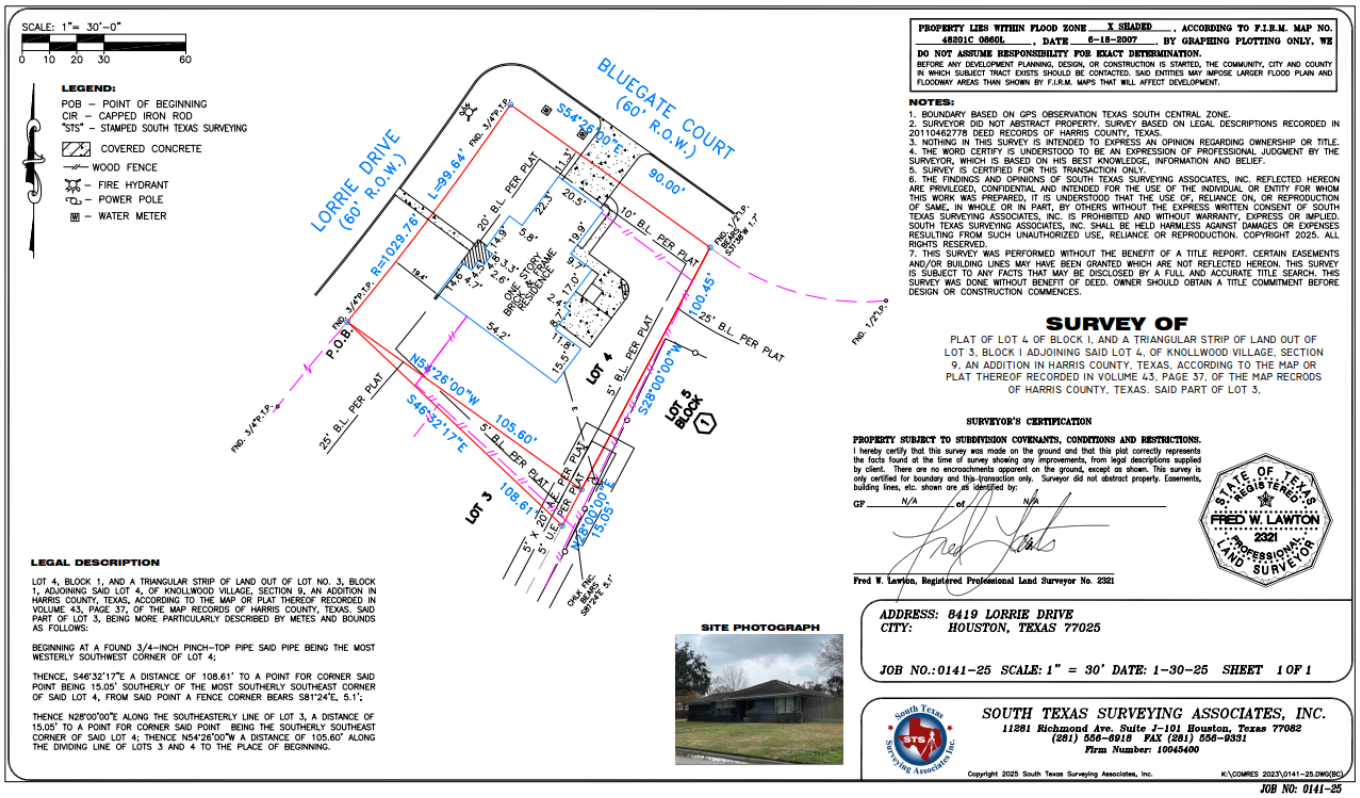
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Meeting Date: 03/06/25

Survey



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 125

Meeting Date: 03/06/25

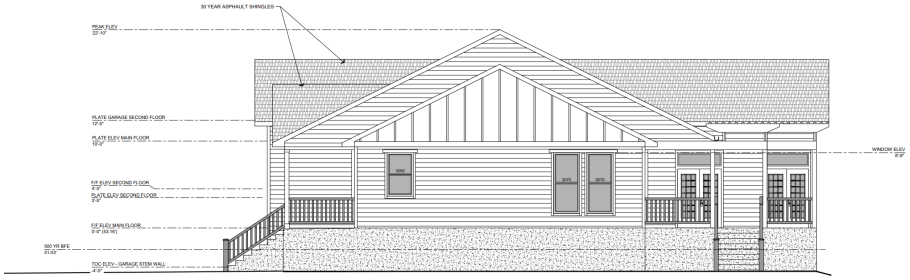
Elevations



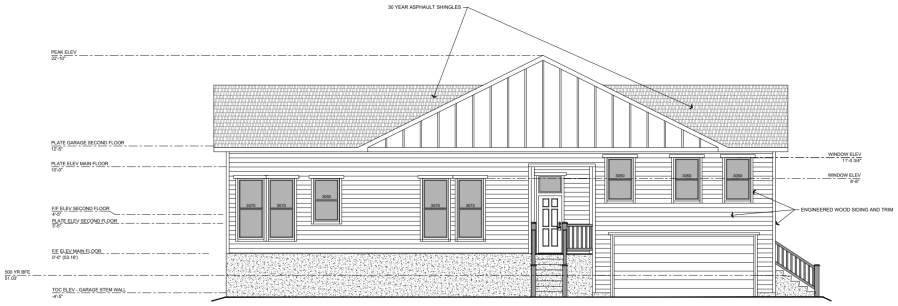
FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 125

Meeting Date: 03/06/25

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is east of Buffalo Speedway and west of S. Main Street at the corner of Lorrie Drive and Bluegate Court. The applicant is proposing a new single-family residence and is requesting a 10-foot building line in lieu of the ordinance required 20-foot garage building line.

The proposed residence will replace an existing house with a garage built to the 10-foot platted building line along Bluegate Court.

An approved sidewalk modification will allow the applicant to construct a 5-foot sidewalk against the street, in line with other sidewalks in the area. As such, a 10-foot building line would leave approximately 19 feet from the garage door to the edge of the sidewalk, which is consistent with the intent of the ordinance garage building line.

Bluegate Court is a short local street with eight other lots taking access, limiting the potential for conflict with traffic.

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: 126

Meeting Date: 03/06/25

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Culbertson Family Revocable Trust	Ryan Culbertson	832-330-8979	culby07@yahoo.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1803 Seaspray Court	25001619	77008	5259C	452T	C

HCAD ACCOUNT NUMBER(S): 0833740000023

PROPERTY LEGAL DESCRIPTION: Lot 23, Block 5, Lazybrook

PROPERTY OWNER OF RECORD: Culbertson Family Revocable Trust

ACREAGE (SQUARE FEET): 8,580 sq. ft.

WIDTH OF RIGHTS-OF-WAY: W. 18th Street: 100 ft.; Seaspray Court: 50 ft.

EXISTING PAVING SECTION(S): W. 18th Street: 80 ft.; Seaspray Court: 50 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.]: 1,402 sq. ft. single-family residence

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 2,308 sq. ft. single-family residence

PURPOSE OF VARIANCE REQUEST: To request a 20-ft. building line in lieu of the ordinance required 25-ft. building line along W. 18th Street, a major thoroughfare, for a single-family residential addition and remodel.

CHAPTER 42 REFERENCE(S): Sec. 42-152. - Building line requirement along major thoroughfares.

(a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): 1803 Seaspray, per plat restrictions, has a 20-ft. building line to W. 18th Street right-of-way. However, later city ordinances expanded this to 25 ft. The existing home has approximately 30 ft. of home structure along the 20-ft. building line. We propose per the addition to add another approximately 25 ft. of home structure along the 20-ft. building line and need a variance from the current 25 ft. ordinance. Seaspray is a dead-end cul-de-sac and is not connected to W. 18th Street. The lot and the cul-de-sac are fully fenced off from W. 18th Street so no pedestrian traffic can access Seaspray from W. 18th Street and vice versa. As there is no connection or access between the streets and given that our proposed structure expansion is along the existing structure building line, there is no increased risk to public safety (structure will not obscure turning lane views, pedestrian visibility of traffic, etc.). I am aware of *at least* one other such variance that was recently approved, which is also in Lazybrook and which lot sides to W. 18th Street in the same manner as 1803 Seaspray Ct. Lastly 1803 Seaspray Ct has an existing swimming pool that our addition plans had to consider when laying out and the 20 ft. or 25 ft. building setback lines leave almost no optionality for the addition.

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

Our family needs to expand this home, and our corresponding property rights basis exceed the de minimis (if in fact any) decreased public safety or welfare concerns by granting the variance. This is a relatively modest one-story addition to an existing one story home along the home's current structure building line.

(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;

We have not altered the home in any manner prior to our ownership or this variance request, so we are being proactive with seeking proper building permit through Houston Permitting and now with this variance request.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Yes, as stated this is a modest and very safe for public welfare variance request.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Yes, as stated there is no bona fide increased risk to public health, safety or welfare with this grant.

(5) Economic hardship is not the sole justification of the variance.

No, family need and enjoyment of original property rights grant are the primary drivers.

DEVELOPMENT PLAT VARIANCE

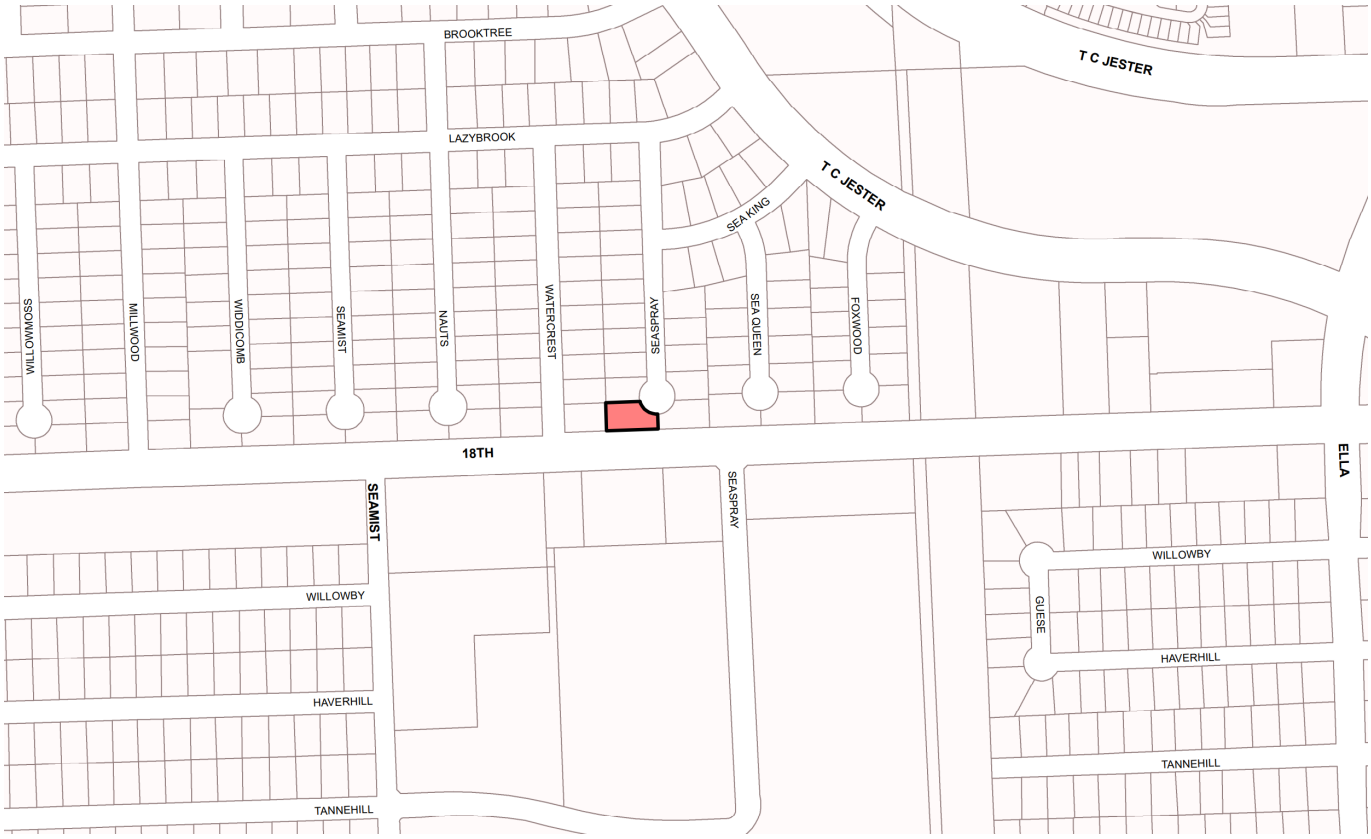
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

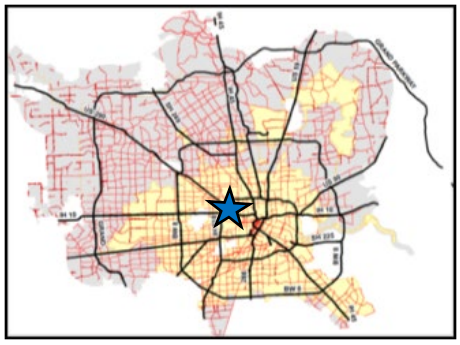
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Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

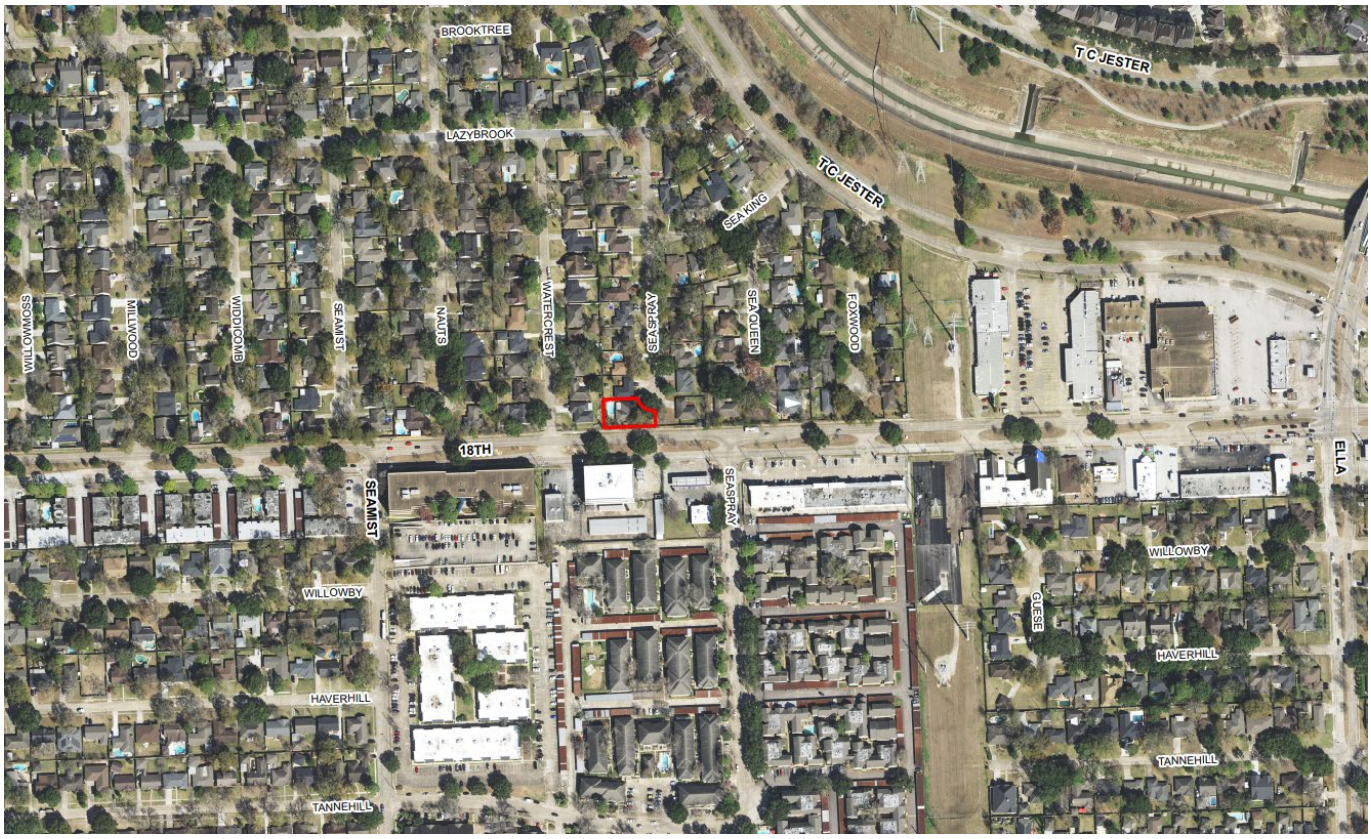
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Houston Planning Commission

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Aerial Map



DEVELOPMENT PLAT VARIANCE

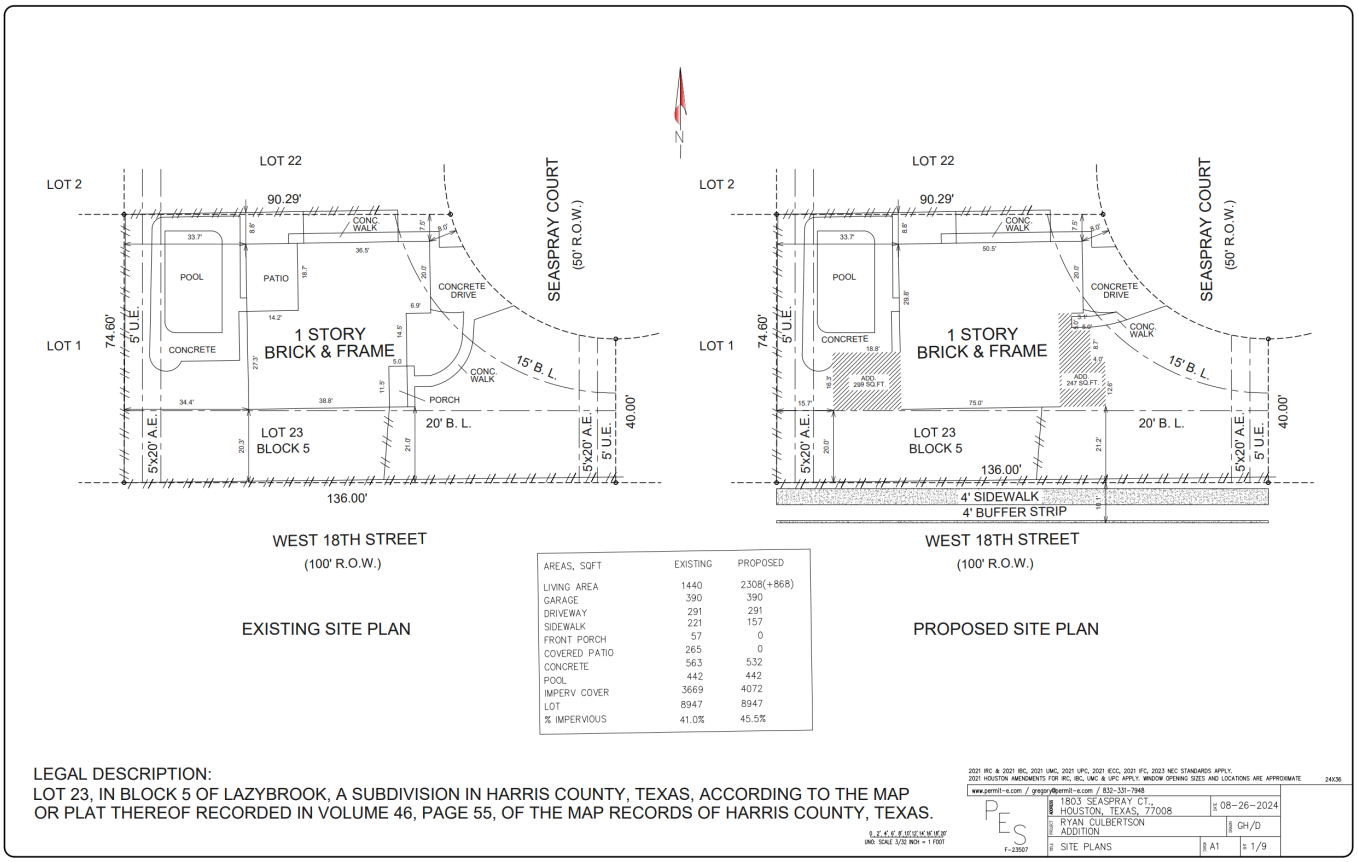
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Site Plan



AREAS, SQFT	EXISTING	PROPOSED
LIVING AREA	1440	2308(+868)
GARAGE	390	390
DRIVEWAY	291	291
SIDEWALK	221	157
FRONT PORCH	57	0
COVERED PATIO	265	0
CONCRETE	563	532
POOL	442	442
IMPERV COVER	3669	4072
LOT	8947	8947
% IMPERVIOUS	41.0%	45.5%

LEGAL DESCRIPTION:
LOT 23, IN BLOCK 5 OF LAZYBROOK, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 46, PAGE 55, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

2021 IRC & 2021 IBC, 2021 UMC, 2021 UPC, 2021 IECC, 2021 IFC, 2023 NEC STANDARDS APPLY.
2021 HOUSTON AMENDMENTS FOR IRC, IBC, UMC & UPC APPLY. WINDOW OPENING SIZES AND LOCATIONS ARE APPROXIMATE 24X36
www.permit-e.com / greg@permit-e.com / 832-331-7948
PES F-23507
1803 SEASPRAY CT., HOUSTON, TEXAS, 77008 | 08-26-2024
RYAN CULBERTSON ADDITION | GH/D
SITE PLANS | A1 | 1/9

DEVELOPMENT PLAT VARIANCE

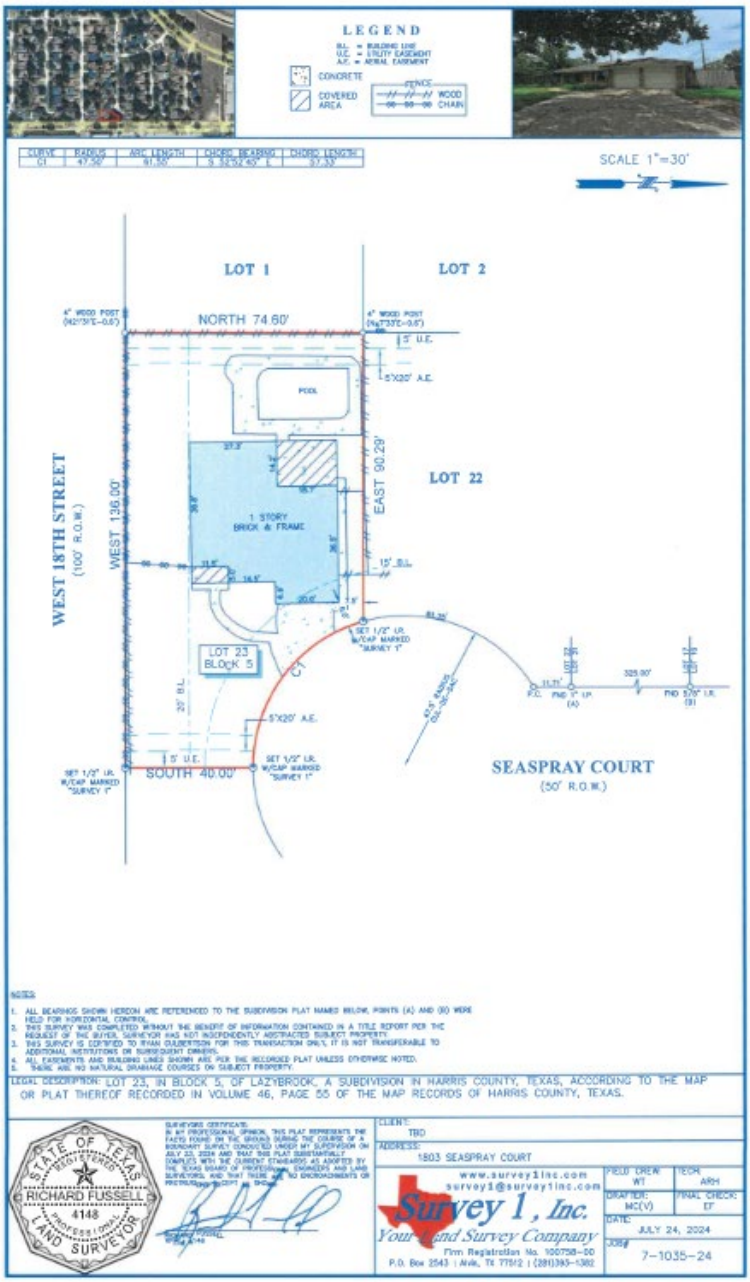
PLANNING & DEVELOPMENT DEPARTMENT

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Survey



DEVELOPMENT PLAT VARIANCE

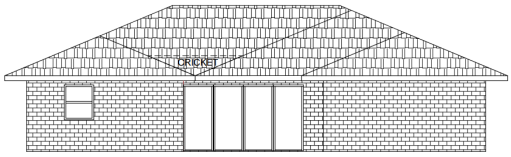
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

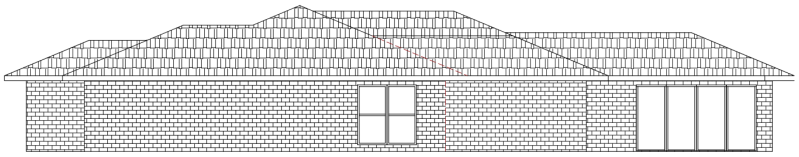
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Elevations



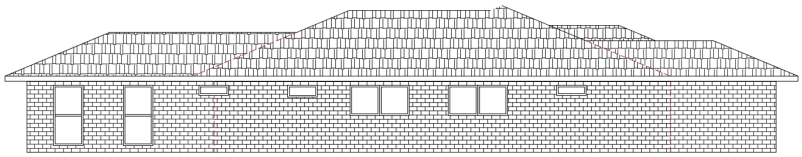
PROPOSED REAR ELEVATION



PROPOSED RIGHT ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED LEFT ELEVATION

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 126

Meeting Date: 03/06/25

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation: The site is south of W. T.C. Jester Boulevard on Seaspray Court north of W. 18th Street. The applicant is proposing a single-family residential addition and remodel and is requesting a 20-foot building line in lieu of the ordinance required 25-foot building line along W. 18th Street, a major thoroughfare.

Staff recommendation is to defer the request for additional information to be provided by the applicant.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:

DEVELOPMENT PLAT VARIANCE