HOUSTON PLANNING COMMISSION

AGENDA

Thursday, March 20, 2025
2:30 p.m.

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

The Honorable KP George
Fort Bend County
The Honorable Adrian Garcia
Harris County
The Honorable Ritch Wheeler
Montgomery County

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

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

SECRETARY
Vonn Tran

Meeting Policies and Regulations

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

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

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

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

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

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

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

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

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

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

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

11. Time limits will not apply to elected officials.

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

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

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

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

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

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

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

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

Website is: www.houstonplanning.com

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

Plat Tracker Home Page:
www.HoustonPlatTracker.org

SPEAKER GUIDELINES

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

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

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

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

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

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

COMMISSION OR GROUP: Planning Commission

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER_____

AGENDA ITEM NAME_____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

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

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

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

Houston Planning Commission
AGENDA

Thursday, March 20, 2025, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

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

I. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (Ken Calhoun)
b. Replats (Ken Calhoun)
c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Devin Crittle, and John Cedillo)
d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Devin Crittle, Petra Hsia, and John Cedillo)
e. Subdivision Plats with Special Exception Requests
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 (Jaime-Leon, Ramon)

II. Establish a public hearing date of April 17, 2025

a. Caywood Park
b. Crestview Crossing
c. Grand Prairie Sec 5 partial replat no 1
d. Haven Homes at Homewood
e. Laurel Place Reserves
f. Reisu Plaza
g. Timbergrove Manor partial replat no 2
h. Washington Terrace partial replat no 12
i. Willowcreek Ranch Sec 7 partial replat no 1

III. Consideration of an Off-Street Parking Variance at 4109 McKinney Street (Tammi Williamson)

IV. Public Hearing and consideration of Hotel Daphne located at 347 W. 20th Street (Devin Crittle)

V. Public Hearing and consideration of Reserve at Houston Heights Hotel located at 1311 ½ N. Shepherd Drive (Devin Crittle)

VI. Public Hearing and Consideration of a Special Minimum Lot Size for the 3000 Block of Southmore Boulevard in the Riverside Extension Subdivision – MLS 879 (Jacqueline Brown)

VII. Public Comment

VIII. Adjournment

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

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 6 MARCH 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

CALL TO ORDER at 2:33 PM by Lisa M. Clark, Chair

Commissioners	Quorum - Present / Absent
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	Present
Susan Alleman	Present
Bill Baldwin	*Absent*
Michelle Colvard	Present
Rodney Heisch	*Absent*
Daimian S. Hines	Present at 2:45 during Item 96
Randall L. Jones	Present
Sami Khaleeq	Absent
Lydia Mares	Present
Linda Porras-Pirtle	*Absent*
Kevin Robins	*Absent*
Ian Rosenberg	Present
Megan R. Sigler	Present
Martha L. Stein	Present
Zafar "Zaf" Tahir	Present
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 or Patrick Mandapaka for The Honorable Lina Hidalgo	*Absent*
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 MTFP (Major Thoroughfare and Freeway Plan) pre-submittal meeting and important dates. Pre-submittal ended on Febr. 21.
Applications for the 2025 MTFP amendment should be in by tomorrow 5 pm, Friday, March 7.
Important dates:

Workshop: Thursday, May 15 at 1 p.m.
Open House (virtual meeting only): Wednesday, June 11 at 6 p.m.
Public Hearing: Thursday, July 24 at 1 p.m.
Application Update Meeting: Thursday, August 21 at 1 p.m.
Recommendation/Action Meeting: Thursday, Sept. 18 at 1 p.m.

Approval of Minutes

Consideration of February 20, 2025, Planning Commission Meeting Minutes
Commission action: Approved.
Motion: Mares Second: Victor Vote: Unanimous

I. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (1-55)

b. Replats (56-94)

Staff recommendation: Approve Items 1 – 94, subject to the CPC 101 form conditions.
Commission action: Approved staff recommendations for all Item(s) excluding 5, 9, 28, 29, 45, 46, 47, 60, 61, 76, and 77. Item 74 was removed for separate consideration.
Motion: Jones Vote: Unanimous
Second: Tahir Opposed: None

Platting Activity (Consent Subdivision Plats and Development Replats)
Commission Action: Approved staff's recommendation for Item No's. 5, 9, 28, 29, 45, 46, 47, 60, 61, 76, and 77 subject to the CPC 101 form conditions.
Motion: Victor Vote: Carried
Second: Tahir Abstaining: Mares

Item(s) removed for separate consideration

74 Mason Garden Place

Staff recommendation: Defer, Chapter 42 planning standards.
Commission Action: Deferred per staff recommendation.
Speaker(s): Monica Fontenot, applicant
Motion: Mares Second: Viera-Bland Vote: Unanimous

c. Replats requiring Public Hearings with Notification

95 Elmwood 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: Jones Second: Stein Vote: Unanimous

96 Emerald Meadows Sec 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): A.L. Hickman, opposed
Motion: Jones Second: Garza Vote: Carried Abstaining: Mares

97 HIGHLAND VILLAGE PARTIAL REPLAT NO 3
Staff recommendation: Defer Additional information reqd.
Commission action: Deferred the application for further information.
Speaker(s): None
Motion: Alleman Second: Sigler Vote: Unanimous

98 HLB HOMES ON BRINKLEY
Staff recommendation: Defer Chapter 42 planning standards.
Commission action: Deferred
Speaker(s): Karen Maycott, applicant, available for questions
Motion: Hines Second: Stein Vote: Unanimous

99 HLB HOMES ON KNOLL STREET
Staff recommendation: Defer Chapter 42 planning standards.
Commission action: Deferred
Speaker(s): Karen Maycott, applicant, available for questions
Motion: Viera-Bland Second: Mares Vote: Unanimous

100 OULTON 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): Perdita Chaves, Council District K
Motion: Garcia Second: Tahir Vote: Unanimous

101 PADOK SILVER PROPERTY – Withdrawn

102 PARKWAY AT ELDRIDGE SEC 2 AMENDING PLAT NO 3 REPLAT NO 1
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Mares Second: Viera-Bland Vote: Unanimous

103 POUNDBURY SEC 1 REPLAT NO 1
Staff recommendation: Defer Chapter 42 planning standards.
Commission action: Deferred.
Speaker(s): None
Motion: Jones Second: Hines Vote: Unanimous

104 REED TERRACE PARTIAL REPLAT NO 3 – Withdrawn

105 UHaul Moving and Storage of Hiram Clarke – Withdrawn

d. Subdivision Plats with Variance Requests

106 Beamer Business Park
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Mares Second: Victor Vote: Unanimous

107 Bridgeland Creekland Village GP
Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Victor Second: Sigler Vote: Carried Abstaining: Mares

108 Helix Park OST
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): Chuck Davis, applicant, available for questions
Motion: Stein Second: Jones Vote: Unanimous

109 Icon M Tower
Staff recommendation: Deny the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Denied the requested variance(s) and approved the plat subject to the CPC 101 form conditions.
Speaker(s): Karen Gordan, Eric Saffary, Sue Lovell, Laura Conely, Kevin Strickland, John Cadenhead – supportive, Sarah Frazier, Rockey Kneten – opposed
Motion: Tahir Second: Garza Vote: Carried
Opposed: Hines, Rosenberg, Viera Bland

110 Mister Car Wash Crosstimbers
Staff recommendation: Defer Additional information reqd.
Commission action: Deferred the application for further information.
Speaker(s): Adam Martinez, opposed
Motion: Hines Second: Viera-Bland Vote: Unanimous

111 VICTORINO ESTATES

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: Alleman Vote: Unanimous

e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS

112 SUNSET VALLEY EAST 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: Jones Second: Garza Vote: Unanimous

f. RECONSIDERATIONS OF REQUIREMENT

113 MODERN ESTATES VILLAGE

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

Motion: Garza Second: Victor Vote: Unanimous

g. EXTENSIONS OF APPROVAL

114	Beamer Business Park	Approved
115	BW Interests	Approved
116	Cadence Creek Cottages	Approved
117	Campos at Sundown	Approved
118	Donovan Hangars	Approved
119	Elyson Pavilion Way and Elyson Square Way Street Dedication and Reserves	Approved
120	Garden Oaks Storage	Approved
121	Hufsmith Kohrville Business Park	Approved
122	Northwest 99 Business Park Sec 1	Approved
123	Providence Atascocita	Approved
124	Willow Business Park	Approved

h. NAME CHANGES – None

i. CERTIFICATES OF COMPLIANCE – None

j. ADMINISTRATIVE - None

Staff recommendation: Approve staff recommendations for G, H, and I, Item(s) 114 – 124.
Commission Action: Approved per staff's recommendation.
Speaker(s): None
Motion: Viera-Bland Second: Tahir Vote: Carried Abstained: Mares, 119

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS

125 8419 LORRIE DRIVE
Staff recommendation: Approve.
Commission Action: Approved.
Speaker(s): Philip Niksch, applicant, available for questions
Motion: Sigler Second: Tahir Vote: Unanimous

126 1803 SEASPRAY COURT
Staff recommendation: Defer.
Commission Action: Deferred.
Speaker(s): None
Motion: Alleman Second: Stein Vote: Unanimous

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

Commission action: Accepted the April 3rd public hearing date for Item II, a-j.
Speaker(s): None
Motion: Viera-Bland Vote: Unanimous
Second: Garza Opposed: None

III. EXCUSE THE ABSENCE OF COMMISSIONER MARTHA L. STEIN

Commissioner Stein was present, no action needed.

IV. PUBLIC COMMENT – None

V. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 4:08 PM.

_____	_____
Lisa M. Clark, Chair	Vonn Tran, Secretary

A-Consent

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
1	Airline Transportation and Drainage Operations	C3P		Defer Chapter 42 planning standards
2	AME Telge Pines Business Park	C2		Approve the plat subject to the conditions listed
3	Augusta Woods Detention	C2		Approve the plat subject to the conditions listed
4	Augusta Woods Storage	C2		Approve the plat subject to the conditions listed
5	Bridge Creek Village Sec 1	C3F		Approve the plat subject to the conditions listed
6	Bridgeland Apricot Sulphur Drive and Red Flower Drive Street Dedication	C3F		Approve the plat subject to the conditions listed
7	Bridgeland Pollinator Drive Street Dedication Sec 3	SP		Approve the plat subject to the conditions listed
8	Bridgeland Prairieland Village Sec 51	C3F		Approve the plat subject to the conditions listed
9	Broze Road Sec 1	C3F		Approve the plat subject to the conditions listed
10	Cypresswood Golf Club	C2	DEF1	Defer Chapter 42 planning standards
11	Desoto Homes	C3F		Approve the plat subject to the conditions listed
12	Dunham Pointe GP	GP		Approve the plat subject to the conditions listed
13	Dunham Pointe Sec 20	C3P		Approve the plat subject to the conditions listed
14	Dunham Pointe Sec 21	C3P		Approve the plat subject to the conditions listed
15	Dunham Pointe Sec 22	C3P		Approve the plat subject to the conditions listed
16	Elmwood Park	C3F		Approve the plat subject to the conditions listed
17	Grand Prairie GP	GP		Approve the plat subject to the conditions listed
18	Grand West Sec 5	C3F		Approve the plat subject to the conditions listed
19	Harris County ESD no 3 Mueschke Road	C2	DEF2	Approve the plat subject to the conditions listed
20	Harris County MUD 144 Water Plant no 1	C3F		Approve the plat subject to the conditions listed
21	Hooper Landing	C3P	DEF1	Approve the plat subject to the conditions listed
22	Jubilee Sec 13	C3P		Approve the plat subject to the conditions listed
23	Magnolia Oaks	C3F	DEF1	Approve the plat subject to the conditions listed
24	Midline Sec 8	C3P		Approve the plat subject to the conditions listed
25	Mound Road Street Dedication Sec 3	SP		Approve the plat subject to the conditions listed
26	Myco Business Park	C2	DEF2	Approve the plat subject to the conditions listed
27	Northwood Point	C2		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
28	Parkway at Eldridge Sec 2 amending plat no 3 replat no 1	C3F		Approve the plat subject to the conditions listed
29	PCRIF North Houston Commerce Park	C3F		Approve the plat subject to the conditions listed
30	Point Manors	C2		Approve the plat subject to the conditions listed
31	Premium Park	C2		Approve the plat subject to the conditions listed
32	Prose Atascocita	C2		Approve the plat subject to the conditions listed
33	Raken	C2		Approve the plat subject to the conditions listed
34	Reserve at Airline and Tina	C2	DEF1	Defer for further study and review
35	Residences at Almeda	C3P		Approve the plat subject to the conditions listed
36	Riviera Pines Sec 3	C3F		Approve the plat subject to the conditions listed
37	Riviera Pines Sec 4	C3F		Approve the plat subject to the conditions listed
38	Royalwood Water Plant no 2	C2		Approve the plat subject to the conditions listed
39	Sila Lago Cecita Drive Street Dedication and Reserve	C3F		Approve the plat subject to the conditions listed
40	Sila Sec 12	C3F		Approve the plat subject to the conditions listed
41	St Johns of The Cross	C2		Defer Applicant request
42	Sundance Cove Sec 13	C3F		Approve the plat subject to the conditions listed
43	Sundance Cove Sec 14	C3F		Approve the plat subject to the conditions listed
44	Synova Sec 11	C3F		Approve the plat subject to the conditions listed
45	Telge Ranch West Sec 2	C3P		Approve the plat subject to the conditions listed
46	Vibe at Spring	C2		Approve the plat subject to the conditions listed

B-Replats

47	Baton Rouge Place	C2R	DEF1	Approve the plat subject to the conditions listed
48	Bell Tower	C2R	DEF1	Approve the plat subject to the conditions listed
49	Bissonnet Living	C2R		Approve the plat subject to the conditions listed
50	Blessings on Sauer	C2R	DEF2	Approve the plat subject to the conditions listed
51	Breen Reserve Sec 2 partial replat no 1 and extension	C2R		Approve the plat subject to the conditions listed
52	Chickasaw Villas	C2R		Approve the plat subject to the conditions listed
53	Chisum Villas	C2R	DEF1	Defer Chapter 42 planning standards
54	Crane Plaza Estates	C2R		Approve the plat subject to the conditions listed
55	Crossing at Cinco Ranch partial replat no 4	C2R	DEF1	Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
56	East Mount Houston Villas	C2R		Approve the plat subject to the conditions listed
57	El Taconazo	C2R		Approve the plat subject to the conditions listed
58	Elite Square at San Jacinto	C2R		Defer Chapter 42 planning standards
59	Estates at Main	C2R		Approve the plat subject to the conditions listed
60	Estates on Venus Street	C2R		Approve the plat subject to the conditions listed
61	Hampton Manor	C2R		Approve the plat subject to the conditions listed
62	HLB Homes on Bennington	C2R		Defer LGL deed rests review pending
63	Imperial Commerce Center	C2R		Approve the plat subject to the conditions listed
64	Lone Wolf Waterfront	C3R		Defer Chapter 42 planning standards
65	Mason Garden Place	C3R	DEF1	Approve the plat subject to the conditions listed
66	Noel Court	C2R		Defer Applicant request
67	One Place at Fonmeadow	C3R		Approve the plat subject to the conditions listed
68	Regency Square Office Park Sec 1 partial replat no 2	C2R	DEF1	Approve the plat subject to the conditions listed
69	RG Transport	C2R		Approve the plat subject to the conditions listed
70	Ridge Crest Estates partial replat no 1	C2R	DEF2	Approve the plat subject to the conditions listed
71	Rockfort Ridge	C2R		Approve the plat subject to the conditions listed
72	Sanford Farms Sec 5	C3R		Approve the plat subject to the conditions listed
73	Sanford Farms Sec 6	C3R		Approve the plat subject to the conditions listed
74	Shady Homes on 15th Street	C2R		Approve the plat subject to the conditions listed
75	South Hall Place	C2R	DEF1	Disapprove violates deed restrictions
76	Southerland Warehouse Development	C2R		Defer Chapter 42 planning standards
77	Sparks Street Estates	C2R		Approve the plat subject to the conditions listed
78	Spring Branch Villa partial replat no 4	C2R		Approve the plat subject to the conditions listed
79	Sungro Suburban	C2R	DEF1	Defer Additional information reqd
80	Village at Mansfield	C3R	DEF1	Defer Applicant request
81	Wileyvale Plaza Estates	C2R		Defer Additional information reqd
82	Yes Prep West End Elementary	C2R		Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

83	Avalon Place partial replat no 1	C3N		Defer Additional information reqd
84	Brandon Crossing replat no 1	C3N		Approve the plat subject to the conditions listed
85	Candela South Sec 2 partial replat no 1	C3N		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
86	Catalina Estates	C3N		Approve the plat subject to the conditions listed
87	Caywood Estates	C3N		Approve the plat subject to the conditions listed
88	Cordell Residential	C3N		Approve the plat subject to the conditions listed
89	Fulton Place Townhomes replat no 1	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed
90	Highland Village partial replat no 3	C3N	DEF1	Defer Applicant request
91	HLB Homes on Brinkley	C3N	DEF2	Approve the plat subject to the conditions listed
92	HLB Homes on Knoll Street	C3N	DEF2	Approve the plat subject to the conditions listed
93	Laurel Place Reserves	C3N		Withdraw for notice
94	Orange Grove Sec 2 partial replat no 2	C3N		Approve the plat subject to the conditions listed
95	Poundbury Sec 1 replat no 1	C3N	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
96	Shadyvilla Addition no 1 partial replat no 5	C3N		Approve the plat subject to the conditions listed
97	Southgate partial replat no 7	C3N		Approve the plat subject to the conditions listed
98	Tweens	C3N		Approve the plat subject to the conditions listed
99	Whispering Oaks Townhouses	C3N		Approve the plat subject to the conditions listed

D-Variances

100	Bridge Creek Village Sec 2	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
101	Garrett Road Mini Storage	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
102	Hotel Daphne	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
103	Katy Grand Village Sec 2	C3R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
104	Memorial Town Square	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
105	Mister Car Wash Crosstimbers	C2	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
106	Paloma Water Plant Site	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
107	Porter Municipal Utility District Lift Station P	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
108	Reserve at Houston Heights	C2R		Defer for further study and review

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
109	Richey Ella Distribution Center	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
110	Shops at Newport	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
111	Spring High School	C2		Defer for further study and review

E-Special Exceptions

None

F-Reconsideration of Requirements

112	Gebhart Residence	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
113	Ranch Center	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed

G-Extensions of Approval

114	Addicks Business LLC	EOA		Approve
115	Anniston Sec 17	EOA		Approve
116	Central Park West Sec 4 replat no 1	EOA		Approve
117	CyTex RV and Boat Storage	EOA		Approve
118	East River Sec 3	EOA		Approve
119	Elyson Pavilion Way and Elyson Square Way Street Dedication and Reserves	EOA		Approve
120	Expedia Towing	EOA		Approve
121	Generation Plaza	EOA		Approve
122	Harris County WCID No 36 Bandera Lift Station	EOA		Approve
123	KJM 10 Investments	EOA		Approve
124	Lively Acres	EOA		Approve
125	Mission West Plaza	EOA		Approve
126	Park 3A Development	EOA		Approve
127	Porter 494 Property LLC	EOA		Approve
128	QuikTrip Store 4622	EOA		Approve
129	Saint Jonah Orthodox Church	EOA		Approve
130	Solis Estate	EOA		Approve
131	Telge Ranch North Sec 2	EOA		Approve
132	Tenfold Properties	EOA		Approve
133	Vincent Meadows	EOA		Approve
134	West Bend Sec 1 partial replat no 2	EOA		Approve
135	West Road Commons	EOA		Approve

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation

H-Name Changes

None

I-Certification of Compliance

136	21229 Punkin Street	COC		Approve
137	26965 Peach Creek Drive	COC		Approve
138	21436 and 21343 Punkin Street	COC		Approve
139	20225 South Hillcrest Dr	COC		Approve
140	20831 McGager Drive	COC		Approve

J-Administrative

None

K-Development Plats with Variance Requests

141	4532 Bryn Mawr Lane	DPV		Approve
142	1803 Seaspray Court (DEF1)	DPV		Approve
143	1630 1/2 Tabor Street	DPV		Approve

Off-Street Parking Variance

III	4109 McKinney Street	PV		Defer

Hotel/Motel Variance

IV	Hotel Daphne	HMV		Approve
V	Reserve at Houston Heights	HMV		Defer

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 03/20/2025
Plat Name: Airline Transportation and Drainage Operations
Developer: Huitt-Zollars, Inc.
Applicant: Huitt-Zollars, Inc.
App No/Type: 2025-0229 C3P

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	12.1045	Total Reserve Acreage:	11.9438
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77037	413T	City

Conditions and Requirements for Approval

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 03/20/2025
Plat Name: Airline Transportation and Drainage Operations
Developer: Huitt-Zollars, Inc.
Applicant: Huitt-Zollars, Inc.
App No/Type: 2025-0229 C3P

Staff Recommendation:
Defer Chapter 42 planning standards

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. Subdivision plat must include: All bearings are referenced to the Texas Coordinate System of 1983, South Central Zone.

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)

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.

100. If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time.

115. Add: 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 maybe 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.

116. Add BL plat note: Unless otherwise indicated, the building line (b.l.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time. (150)

134.02. Add to general notes on face of plat: This property(s) is located in Park Sector number 2.

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.

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

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

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

190. Appendix F:Certification for Planning Commission is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

193. Appendix I: Harris County Clerk Certificate Of Filing is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

207.1. Staff requests a two week deferral for further study ROW documents

Deferral because Airline Drive, East Carby Road, and Canino Road ROW record info inaccurate and dedication may be required.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 03/20/2025
Plat Name: Airline Transportation and Drainage Operations
Developer: Huitt-Zollars, Inc.
Applicant: Huitt-Zollars, Inc.
App No/Type: 2025-0229 C3P

Staff Recommendation:
Defer Chapter 42 planning standards

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 03/20/2025
Plat Name: Airline Transportation and Drainage Operations
Developer: Huitt-Zollars, Inc.
Applicant: Huitt-Zollars, Inc.
App No/Type: 2025-0229 C3P

Staff Recommendation:
Defer Chapter 42 planning standards

For Your Information:

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

HPW- TDO- Traffic: 3/19/25
Recommend having driveways access from minor streets, Canino Rd and Carby Rd

Parks and Recreation: Add missing park notes according to Unrestricted Reserves.

HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.
In the floodplain, need approved drainage plan.

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel P118-23-00 with top of banks, going across the plat where it says HCFCD Easement (see regulations guidelines in uploaded PDF).

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 03/20/2025
Plat Name: AME Telge Pines Business Park
Developer: Revko Commercial Real Estate
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
App No/Type: 2025-0480 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	18.3680	Total Reserve Acreage:	17.8730
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	

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

049.2. Subdivision plat must include: 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 ********.

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

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

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)

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: 2
Action Date: 03/20/2025
Plat Name: AME Telge Pines Business Park
Developer: Revko Commercial Real Estate
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC
App No/Type: 2025-0480 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--Prior easement (copy attached) to be included on plat:
Recorded in CF#: U784156
Recorded in CF#: 20090168162

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)
Plan and PLAT need to be approved by project manager Wasif Mirza 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 03/20/2025
Plat Name: Augusta Woods Detention
Developer: Elmfield Holdings, LLC
Applicant: Windrose
App No/Type: 2025-0421 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.8183	Total Reserve Acreage:	0.8183
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	77389	250S	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. Augusta Woods Storage must be recorded prior to or simultaneously with this plat.

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

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

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

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

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

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: 3
Action Date: 03/20/2025
Plat Name: Augusta Woods Detention
Developer: Elmfield Holdings, LLC
Applicant: Windrose
App No/Type: 2025-0421 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

For Your Information:

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

HPW-HW- IDS: APPROVE

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

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

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

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO email at recordation. (TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 03/20/2025
Plat Name: Augusta Woods Storage
Developer: Elmfield Holdings, LLC
Applicant: Windrose
App No/Type: 2025-0422 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	5.4180	Total Reserve Acreage:	5.4180
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	77389	250S	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)

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: 4
Action Date: 03/20/2025
Plat Name: Augusta Woods Storage
Developer: Elmfield Holdings, LLC
Applicant: Windrose
App No/Type: 2025-0422 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-- Prior easement (copy attached) per title report to be included on plat:
Recorded in CF#: T418847
Recorded in CF#: V341280

HPW-HW- IDS: APPROVE

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
No building is allowed within any public utility easement.
Make sure that 10' clearance between public utility to the building foundation.

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

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

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

For drainage analysis related questions, please email civildevel@harriscountytx.gov . (30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285)

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO email at recordation. (TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 03/20/2025
Plat Name: Bridge Creek Village Sec 1
Developer: Meritage Homes of Texas
Applicant: Quiddity Engineering - Katy
App No/Type: 2025-0503 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	19.2192	Total Reserve Acreage:	2.8700
Number of Lots:	170	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 165

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

049.2. Subdivision plat must include: All bearings are referenced to the Texas Coordinate System of 1983, South Central Zone.

052. Bridge Creek Village Sec 2 must be recorded simultaneously with this plat.

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

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

093.1. 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.

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)

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: 5
Action Date: 03/20/2025
Plat Name: Bridge Creek Village Sec 1
Developer: Meritage Homes of Texas
Applicant: Quiddity Engineering - Katy
App No/Type: 2025-0503 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—Transmission Review is Pending: A Transmission Review is required as the plat is adjacent to a CenterPoint Energy Transmission Corridor. Please review the attached Transmission Review Letter for further instructions.

HPW-HW- IDS: Approved

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.
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)

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

UVE should be checked at Atherton Prairie Dr and Bridge Creek Terrace Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

UVE should be checked at Atherton Prairie Dr and Bridge Creek Terrace Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 03/20/2025
Plat Name: Bridgeland Apricot Sulphur Drive and Red Flower Drive Street Dedication
Developer: Bridgeland Development, LP
Applicant: Costello, Inc.
App No/Type: 2025-0350 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.9668	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 490

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

Conditions and Requirements for Approval

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

049.2. Subdivision plat must include:All bearings are referenced to the Texas Coordinate System of 1983, South Central Zone.

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

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

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)

190.2. Add 'Lisa M. Clark' 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: 6

Action Date: 03/20/2025

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

Developer: Bridgeland Development, LP

Applicant: Costello, Inc.

App No/Type: 2025-0350 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)

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: 7
Action Date: 03/20/2025
Plat Name: Bridgeland Pollinator Drive Street Dedication Sec 3
Developer: Bridgeland Development, LP
Applicant: Costello, Inc.
App No/Type: 2025-0522 SP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.9870	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 490

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

Conditions and Requirements for Approval

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

049.5. All subdivision plats (C3F, C1, C2, STD) must contain: 1) x,y coordinate values for each boundary point, and 2) a plat note referencing the Texas State Plan Coordinate Grid System Zone and Zone number (NAD83). The scale factor shall be specific to the site.

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)

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

157. Provide streets names for each street and record info where applicable. (133-134)

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

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

190.1. 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)

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: 7
Action Date: 03/20/2025
Plat Name: Bridgeland Pollinator Drive Street Dedication Sec 3
Developer: Bridgeland Development, LP
Applicant: Costello, Inc.
App No/Type: 2025-0522 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.

HPW-HW- IDS: Approved

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

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 03/20/2025
Plat Name: Bridgeland Prairieland Village Sec 51
Developer: Bridgeland Development, LP
Applicant: Costello, Inc.
App No/Type: 2025-0524 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	10.8700	Total Reserve Acreage:	0.7390
Number of Lots:	33	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	365N	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.

049.5. All subdivision plats (C3F, C1, C2, STD) must contain: 1) x,y coordinate values for each boundary point, and 2) a plat note referencing the Texas State Plan Coordinate Grid System Zone and Zone number (NAD83). The scale factor shall be specific to the site.

052. Bridgeland Pollinator Drive Street Dedication Sec 3 must be recorded prior to or simultaneously with this plat.

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

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.

153.1. Measure from ROW edge to ROW edge when street varies

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

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

190.1. 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)

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: 8
Action Date: 03/20/2025
Plat Name: Bridgeland Prairieland Village Sec 51
Developer: Bridgeland Development, LP
Applicant: Costello, Inc.
App No/Type: 2025-0524 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 03/20/2025
Plat Name: Bridgeland Prairieland Village Sec 51
Developer: Bridgeland Development, LP
Applicant: Costello, Inc.
App No/Type: 2025-0524 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

For Your Information:

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

HPW-HW- IDS: Approved

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

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

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

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

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 03/20/2025
Plat Name: Broze Road Sec 1
Developer: Kana Holdings, LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2025-0403 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	28.6933	Total Reserve Acreage:	27.9158
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 454

County	Zip	Key Map ©	City / ETJ
Harris	77338	334N	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.

049.2. Subdivision plat must include: 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 ********.

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.

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

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

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)

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: 9
Action Date: 03/20/2025
Plat Name: Broze Road Sec 1
Developer: Kana Holdings, LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2025-0403 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

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 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 247-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)

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)

UVE should be checked at Agape Ridge Dr and Broze Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

CenterPoint: TRANSMISSION REVIEW:
This plat is in close proximity to a CenterPoint Energy Transmission Corridor. Your Transmission Contact is: florencio.menodiadoiv@centerpointenergy.com.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 03/20/2025
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. All adjacent parcels with common ownership must be platted together or a 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: 10
Action Date: 03/20/2025
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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 03/20/2025
Plat Name: Desoto Homes
Developer: FIRST ATLANTIC GROUP
Applicant: RSG Engineering
App No/Type: 2025-0461 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.9995	Total Reserve Acreage:	0.0305
Number of Lots:	12	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	452B	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: 11
Action Date: 03/20/2025
Plat Name: Desoto Homes
Developer: FIRST ATLANTIC GROUP
Applicant: RSG Engineering
App No/Type: 2025-0461 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: 03/19/2025 Relocate parking reserve outside of the tangent line- reserve parking spaces adjacent to the street to be a minimum of 10ft x 20ft.

Parks and Recreation:-Add the "I hereby certify..." statement and it must be checked.

CenterPoint: All abbreviations on plat must be in Legend and/or notes of plat. Please add E.A.E. and PAE

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

HPW-OCE- Drainage and Utility: Master W.M.E. which is required for all 28’ PVT/PAE. No public utilities other than a public water line, connected to one or more fire hydrants, that provides no domestic water services.

Parks & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 03/20/2025
Plat Name: Dunham Pointe GP
Developer: Dunham Pointe Development LLC, a Texas limited liability company
Applicant: BGE, Inc.
App No/Type: 2025-0445 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1342.9000	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:	

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

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)

164. The nearest intersection along a major thoroughfare from the intersection of two major thoroughfares is 400 ft. (127)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12

Action Date: 03/20/2025

Plat Name: Dunham Pointe GP

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

Applicant: BGE, Inc.

App No/Type: 2025-0445 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

For Your Information:

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

HPW-HW- IDS: APPROVE

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channels K159-00-00, K152-00-00, K100-00-00 and Easements (see uploaded PDFs).

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026) UVE, ROW dedications/ cutbacks and corner radii will be checked when section plats are submitted. (Chapter 10-COH geometric design guidelines, 10-14,10-44). A TIA (Full or Limited) will be required 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: 13
Action Date: 03/20/2025
Plat Name: Dunham Pointe Sec 20
Developer: Dunham Pointe Development LLC, a Texas limited liability company
Applicant: BGE, Inc.
App No/Type: 2025-0447 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	12.5200	Total Reserve Acreage:	1.7510
Number of Lots:	49	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

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

012.2.1 Dead-end utility easements are not permitted.

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

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13

Action Date: 03/20/2025

Plat Name: Dunham Pointe Sec 20

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

Applicant: BGE, Inc.

App No/Type: 2025-0447 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 - Need to show and label Drainage Channel K159-00-00 with top of banks and 220'HCFCD Easement at the western boundary of the plat (see regulations guidelines in uploaded PDF).

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)
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 Fernhill Valley Dr and Jack 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: 14
Action Date: 03/20/2025
Plat Name: Dunham Pointe Sec 21
Developer: Dunham Pointe Development LLC, a Texas limited liability company
Applicant: BGE, Inc.
App No/Type: 2025-0448 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	14.3800	Total Reserve Acreage:	1.0200
Number of Lots:	46	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

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

012.2.1 Dead-end utility easements are not permitted.

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

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

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

052. Dunham Pointe Sec 20 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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14

Action Date: 03/20/2025

Plat Name: Dunham Pointe Sec 21

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

Applicant: BGE, Inc.

App No/Type: 2025-0448 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.

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)
UVE should be checked at Fernhill Valley Dr and Jack 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: 15
Action Date: 03/20/2025
Plat Name: Dunham Pointe Sec 22
Developer: Dunham Pointe Development LLC, a Texas limited liability company
Applicant: BGE, Inc.
App No/Type: 2025-0450 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	23.5700	Total Reserve Acreage:	1.8520
Number of Lots:	48	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 375

County	Zip	Key Map ©	City / ETJ
Harris	77433	326W	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. The detention to the east of the plat must be recorded prior to or simultaneously with this plat or included in the plat boundary with the final submittal.

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)

124. Add Permanent Access Easement plat note: This subdivision contains one or more permanent access easements that have not been dedicated to the public 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 permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15

Action Date: 03/20/2025

Plat Name: Dunham Pointe Sec 22

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

Applicant: BGE, Inc.

App No/Type: 2025-0450 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.
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) 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) UVE should be checked at Fernhill Valley Dr and Jack 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: 16
Action Date: 03/20/2025
Plat Name: Elmwood Park
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2025-0475 C3F

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.

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: 16
Action Date: 03/20/2025
Plat Name: Elmwood Park
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2025-0475 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: 03/17/2025 The residential development is located at a corner intersection ADA ramps at the street intersection are required as per City (Detail # 02775-02)

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

HPW-OCE- Drainage and Utility: MUR lots of 15,000 square feet in area or less: Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.
Make sure that 10’ clearance between public utility to the building foundation.

Parks & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 03/20/2025
Plat Name: Grand Prairie GP
Developer: Grand Prairie Development LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2025-0502 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1240.3000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

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

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)

158. Provide for the dedication of widening for Mound Rd & Warren Ranch Rd as indicated on the marked file copy.

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

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 03/20/2025
Plat Name: Grand Prairie GP
Developer: Grand Prairie Development LLC
Applicant: Meta Planning + Design LLC
App No/Type: 2025-0502 GP

Staff Recommendation:
Approve the plat subject to the conditions listed

For Your Information:

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

HPW-HW- IDS: Approved

Harris County Flood Control District: Flood Control review - Portions of the plat are 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.". Also, need to label Drainage Channel K160-00-00 where the plat says 'channel' (see uploaded PDF).

CenterPoint: The General Plan reveals the tract is adjacent to a CenterPoint Energy Transmission corridor (CFN 20090038265). Each section will require a separate Transmission Review and any roadways crossing the transmission corridor will require a Grant to Others 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)
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) will be required to determine traffic impacts for future development, 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)
Ensure that street curves and major thoroughfare curve conforms to COH IDM standards and ch 42 (IDM 10.3.03D, ch 42-132)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 03/20/2025
Plat Name: Grand West Sec 5
Developer: D.R. HORTON - TEXAS, LTD.
Applicant: DHI Engineering, LLC
App No/Type: 2025-0491 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	15.3945	Total Reserve Acreage:	3.3800
Number of Lots:	119	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 451

County	Zip	Key Map ©	City / ETJ
Harris	77051	573A	City

Conditions and Requirements for Approval

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 03/20/2025
Plat Name: Grand West Sec 5
Developer: D.R. HORTON - TEXAS, LTD.
Applicant: DHI Engineering, LLC
App No/Type: 2025-0491 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—BLK 1 Lots 1-22: UE is missing.

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

Harris County Flood Control District: Flood Control review - Need to show channel top of banks at the northern boundary of the plat (see regulations guidelines in uploaded PDF).

TxDOT Advance Transportation Planning: Fronts on SH 288 where no frontage road exists, if there is ever a future need for frontage road there might not be enough ROW left for it. No widening projects or frontage road project exists to our knowledge at this point. Why are we allowing large residential subdivisions to be put right next to large freeways? Those land uses should be commercial/logistical or office at best... Is the developer constructing a sound wall too? Where is this developer draining their storm water (no detention pond nearby)?

HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Make sure that 10’ clearance between public utility to the building foundation.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 03/20/2025
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:
Approve the plat subject to the conditions listed

Total Acreage:	3.0000	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

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)

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: 03/20/2025
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:
Approve the plat subject to the conditions listed

For Your Information:

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

HPW-HW- IDS: APPROVE

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285. For wastewater related questions or to submit your report, please e-mail wastewater@eng.hctx.net . For drainage analysis related questions, please email civildevel@harriscountytx.gov . (30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285)
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: 20
Action Date: 03/20/2025
Plat Name: Harris County MUD 144 Water Plant no 1
Developer: HC MUD 144
Applicant: McKim and Creed
App No/Type: 2025-0505 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.6725	Total Reserve Acreage:	2.5239
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 144

County	Zip	Key Map ©	City / ETJ
Harris	77449	407N	ETJ

Conditions and Requirements for Approval

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

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

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

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

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

091. Remove One-foot reserve as indicated on the plat and remove applicable One-foot Reserve note from the plat. (193)

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: 20
Action Date: 03/20/2025
Plat Name: Harris County MUD 144 Water Plant no 1
Developer: HC MUD 144
Applicant: McKim and Creed
App No/Type: 2025-0505 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)
Civil plans are required prior to recordation (HC-Infrastructure Regulations, CH 4.03)
Provide TCEQ approval for water well and exception letter for encroachment onto ROW or adjacent properties if no easement is obtained (HC local order 2010)
Coordinate with permits about gate removal from public ROW

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 03/20/2025
Plat Name: Hooper Landing
Developer: Urban Arc Development
Applicant: Total Surveyors, Inc.
App No/Type: 2025-0402 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

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 is reviewed as a preliminary replat.

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.

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: 21
Action Date: 03/20/2025
Plat Name: Hooper Landing
Developer: Urban Arc Development
Applicant: Total Surveyors, Inc.
App No/Type: 2025-0402 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. 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: 22
Action Date: 03/20/2025
Plat Name: Jubilee Sec 13
Developer: 290 WR Holdings, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0484 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	12.1000	Total Reserve Acreage:	1.0720
Number of Lots:	45	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 477

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

Conditions and Requirements for Approval

012.2.1 Dead-end utility easements are not permitted.

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

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. Joyful Life Drive must be recorded prior to or simultaneously with this plat.

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.

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

159. Provide centerline tie.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 03/20/2025
Plat Name: Jubilee Sec 13
Developer: 290 WR Holdings, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0484 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.

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: 23
Action Date: 03/20/2025
Plat Name: Magnolia Oaks
Developer: Cadniques Designs, LLC
Applicant: Cadniques Designs, LLC
App No/Type: 2025-0090 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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)

073.1. Replat Legal Descriptions shall follow guidelines. Add reason for replat

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: 03/20/2025
Plat Name: Magnolia Oaks
Developer: Cadniques Designs, LLC
Applicant: Cadniques Designs, LLC
App No/Type: 2025-0090 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: • 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.

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: 24
Action Date: 03/20/2025
Plat Name: Midline Sec 8
Developer: Brookfield Properties
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0485 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	12.2000	Total Reserve Acreage:	2.4830
Number of Lots:	27	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	Baybrook MUD 1

County	Zip	Key Map ©	City / ETJ
Harris	77598	657D	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. Fife Lane & Beamer Road 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.

159. Provide centerline tie.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 03/20/2025
Plat Name: Midline Sec 8
Developer: Brookfield Properties
Applicant: LJA Engineering, Inc.- (Houston Office)
App No/Type: 2025-0485 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.

Aviation: 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: Provide 25' x 25' corner cut (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 analysis for the park, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
UVE should be checked at Beamer Rd and Fife Ln. 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)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 03/20/2025
Plat Name: Mound Road Street Dedication Sec 3
Developer: Dunham Pointe Development LLC
Applicant: BGE, Inc.
App No/Type: 2025-0498 SP

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.1380	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77433	366C	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. Mueschke Road 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)

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: 25
Action Date: 03/20/2025
Plat Name: Mound Road Street Dedication Sec 3
Developer: Dunham Pointe Development LLC
Applicant: BGE, Inc.
App No/Type: 2025-0498 SP

Staff Recommendation:
Approve the plat subject to the conditions listed

For Your Information:

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

Harris Engineer: 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)
Mueschke Rd and Mound Rd St Dedication PLAT will need to be recorded prior to or simultaneously with this PLAT (ch 42-120)
A TIA (Full or Limited) may be required with site plans to determine traffic impacts to include median openings and left turn lane requirements, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 03/20/2025
Plat Name: Myco Business Park
Developer: Mico Cranes & Equipment LLC
Applicant: JDM Group Company, LLC
App No/Type: 2025-0089 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

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

001. List record document(s) on the plat of the instrument(s) dedicating John Ralston Road, a major thoroughfare. (Sec 42-41 & 122)

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))

202. Include Harris County Road Law certificate to Appendix A: Owners Acknowledgement. (https://www.houstontx.gov/planning/Forms/) (Chapter 17 of 33rd Texas Legislature, in 1913)

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 dedication. (Sec 42-45(2))

205. The names and titles 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: 26
Action Date: 03/20/2025
Plat Name: Myco Business Park
Developer: Mico Cranes & Equipment LLC
Applicant: JDM Group Company, LLC
App No/Type: 2025-0089 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

For Your Information:

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

HPW-HW- IDS: APPROVE

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

Harris County Flood Control District: Flood Control review - 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.
Comment – Plat name: title block and dedication differ

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285. For wastewater related questions or to submit your report, please e-mail wastewater@eng.hctx.net . For drainage analysis related questions, please email civildevel@harriscountytx.gov . (30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO email at recordation. (TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)
A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 03/20/2025
Plat Name: Northwood Point
Developer: SZQ Properties, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2025-0457 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2499	Total Reserve Acreage:	0.0046
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	453T	City

Conditions and Requirements for Approval

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

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

073.1. Remove replat language from plat

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

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

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 tree located in the right-of-way (ROW) is identified on the existing conditions survey. Trees located partially or wholly within the City ROW are protected by Article VI of Ch. 33 of the Houston Code of Ordinances. Refer to Ch. 16 of the Infrastructure Design Manual for tree protection procedures. If removal is required, the procedure as outlined in 33-155 must be abided. No tree in the ROW may be removed without an approved tree removal permit.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 03/20/2025
Plat Name: Northwood Point
Developer: SZQ Properties, LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2025-0457 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: 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: 28
Action Date: 03/20/2025
Plat Name: Parkway at Eldridge Sec 2 amending plat no 3 replat no 1
Developer: LIOR AMR AND DANA GLESEL
Applicant: BGE, Inc.
App No/Type: 2025-0519 C3F

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):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77077	488T	City

Conditions and Requirements for Approval

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

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

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

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

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: 28
Action Date: 03/20/2025
Plat Name: Parkway at Eldridge Sec 2 amending plat no 3 replat no 1
Developer: LIOR AMR AND DANA GLESEL
Applicant: BGE, Inc.
App No/Type: 2025-0519 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: 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: 29
Action Date: 03/20/2025
Plat Name: PCRIF North Houston Commerce Park
Developer: Partners
Applicant: GBI Partners
App No/Type: 2025-0173 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	154.1260	Total Reserve Acreage:	148.0250
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	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	77338	333Q	City

Conditions and Requirements for Approval

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

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)

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 03/20/2025
Plat Name: PCRIF North Houston Commerce Park
Developer: Partners
Applicant: GBI Partners
App No/Type: 2025-0173 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: 3/18/2025
Recommend coordinating with TXDOT for any ROW encroachment or access easement along FM1960.

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

Harris County Flood Control District: Flood Control review - Need to consider enough distance for maintenance access to Drainage Channel K111-00-00 where it intersects with Aldine Westfield Rd. the 10 ft. building line will interfere with access to the channel can be something similar as the Restricted Reserve "D" shows on the plat (without the building line).

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.

CenterPoint: TRANSMISSION REVIEW: Subject land is under review in the Transmission Department. Your Transmission Contact is: Alvarez, Misael misael.alvarez@centerpointenergy.com
- END -

Questions concerning the informational comments should be directed to the agency’s author. Planning 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: 03/20/2025
Plat Name: Point Manors
Developer: 3000 Lamar St., LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2025-0460 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3613	Total Reserve Acreage:	0.0184
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77055	451T	City

Conditions and Requirements for Approval

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

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

073.1. Remove reason for replat in title block.

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: 30
Action Date: 03/20/2025
Plat Name: Point Manors
Developer: 3000 Lamar St., LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2025-0460 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:
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/

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 03/20/2025
Plat Name: Premium Park
Developer: Nee Management LLC
Applicant: E.I.C. Surveying Company
App No/Type: 2025-0419 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	15.7385	Total Reserve Acreage:	15.7385
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:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77433	326L	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 and ROW width dimensions. 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)

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: 31
Action Date: 03/20/2025
Plat Name: Premium Park
Developer: Nee Management LLC
Applicant: E.I.C. Surveying Company
App No/Type: 2025-0419 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 - Need to show and label Drainage Channel L100-00-00 (Irregular HCFCD Fee) to the south and 60' HCFCD Fee north of the plat (see guidelines in uploaded PDF).

Harris Engineer:
This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285. For wastewater related questions or to submit your report, please e-mail wastewater@eng.hctx.net. For drainage analysis related questions, please email civildevel@harriscountytx.gov. (30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO email at recordation. (TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)
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: 32
Action Date: 03/20/2025
Plat Name: Prose Atascocita
Developer: CPR/AR Prose Atascocita Owner, L.P.
Applicant: Terra Associates, Inc.
App No/Type: 2025-0432 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	10.1010	Total Reserve Acreage:	9.8350
Number of Lots:	0	Number of Multifamily Units:	264
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 278

County	Zip	Key Map ©	City / ETJ
Harris	77396	376G	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.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 03/20/2025
Plat Name: Prose Atascocita
Developer: CPR/AR Prose Atascocita Owner, L.P.
Applicant: Terra Associates, Inc.
App No/Type: 2025-0432 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.

Aviation:
Plat is within the controllable area 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 270-foot AMSL (Above Mean Sea Level) height restriction based on same ordinance.
Plat is also within the controllable tiers associated with Intercontinental Airport-Houston as designated by COH Ordinance #2008-1052 (the Airport Compatible Land Use Ordinance). Plat is in Tier Three where both residential and nonresidential land uses are not subject to additional restrictions set forth for Tiers One and Two.

Harris Engineer:
This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026)
A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
Driveways on plans need to conform with COH IDM standards.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 03/20/2025
Plat Name: Raken
Developer: RAKEN LLC
Applicant: Dart Land Services LLC
App No/Type: 2025-0437 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.5727	Total Reserve Acreage:	2.5727
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77041	408Q	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.

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)

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: 33
Action Date: 03/20/2025
Plat Name: Raken
Developer: RAKEN LLC
Applicant: Dart Land Services LLC
App No/Type: 2025-0437 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)
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: 34
Action Date: 03/20/2025
Plat Name: Reserve at Airline and Tina
Developer: Autozone, Inc.
Applicant: McKim and Creed
App No/Type: 2025-0308 C2

Staff Recommendation:
Defer for further study and review

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.
2.) Plat appears to be a replat, not a class 2 plat as submitted and requires further review.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 03/20/2025
Plat Name: Reserve at Airline and Tina
Developer: Autozone, Inc.
Applicant: McKim and Creed
App No/Type: 2025-0308 C2

Staff Recommendation:
Defer for further study and review

For Your Information:

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

HPW-OCE- Drainage and Utility:
Detention is required. 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: 35
Action Date: 03/20/2025
Plat Name: Residences at Almeda
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2025-0501 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.0000	Total Reserve Acreage:	0.0510
Number of Lots:	11	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77048	574N	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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 03/20/2025
Plat Name: Residences at Almeda
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2025-0501 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:
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 a subdivision with a share driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)394-8888 or wcrtechs@houstontx.gov.

Aviation:
Plat is within the controllable area 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 295-foot AMSL (Above Mean Sea Level) height restriction based on same ordinance.
Plat is also within the controllable tiers associated with William P. Hobby Airport as designated by COH Ordinance #2008-1052 (the Airport Compatible Land Use Ordinance). Plat is in Tier Three where both residential and nonresidential land uses are not subject to additional restrictions set forth for Tiers One and Two.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 03/20/2025
Plat Name: Riviera Pines Sec 3
Developer: MERITAGE HOMES
Applicant: Quiddity Engineering - Katy
App No/Type: 2025-0507 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	74.9800	Total Reserve Acreage:	47.7400
Number of Lots:	150	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 516

County	Zip	Key Map ©	City / ETJ
Harris	77336	299A	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.

052. Bleu Riviera Street Dedication Sec 2 and Riviera Pines Sec 1 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)

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)

115. Add variance plat note: The Planning Commission granted a variance to allow ("……") subject to specific conditions on xx/xx/xxxx. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.

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: 36
Action Date: 03/20/2025
Plat Name: Riviera Pines Sec 3
Developer: MERITAGE HOMES
Applicant: Quiddity Engineering - Katy
App No/Type: 2025-0507 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:
No UEs and/or CNP easements, whether existing or proposed, should be within Reserves restricted to any kind of wet usage areas (i.e., detention, drainage, lake, etc.). Reserve B.
A 16'UE and another wet UE (WLE, STM SE, SSE, etc.) are considered as separate UEs and cannot run along and within but are to be depicted as separate and adjacent UEs, example...Blk 2 Lots 4-7. This needs to be corrected wherever this is occurring on the plat.

Harris Engineer:
This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (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)
Revise Curve C15 to a 300' radius or provide turn/curve signs for mitigation on site plans for substandard curve radius (IDM 10.3.03D, TMUTCD sec2C.07)
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)

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 03/20/2025
Plat Name: Riviera Pines Sec 4
Developer: Meritage Homes of Texas, LLC
Applicant: Quiddity Engineering
App No/Type: 2025-0508 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	25.5300	Total Reserve Acreage:	1.9100
Number of Lots:	129	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 517; Harris County MUD 516

County	Zip	Key Map ©	City / ETJ
Harris	77336	259W	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. Blue Riviera Drive must be recorded prior to or simultaneously with this plat.

115. Add CenterPoint note: Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.

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: 03/20/2025
Plat Name: Riviera Pines Sec 4
Developer: Meritage Homes of Texas, LLC
Applicant: Quiddity Engineering
App No/Type: 2025-0508 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:
SHT2 BLK2 L19/21: 16'UE and 16'SSE cannot occupy the same area. Check entire plat.

All utilities know their positions within the 16' wet/dry easement no labels needed. If the goal is to separate the WL and SSE, then those should adjoin the 14'/15'/16' UE.

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

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: 38
Action Date: 03/20/2025
Plat Name: Royalwood Water Plant no 2
Developer: Huitt-Zollars, Inc.
Applicant: Huitt-Zollars, Inc.
App No/Type: 2025-0228 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.7147	Total Reserve Acreage:	0.7147
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	77049	457J	ETJ

Conditions and Requirements for Approval

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

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

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

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.

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

073.1. Remove reason for replat in title block.

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

191. Appendix G:Harris County Engineer is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

193. Appendix H:Certificate for Harris County Commissioners' Court 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: 03/20/2025
Plat Name: Royalwood Water Plant no 2
Developer: Huitt-Zollars, Inc.
Applicant: Huitt-Zollars, Inc.
App No/Type: 2025-0228 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)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO email at recordation. (TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 03/20/2025
Plat Name: Sila Lago Cecita Drive Street Dedication and Reserve
Developer: TPG AG EHC III (LEN) MULTI STATE 1, LLC, a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2025-0455 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.6520	Total Reserve Acreage:	0.5390
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 514

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

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.

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: 03/20/2025

Plat Name: Sila Lago Cecita Drive Street Dedication and Reserve

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

Applicant: BGE, Inc.

App No/Type: 2025-0455 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

For Your Information:

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
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)
Coordinate with TxDOT to show location of future connection to future FM 2100 (ch 42-41)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 03/20/2025
Plat Name: Sila Sec 12
Developer: TPG AG EHC III (LEN) MULTI STATE 1, LLC, a Delaware limited liability company
Applicant: BGE, Inc.
App No/Type: 2025-0454 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	25.3200	Total Reserve Acreage:	4.9279
Number of Lots:	131	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	298D	ETJ

Conditions and Requirements for Approval

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

052. Lago Ceita Drive and Nature Preserve must be recorded prior to or simultaneously with this plat.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40

Action Date: 03/20/2025

Plat Name: Sila Sec 12

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

Applicant: BGE, Inc.

App No/Type: 2025-0454 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.
Dead-end water lines are prohibited within cul-de-sac.
UEs should not be in along roadways, have UEs in the back or side lot only.

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)
Coordinate with TxDOT to show location of future connection to future FM 2100 (ch 42-41)

CenterPoint: Width of 25'BL, 16'UE, 10' SAN SE & 5' SAN SE need to be defined with indicator arrows so that the width of each easement is defined...

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 03/20/2025
Plat Name: St Johns of The Cross
Developer: The Archdiocese of Galveston-Houston
Applicant: Gruller Surveying
App No/Type: 2025-0209 C2

Staff Recommendation:
Defer Applicant request

Total Acreage:	15.4165	Total Reserve Acreage:	15.4165
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	New Caney MUD

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

Conditions and Requirements for Approval

001. Provide for the dedication of widening for Payne Road as indicated on the marked file copy.

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

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

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

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

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

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

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

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

116. Add BL plat note: Unless otherwise indicated, the building line (b.l.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time. (150)

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.

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 03/20/2025
Plat Name: St Johns of The Cross
Developer: The Archdiocese of Galveston-Houston
Applicant: Gruller Surveying
App No/Type: 2025-0209 C2

Staff Recommendation:
Defer Applicant request

For Your Information:

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

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
No building is allowed within any public utility easement.
Make sure that 10’ clearance between public utility to the building foundation.

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 03/20/2025
Plat Name: Sundance Cove Sec 13
Developer: Clay Road 628 Development, LP., A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2025-0490 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	14.8000	Total Reserve Acreage:	2.3300
Number of Lots:	58	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 525

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

Conditions and Requirements for Approval

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

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

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

052. Future Sundance Bend Drive SP Sec 1 And EITHER, Sec 15 to connect to Stags Leap Drive out of the Deer Run Estates Sec 1, OR Sundance Prairie Drive STD Sec 1, Sundance Cove Sec 8, and Sundance Cove Sec 9, must be recorded prior to or simultaneously with this plat.

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 03/20/2025
Plat Name: Sundance Cove Sec 13
Developer: Clay Road 628 Development, LP., A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2025-0490 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— Split between two plats: Sec 14 is not shown. Outside Plat Name/recording info, lots/blocks/reserves should be drawn and labeled.

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)
Sundance Bend Dr will need to be recorded prior to or simultaneously with this PLAT (ch 42-120)
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
UVE shown does not match approved UVE exhibit. (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: 03/20/2025
Plat Name: Sundance Cove Sec 14
Developer: Clay Road 628 Development, L.P., A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2025-0494 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	17.1100	Total Reserve Acreage:	1.9490
Number of Lots:	91	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 525

County	Zip	Key Map ©	City / ETJ
Harris	77532	378Q	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. Sundance Bend Drive Street Dedication Sec 1 and Sec 2, Sundance Cove Sec 15, Sundance Prairie Drive Sec 1 STD, Sundance Cove Sec 8 and Sec 9 must be recorded prior to or simultaneously with this plat.

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

203. Provide complete Recordation Package when submitting plat for recordation. (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: 43
Action Date: 03/20/2025
Plat Name: Sundance Cove Sec 14
Developer: Clay Road 628 Development, L.P., A Texas Limited Partnership
Applicant: EHRA
App No/Type: 2025-0494 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

For Your Information:

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
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 Sidesaddle Ln and Sundance Bend 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 Sundance Bend Dr and E Lake Houston Pkwy. 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: 44
Action Date: 03/20/2025
Plat Name: Synova Sec 11
Developer: Jen Holco 24 LLC, A Delaware Limited Liability Company
Applicant: EHRA
App No/Type: 2025-0495 C3F

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	25.5300	Total Reserve Acreage:	4.5800
Number of Lots:	129	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

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

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

052. Synova Sec 9, Sec 7 and Synova Drive Street Dedication and reserves Sec 2 and 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)

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: 44
Action Date: 03/20/2025
Plat Name: Synova Sec 11
Developer: Jen Holco 24 LLC, A Delaware Limited Liability Company
Applicant: EHRA
App No/Type: 2025-0495 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)
Provide turn/curve signs for mitigation on site plans for substandard curve radius (IDM 10.3.03D, TMUTCD sec 2C.07)

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 03/20/2025
Plat Name: Telge Ranch West Sec 2
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No/Type: 2025-0426 C3P

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	9.7160	Total Reserve Acreage:	0.6240
Number of Lots:	61	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77429	327M	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.

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 03/20/2025
Plat Name: Telge Ranch West Sec 2
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No/Type: 2025-0426 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.

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: 46
Action Date: 03/20/2025
Plat Name: Vibe at Spring
Developer: OCTA Homes
Applicant: Tetra Land Services
App No/Type: 2025-0444 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	14.6510	Total Reserve Acreage:	14.5059
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	77373	292R	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.

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: 46
Action Date: 03/20/2025
Plat Name: Vibe at Spring
Developer: OCTA Homes
Applicant: Tetra Land Services
App No/Type: 2025-0444 C2

Staff Recommendation:
Approve the plat subject to the conditions listed

For Your Information:

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

CenterPoint: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please see easements noted in Title Report

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
No building is allowed within any public utility easement.

TxDOT Advance Transportation Planning: Plat not on TxDOT ROW, HTR belongs to HCTRA, not TxDOT HOU. No issues with the plat as submitted.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (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: 47
Action Date: 03/20/2025
Plat Name: Baton Rouge Place
Developer: CARTA GOMEZ INTERNATIONAL LLC
Applicant: CARTA GOMEZ INTERNATIONAL LLC
App No/Type: 2025-0256 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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

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

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

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

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

086. The staff portion of flag lots shall provide vehicular access. Revise flag staff drawing as indicated on the marked file copy. (188)

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: 47
Action Date: 03/20/2025
Plat Name: Baton Rouge Place
Developer: CARTA GOMEZ INTERNATIONAL LLC
Applicant: CARTA GOMEZ INTERNATIONAL LLC
App No/Type: 2025-0256 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:
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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 03/20/2025
Plat Name: Bell Tower
Developer: Bell Tower Group
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2025-0326 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 03/20/2025
Plat Name: Bell Tower
Developer: Bell Tower Group
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2025-0326 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 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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 03/20/2025
Plat Name: Bissonnet Living
Developer: WGA Consulting Engineers
Applicant: Windrose
App No/Type: 2025-0488 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	5.1150	Total Reserve Acreage:	5.1150
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	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	77036	529V	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)

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

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

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

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

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: 49
Action Date: 03/20/2025
Plat Name: Bissonnet Living
Developer: WGA Consulting Engineers
Applicant: Windrose
App No/Type: 2025-0488 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.

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

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

HPW- TDO- Traffic: Recommend coordinating with TXDOT for any ROW encroachment or access easement along BW8 Frontage rd.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 03/20/2025
Plat Name: Blessings on Sauer
Developer: Adeo Homes LLC
Applicant: Adeo Homes LLC
App No/Type: 2025-0185 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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)

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)

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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 03/20/2025
Plat Name: Blessings on Sauer
Developer: Adeo Homes LLC
Applicant: Adeo Homes LLC
App No/Type: 2025-0185 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:
- 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: 51
Action Date: 03/20/2025
Plat Name: Breen Reserve Sec 2 partial replat no 1 and extension
Developer: Breen Building 7, LLC, a Delaware CORPORATION
Applicant: BGE, Inc.
App No/Type: 2025-0489 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	76.1100	Total Reserve Acreage:	76.1100
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	77040	411J	City/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.

119. Add plat note: The Planning Commission granted a variance to allow not to extend or terminate Pine Moss Drive and Kindletree Drive with culs-de-sac subject to specific conditions on 02/06/2020. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.

153.1. Measure from ROW edge to ROW edge

157. Provide streets names for each street and provide record info. (133-134)

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

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

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: 51
Action Date: 03/20/2025
Plat Name: Breen Reserve Sec 2 partial replat no 1 and extension
Developer: Breen Building 7, LLC, a Delaware CORPORATION
Applicant: BGE, Inc.
App No/Type: 2025-0489 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: 3/19/25 No comments

HPW-HW- IDS: Approved

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.
In the floodplain, need approved drainage plan.

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)

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: 52
Action Date: 03/20/2025
Plat Name: Chickasaw Villas
Developer: Quest Trust Company FBO Chethana Das IRA #4437911
Applicant: Patrick Planning Services, LLC
App No/Type: 2025-0440 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1800	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77041	450A	City

Conditions and Requirements for Approval

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

049.2. Subdivision plat must include: 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 ********.

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)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 03/20/2025
Plat Name: Chickasaw Villas
Developer: Quest Trust Company FBO Chethana Das IRA #4437911
Applicant: Patrick Planning Services, LLC
App No/Type: 2025-0440 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: 3/19/25 No comments

HPW-HW- IDS: APPROVE

Parks & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.

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: 53
Action Date: 03/20/2025
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: 53
Action Date: 03/20/2025
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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 03/20/2025
Plat Name: Crane Plaza Estates
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2025-0477 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.1107
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and Requirements for Approval

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 03/20/2025
Plat Name: Crane Plaza Estates
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2025-0477 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: 03/17/2025 _ Ensure that any power pole relocation is coordinated with Center Point

The residential development is located at a corner intersection ADA ramps at the street intersection are required as per City (Detail # 02775-02)

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

HPW-OCE- Drainage and Utility: MUR lots of 15,000 square feet in area or less: Lots are not required to provide detention if the impervious area is less than or equal to 65%. Detention volume of 0.75 acre-feet per acre is required for impervious area in excess of 65% of the lot.
Make sure that 10’ clearance between public utility to the building foundation.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 03/20/2025
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:
Approve the plat subject to the conditions listed

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

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

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

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

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

115. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat does not include residential lots): Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

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: 03/20/2025
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:
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 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: 56
Action Date: 03/20/2025
Plat Name: East Mount Houston Villas
Developer: Survey Solutions of Texas
Applicant: Survey Solutions of Texas
App No/Type: 2025-0511 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.5111	Total Reserve Acreage:	1.5111
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	77050	415M	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)

185.3. Appendix A: Add single family paragraph in the dedicatory language. (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: 56
Action Date: 03/20/2025
Plat Name: East Mount Houston Villas
Developer: Survey Solutions of Texas
Applicant: Survey Solutions of Texas
App No/Type: 2025-0511 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: 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)
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: 57
Action Date: 03/20/2025
Plat Name: El Taconazo
Developer: EL TACONAZO
Applicant: Civil-Con Consultants, LLC
App No/Type: 2025-0433 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1890	Total Reserve Acreage:	0.1890
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	453Y	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)

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: 57
Action Date: 03/20/2025
Plat Name: El Taconazo
Developer: EL TACONAZO
Applicant: Civil-Con Consultants, LLC
App No/Type: 2025-0433 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: 3/18/2025
* Show visibility triangle
* Coordinate with metro due to the proximity of the Metro Rail

HPW-OCE- Drainage and Utility: Detention 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.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 03/20/2025
Plat Name: Elite Square at San Jacinto
Developer: Twin Square LLC
Applicant: STUPA INTERNATIONAL LLC
App No/Type: 2025-0354 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.1430	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Combination
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

014.3. 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))

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

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

185.3. Appendix A: Add single family paragraph in the dedicatory language.(Long replat paragraph)

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: 03/20/2025
Plat Name: Elite Square at San Jacinto
Developer: Twin Square LLC
Applicant: STUPA INTERNATIONAL LLC
App No/Type: 2025-0354 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: 3/19/25 No comments

Parks and Recreation: -Correct the park sector number.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 03/20/2025
Plat Name: Estates at Main
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2025-0470 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.0762	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77022	453N	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: 59
Action Date: 03/20/2025
Plat Name: Estates at Main
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2025-0470 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.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 03/20/2025
Plat Name: Estates on Venus Street
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2025-0453 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1851	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77088	411V	City

Conditions and Requirements for Approval

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

185.3. Appendix A: Add single family paragraph in the dedicatory language.(Long replat paragraph)

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: 60
Action Date: 03/20/2025
Plat Name: Estates on Venus Street
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2025-0453 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: 3/19/25 No comments

HPW-HW- IDS: For the creation of a small 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 & Recreation - Urban Forestry: No existing protected trees within building setback or city right-of-way. No protected trees to potentially be impacted by construction following replat.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 03/20/2025
Plat Name: Hampton Manor
Developer: Mazan Real Estate Group, LLC
Applicant: MOMENTUM EGINEERING
App No/Type: 2025-0493 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3416	Total Reserve Acreage:	0.0051
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:	Open Ditch	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.

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.

079. Remove the Lot Size and Coverage Table, and Dwelling Unit Density Table (183)

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 03/20/2025
Plat Name: Hampton Manor
Developer: Mazan Real Estate Group, LLC
Applicant: MOMENTUM EGINEERING
App No/Type: 2025-0493 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.

CenterPoint: Interior Building Lines must be a minimum of 5 feet. CNP's requirement stands apart from the city's as a minimum of 5' is required by CNP to install/operate/maintain an easement.

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: 62
Action Date: 03/20/2025
Plat Name: HLB Homes on Bennington
Developer: Houston Land Bank
Applicant: CGEA|Planning + Design
App No/Type: 2025-0518 C2R

Staff Recommendation:
Defer LGL deed rests review pending

Total Acreage:	0.2982	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	454Q	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)

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

115. Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 03/20/2025
Plat Name: HLB Homes on Bennington
Developer: Houston Land Bank
Applicant: CGEA|Planning + Design
App No/Type: 2025-0518 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-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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 03/20/2025
Plat Name: Imperial Commerce Center
Developer: ALDINE INDEPENDENT SCHOOL DISTRICT
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2025-0449 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	20.2340	Total Reserve Acreage:	20.2340
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	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	77060	373N	City

Conditions and Requirements for Approval

008.5. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Management Office prior to recordation. This is consistent w/ Chapter 19-13. Contact FMO at 713-535-7666.

014. Deed Restricted BL other than Chapter 42 BL Note: The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this section. (Sec 42-150)

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.

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

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

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

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)

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: 63
Action Date: 03/20/2025
Plat Name: Imperial Commerce Center
Developer: ALDINE INDEPENDENT SCHOOL DISTRICT
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2025-0449 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.

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 03/20/2025
Plat Name: Lone Wolf Waterfront
Developer: FdR Consulting, LLC
Applicant: Windrose
App No/Type: 2025-0306 C3R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	14.0866	Total Reserve Acreage:	14.0866
Number of Lots:	58	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Combination
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Combination	Utility District:	

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

Conditions and Requirements for Approval

001.The minimum acceptable lot width shall be 44 feet.

002. UEs should not be in along roadways, have UEs in the back or side lot only

008.4. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Managment and Engineering Services offices prior to submittal of a final plat. This is consistent w/ Chapter 19-13. Submit drainage plan to First Floor, 611 Walker.

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.

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.

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

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

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

159. Provide centerline tie.

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: 64
Action Date: 03/20/2025
Plat Name: Lone Wolf Waterfront
Developer: FdR Consulting, LLC
Applicant: Windrose
App No/Type: 2025-0306 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: • CenterPoint requires a minimum 14' UE in front/rear of all lots, or a 16' UE if wet utilities are needed. In addition to the 14'UE, side lots may also have a 10' UE.

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

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: 65
Action Date: 03/20/2025
Plat Name: Mason Garden Place
Developer: Y-Square Design LLC
Applicant: Chesterfield Development Services
App No/Type: 2025-0300 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

005.3 The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

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.

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

116. Add BL plat note: Unless otherwise indicated, the building line (b.l.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time. (150)

1.) Revise Note 11: "Vehicular access denied from Shillington Drive for lots 11-14, Block 1"

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 03/20/2025
Plat Name: Mason Garden Place
Developer: Y-Square Design LLC
Applicant: Chesterfield Development Services
App No/Type: 2025-0300 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 – 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).

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

Harris Engineer:
This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (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(major thoroughfares)
Label "Access Denied" for lots 12-17 Block 1 from Shillington St (ch 42-190)

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 03/20/2025
Plat Name: Noel Court
Developer: Djosoft Next One, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2025-0467 C2R

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.5693	Total Reserve Acreage:	0.0090
Number of Lots:	6	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	574A	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.

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.

079. Revise Lot Size and Coverage Table (183)

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

A tree located in the right-of-way (ROW) is identified on the existing conditions survey. Trees located partially or wholly within the City ROW are protected by Article VI of Ch. 33 of the Houston Code of Ordinances. Refer to Ch. 16 of the Infrastructure Design Manual for tree protection procedures. If removal is required, the procedure as outlined in 33-155 must be abided. No tree in the ROW may be removed without an approved tree removal permit.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 03/20/2025
Plat Name: Noel Court
Developer: Djosoft Next One, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2025-0467 C2R

Staff Recommendation:
Defer Applicant request

For Your Information:

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

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

CenterPoint: Consent to Encroach, it appears a driveway will cross recorded easement.
Identify driveway
Interior Building Lines must be a minimum of 5 feet. CNP's requirement stands apart from the city's as a minimum of 5' is required by CNP to install/operate/maintain an easement.

HPW-OCE- Drainage and Utility: If tract size more than 15000SF and less than 1 acre, total impervious area within tract > 9750 SF, Detention is required.
Make sure that 10' clearance between public utility to the building foundation.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 03/20/2025
Plat Name: One Place at Fonmeadow
Developer: BETHEL FAMILY BAPTIST CHURCH
Applicant: Century Engineering, Inc
App No/Type: 2025-0436 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	7.5300	Total Reserve Acreage:	7.5300
Number of Lots:	0	Number of Multifamily Units:	250
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	77035	570H	City

Conditions and Requirements for Approval

008.4. The applicant is required to provide proof of an approved Drainage Plan from PWE, Floodplain Managment and Engineering Services offices prior to submittal of a final plat. This is consistent w/ Chapter 19-13. Submit drainage plan to First Floor, 611 Walker.

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.

055. Revise subdivision name.

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.

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

187.1. Provide acknowledgement and subordination of lienholders identified in title report. 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: 67
Action Date: 03/20/2025
Plat Name: One Place at Fonmeadow
Developer: BETHEL FAMILY BAPTIST CHURCH
Applicant: Century Engineering, Inc
App No/Type: 2025-0436 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

For Your Information:

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 03/20/2025
Plat Name: Regency Square Office Park Sec 1 partial replat no 2
Developer: Regency Square Improvement Association
Applicant: Weisser Engineering & Surveying
App No/Type: 2025-0343 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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.

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: 68
Action Date: 03/20/2025
Plat Name: Regency Square Office Park Sec 1 partial replat no 2
Developer: Regency Square Improvement Association
Applicant: Weisser Engineering & Surveying
App No/Type: 2025-0343 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 "If this plat is proposed to be multi-family residential...."

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

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: 69
Action Date: 03/20/2025
Plat Name: RG Transport
Developer: Survey Solutions of Texas
Applicant: Survey Solutions of Texas
App No/Type: 2025-0500 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.0000	Total Reserve Acreage:	3.0000
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:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77050	415M	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.

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

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (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: 69
Action Date: 03/20/2025
Plat Name: RG Transport
Developer: Survey Solutions of Texas
Applicant: Survey Solutions of Texas
App No/Type: 2025-0500 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)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285. For wastewater related questions or to submit your report, please e-mail wastewater@eng.hctx.net. For drainage analysis related questions, please email civildevel@harriscountytx.gov. (30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285)
A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
Driveways on plans need to conform with COH IDM standards.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 03/20/2025
Plat Name: Ridge Crest Estates partial replat no 1
Developer: JORGE GARCIA
Applicant: Texas Professional Surveying, LLC
App No/Type: 2025-0212 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 03/20/2025
Plat Name: Ridge Crest Estates partial replat no 1
Developer: JORGE GARCIA
Applicant: Texas Professional Surveying, LLC
App No/Type: 2025-0212 C2R

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

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

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 03/20/2025
Plat Name: Rockfort Ridge
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2025-0473 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.4166	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77088	412T	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. Add BL 157 B illustration and notes to 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.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 03/20/2025
Plat Name: Rockfort Ridge
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2025-0473 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:
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-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: 03/20/2025
Plat Name: Sanford Farms Sec 5
Developer: Meritage Homes
Applicant: 7gen Planning
App No/Type: 2025-0499 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	13.7630	Total Reserve Acreage:	1.2850
Number of Lots:	64	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77484	323K	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.

052. Pecan Prickly Pear Drive and Sanford Farms Sec 4 must be recorded prior to or simultaneously with this plat.

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

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

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

088.2. A reserve tract (oustide Houston City Limits) for which a use has not been determined shall be identified on the plat as an unrestricted reserve and provide a one-foot reserve along ROW. (192)

151. Revise the public street system as indicated on the marked file copy.

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

159. Provide centerline tie.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 03/20/2025
Plat Name: Sanford Farms Sec 5
Developer: Meritage Homes
Applicant: 7gen Planning
App No/Type: 2025-0499 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.
Dead-end water lines are prohibited within cul-de-sac.

Harris Engineer:
This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
UVE should be checked at Pecan Prickly Pear Dr and Betka 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 Crimson Brush Rd and Pecan Prickly Pear 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: 73
Action Date: 03/20/2025
Plat Name: Sanford Farms Sec 6
Developer: Meritage Homes
Applicant: 7gen Planning
App No/Type: 2025-0516 C3R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	30.8790	Total Reserve Acreage:	10.5160
Number of Lots:	112	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77484	323F	ETJ

Conditions and Requirements for Approval

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

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

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

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

052. Pecan Prickly Pear Drive and Sanford Farms Sec 4 must be recorded prior to or simultaneously with this plat.

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 03/20/2025
Plat Name: Sanford Farms Sec 6
Developer: Meritage Homes
Applicant: 7gen Planning
App No/Type: 2025-0516 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.

CenterPoint:
Prior easement (copy attached) to be included on plat:
Blanket easements should be listed in the General Notes.
Recorded in CF#:RP-2025-16112
Unrecorded CenterPoint File No. File No 11-E-28
Unrecorded CenterPoint File No. File No 11-E-52

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026)
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)
UVE should be checked at Orchid Dew St and Sanford Farms 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: 74
Action Date: 03/20/2025
Plat Name: Shady Homes on 15th Street
Developer: TEMITOPE MACDOWALD ADAMS AND GWENDOLINE KERI BONGKISHLY
Applicant: Carranza Outsource Drafting
App No/Type: 2025-0424 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1755	Total Reserve Acreage:	0.0000
Number of Lots:	4	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	452Y	City

Conditions and Requirements for Approval

010.1 Add the following note to the face of the plat (SWD): The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

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

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

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

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

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)

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

134.12. Add to general notes on face of plat: This property(s) is located in Park Sector number 12.

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74

Action Date: 03/20/2025

Plat Name: Shady Homes on 15th Street

Developer: TEMITOPE MACDOWALD ADAMS AND GWENDOLINE KERI BONGKISHLY

Applicant: Carranza Outsource Drafting

App No/Type: 2025-0424 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 shared driveway , a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water
capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation
application.
Submit applications online at houstonpermittingcenter.org
** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)
394-8888 or wcrtechs@houstontx.gov.

CenterPoint: Interior Building Lines must be a minimum of 5 feet. CNP's requirement stands apart from the city's as a minimum of 5' is required by CNP to install/operate/maintain an easement.
All abbreviations on plat must be in Legend and/or notes of plat. Please add E.A.E. to legend.

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

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: 75
Action Date: 03/20/2025
Plat Name: South Hall Place
Developer: CARTA GOMEZ INTERNATIONAL LLC
Applicant: CARTA GOMEZ INTERNATIONAL LLC
App No/Type: 2025-0264 C2R

Staff Recommendation:
Disapprove violates deed restrictions

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

001. Subdivision replat is subject to the notification provisions. (Sec 42-49)

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

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.

181. Subdivision replat violates separately filed restrictions: minimum lot size of 6000sf, minimum lot width of 40’, 25’ front building line, and 6’ building line for all others.

206. Staff recommendation is disapproval for the following reasons: 1) a public hearing is required due to single-family restrictions per Sec 42-49; 2) the replat violates separately filed restrictions; 3) the replat does not comply with Chapter 42.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 03/20/2025
Plat Name: South Hall Place
Developer: CARTA GOMEZ INTERNATIONAL LLC
Applicant: CARTA GOMEZ INTERNATIONAL LLC
App No/Type: 2025-0264 C2R

Staff Recommendation:
Disapprove violates deed restrictions

For Your Information:

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

HPW- TDO- Traffic: 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 03/20/2025
Plat Name: Southerland Warehouse Development
Developer: MD LAND DEVELOPMENT SERVICES
Applicant: MD LAND DEVELOPMENT SERVICES
App No/Type: 2025-0428 C2R

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	2.7155	Total Reserve Acreage:	2.6783
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77092	451E	City

Conditions and Requirements for Approval

001. Provide for the dedication of widening for Cotton Drive as indicated on the marked file copy

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)

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.

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

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: 76
Action Date: 03/20/2025
Plat Name: Southerland Warehouse Development
Developer: MD LAND DEVELOPMENT SERVICES
Applicant: MD LAND DEVELOPMENT SERVICES
App No/Type: 2025-0428 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-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel E115-04-00 with top of banks at the southwestern boundary of the plat (see uploaded regulations guidelines in uploaded PDF).

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 03/20/2025
Plat Name: Sparks Street Estates
Developer: AAB HOMES, LLC
Applicant: AAB Homes, LLC
App No/Type: 2025-0466 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2903	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:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77093	454B	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) (Add HCMR)

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: 77
Action Date: 03/20/2025
Plat Name: Sparks Street Estates
Developer: AAB HOMES, LLC
Applicant: AAB Homes, LLC
App No/Type: 2025-0466 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.

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: 78
Action Date: 03/20/2025
Plat Name: Spring Branch Villa partial replat no 4
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2025-0378 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2051	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77041	450E	City

Conditions and Requirements for Approval

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

023. Single-family residential lots in the suburban area shall have minimum 20-foot front building lines along the local street. Should the lot side or back a local street a 10-foot side or rear building line will be required. A further reduction in the front building line shall be allowed when using the typical lot layout. Add BL 158 illustration and notes on the plat. (158)

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

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

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)

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: 78
Action Date: 03/20/2025
Plat Name: Spring Branch Villa partial replat no 4
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No/Type: 2025-0378 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: 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: 79
Action Date: 03/20/2025
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: 79
Action Date: 03/20/2025
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: 80
Action Date: 03/20/2025
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 Applicant request

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

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)

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.

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 03/20/2025
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 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.

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.

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

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

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 03/20/2025
Plat Name: Wileyvale Plaza Estates
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2025-0469 C2R

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	0.2999	Total Reserve Acreage:	0.0136
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and Requirements for Approval

001. Staff requests a two week deferral to allow time for further research into surveying gap.

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

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

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

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

216. Add shared driveway plat notes: 13) Lot 4, Block 1 is denied vehicular access from Wileyvale road.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 03/20/2025
Plat Name: Wileyvale Plaza Estates
Developer: New Era Development
Applicant: New Era Development & Land Services
App No/Type: 2025-0469 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- TDO- Traffic: 03/17/2025
E Crosstimbers is a divided street- therefore, the median will only allow it for right turn movement.

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/

The residential development is located at a corner intersection ADA ramps at the street intersection are required as per City (Detail # 02775-02)

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.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 03/20/2025
Plat Name: Yes Prep West End Elementary
Developer: Yes Prep Public Schools, Inc, a Texas Non-Profit Corporation
Applicant: Pape-Dawson Engineers
App No/Type: 2025-0496 C2R

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	8.0000	Total Reserve Acreage:	8.0000
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	529M	City

Conditions and Requirements for Approval

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

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

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

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

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

134.09. Add to general notes on face of plat: This property(s) is located in Park Sector number 9.

134.9 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."

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: 03/20/2025
Plat Name: Yes Prep West End Elementary
Developer: Yes Prep Public Schools, Inc, a Texas Non-Profit Corporation
Applicant: Pape-Dawson Engineers
App No/Type: 2025-0496 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: 3/17/2025
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-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.
The attached approved drainage plan is already over one year and need to resubmit the drainage plan for review.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 03/20/2025
Plat Name: Avalon Place partial replat no 1
Developer: Robert Dame Designs
Applicant: Probstfeld & Associates, Inc.
App No/Type: 2025-0232 C3N

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	0.5151	Total Reserve Acreage:	0.0000
Number of Lots:	1	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	492U	City

Conditions and Requirements for Approval

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

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

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/)

Review by Legal indicates that this plat will violate restrictions unless the applicant provides written approval of the consolidation of these lots by the Board of Directors of the Avalon Property Owners Association. Provide written approval of the consolidation of these lots by the Avalon Property Owners Association to consolidate these lots into one single-family residential lot.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 03/20/2025
Plat Name: Avalon Place partial replat no 1
Developer: Robert Dame Designs
Applicant: Probstfeld & Associates, Inc.
App No/Type: 2025-0232 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.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 03/20/2025
Plat Name: Brandon Crossing replat no 1
Developer: Integrity Rock Construction
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2025-0105 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	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: 84
Action Date: 03/20/2025
Plat Name: Brandon Crossing replat no 1
Developer: Integrity Rock Construction
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2025-0105 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

For Your Information:

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

Parks and Recreation: - Correct the number of incremental number of DU's in the park comment.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 03/20/2025
Plat Name: Candela South Sec 2 partial replat no 1
Developer: JDS Nursery Tract South, LLC
Applicant: Quiddity Engineering - Katy
App No/Type: 2025-0293 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3630	Total Reserve Acreage:	0.0000
Number of Lots:	2	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:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524X	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.

Coordinate with MUD for the reduced size of the Storm Sewer easement prior to final plat submittal.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 03/20/2025
Plat Name: Candela South Sec 2 partial replat no 1
Developer: JDS Nursery Tract South, LLC
Applicant: Quiddity Engineering - Katy
App No/Type: 2025-0293 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: There are numerous Easements Referenced on the Title Report that are not noted on the plat.

The CNP Blanket easement, 2024-036365 will need to be noted in the General 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: 83
Action Date: 03/20/2025
Plat Name: Avalon Place partial replat no 1
Developer: Robert Dame Designs
Applicant: Probstfeld & Associates, Inc.
App No/Type: 2025-0232 C3N

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	0.5151	Total Reserve Acreage:	0.0000
Number of Lots:	1	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	492U	City

Conditions and Requirements for Approval

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

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

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/)

Review by Legal indicates that this plat will violate restrictions unless the applicant provides written approval of the consolidation of these lots by the Board of Directors of the Avalon Property Owners Association. Provide written approval of the consolidation of these lots by the Avalon Property Owners Association to consolidate these lots into one single-family residential lot.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 03/20/2025
Plat Name: Avalon Place partial replat no 1
Developer: Robert Dame Designs
Applicant: Probstfeld & Associates, Inc.
App No/Type: 2025-0232 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.

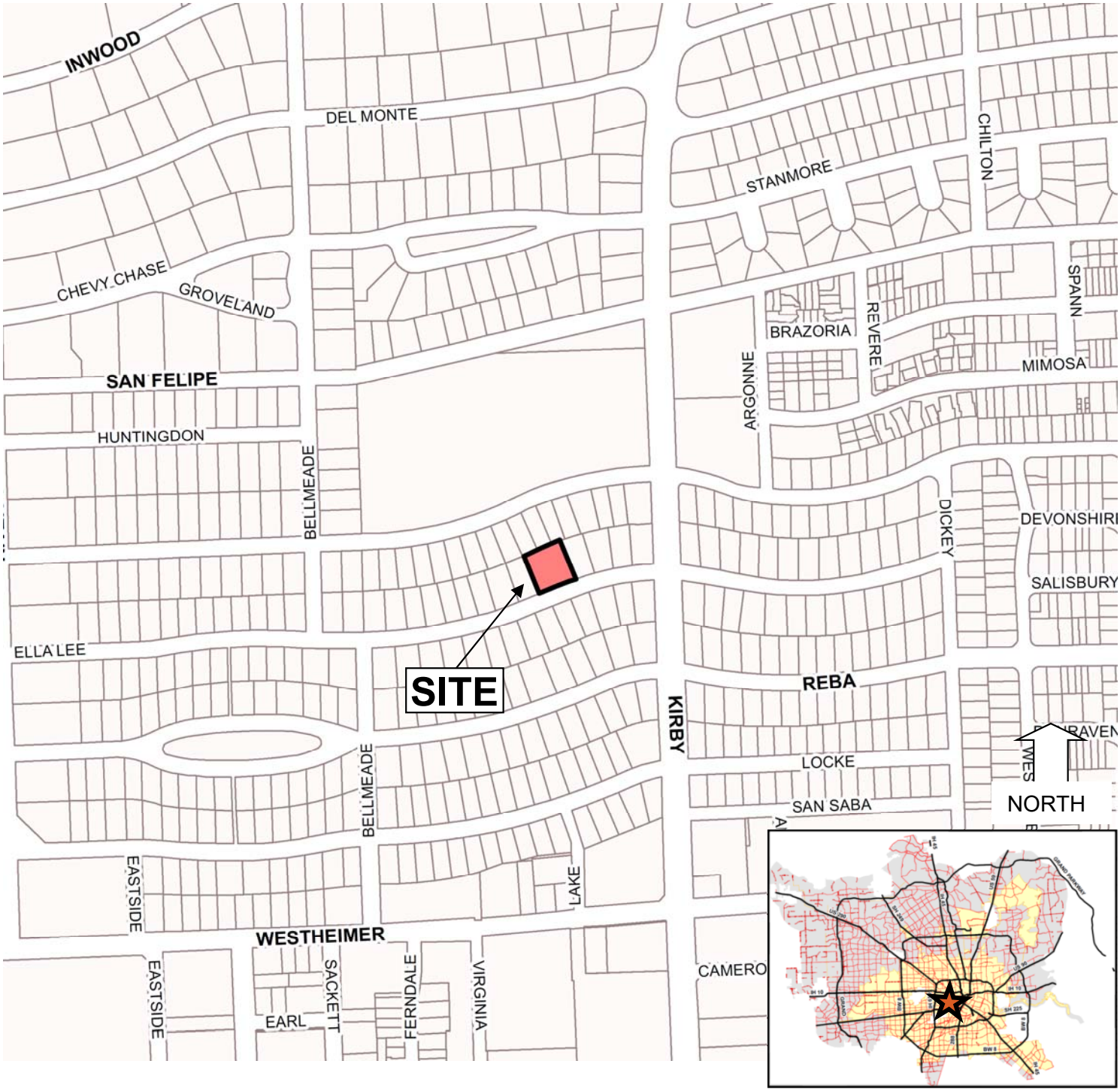
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 83

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Avalon Place partial replat no 1

Applicant: Probstfeld & Associates, Inc



C – Public Hearings

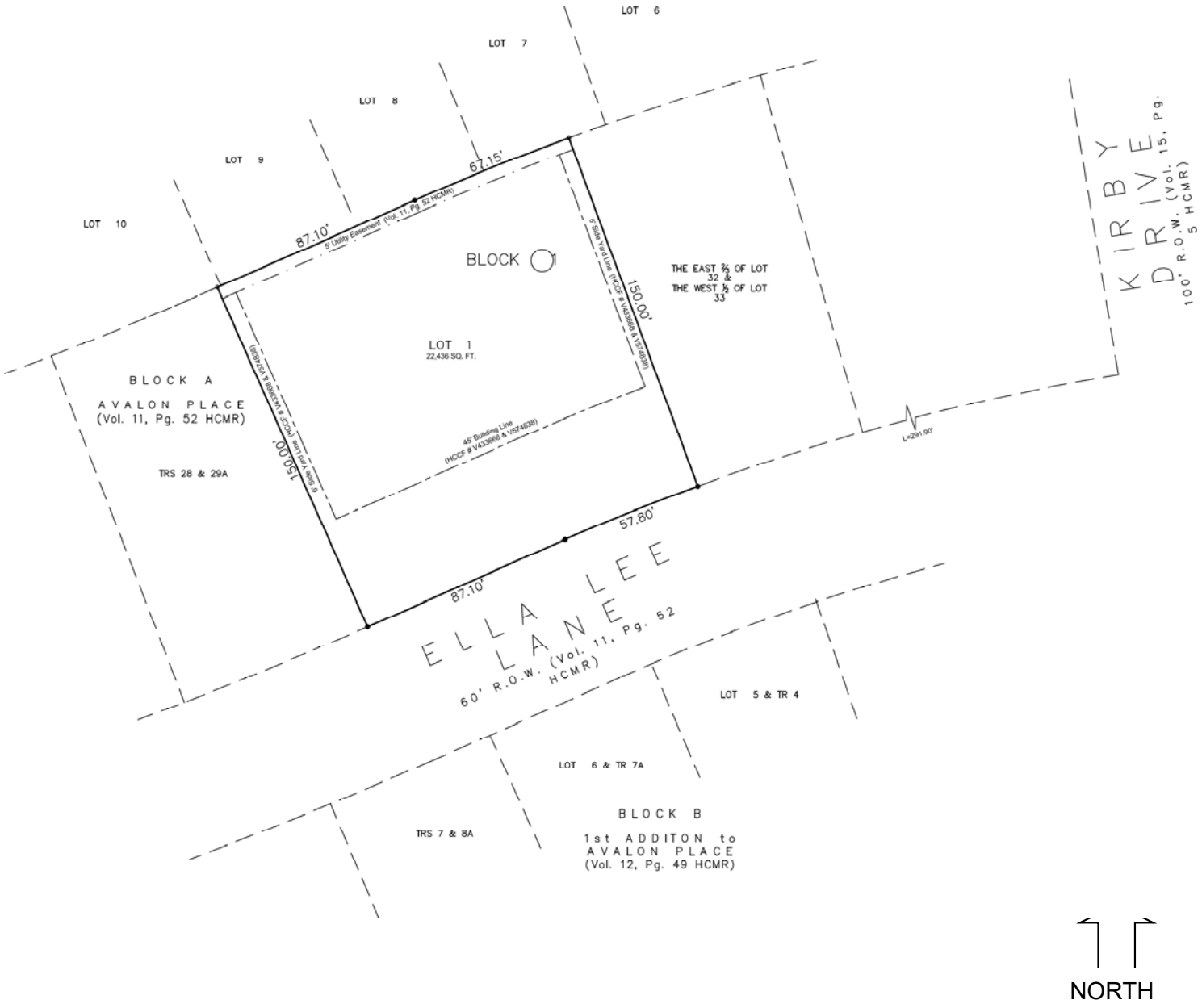
Site Location

Houston Planning Commission ITEM: 83

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Avalon Place partial replat no 1

Applicant: Probstfeld & Associates, Inc



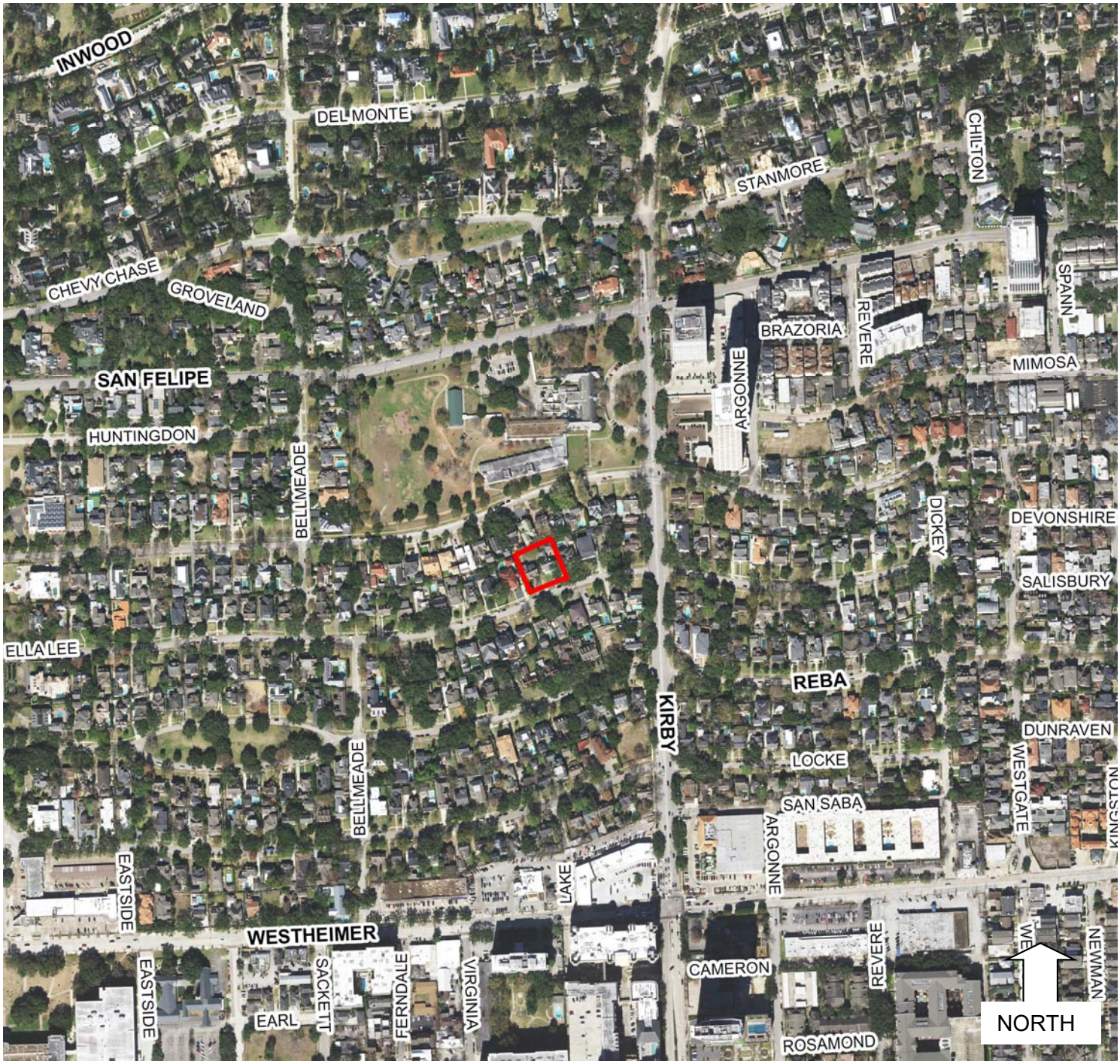
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 83

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Avalon Place partial replat no 1

Applicant: Probstfeld & Associates, 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 26, 2025

Dear Property Owner:

Reference Number: 2025-0232, "**Avalon Place partial replat no 1**", a partial replat of "**Avalon Place,"** being an easterly portion of Lot 29, all of Lots 30 & 31, and a westerly portion of Lot 32, Block A, as recorded in Volume 11, Page 52 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at 2924 and 2930 Ella Lee Lane, west of Kirby Drive, south of San Felipe Street. The purpose of the replat is to create one (1) Single-Family Residential Lot. The applicant, **Mario Colina, with Probstfeld & Associates, Inc.**, can be contacted at **281-829-0034** 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 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.

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Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

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.
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- **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.
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- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 03/20/2025
Plat Name: Brandon Crossing replat no 1
Developer: Integrity Rock Construction
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2025-0105 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	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: 84
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Staff Recommendation:
Approve the plat subject to the conditions listed

For Your Information:

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

Parks and Recreation: - Correct the number of incremental number of DU's in the park comment.

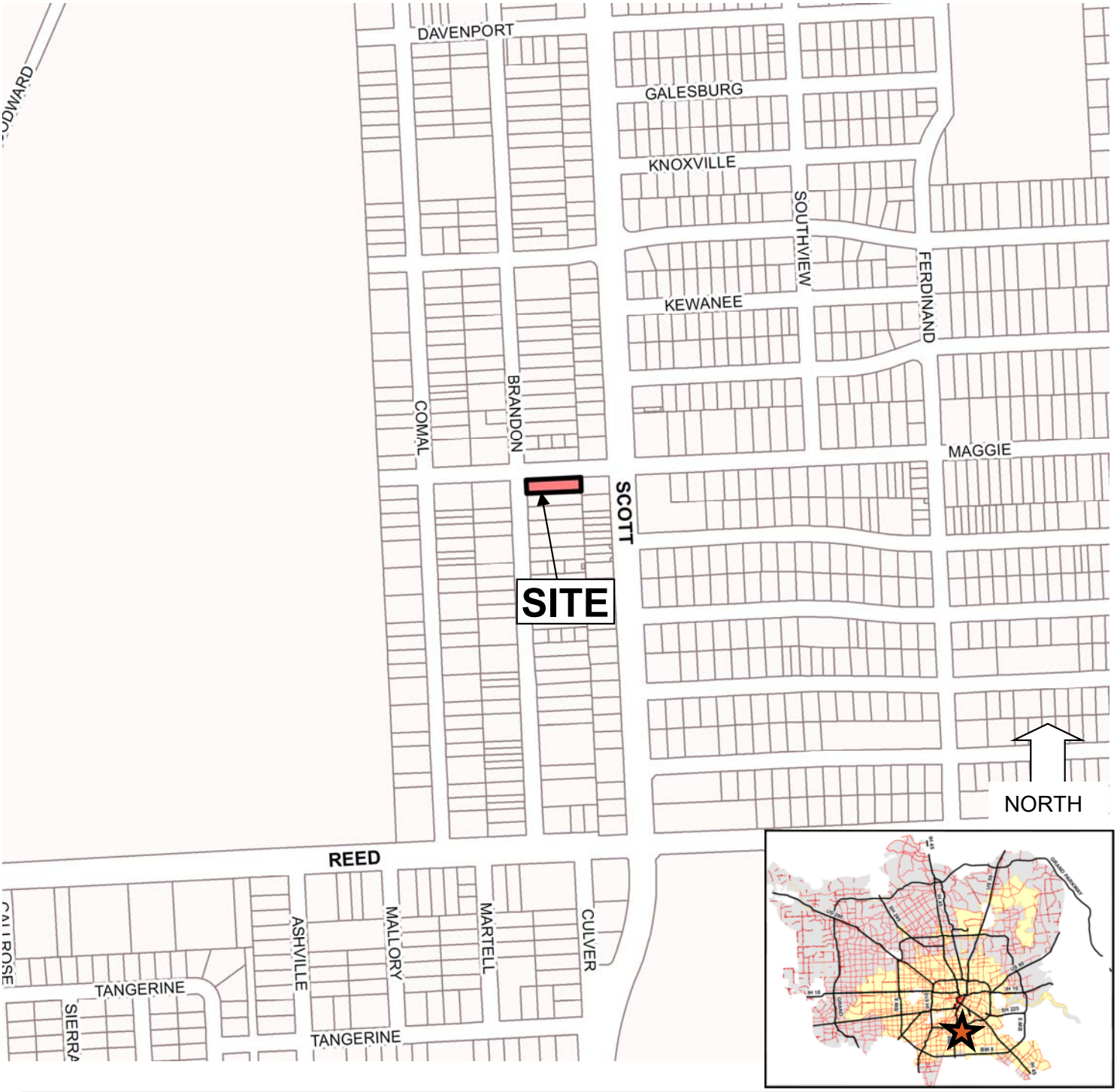
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Houston Planning Commission ITEM: 84

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Brandon Crossing replat no 1

Applicant: South Texas Surveying Associates, Inc.



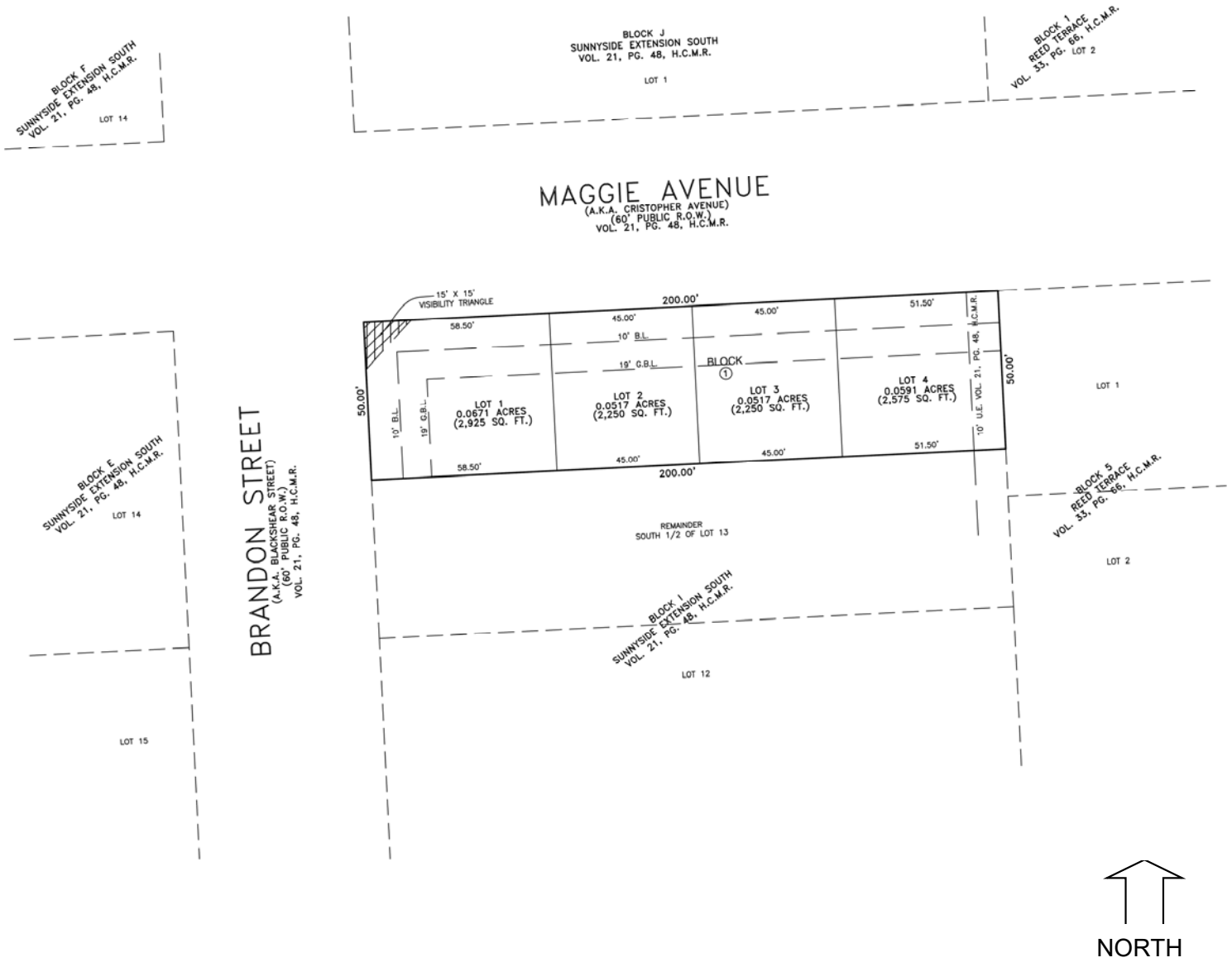
C – Public Hearings Site Location

Houston Planning Commission ITEM: 84

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Brandon Crossing replat no 1

Applicant: South Texas Surveying Associates, Inc.



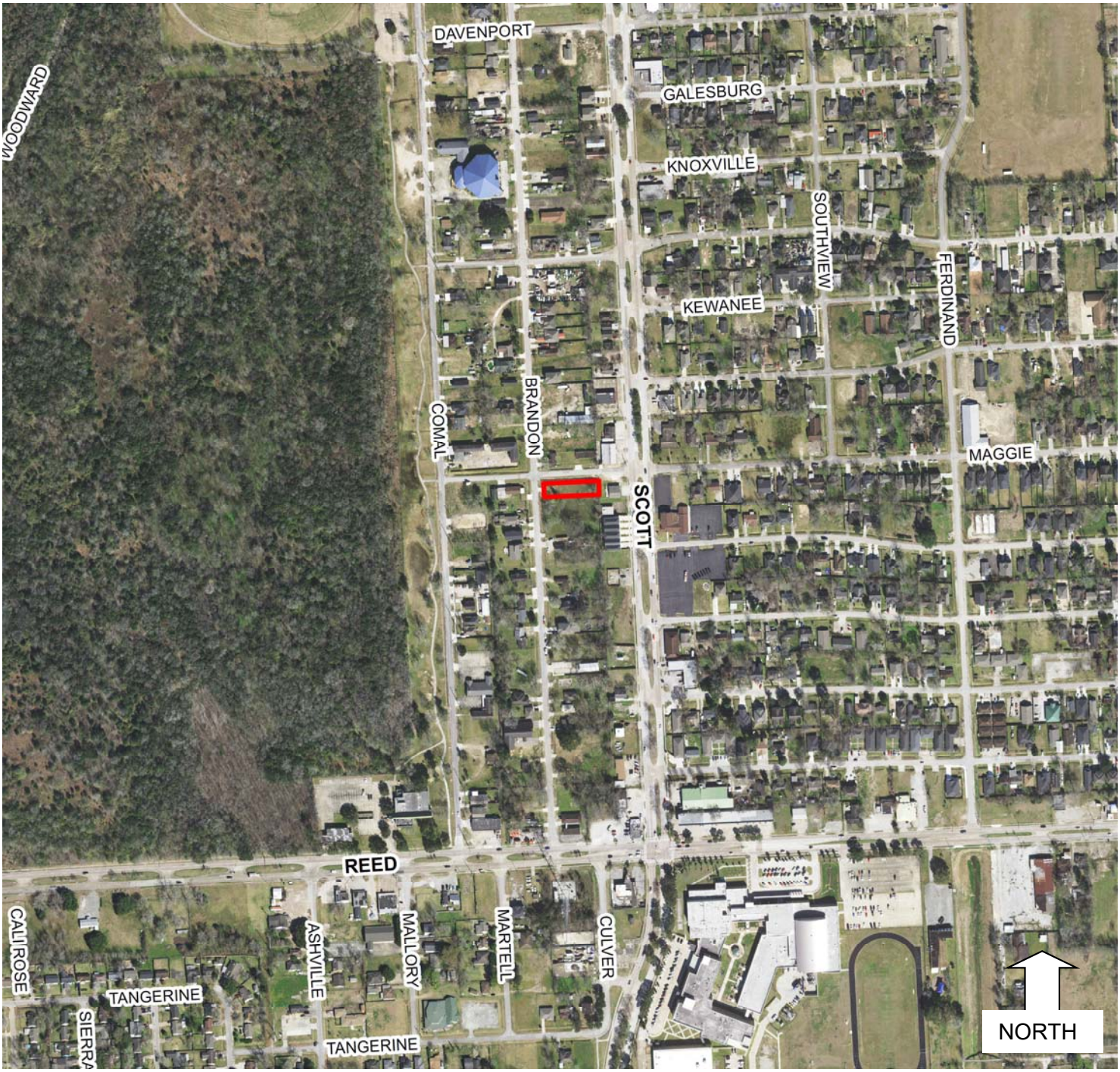
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 84

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Brandon Crossing replat no 1

Applicant: South Texas Surveying Associates, 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 26, 2025

Dear Property Owner:

Reference Number: 2025-0105, "**Brandon Crossing replat no 1**", a replat of "**Brandon Crossing,"** being Lots 1 and 2, Block 1, as recorded in Film Code no. 709311 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at 9001 Brandon Street, the southeast intersection of Brandon Street and Maggie Street west of Scott Street. The purpose of the replat is to create four (4) Single-Family Residential Lots and revise the front building line. 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 300ft of the boundary of the plat.

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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:

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City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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Terminology

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- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 03/20/2025
Plat Name: Candela South Sec 2 partial replat no 1
Developer: JDS Nursery Tract South, LLC
Applicant: Quiddity Engineering - Katy
App No/Type: 2025-0293 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3630	Total Reserve Acreage:	0.0000
Number of Lots:	2	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:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524X	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.

Coordinate with MUD for the reduced size of the Storm Sewer easement prior to final plat submittal.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 03/20/2025
Plat Name: Candela South Sec 2 partial replat no 1
Developer: JDS Nursery Tract South, LLC
Applicant: Quiddity Engineering - Katy
App No/Type: 2025-0293 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: There are numerous Easements Referenced on the Title Report that are not noted on the plat.

The CNP Blanket easement, 2024-036365 will need to be noted in the General Notes.

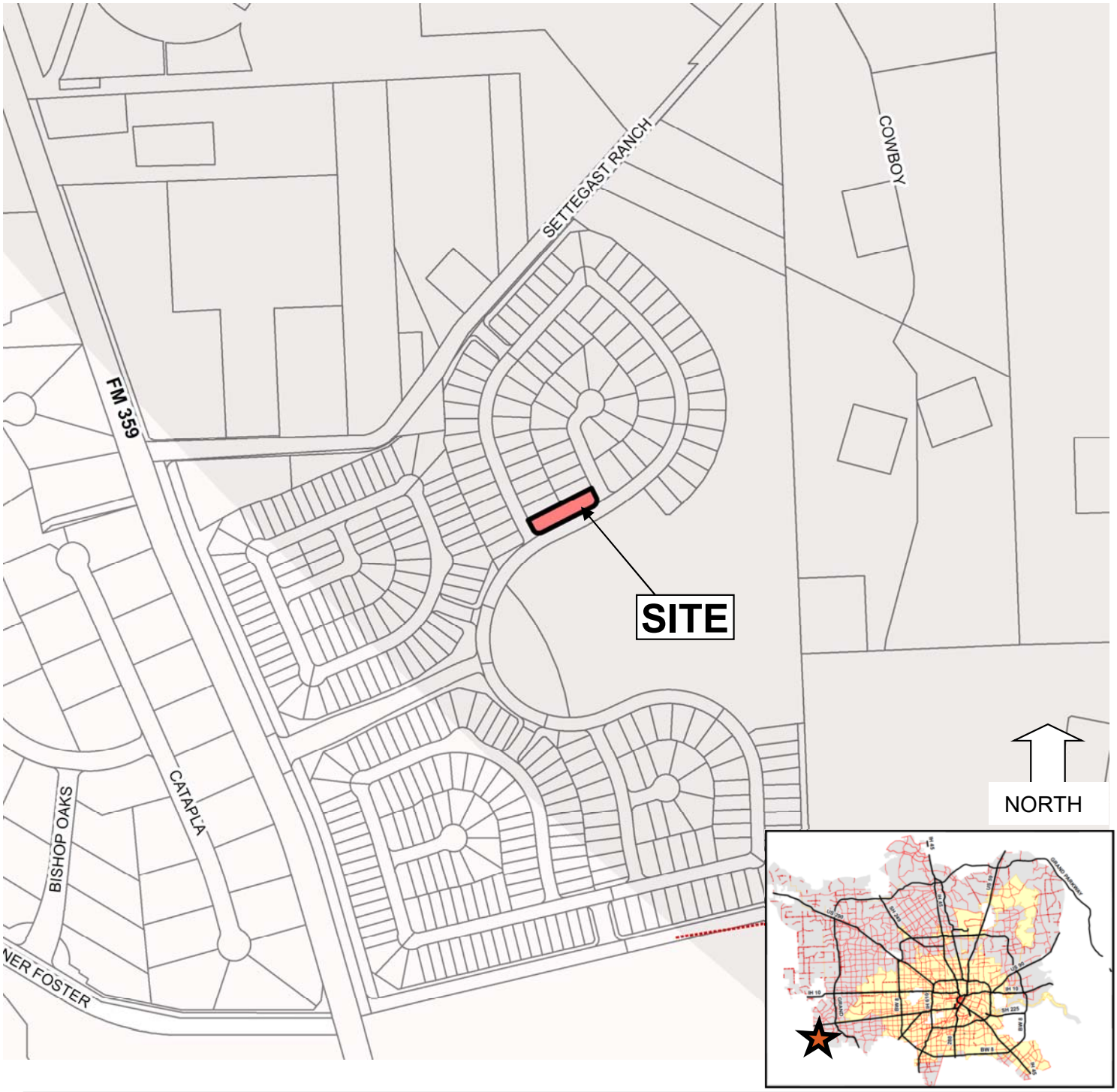
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Houston Planning Commission ITEM: 86

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Candela South Sec 2 partial replat no 1

Applicant: Quiddity Engineering - Katy



C – Public Hearings

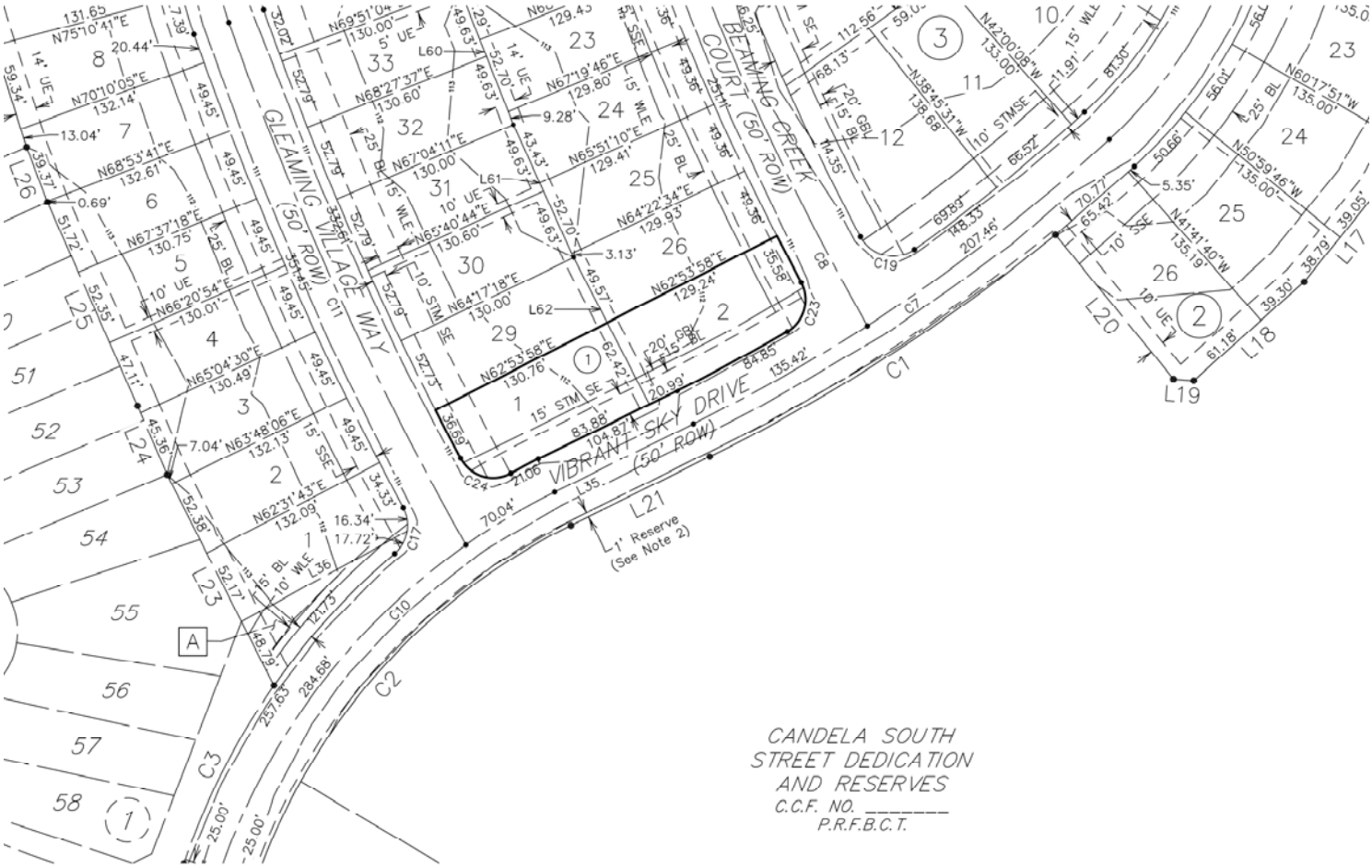
Site Location

Houston Planning Commission ITEM: 86

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Candela South Sec 2 partial replat no 1

Applicant: Quiddity Engineering - Katy



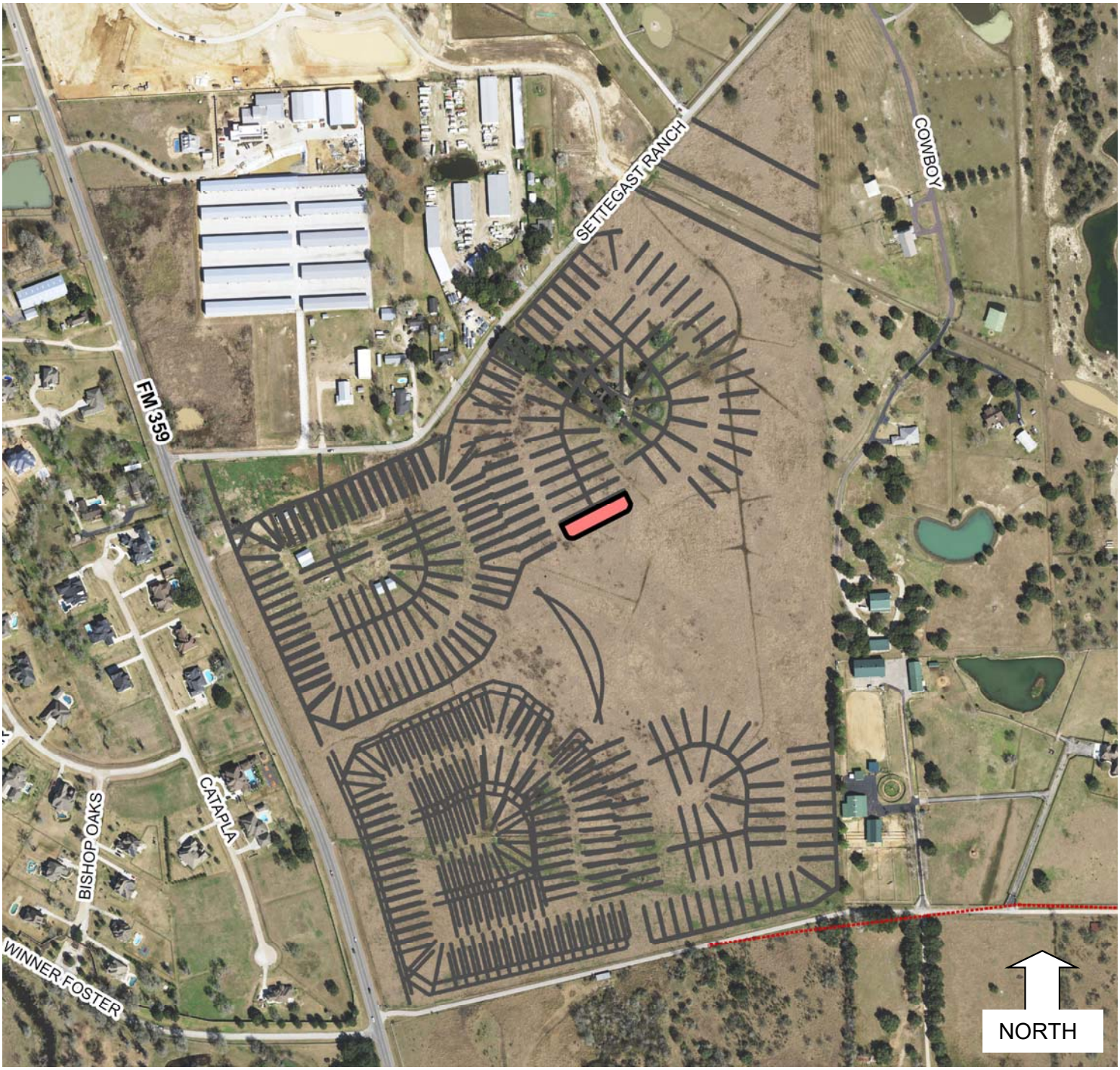
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 86

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Candela South Sec 2 partial replat no 1

Applicant: Quiddity Engineering - Katy



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

Vonn Tran
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Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

February 26, 2025

Dear Property Owner:

Reference Number: 2025-0293, "**Candela South Sec 2 partial replat no 1**", a partial replat of "**Candela South Sec 2**", being all of lots 27 and 28, block 3, as recorded in County Clerk File No.20240061, of Fort Bend County, Texas.

The Planning and Development Department has received a subdivision plat application for a property located north along Vibrant Sky Drive, between Beaming Creek Court and Gleaming Village Way**.** The purpose of the replat is to amend a Storm Sewer Easement. The applicant, **Chantelle Jamnik, with Quiddity Engineering,** can be contacted at **832-913-4000** 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.

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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 03/20/2025
Plat Name: Catalina Estates
Developer: CE Engineers & Development Consultants, Inc
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2025-0009 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.4444	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77075	575U	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.

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 03/20/2025
Plat Name: Catalina Estates
Developer: CE Engineers & Development Consultants, Inc
Applicant: CE Engineers & Development Consultants, INC
App No/Type: 2025-0009 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: All abbreviations on plat must be in Legend and/or notes of plat. Please add Vol., Pg. to Legend.

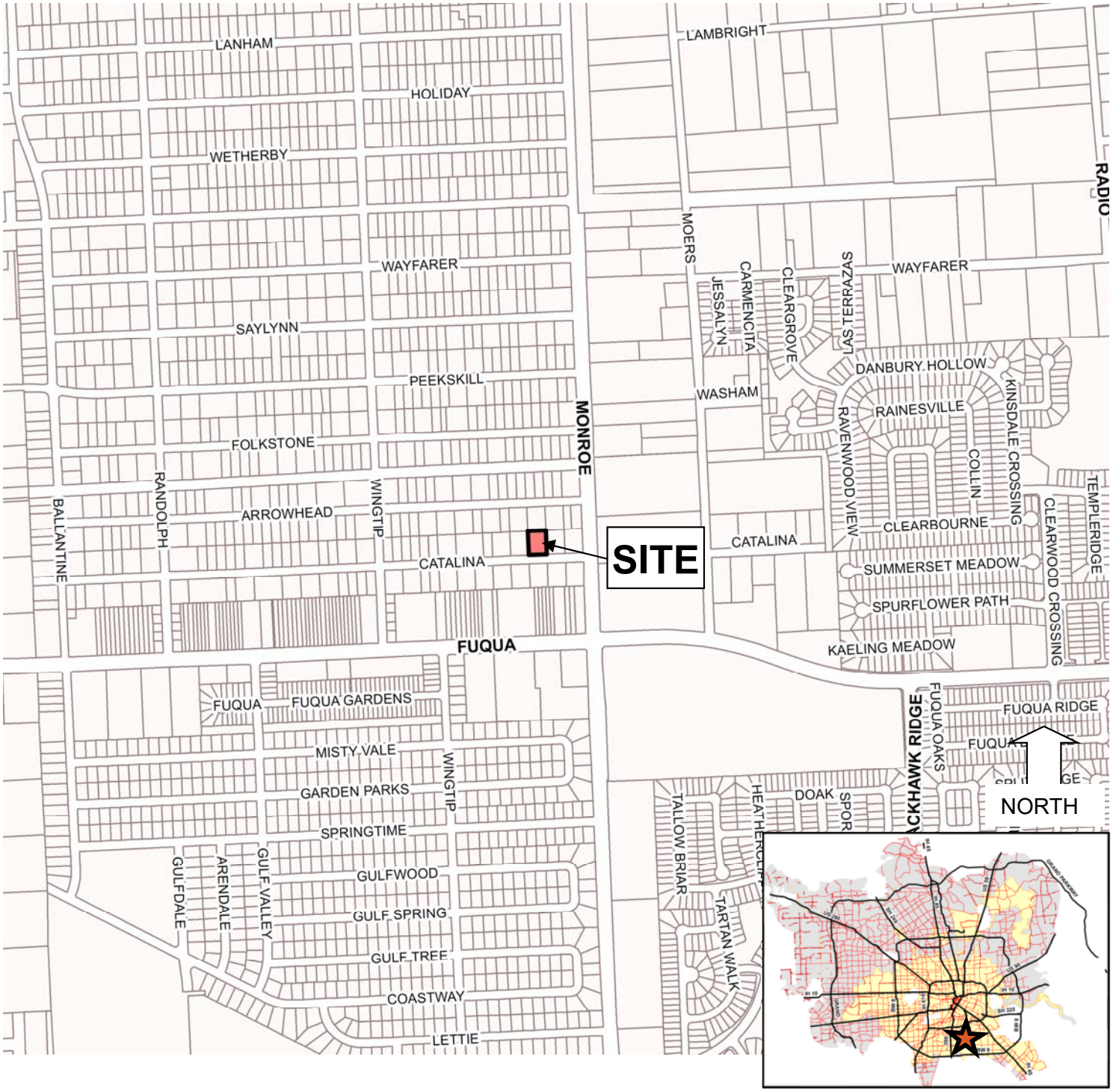
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 86

Planning and Development Department **Meeting Date:03/20/2025**

Subdivision Name: Catalina Estates

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings

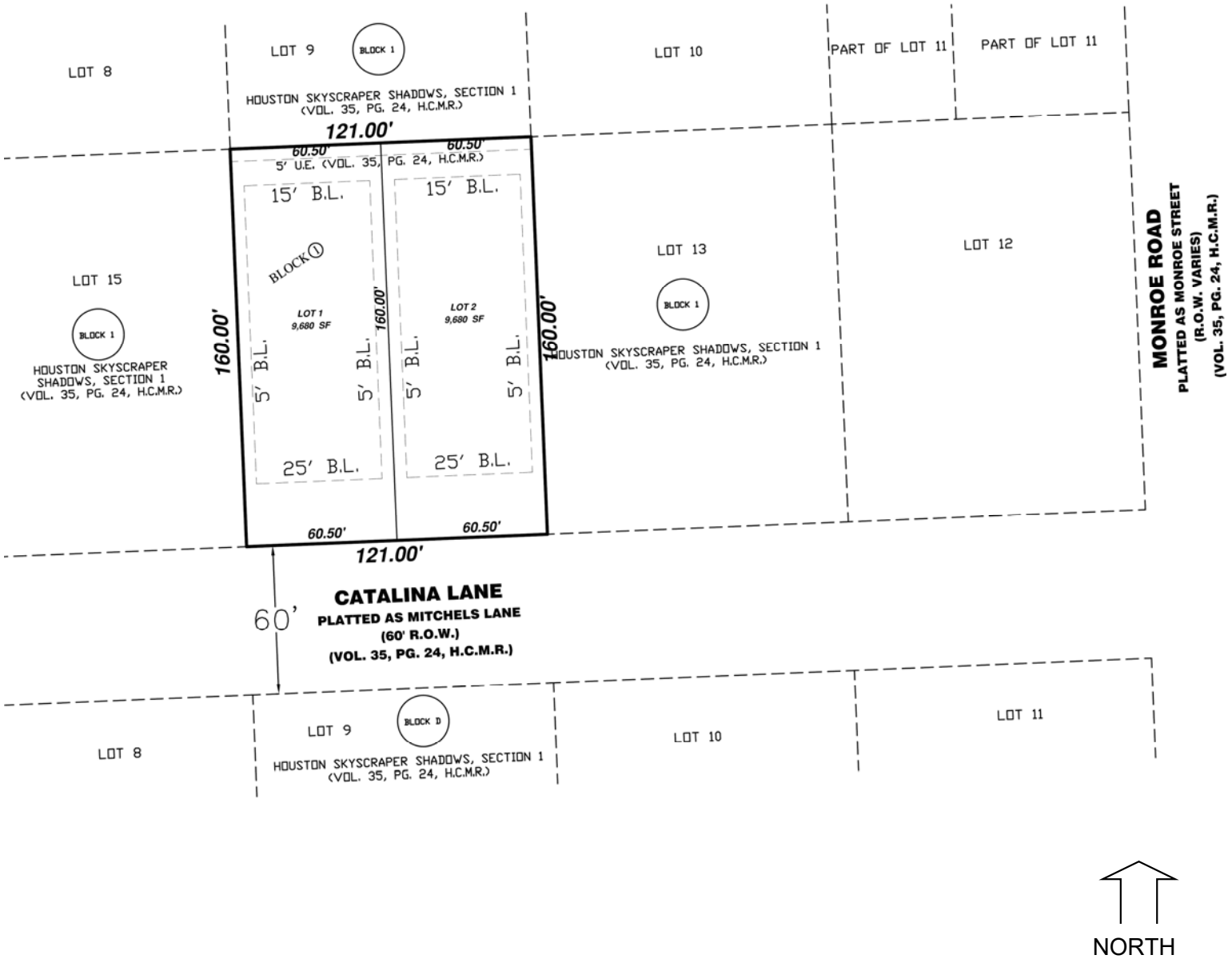
Site Location

Houston Planning Commission ITEM: 86

Planning and Development Department **Meeting Date:03/20/2025**

Subdivision Name: Catalina Estates

Applicant: CE Engineers & Development Consultants, INC



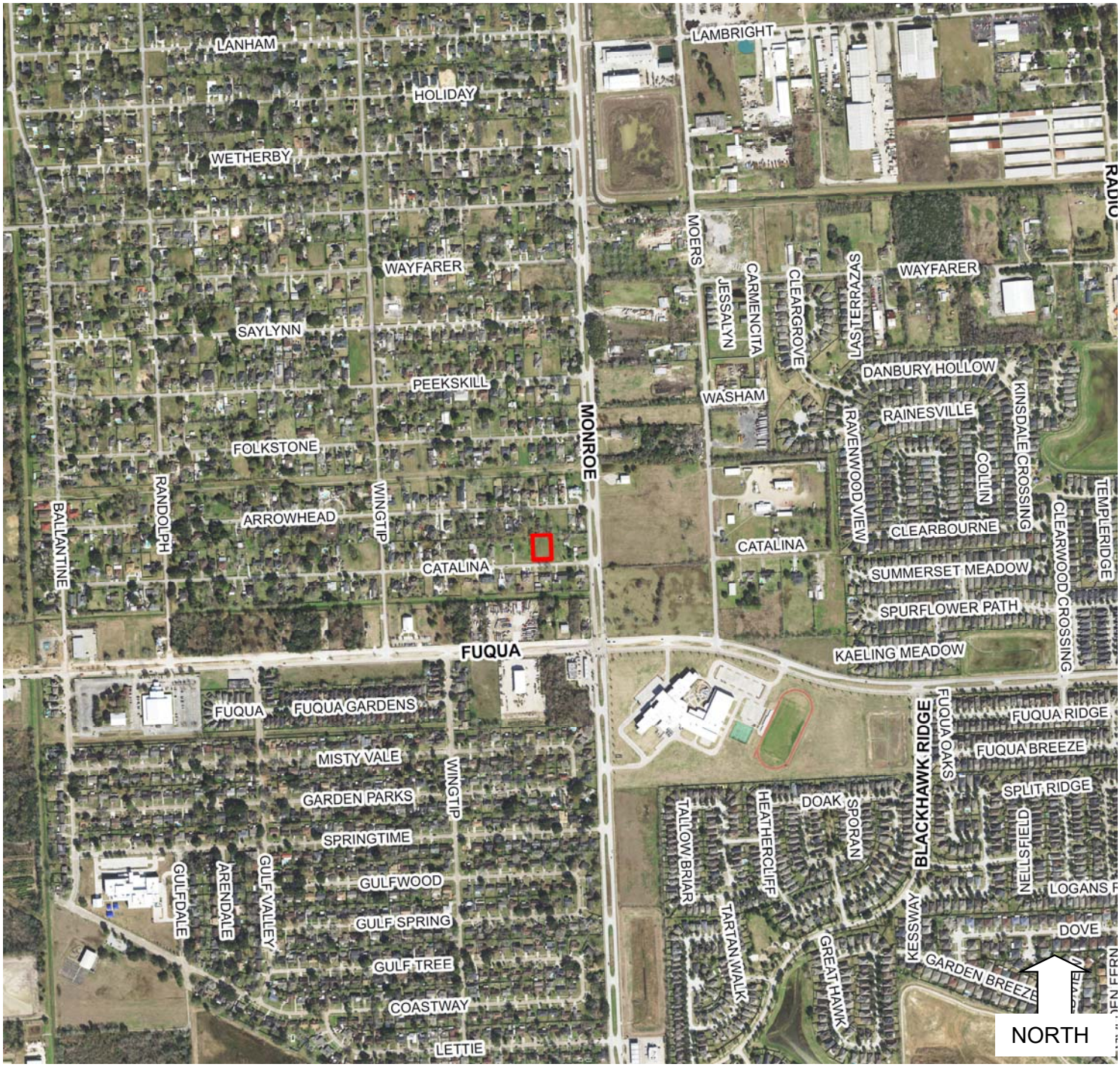
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 86

Planning and Development Department **Meeting Date:03/20/2025**

Subdivision Name: Catalina Estates

Applicant: CE Engineers & Development Consultants, 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 26, 2025

Dear Property Owner:

Reference Number: 2025-0009, "**Catalina Estates**", a partial replat of "**Houston Skyscraper Shadows Sec 1,"** being Lot 14, Block 1, as recorded in Volume 35, Page 24 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located north along Catalina Lane west of Monroe Road. The purpose of the replat is to create two (2) Single-Family Residential Lots. The applicant, **Melissa Lopez, with CE Engineers and Development Consultants, Inc.** can be contacted at **726-437-3840** 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 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.

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Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

Terminology

- **Subdivision plat.** A graphical presentation of a particularly 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.
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
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Planning Commission Body, Authority and Obligation

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 03/20/2025
Plat Name: Caywood Estates
Developer: Shastar Holdings LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2025-0252 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1713	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77055	451X	City

Conditions and Requirements for Approval

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

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 03/20/2025
Plat Name: Caywood Estates
Developer: Shastar Holdings LLC
Applicant: Total Surveyors, Inc.
App No/Type: 2025-0252 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

For Your Information:

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

Parks and Recreation: -Correct park sector note.

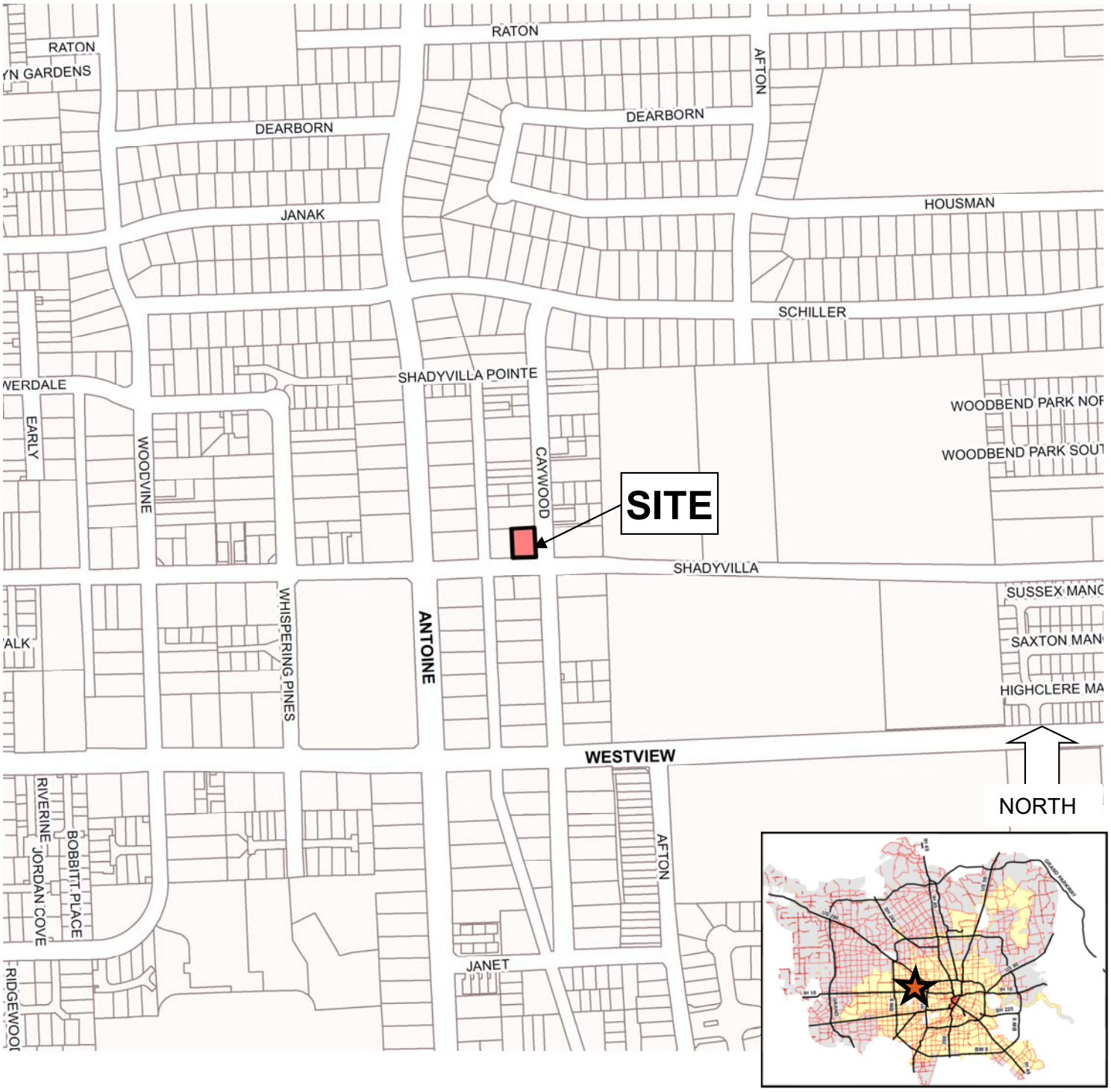
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 87

Planning and Development Department **Meeting Date:03/20/2025**

Subdivision Name: Caywood Estates

Applicant: Total Surveyors, Inc.



C – Public Hearings

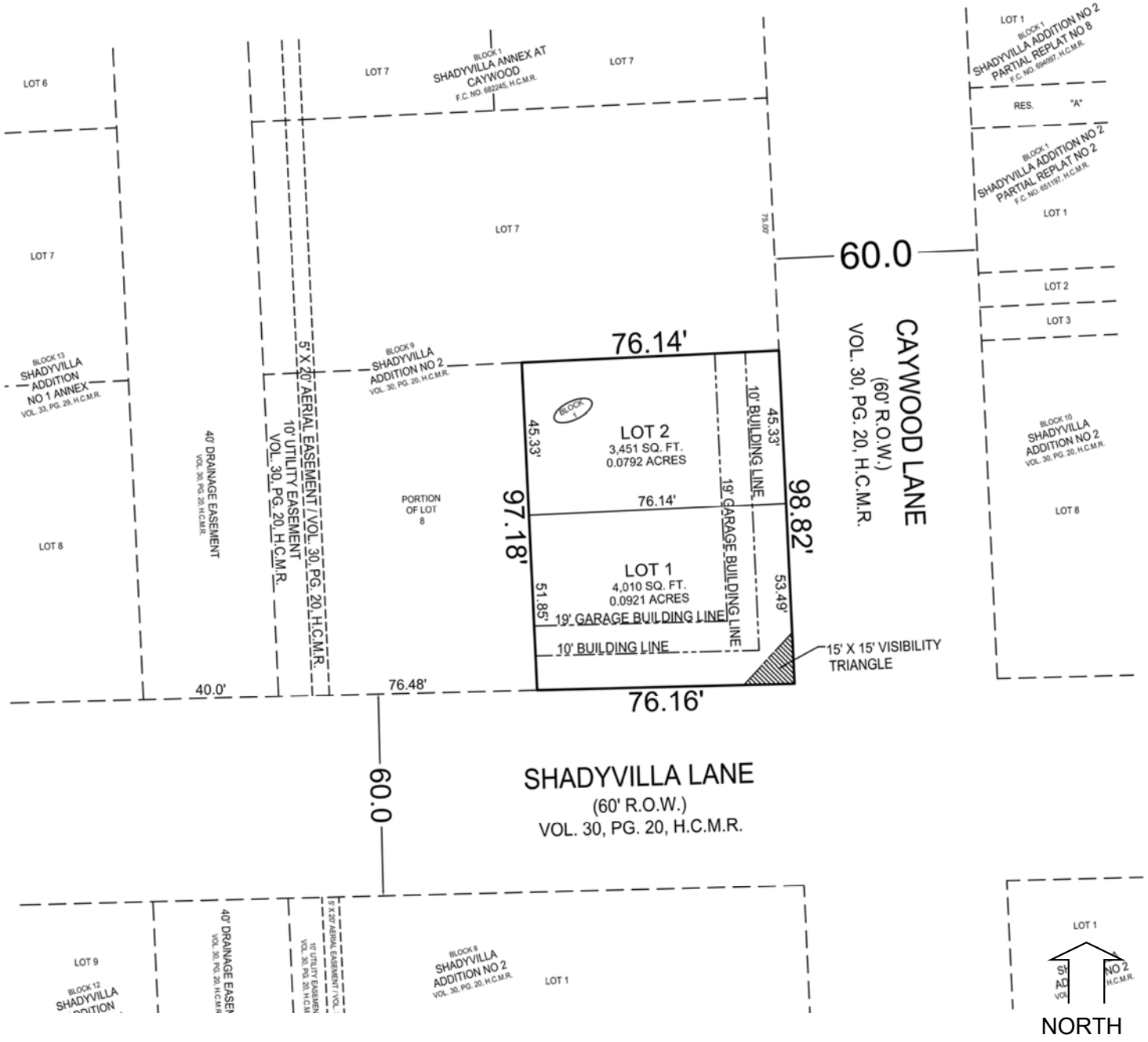
Site Location

Houston Planning Commission ITEM: 87

Planning and Development Department **Meeting Date:03/20/2025**

Subdivision Name: Caywood Estates

Applicant: Total Surveyors, Inc.



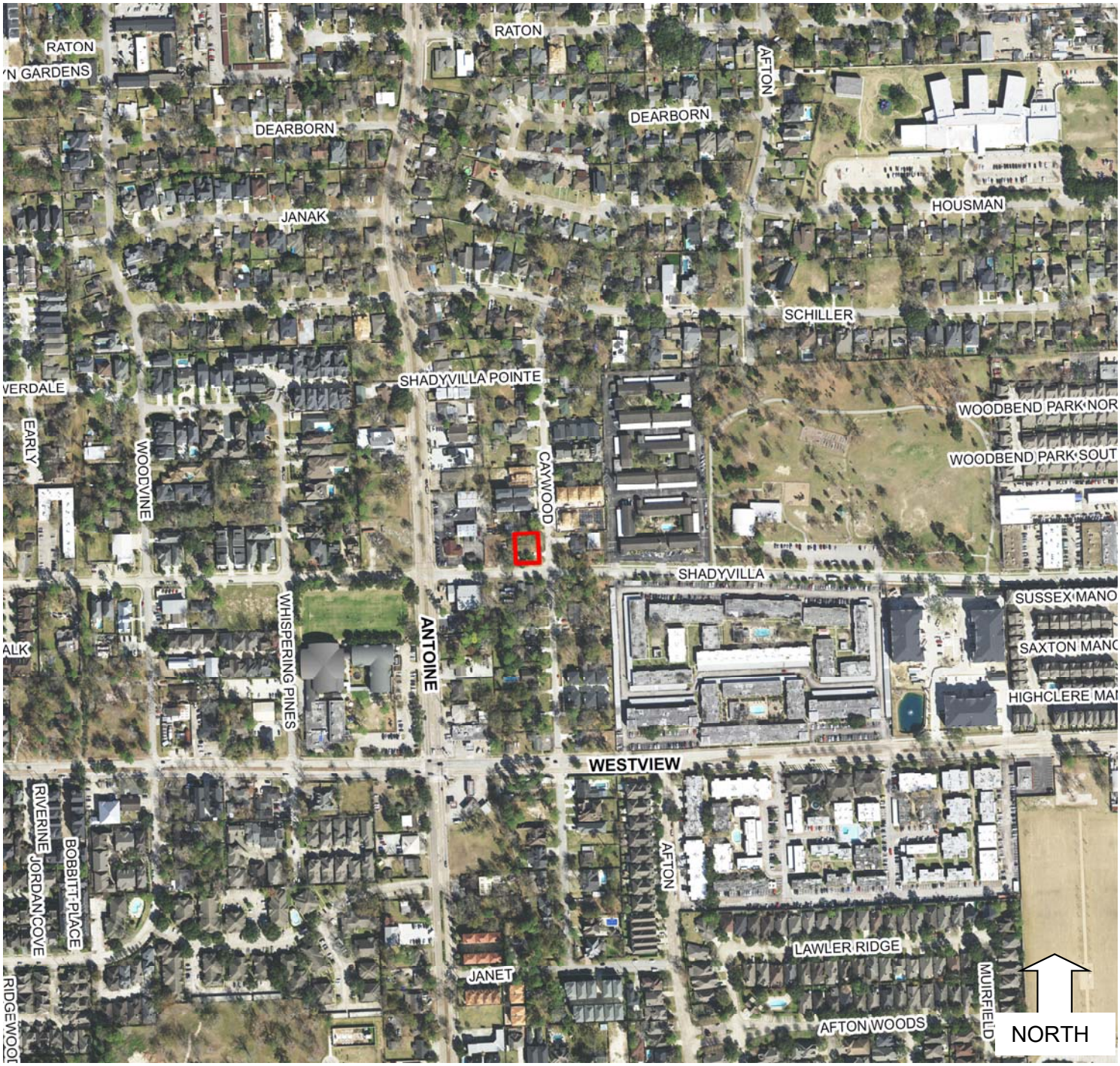
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 87

Planning and Development Department **Meeting Date:03/20/2025**

Subdivision Name: Caywood Estates

Applicant: Total Surveyors, 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 26, 2025

Dear Property Owner:

Reference Number: 2025-0252, "**Caywood Estates**", a partial replat of "**Shadyvilla Addition No 2,"** being the east 76.14 feet of Lot 8, Block 9, as recorded in Volume 30, Page 20 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 Shadyvilla Lane and Caywood Lane. The purpose of the replat is to create two (2) Single-Family Residential Lots. The applicant, **Kevin Kolb, with Total Surveyors**, **Inc**. can be contacted at **281-479-8719** 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 832-393-6534.**
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

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Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

Terminology

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Planning Department Staff Authority and Obligation

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Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 03/20/2025
Plat Name: Cordell Residential
Developer: On Top Properties LLC and LRC Capital Investments LLC
Applicant: Aliana Corporation LLC
App No/Type: 2025-0010 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

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

County	Zip	Key Map ©	City / ETJ
Harris	77009	453T	City

Conditions and Requirements for Approval

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

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)

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

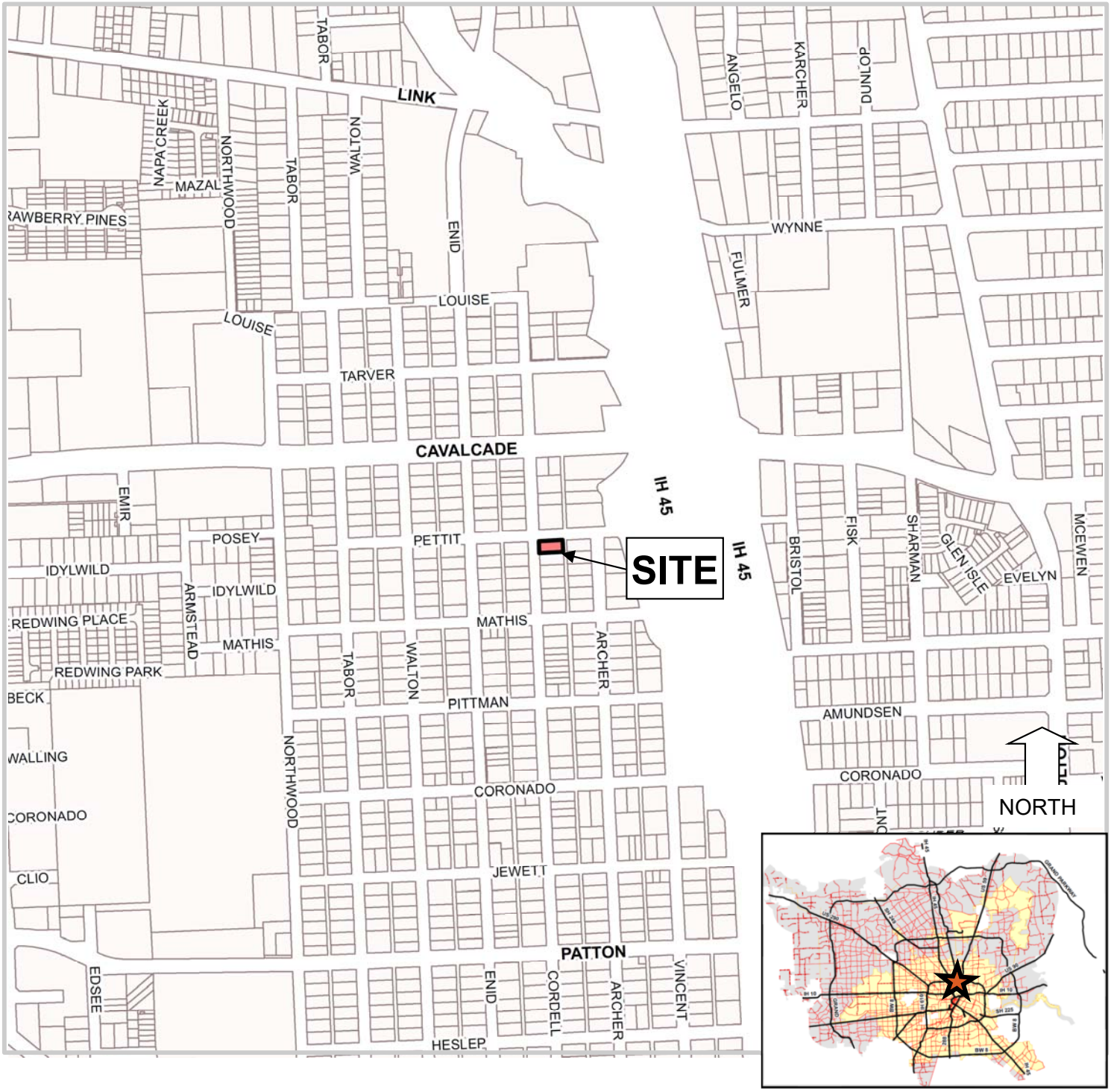
185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph).

Houston Planning Commission ITEM: 88

Planning and Development Department **Meeting Date:03/20/2025**

Subdivision Name: Cordell Residential

Applicant: Aliana Corporation LLC



C – Public Hearings

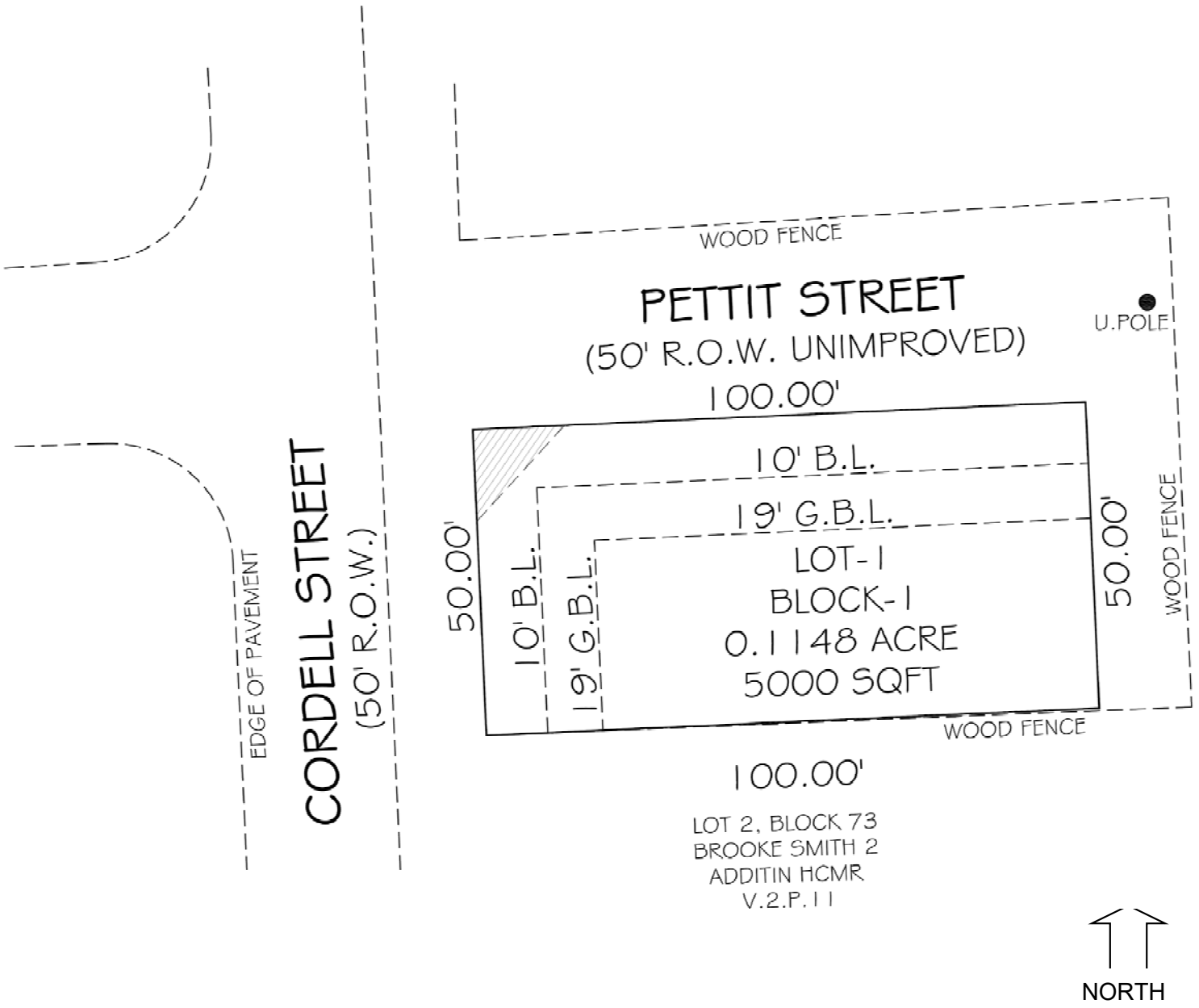
Site Location

Houston Planning Commission ITEM: 88

Planning and Development Department **Meeting Date:03/20/2025**

Subdivision Name: Cordell Residential

Applicant: Aliana Corporation LLC



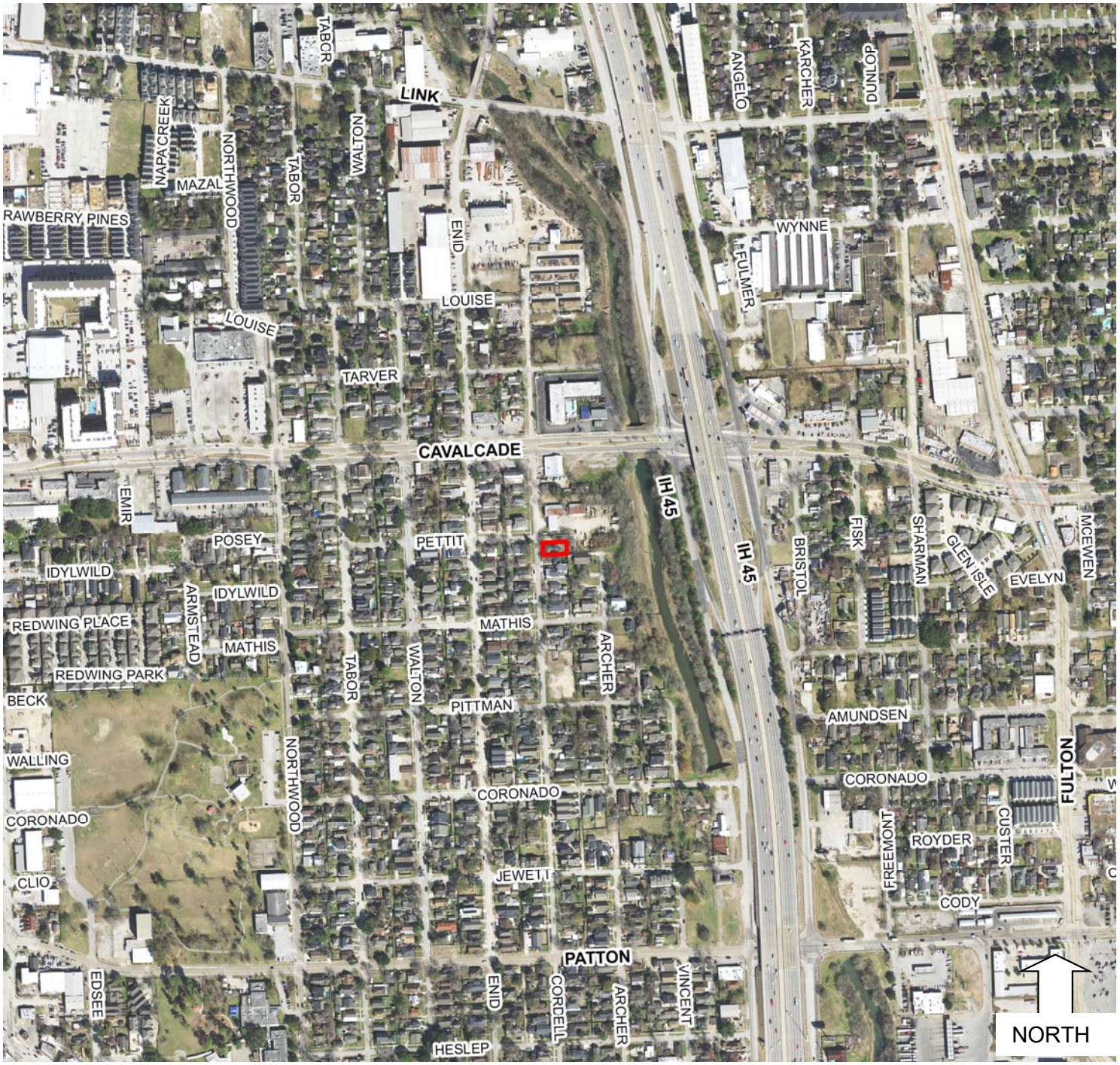
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 88

Planning and Development Department **Meeting Date:03/20/2025**

Subdivision Name: Cordell Residential

Applicant: Aliana Corporation LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
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Vonn Tran
Director
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Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

February 26, 2025

Dear Property Owner:

Reference Number: 2025-0010, "**Cordell Residential**", a replat of "**Houstonian Homes at Cordell Street,"** being all of Lots 1 and 2, Block 1, as recorded under film code number 698493 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 Cordell Street and Pettit Street, south of West Cavalcade Street and west of I-45 North. The purpose of the replat is to create one (1) Single-Family Residential Lot. The applicant, **Nora Berrones, with Aliana Corporation, LLC.**, can be contacted at **713-725-0437** 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.

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Controller: Chris Hollins

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Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 03/20/2025
Plat Name: Fulton Place Townhomes replat no 1
Developer: Franklin & Franklin Investments LLC
Applicant: CGEA|Planning + Design
App No/Type: 2024-2503 C3N

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	0.1722	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

Conditions and Requirements for Approval

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

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

Add the following note on the face of the plat: The Planning Commission granted a variance to allow a 9.68’ B.L. along Fulton Street subject to specific conditions on 3/20/25. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet the 10ft building line that was previously granted.

Approval of this plat is contigent upon the applicant providing the following:
1. A Minimum 18’ wide pedestrian realm
2. 11’ wide safety buffer
3. Minimum 7’ wide unobstructed sidewalk
4. Minimum 3" caliper trees and
5. Decorative semi-opaque wrought-iron fence not high than 8’

All landscaping must be met at permitting.

Coordinate with Houston Public Works to provide a turnaround for lot 4.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 03/20/2025
Plat Name: Fulton Place Townhomes replat no 1
Developer: Franklin & Franklin Investments LLC
Applicant: CGEA|Planning + Design
App No/Type: 2024-2503 C3N

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

For Your Information:

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

Parks and Recreation: -Correct the number of existing, proposed and incremental DU's in Plat Tracker.

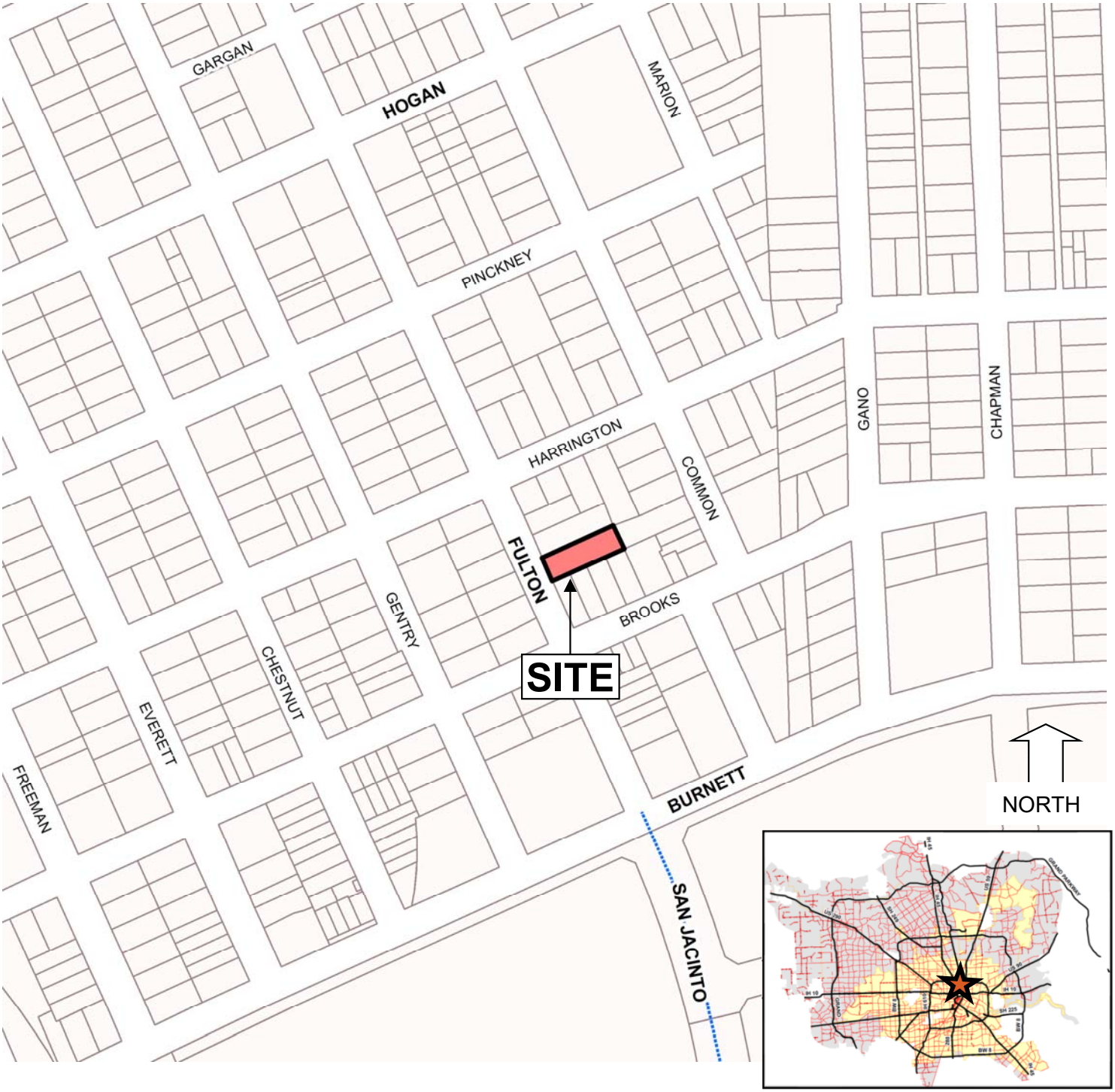
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 89

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Fulton Place Townhomes replat no 1

Applicant: CGEA| Planning + Design



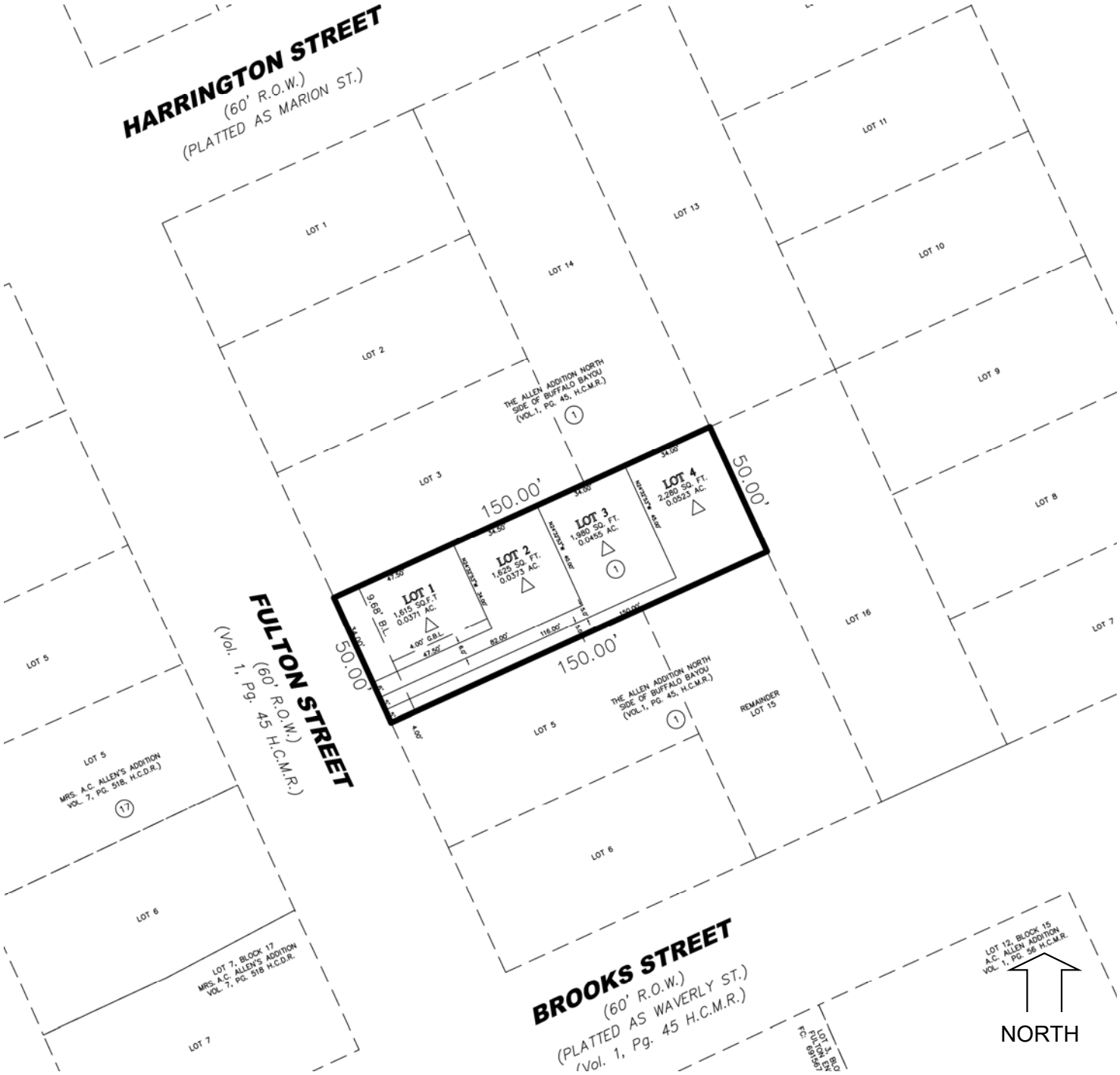
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 89

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Fulton Place Townhomes replat no 1

Applicant: CGEA| Planning + Design



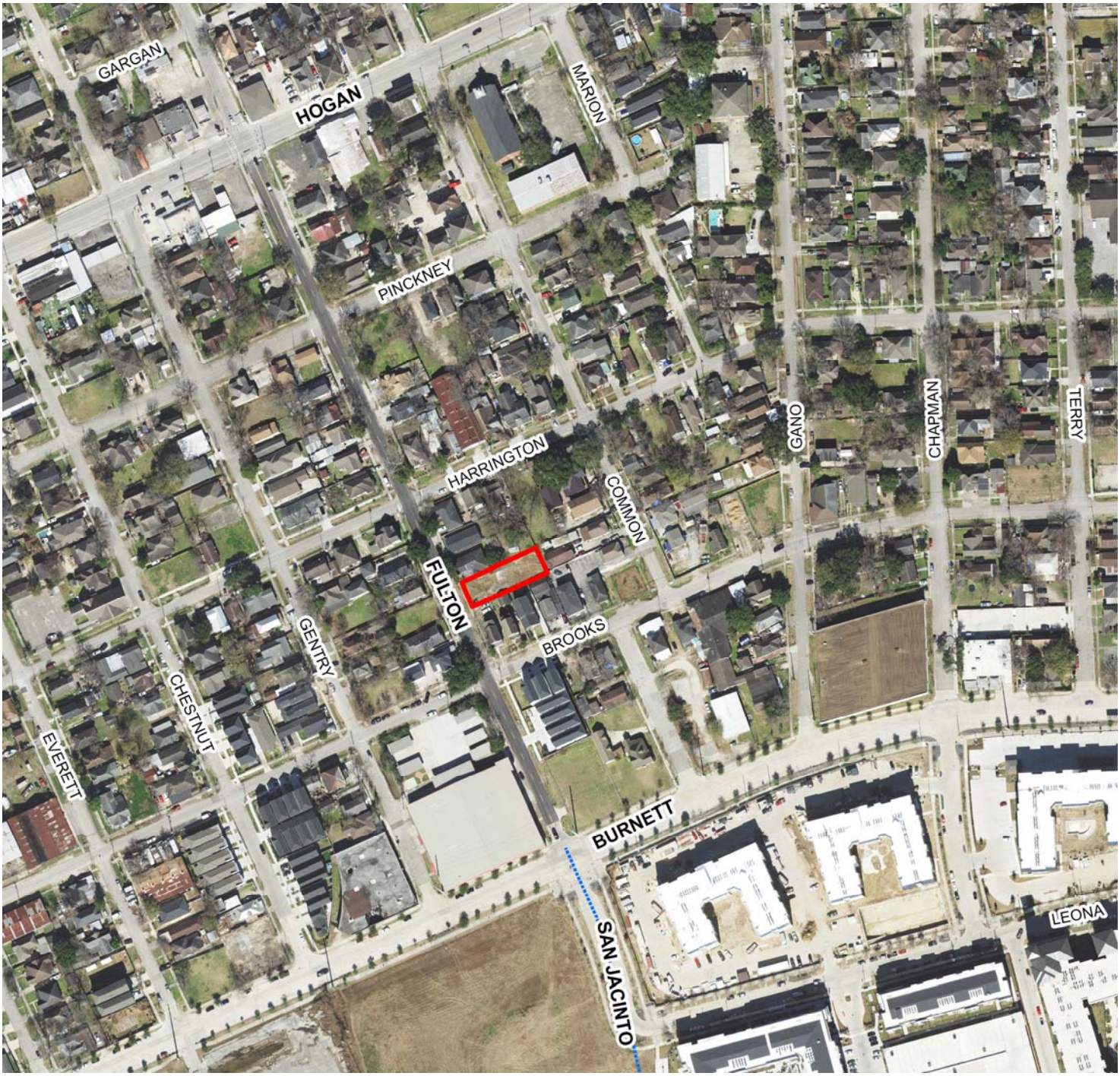
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 89

Planning and Development Department **Meeting Date: 03/20/2025**

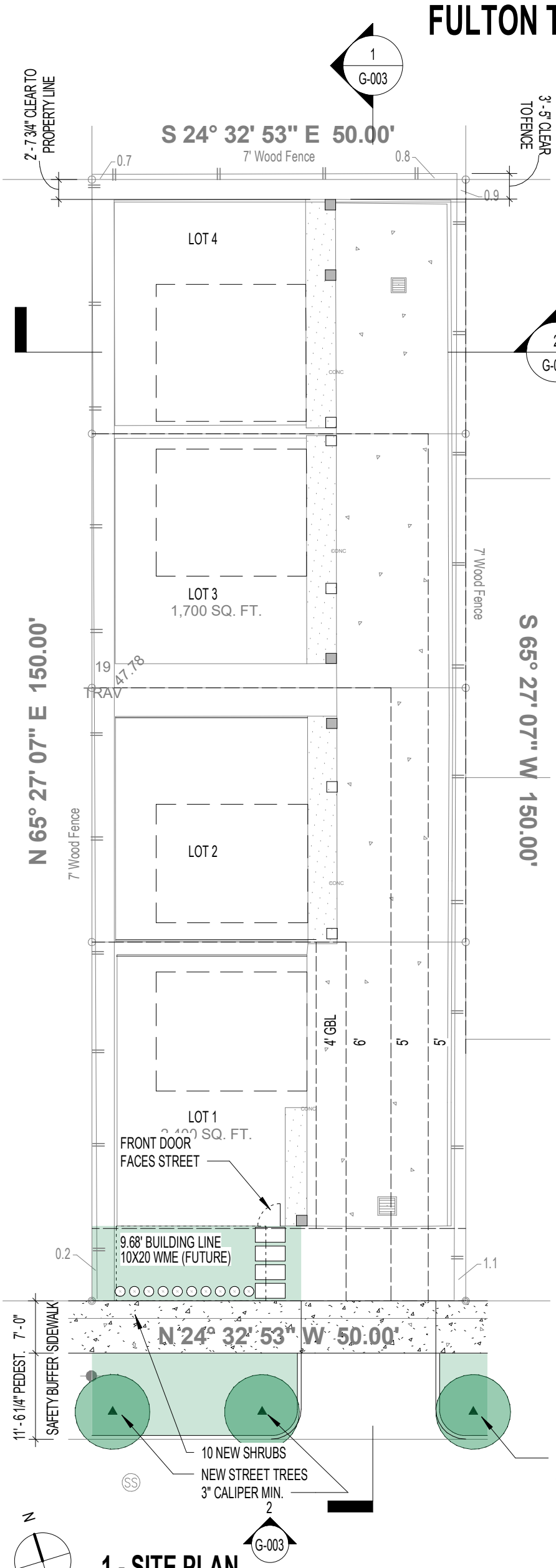
Subdivision Name: Fulton Place Townhomes replat no 1

Applicant: CGEA| Planning + Design



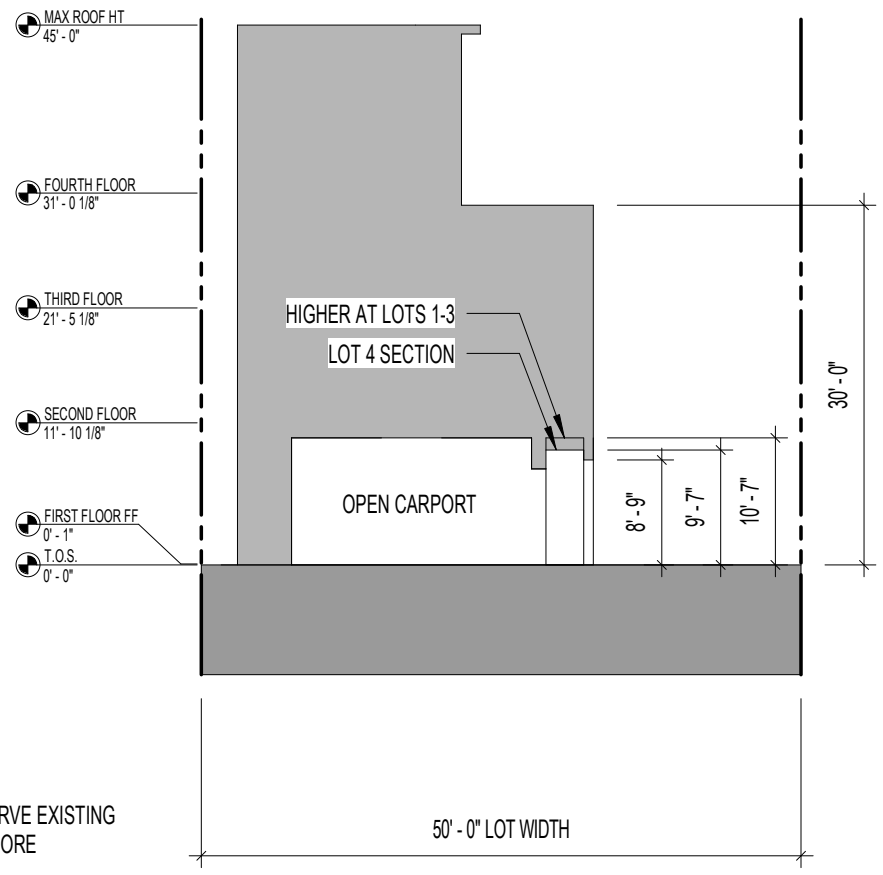
C – Public Hearings with Variance Aerial

FULTON TOWNHOMES



1 - SITE PLAN

NO CURRENT FENCES OR GATES PROPOSED. FENCES ARE TO BE LIMITED TO DECORATIVE SEMI-OPAQUE WROUGHT IRON FENCE & GATES MAX 8'-0" HEIGHT



2 - BUILDING SECTION

MIRADOR GROUP

C:\Users\sharpole\Documents\24-147 - FULTON TOWNHOMES - ARCH R25_sharpoleLA4JP.rvt

3/20/2025 9:12:18 AM

G-000

SITE PLAN & BUILDING SECTION

1/16" = 1'-0"

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2024-2503
Plat Name: Fulton Place Townhomes replat no 1
Applicant: CGEA|Planning + Design
Date Submitted: 12/23/2024

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

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

To allow a dual building line along a major thoroughfare for residential development on already built homes.

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

Imposition of the rules prohibits reasonable use of the land. This property is considered to be a narrow platted lots by Chapter 42 standards. This property was platted in 2021 as at, the new property owner would like to provide more housing alternatives to Houstonians. Per the historic timeline in the attachments, the applicant is representing a new developer who acquired the property from a previous developer who obtained the 2021 building line variance from the Houston Planning Commission. After several attempts to meet with staff at planning and the permitting center. We found through multiple surveyors, the homes were built between 2021 and 2024 in the wrong locations and without proper permitting. From our understanding with the new developer, the previous developer got city permits and approval on all structures. This information was not true. At this point we want to request the commission and the planning department to allow us to fix this issue. Similar structures (closer to the street) along Fulton are built there, therefore we are in character with the community. Our approach is to provide a safe alternative to this developer to revindicate this housing development in the historic northside of Houston. As discussed, single-family major thoroughfare building lines add a burden to what can be built. Previous commission approval was a 10' BL along Fulton, we are requesting a 9.68' building line now due to the error from previous developer.

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

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

The circumstance supporting the granting of the variance, is that this shared driveway approach to provide access to all the lots. Applicant has explored all other options from a 12' shared driveway to flag lots, due to illegally built constructions and lack of permitting inspection, buildings were built on wrong locations. New developer is finding solutions to maintaining these much needed homes in the Northside Community.The circumstances supporting the variance are not a result imposed by the current developer but rather existing platted lots and constructed homes is. Hardship is the

current state of the homes and with community support in the northside leaderships, we can see the community wants this and we need this development for Northside Houston.

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

The intent and purpose of this chapter will be preserved and maintained. Both all lots will have access to the public street via the shared driveway. Limiting driveway conflicts with existing major thoroughfare Fulton Street. We have seen this approach work in Houston for many years. The existing facade on Fulton meets a good safe and walkable environment for projects that promote a lesser building line.

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

Allowing lots to have proper frontage in alternative ways, maintain public health, safety and welfare. We want to provide beautiful homes without huge driveways and concrete facing front yards as built next door. We are also providing beautiful landscape and bigger sidewalks with an activated facade along Fulton Street.

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

Economic hardship is not the sole justification of the variance, but rather a unique narrow lot design is our main justification to create an alternative design. In addition to having these homes already built, is why we need to meet ordinance rules as close as possible to continue with construction. Having less driveways and increasing pedestrian safety are desired outcomes are also justification.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2024-2503
Agenda Item: 89
PC Action Date: 03/20/2025
Plat Name: Fulton Place Townhomes replat no 1
Applicant: CGEA|Planning + Design

Staff Recommendation: Grant 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 a dual building line along a major thoroughfare for residential development on already built homes.;

Basis of Recommendation:

The site is located east along Fulton Street south of Harrington Street and north of Brooks Street in Houston Corporate limits. The reason for replat is to create 4 single family lots and reduce the building line. The applicant is also seeking a variance to allow a dual building line along a major thoroughfare for residential development on already built homes. Staff is in support of this request. The plat is a replat of Fulton Place Townhomes, a four-lot subdivision created in 2021, which the lots took access from an 18ft shared driveway with a building line of 10ft along Fulton Street. The Planning Commission previously granted a variance in 2021 to allow a 10ft building line along Fulton Street than the required 25ft building line. The applicant is requesting a variance to allow a building line of 9.68 ft BL. The house was built at 9.68ft and the new developer was unaware of the error and submitted this request to make this plat come in compliance with city development regulations. The development is in character with the development patterns along Fulton Street and the applicant is willing to adhere to all of the conditions of the previously granted variance and will provide a
1. Minimum 18’ wide pedestrian realm
2. 11’ wide safety buffer
3. Minimum 7’ wide unobstructed sidewalk
4. Minimum 3" caliper trees and
5. Decorative semi-opaque wrought-iron fence not high than 8’

All landscaping will be met at permitting. If the building goes away, the owner will have to adhere to the 10ft building line. Houston Public Works have no objections to the request. Review by Legal indicates this plat will not violate restrictions on the face of the plat or those filed separately. All notifications requirements have been met. Staff's recommendation is to Grant the requested variance and approve the plat per the CPC 101 conditions.

Statement of Facts

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

The houses are already built. The owner was not aware of the encroachment. The encroachment is minimal and with this variance request would bring the plat into compliance.

(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;

With this variance request, the owner would bring the existing house in compliance with Chapter 42.

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

The developer was not aware of the encroachment. With this variance request, the owner would being the existing house in compliance with Chapter 42.

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

The applicant is proposing a flag lot configuration with four single lots. The encroachment in the building line is only .32 inches. The intent and general purposes of this chapter will be preserved and maintained.

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

The encroachment into the building line is minimal. The plat will allow additional housing options and granting the variance will not be injurious to the public health, safety or welfare and is similar to the development patterns in the area.

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

Economic hardship is not the sole justification of the variance. The houses are already built. The owner was not aware of the encroachment. The encroachment is minimal and with this variance request would bring the plat into compliance.

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 28, 2025

Dear Property Owner:

Reference Number: 2024-2503, "**Fulton Place Townhomes replat no 1**", a full replat of "**Fulton Place Townhomes**", being all of Lots 1 thru 4, Block 1, as recorded at Film Code No. 694985 of the Harris County Map Records

The Planning and Development Department has received a subdivision plat application for a property located east along Fulton Street between Harrington Street and Brooks 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 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.
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: 90
Action Date: 03/20/2025
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 Applicant request

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

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.

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: 90
Action Date: 03/20/2025
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 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- 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.

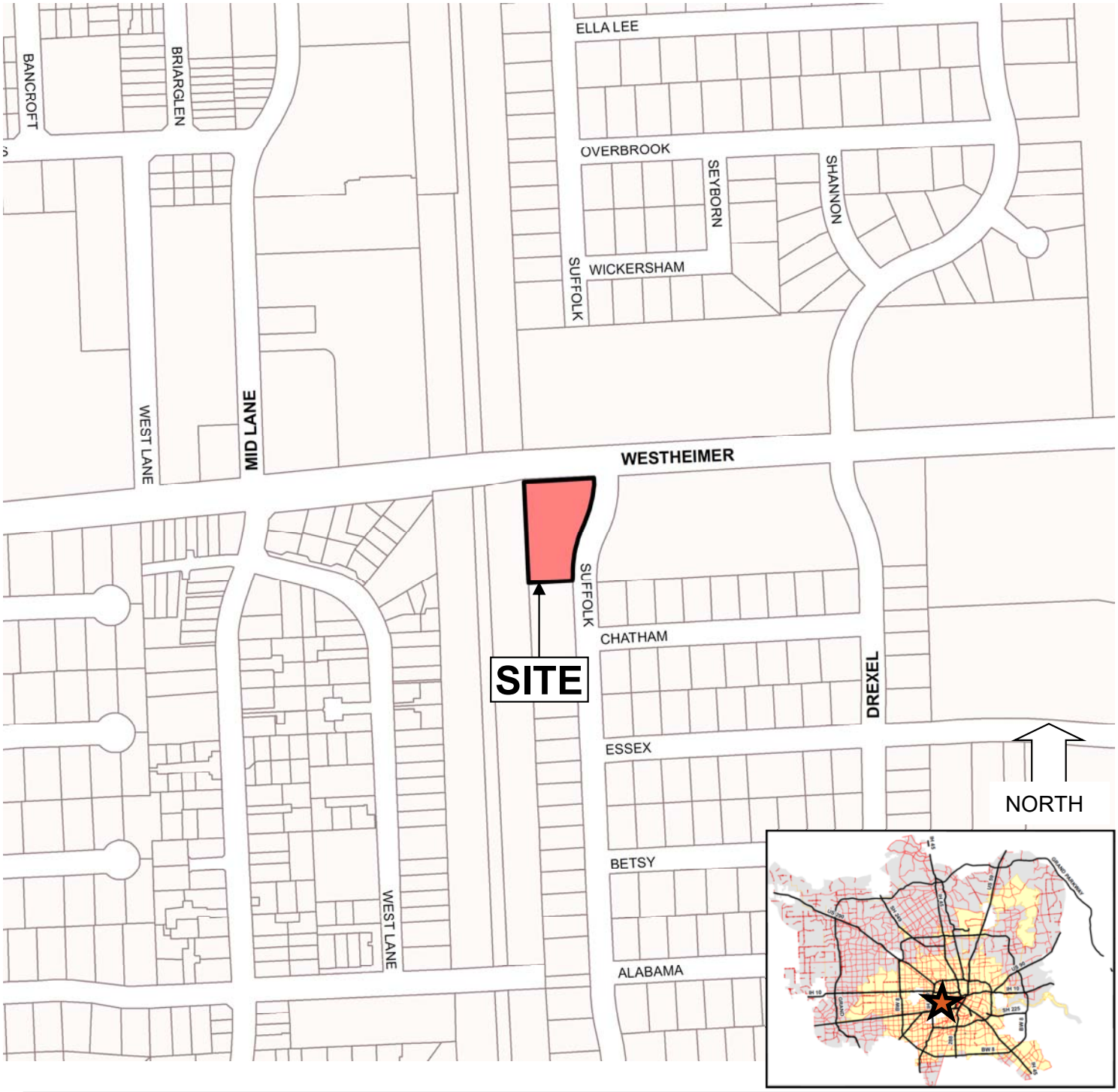
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Highland Village partial replat no 3 (DEF 1)

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



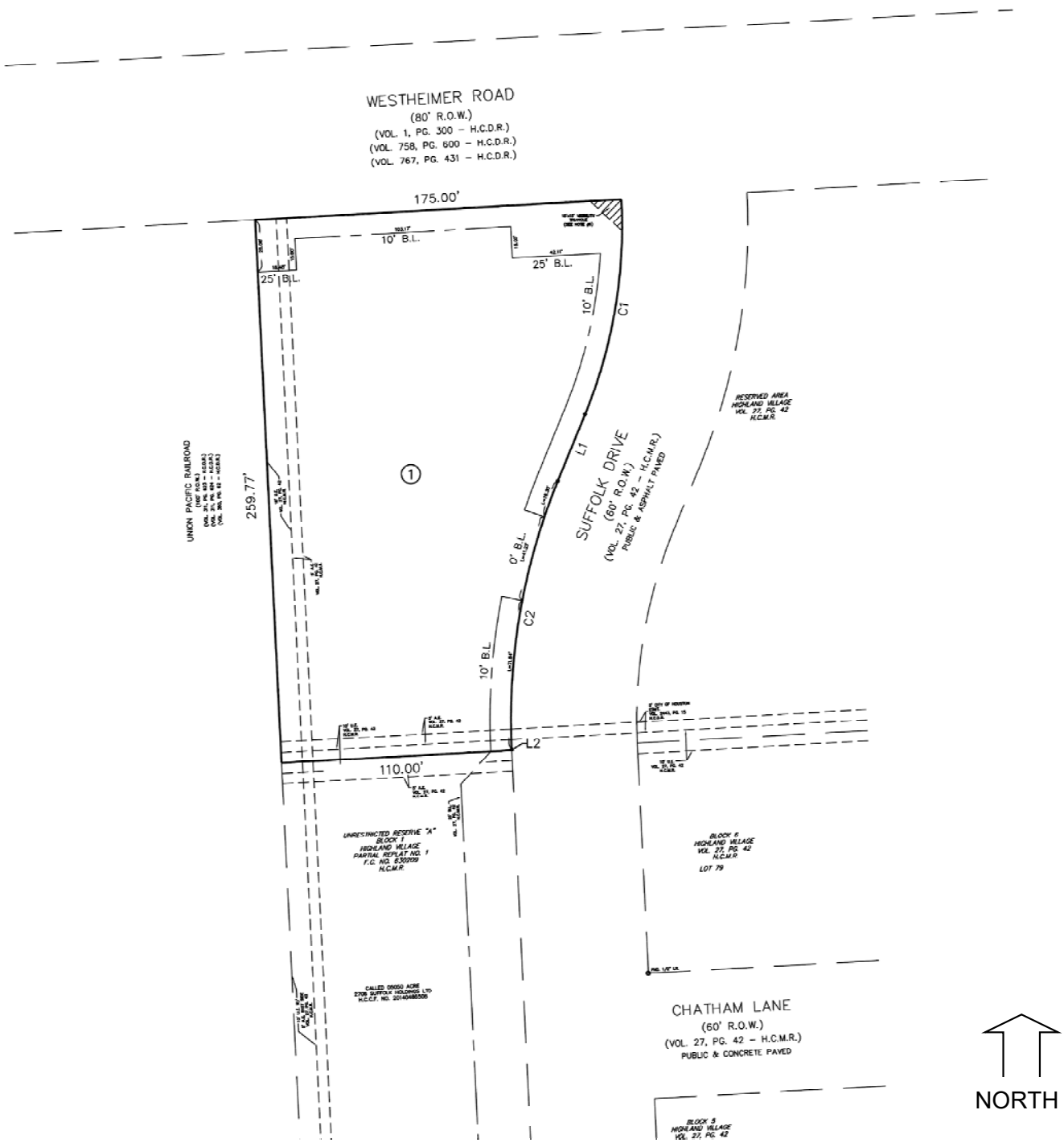
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Highland Village partial replat no 3 (DEF 1)

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



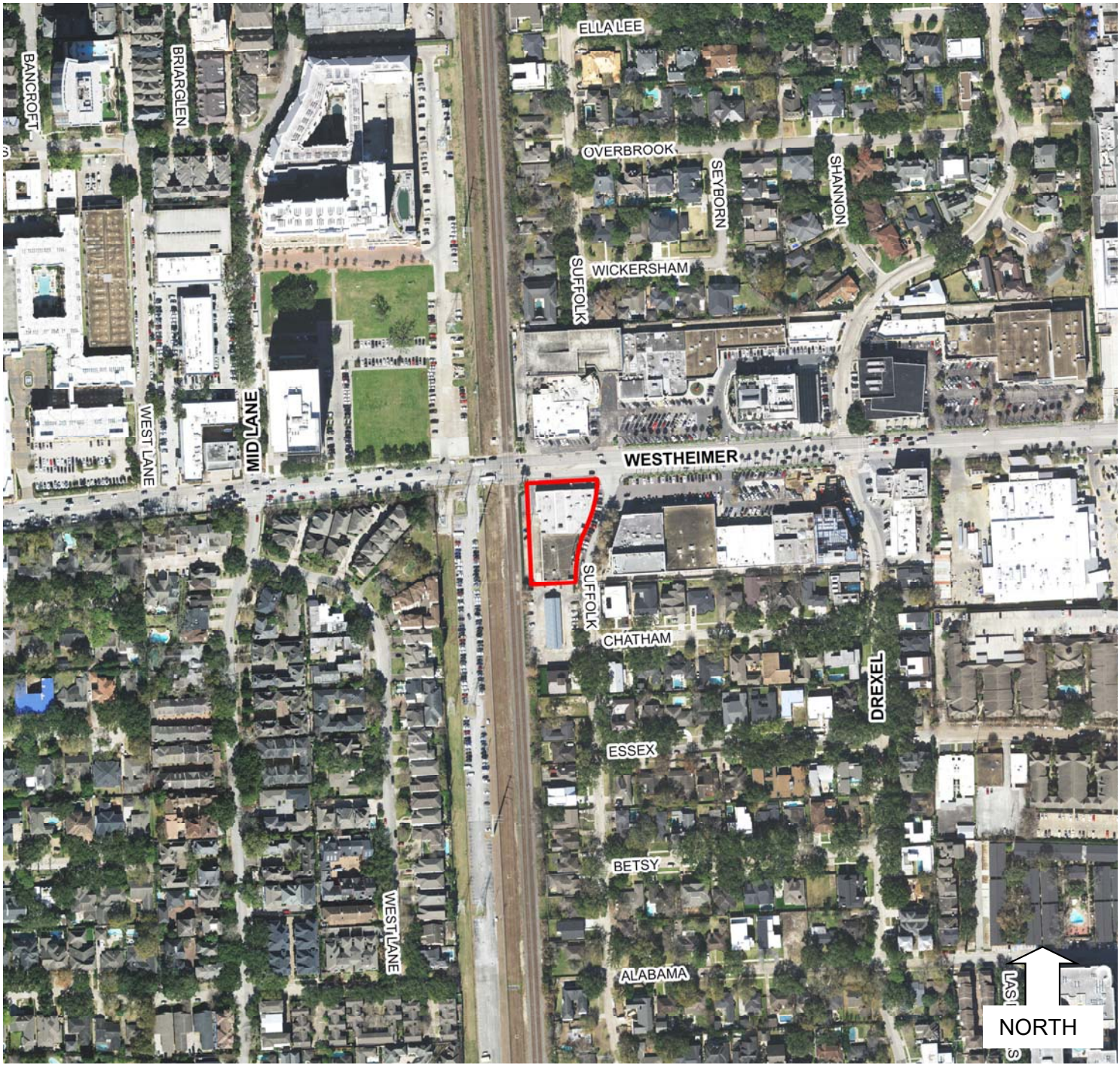
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 90

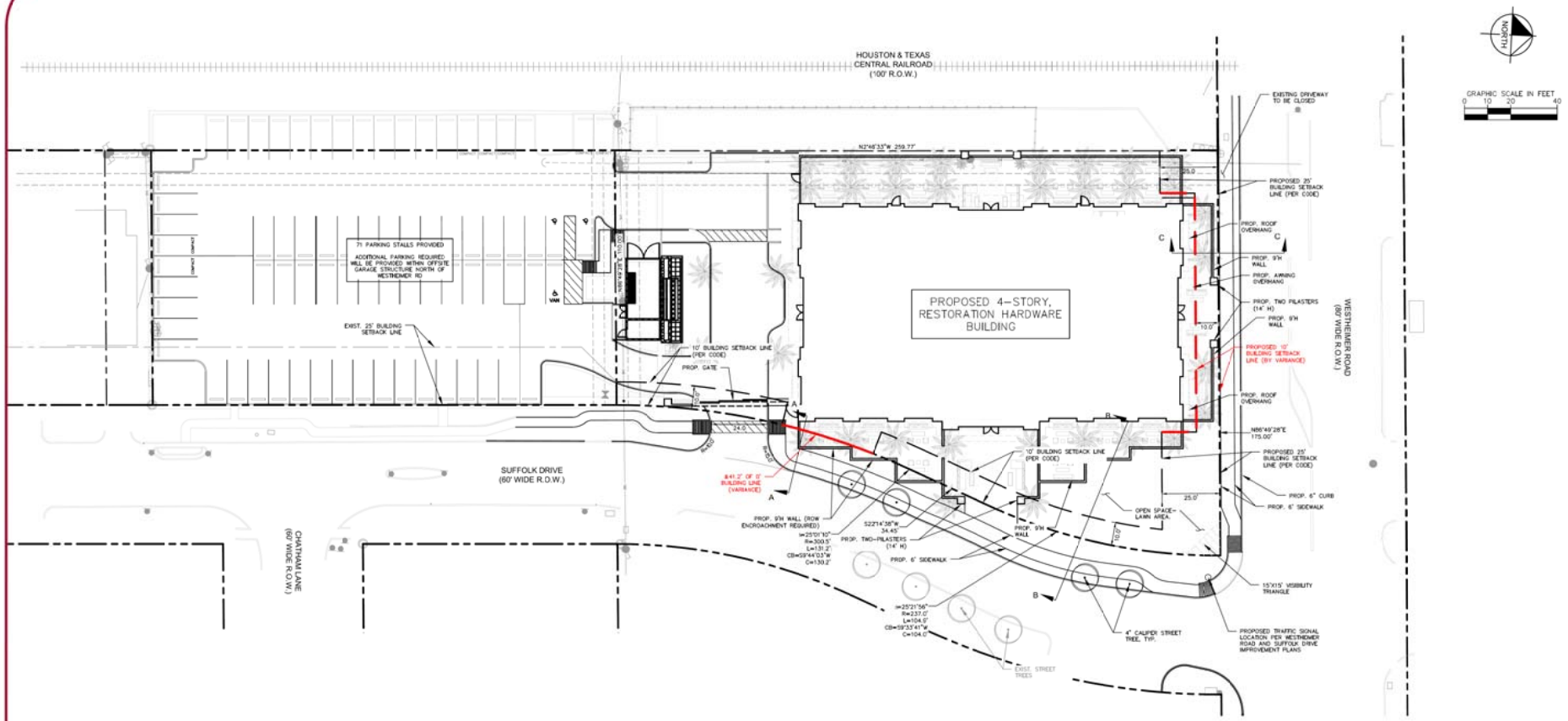
Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Highland Village partial replat no 3 (DEF 1)

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: 90
PC Action Date: 03/20/2025
Plat Name: Highland Village partial replat no 3
Applicant: Civil-Surv Land Surveying, L.C.

Staff Recommendation: Defer Applicant request

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. The applicant has requested that this item be deferred to provide revise site plan, variance report and exhibits. Staff's recommendation is to defer the plat per the applicant's request.

Statement of Facts

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

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: 91
Action Date: 03/20/2025
Plat Name: HLB Homes on Brinkley
Developer: Houston Land Bank
Applicant: CGEA|Planning + Design
App No/Type: 2024-2500 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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

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

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

Add 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: 91
Action Date: 03/20/2025
Plat Name: HLB Homes on Brinkley
Developer: Houston Land Bank
Applicant: CGEA|Planning + Design
App No/Type: 2024-2500 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

For Your Information:

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

CenterPoint: 1--CenterPoint requires a 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.
HPW- TDO- Traffic: 03/03/2025 - Following the IDM Chapter 15.2.07.C.1.h
all Type Shared driveways must remain tangential, uniform in throat width, and unobstructed for a minimum of 8-feet past the property line.

the plat is not in compliance with the IDM requirements.
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.
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.

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

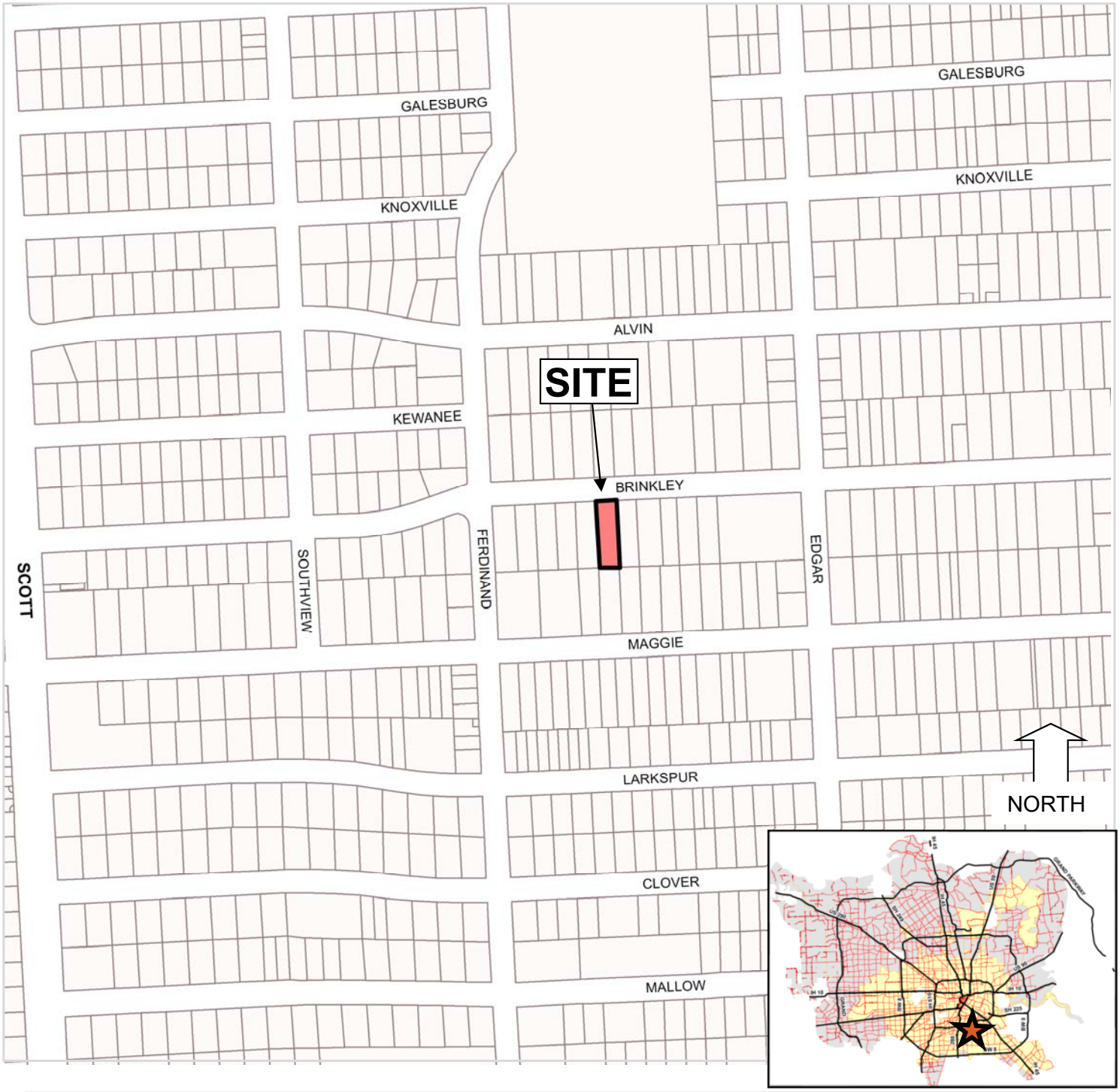
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: HLB Homes on Brinkley (DEF 2)

Applicant: CGEA|Planning + Design



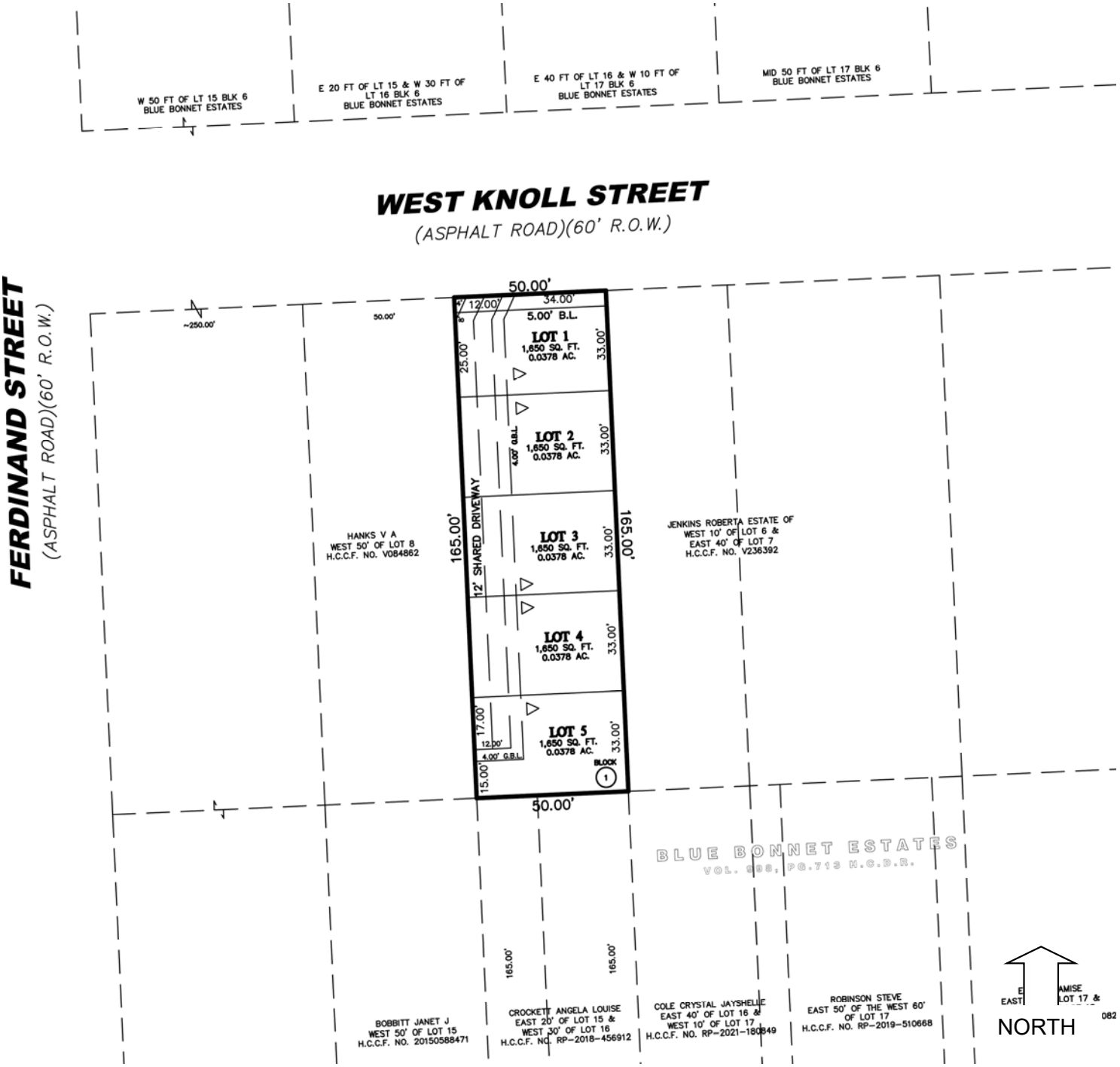
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: HLB Homes on Brinkley (DEF 2)

Applicant: CGEA|Planning + Design



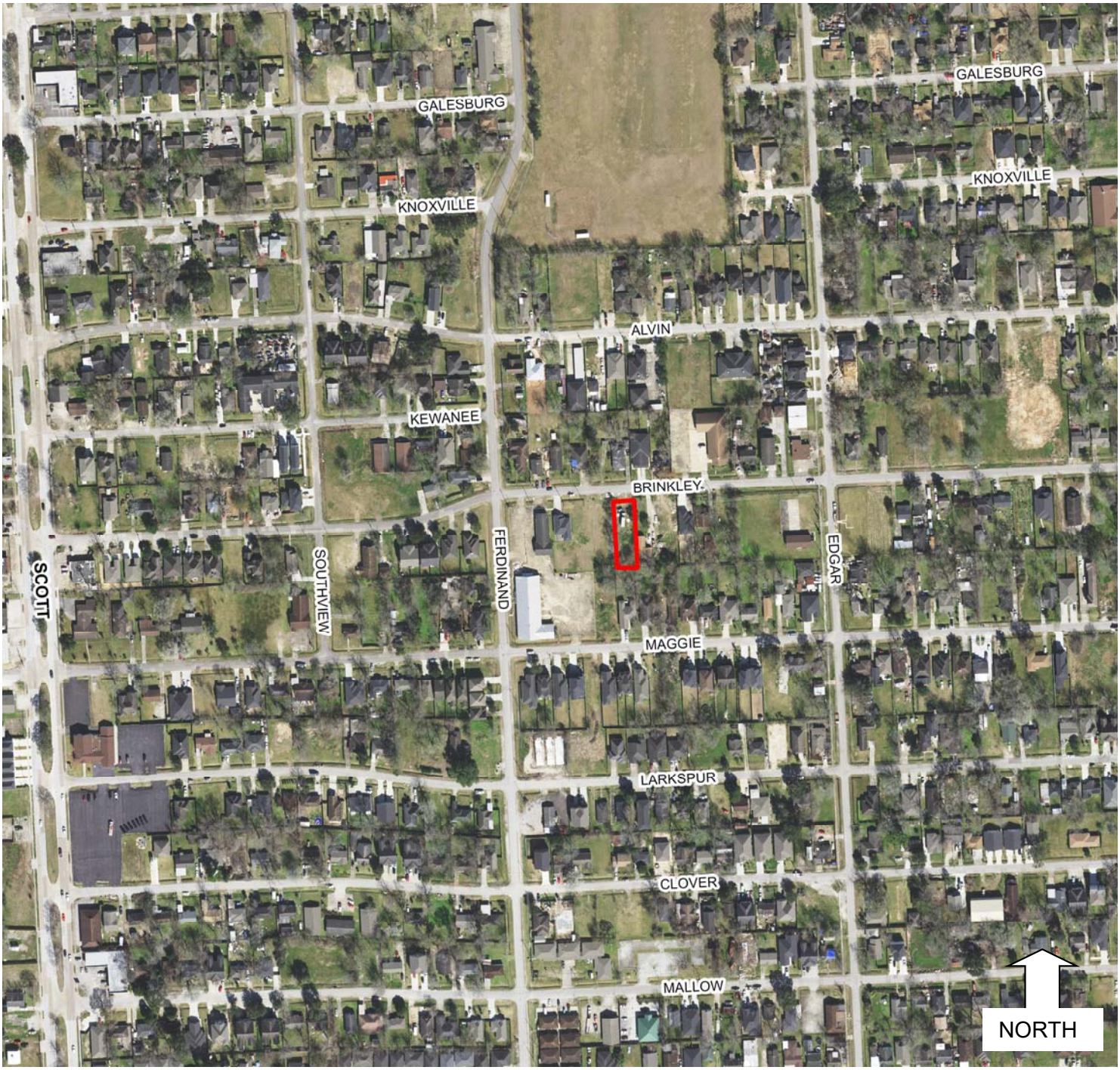
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: HLB Homes on Brinkley (DEF 2)

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: 92
Action Date: 03/20/2025
Plat Name: HLB Homes on Knoll Street
Developer: Houston Land Bank
Applicant: CGEA|Planning + Design
App No/Type: 2024-2501 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

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

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

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

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 03/20/2025
Plat Name: HLB Homes on Knoll Street
Developer: Houston Land Bank
Applicant: CGEA|Planning + Design
App No/Type: 2024-2501 C3N

Staff Recommendation:
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—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.

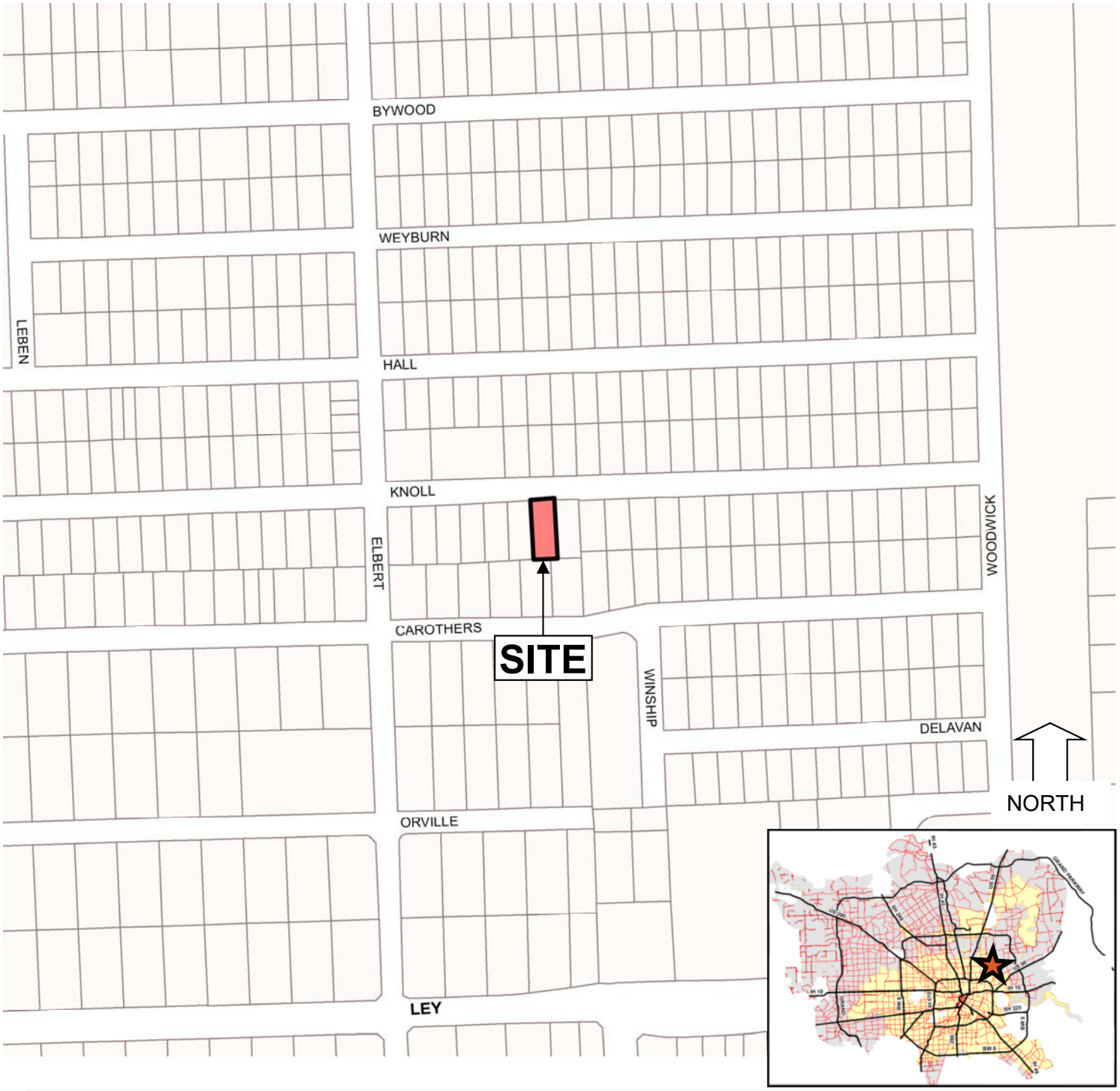
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: HLB Homes on Knoll Street (DEF 2)

Applicant: CGEA|Planning + Design



C – Public Hearings

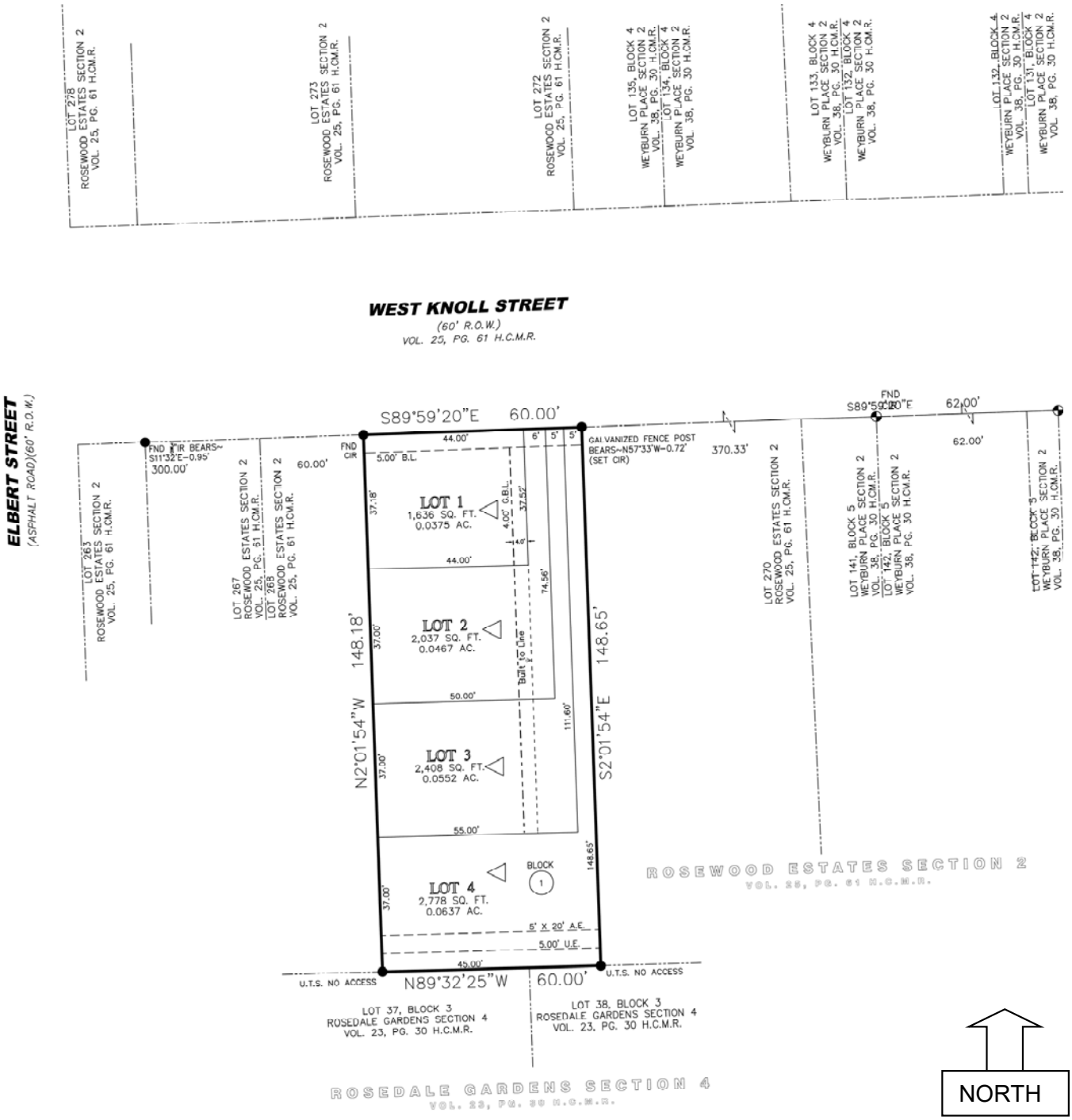
Site Location

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: HLB Homes on Knoll Street (DEF 2)

Applicant: CGEA|Planning + Design



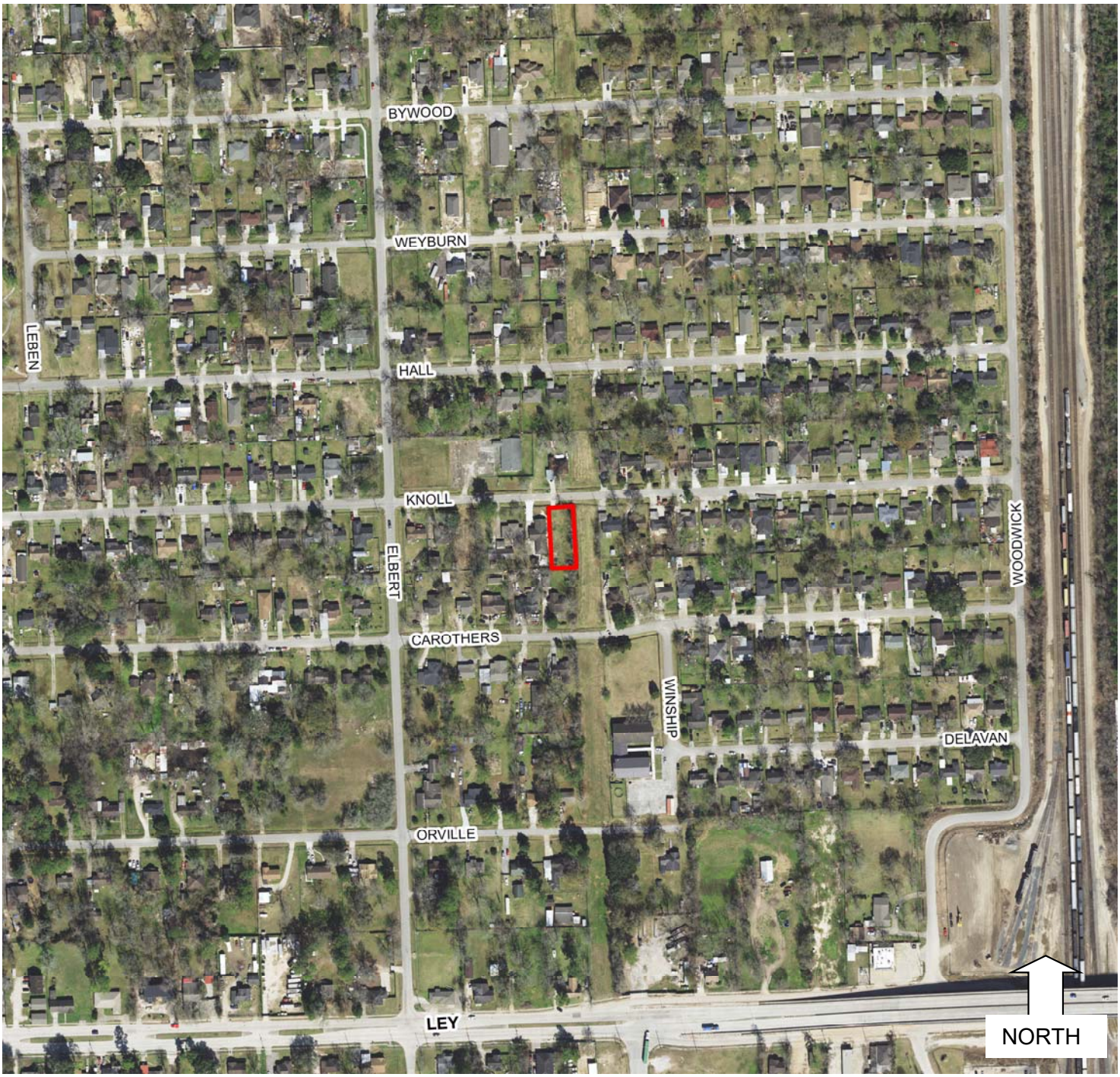
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: HLB Homes on Knoll Street (DEF 2)

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.
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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 03/20/2025
Plat Name: Laurel Place Reserves
Developer: Roberts Markel Weinberg Butler Hailey, PC
Applicant: Windrose
App No/Type: 2025-0118 C3N

Staff Recommendation:
Withdraw

Total Acreage:	5.9160	Total Reserve Acreage:	5.9160
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	Harris County MUD 278

County	Zip	Key Map ©	City / ETJ
Harris	77396	376C	ETJ

Conditions and Requirements for Approval

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

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Plat Name: Laurel Place Reserves
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Applicant: Windrose
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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.

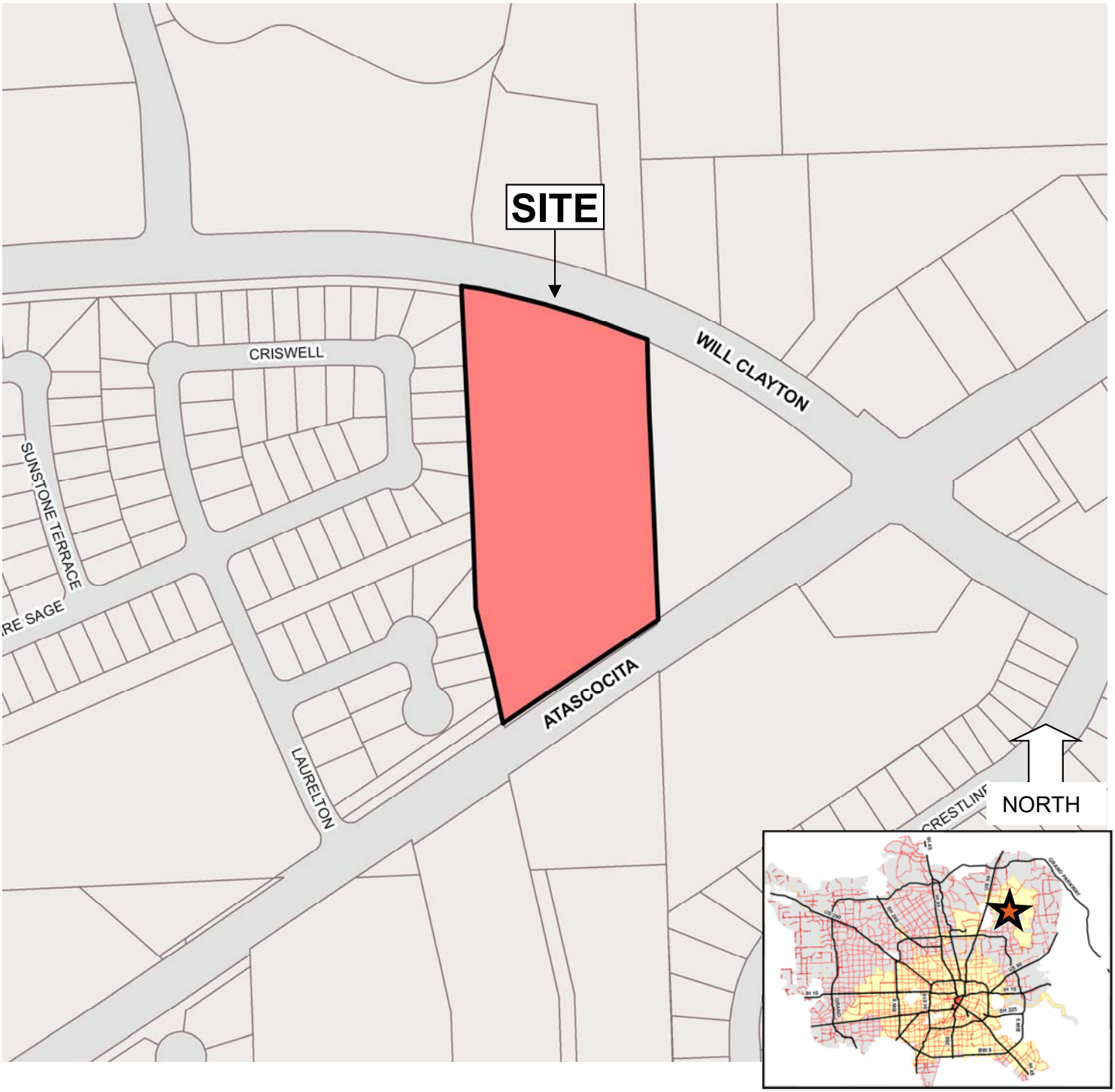
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Laurel Place Reserves

Applicant: Windrose



C – Public Hearings

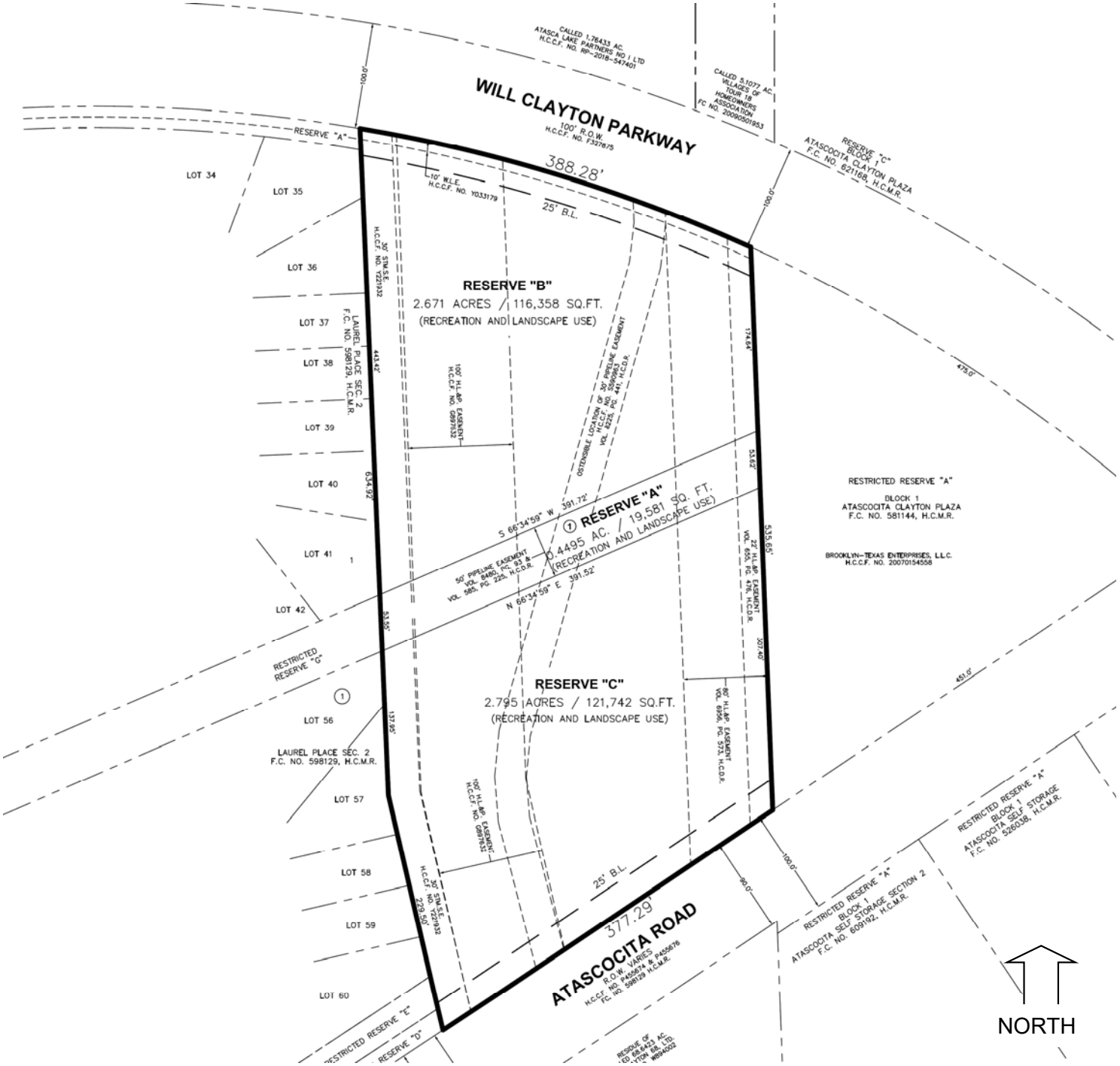
Site Location

Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Laurel Place Reserves

Applicant: Windrose



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Laurel Place Reserves

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 27th, 2025

Dear Property Owner:

Reference Number: 2025-0118, "**Laurel Place Reserves**", a partial replat of "**Laurel Place Sec. 2**", being all of reserves "B" and "C", and a portion of reserve "G", block 1, as recorded in film code no.598129 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located south along Will Clayton parkway, North along Atascocita Rd, and West of Criswell Dr**.** The purpose of the replat is to change reserve uses. The applicant, **JP Anders, with Windrose,** 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 **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 submit comments or sign up as speakers in the following ways:

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

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Terminology

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Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

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Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 03/20/2025
Plat Name: Orange Grove Sec 2 partial replat no 2
Developer: J & S Ventures LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2025-0290 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.7510	Total Reserve Acreage:	0.2227
Number of Lots:	15	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:	Open Ditch	Utility District:	

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

Conditions and Requirements for Approval

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

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

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

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)

115. Add note: The subdivision plat 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.

121. Add One-foot Reserve plat note: (adjacent to street) One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 03/20/2025
Plat Name: Orange Grove Sec 2 partial replat no 2
Developer: J & S Ventures LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2025-0290 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: Please identify area to the West of Lot 9.
All abbreviations on plat must be in Legend and/or notes of plat. Please add BL, PAE, PVT, HCFCD, HCCF, No, FC to Legend
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)
UVEs shown do not match approved UVE exhibit submit revised exhibit to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

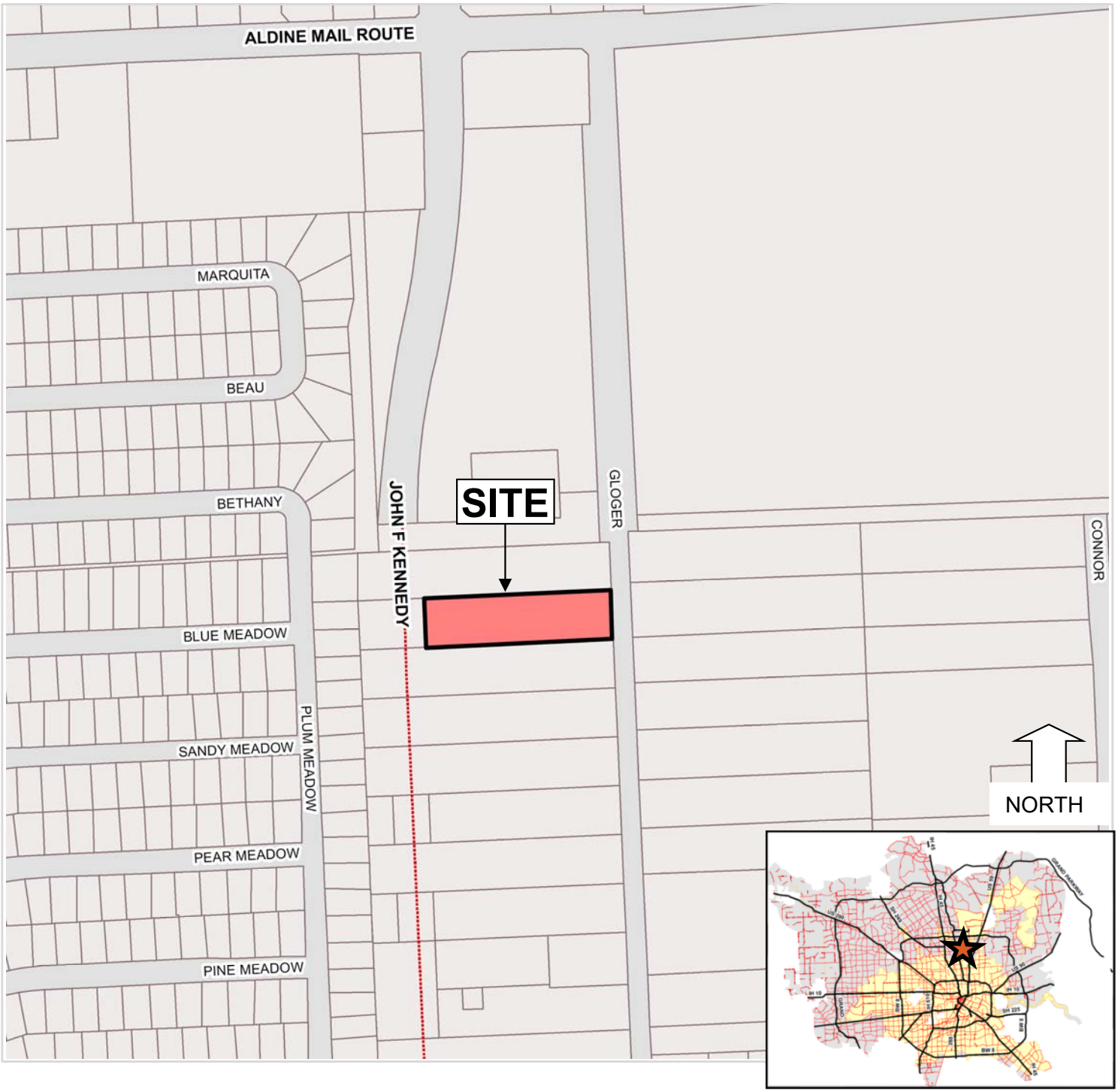
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Orange Grove Sec 2 partial replat no 2

Applicant: Owens Management Systems, LLC



C – Public Hearings

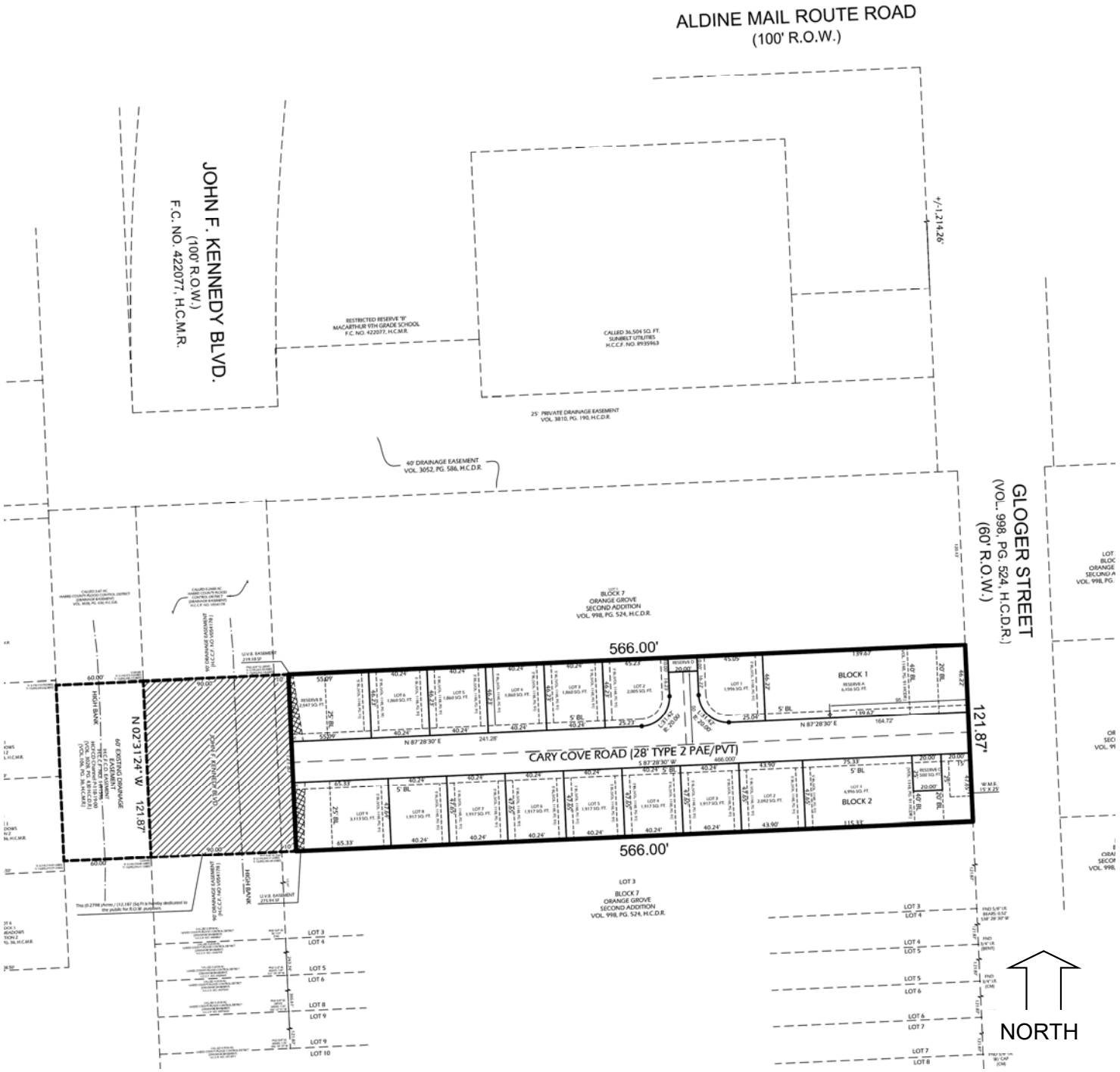
Site Location

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Orange Grove Sec 2 partial replat no 2

Applicant: Owens Management Systems, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Orange Grove Sec 2 partial replat no 2

Applicant: Owens Management Systems, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

February 28, 2025

Dear Property Owner:

Reference Number: 2025-0290, "**Orange Grove Sec 2 partial replat no 2**", a replat of "**Orange Grove Sec 2,"** being all of Lot 2, Block 7, as recorded in Volume 998, Page 525 of the Harris County Deed Records.

The Planning and Development Department has received a subdivision plat application for a property located at 11947 Gloger Street, east of JFK Boulevard, and south of Aldine Mail Route. The purpose of the replat is to create fifteen (15) Single-Family Residential Lots and four (4) Reserves. The applicant, **Joyce Owens, with Owens Management Systems, LLC.**, can be contacted at **713-643-6333** for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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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.

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Controller: Chris Hollins

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 03/20/2025
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:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

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

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.

If the variance is granted add the following note to the plat. The Planning Commission a variance to allow lots to take sole access from a private alley with this plat subject to specific conditions on 03/20/25. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
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App No/Type: 2025-0064 C3N

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.
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.

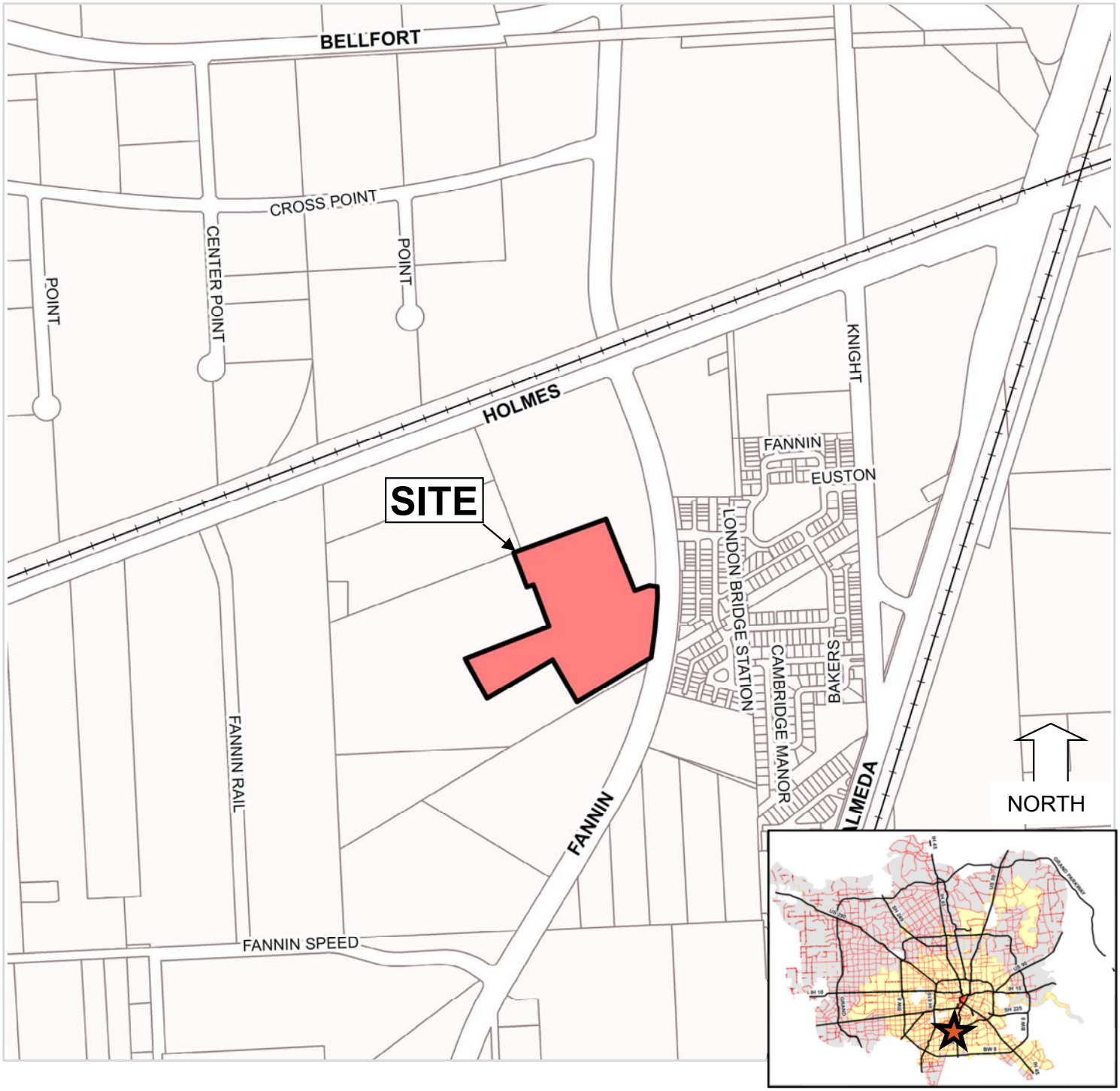
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Poundbury Sec 1 replat no 1 (DEF 1)

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Poundbury Sec 1 replat no 1 (DEF 1)

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



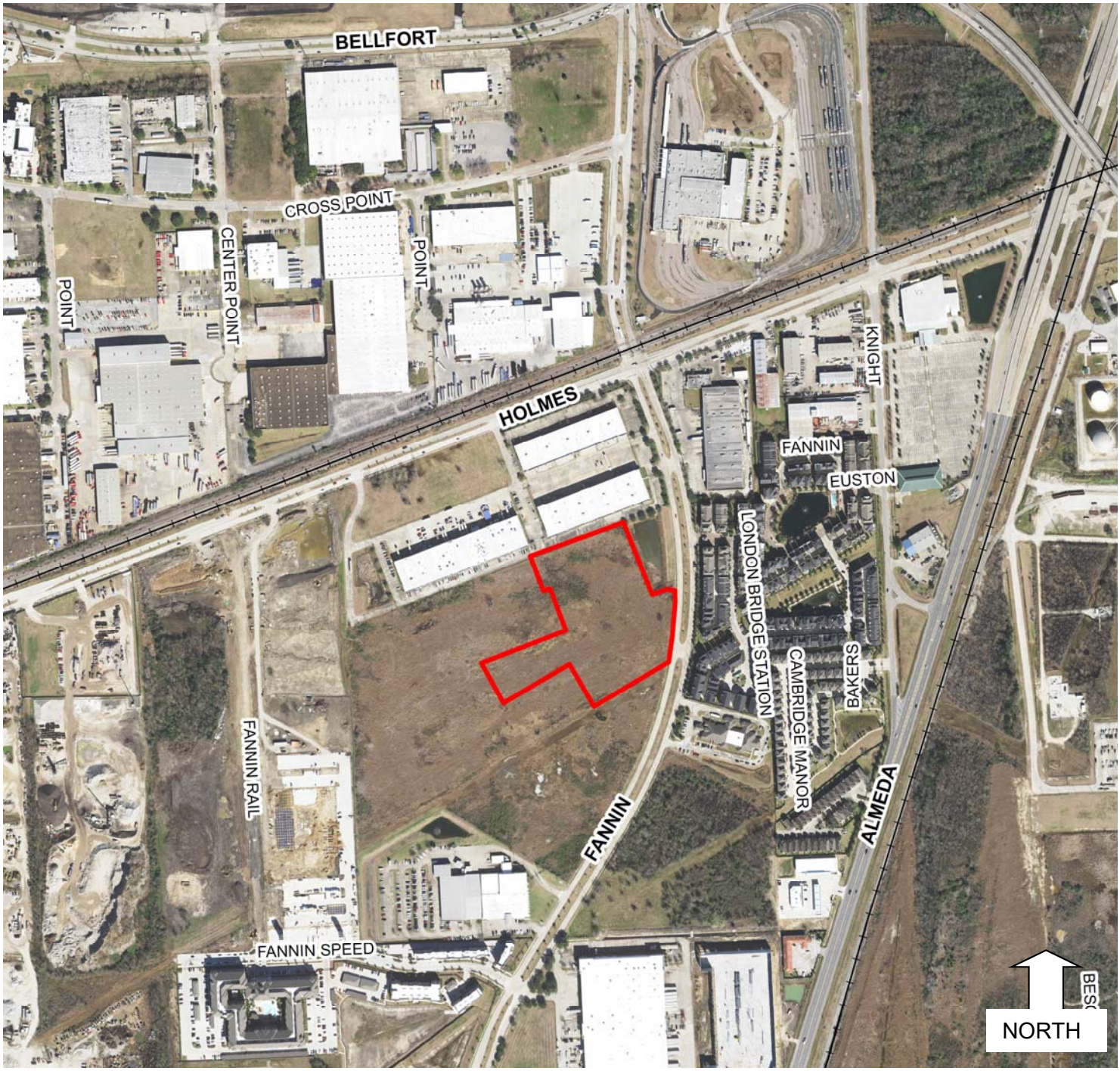
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 95

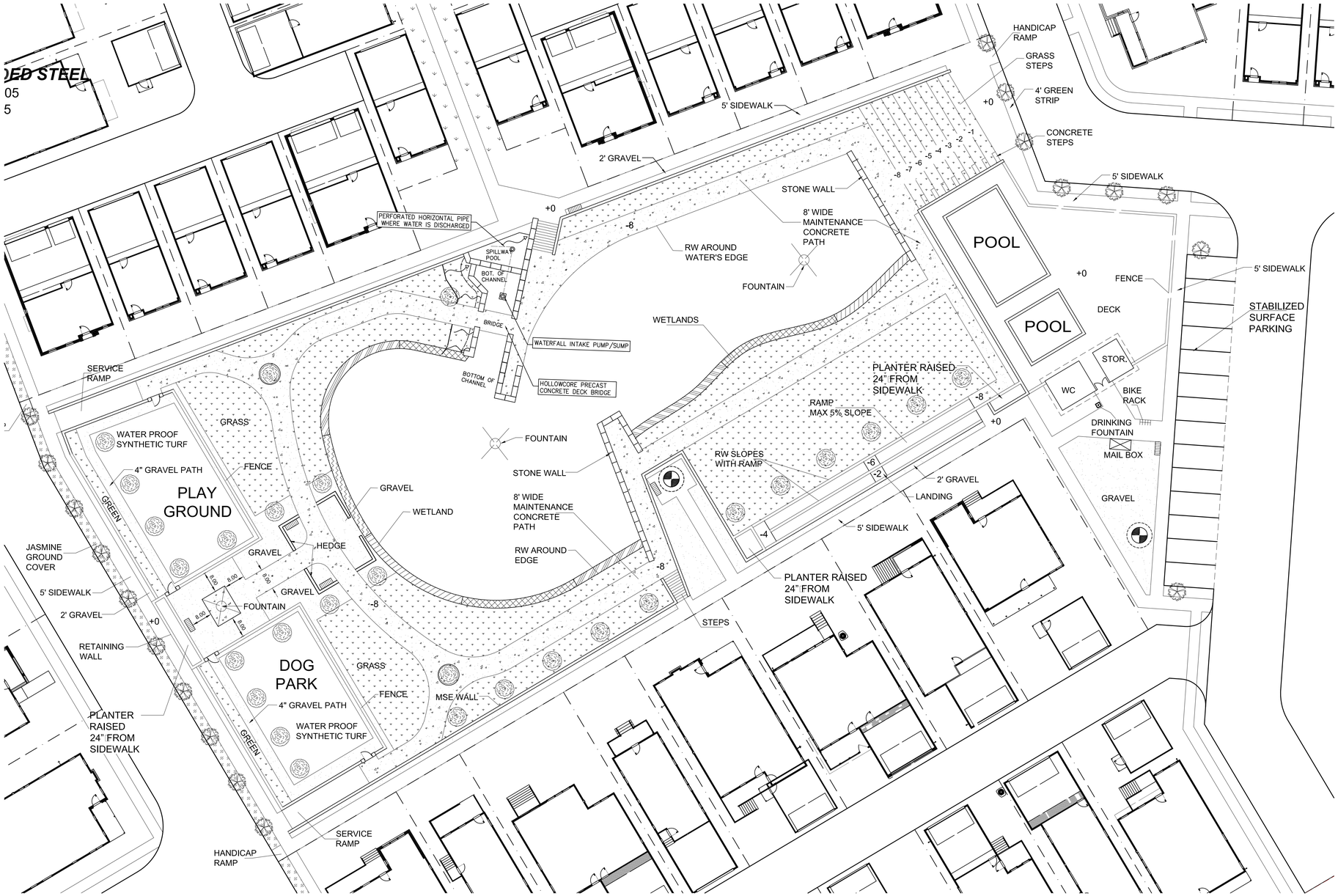
Planning and Development Department **Meeting Date: 03/20/2025**

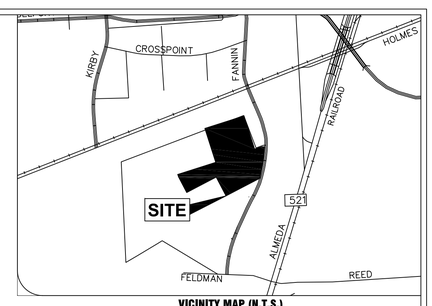
Subdivision Name: Poundbury Sec 1 replat no 1 (DEF 1)

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: 95
PC Action Date: 03/20/2025
Plat Name: Poundbury Sec 1 replat no 1
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

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 is in support of this request. The plat is a replat of Poundbury Sec 1 that was created in 2023 with 68 lots and 5 reserves. The Planning Commission granted a variance in 2023 to allow lots to take sole access from a private alley rather a public street. The applicant is increasing the number of lots and requesting additional lots to take sole access from private alleys. The lot configuration is very similar to the development patterns along Fannin Street and would promote walkability in the community and allow a denser development which would provide more housing options in the city. Legal review indicates that this plat will not violate restrictions on the face of the plat or those filed separately. Houston Public Works has no objections to this request. Staff's recommendation is to grant the requested variance and approve the plat per the CPC 101 form conditions.

Statement of Facts

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

A variance was previously granted to allow sole access from private alleys. The applicant is increasing the number of lots and provide more housing in the area.

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

The applicant is proposing lots taking vehicular access from 20' private alleys instead of a public street. This would limit the number of curb cuts and allow safety and walkability which would be in keeping of sound public policy to provide a more continuous pedestrian realm.

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

This is a replat of a subdivision that the variance was previously granted to allow sole access from a private alley and the applicant is adding lots.

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

The applicant is providing a safe and more walkable pedestrian connectivity within the subdivision and provide more houses and the intent and general purposes of this chapter will be preserved and maintained.

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

The granting of the variance will not be injurious to the public health, safety or welfare.

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

A variance was previously granted to allow sole access from private alleys. The applicant is increasing the number of lots and provide more housing in the area. Economic hardship is not the sole justification of the variance.

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice with Special Request

PHS

November 13, 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 four single-family lots. The applicant, **Uriel Figuroa, with PLS Construction.,** can be contacted at **713-480-4075** for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 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 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: 96
Action Date: 03/20/2025
Plat Name: Shadyvilla Addition no 1 partial replat no 5
Developer: Criss Cross
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2025-0116 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.5948	Total Reserve Acreage:	0.5948
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77055	451X	City

Conditions and Requirements for Approval

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

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

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)

100. If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 03/20/2025
Plat Name: Shadyvilla Addition no 1 partial replat no 5
Developer: Criss Cross
Applicant: South Texas Surveying Associates, Inc.
App No/Type: 2025-0116 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-OCE- Drainage and Utility:
Approve with Conditions: Detention is required.

CenterPoint:
Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please add full recording information at location of recorded easement on plat.

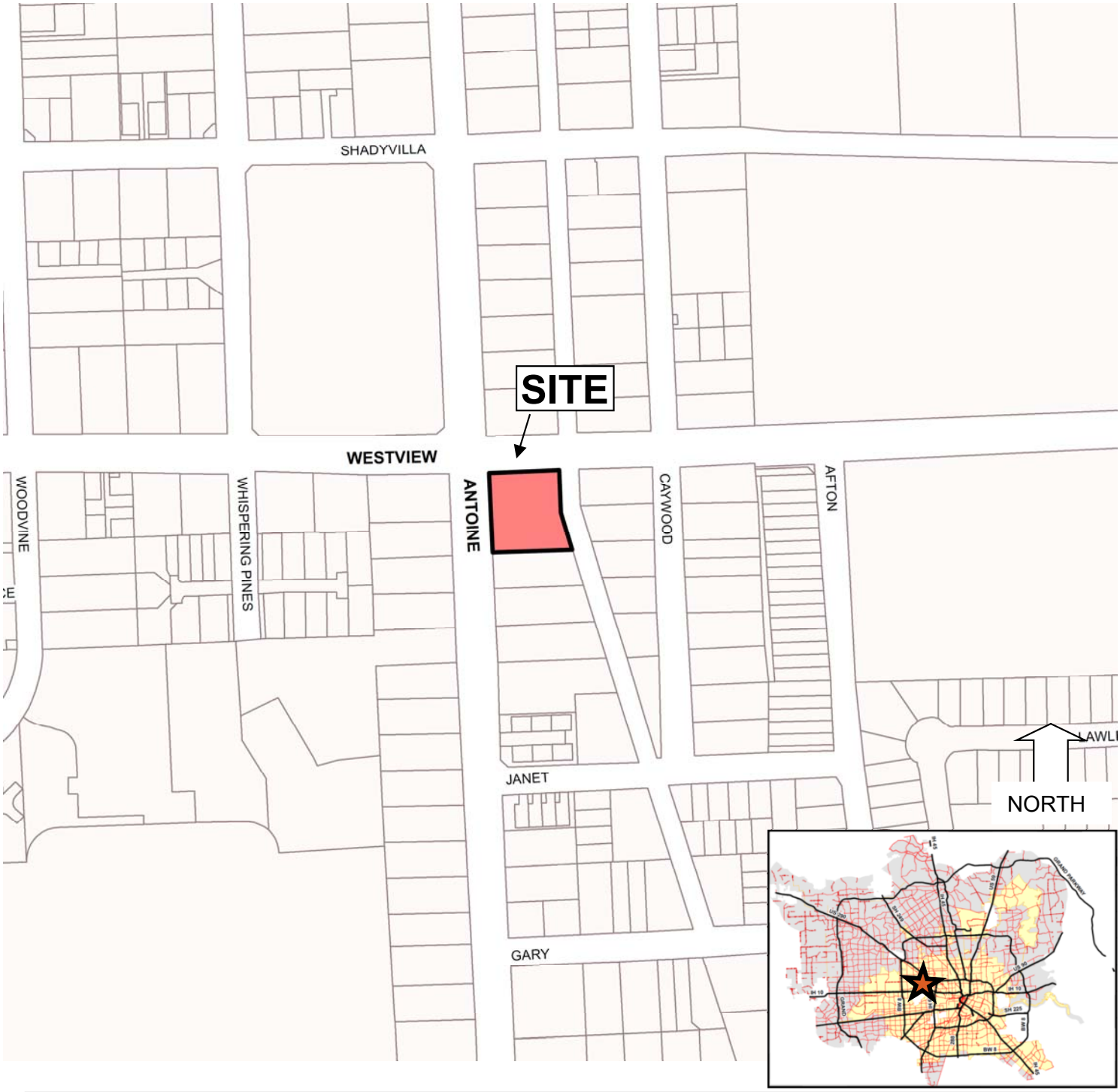
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Shadyvilla Addition no 1 partial replat no 5

Applicant: South Texas Surveying Associates Inc



C – Public Hearings

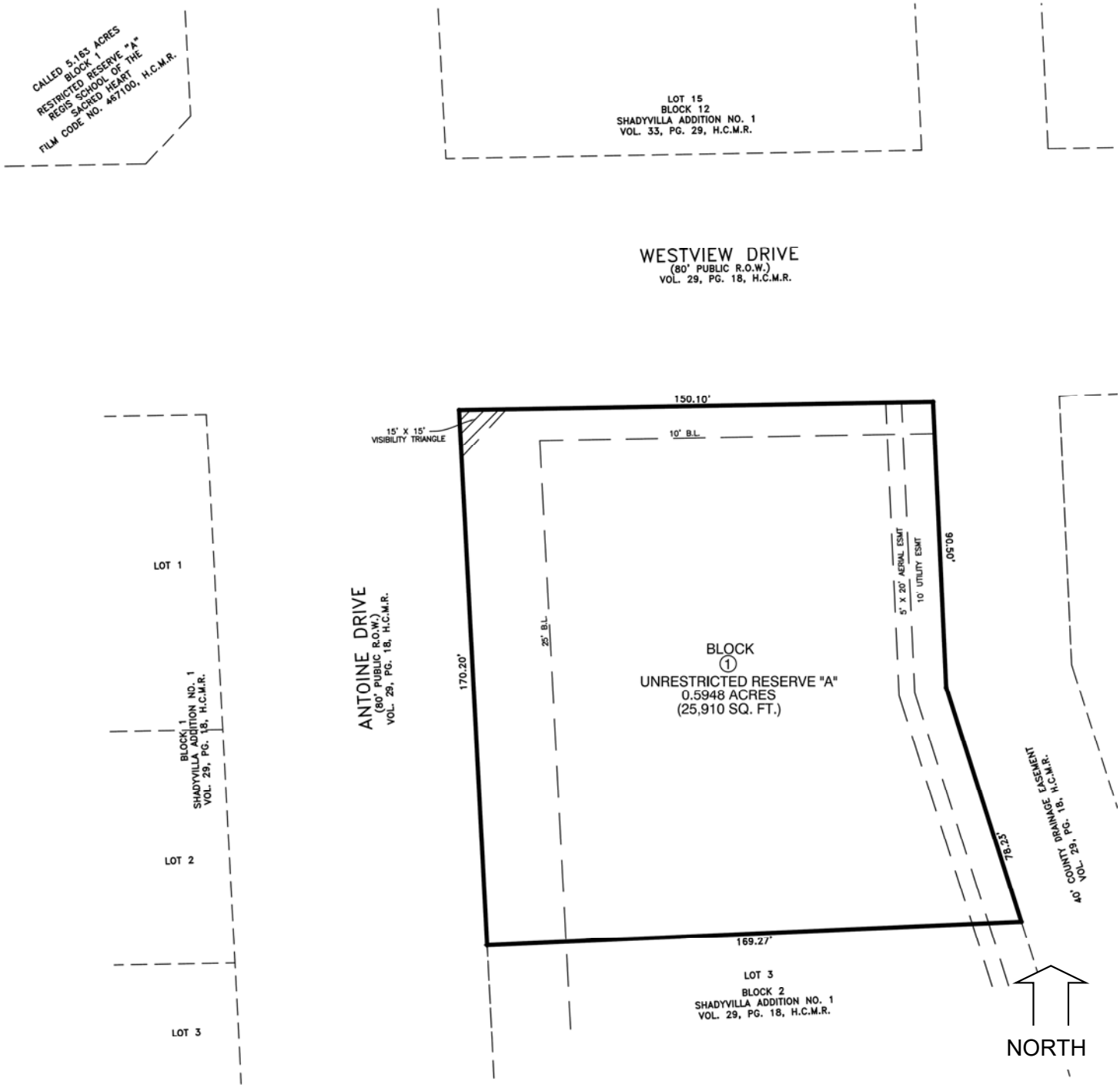
Site Location

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Shadyvilla Addition no 1 partial replat no 5

Applicant: South Texas Surveying Associates Inc



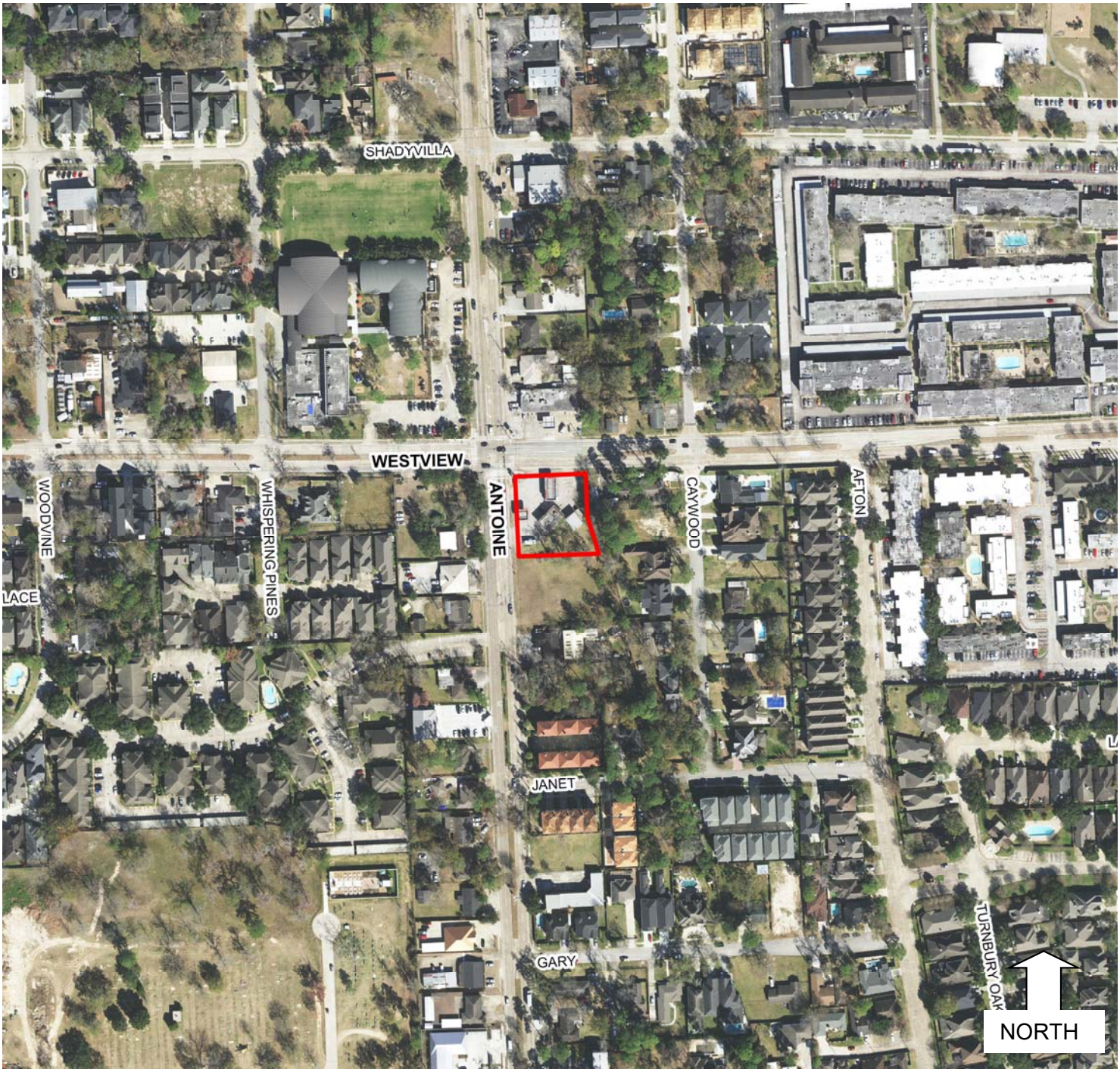
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Shadyvilla Addition no 1 partial replat no 5

Applicant: South Texas Surveying Associates 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 26, 2025

Dear Property Owner:

Reference Number: 2025-0116, "**Shadyvilla Addition no 1 partial replat no 5**", a partial replat of "**Shadyvilla Addition No. 1**", being lots 1 and 2, block 2, as recorded in Volume 29, Page 18 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at 13330 Antoine Drive, at the southeast intersection of Westview Drive and Antoine Drive. The purpose of the replat is to create one (1) Unrestricted Reserve. 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 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 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: 97
Action Date: 03/20/2025
Plat Name: Southgate partial replat no 7
Developer: Arjun Mohindra
Applicant: Owens Management Systems, LLC
App No/Type: 2025-0195 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1290	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77030	532C	City

Conditions and Requirements for Approval

011.6. Deed restricted building line other than Chapter 42 BL note: The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this section.

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

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)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 03/20/2025
Plat Name: Southgate partial replat no 7
Developer: Arjun Mohindra
Applicant: Owens Management Systems, LLC
App No/Type: 2025-0195 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-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.

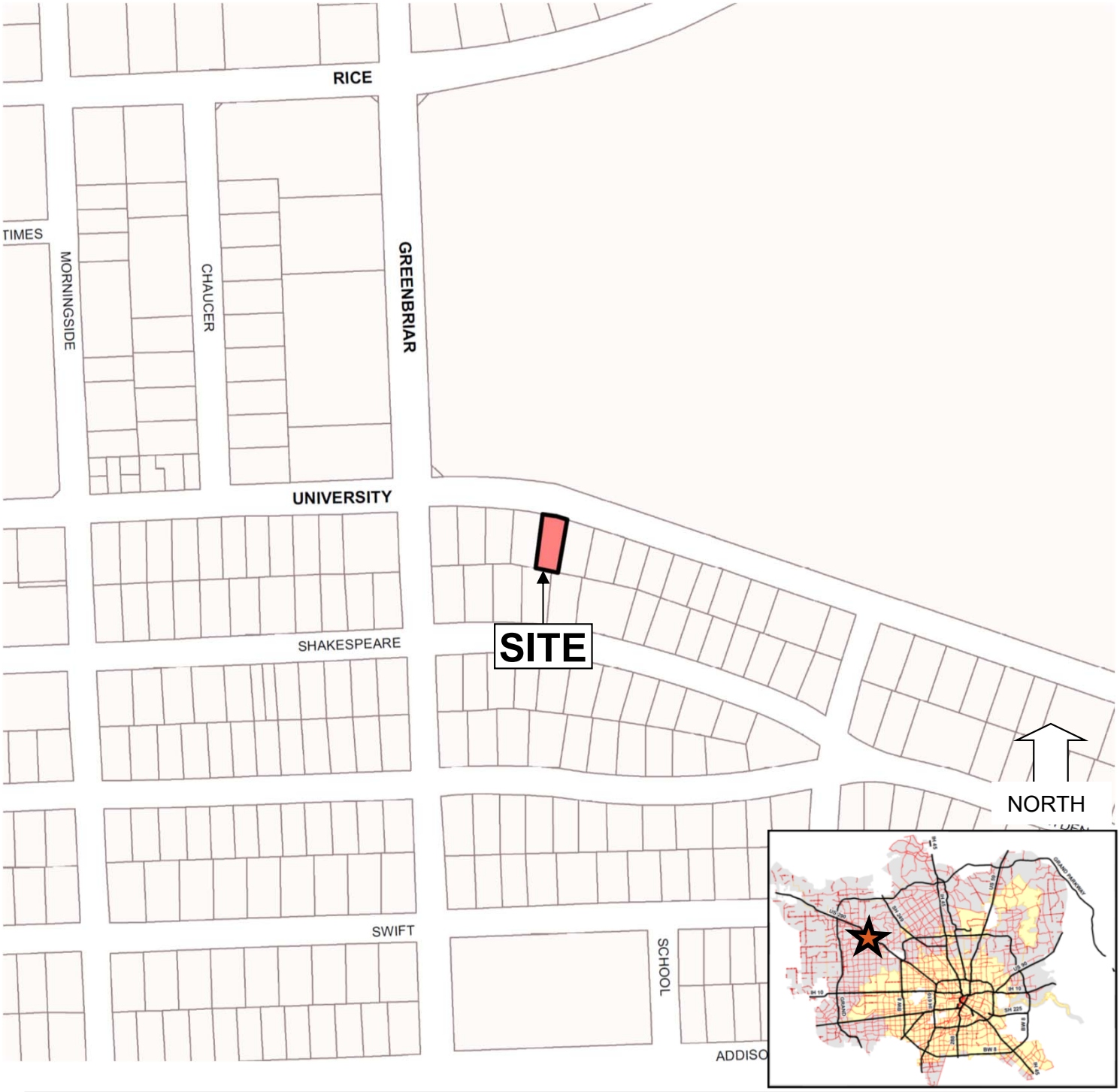
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Southgate partial replat no 7

Applicant: Owens Management Systems LLC



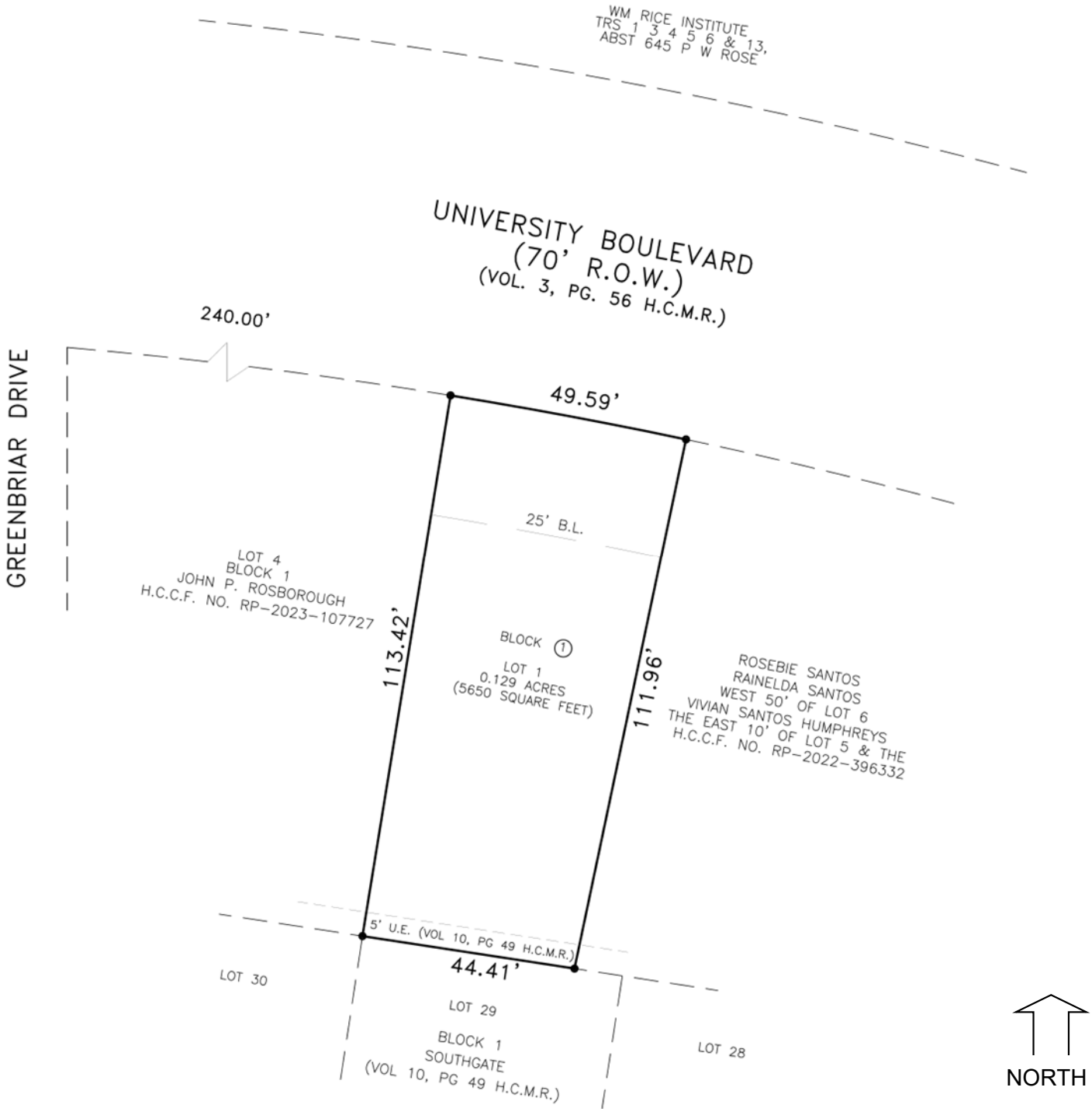
C – Public Hearings Site Location

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Southgate partial replat no 7

Applicant: Owens Management Systems LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 03/30/2025**

Subdivision Name: Southgate partial replat no 7

Applicant: Owens Management Systems LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning and Development

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

February 26, 2025

Dear Property Owner:

Reference Number: 2025-0195, "**Southgate partial replat no 7**", a replat of "**Southgate",** being the west 50' of Lot 5, Block 1, as recorded in Volume 10, Page 49 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located south along University Boulevard, east of Greenbriar Drive. The purpose of the replat is to create one (1) Single-Family Residential Lot. The applicant, **Joyce Owens, with Owens Management Systems, LLC.**, can be contacted at **713-643-6333** for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact 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 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.
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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 03/20/2025
Plat Name: Tweens
Developer: N/A
Applicant: E.I.C. Surveying Company
App No/Type: 2025-0106 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3502	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and Requirements for Approval

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

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

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

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

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

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

134.6. The then current fee in lieu of dedication shall be applied to the incremental (proposed minus existing) dwelling units.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 03/20/2025
Plat Name: Tweens
Developer: N/A
Applicant: E.I.C. Surveying Company
App No/Type: 2025-0106 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-OCE- Drainage and Utility:
Approve with Conditions: Detention is required.

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

-Update the existing number of DU's in Plat tracker to 1 to match the parks table.

-Update the number of incremental number of DU's in Plat tracker and in the park note.

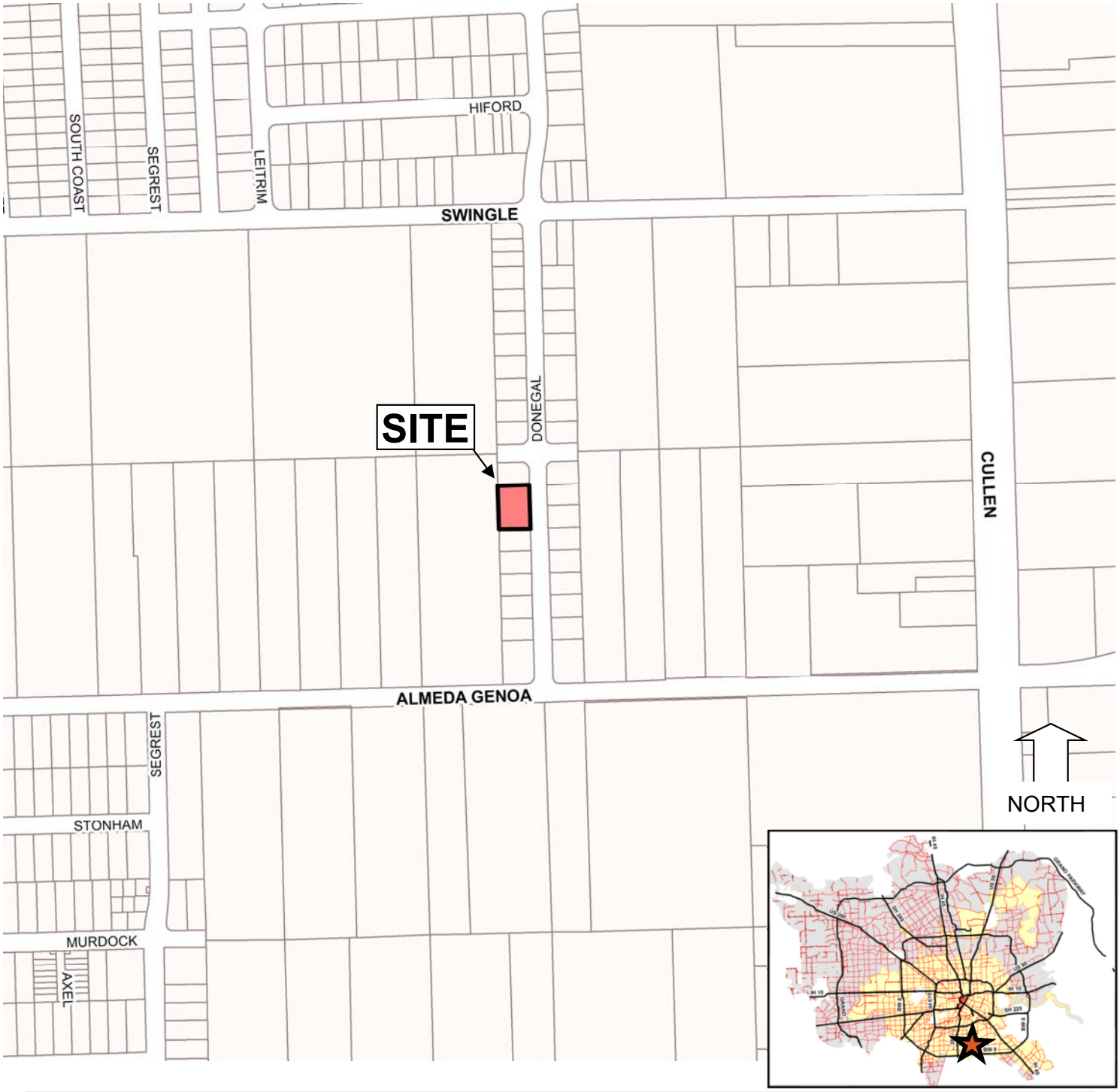
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Tweens

Applicant: E.I.C Surveying Company



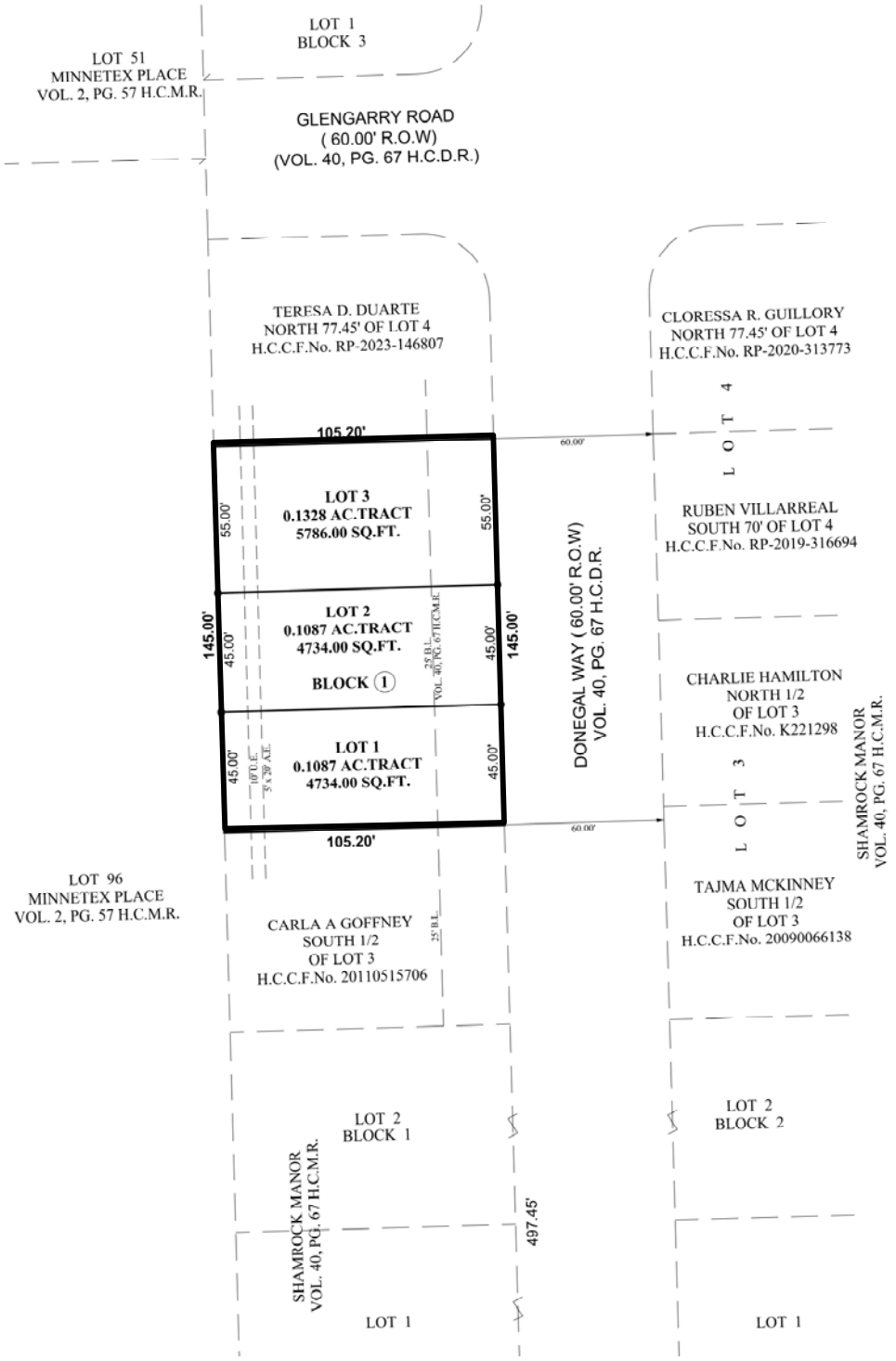
C – Public Hearings Site Location

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Tweens

Applicant: E.I.C Surveying Company



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Tweens

Applicant: E.I.C Surveying Company



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 28, 2025

Dear Property Owner:

Reference Number: 2025-0106, "**Tweens**", a partial replat of "**Replat of Blocks 1-4 Shamrock Manor,"** being portion of Lots 3 & 4, Block 1, as recorded in Volume 40, Page 67 of the Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property west along Donegal Way and north of Almeda Genoa Road. The purpose of the replat is to create three (3) Single-Family Residential Lots. The applicant, **Emil Haddad, with E.I.C Surveying Company**. can be contacted at **904-955-2772** for additional information regarding this project**.**

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests and if it meets the subdivision regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

If you have any questions regarding this notice, you may contact **Devin Crittle** with the Planning and Development Department via email at **devin.crittle@houstontx.gov or call 832-393-6534.**
The Houston Planning Commission will hold a public meeting to consider this application.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, March 20th, 2025, at 2:30 P.M.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

Terminology

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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.
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- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. 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

- 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: 03/20/2025
Plat Name: Whispering Oaks Townhouses
Developer: TAREK
Applicant: RSG Engineering
App No/Type: 2025-0031 C3N

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.9840	Total Reserve Acreage:	0.1386
Number of Lots:	17	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	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.

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

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)

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)

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.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 03/20/2025
Plat Name: Whispering Oaks Townhouses
Developer: TAREK
Applicant: RSG Engineering
App No/Type: 2025-0031 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-OCE- Drainage and Utility:
Approve with Conditions: 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:
-Correct the number of existing, proposed, and incremental DU's in Plat Tracker and Park Notes. The existing survey does not distinguish residence. Please provide an d survey, demo permit, or water letter dated within the last year to claim existing DU.

CenterPoint:
If a plat reflects an intent to abandon any street, alley, shared drive and/or easements (dedicated or CNP exclusive), a Street/Alley Closure and/or Release of Easement application is required to be submitted for formal review and approval. This is to ensure no facilities are in place that would require removal.
Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please see Title Report.

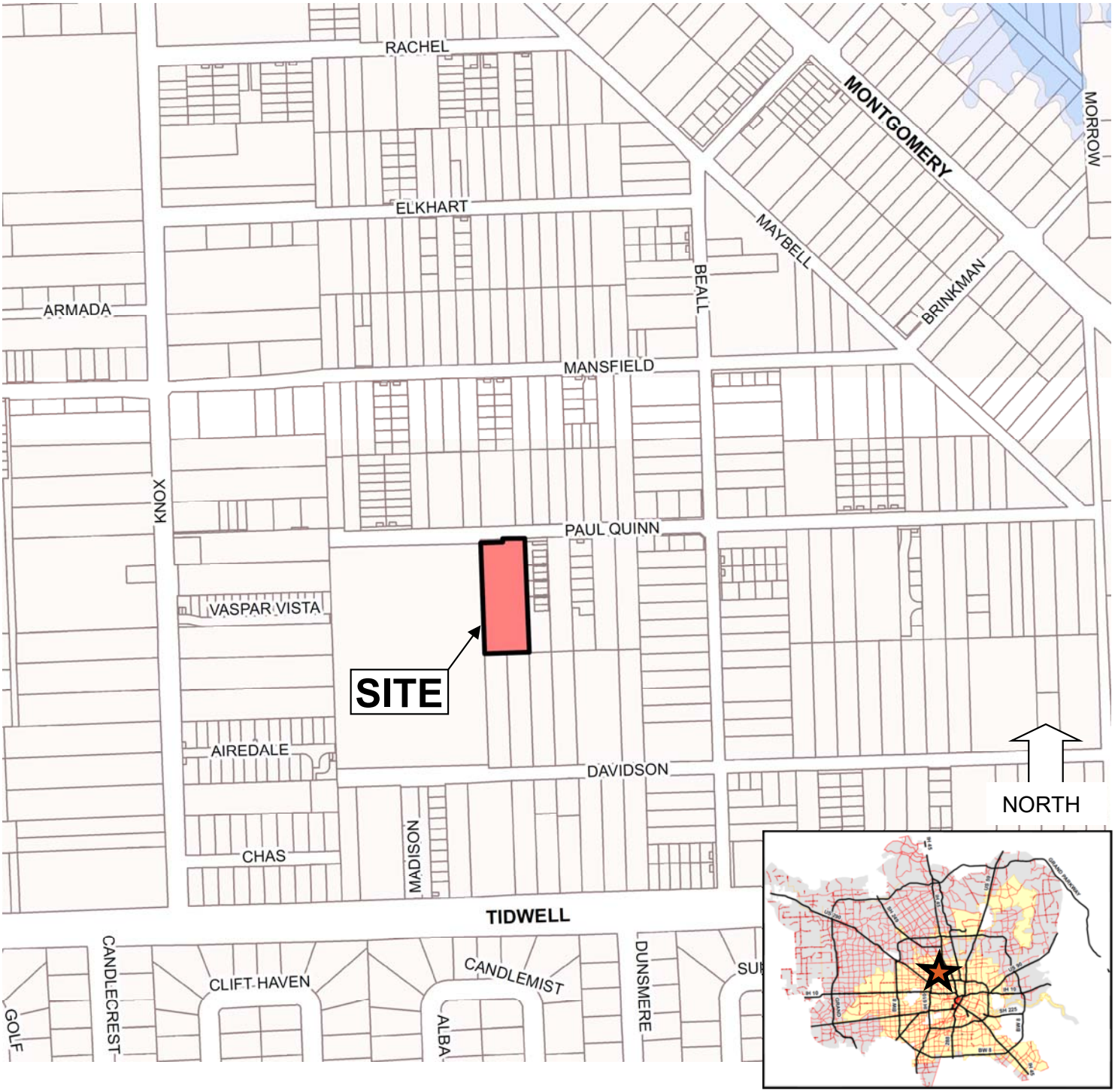
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Whispering Oaks Townhouses

Applicant: RSG Engineering



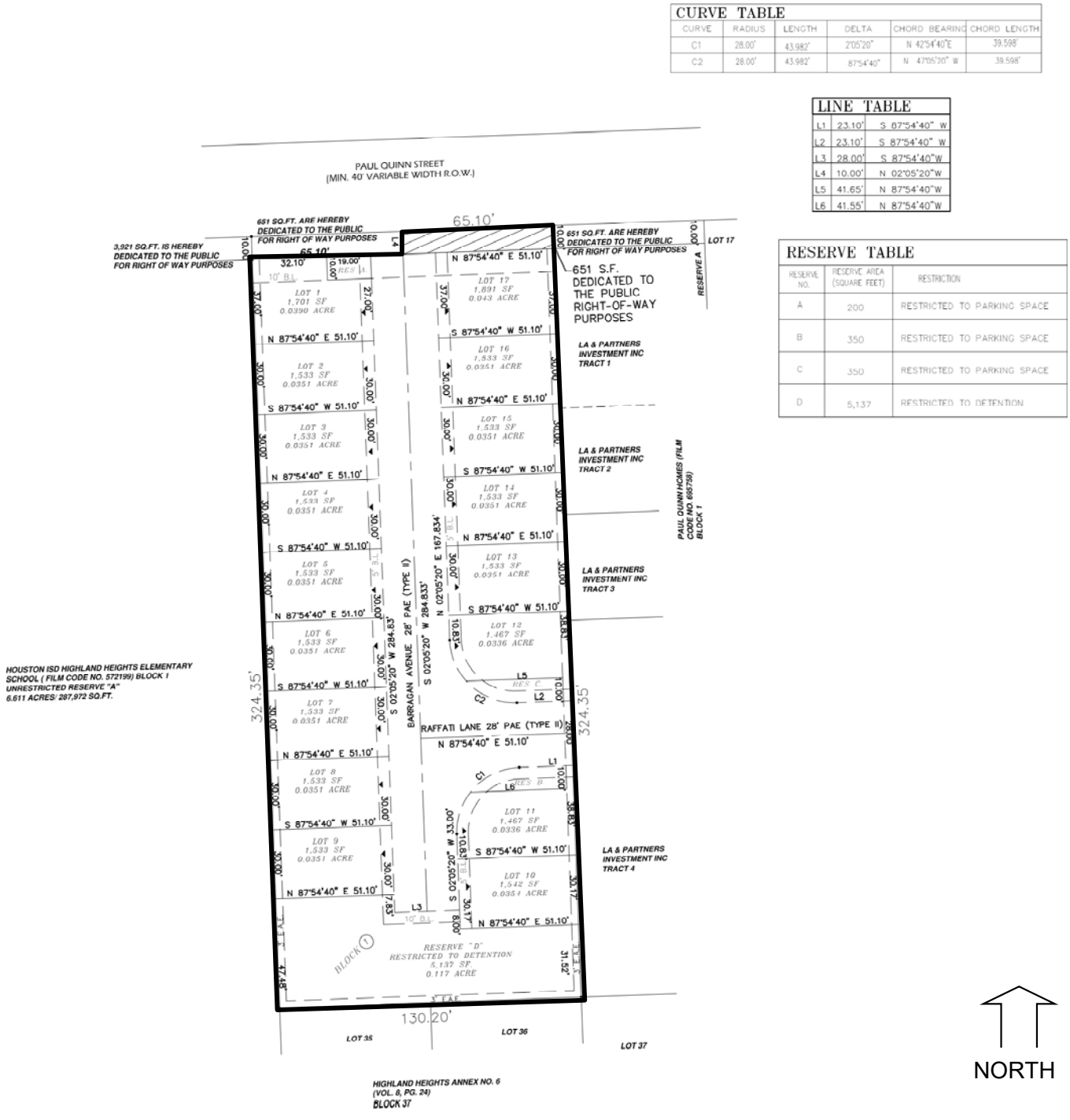
C – Public Hearings Site Location

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Whispering Oaks Townhouses

Applicant: RSG Engineering



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Whispering Oaks Townhouses

Applicant: RSG 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

February 28, 2025

Dear Property Owner:

Reference Number: 2025-0031, "**Whispering Oaks Townhomes,"** a full replat of "**Paul Quinn Townhomes**" being all of Lots 1 through 7 and Reserve "A", Block 1, as recorded at Film Code No. 706300 Harris County Map Records. and a partial replat of "**Highland Heights Annex No.6**", being all of Lot 19, Block 37, as recorded in Volume 8, Page 24 Harris County Map Records.

The Planning and Development Department has received a subdivision plat application for a property located at 845 Paul Quinn Street, south along Paul Quinn Street, west of Beall Street**.** The purpose of the replat is to create 17 lots and 4 reserves. The applicant, **Salim Obeid, with RSG Engineering,** can be contacted at **713-783-7777** 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.

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If you have any questions regarding this notice, you may contact **John Cedillo** with the Planning and Development Department via email at **John.Cedillo@houstontx.gov or call 832-393-6633.**

The Houston Planning Commission will hold a public meeting to consider this application.

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

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Council Members: Amy Peck • Tarsha Jackson • Abbie Kamin • Carolyn Evans-Shabazz • Fred Flickinger • Tiffany D. Thomas • Mary Nan Huffman
Mario Castillo • Joaquin Martinez • Edward Pollard • Martha Castex-Tatum • Julian Ramirez • Willie Davis • Twila Carter • Letitia Plummer • Sallie Alcorn
Controller: Chris Hollins

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots, reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly, and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Reconsideration of requirement.** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. This is a type of Special Request.
- **Special Exception.** A modification to a requirement of article III of Chapter 42. This is a type of Special Request.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 03/20/2025
Plat Name: Bridge Creek Village Sec 2
Developer: Meritage Homes of Texas
Applicant: Quiddity Engineering
App No/Type: 2025-0510 C3P

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	10.0300	Total Reserve Acreage:	1.8900
Number of Lots:	81	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 165

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

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

52. Bridge Creek Village Sec 1 must be recorded simultaneously with this plat.

Add the following note on face of the plat: Bridge Creek Village Sec 2 needs 13,391 sq. ft. of compensating open space, which is provided in Reserve "H" in Bridge Creek Village Sec 1 as recorded at Film Code No. _____ H.C.M.R. per the variance granted on 03/20/2025.

Add the following note if the variances are granted: The Planning Commission granted a variance to allow a 14' front and garage B.L. in lieu of the required 20' B.L. and to allow compensating open space provided in Bridge Creek Village Sec 1 to be used in this section subject to specific conditions on 03/20/2025. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 03/20/2025
Plat Name: Bridge Creek Village Sec 2
Developer: Meritage Homes of Texas
Applicant: Quiddity Engineering
App No/Type: 2025-0510 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.

CenterPoint: A Transmission Review is required as the plat is adjacent to a CenterPoint Energy Transmission Corridor. Please review the attached Transmission Review Letter for further instructions.

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)
Quiddity confirmed all layouts will have 2 car garages
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)

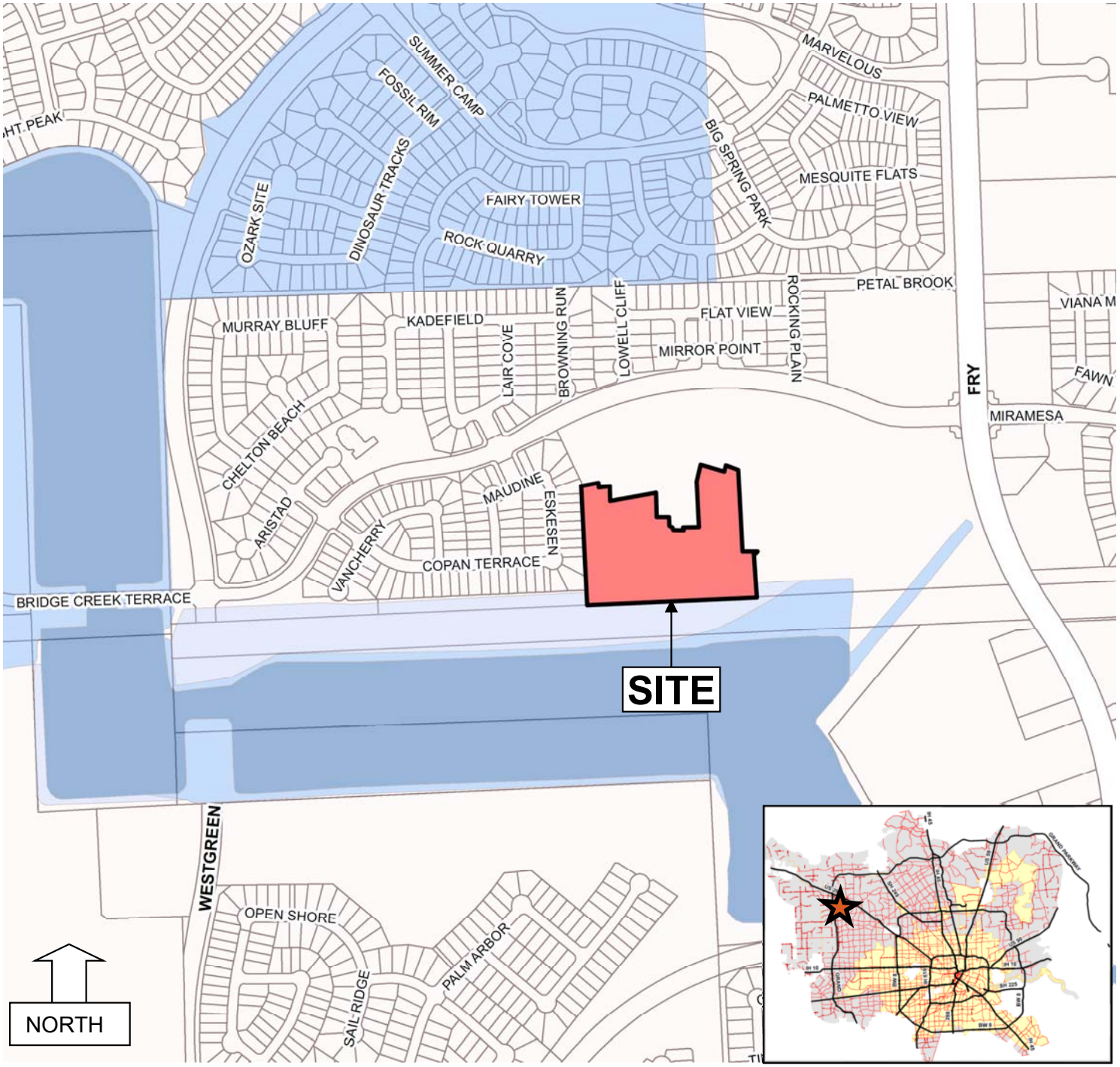
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Bridge Creek Village Sec 2

Applicant: Quiddity Engineering



D – Variances

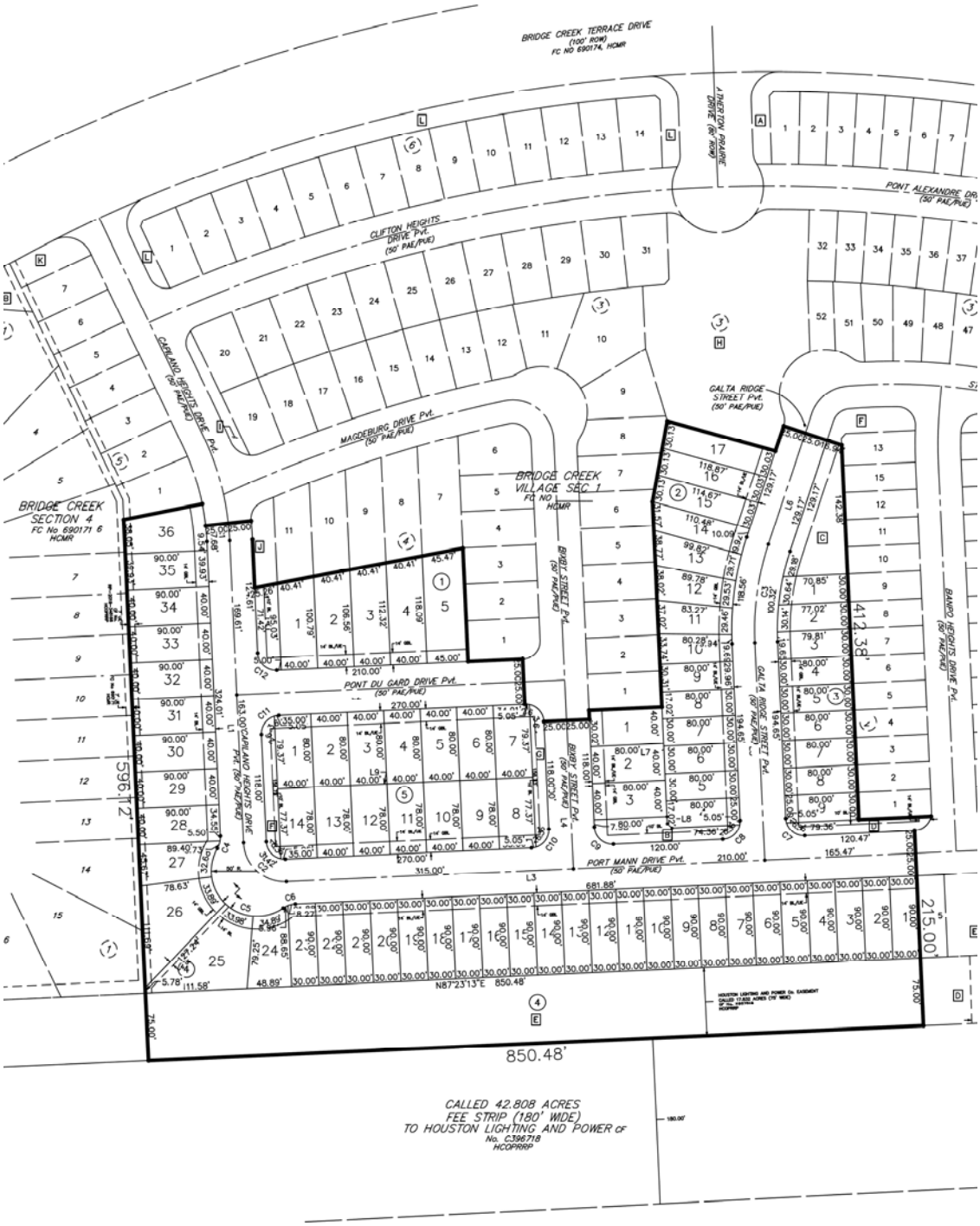
Site Location

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Bridge Creek Village Sec 2

Applicant: Quiddity Engineering



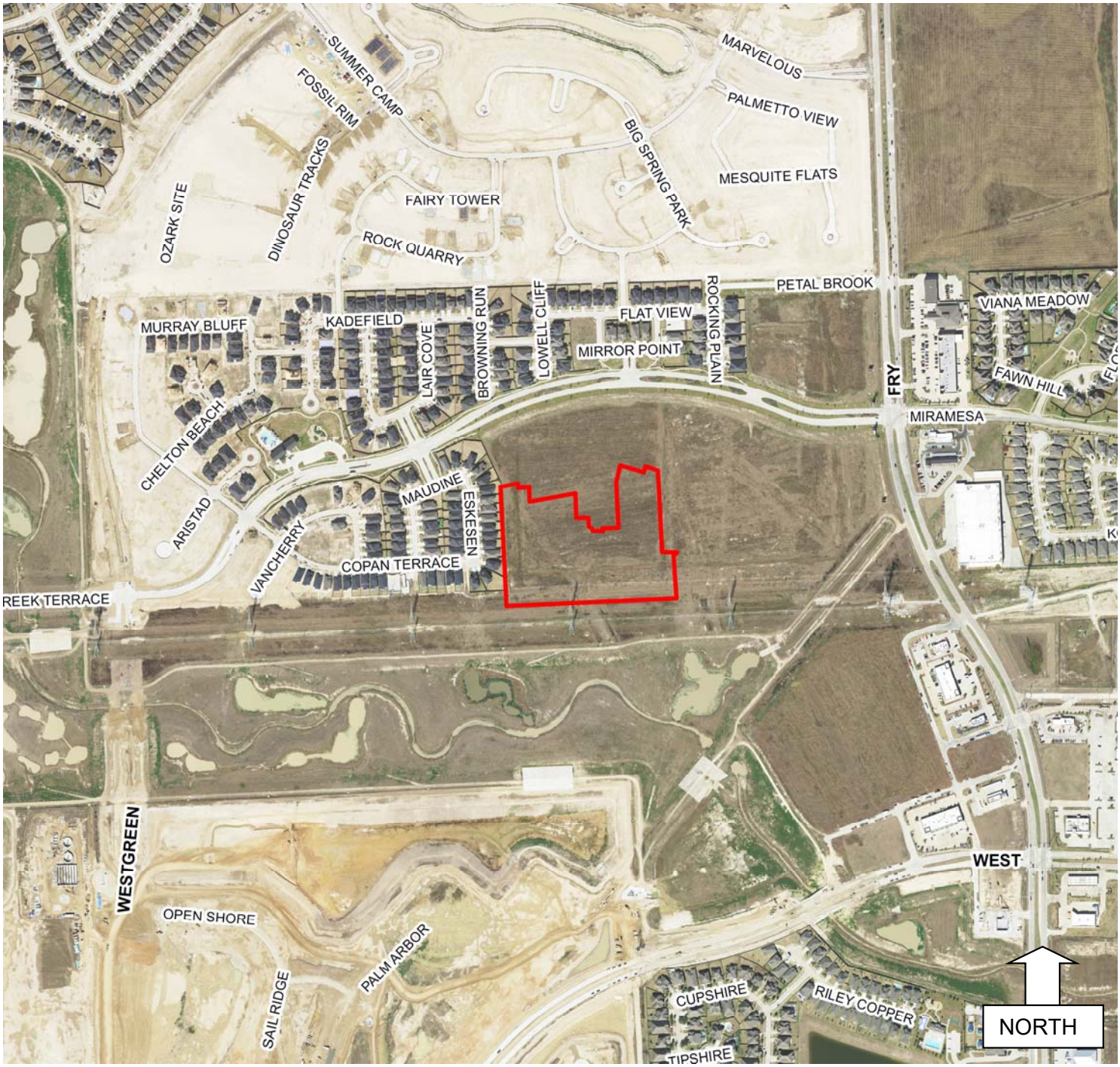
D – Variances Subdivision

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 03/20/2025**

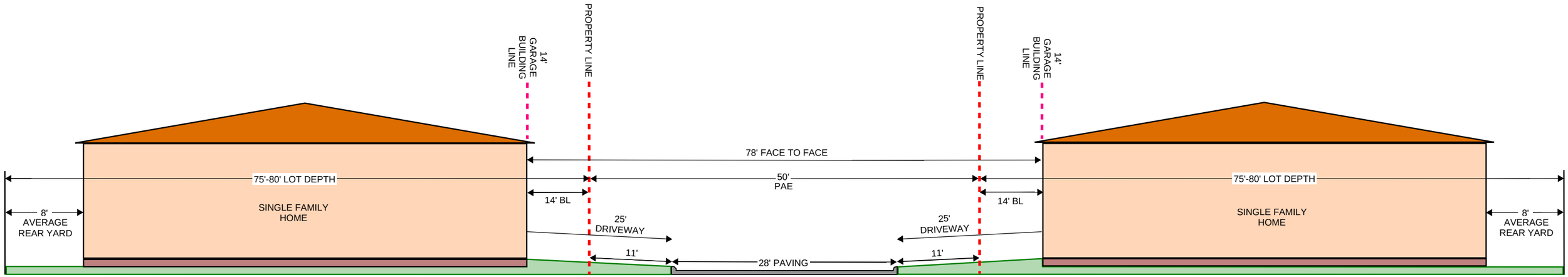
Subdivision Name: Bridge Creek Village Sec 2

Applicant: Quiddity Engineering

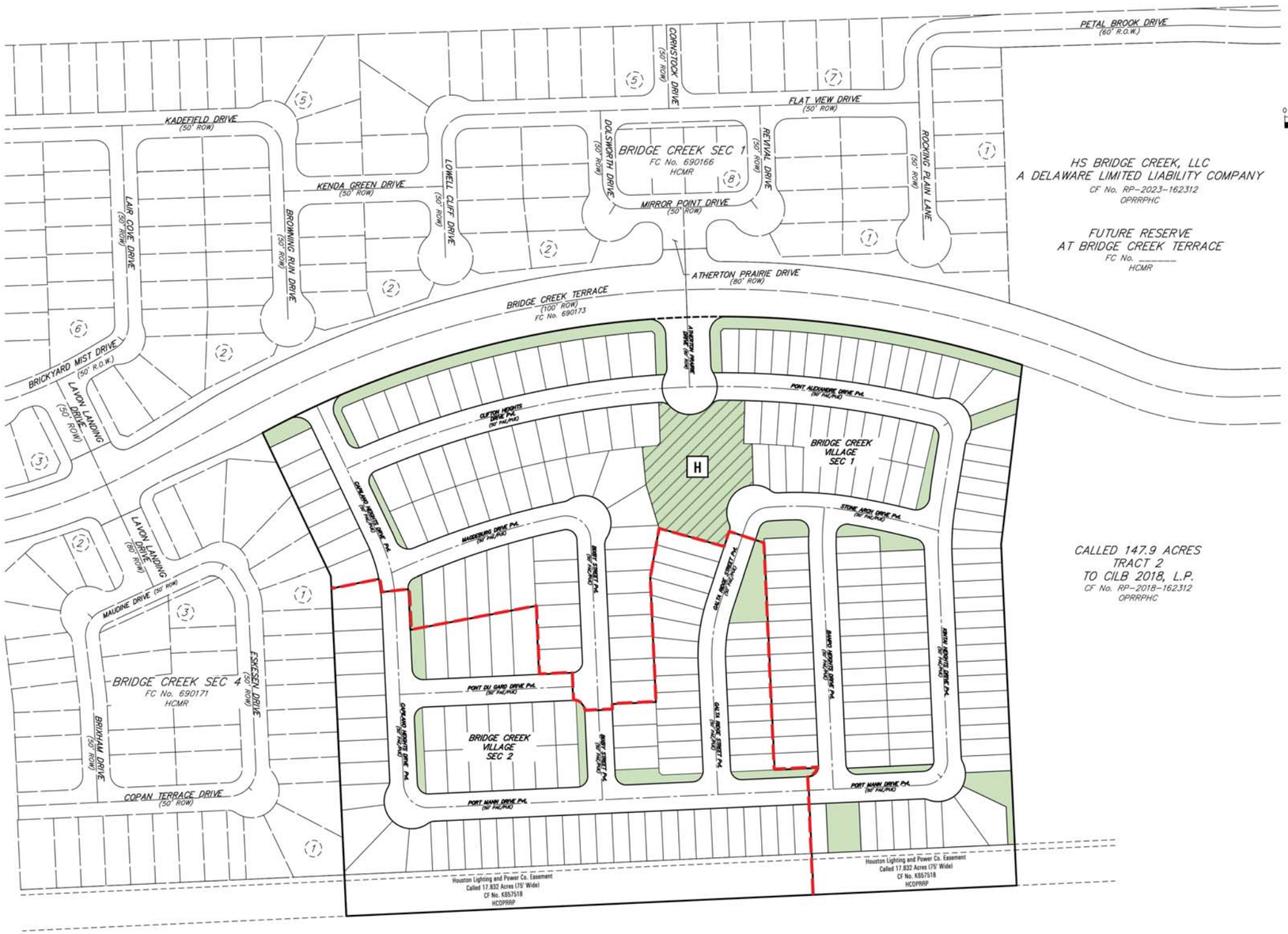


D – Variances

Aerial



BRIDGE CREEK VILLAGE TYPICAL STREET SECTION

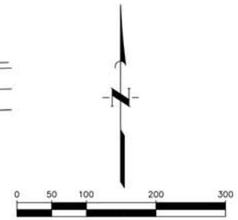


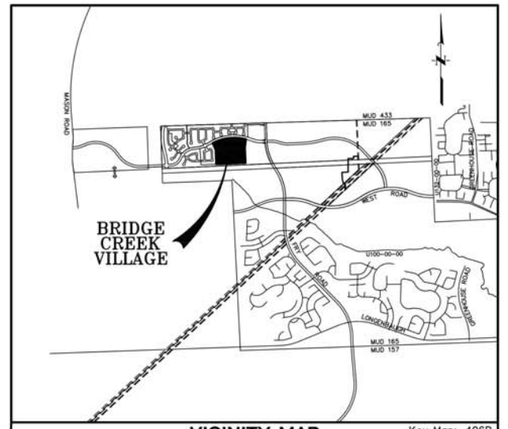
HS BRIDGE CREEK, LLC
A DELAWARE LIMITED LIABILITY COMPANY
CF No. RP-2023-162312
OPRRPHC

FUTURE RESERVE
AT BRIDGE CREEK TERRACE
FC No. _____
HCMR

CALLED 147.9 ACRES
TRACT 2
TO CILB 2018, L.P.
CF No. RP-2018-162312
OPRRPHC

CALLED 42.808 ACRES FEE STRIP (180' WIDE)
TO HOUSTON LIGHTING AND POWER CO.
CF No. C396718
HCOPRRP





LEGEND

- COS RESERVE
- SHARED RESERVE
- SECTION BREAK

Reserve COS Table

SECTION	COS REQUIRED	COS PROVIDED	COS ADDITIONAL*
BRIDGE CREEK SEC 1	85,000 Sq. Ft.	98,391 Sq. Ft.	13,391 Sq. Ft.
BRIDGE CREEK SEC 2	31,200 Sq. Ft.	18,649 Sq. Ft.	-
TOTAL	116,200 Sq. Ft.	117,040 Sq. Ft.	

* 13,391 Sq. Ft. EXTRA IN BRIDGE CREEK SEC 1 TO SHARE WITH BRIDGE CREEK SEC 2, GIVING BRIDGE CREEK SEC 2 32,040 Sq. Ft. TOTAL COS.

BRIDGE CREEK VILLAGE

COS EXHIBIT

BRIDGE CREEK SEC 1 AND BRIDGE CREEK SEC 2

HARRIS COUNTY, TEXAS

MARCH 2024

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000

K:\18693\18693-0022-01 26-Ac Bridge Creek Tract Feasibility\2 Design Phase\Planning\GP\COS Exhibit\Bridge Creek Village GP-PLAT.dwg Mar 09,2025 - 2:34pm jay

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0510
Plat Name: Bridge Creek Village Sec 2
Applicant: Quiddity Engineering
Date Submitted: 03/10/2025

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 14' front and garage building line for single family lots along a Type 1 PAE/PUE.
Chapter 42 Section: 150

Chapter 42 Reference:
Sec. 42-150. Building line requirement: "Local streets: Single-family residential: 20 feet, if the lot meets the standards of section 42-156(b); 10 feet, if the lot meets the standards of section 42-156(b) or section 42-157(b)...." AND Sec. 42-156(b) "Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: [...] (2) "10 feet if the subdivision plat contains a typical lot layout and the subdivision plat contains plat notations that reflect the requirements of this section." AND Sec. 42-156(c) "Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street..."

Statement of Facts

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

The Bridge Creek Village Development is a ±29.24-acre single family residential development situated in the northeast portion of Houston's ETJ in Harris County. It is located north of West Road, east of Mason Road and south of Bridge Creek Terrace. The development proposes Type 1 private streets (PAE/PUE) which follow the same standards as public local streets, for which Chapter 42 allows a 10' setback on the principal structure and a 20' setback on the garage. This dual setback is intended to ensure that vehicles can park in the driveway without blocking the sidewalk or hanging into the street, especially on streets with open-ditch cross sections or substandard paving sections. The subject variance request is to allow a 14' front and garage building line along these private streets. The new streets will be built to public standards with a curb and gutter cross-section, so there will be no ditch to contend with. Since the proposed development is utilizing private streets, it will not be accessible to public through traffic, which significantly reduces potential impacts on surrounding properties and public roadways, as only residents and their guests will have access. This limited access promotes safety and minimizes any impact on traffic flow. The variance request specifically addresses the placement of the garage, not the main structure, allowing the remainder of the property to align with the regular setback standards. The design provides at least 25 feet from the garage door to the back of the curb, and about 19 feet from the garage door to the sidewalk. This setback ensures that vehicles can be parked in front of the garage without obstructing sidewalks or limiting pedestrian access, thereby enhancing safety for residents and visitors. The distance also ensures that vehicles parked in the driveways will not overhang the street, which ensures the variance does not negatively impact public safety or functionality and aligns with the intent of the 20' garage setback requirement.

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

N/A

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

The circumstances supporting the granting of the variance are the enclosed, private street nature of the development and that it meets the intent and general purposes of the ordinance. The ordinance is intended to protect a multitude of different street cross-sections, but by constructing a new curb-and-gutter cross section, the circumstances that the ordinance guards against are not present. Meeting the standards of the ordinance would deprive the developer of the reasonable use of the land.

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

The intent and general purposes of this chapter will be preserved and maintained by providing adequate distance for parked vehicles in the driveway to not overhang the sidewalk or the street.

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

Granting the herein requested variance will not be injurious to the public health or safety or welfare as the intended outcome of the ordinance is upheld – there is adequate space in the driveway to park a vehicle without blocking the street or sidewalk.

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

Economic hardship is not the justification for this variance. The developer is meeting the intent of the ordinance and would be deprived of the highest and best use of their land if required to comply with the ordinance as written.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0510
Plat Name: Bridge Creek Village Sec 2
Applicant: Quiddity Engineering
Date Submitted: 03/10/2025

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:
Seeking a variance to allow single-family residential section with lots less than 5,000 sq to share COS partial COS with the adjacent section.
Chapter 42 Section: 181

Chapter 42 Reference:
Sec. 42-182. - Optional performance standards for the reduction in lot size—Compensating open space. A subdivision plat may contain a lot of less than minimum lot size required by subsection (a) of section 42-181 of this Code if compensating open space is provided within the boundaries of the subdivision plat in accordance with the following schedule and in conformance with the design standards of section 42-183 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
The site is located within the City of Houston's ETJ, Harris County within the Bridge Creek development. The submitted plat- Bridge Creek Village Sec 2 proposes 81 lots, 7 reserves and 5 blocks. 78 lots out of the 81 lots are less than the minimum required lot size in the ETJ. A total of 31,200 sq of COS is required in Sec 2. We are currently providing 18,649 sq within Sec 2 and we are deficient 12,551 sq in COS. We are providing 98,391 sq of COS within Sec 1 and 13,391 sq out of the 98,391 sq of COS is extra COS in Sec 1 and are kindly requesting that the extra COS be shared with Sec 2. The extra COS is within Restricted Reserve H (restricted to "Parkland and Compensating Open Space") within Sec 1. The residents of both sections would be able to benefit from the large park area in Sec 1 that will be accessible to the residents and the public via "Atherton Prairie Drive" a public street. Sec 2 proposes to share the COS provided within Sec 1 and the entire development will have more than the required COS. While the proposed COS is outside of this boundary, it is part of the overall Bridge Creek Village development.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
It would be impractical to carve up the COS reserve into two plats making the ability to construct improvements across platted reserve lines infeasible. It may not be practical to build only ½ of a amenity in phase one and the other ½ in phase two. The entire development will have more than the required COS.

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

This development will create a smaller housing product that is needed in today's market to allow for various housing options. The development will be well amenitized as part of the large park being provided in Sec 1. The spirit of ordinance will be adhered to by the amenity (the park) provided in Sec 1.

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

Granting of the variance will not be injurious to the public health, safety or welfare. The proposed Sec 2 plat will provide additional lots for families and they will be able to spend recreational time at the proposed park within Sec 1 as it will be within walking distance to the residents in Sec 2. The park will be connected via sidewalks.

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

Sole justification for the variance is not solely based on economic hardship. COS will be provided for the overall development with in Sec 1 which will be utilized as an large open park accessible via a public street and internally via sidewalks.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2025-0510
Agenda Item: 100
PC Action Date: 03/20/2025
Plat Name: Bridge Creek Village Sec 2
Applicant: Quiddity Engineering

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 150; 181

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

To allow for a 14' front and garage building line for single family lots along a Type 1 PAE/PUE.; Seeking a variance to allow single-family residential section with lots less than 5,000 sq to share COS partial COS with the adjacent section. ;

Basis of Recommendation:

The site is located within Houston's ETJ in Harris County, west of Fry Road, north of West Road, east of Westgreen Blvd, and south of Bridge Creek Terrace. The applicant is requesting two variances:
(1) To allow a 14' front and garage building line along Type 1 PAE/PUE private street, instead of the required 20' building line, and
(2) to allow single-family residential lots smaller than 5,000 sq. ft. to share compensating open space located in an adjacent section (Bridge Creek Village Sec 1), rather than within the proposed plat boundary (Bridge Creek Village Sec 2). Staff supports both variance requests.

The proposed development consists of 81 single-family residential lots and 7 reserves within Type I PAE/PUE private streets configuration. The proposed 50' PAE/PUE will include a 28' paving section, with space for utilities and landscaping within the remaining right-of-way adjacent to the pavement. With the proposed 14' front and garage building line, the distance from the back of the curb to the structure would be 25 feet, providing 19 feet between the garage and the proposed sidewalk leaving sufficient space to accommodate vehicle parking in front of the house without obstructing the sidewalk. Granting the variance would not be injurious to public safety and would be consistent with the adjacent development in Bridge Creek Village Sec 1, where a similar variance was previously granted. Additionally, this is a self-contained development with private streets and no through-street connections.

The applicant is requesting a variance to allow the required compensating open space for Bridge Creek Village Sec 2 to be located outside the proposed plat boundary. The ordinance requires that lots smaller than 5,000 square feet include compensating open space within the subdivision boundary. However, the applicant proposes to satisfy this requirement by utilizing the compensating open space already provided in Bridge Creek Village Sec 1. This adjacent section exceeds its open space requirements, and the shared compensating open space area is centrally located and easily accessible to residents of both sections.

Harris County Engineering Department has no objection to the requests. Staff's recommendation is to grant the requested variances and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

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

The applicant is planning to develop a private self-contained residential development with private streets and is requesting a variance to allow 14' front and garage building line, instead of the required 20', along Type I PAE/PUE private street. This proposed setback would still provide sufficient space for vehicular parking without blocking the sidewalk. Additionally, the applicant would like to utilize the compensating open space provided in Bridge Creek Village Sec 1 to reduce the minimum lot size in Bridge Creek Village Sec 2. Bridge Creek Village Sec 1 has already exceeded the compensating open space requirement; and this shared compensating open space area is centrally located and easily accessible to residents of both sections.

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

The reduced building line impacts the infrastructure and development of the Type I PAE, which must be designed to local street standards. The ROW will be a private street and the reduced building line allows for a development that more meets the demand of the market while meeting the underground utility requirements to serve the community. The required compensating open space will be centrally located making it accessible to all residents for the overall Bridge Creek Village development.

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

The proposed 50’ PAE/PUE will include a 28’ paving section, with space for utilities and landscaping within the remaining right-of-way adjacent to the pavement. With the proposed 14’ front and garage building line, the distance from the back of the curb to the structure would be 25 feet, providing 19 feet between the garage and the proposed sidewalk leaving sufficient space to accommodate vehicle parking in front of the house without obstructing the sidewalk. Granting the variance to share compensating open space aligns with the ordinance's intent as the compensating open space is easily accessible to all residents of Indian Springs Sec 4.

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

Granting of the variance will not be injurious to the public health, safety, or welfare. The nature of the self-contained private street subdivision limits vehicular traffic within the community to only residents and their guests. The shared compensating open space is centrally located and accessible to all residents.

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

The primary justification for granting the variances is the design of the street system as private streets with no through-traffic. A variance would also not be required to allow shared compensating open space if both Bridge Creek Village Sections 1 and 2 were platted as one plat boundary.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 03/20/2025
Plat Name: Garrett Road Mini Storage
Developer: Garrett Road Mini Estates, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2025-0509 C2

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	12.9680	Total Reserve Acreage:	12.9680
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	Sheldon Road MUD

County	Zip	Key Map ©	City / ETJ
Harris	77044	418S	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. (Chapter 42)

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 ********.

116. Add BL plat note: Unless otherwise indicated, the building line (b.l.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time. (150)

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. Establish 10’ building line along Fallen Springs stub street and provide access denied note.
2. All abbreviations on plat must be in Legend and/or notes of plat. Please add BL, R.O.W., Vol., Pg to Legend
3. Add the following note on the face of the plat if the variances are granted: The Planning Commission granted a variance to allow a commercial reserve to have 45’ of frontage instead of the required 60’ and to not extend or terminate Fallen Springs Drive with a cul-de-sac subject to specific conditions on 03/20/2025. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 03/20/2025
Plat Name: Garrett Road Mini Storage
Developer: Garrett Road Mini Estates, LLC
Applicant: Owens Management Systems, LLC
App No/Type: 2025-0509 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-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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

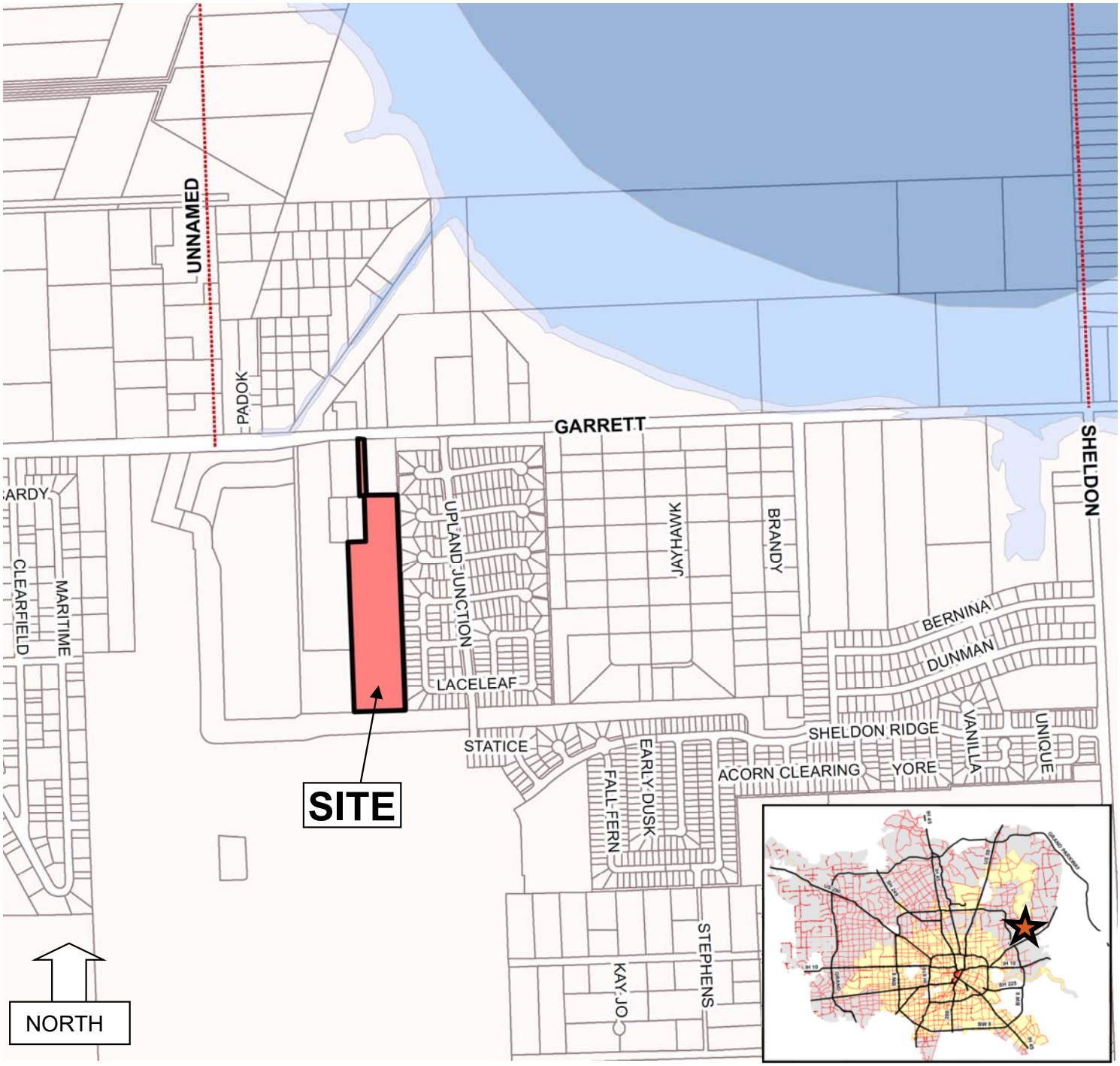
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Garrett Road Mini Storage

Applicant: Owens Management Systems, LLC



D – Variances

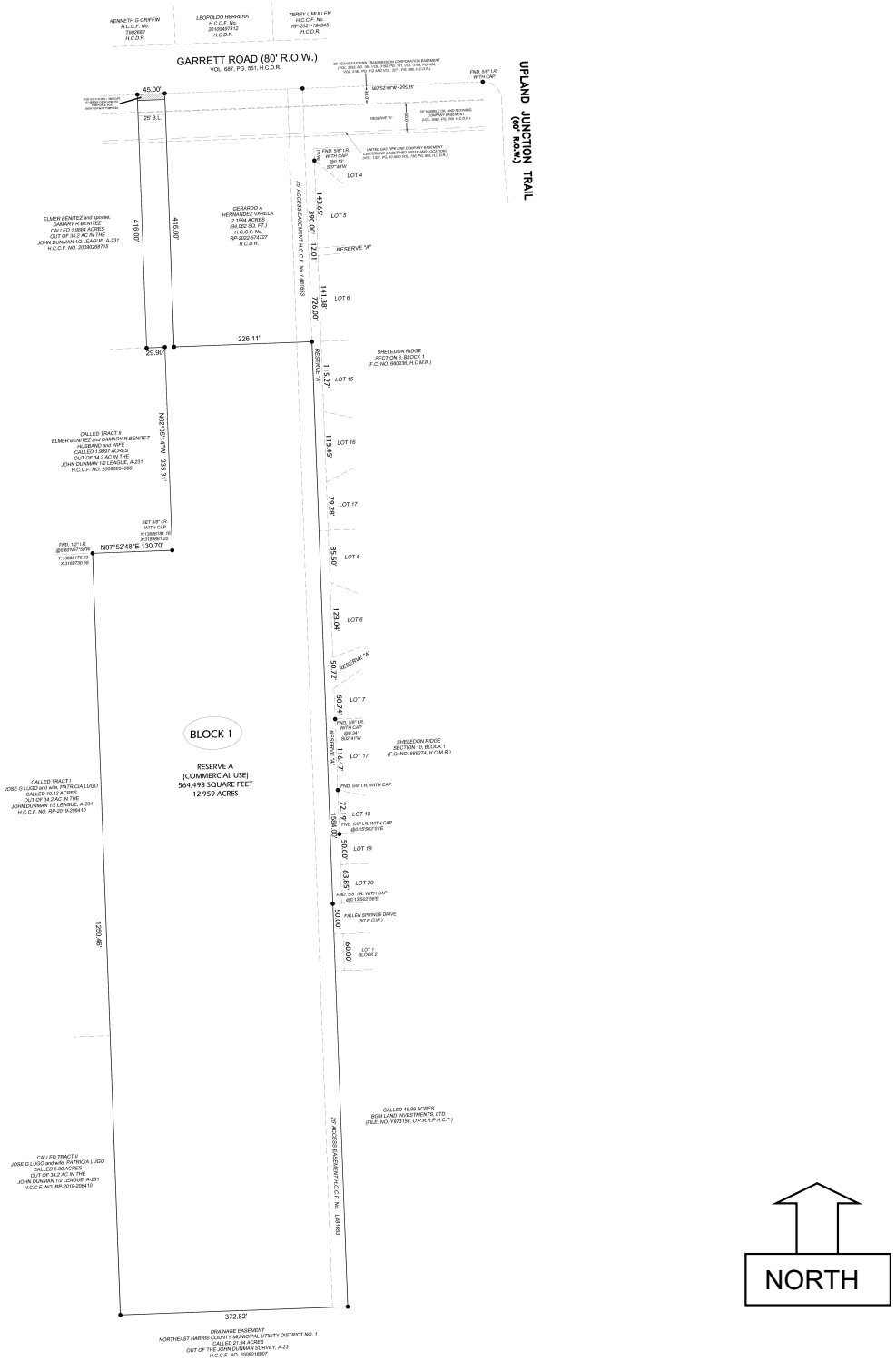
Site Location

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Garrett Road Mini Storage

Applicant: Owens Management Systems, LLC



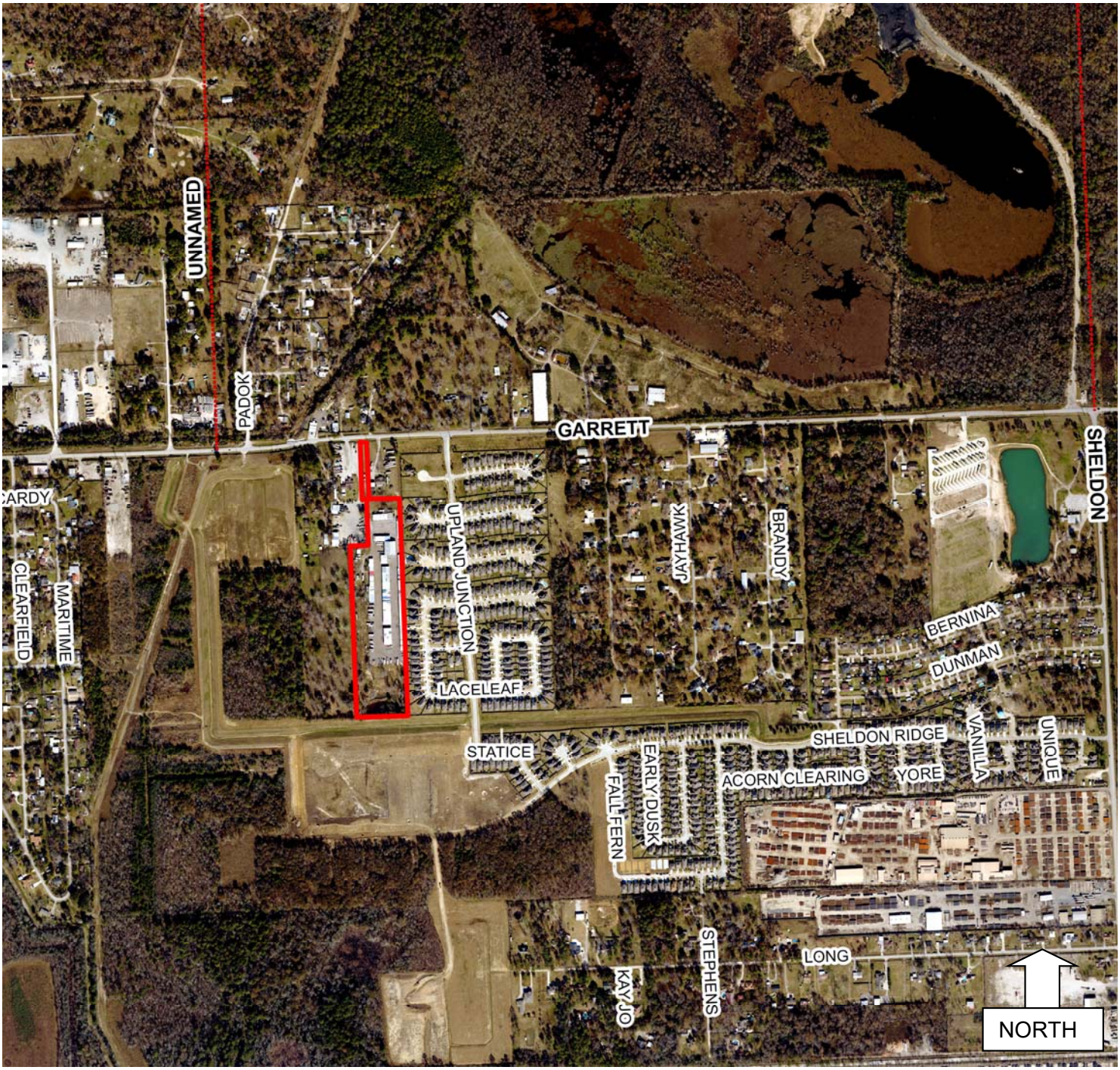
D – Variances Subdivision

Houston Planning Commission ITEM: 101

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Garrett Road Mini Storage

Applicant: Owens Management Systems, LLC



D – Variances

Aerial

SCALE:
1"=200'

MINIMUM FRONTAGE
VARIANCE

INTERSECTION SPACING
VARIANCE

STUB STREET
VARIANCE

SITE

GARRETT ROAD (80' R.O.W.)
VOL. 687, PG. 551, H.C.D.R.

45.00'

28' B.L.

Driveway

N02°07'12"W 416.00'

S02°07'12"E 416.00'

30' TEXAS EASTERN TRANSMISSION CORPORATION EASEMENT
(VOL. 3102, PG. 158, VOL. 3102, PG. 161, VOL. 3196, PG. 494, VOL. 3196, PG. 312 AND VOL. 3271, PG. 689, H.C.D.R.)

FND. 5/8" I.R. WITH CAP

30.0'

50' HUMBLE OIL AND REFINING COMPANY EASEMENT
(VOL. 5361, PG. 240, H.C.D.R.)

10.0'

UNITED GAS PIPE LINE COMPANY EASEMENT
CENTERLINE (UNDEFINED WIDTH AND LOCATION)
(VOL. 1301, PG. 40 AND VOL. 736, PG. 609, H.C.D.R.)

25' ACCESS EASEMENT H.C.C.F. No. G485229 & G485231 H.C.D.R.

NO VEHICULAR ACCESS VIA 25' EASEMENT

N 87°52'48" E 226.11'

S87°52'48"W
29.90'

N02°05'14"W 333.31'

N87°52'48"E 130.70'

RESERVE "A"

LOT 15

LOT 16

LOT 17

LOT 5

LOT 6

RESERVE "A"

LOT 7

RESERVE "A"

S02°07'12"E 1584.00'

LOT 19

50.00'

FALLEN SPRINGS DRIVE
(50' R.O.W.)

LOT 1
BLOCK 2

N02°05'14"W 1250.46'

551.49'

S87°54'57"W 372.82'

WAREHOUSE

WAREHOUSE

WAREHOUSE

WAREHOUSE

WAREHOUSE

WAREHOUSE

OPEN AREA

OPEN AREA

DRAINAGE EASEMENT
NORTHEAST HARRIS COUNTY MUNICIPAL UTILITY DISTRICT NO. 1
CALLED 21.94 ACRES
OUT OF THE JOHN DUNMAN SURVEY, A-231
H.C.C.F. NO. 2008018907

GARRETT ROAD MINI STORAGE

SITE PLAN EXHIBIT

OWNER: GARRETT RD. MINI STORAGE ESTATES LLC,
A TEXAS LIMITED LIABILITY COMPANY
11402 E. JAYHAWK STREET
HOUSTON, TX 77044

DATE: MARCH, 2025 SCALE: 1" = 200'

OWENS MANAGEMENT SYSTEMS, LLC
12401 SOUTH POST OAK ROAD, SUITE H
HOUSTON, TX 77045
713-643-6333
www.omsbuild.com

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0509
Plat Name: Garrett Road Mini Storage
Applicant: Owens Management Systems, LLC
Date Submitted: 03/10/2025

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:

Specific Variance is being sought and extent of variance: To not extend or terminate with a cul-de-sac Fallen Springs Drive and to exceed intersection spacing along the western and eastern boundaries of the plat.

Chapter 42 Section: 128, 134

Chapter 42 Reference:

Sec. 42-128. - intersection of local streets (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points. Sec. 42-134. - Street extension (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted.

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 site is located in the extra territorial jurisdiction (ETJ) of the City of Houston in Harris County. The purpose of the plat is to create a commercial reserve. Currently, the site is classified as a commercial tract and it is being used for a mini storage business. The site has frontage and vehicular access along Garrett Road, a major thoroughfare (MTF). Along the eastern boundary of the plat the site has a stub street, Fallen springs Drive, out of Sheldon Ridge Section 10. On the western and southern sides of the plat there is a Harris County MUD no 1 drainage channel of approximately 175 feet wide. A variance is being requested to not extend or terminate with a cul-de-sac Fallen Springs Drive and to exceed intersection spacing along the eastern and western boundaries of the plat by not providing an east - west street. Strict application of the ordinance requires the stub street to be extended west across the subject site or terminate it with a cul-de-sac. In addition to this, a street is required within 1400 feet of Garrett Road along the eastern and western boundaries of the plat to meet the intersection spacing requirements. Requiring the extension of the stub street and meeting the intersection spacing requirement along the eastern and western boundaries of the plat will create an impractical development since there is a Harris County MUD no 1 drainage channel that surrounds the area where the site is located on the east and south side. If an east - west street is provided a connection to the east will not be possible due to the drainage channel. All the tracts east of the site have frontage along Garrett Road which provides adequate vehicular access. The residential development west of the site, Sheldon Ridge Section 10, has access to Garrett Road (MTF) to the north and Sheldon Road (MTF) to the west. Not extending

Fallen Spring Drive to the east will not affect Sheldon Ridge Section 10 since it has vehicular access to two major thoroughfares and a network of local streets. In addition to this, not extending Fallen Spring Drive and not providing an east - west street through the subject site will prevent the residential developments, east of the site, from getting mixed with commercial traffic that could affect the safety and character of the residential neighborhoods. The granting of the variances will not affect the intent and general purpose of the ordinance since the area has good street connectivity, access to different public streets and major thoroughfares and all the parcels in this area have frontage along a public street.

(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 or imposed by the applicant since there is a Harris County MUD no 1 drainage channel that surrounds the area where the site is located on the east and south side. If Fallen Spring Drive is extended to create an east - west street a connection to the east will not be possible due to the drainage channel and since a north - south street is not required at this location, commercial traffic from the site and adjacent commercial tracts could flow into the residential neighborhood as an alternative vehicular route creating safety concerns.

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

All the tracts west of the site have frontage along Garrett Road which provides adequate vehicular access. The residential development east of the site, Sheldon Ridge Section 10, has access to Garrett Road (MTF) to the north and Sheldon Road (MTF) to the west. Not extending Fallen Spring Drive to the west will not affect Sheldon Ridge Section 10 since it has access to two major thoroughfares and a network of local streets. The granting of the variances will not affect the intent and general purpose of the ordinance since the area has good street connectivity, access to different public streets and major thoroughfares and all the parcels in this area have frontage along a public street.

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

Granting the requested variances will not be injurious to the public, health, safety or welfare since it will prevent the mixture of residential and commercial traffic from the commercial tracts into the residential areas. In addition to this, not extending Fallen Spring Drive and not providing an east - west street through the subject site doesn’t deprive any tract from vehicular access or frontage to a public street..

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

Economic hardship is not the sole justification of this variance since there is a Harris County MUD no 1 drainage channel that surrounds the area where the site is located on the east and south side of the plat preventing a street to connect from the site to either direction.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0509
Plat Name: Garrett Road Mini Storage
Applicant: Owens Management Systems, LLC
Date Submitted: 03/10/2025

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:

Specific Variance is being sought and extent of variance: To allow a minimum street frontage of 45 feet instead of the required 60 feet for a commercial reserve

Chapter 42 Section: 42-190

Chapter 42 Reference:

Sec. 42-190. - Tracts for non-single-family use—Reserves. (c) Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Restricted reserve - All other - 60 feet of frontage

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 site is located in the extra territorial jurisdiction (ETJ) of the City of Houston in Harris County. The purpose of the plat is to create a commercial reserve. Currently, the site is being used for a mini storage business. The site has frontage and vehicular access along Garrett Road, an 80' major thoroughfare with additional access via a 25'access easement recorded under G483276 and G483277 HCDR. However, the frontage is not contiguous. A variance is being requested to allow a minimum street frontage of 45 feet instead of the required 60 feet of frontage along Garrett Road. The site has been in its current configuration since 2020. The first warehouse appeared around 1995 based on aerial imagery and additional warehouses in 2000 based on HCAD information. The Current owner, Garrett Rd Mini Estates LLC, acquired the property in 2020. 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 its land since the site has been operating as a commercial business since the mid 90s and the purpose of the replat is to create a commercial reserved that will continue to have the same land use. The current business doesn't add significant traffic to the area or creates vehicular lines along Garrett Road that could affect adjacent properties since it is used for storage. Allowing a frontage of less than 60 feet will not create a safety issue nor will it affect vehicular traffic along Garrett Road or adjacent properties.

(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 or imposed by the applicant since the site has been in its current configuration since 1988 based on the Harris County Appraisal District (HCAD) information. The first warehouse appeared around 1995 based on aerial imagery and in the year 2000 based on HCAD information. The Current owner, Garrett Rd Mini Estates LLC, acquired the property in 2020. Previous to the year 2020 the property

was owned by the same owner from 1988 to 2019. The site has been used for commercial purposes since the mid 90s and will continue to have the same land use with the proposed commercial reserve.

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

The site has been in its current configuration since 1988 and it has been used for commercial purposes at least since the mid 90s. The site will continue to be commercial for a mini storage business after the commercial reserve is recorded. The site has a 45 feet frontage which is a 25 % deviation from the ordinance. The existing frontage will suffice the intent and general purpose of this chapter since the business operation is approximately 420 feet inside the site. These 420 feet between Garrett Road and the storage area are mostly used for driveway access.

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

Allowing the proposed reserve to have a minimum frontage of 45 feet instead of the required 60 feet of frontage will not be injurious to the public health, safety or welfare since the business operation doesn't create a high influx of customers that could visit the site at the same time since it is a storage facility. The granting of the variance will not add vehicular traffic along Garrett Road nor will it affect adjacent properties with higher volume of traffic along Garrett Road. The plat includes 10' ROW dedicatoin to comply with the current MTF requirements.

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

Economic hardship is not the sole justification of this variance because the site has been in its current configuration since 1988 and it has been used for commercial purposes at least since the mid 90s. The site will continue to have the same land use, commercial use, for a mini storage business after the commercial reserve is recorded

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2025-0509
Agenda Item: 101
PC Action Date: 03/20/2025
Plat Name: Garrett Road Mini Storage
Applicant: Owens Management Systems, LLC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-190; 128, 134

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

Specific Variance is being sought and extent of variance: To allow a minimum street frontage of 45 feet instead of the required 60 feet for a commercial reserve;
Specific Variance is being sought and extent of variance: To not extend or terminate with a cul-de-sac Fallen Springs Drive and to exceed intersection spacing along the western and eastern boundaries of the plat.;

Basis of Recommendation:

The site is located in the ETJ, Harris County, west of Fry Road, north of West Road, east of Westgreen Blvd, and south of Bridge Creek Terrace. The applicant is requesting two variances:
1. To allow 45' of frontage for a commercial reserve instead of the required 60'; and
2. To not extend or terminate Fallen Springs Drive with a cul-de-sac and to exceed intersection spacing requirements along the eastern and western plat boundaries.

Staff supports both variance requests.

The subject property is a commercial site with 45' of frontage along Garrett Road. Per the ordinance, a commercial reserve must have a minimum of 60 feet of frontage on a public street. However, strict application of this standard would render the project unfeasible, as the property owner is unable to acquire additional land to meet the frontage requirement.

Additionally, the applicant is required to address intersection spacing along the eastern boundary by extending Fallen Springs Drive through the subject site. However, this street extension is not feasible, as a variance has already been granted to the west, eliminating the possibility of continuing Fallen Springs Drive further west. Furthermore, not extending Fallen Springs Drive helps prevent commercial traffic from entering the adjacent residential neighborhood, which already has adequate traffic circulation and access points to the north and east.

Harris County Engineering Department has no objection to the variance request. Staff's recommendation is to grant the requested variances and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

(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 make this project infeasible as the subject site only has 45' of frontage and a minimum 60' of frontage is required for a a commercial reserve. The property

owner is unable to acquire additional land to meet the ordinance. Fallen Springs Drive must be extended through the site to address minimum intersection spacing requirements. However, this street cannot be extended further west as a variance was previously granted to exceed intersection spacing along the western boundary.

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

The applicant is unable to acquire additional land to meet the frontage requirements. To the west, a variance was previously granted to exceed intersection spacing requirements with Sheldon Ridge GP (2008-1491). For this reason, Fallen Springs Drive cannot be extended further west.

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

The subject site only has 45' of frontage and the property owner is unable to acquire additional land to meet the ordinance. Harris County Engineering Department reviewed this proposal and has no objection to the variance request.

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

Not extending Fallen Springs Drive through the site helps prevent commercial traffic from entering the adjacent residential neighborhood, which already has adequate traffic circulation and access points to the north and east.

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

Economic hardship is not the sole justification of the variance. Justification for granting the variance is based on the physical characteristics of the subject site and adjacent properties.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 03/20/2025
Plat Name: Hotel Daphne
Developer: Wood Lane Partners, LTD
Applicant: C.L. Davis & Company
App No/Type: 2025-0236 C2R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	2.0184	Total Reserve Acreage:	2.0184
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77008	452V	City

Conditions and Requirements for Approval

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)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: 102
Action Date: 03/20/2025
Plat Name: Hotel Daphne
Developer: Wood Lane Partners, LTD
Applicant: C.L. Davis & Company
App No/Type: 2025-0236 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.

CenterPoint: Approve

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

Parks and Recreation: Approve

Addressing: Approve

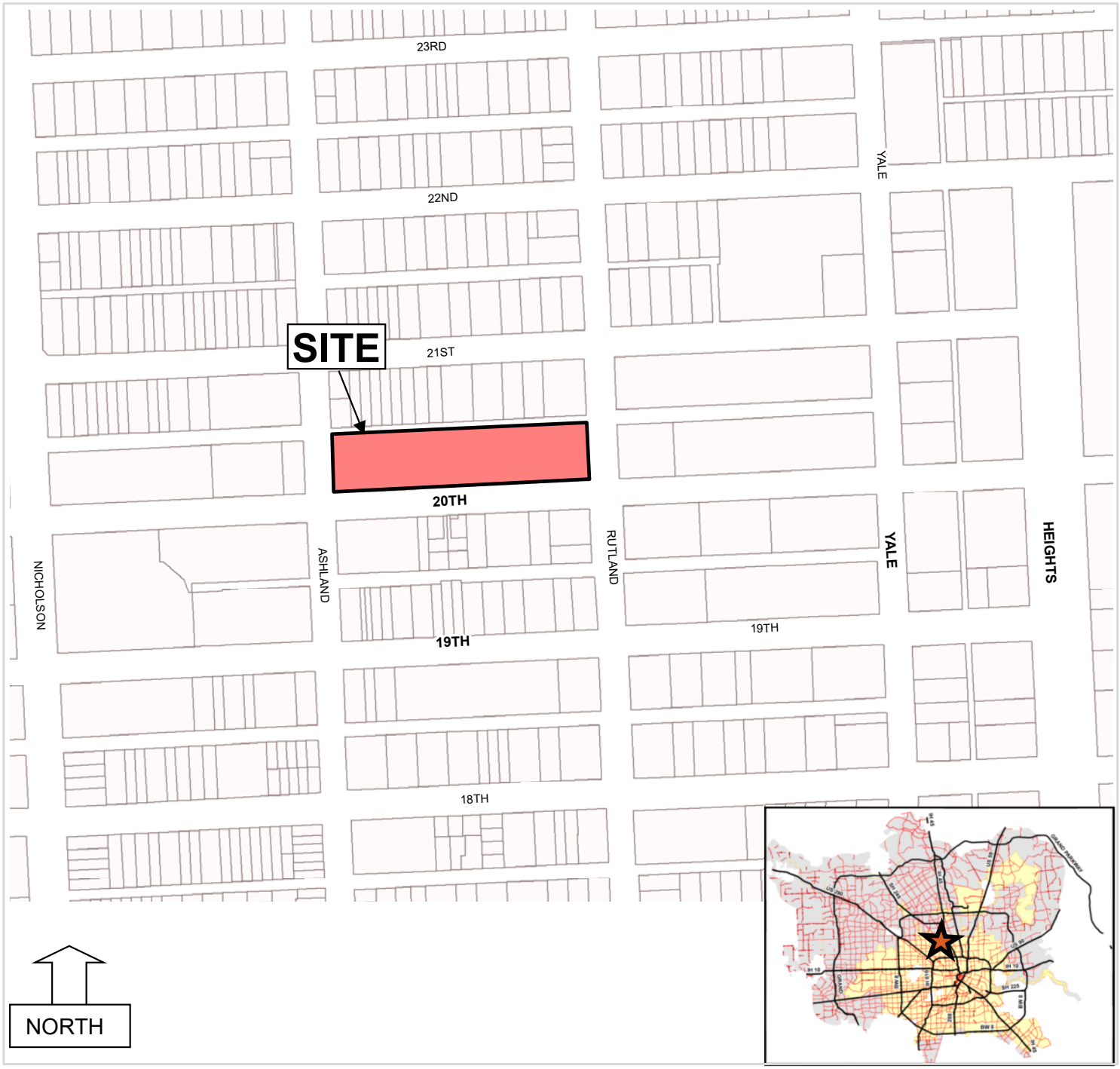
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Hotel Daphne

Applicant: C.L. Davis & Company



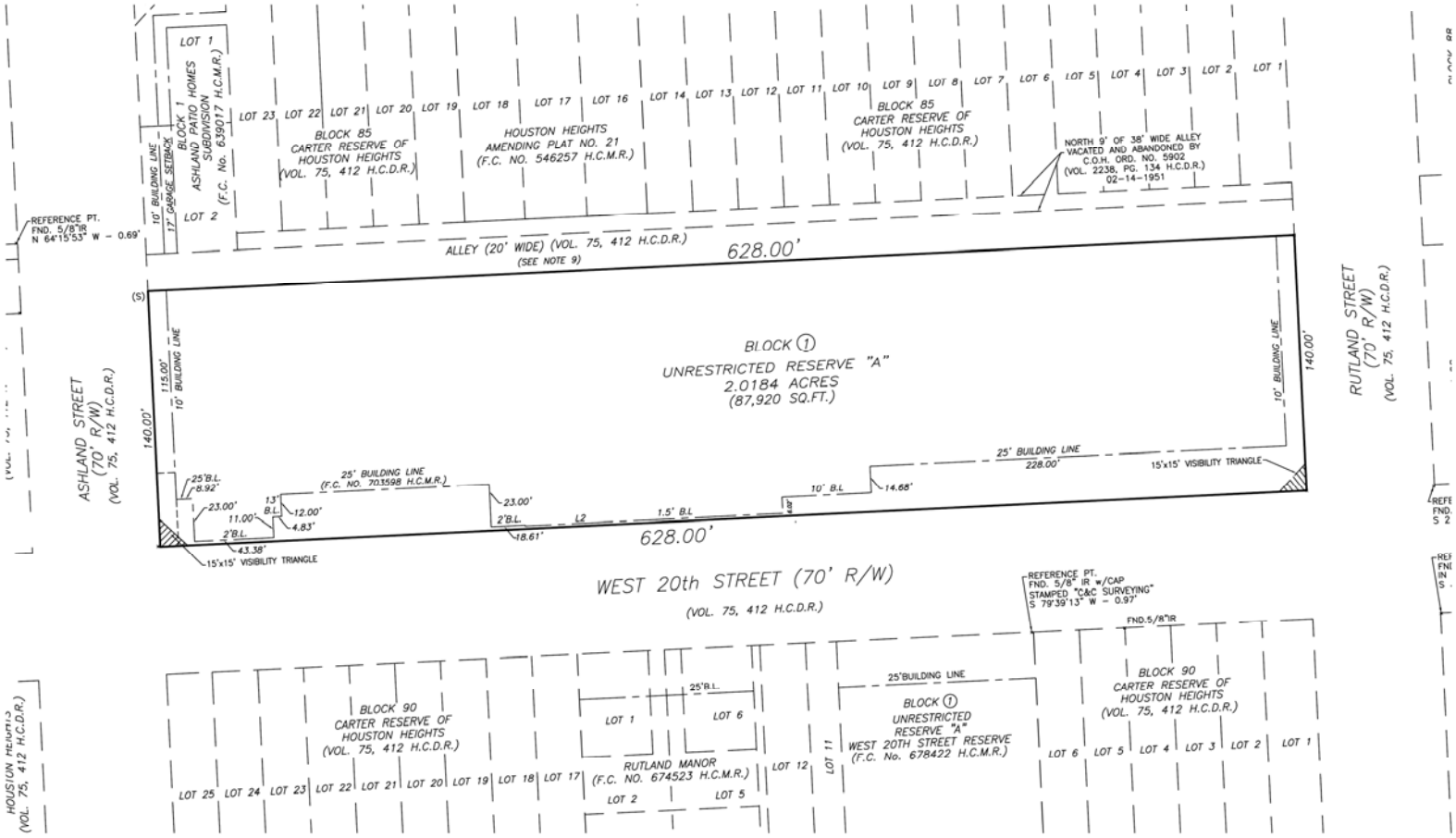
D – Variances **Site Location**

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Hotel Daphne

Applicant: C.L. Davis & Company



D – Variances **Subdivision**

Houston Planning Commission ITEM: 102

Planning and Development Department **Meeting Date: 03/20/2025**

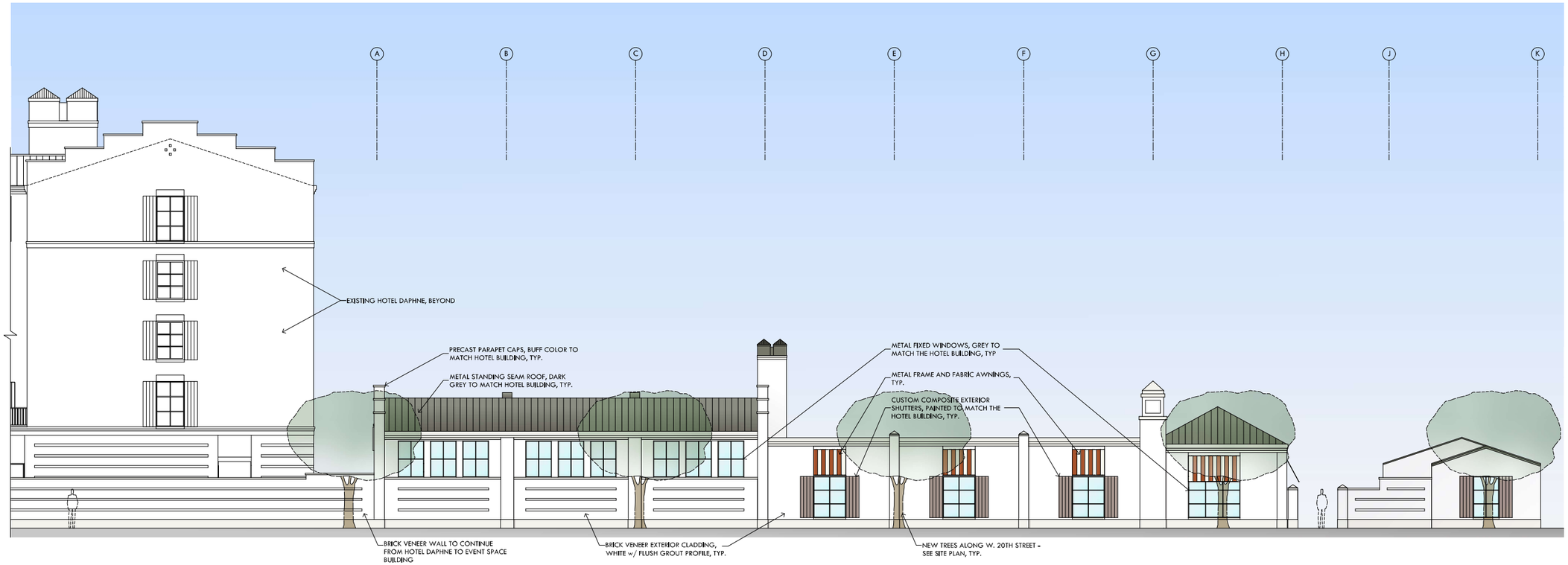
Subdivision Name: Hotel Daphne

Applicant: C.L. Davis & Company



D – Variances

Aerial



PROPOSED SOUTH ELEVATION (WEST 20TH STREET) (A)

1/8" = 1'-0"

0' 2' 4' 8'

HOTEL DAPHNE PHASE II

347 WEST 20TH STREET
HOUSTON, TX 77008

blanchardA+D
661 MASSACHUSETTS AVENUE
SUITE 20
ARLINGTON, MA 02476
tblanchard@gmail.com
TELEPHONE 617-519-5434

DARWIN ARCHITECTURE

DARWIN MCCREDIE, AIA
601 VAN NESS AVENUE UNIT 1045
SAN FRANCISCO, CA 94102
darwinbuzz@att.net
TELEPHONE 805-223-0821

NOT FOR CONSTRUCTION

No	Date	Revision / Issue
	01/24/25	VARIANCE SUBMISSION

Project Number: 2501
Scale: AS NOTED
Drawn By: cc
Checked By: tblbtm

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EXTERIOR ELEVATIONS - W. 20th STREET ELEVATION

A3.01

9

8

7

PROFILE OF HOTEL
DAPHNE, BEYOND

CURB LINE

PROPERTY LINE

8'-8"

20'-7"

12
4

12
4

EVENT SPACE

MASONRY EXTERIOR w/
LIVE VINES/LANDSCAPE
ON EXTERIOR SURFACE

30" PLANTING STRIP w/
LOW SHRUBS/GRASS

NEW TREES TO BE
PLANTED ALONG 20th
STREET

EXISTING CURB LINE

6'-0" W. SIDEWALK

WEST 20th STREET

7'-0"
LANDSCAPE/SOFTSCAPE
AREA

6'-0"
SIDEWALK

1'-3"

1'-10"

6" BOC

6¾"

15'-0"
PEDESTRIAN/PUBLIC REALM

CURB LINE

PROPERTY LINE

A4.01

9

8

7

PROFILE OF HOTEL DAPHNE, BEYOND

CURB LINE

PROPERTY LINE

13'-8¼"

1'-0¾"

CUSTOM AWNINGS AT WINDOWS

MECH. WELL

14'-6"

2'-6½"

60" PLANTING STRIP w/ LOW SHRUBS/GRASS

NEW TREES TO BE PLANTED ALONG 20th STREET

EXISTING CURB LINE

GYM/FLEX SPACE

NEW PERGOLA-COVERED WALK

6'-0" W. SIDEWALK

WEST 20th STREET

7'-0" LANDSCAPE/SOFTSCAPE AREA

6'-0" SIDEWALK

1'-5"

2'-10½"

6" BOC

6¾"

15'-0" PEDESTRIAN/PUBLIC REALM

CURB LINE

PROPERTY LINE

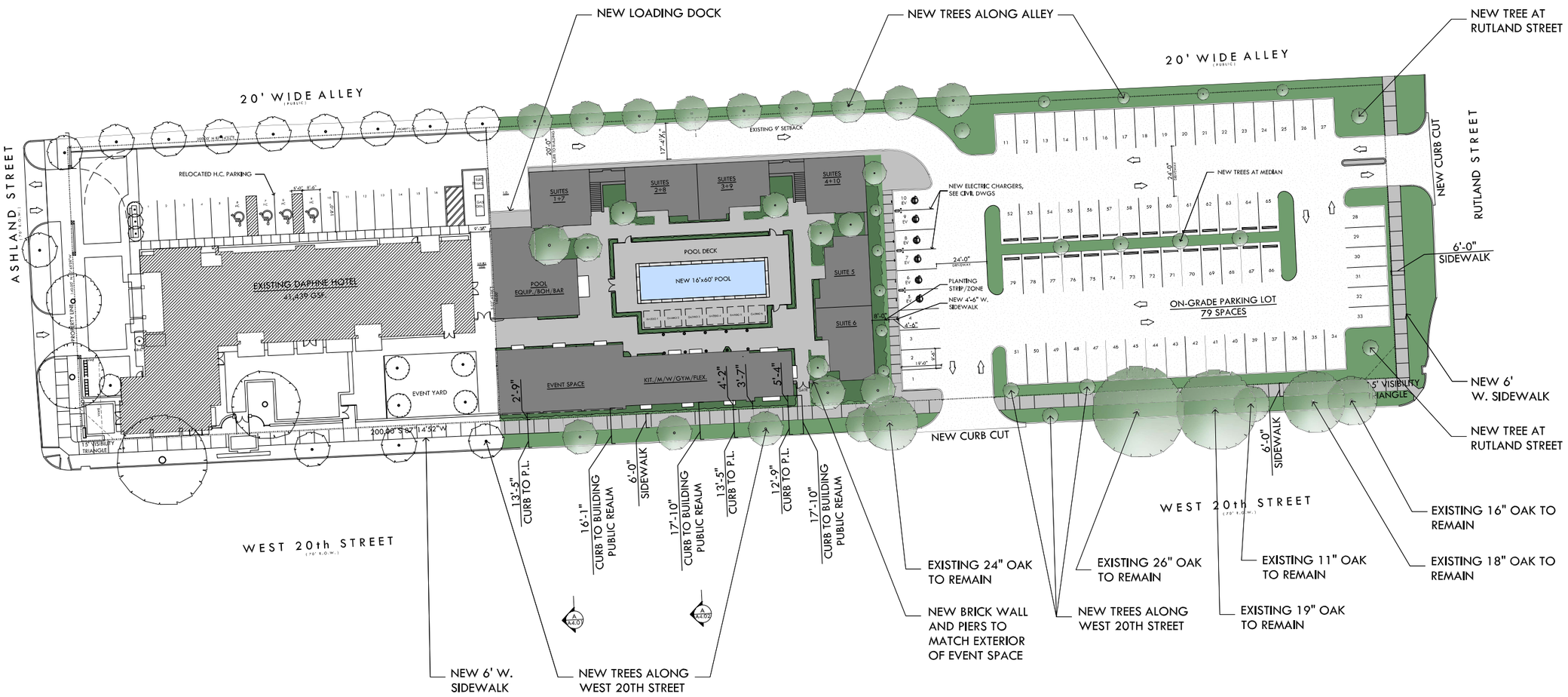
A4.02

PROJECT SQUARE FOOTAGE ANALYSIS:

PROPOSED 2nd FLOOR:	
HOTEL BUNGALOWS/4 KEYS:	4,480 G.S.F.
PROPOSED 1st FLOOR:	
HOTEL BUNGALOWS/6 KEYS:	2,969 G.S.F.
HOTEL MEETING AREAS:	1,788 G.S.F.
NEW BOH + BAR:	1,376 G.S.F.
NEW KIT./GYM/M/W	1,771 G.S.F.
NEW HOTEL POOL/DECK/GAZEBOS:	3,327 G.S.F.
TOTAL NEW BUILDING AREA (G.S.F.):	**15,711 G.S.F.**

PROJECT PARKING STATISTICS:

EXISTING HOTEL PARKING (Class 2f):	
SPACES REQ'D PER ORIG. VARIANCE:	29 PKG SPACES
PROPOSED HOTEL ADDITION (Class 2f):	
MEETING AREA PARKING (114 OL):	115 SEATS/38 PKG SPACES REQ'D
NEW GUESTROOMS/KEYS:	10 NET KEYS/10 PKG SPACES REQ'D
TOTAL PARKING SPACES REQUIRED:	77 PARKING SPACES



PROPOSED SITE PLAN w/ OFFSITE PARKING ACCESS

1" = 25'-0"

N

0' 15' 30' 60'

A1.01

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0236
Plat Name: Hotel Daphne
Applicant: C.L. Davis & Company
Date Submitted: 02/07/2025

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 REDCUED DUAL BUILDING ALONG W. 20TH STREET.
Chapter 42 Section: 42-150 (A)

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: "Unless otherwise indicated, the building lines [b.l.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time."

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 NEW DAPHNE HOTEL IS A BOUTIQUE HOTEL ON W. 20TH STREET AT THE NORTHEAST CORNER OF W. 20TH STREET AND ASHLAND STREET IN NEAR NORTH HOUSTON AND IS CURRENTLY UNDER CONSTRUCTION. THE HOTEL IS DEVELOPING THE DESIGN FOR ADDITIONAL SUITES AND AMENITIES TO SERVE THE HOTEL. THE CURRENT HOTEL WAS PLATTED WITH A 2' SETBACK VARIANCE. THE AMENITIES ARE DESIGNED TO EXTEND INTO THE SETBACK TO ALIGN WITH THE EXISTING HOTEL AND TO ESTABLISH A STREET PRESENCE THAT WILL ENHANCE THE STREETSCAPE AND ACTIVATE THE AREA IN FRONT OF THE HOTEL. THE COMPLETE SOUTH HALF OF THE BLOCK FACING W. 20TH STREET IS INCLUDED IN THE PLAT. THE PROPERTY LIES WITHIN THE DEEP-ROOTED SMALL COMMERCIAL AREA OF THE HEIGHTS ALONG W. 19TH ST. AND W. 20TH ST. IT IS AN AREA WITH MANY PEDESTRIANS. MOST OF THE EXISTING OLDER BUILDINGS ARE LOCATED DIRECTLY ON THE PROPERTY LINE OR SET BACK A SHORT DISTANCE FROM THE STREET. THE PROPOSED FIVE- STORY BOUTIQUE HOTEL WILL PROVIDE AN OPTION, NOT ONLY FOR GUESTS TO STAY WITHIN CLOSE PROXIMITY TO FRIENDS AND RELATIVES, BUT ALSO GIVE THEM THE OPTION TO BE WITHIN WALKING DISTANCE OF NEARBY RESTAURANTS, SHOPS, AND EVEN A NEARBY THEATER. CURRENTLY, GUESTS OF THE AREA ARE LIMITED TO STAYING AT ORDINARY HOTELS AND MOTELS ALONG NEARBY FREEWAYS. THIS UNIQUE HOTEL WILL GIVE GUESTS PLANNING THEIR STAY IN THE AREA ANOTHER OPTION, PREFERABLY A BOUTIQUE HOTEL WITH A UNIQUE CHARACTER COMPLIMENTARY TO THE HEIGHTS ITSELF. THE NEW ADDITION OF THE BUNGALOW SUITES WITH THE EVENT SPACE AND FLEX/RETAIL SPACE WILL HELP ACTIVATE THE PEDESTRIAN REALM ALONG W. 20TH ST. THERE ARE LARGE EXISTING OAK TREES IN THE PEDESTRIAN REALM AREA THAT WILL BE PRESERVED. NEW STREET TREES WILL ALSO BE PLANTED ALONG W. 20TH BETWEEN THE CURB AND THE SIDEWALK. THERE WILL BE A PEDESTRIAN REALM ALONG W. 20TH, INCLUDING EXISTING AND NEW STREET TREES, A

LANDSCAPE PLANTING STRIP, AND A 6' UNOBSTRUCTED SIDEWALK TO PRESERVE LARGE EXISTING OAKS.

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

DENIAL OF THE VARIANCE WOULD CREATE A HARDSHIP BY NOT BEING ABLE TO CONTINUE THE CHARACTER OF THE HOTEL INTO THE NEW ADDITION, REDUCING THE AREA NECESSARY TO PROVIDE THE SUPPORTING PROGRAM NECESSARY TO SUPPORT THE HOTEL, AND IMPACTING THE VIABILITY OF THE SUCCESS OF THE DEVELOPMENT. DUE TO THE CONDITIONS IN THE NEIGHBORHOOD, THE REDUCTION IN SETBACK WOULD NOT ADVERSELY IMPACT THE CHARACTER OF THE NEIGHBORHOOD AND WOULD IN FACT IMPROVE THE CHARACTER OF THE AREA. THE HOTEL WILL SERVE A NEED FOR QUALITY BOUTIQUE HOTEL VENUES IN THE HEIGHTS AREA.

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

THE INTENT OF THE REGULATIONS WILL BE ENSURED BY CREATING A WALKABLE PEDESTRIAN FRIENDLY ENVIRONMENT THAT RESPECTS THE CHARACTER OF THE HISTORIC COMMERCIAL AREA AND PRESERVES THE MAGNIFICENT OLD OAKS. THE BOUTIQUE HOTEL WILL BE UNIQUE LIKE MOST OF THE BUSINESS IN THE AREA.

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

PUBLIC SAFETY WILL BE ENHANCED BY PROVIDING A SIDEWALK ALONG THE MAJOR THOROUGHFARE AND CREATING A PEDESTRIAN FRIENDLY ENVIRONMENT WHICH ENCOURAGES WALKING RATHER THAN DRIVING FROM PLACE TO PLACE. PUBLIC HEALTH WILL BE ENCOURAGED BY OFFERING THE HOTEL GUESTS THE OPPORTUNITY TO WALK TO RESTAURANTS AND SHOPS ON NEARBY BLOCKS.

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

THE JUSTIFICATION OF THE VARIANCE IS THE CONTINUED ENHANCEMENT OF THIS COMMERCIAL AREA WITH UNIQUE, PEDESTRIAN-FRIENDLY, AND SMALL- SCALE BUSINESSES. THIS BOUTIQUE HOTEL ADDS A DIVERSIFIED LAND USE TO THE MIXED-USE AREA KNOWN AS THE HEIGHTS.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2025-0236
Agenda Item: 102
PC Action Date: 03/20/2025
Plat Name: Hotel Daphne
Applicant: C.L. Davis & Company

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-150 (A)

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

To allow a 1.5' building line dual building line along W. 20th street in lieu of a reduced building line. ;

Basis of Recommendation:

The site is located north along W 20th street, between Ashland Street and Rutland Street. The applicant is requesting a 0' dual building line for a portion of the site along W. 20th instead of the required 25' and requested a variance from chapter 28 to allow the hotel to be in a residential area, to be located near protected uses and to allow access from Ashland Street.
Staff is in support of the request. The site was previously received a reduced building in March of 2023 for a 51 room Hotel. Since then, the developer acquired the remainder of the block to build an additional 11 rooms to the existing hotel. The area of the reduced setback will include a guest room, event space and gym which all have some level of transparency.
Similar to the previous variance granted, the site will feature a pedestrian area ranging from 15'-18', with 6' sidewalk. The 7' landscape buffer includes a mix of existing mature Oak trees and newly planted trees.
The previous application included an off-street parking variance to allow parking to be over 500' from the site. This new proposal allows for all required parking to be located on site w/o a parking variance.

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;

This site recently received a variance for a reduced building line along W. 20th Street. The revised plat is an extension of the variance that was already granted.

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

Allowing the reduced building will be consistent with original approval. The reduced building is only for a portion of the site fronting W. 20th Street. The parking area will abide buy the required 25' setback requirement.

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

The reduced building lines achieves a similar goal as the performance standard to allow active uses to interact with the pedestrian realm.

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

The pedestrian realm ranged from 15'-18' and includes an unobstructed 6' sidewalk. Also, the landscaping buffer is 7'in width and contains very mature existing Oak trees. In addition, W. 20th street is a smaller major throughfare with reduced speed compared to other larger thoroughfares.

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

This variance, if granted, is consistent with the previously granted reduced building lines on this site.

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

Plat Variance Hotel PH

February 27th, 2025

NOTICE OF PLAT VARIANCE & HOTEL PUBLIC HEARING (PH)

PROJECT/HOTEL NAME: Hotel Daphne
REFERENCE NUMBER: 2025-0236
HOTEL/MOTEL ADDRESS: 347 W 20th Street

Dear Property Owner:

The Planning and Development Department has received a variance requests and hotel application for a project located at 347 W 20th 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 and 28 required notification areas adjacent to these variance requests.

CL Davis & Company, the applicant, has filed the requests on behalf of the developer of the subject site.

- **For subdivision plat:** The applicant is requesting variance to allow reduced building line for the proposed structures instead of the required 25' BL along W 20th Street, a major thoroughfare.
- **For Hotel/Motel:** The applicant is requesting three variances: (1) to allow a hotel to be located within 750' of a church and a public health facility, (2) to allow a hotel to take access from a two-lane street and (3) to allow a hotel to be located in a residential area with less than 75 rooms.

Enclosed are copies of the variance requests, the proposed subdivision plat, and the site plan 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 hearing and meeting to consider these applications.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, March 20th, 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

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

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.

For additional information regarding this project, please call Chuck Davis or CL Davis & Company at 281-482-9490. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. 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.
- **CHAPTER 28-201:** The City of Houston's, Code of Ordinances that describes the rules and regulations for Hotel/Motel property within the corporate limits.
- **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 Chapters 26, 28, and 42. The applicant must document a reasonable hardship that staff can evaluate.

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PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 300 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 03/20/2025
Plat Name: Katy Grand Village Sec 2
Developer: TPG AG EHC III (LEN) Multi State 1, LLC A Delaware Limited Liability Company
Applicant: EHRA
App No/Type: 2025-0430 C3R

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	4.9600	Total Reserve Acreage:	1.2800
Number of Lots:	95	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 62

County	Zip	Key Map ©	City / ETJ
Harris	77449	445Y	ETJ

Conditions and Requirements for Approval

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)

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

049.5. All subdivision plats (C3F, C1, C2, STD) must contain: 1) x,y coordinate values for each boundary point, and 2) a plat note referencing the Texas State Plan Coordinate Grid System Zone and Zone number (NAD83). The scale factor shall be specific to the site.

052. Katy Grand Village 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)

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

124. Add Permanent Access Easement plat note: This subdivision contains one or more permanent access easements that have not been dedicated to the public 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 permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

132. Add COS plat note: Areas designated as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed, and maintained under a binding agreement among the owners of property in the subdivision. (184)

159. Provide centerline tie.

Add the following note on face of the plat if the variance is granted: The Planning Commission granted a variance to allow a 10’ front and garage B.L. in lieu of the required 20’ B.L. subject to specific conditions on 03/20/2025. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 03/20/2025
Plat Name: Katy Grand Village Sec 2
Developer: TPG AG EHC III (LEN) Multi State 1, LLC A Delaware Limited Liability Company
Applicant: EHRA
App No/Type: 2025-0430 C3R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

For Your Information:

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

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

HPW-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)
EHRA confirmed that all layouts for sec 2 are 2 car garages
Per comment from GP, A TIA (Full or Limited) may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytx.gov for further information (HC-infrastructure regs, 12.02)

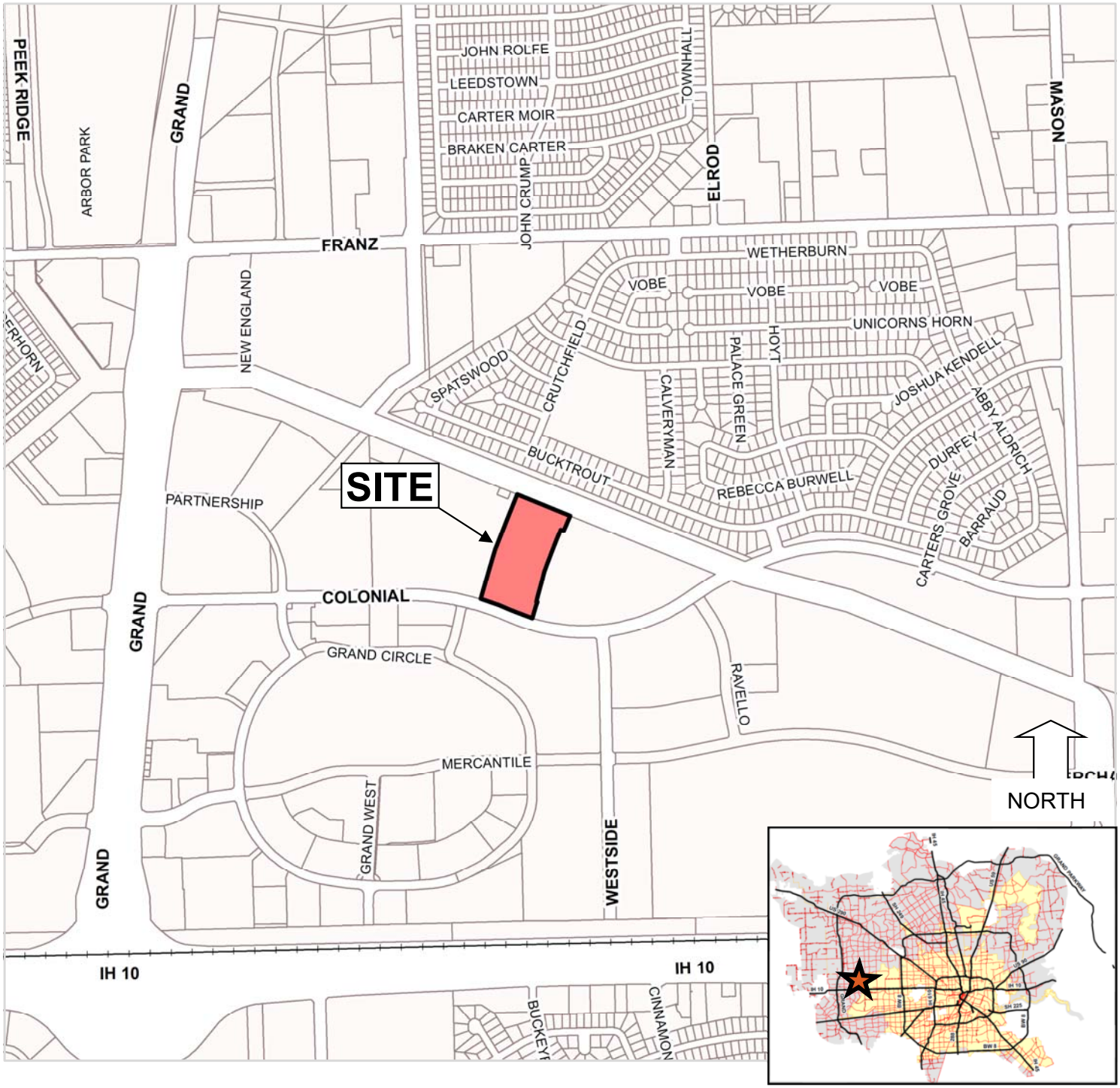
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Katy Grand Village Sec 2

Applicant: EHRA



D – Variances

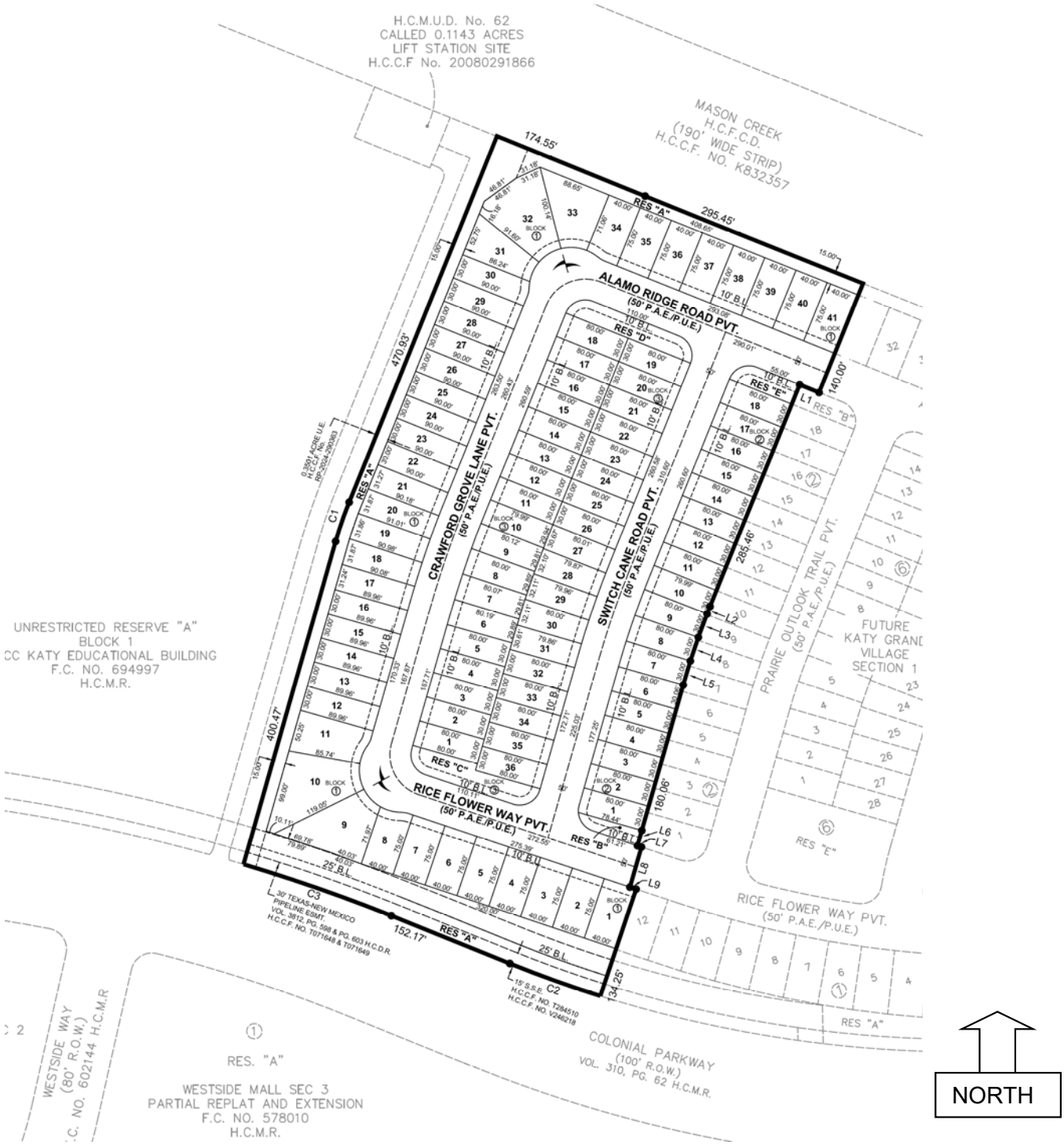
Site Location

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Katy Grand Village Sec 2

Applicant: EHRA



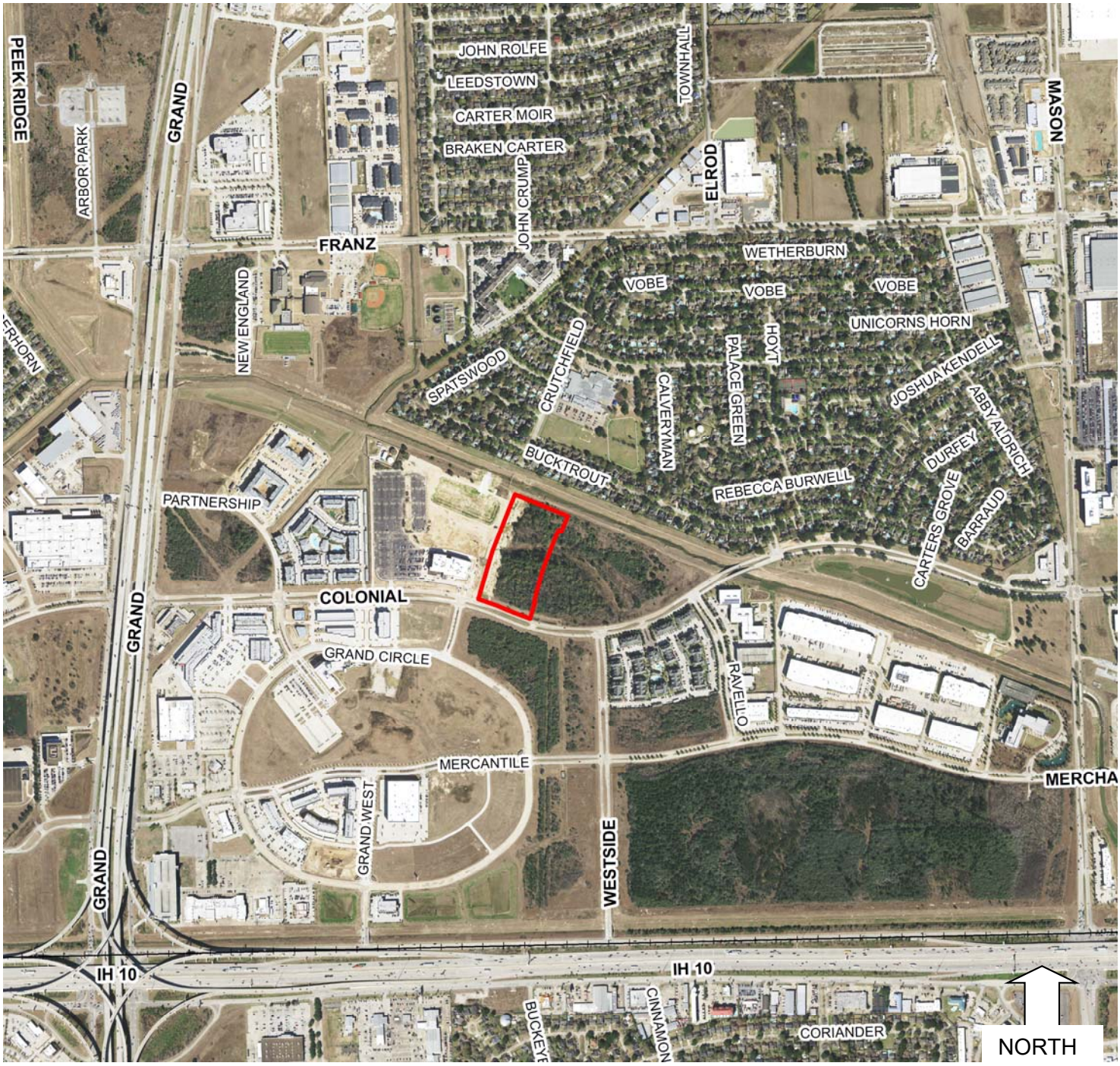
D – Variances Subdivision

Houston Planning Commission ITEM: 103

Planning and Development Department **Meeting Date: 03/20/2025**

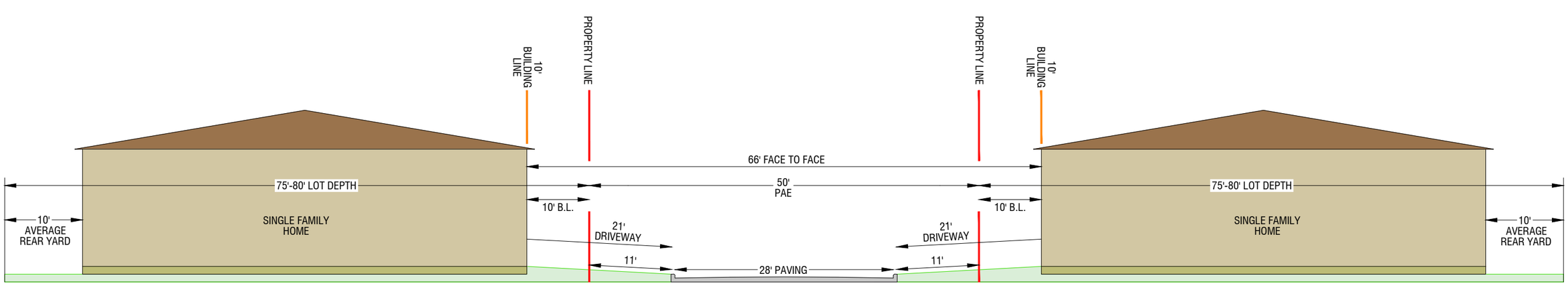
Subdivision Name: Katy Grand Village Sec 2

Applicant: EHRA



D – Variances

Aerial



KATY GRAND VILLAGE TYPICAL STREET SECTION

Katy Grand Village: Street Cross Section

City of Houston ETJ, Harris County, Texas

NOT TO SCALE

EHRA JOB NO.
241-060-00

No warranty or representation of intended use, design or proposed improvements are made herein. All Plans for land or facilities are subject to change without notice.

EHRA
ENGINEERING THE FUTURE SINCE 1936

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRATEAM
TBPE No. F-726
TBPLS No. 10092300

P:\241-060-00\LandPlan\PAE Cross Section\Katy Grand Village_Cross Section-50ft PAE_REV.dwg Mar 07, 2025-10:17am Edited by: jneuberger

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0430
Plat Name: Katy Grand Village Sec 2
Applicant: EHRA
Date Submitted: 03/07/2025

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 10' building line on lots along Type 1 PAE streets.
Chapter 42 Section: 156

Chapter 42 Reference:
Collector and local streets—Single-family residential. (b) Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be: (1) 20 feet along the front of a lot and ten feet along the back and side of a lot adjacent to a local street

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
Katy Grand Village Sec 2 is a private street subdivision using Type 1 PAE's exclusively serving single-family residential lots and associated parks, open space and detention reserves. This request is to allow an 10-foot front building line on all residential lots and reserves within the platted section boundary. The developer seeks to create a single-family community marketed at a sales price point under the current median cost for homes in the area. Lot size is a contributing factor for the overall sales price to home buyers. By minimizing lot size, the homes themselves can remain at competitive square footages in the marketplace. One aspect of lot size is the distance between the edge of street paving, i.e. the curb, and the building line. In subdivisions on 50-foot wide public streets, the distance from the edge of the curb to the property line is 11-feet. Chapter 42 requires a 20-foot building line, totaling 31-feet from the curb to the front of the house. Reducing the building line is a way to minimize lot size square footage, and in fact a 5-foot building line is allowed within Chapter 42 on Type 2 PAE streets. The nature of the underground utilities and coordination with various utility providers is resulting in the developer using a Type 1 PAE street configuration rather than a Type 2. The developer spent several months in coordination with City of Houston Planning Staff and Public Works and Engineering to attempt to solve the underground utility needs within the Type 2 configuration, however the requirement that no utilities be placed under the pavement was deemed a non-starter. Thus, a preliminary plat application (2024-2529) was submitted and approved in early January 2025 using the Type 1 PAE. However, the CPC 101 illustrates a change to 20-foot building lines from the 10-foot building lines shown on the plat. The 10-foot building lines should have been requested by variance, hence this Reconsideration of Requirement application. The intent is to create a 21-foot distance from the edge of the curb to the front of each home suitable for parking vehicles off street. By allowing an 10-foot building line, in concert with the 11-foot distance from curb to property line, the 21-feet distance from the curb to the face of each home is achieved.

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

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

Chapter 42 defines Type 1 and Type 2 PAE's and further specifies building line setbacks for each. Since this project is located in Harris County within the City of Houston ETJ, competing utility requirements by the city, county and utility providers prevent the developer from creatively solving the locations of underground utilities and their surface easements. In the ETJ, the MUD and HOA maintain streets, utilities, sidewalks, detention, and parks. The issue of utility and pavement maintenance should be of no concern to the Public Works and Engineering Department, however the rules in Chapter 42 that Type 1 PAE's must be constructed to public street standards in case of annexation by the city prevent variation from the code. A variance is the only mechanism to minimize building setbacks on the Type 1 PAE to take advantage of the private maintenance of the street pavement by the HOA or MUD. A special circumstance rule or establishment of a Type 3 PAE allowing certain utility and setback consideration for projects within MUD's would negate the need for variance requests like this one.

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

In contrast to the 5-foot building line on Type 2 PAE streets allowed per Chapter 42, the proposed 10-foot building line on a Type 1 PAE results in an effective 21-foot setback from the curb. This will allow residents and their guests to park on driveways in front of homes rather than in the street. The resulting look and feel of the neighborhood will more closely match traditional single-family neighborhoods with wide distances between the front of homes opposite each other. Compare this to the canyon-like effect of 5-foot building lines on a 28-foot PAE and we believe the 10-foot building line on a 50-foot PAE will result in a more attractive community.

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

The nature of the gated private street subdivision limits vehicular traffic within the community to only residents and their guests. Thus, internal pedestrian circulation will not be impacted by vehicular "through traffic" and sidewalks and recreation amenities will remain easily accessible.

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

Justification for the variance request lies in the underground utility requirements to serve the community. Since Type 2 PAE's do not allow utilities under the pavement, and Type 1 PAE's have a minimum 20-foot building line, Chapter 42 essentially forces unnecessarily wide streetscapes on projects located in the ETJ that are attempting to increase density.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2025-0430
Agenda Item: 103
PC Action Date: 03/20/2025
Plat Name: Katy Grand Village Sec 2
Applicant: EHRA

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: **156**

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

To allow a 10’ building line on lots along Type 1 PAE streets.;

Basis of Recommendation:

The site is located in the ETJ, in Harris County, north of Colonial Parkway and south along Mason Creek. The applicant is requesting a variance to allow a reduced front and garage 10’ building line along the Type 1 PAE/PUE streets instead of the required 20’ building line. Staff supports the variance request.

The applicant is proposing 95 single-family lots and 5 reserves within a Type I PAE private street development. The proposed 50’ PAE/PUE will include 28 feet of pavement, with the remaining right-of-way providing space for utilities and landscaping adjacent to the pavement. With the proposed 10-foot building line, the distance between the back of the curb and the garage will be 21 feet, providing sufficient space to allow parking in front of the homes. Granting the variance would not be injurious to public safety and would be consistent with the adjacent development in Katy Grand Village Sec 1, where a similar variance was previously granted. Additionally, this is a self-contained development with private streets and no through-street connections.

Harris County Engineering Department has no objection to the variance request. Staff’s recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Harris County Engineering Department has no objection to the variance request. Staff’s recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

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

The applicant is planning to develop a private self-contained residential development with private streets. A variance is being requested to allow 10' building line, instead of the required 20', along Type I PAE/PUE private street, which would still provide sufficient space for vehicular parking without blocking the sidewalk or private street.

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

The reduced building line impacts the infrastructure and development of the Type I PAE, which must be designed to local street standards. The ROW will be a private street and the reduced building line allows for a development that more meets the demand of the market while meeting the underground utility requirements to serve the community.

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

The proposed 50' PAE/PUE will include 28 feet of pavement, with the remaining right-of-way providing space for utilities and landscaping adjacent to the pavement. With the proposed 10-foot building line, the distance between the back of the curb and the garage will be 21 feet, providing sufficient space to allow parking in front of the homes.

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

Granting of the variance will not be injurious to the public health, safety, or welfare. The nature of the self-contained private street subdivision limits vehicular traffic within the community to only residents and their guests.

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

The primary justification for granting the variances is the design of the street system as private streets with no through-traffic.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 03/20/2025
Plat Name: Memorial Town Square
Developer: Memorial City Mall, LP
Applicant: BGE, Inc.
App No/Type: 2025-0340 C2R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	65.1600	Total Reserve Acreage:	65.1600
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	77024	490A	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.

047.1. Make minor corrections and additions as indicated on scanned image file attached to the application. (Chapter 42)

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

127. Provide Visibility Triangle at intersections and add plat note (42-161): 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.

134.09. Add to general notes on face of plat: This property(s) is located in Park Sector number 9.

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)

Add the following note on face of the plat if the variances are granted: The Planning Commission granted two variances to allow a 10' B.L. along a portion of Gessner Road and a 0' B.L. for an existing skybridge subject to specific conditions on 03/20/2025. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 03/20/2025
Plat Name: Memorial Town Square
Developer: Memorial City Mall, LP
Applicant: BGE, Inc.
App No/Type: 2025-0340 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-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 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.

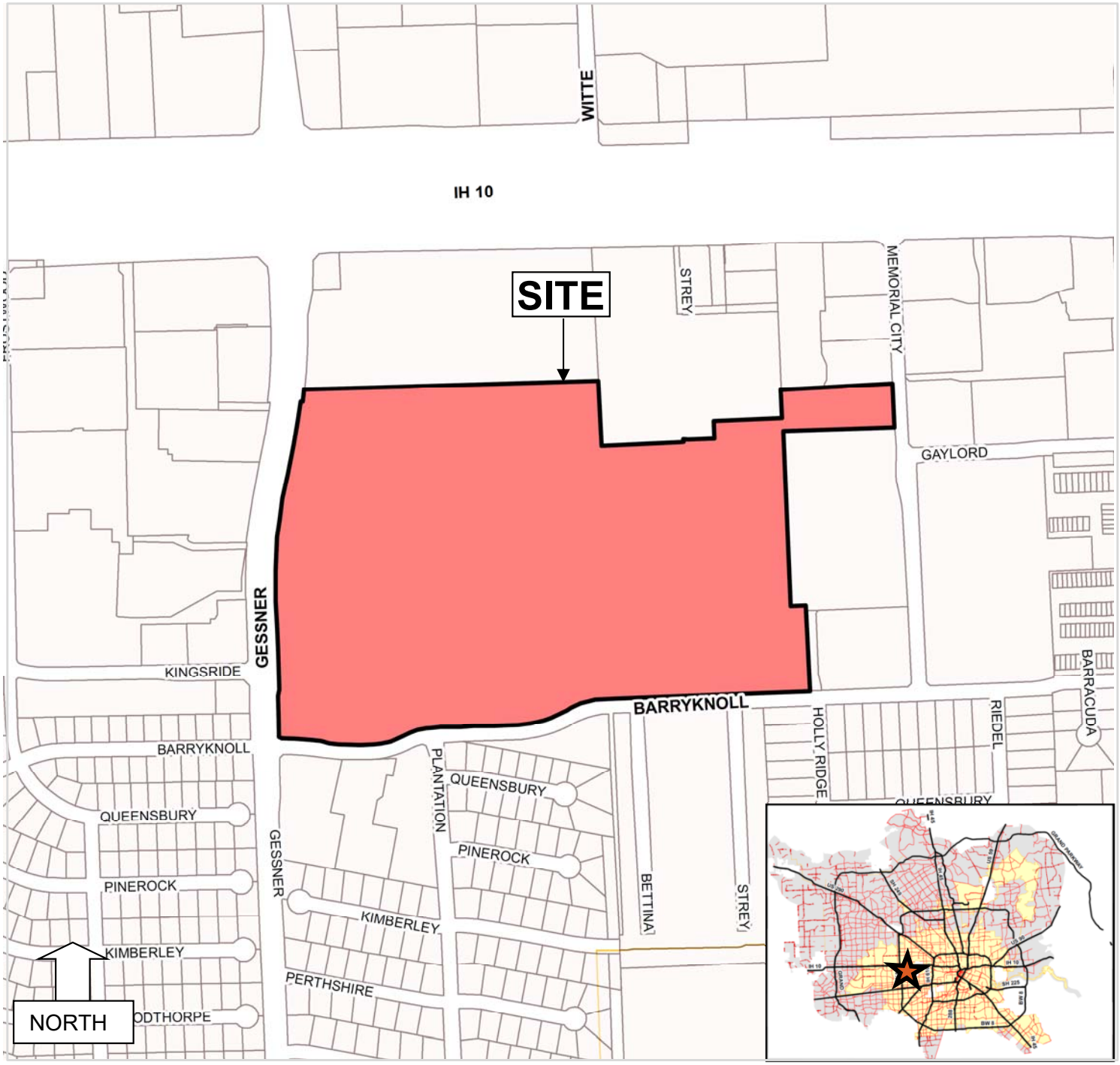
Questions concerning the informational comments should be directed to the agency’s author. Planning and Development Department staff can assist you in getting the author’s contact information. Call the “Planner of the Day” telephone number listed above.

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Memorial Town Square

Applicant: BGE, Inc.



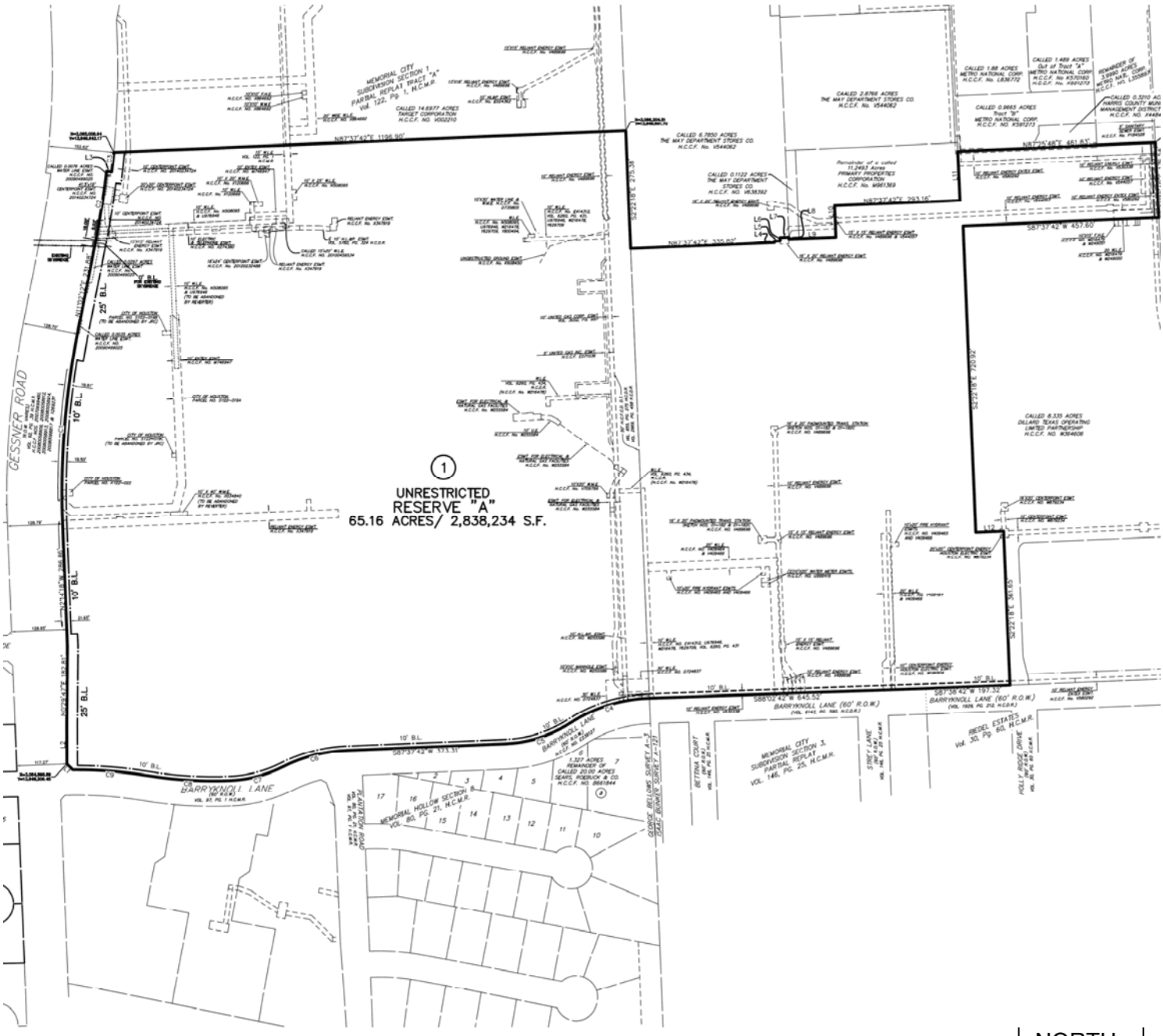
D – Variances **Site Location**

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Memorial Town Square

Applicant: BGE, Inc.



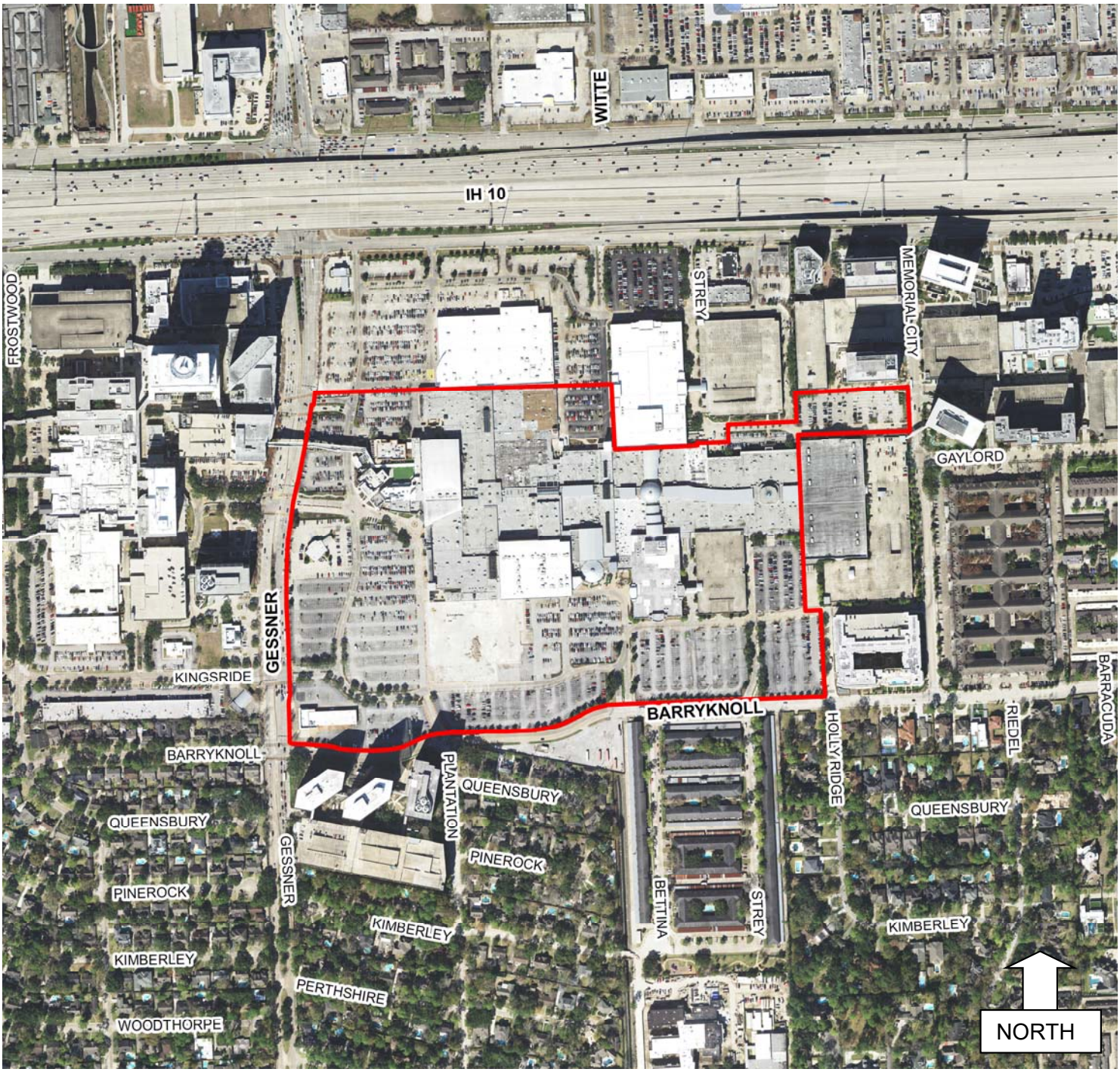
D – Variances **Subdivision**

Houston Planning Commission ITEM: 104

Planning and Development Department **Meeting Date: 03/20/2025**

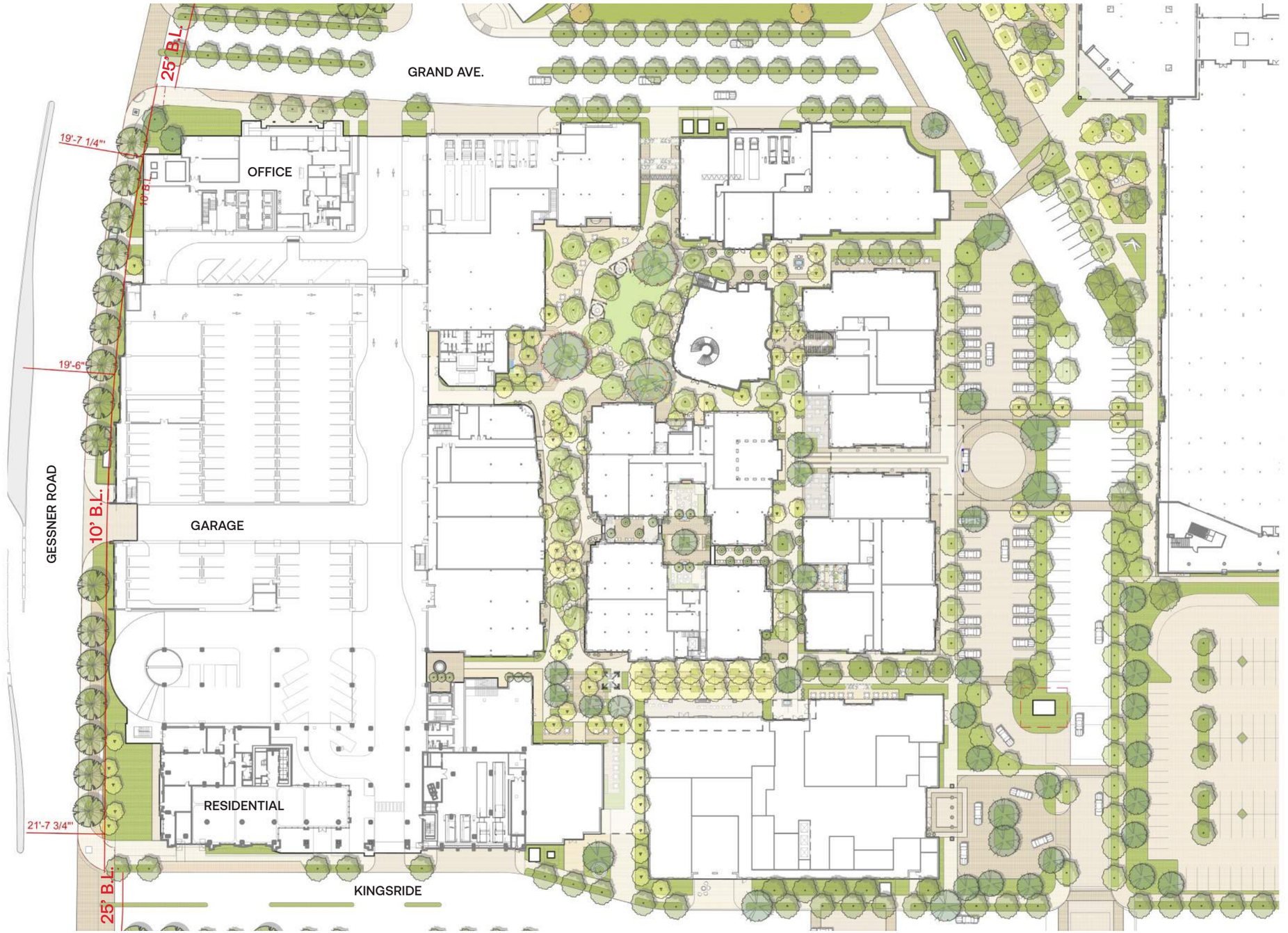
Subdivision Name: Memorial Town Square

Applicant: BGE, Inc.

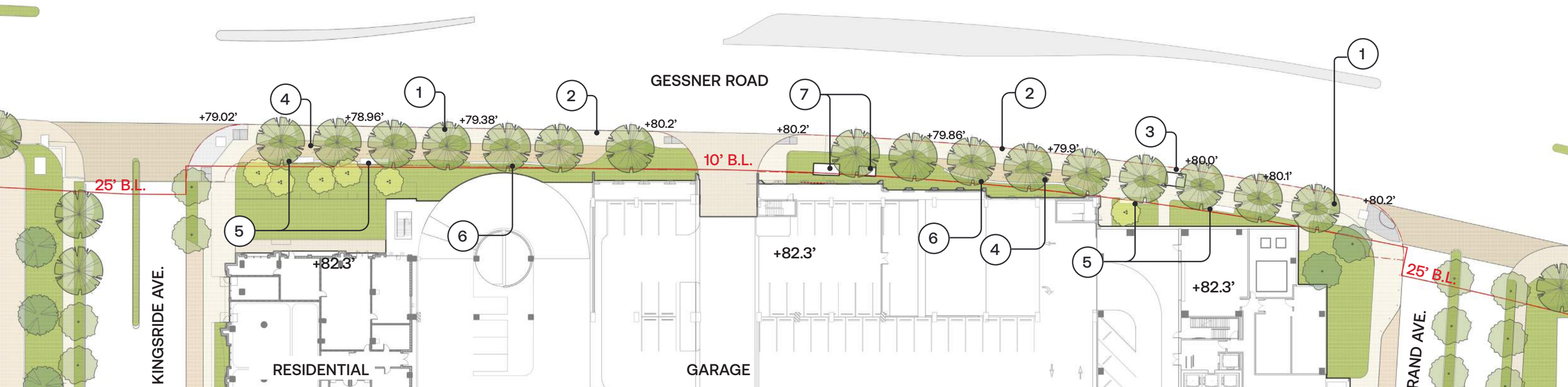


D – Variances Aerial

THE GARDEN . OVERALL ILLUSTRATIVE PLAN



PLAN ENLARGEMENT . GESSNER ROAD STREETSCAPE



N

LEGEND

1. Existing Tree
2. Existing Sidewalk
3. Existing Bus Stop
4. Proposed Decomposed Granite Courtyard
5. Proposed Fixed Seating Element
6. Proposed Retaining Wall
7. Proposed Water Meter and Backflow Preventer



MetroNational

PLAN ENLARGEMENT . GESSNER ROAD STREETSCAPE



N

LEGEND

1. Existing Tree
2. Existing Sidewalk
3. Existing Bus Stop
4. Proposed Decomposed Granite Courtyard
5. Proposed Fixed Seating Element
6. Proposed Retaining Wall
7. Proposed Water Meter and Backflow Preventer

Survey of Existing Conditions



MetroNational

PLAN ENLARGEMENT . GESSNER ROAD STREETSCAPE



PROPOSED PEDESTRIAN RAMP

GESSNER ROAD

EXISTING SIDEWALK

PEDESTRIAN REALM

8'-0" TYP.

4'-6"

16'-0"

5'-0" TYP.

16'-0"

5'-0" TYP.

8'-0" TYP.

EXISTING TRAFFIC LIGHT TO REMAIN

10' B.L.

DECOMPOSED GRANITE GRAVEL COURT

GARAGE

GARAGE EGRESS

GARAGE EGRESS

FIRE PUMP ACCESS

PROPOSED ADDITIONAL SIDEWALK

EXISTING PEDESTRIAN RAMP TO REMAIN

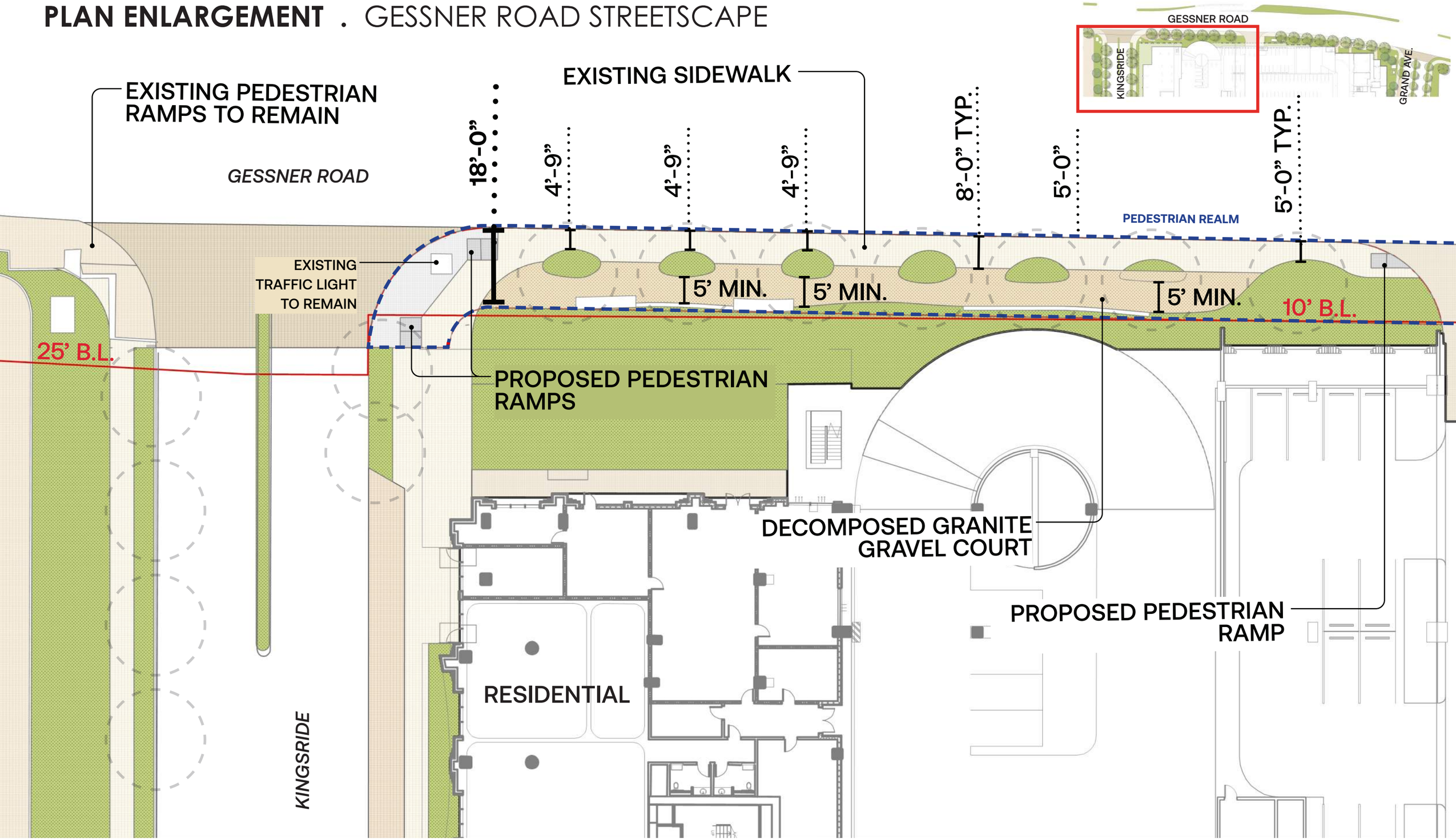
25' B.L.

OFFICE

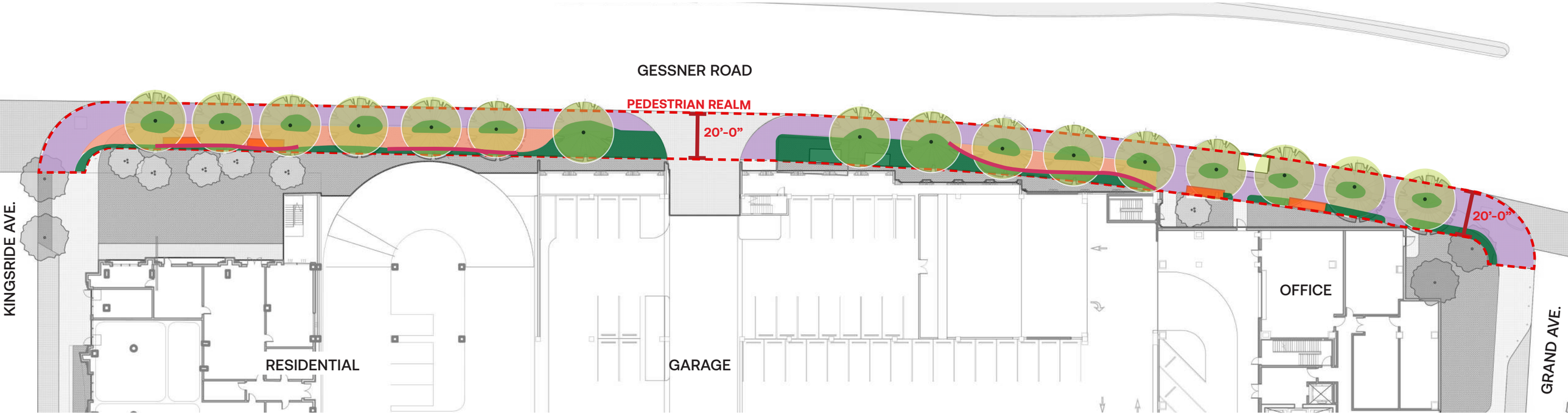
GRAND AVE.

MetroNational

PLAN ENLARGEMENT . GESSNER ROAD STREETSCAPE



PLAN ENLARGEMENT . MATERIALITY AND SOFTSCAPE



N

LEGEND

- Ornamental Planting
- Concrete
- Decomposed Granite
- Retaining Wall Location *(180 Linear Feet)*

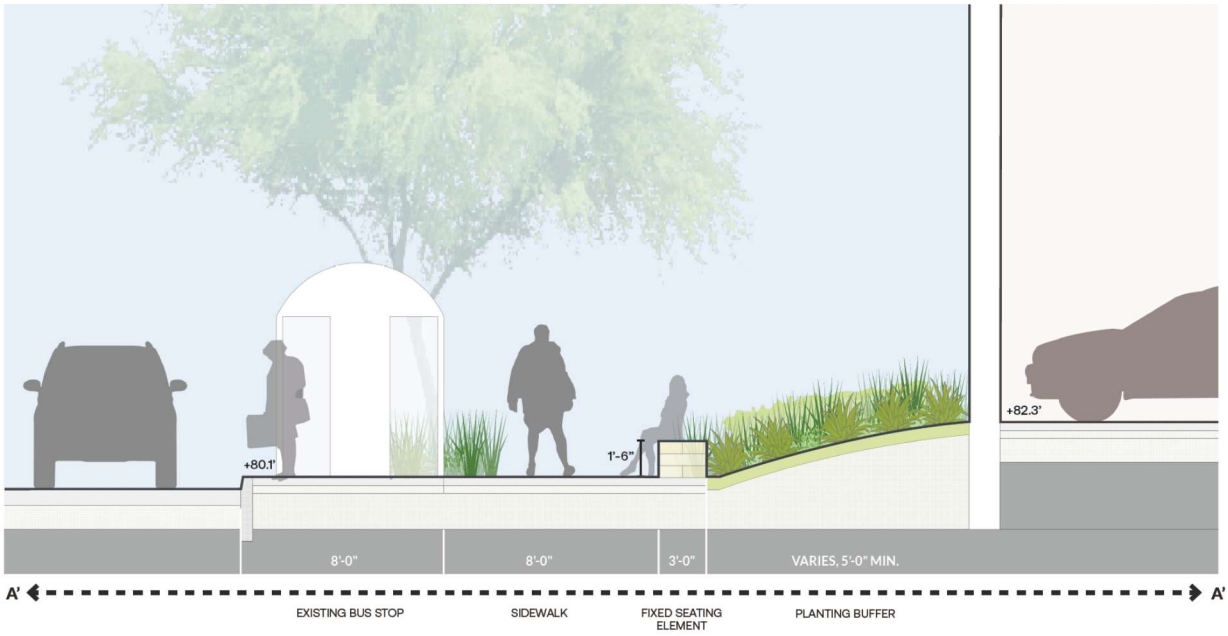
Total Pedestrian Realm Area: **12,035 SF** *(Does not include driveway SF)*
Hardscape Area: **8,435 SF**
Softscape Area: **3,600 SF (30% of total)**



MetroNational

SECTION 01. GESSNER STREETSCAPE AT BUS STOP





MetroNational

RENDERINGS. GESSNER STREETSCAPE



SECTION 01. GESSNER STREETSCAPE AT BUS STOP



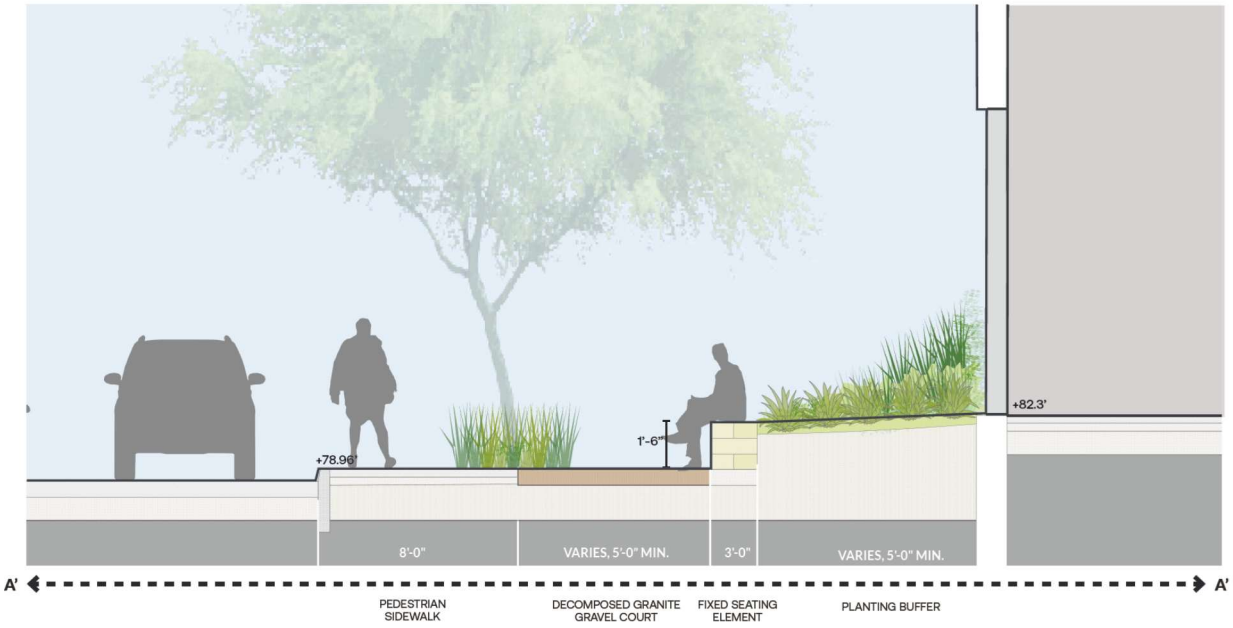


A' A'

EXISTING BUS STOP | SIDEWALK | FIXED SEATING ELEMENT | PLANTING BUFFER

SECTION 03. GESSNER STREETSCAPE AT SEATING AREA





MetroNational

RENDERINGS. GESSNER STREETSCAPE




372′-0″
262′-7″
107′-0″
78′-8″
THE
GARDEN
A MEMORIAL



View south of skybridge looking north.



View south of skybridge on Gessner looking north

MARY NAN HUFFMAN
Houston City Council Member, District G

Houston Planning Commission
Planning & Development (P&D) Dept.
611 Walker Street, 6th Floor
Houston, TX 77002

March 3, 2025

Dear Chair and Commissioners,

I am writing to express my strong support for the request by MetroNational for the Memorial Town Square building setback line variances along Gessner Road (Reference# 2025-0340). I believe that granting these variances will significantly contribute to the overall development and enhancement of the area.

MetroNational has consistently demonstrated a commitment to improving the local community through thoughtful and innovative development projects. The proposed setback line variances are essential for the successful implementation of their latest project, which aims to provide a more vibrant and accessible space for residents and visitors alike.

The requested variances will allow for the creation of a more pedestrian-friendly environment, encouraging foot traffic and fostering a sense of community. Additionally, the variances will enable Memorial Town Square to optimize the use of available space, resulting in a more efficient and aesthetically pleasing development.

I believe that the approval of these variances will not only benefit Memorial Town Square but also contribute to the overall growth and prosperity of the Memorial City area. I urge the City of Houston Planning Commission to consider the positive impact that these variances will have on the community and to approve the request.

Should you need anything from my office, please do not hesitate to reach out at districtg@houstontx.gov or 832-393-3007.

Kind regards,

Mary Nan Huffman
Houston City Council Member,
District G

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0340
Plat Name: Memorial Town Square
Applicant: BGE, Inc.
Date Submitted: 02/21/2025

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 10-foot building line in lieu of 25-foot building line along Gessner Road.
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 subject site consists of 65.16 acres located in west Houston. The tract is home to the 59-year-old Memorial City Mall nestled in the heart of Memorial City. The subject site is bound by Gessner Road, a varying width (±117-feet to ±152-feet) major thoroughfare with 8 to 9 travel lanes; Barryknoll Lane, a 60-foot major collector; and Memorial City Lane, a 60-foot local street. The mall has experienced several renovations and additions from 2001 to 2018. The latest planned redevelopment will be the first to bring an open-air pedestrian friendly destination with hotel, office, multi-family and commercial options. The developer/owner met with Public Works and the Fire Marshal's office which resulted in the need to provide aerial apparatus access to the proposed parking garage and the structures that will book end the garage. The International Fire Code requires between 15-feet and 30-feet between the fire lane and the structures (Appendix D Section D105). Utilizing the standard building line requirements of Chapter 42 would create an unacceptable fire protection condition by locating the proposed structures beyond the code required 30-feet. The proposed variance request to allow a 10-foot building line for 643-feet along Gessner Road will allow the proposed structures to be located within the required 15-feet to 30-feet of the public street (fire lane). The developer's planned improvements within the pedestrian realm will add additional walkways, new garden areas, retaining walls and seating elements. The design will retain the existing sidewalk and numerous established street trees installed by the Memorial City Redevelopment Authority (TIRZ 17). Pedestrian walkability will not only enhance the quality of life for visitors and residents of the area and fosters healthier, more sustainable communities, but it will provide a refuge away from vehicles on Gessner Road. The proposed redevelopment plan would be unable to move forward without the requested variance due to the requirements of the International Fire Code.

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

The circumstances supporting the granting of the variance are the result of meeting the requirements of the International Fire Code. The applicant is not seeking to alter or modify the land in a way that introduces a self-imposed hardship; rather, the request is being made to address restraints by adopted codes to aid in preserving the public health, safety and welfare of the community. The variance will allow for development that is responsive to these unique characteristics and provides an opportunity to implement a more walkable and pedestrian friendly design. Granting the variance would simply enable the project to work within the existing constraints of the site while still meeting the broader goals of the city's urban planning policies.

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

The intent and general purposes of this chapter will be preserved and maintained by incorporating strategic building locations to ensure public health, safety and welfare. The proposed improvements between the structures and the existing sidewalk will create a pedestrian friendly refuge and “enclave” experience from the high traffic volume non-pedestrian friendly Gessner Road corridor. The proposed improvements along the frontage of the subject structures will enhance pedestrian comfort to and from the bus stop and between the residential tower and office tower.

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

Granting this variance will not be injurious to the public health, safety or welfare. On the contrary, the proposed variance is necessary to meet the requirements of the International Fire Code. Furthermore, the project will enhance the public realm by provide refuge from the vehicles in Gessner, with improved sidewalks, streetscapes, and connectivity to local businesses and public transit.

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

The justification of this variance is to address the requirements of the Fire Code. The requested variance will increase the cost of the project by adding the additional walkways, new garden areas, retaining walls and seating elements within the pedestrian realm.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0340
Plat Name: Memorial Town Square
Applicant: BGE, Inc.
Date Submitted: 02/21/2025

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 0-foot building line in lieu of 25-foot building for an existing skybridge.
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 subject site consists of 65.16 acres located in west Houston. The tract is home to the 59-year-old Memorial City Mall nestled in the heart of Memorial City. The subject site is bound by Gessner Road, a varying width (±117-feet to ±152-feet) major thoroughfare with 8 to 9 travel lanes; Barryknoll Lane, a 60-foot major collector; and Memorial City Lane, a 60-foot local street. The mall has experienced several renovations and additions from 2001 to 2018. The latest planned redevelopment will be the first to bring an open-air pedestrian friendly destination with hotel, office, multi-family and commercial options. The developer/owner met with Public Works and the Fire Marshal's office which resulted in the need to provide aerial apparatus access to the proposed parking garage and the structures that will book end the garage. The International Fire Code requires between 15-feet and 30-feet between the fire lane and the structures (Appendix D Section D105). Utilizing the standard building line requirements of Chapter 42 would create an unacceptable fire protection condition by locating the proposed structures beyond the code required 30-feet. The proposed variance request to allow a 0-foot building line for 18-feet along Gessner Road for an existing skybridge that connects Memorial City Mall to the office and medical buildings across Gessner Road. The skybridge was permitted in 2007 and constructed in 2008. An encroachment permit was granted for a 30-foot wide franchise agreement easement across Gessner Road (Permit #51511024) recorded at H.C.C.F. No. 20080273950.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the granting of the variance are the result of addressing the skybridge constructed in 2008 which provides weather protected access over and across Gessner Road.

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

The intent and general purposes of Chapter 42 will be preserved as structures connected by the skybridge adhere to the 25-foot building line along Gessner Road. The footing and support structure for the skybridge and the elevated skybridge are the only encroachment into the required 25-foot building line.

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

Granting this variance will not be injurious to the public health, safety or welfare as the existing skybridge offers safe refuge from the elements and was constructed with over 20-feet of clearance above the public street. The support structure is located between ±14-feet and ±24-feet from the Gessner right-of-way.

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

The sole justification of the variance is not economic as the permit to maintain the skybridge across Gessner Road requires yearly fees and the property owner to maintain insurance policies for the structures. The skybridge added costs to the overall development and provides visual interest and pedestrian protection from the Houston weather elements in addition to the separation from the nine lanes of Gessner traffic.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2025-0340
Agenda Item: 104
PC Action Date: 03/20/2025
Plat Name: Memorial Town Square
Applicant: BGE, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 152; 152

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

To allow a 10-foot building line in lieu of 25-foot building line along Gessner Road.;
To allow a 0-foot building line in lieu of 25-foot building for an existing skybridge.;

Basis of Recommendation:

The site is located within the city limits, east along Gessner Rd, north of Barryknoll Street, and south of I-10. The applicant is requesting two variances:
1. to allow a 10' building line in lieu of the required 25' building line along a portion of Gessner Road; and
2. to allow a 0' building line for an existing skybridge along Gessner Road.
Staff supports both variance requests.

The subject site encompasses approximately 65.16 acres and includes the 58-year-old Memorial City Mall. The applicant is proposing to redevelop the existing mall into a mixed-use, open-air, pedestrian-friendly development. This redevelopment will include a combination of retail, hotel, office, multi-family, and commercial components, designed to promote walkability within the interior of the proposed development.

Per the ordinance, a minimum 25' building line is required along Gessner Road, which is classified as a major thoroughfare. The applicant is requesting a variance to allow a 10' building line along approximately 643 feet of Gessner Road to accommodate a proposed parking garage, located between the residential and commercial towers, to ensure its functional operation.

With the proposed reduced building line, the applicant proposes to enhance the pedestrian realm by maintaining a minimum 20' wide pedestrian realm with a new 5' wide walkway behind the existing tree line, along with small garden areas and seating elements. The proposed improvements will preserve the existing sidewalk and street trees and improve pedestrian experience and safety along Gessner Road.

The applicant is also requesting a second variance to allow a 0' building line for an existing skybridge that spans Gessner Road, connecting Memorial City Mall to adjacent office and medical buildings. This skybridge was constructed in 2008 and remains in place. A variance is required to maintain this existing structure, which encroaches into the building line area.

Overall, while some improvements are planned along Gessner Road, the primary focus of walkability is internal to the overall development. Staff's recommendation is to grant the requested variances and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

n/a

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

Strict application of the ordinance requires a minimum of 25' building line along Gessner Road, a major thoroughfare. The applicant is requesting a variance to allow a 10' building line for a proposed parking garage to ensure its functional operation and a 0' building line for an existing skybridge.

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

The applicant is planning to redevelop the existing mall into a mixed-use, open-air, pedestrian-friendly development. This redevelopment will include a combination of retail, hotel, office, multi-family, and commercial components, designed to promote walkability within the interior of the proposed development. The variances are needed to ensure the functional operation of the proposed parking garage and to maintain the existing skybridge. They skybridge is an existing condition that was constructed in 2008.

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

With the proposed reduced building line, the applicant proposes to enhance the pedestrian realm by maintaining a minimum 20’ wide pedestrian realm with a new 5’ wide walkway behind the existing tree line, along with small garden areas and seating elements. The proposed improvements will preserve the existing sidewalk and street trees and improve pedestrian experience and safety along Gessner Road.

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

Even though the primary focus of walkability is internal to the overall development, the applicant is providing some improvements along Gessner Road to improve the pedestrian experience and safety.

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

Economic hardship is not the sole justification of the variance.

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

February 27, 2025

NOTICE OF VARIANCE

PROJECT NAME: Memorial Town Square
REFERENCE NUMBER: 2025-0340

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the southeast intersection of Katy Freeway (IH 10) and Gessner Road. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

BGE, 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 10' building line along Gessner Road instead of the ordinance required 25' building line for a 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 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 Gerald Grissom with BGE, Inc. at 281-558-8700. You may also contact the Planning and Development Department regarding this notice via email at Tammi.Willliamson@houstontx.gov or call (832)393-6623. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. This is a type of Special Request.
- **SPECIAL EXCEPTION:** A modification to certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards. This is a type of Special Request.
- **RECONSIDERATION OF REQUIREMENT:** At the request of the property owner of a proposed subdivision, the commission may reconsider any requirement or condition of approval imposed on it.
- **DEED RESTRICTIONS:** Private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 26 members and meets per their adopted Commission meeting schedule available on Planning Department webpage.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 03/20/2025
Plat Name: Mister Car Wash Crosstimbers
Developer: ALJ Lindsey
Applicant: Windrose
App No/Type: 2025-0143 C2

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

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

031. Add Dual BL note to the plat. Any additional structures or additions must adhere to the building line and site visibility triangle as shown on this plat. In addition, if existing structure(s) is ever demolished, then any replacement structure(s) shall adhere to the building line and site visibility triangle shown on this plat.

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

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

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

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

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: 105
Action Date: 03/20/2025
Plat Name: Mister Car Wash Crosstimbers
Developer: ALJ Lindsey
Applicant: Windrose
App No/Type: 2025-0143 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- 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.

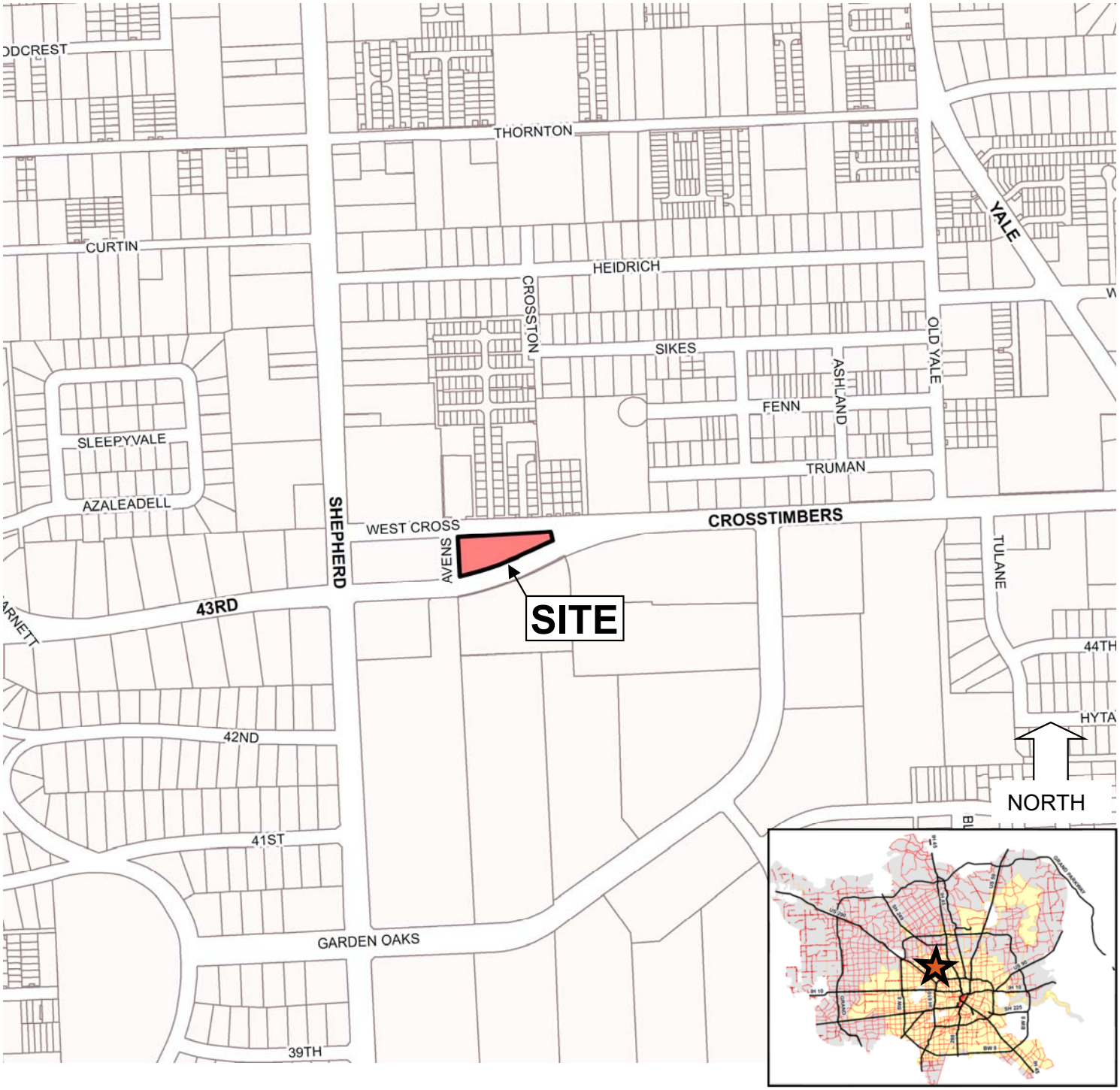
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Mister Car Wash Crosstimbers (DEF 1)

Applicant: Windrose



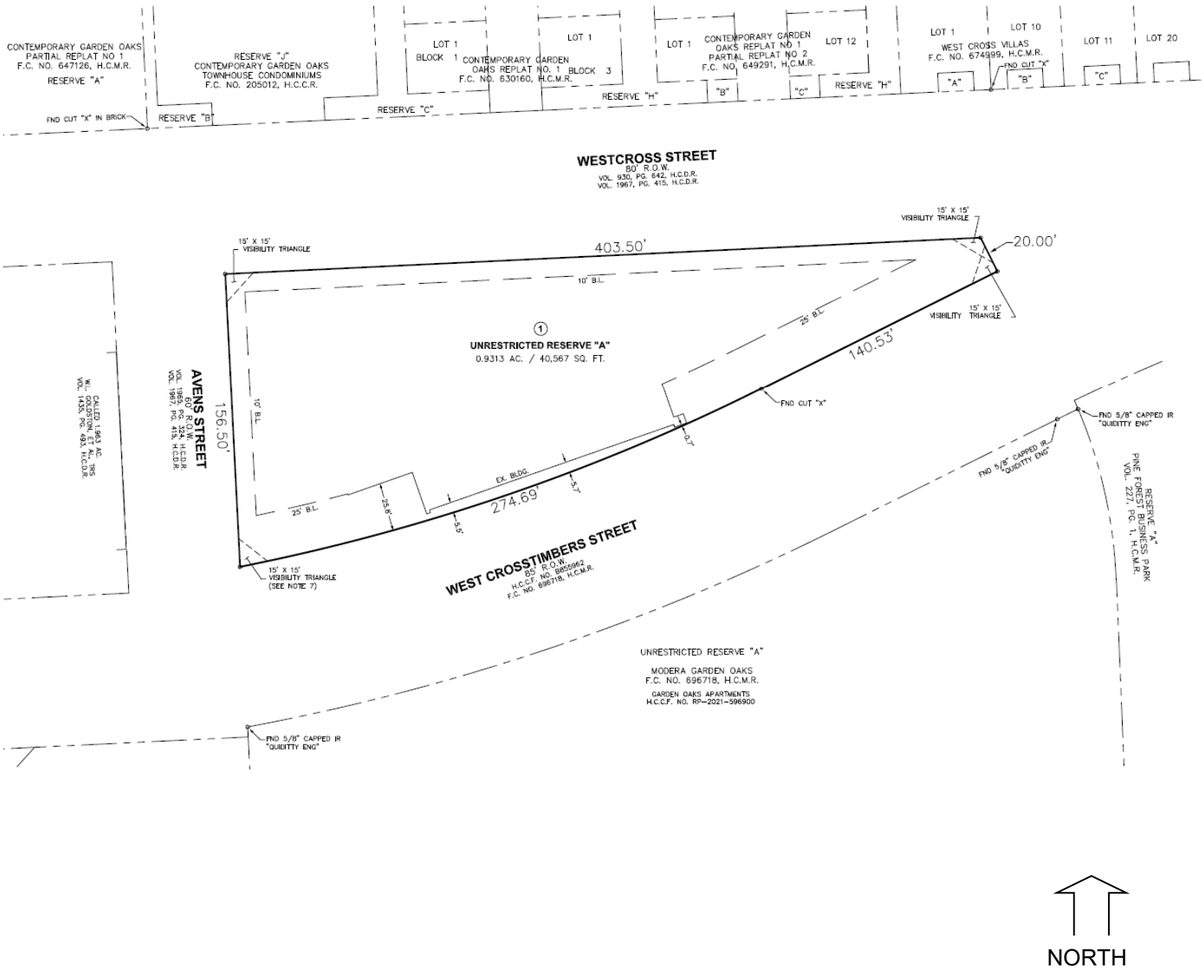
D – Variances **Site Location**

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Mister Car Wash Crosstimbers (DEF 1)

Applicant: Windrose



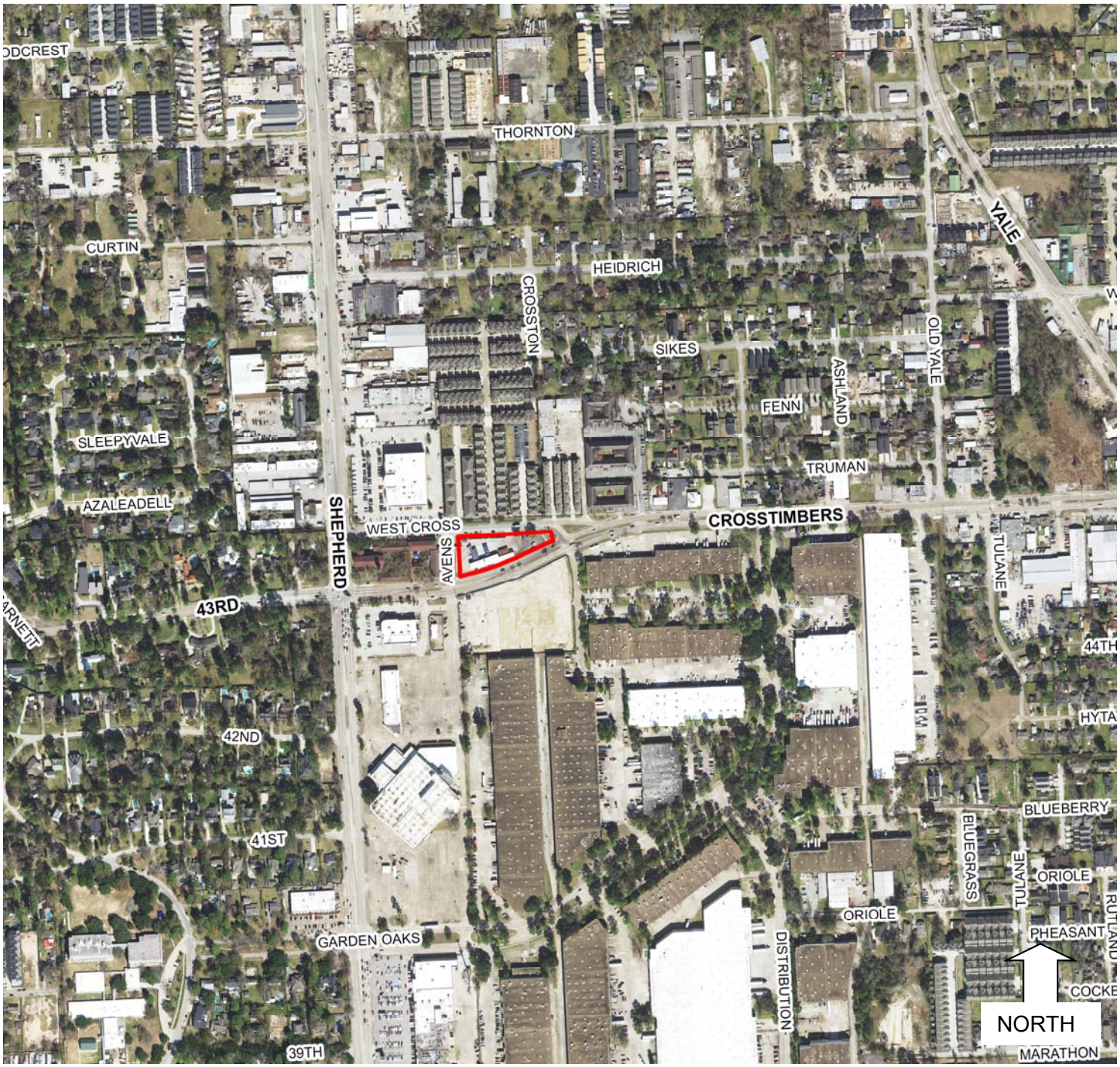
D – Variances Subdivision

Houston Planning Commission ITEM: 105

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Mister Car Wash Crosstimbers (DEF 1)

Applicant: Windrose



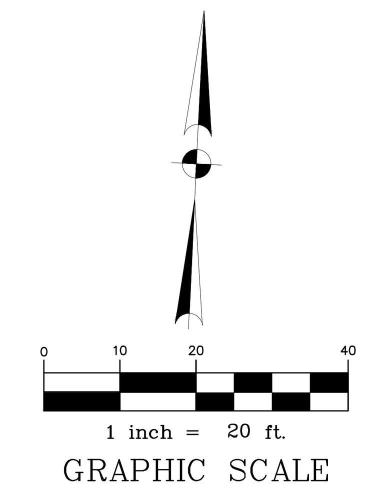
D – Variances **Aerial**

SCOPE OF WORK NOTE

SCOPE OF WORK INCLUDES MAINTENANCE OF EXISTING PAVEMENT, PAVEMENT MARKINGS, PROPOSED VACUUM STALLS, VACUUM PUMP ENCLOSURE AND STORM RESTRICTORS. 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

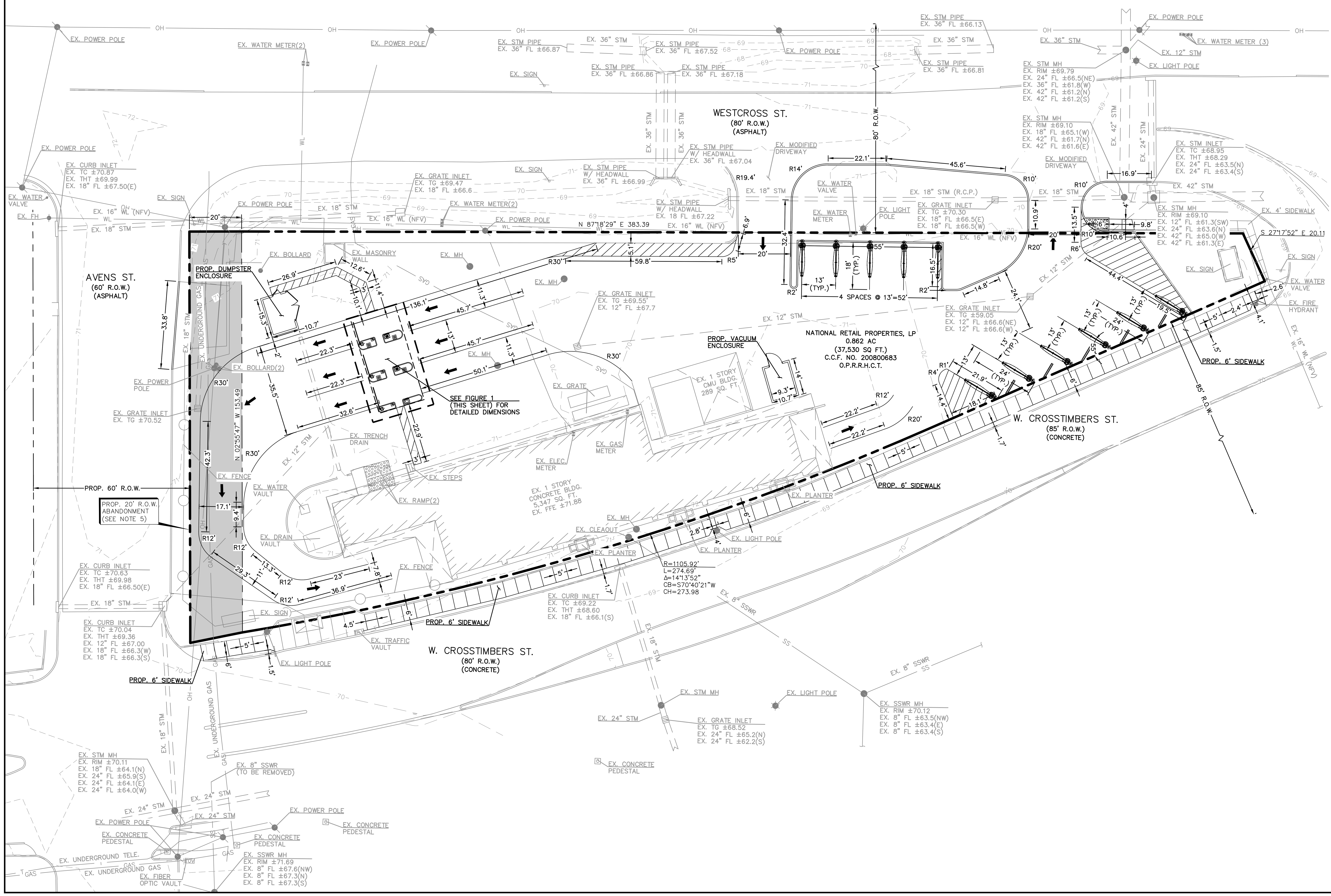
SCOPE OF WORK DOES NOT INCLUDE ANY WATER OR SANITARY WORK. NO WATER OR SANITARY WILL BE PROPOSED OR MODIFIED WITHIN THIS SCOPE OF WORK. PLEASE SEE SCOPE OF WORK NOTE FOR WORK SCOPE.



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

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. PER JRC AGREEMENT DATED, 01/14/2025 THE CITY OF HOUSTON HAS AGREED TO REDUCE THE EXISTING ROW FROM 80' TO 60'.

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.

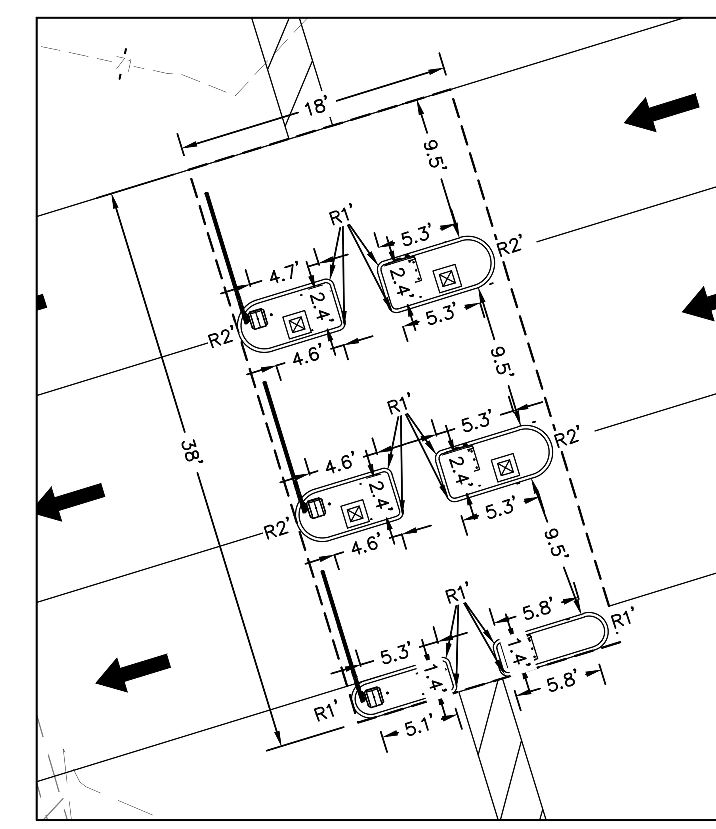


FIGURE 1
SCALE 1:10

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, TX 77377
281.301.5955
FRN F-11526

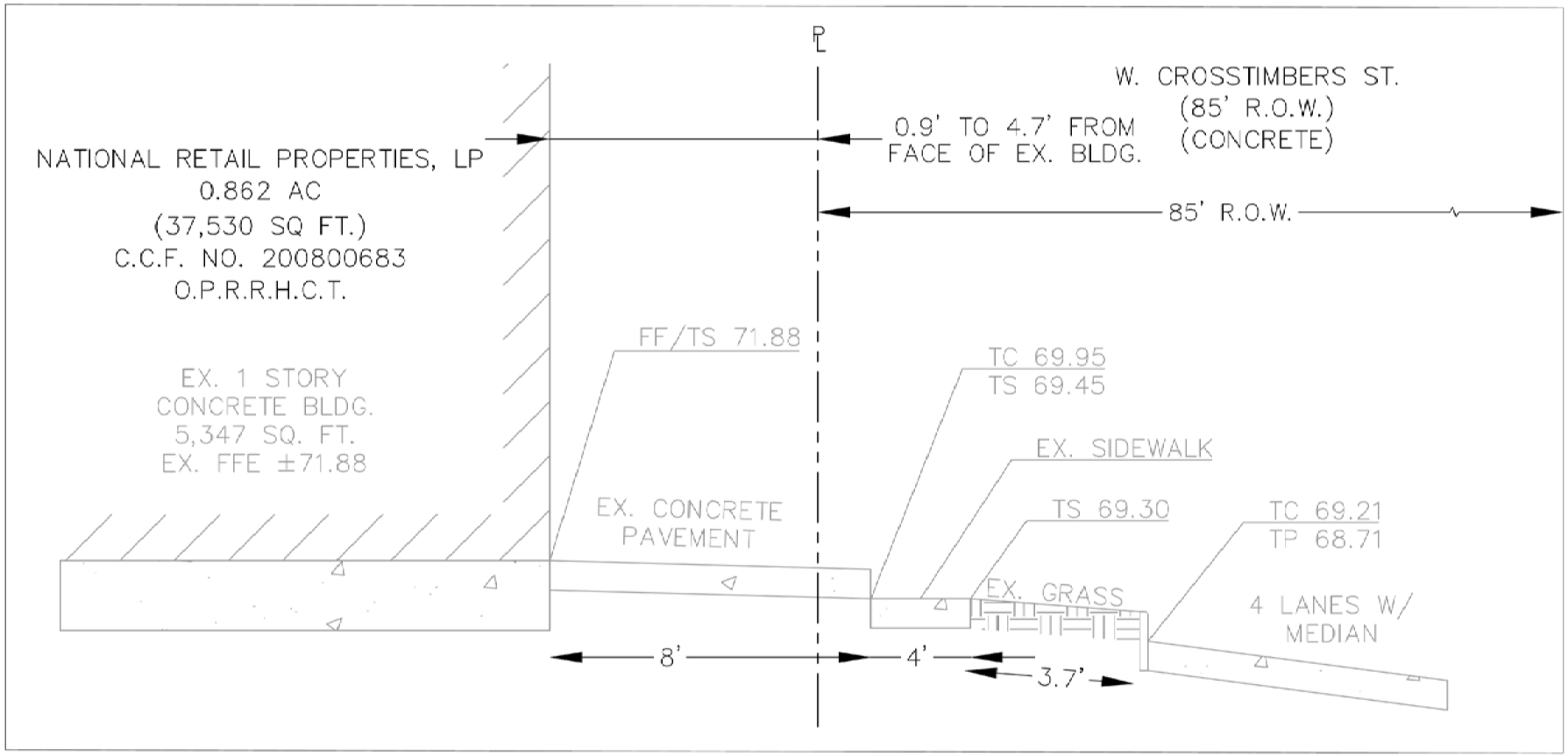
Roger A. Blair
STATE OF TEXAS
ROGER A. BLAIR
154758
REGISTERED PROFESSIONAL ENGINEER
27 FEBRUARY 2025

ALJ PROJECT NO. 686.24.CV.007
DATE: FEB. 2025
SCALE: 1:20
DRAWN BY: JMB
CHECKED BY: RAB

OVERALL SITE AND DIMENSION CONTROL PLAN

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 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: 105
PC Action Date: 03/20/2025
Plat Name: Mister Car Wash Crosstimbers
Applicant: Windrose

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: **42-122**

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

To not dedicate ROW widening to West Crosstimbers Street. ;

Basis of Recommendation:

The site is located at the intersection of W.Crosstimbers, avens street and Westscross street. The applicant is requesting a variance to not provide 5' of R.O.W dedication along W. Crosstimbers street. Staff is in support of the request.
W. Crosstimbers was created as an 80' R.O.W and requires 5' of dedication on the north and south side to be sufficient at 90' in width. The proposed plat is home to an existing "Mister Carwash" first constructed in 1970. The structure pre-dates the ordinance required B.L and is considered to grandfathered. A portion of the existing building is roughly .7" from the R.O.W.
Requiring 5' of dedication will place the building roughly 4' within the public R.O.W. To address the concern, staff will grant the requested variance and approve the plat with the condition to receive the 5' of R.O.W dedication if the building is ever demolished.

Statement of Facts

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

na

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

The existing building is grandfathered. Requiring 5' of dedication will place the building roughly 4' within the public R.O.W. .

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

The building was constructed prior to a building line being established on the property. Requiring the dedication will introduce a different hardship to have the building existing within public R.O.W

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

Staff will grant the requested variance and approve the plat with the condition to receive the 5' of R.O.W dedication if the building is ever demolished

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

If the request is denied, the building would be located within the public R.O.W, which is not sound public policy.

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

The hardship is directly related to the existing building located near the property line.

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: 106
Action Date: 03/20/2025
Plat Name: Paloma Water Plant Site
Developer: CENTURY LAND HOLDINGS OF TEXAS, LLC
Applicant: Costello, Inc.
App No/Type: 2025-0404 C2R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	1.1920	Total Reserve Acreage:	1.1920
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	77484	323F	ETJ

Conditions and Requirements for Approval

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

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

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

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.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 03/20/2025
Plat Name: Paloma Water Plant Site
Developer: CENTURY LAND HOLDINGS OF TEXAS, LLC
Applicant: Costello, Inc.
App No/Type: 2025-0404 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-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)
Access easement will need to be an all-weather rd per TCEQ and HC Fire code requirements (TCEQ ch 217.59)

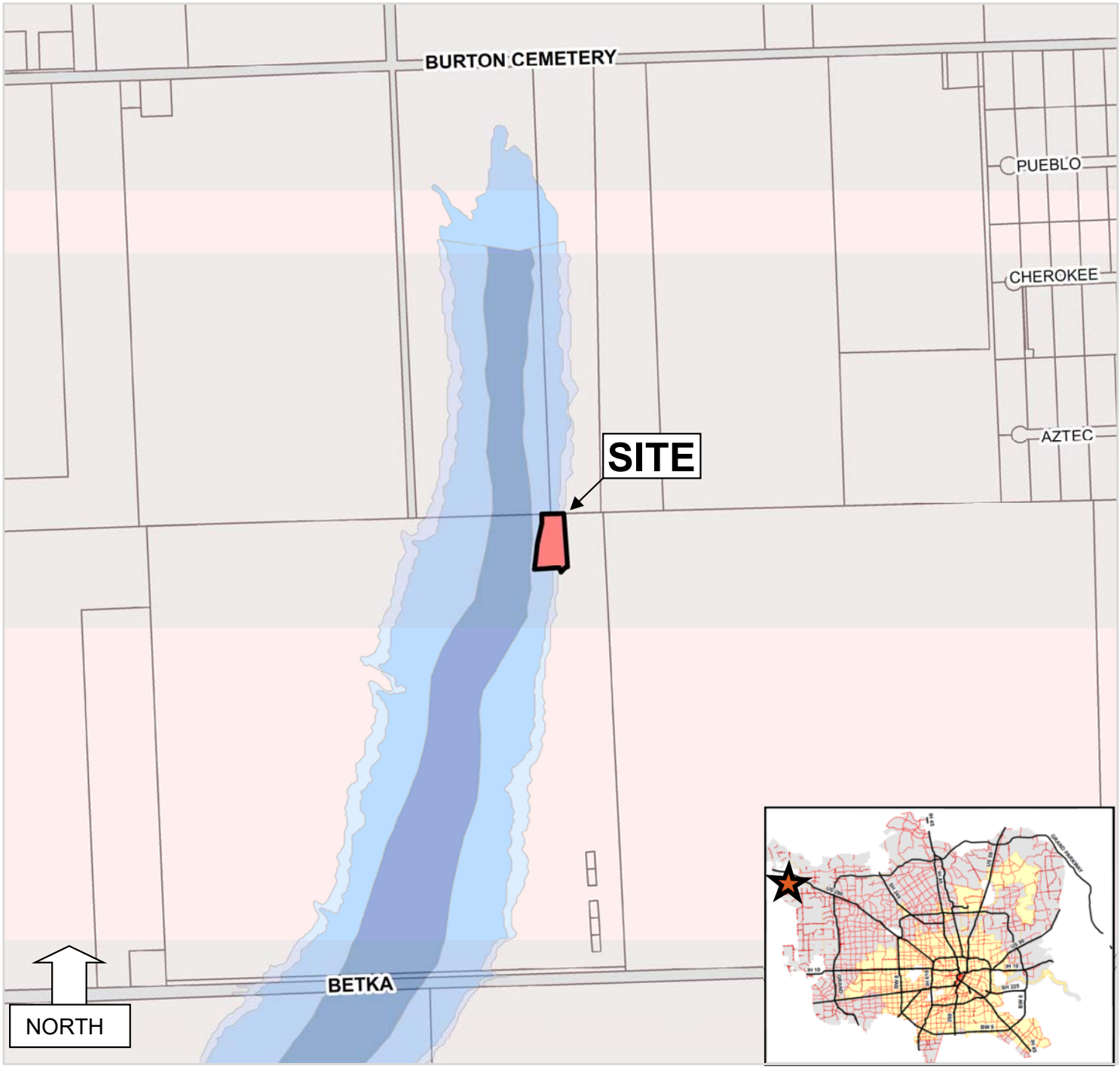
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Paloma Water Plant Site

Applicant: Costello, Inc.



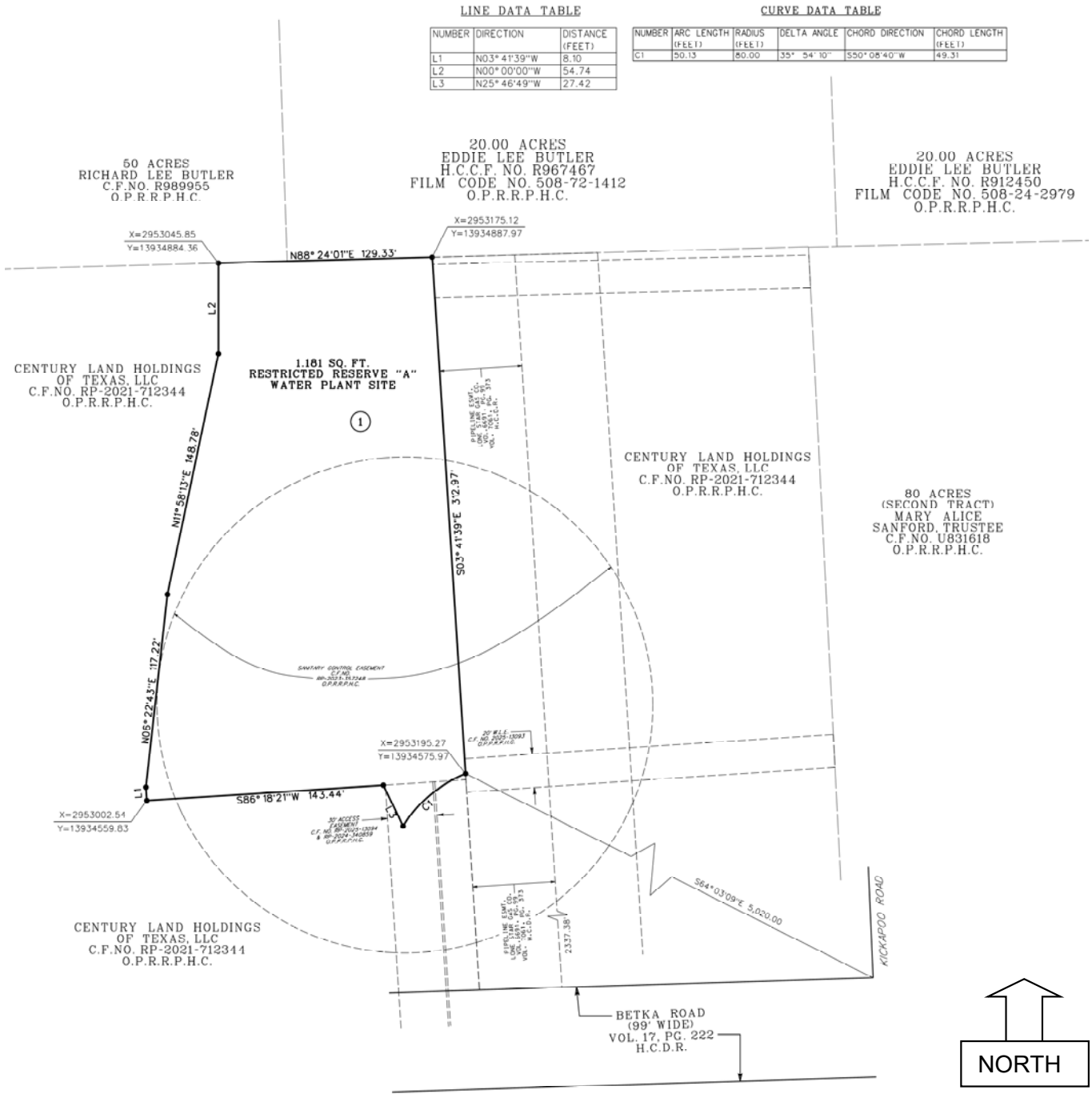
D – Variances **Site Location**

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Paloma Water Plant Site

Applicant: Costello, Inc.



D – Variances **Subdivision**

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Paloma Water Plant Site

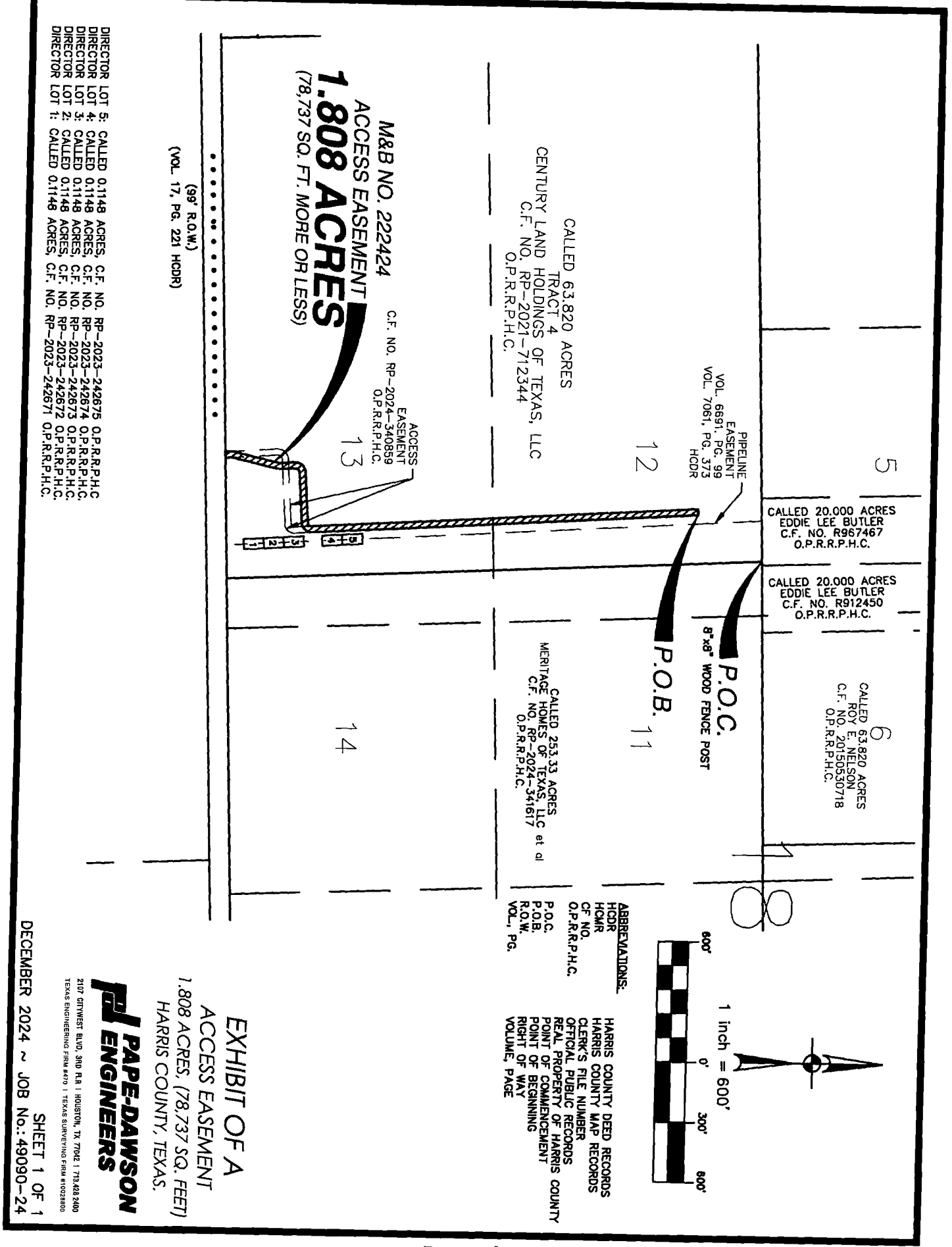
Applicant: Costello, Inc.



D – Variances **Aerial**

Date: Dec 12, 2024, 10:38am User ID: droyal
File: K:\Survey\Survey24\49090-24\Drawing\4909024 - 222424.dwg

Exhibit B - Sketch of the Easement Tract



DIRECTOR LOT 5: CALLED 0.1148 ACRES, C.F. NO. RP-2023-242675 O.P.R.R.P.H.C
DIRECTOR LOT 4: CALLED 0.1148 ACRES, C.F. NO. RP-2023-242674 O.P.R.R.P.H.C.
DIRECTOR LOT 3: CALLED 0.1148 ACRES, C.F. NO. RP-2023-242673 O.P.R.R.P.H.C.
DIRECTOR LOT 2: CALLED 0.1148 ACRES, C.F. NO. RP-2023-242672 O.P.R.R.P.H.C.
DIRECTOR LOT 1: CALLED 0.1148 ACRES, C.F. NO. RP-2023-242671 O.P.R.R.P.H.C.

ABBREVIATIONS:

HCDR	HARRIS COUNTY DEED RECORDS
HCMR	HARRIS COUNTY MAP RECORDS
CF NO.	CLERK'S FILE NUMBER
O.P.R.R.P.H.C.	OFFICIAL PUBLIC RECORDS REAL PROPERTY OF HARRIS COUNTY
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
VOL., PG.	VOLUME, PAGE

EXHIBIT OF A
ACCESS EASEMENT
1.808 ACRES, (78,737 SQ. FEET)
HARRIS COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS
2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DECEMBER 2024 ~ JOB No.: 49090-24

SHEET 1 OF 1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0404
Plat Name: Paloma Water Plant Site
Applicant: Costello, Inc.
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 access from Betka Road to the proposed Paloma Water Plant site via an existing 30-foot-wide ingress/egress access easement.

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:

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 tract is a proposed 1.192-acre water plant that would be used by Harris County MUD 586 to service the Paloma subdivision and any other subdivision within Harris County MUD 586. The proposed water plant site will utilize the existing 30-foot access easement that was dedicated to Harris County MUD 586 for ingress / egress (File No. RP-2024-340859 & RP-2025-13094, Official Public Records of Harris County, Texas).

(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 variance request is the result of the need for access to the water plant site via the existing recorded access easement. Granting the variance to use the existing access easement would allow for the construction and maintenance of the water plant site.

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

The intent and general purposes of this chapter will be maintained. The minimum width of the access easement is the required 30 feet and will be used for the water plant site. The water plant site will have access to Betka Road via the existing 30-foot access easements.

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

Granting the variance would not be injurious to the public health, safety, or welfare as it would allow Harris County MUD 586 access to the water plant site. The existing access easement would be used

for the construction and maintenance of the facility until further infrastructure is built.

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

Allowing the variance will allow Harris County MUD 586 the ability to use the existing access easement as their point of ingress / egress to the proposed water plant site is the justification for the variance.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2025-0404
Agenda Item: 106
PC Action Date: 03/20/2025
Plat Name: Paloma Water Plant Site
Applicant: Costello, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 190

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

To allow access from Betka Road to the proposed Paloma Water Plant site via an existing 30-foot-wide ingress/egress access easement. ;

Basis of Recommendation:

The site is located within the Houston ETJ, Harris County, east of Mathis Road, south of Burton Cemetery Road, west of Kickapoo Road, and north of Betka Road.

The applicant is proposing a reserve restricted to water plant use and is requesting a variance to allow the proposed reserve to take access from a recorded 30' access easement instead of a 50' public street.

Staff is in support of the request.

The site is located within the Sanford Farms general plan, in the northwest corner, along Little Mound Creek. Currently, there is not an established street pattern proposed in this area. Therefore, the water plant site proposes to take access via an existing recorded 30' access easement for the construction and maintenance of the facility. The recorded access easement will provide the site sufficient access until further infrastructure is built.

Harris County has no objections. Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

The site is located within the Sanford Farms general plan, in the northwest corner, along Little Mound Creek. Currently, there is not an established street pattern proposed in this area. Therefore, the water plant site proposes to take access via an existing recorded 30' access easement for the construction and maintenance of the facility.

(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 site is located within the Sanford Farms general plan, in the northwest corner, along Little Mound Creek. Currently, there is not an established street pattern proposed in this area. Therefore,

the water plant site proposes to take access via an existing recorded 30’ access easement for the construction and maintenance of the facility.

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

The water plant site proposes to take access via an existing recorded 30’ access easement for the construction and maintenance of the facility. The recorded access easement will provide the site sufficient access until further infrastructure is built.

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

The water plant site proposes to take access via an existing recorded 30’ access easement for the construction and maintenance of the facility. The recorded access easement will provide the site sufficient access until further infrastructure is built.

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

The site is located within the Sanford Farms general plan, in the northwest corner, along Little Mound Creek. Currently, there is not an established street pattern proposed in this area. Therefore, the water plant site proposes to take access via an existing recorded 30’ access easement for the construction and maintenance of the facility.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 03/20/2025
Plat Name: Porter Municipal Utility District Lift Station P
Developer: Porter Municipal Utility District
Applicant: A & S Engineers
App No/Type: 2025-0328 C2

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	0.3700	Total Reserve Acreage:	0.3700
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:	Porter MUD

County	Zip	Key Map ©	City / ETJ
Montgomery	77339	296S	ETJ

Conditions and Requirements for Approval

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

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.

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

190. Appendix F:Certification for Planning Commission is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 03/20/2025
Plat Name: Porter Municipal Utility District Lift Station P
Developer: Porter Municipal Utility District
Applicant: A & S Engineers
App No/Type: 2025-0328 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.

CenterPoint: 1-- Plat Notes: The attached GHBA language is required by the City of Houston to be included in the Plat/General Notes.

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

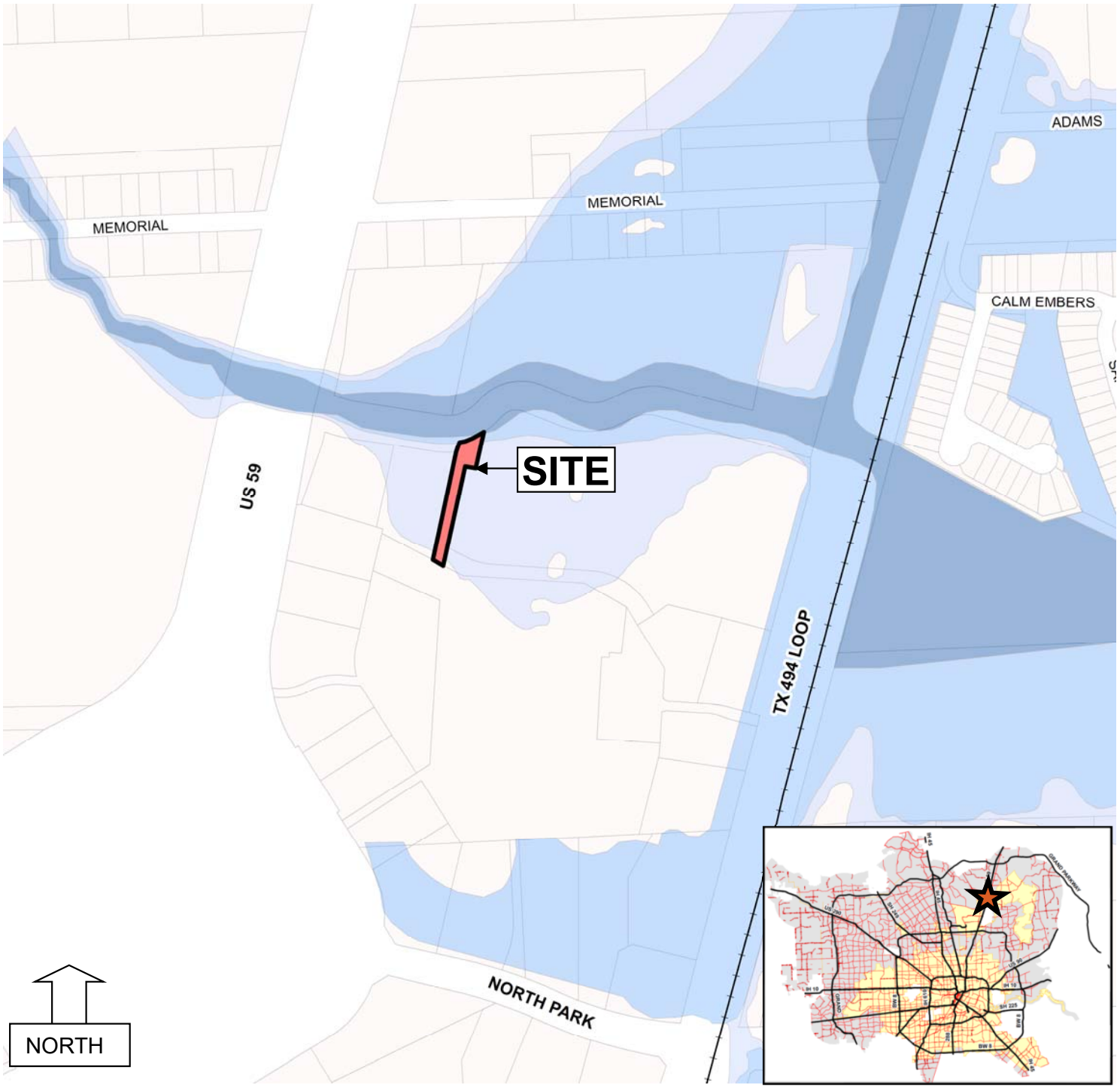
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Porter Municipal Utility District Lift Station P

Applicant: A & S Engineers



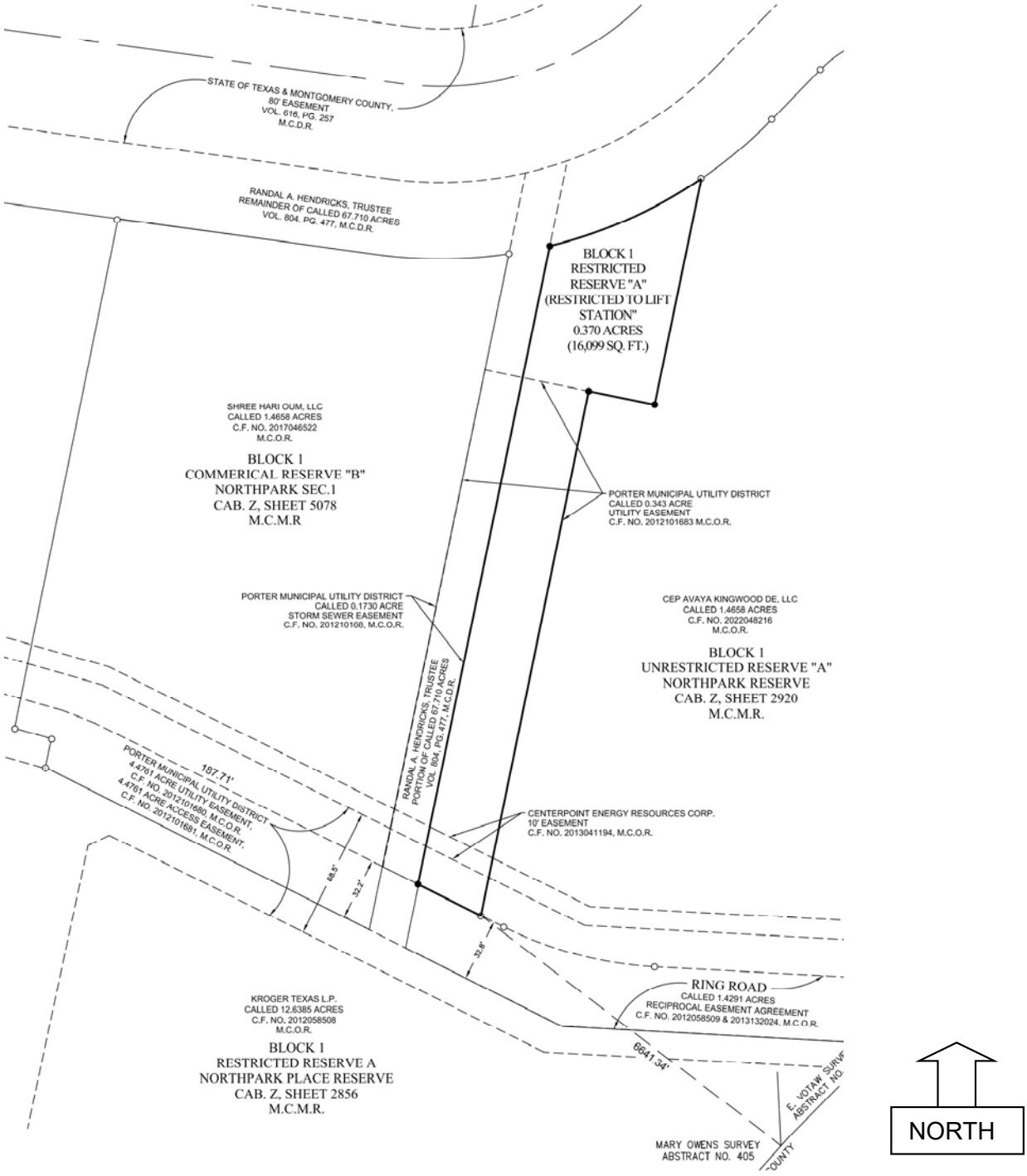
D – Variances **Site Location**

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Porter Municipal Utility District Lift Station P

Applicant: A & S Engineers



D – Variances Subdivision

Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Porter Municipal Utility District Lift Station P

Applicant: A & S Engineers



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0328
Plat Name: Porter Municipal Utility District Lift Station P
Applicant: A & S Engineers
Date Submitted: 02/21/2025

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 an interior unrestricted reserve and an interior lift station to have no frontage on a public right-of-way.

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 - Restricted reserve—Lift station; Minimum Size - Minimum size required by the design manual; Type of Street or shared driveway - public street or type 1 permanent access easement; Minimum street or shared driveway width - 50 feet; Minimum street or shared driveway frontage - 20 feet

Statement of Facts

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

(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 Lift Station Reserve tract is 0.370 acre, located on Ring Road, between U.S. Highway 59 and Loop 494, just north of Northpark Drive. The site is within the City of Houston's ETJ as well as Montgomery County. The tract will be platted as one restricted reserve with the intention of being used as a lift station reserve. The subject property is part of a larger commercial development including many existing businesses and a few vacant properties. The general area is surrounded by a mix of uses including single-family lots and a church to the north and multifamily and commercial developments to the south. The subject site is one of the vacant properties within the larger commercial development, which includes a Kroger and several smaller retail and commercial establishments. This site was previously planned to be parceled out as separate tracts with shared access, and the existing configuration of property has been carried out accordingly. There is an existing network of commercial driveways connecting all the existing and vacant properties to the surrounding public streets. The driveways are covered by Reciprocal Access Easements that give mutual access rights to the reserve within the plat boundary. Also a 4.4761 acre Access Easement was granted to Porter Municipal Utiltiy District in C.F. No. 2012101681 and created a 68 +/- wide access easement. However, Restricted Reserve "A", will ultimately take access from the existing Reciprocal Access Easement Agreement and the 4.4761 acre Access Easement, The intent of the ordinance is upheld by the existing access agreements and commercial driveway network, which guarantee the appropriate level of access to the entirety of the property, despite the technical lack of frontage on a public street. The granting of this variance will not go against the intent and purpose of Chapter 42, nor will it be injurious to the public health, safety, or welfare of the public.

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

The existing configuration of commercial driveways and previous long- term planning for internal access to individual sites are existing conditions and are not the result of a hardship created or imposed by the applicant.

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

The intent of section 42-190 within Chapter 42 is to ensure that all property has access to public right-of-way. While Reserve A will not have direct frontage, they will still have guaranteed street access from the current “Ring Road Easement”, thus preserving and maintaining the intent and general purposes of the ordinance.

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

The granting of the variance will not deny access to the lift station t and there will be no impact to the public health, safety, or welfare.

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

The existing property configurations, commercial driveway network, and access easements are the justifications supporting the variance.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2025-0328
Agenda Item: 107
PC Action Date: 03/20/2025
Plat Name: Porter Municipal Utility District Lift Station P
Applicant: A & S Engineers

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 an interior unrestricted reserve and an interior lift station to have no frontage on a public right-of-way.;

Basis of Recommendation:

The site is located within the Houston ETJ, Montgomery County, east of US 59, north of Northpark Drive, and west of Loop 494.

The applicant is proposing a reserve restricted to lift station use and is requesting a variance to allow the proposed reserve to take access from a recorded access easement instead of a 50' public street.

Staff is in support of the request.

The site is a part of a large retail and commercial center to the south and apartment complex to the east. Recorded access easements, extending from US 59 to Loop 494, provides access to the proposed reserve. The access easement measures 50' wide by US 59 and is over 60' wide at the proposed reserve. The access easement has a constructed pavement width of approximately 30' and provides sufficient access to the subject site and the surrounding developments.

Montgomery County has no objections. Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

The site is a part of a large retail and commercial center to the south and apartment complex to the east. Recorded access easements, extending from US 59 to Loop 494, provides access to the proposed reserve.

(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 site is a part of a large retail and commercial center to the south and apartment complex to the east. Recorded access easements, extending from US 59 to Loop 494, provides access to the proposed reserve.

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

The access easement measures 50’ wide by US 59 and is over 60’ wide at the proposed reserve. The access easement has a constructed pavement width of approximately 30’ and provides sufficient access to the subject site and the surrounding developments.

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

The access easement measures 50’ wide by US 59 and is over 60’ wide at the proposed reserve. The access easement has a constructed pavement width of approximately 30’ and provides sufficient access to the subject site and the surrounding developments.

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

The site is a part of a large retail and commercial center to the south and apartment complex to the east. Recorded access easements, extending from US 59 to Loop 494, provides access to the proposed reserve.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 03/20/2025
Plat Name: Reserve at Houston Heights
Developer: 3L Shepherd, LLC
Applicant: BGE, Inc.
App No/Type: 2025-0239 C2R

Staff Recommendation:
Defer for further study and review

Total Acreage:	2.0090	Total Reserve Acreage:	2.0090
Number of Lots:	0	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	452Z	City

Conditions and Requirements for Approval

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

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

207.1. Staff requests a two week deferral for further study and review

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 03/20/2025
Plat Name: Reserve at Houston Heights
Developer: 3L Shepherd, LLC
Applicant: BGE, Inc.
App No/Type: 2025-0239 C2R

Staff Recommendation:
Defer for further study and review

For Your Information:

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

CenterPoint: Approve
Parks and Recreation: Approve

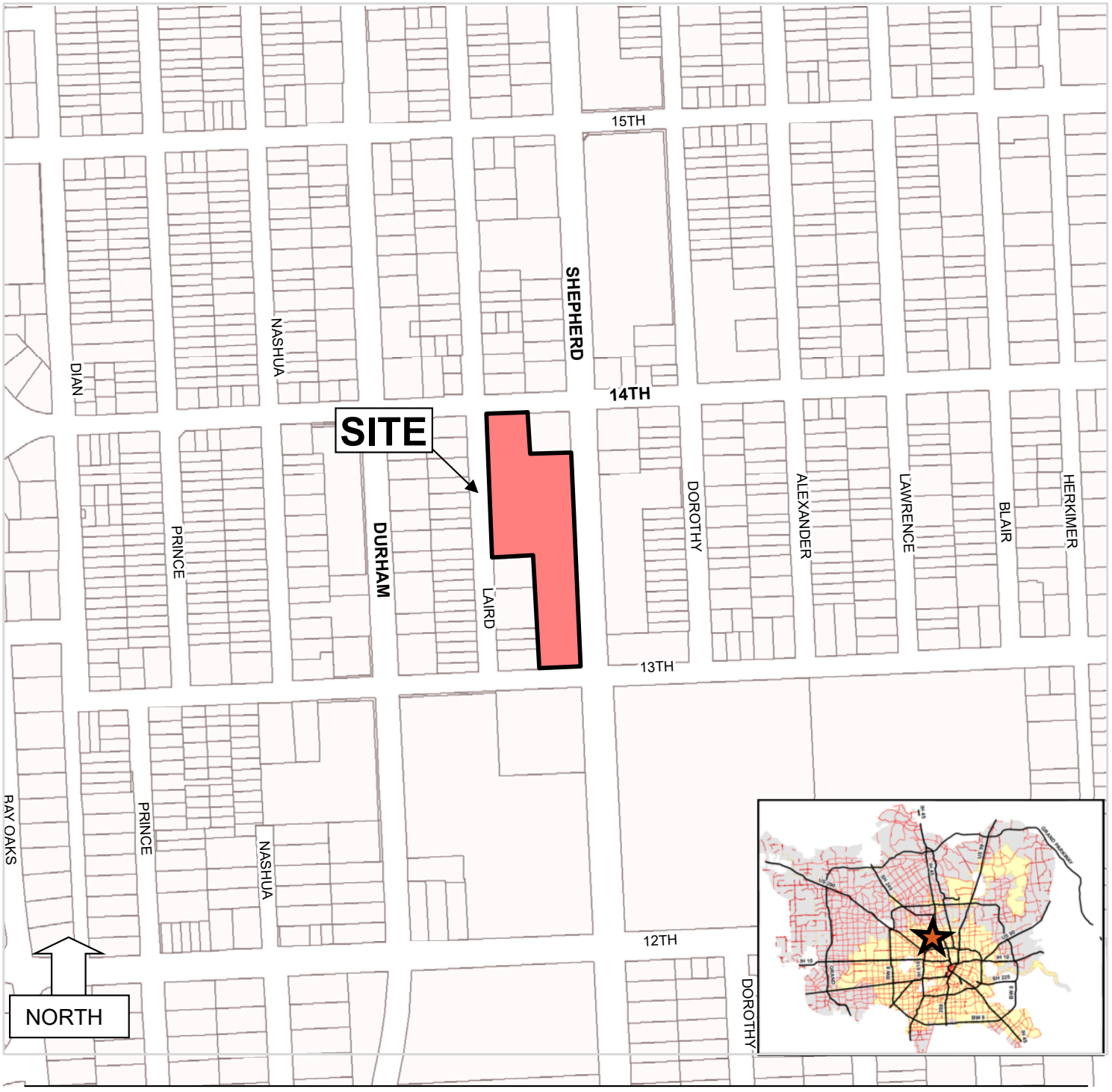
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Reserve at Houston Heights

Applicant: BGE, Inc.



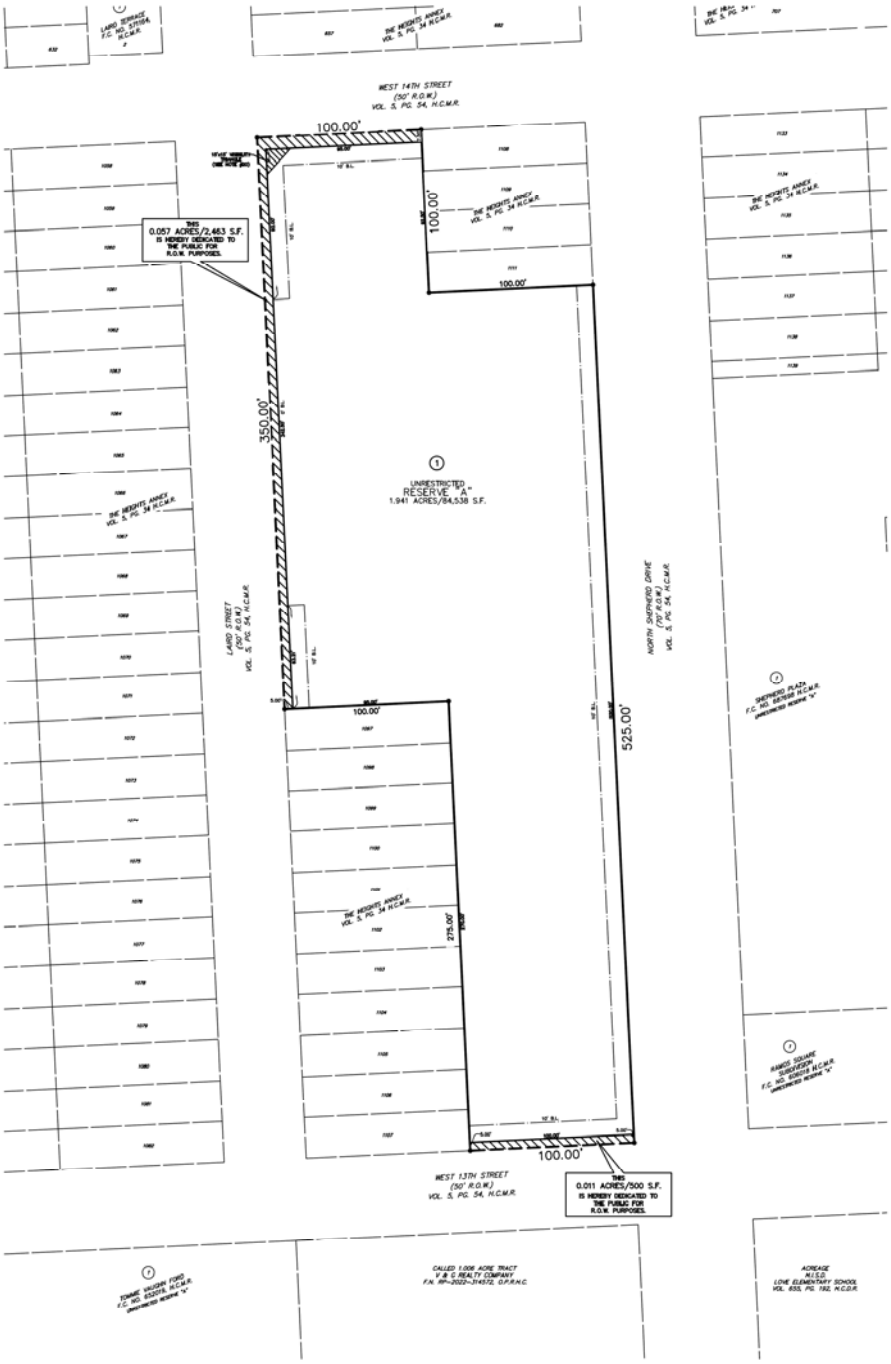
D – Variances **Site Location**

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Reserve at Houston Heights

Applicant: BGE, Inc.



D – Variances Subdivision

Houston Planning Commission ITEM: 108

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Reserve at Houston Heights

Applicant: BGE, Inc.



D – Variances

Aerial



SITE PLAN

RESERVE AT HOUSTON HEIGHTS

±2.0 ACRES OF LAND

HOUSTON, TEXAS

FEBRUARY 7, 2025

BGE #12037

BGE, Inc.
10777 Westheimer, Suite 500
Houston, TX 77042
Tel: 281-558-8700
www.bgeinc.com

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01 SITE PERMIT WEST ELEVATION
SCALE: 3/16" = 1'-0"



02 SITE PERMIT EAST ELEVATION
SCALE: 3/16" = 1'-0"

HOUSTON HEIGHTS BOUTIQUE HOTEL

1311 North Shepherd DriveHouston TX 77008

Gensler

229 E. Houston St.
Suite 200
San Antonio, TX 78205
United States

Tel 210.222.8059

Date	Description
02/07/2025	SITE PLAN CITY SUBMITTAL

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
Houston Heights - Boutique Hotel

Project Number
122.0098.000

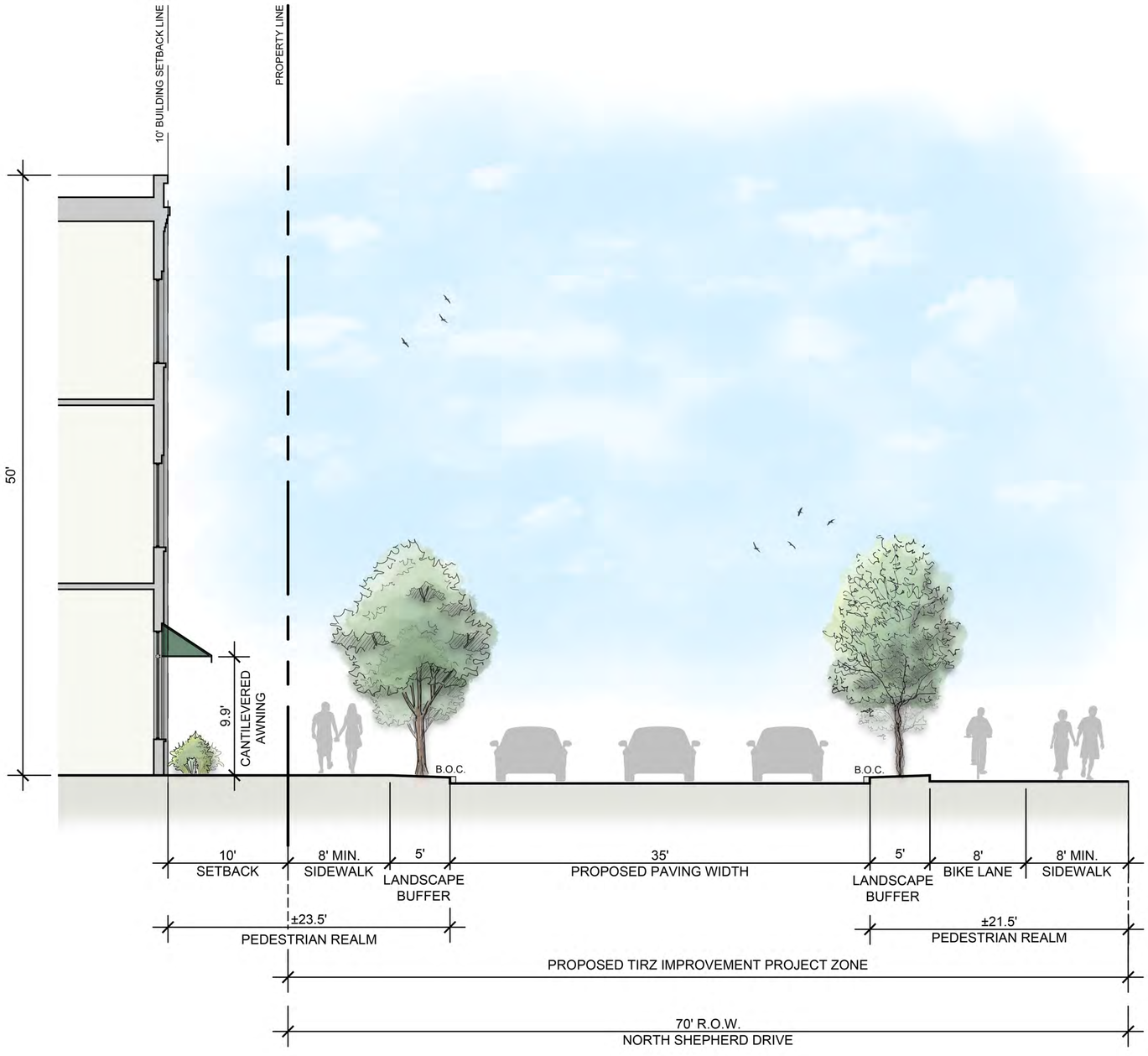
Description
BUILDING ELEVATIONS

Scale
3/16" = 1'-0"

A2.00

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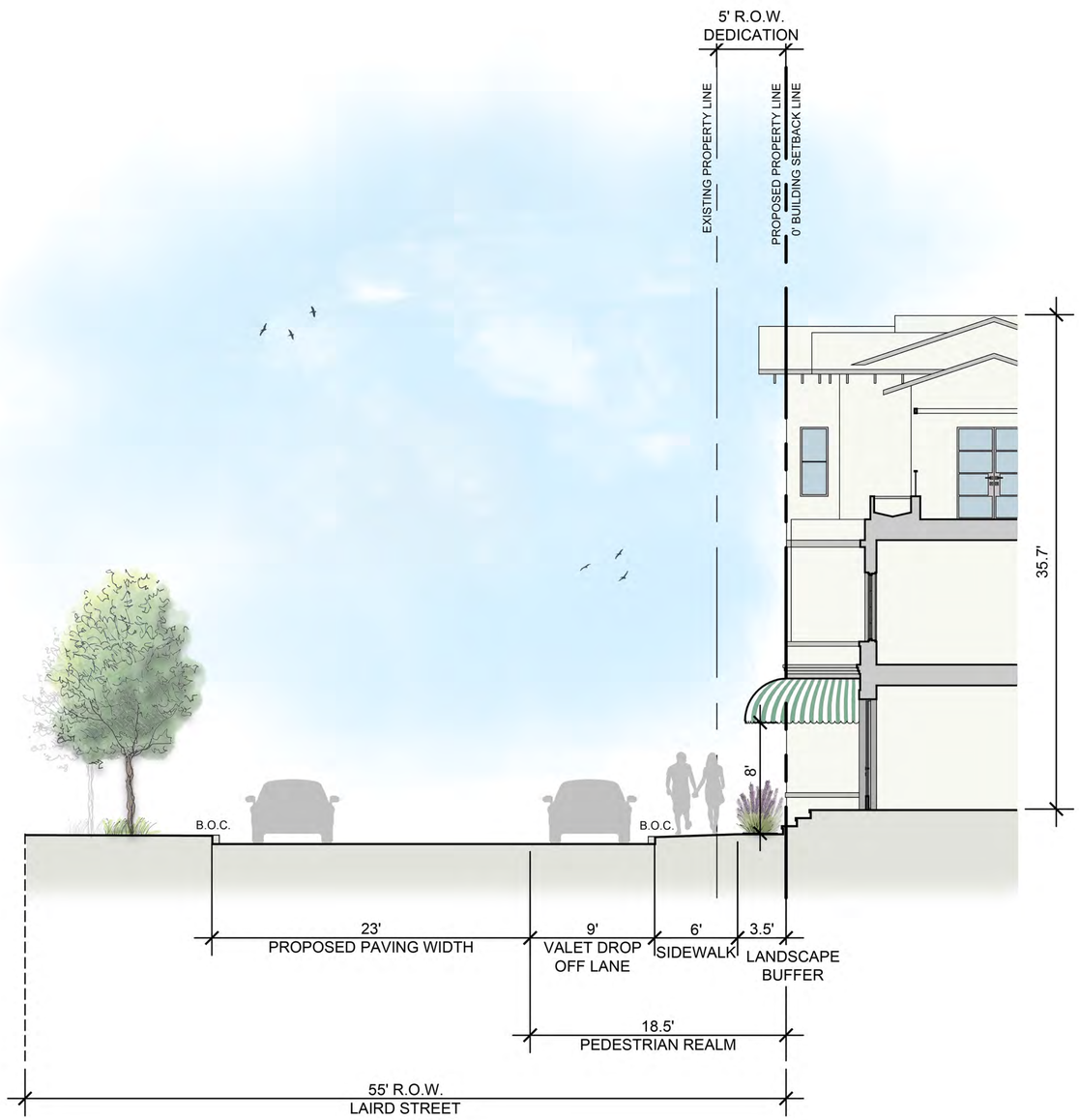
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1 HOTEL

NORTH SHEPHERD DRIVE SECTION

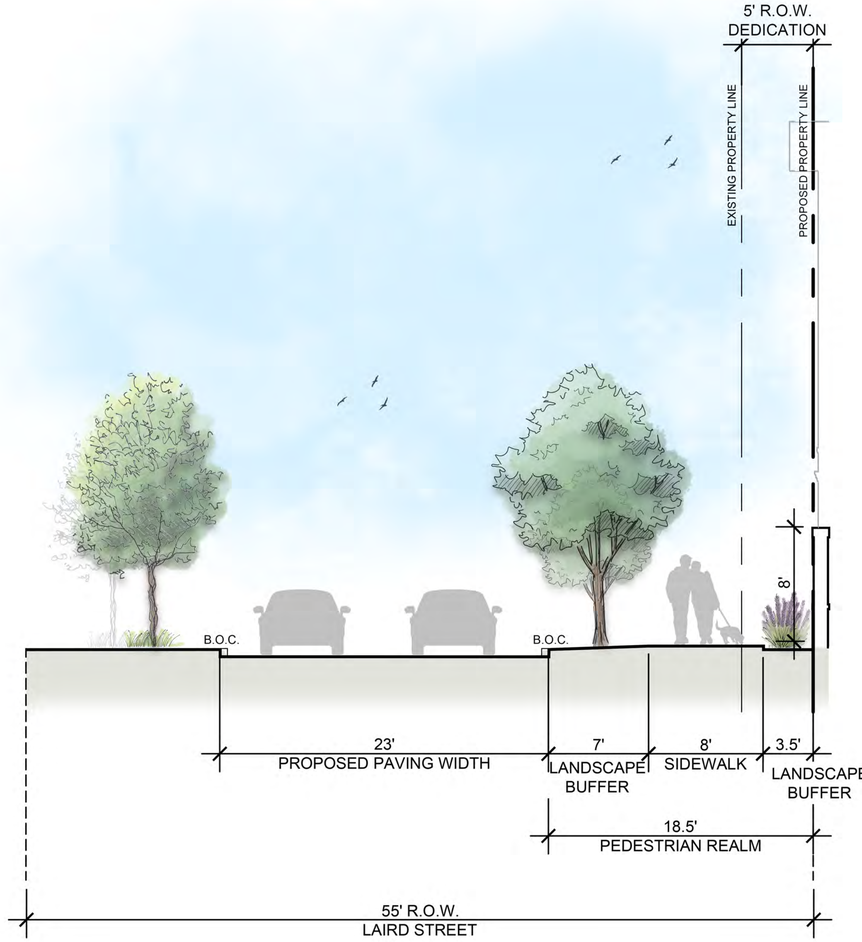
SCALE: 1" = 10'



3 HOTEL ENTRY

LAIRD STREET SECTION

SCALE: 1" = 10'



4 PRIVACY WALL

LAIRD STREET SECTION

SCALE: 1" = 10'





LAIRD STREET EXTERIOR RENDERINGS





NORTH SHEPHERD DRIVE EXTERIOR RENDERINGS

TERRY BLACK'S COURTYARD EXTERIOR RENDERING

HOUSTON HEIGHTS BOUTIQUE HOTEL

1311 North Shepherd DriveHouston TX 77008

Gensler

229 E. Houston St.
Suite 200
San Antonio, TX 78205
United States

Tel 210.222.8059

△	Date	Description
	02/07/2025	SITE PLAN CITY SUBMITTAL

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

Houston Heights - Boutique Hotel

Project Number

122.0098.000

Description

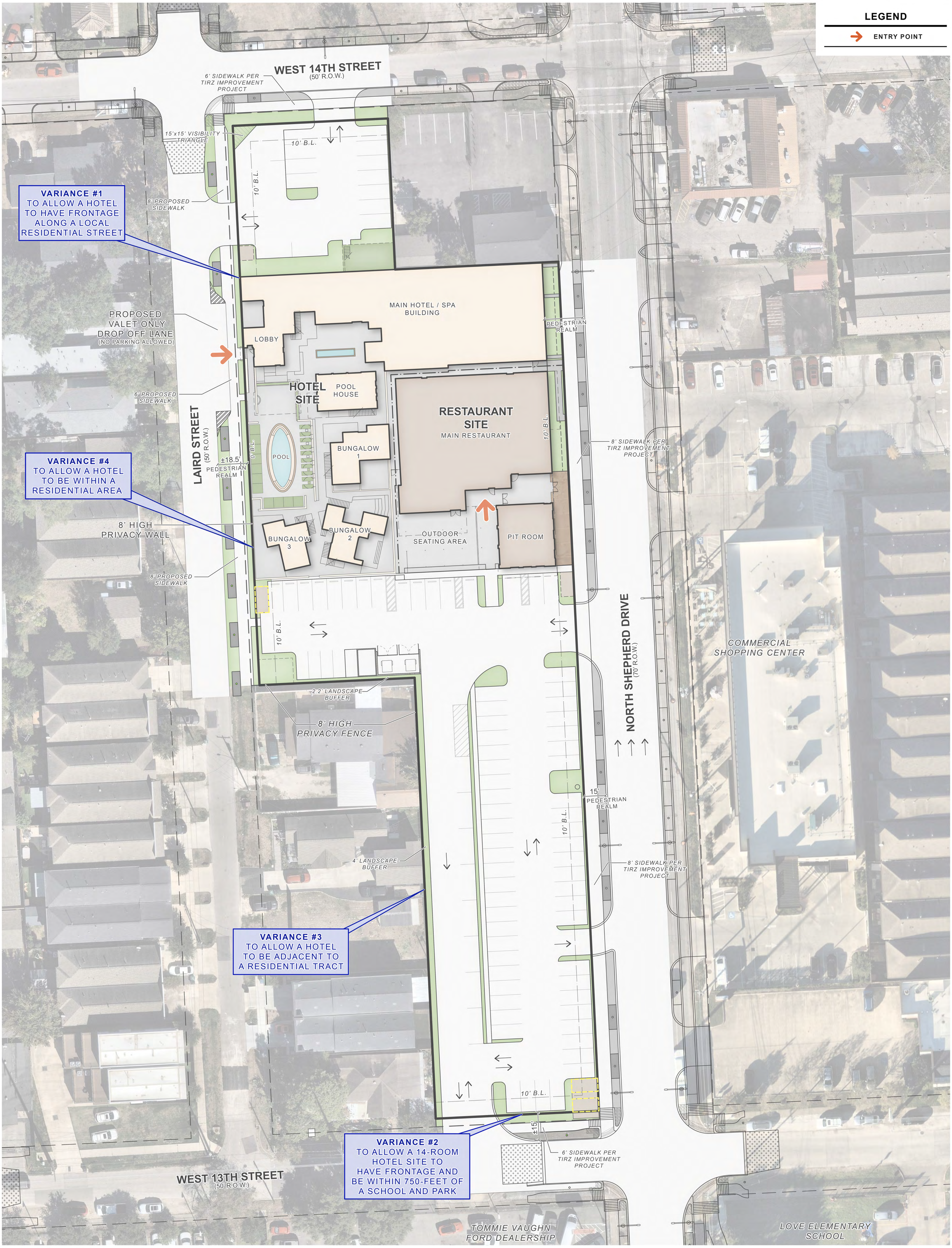
BUILDING RENDERINGS AND AXONOMETRICS

Scale

G9.01

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CHAPTER 28 VARIANCE EXHIBIT

RESERVE AT HOUSTON HEIGHTS

±2.0 ACRES OF LAND

HOUSTON, TEXAS

FEBRUARY 7, 2025

BGE #12037

BGE, Inc.
10777 Westheimer, Suite 500
Houston, TX 77042
Tel: 281-558-8700
www.bgeinc.com

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Love Elementary

A tradition of excellence since 1926.

Home of the Mighty Lions!

Scott Platt
Principal
Scott.platt@houstonisd.org

Dear Black Family Hospitality,

September 23, 2024

It gives me great pleasure to declare my unwavering support for BFH's endeavor to open a BBQ restaurant and boutique hotel on the corner of N. Shepherd and 13th Streets. Your idea will not only improve the hospitality industry but also provide our neighborhood with a special dining and lodging experience. It's a creative idea that will draw in both locals and visitors: luxurious lodging paired with a famous Texas BBQ option. From the renderings you shared with me, the ambience and quality will guarantee that guests will have a fantastic time. I have no doubt that this project will be a huge success.

Thank you,

Scott Platt
Principal
Love Elementary School
1130 W 13th Street
Houston, TX 77008
(713) 867-0840

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0239
Plat Name: Reserve at Houston Heights
Applicant: BGE, Inc.
Date Submitted: 02/07/2025

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 0-foot building line for the proposed structure in lieu of a 10-foot building line along Laird Street and to allow a 10-foot building line in lieu of a 25-foot building line along North Shepherd Drive

Chapter 42 Section: 150

Chapter 42 Reference:

Sec. 42-150. Building Line Requirement. (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: "Unless otherwise indicated, the building lines [b.l.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time."

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 project site is approximately 2.009 acres in the heart of The Heights, already in the midst of transformation. It is strategically located along North Shepherd Drive, a major thoroughfare with one-way northbound travel, and bordered by West 14th Street, West 13th Street, and Laird Street. The proposed development proposes to revitalize an underutilized block with aging structures, replacing them with a restaurant and a boutique hotel with 14 rooms, all designed to elevate the area to a new level of sophistication and appeal. Terry Black's BBQ began in Austin in 2014 and is expanding throughout Texas. The Black Family Hospitality maintains an extensive portfolio that includes restaurants, boutique hotels, event venues and a winery. The developer and design teams have had extensive public engagement with various stakeholders including Houston Heights Association, Greater Heights Super Neighborhood, Memorial Heights Redevelopment Authority TIRZ (TIRZ 5), Council Member Abbie Kamen, Love Elementary School, and Apostles Houston Church. Additionally, the design team is coordinating engagement with the nearby neighborhood residents to present the proposed development. Laird Street is a 50-foot local street with a paving section that varies from 18.5-feet to 14.8-feet with little to no sidewalks adjacent to the subject property. The majority of the block between West 13th Street and West 14th Street is open ditch. The plat proposes to dedicate 5-foot of right-of-way to Laird Street. The proposed development proposes a significant enhancement to Laird Street, with the expansion of the paving along the subject site by an additional 2 to 4 feet based on existing conditions. This improvement will increase the vehicle traffic safety and pedestrian safety. A new 6- to 8-foot sidewalk will be constructed, extending from West 14th Street to the southern corner of the property, effectively linking the surrounding area to the site while promoting foot traffic. The pedestrian realm, 18.5 feet along the local street, will

create a more inviting and accessible space for pedestrians to move freely and comfortably. The inclusion of a 66-foot by 9-foot valet-only drop-off zone at the hotel entrance separate from the travel lanes will improve the flow of traffic, while the adjoining 6-foot sidewalk ensures ease of access for pedestrians. At the southern end, the 8-foot sidewalk will feature a dedicated pedestrian path leading to the restaurant site, creating a seamless and attractive connection for pedestrians. These additions will contribute greatly to the area's accessibility, convenience, and overall appeal, creating a more vibrant and walkable community. The length of the requested 0-foot building line variance is ±187.5 feet long and approximately 99.5-feet south of West 14th Street and approximately 64.2-feet north of the subject site south boundary along Laird Street. The remainder of the subject site will include comply with Chapter 42 and apply a 10-foot building line. The street view of the proposed boutique hotel along Laird Street will appear similar to residential homes. Memorial Heights Redevelopment Authority TIRZ (TIRZ 5) has indicated a future plan to improve Laird Street with upgrading the paving to 23-feet with curb and gutter and 6-foot to 8-foot sidewalks from West 13th Street to West 14th Street. The surrounding residential neighborhood will gain walkability, providing pedestrians a safe and friendly environment. The development will eliminate three existing driveways along Laird Street, replacing them with a safer, more welcoming pedestrian environment.

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

This variance is necessary to meet parking requirements, rather than due to any actions by the applicant. To accommodate parking needs, additional property has been purchased, ensuring the project's continued viability. The existing infrastructure, including outdated sidewalks and driveway configurations, presents inherent challenges, but these were conditions inherited long before the applicant's involvement. The applicant has not created or exacerbated these constraints but seeks the variance to design a project that works within the existing limitations while achieving a forward-thinking, pedestrian-friendly development. Granting the variance would provide the flexibility needed to preserve and enhance the public realm, allowing the development to with the surrounding community and compliment with the city's broader goals for sustainable growth.

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

Chapter 42 aims to ensure that development promotes public safety, health, and welfare while fostering a functional and attractive urban environment. This variance will advance those goals by enhancing the pedestrian experience and strengthening the connection between private development and the public space. By reducing setbacks and bringing the buildings closer to the street, the project will activate the area, encourage foot traffic, and create a more dynamic urban environment. This variance aligns with the City's vision for high-density, mixed-use neighborhoods. By placing the buildings closer to the street, the development enhances the pedestrian experience and contributes to the City's sustainability goals while preserving areas for needed parking.

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

Granting this variance will result in significant public benefits. By reducing setbacks, the project will create a wider, more accessible pedestrian zone, facilitating safer and more enjoyable walking experiences. This will reduce traffic congestion and encourage more sustainable modes of transportation, such as walking and biking. The development will also enhance public safety by increasing street-level activity, which contributes to natural surveillance and a greater sense of security.

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

While economic factors often play a role in development decisions, the primary rationale for this variance is not driven by economic hardship but by the site's unique physical characteristics and the desire to create a development that aligns with the city's broader vision for sustainable urban growth. The core focus of this project is to enhance walkability, elevate the urban streetscape, and contribute to the city's long-term objectives of fostering vibrant, dense, and thriving neighborhoods.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0239
Plat Name: Reserve at Houston Heights
Applicant: BGE, Inc.
Date Submitted: 02/07/2025

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 10-foot building line in lieu of a 25-foot building line along North Shepherd Drive.
Chapter 42 Section: 150

Chapter 42 Reference:
Sec. 42-150. Building Line Requirement. (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: "Unless otherwise indicated, the building lines [b.l.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time."

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 project site is approximately 2.009 acres in the heart of The Heights, already in the midst of transformation. It is strategically located along North Shepherd Drive, a major thoroughfare with one-way northbound travel, and bordered by West 14th Street, West 13th Street, and Laird Street. The proposed development proposes to revitalize an underutilized block with aging structures, replacing them with a restaurant and a boutique hotel with 14 rooms, all designed to elevate the area to a new level of sophistication and appeal. Terry Black's Barbeque began in Austin in 2014 and is expanding throughout Texas. The Black Family Hospitality maintains an extensive portfolio that includes restaurants, boutique hotels, event venues and a winery. The developer and design teams have had extensive public engagement with various stakeholders: Houston Heights Association, Greater Heights Super Neighborhood, Memorial Heights TIRZ (TIRZ 5), Council Member Abbie Kamen, Love Elementary School, and Apostles Houston Church. The design team is coordinating engagement with the neighborhood residents to present the proposed development. In line with the Memorial Heights Redevelopment Authority TIRZ (TIRZ 5) plan, the project benefits from upcoming improvements that will enhance infrastructure along North Shepherd Drive, North Durham Drive, West 14th Street, and adjacent local streets. Notably, the planned upgrades for North Shepherd Drive will include 33-foot face-to-face curbs, three travel lanes, a dedicated bike lane, and wide sidewalks (8 feet on both sides), ensuring safer, more convenient mobility for pedestrians and cyclists alike. These improvements, part of the 70-foot right-of-way, will help redefine the urban experience within the immediate area. The surrounding residential neighborhood will gain walkability, providing pedestrians a safe and friendly environment. The development will eliminate three existing driveways along North Shepherd Drive, some of which are over 70 feet wide, replacing them with a safer, more welcoming pedestrian environment. Creating walkable spaces is a proven strategy to foster healthier, more vibrant communities. Walkable areas promote

physical activity, reduce air pollution, and encourage social interaction. They also minimize the need for vast parking lots and excessive road expansions, helping preserve the local community. Cities built with pedestrians in mind are not only safer and more inclusive, but they also generate economic vitality by boosting foot traffic to local businesses, reducing healthcare costs, and fostering long-term urban sustainability. Without the variance, the site would be forced to comply with setback requirements that would push the buildings farther from the streets, diminishing the pedestrian experience and diminishing the opportunity for community interaction.

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

This variance is necessary to meet parking requirements, rather than due to any actions by the applicant. To accommodate parking needs, additional property has been purchased, ensuring the project's continued viability. The existing infrastructure, including outdated sidewalks and driveway configurations, presents inherent challenges, but these were conditions inherited long before the applicant's involvement. The applicant has not created or exacerbated these constraints but seeks the variance to design a project that works within the existing limitations while achieving a forward-thinking, pedestrian-friendly development. Granting the variance would provide the flexibility needed to preserve and enhance the public realm, allowing the development to integrate seamlessly with the surrounding community and align with the city's broader goals for sustainable growth.

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

Chapter 42 aims to ensure that development promotes public safety, health, and welfare while fostering a functional and attractive urban environment. This variance will advance those goals by enhancing the pedestrian experience and strengthening the connection between private development and the public space. By reducing setbacks and bringing the buildings closer to the street, the project will activate the area, encourage foot traffic, and create a more dynamic urban environment. This variance aligns with the City's vision for high-density, mixed-use neighborhoods. By placing the buildings closer to the street, the development enhances the pedestrian experience and contributes to the City’s sustainability goals.

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

Granting this variance will result in significant public benefits. By reducing setbacks, the project will create a wider, more accessible pedestrian zone, facilitating safer and more enjoyable walking experiences. This will reduce traffic congestion and encourage more sustainable modes of transportation, such as walking and biking. The development will also enhance public safety by increasing street-level activity, which contributes to natural surveillance and a greater sense of security.

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

While economic factors often play a role in development decisions, the primary rationale for this variance is not driven by economic hardship but by the site’s unique physical characteristics and the desire to create a development that aligns with the city’s broader vision for sustainable urban growth. The core focus of this project is to enhance walkability, elevate the urban streetscape, and contribute to the city's long-term objectives of fostering vibrant, dense, and thriving neighborhoods. Though the variance may result in positive economic outcomes, such as increased property values and attracting new investment, its primary purpose is to improve the public realm and promote community engagement. This variance is not being sought for financial gain, but as a means to create a development that seamlessly integrates with the surrounding neighborhood, supports local businesses, and advances the city's goals for density, sustainability, and a people-centric urban environment. The potential economic benefits could attract new developments, improve accessibility, and cultivate a more dynamic neighborhood. These are simply natural byproducts of a development that is thoughtfully designed with sound urban planning principles. These benefits are not the goal but a positive result of a project focused on enhancing the quality of life for the community at large.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2025-0239
Agenda Item: 108
PC Action Date: 03/20/2025
Plat Name: Reserve at Houston Heights
Applicant: BGE, Inc.

Staff Recommendation: Defer for further study and review

Chapter 42 Sections: **150; 150**

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

To allow a 10-foot building line in lieu of a 25-foot building line along North Shepherd Drive.;
To allow a 0-foot building line for the proposed structure in lieu of a 10-foot building line along Laird Street and to allow a 10-foot building line in lieu of a 25-foot building line along North Shepherd Drive;

Basis of Recommendation:

Defer for further study and review

Statement of Facts

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

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 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

Plat Variance Hotel PH

February 28th, 2025

NOTICE OF PLAT VARIANCE & HOTEL PUBLIC HEARING (PH)

PROJECT /HOTEL NAME: Hotel Reserve at Houston Heights
REFERENCE NUMBER: 2025-0239
HOTEL/MOTEL ADDRESS: 1311 ½ N. Shepherd Drive

Dear Property Owner:

The Planning and Development Department has received a subdivision plat and Hotel/Motel application with variance requests for a project located at 1311 ½ N. 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 and 28 required notification areas adjacent to these variance requests.

BGE, Inc., the applicant, has filed the requests on behalf of the developer of the subject site.

- **For subdivision plat:** The applicant is requesting a variance to allow a 0' setback along Laird Street, 10' setback along Shepherd Dive and 7.5' R.O.W dedication along West 14th street for the proposed site.
- **For Hotel/Motel:** The applicant is requesting four variances: (1) to allow a hotel to be located within 750' of a church and a public health facility, (2) to allow a hotel to take access from a two-lane street, (3) to allow a hotel to be located in a residential area with less than 75 rooms and (4) to allow a hotel with less than 50 rooms to abut a residential tract.

Enclosed are copies of the variance requests and the site plan 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 hearing and meeting to consider these applications.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, March 20th, 2025, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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.

For additional information regarding this project, please call Gerald Grissom at 281-558-8700. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. 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.
- **CHAPTER 28-201:** The City of Houston's, Code of Ordinances that describes the rules and regulations for Hotel/Motel property within the corporate limits.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapters 26, 28, and 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 300 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 03/20/2025
Plat Name: Richey Ella Distribution Center
Developer: JSI-CCI Richey, LLC
Applicant: Kimley-Horn
App No/Type: 2025-0442 C2

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	28.9940	Total Reserve Acreage:	28.9940
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 189

County	Zip	Key Map ©	City / ETJ
Harris	77090	332T	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.

146.1. Provide for dedication of cutback(s) as indicated on the marked file copy.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 03/20/2025
Plat Name: Richey Ella Distribution Center
Developer: JSI-CCI Richey, LLC
Applicant: Kimley-Horn
App No/Type: 2025-0442 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.

CenterPoint: • CenterPoint requires a 10' BL adjacent to road right-of-way with overhead facilities which applies to: Ella Boulevard
HPW-HW- IDS: APPROVE

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
No building is allowed within any public utility easement.
Make sure that 10' clearance between public utility to the building foundation.

TxDOT Advance Transportation Planning: Does not front on TxDOT ROW, approve as submitted.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026)
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285. For wastewater related questions or to submit your report, please e-mail wastewater@eng.hctx.net . For drainage analysis related questions, please email civildevel@harriscountytx.gov . (30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285)
Provide 25' x 25' corner cutback (IDM chapter 10-COH geometric design guidelines, 10-17)
Plan and PLAT need to be approved by project managers Umar Latif and Mike Chang 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 should be checked at Ella Blvd and W Richey 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 ITEM: 109

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Richey Ella Distribution Center

Applicant: Kimley-Horn



D – Variances

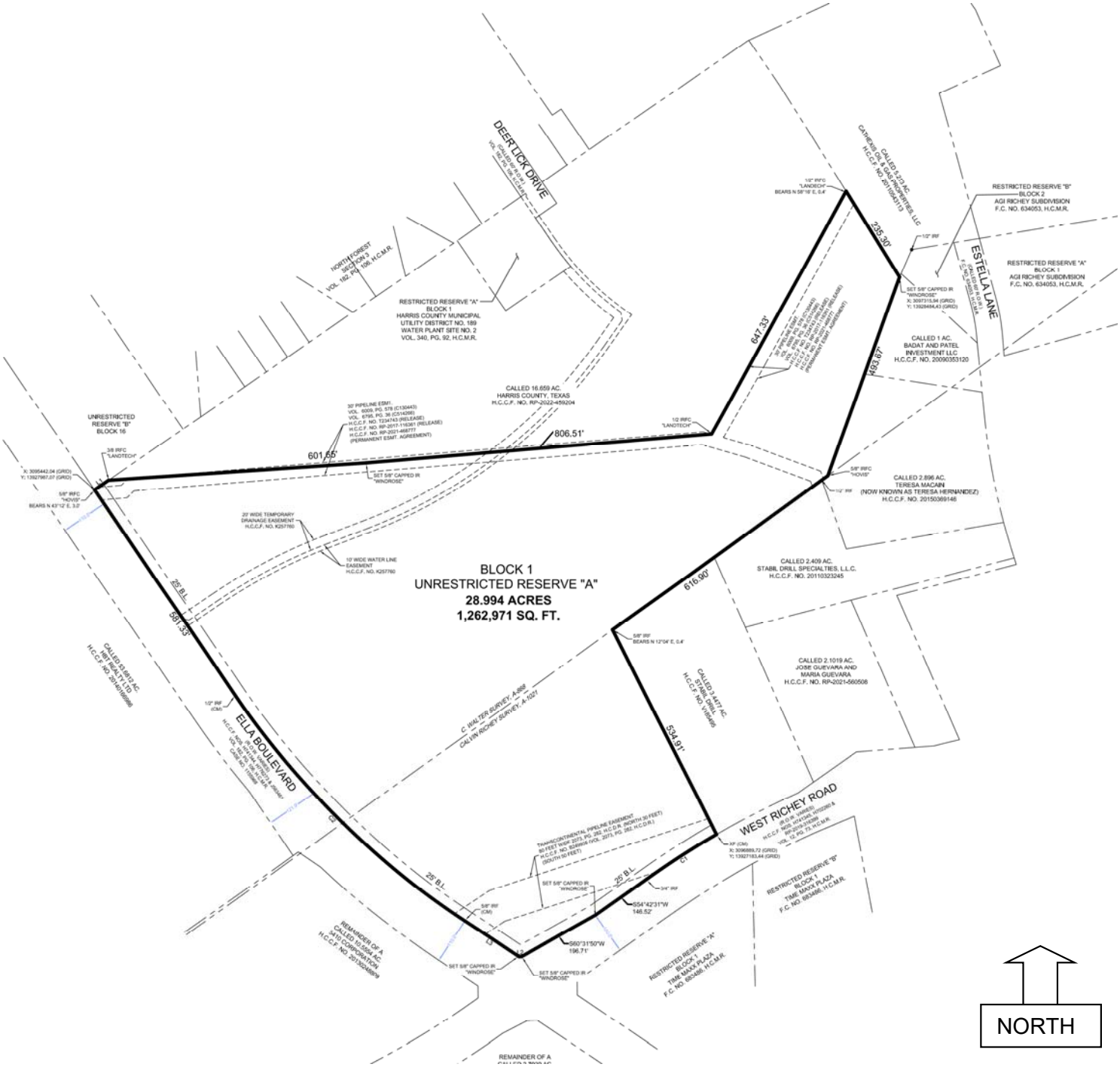
Site Location

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Richey Ella Distribution Center

Applicant: Kimley-Horn



D – Variances Subdivision

Houston Planning Commission ITEM: 109

Planning and Development Department **Meeting Date: 03/20/2025**

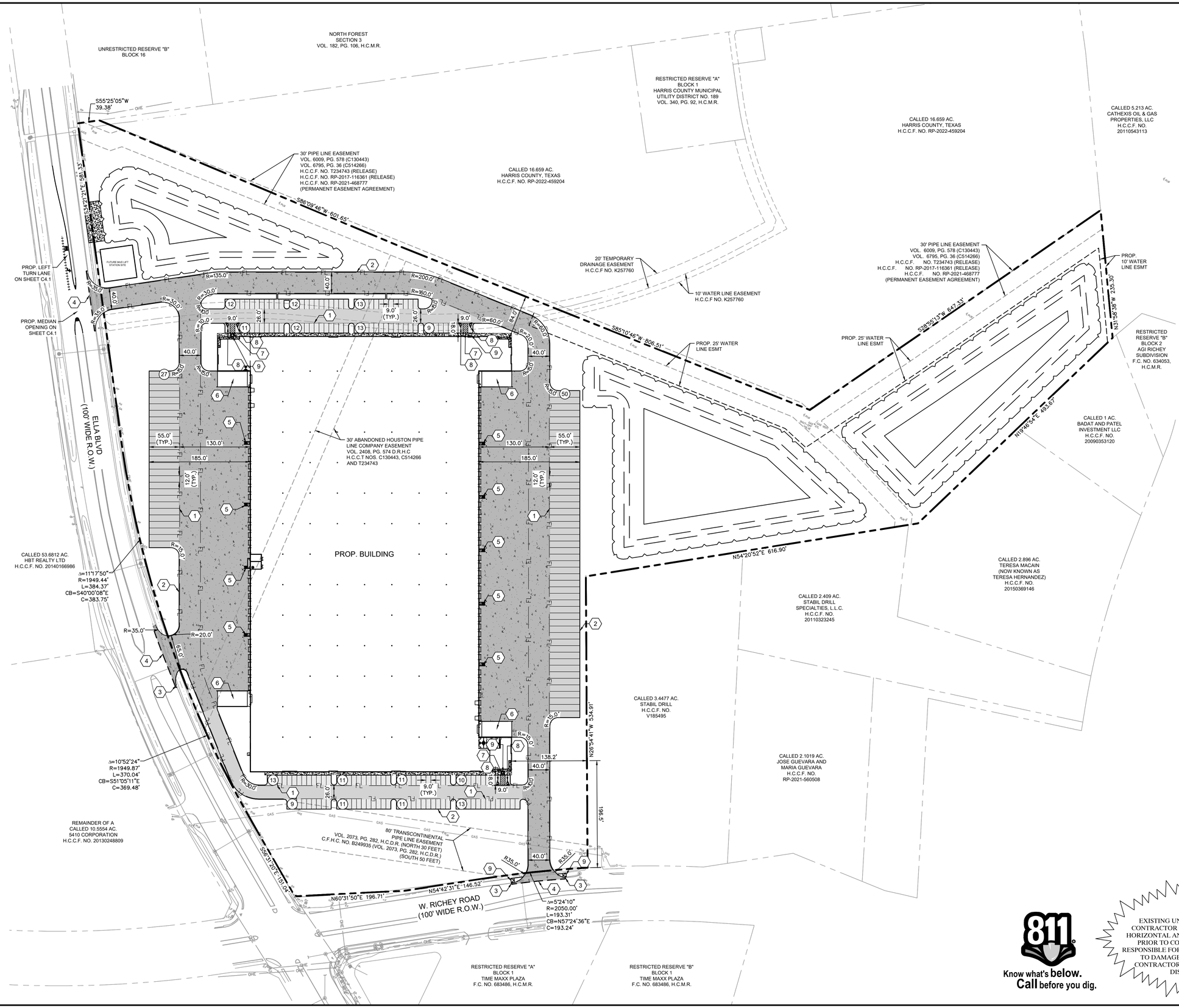
Subdivision Name: Richey Ella Distribution Center

Applicant: Kimley-Horn



D – Variances

Aerial



LEGEND	
	PROPERTY LINE
FL	FIRE LANE STRIPING
4	PARKING COUNT
PAVING MATERIAL LEGEND	
	PROPOSED SIDEWALK PAVEMENT
	5" PAVING WITH #3's AT 22" OC OVER 6" CEMENT STABILIZED SUBGRADE
	6" PAVING WITH #3's AT 18" OC OVER 6" CEMENT STABILIZED SUBGRADE
	7" PAVING WITH #3's AT 16" OC OVER 6" CEMENT STABILIZED SUBGRADE

KEYED NOTES	
1	PARKING LOT STRIPING; 4" SOLID WHITE STRIPE
2	PROPOSED 6" CURB.
3	PROPOSED 6" CURB. TIE INTO EXISTING CURB.
4	PROPOSED SAWCUT/MATCH EXISTING PAVEMENT LINE
5	PROPOSED STAIRS (REF. STRUCTURAL PLANS FOR DETAILS)
6	PROPOSED DOCK RAMP (REF. STRUCTURAL PLANS FOR DETAILS)
7	4" SOLID WHITE STRIPING, 2'-0" O.C. @ 45°
8	PROPOSED ACCESSIBLE HC PARKING STALL WITH ACCESSIBLE PARKING SYMBOL AND SIGN
9	ACCESSIBLE RAMP

GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

2. ALL RADII 5' UNLESS OTHERWISE NOTED.

3. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING POLES AND FIXTURES AND ELECTRICAL PLAN PRIOR TO PLACING PAVEMENT.

4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

5. SIDEWALKS TO HAVE A 5% MAXIMUM RUNNING SLOPE AND A 2% MAXIMUM CROSS SLOPE IN ACCORDANCE WITH ADA REQUIREMENTS.

6. FIELD VERIFY ADA GRADES PRIOR TO PLACING PAVEMENT. CONTRACTOR SHALL CONSTRUCT ALL ACCESSIBLE ROUTES IN ACCORDANCE WITH ADA STANDARDS AND TAS.

7. REF. IRRIGATION PLANS PRIOR TO PLACING PAVEMENT.

8. CONTRACTOR SHALL BUDGET FOR ACCESSIBLE STALL STRIPING, FIRE LANE STRIPING, DIRECTIONAL ARROWS, ETC.

9. SITE LIGHTING IS BY OTHERS. REF. SITE LIGHTING PLANS FOR LOCATIONS AND DETAILS PRIOR TO PLACING PAVEMENT.

10. REF. BUILDING PLANS FOR ALL EXTERIOR STAIR DETAILS.

11. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, STORM SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.

811 Know what's below. Call before you dig.

CAUTION!!

EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

DESIGNER / BUILDER:

ARCO DESIGN/BUILD

380 INTERSTATE N PKWY, STE 210 ATLANTA, GA 30339
O: 770.541.1700 F: 770.541.1699

Kimley»Horn

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11700 KATY FREEWAY, SUITE 800, HOUSTON, TX 77079
PHONE: 281-597-9300
WWW.KIMLEY-HORN.COM
TBPE FIRM REGISTRATION F-928

PROJECT TITLE:

RICHEY ROAD

15902 ELLA BOULEVARD
HOUSTON, TEXAS 77090

SEAL:

PRELIMINARY
FOR REVIEW ONLY NOT FOR CONSTRUCTION OR PERMIT PURPOSES.
Kimley»Horn
Engineer ERIC R. ROGERS
P.E. No. 135587
Date 02/28/2025

SUBMITTALS / REVISIONS:

NO.	DATE	DESCRIPTION
0	02/28/2025	75% PLANS

PROJECT NO.: 067809106
DRAWN BY:

SHEET TITLE:

DIMENSION CONTROL AND PAVING PLAN

These plans drawings are the property of the registered architect and may not be copied, reproduced or used without his written permission.

SHEET NO.:

C4.0

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0442
Plat Name: Richey Ella Distribution Center
Applicant: Kimley-Horn
Date Submitted: 03/07/2025

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:

Allow the applicant to exceed local street intersection spacing requirements by not providing a new north/south street.

Chapter 42 Section: 128

Chapter 42 Reference:

(a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

Statement of Facts

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

(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 Plat boundary is 28.994 acres located on the northeast corner of Ella Boulevard and West Richey Road. The applicant is platting to construct an industrial warehouse. The applicant's property features a highly unique configuration. The site has direct frontage on West Richey Road and Ella Boulevard, but it is bisected by active pipelines and it spans nearly 2,000 feet towards Calvin Road to the east. Because the subject site has more than 1,400 feet of width between Ella Boulevard and Calvin Road without a local street, the City's Subdivision Regulations require an additional north/south local street to meet minimum street intersection spacing requirements. The applicant is requesting a variance not to provide the referenced north/south street as the unique physical characteristics of the site prevent the logical extension of an additional local street and the prevailing development character is not compatible with the requirement.

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

The only logical street to extend into the site to meet intersection spacing requirements is Deer Lick Drive, which sits approximately 1,300 feet east of Ella Boulevard. Currently, Harris County Municipal Utility District No. 189 uses the dead end of Deer Lick Drive to gain access to one of their water plant sites. Planning for this street to be extended, even though the street dead ends into the neighboring property to the north, is not feasible without disrupting the MUD's water plant. If the street could somehow be extended through the water plant, existing development along W Richey Road – namely the Stabil Drill Specialties site – would preclude the local street extension beyond our site. Further, several active pipelines that run along the north edge of the subject site would make a local street crossing highly difficult if not impossible.

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

The purpose of the plat is to allow for commercial development in accordance with the highest and best use of the land. There is simply no viable path for a local street extension through the site, let alone justification for an additional local street to provide for safe and effective traffic movement in the area. The proposed variance is the only viable path forward to avoid the dedication and improvement of unnecessary right-of-way that would prevent the applicant from realizing the reasonable use and enjoyment of their land. These goals are in keeping with the intent and general purposes of the City's Subdivision Regulations.

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

The existing, adjacent roadways will provide safe and effective vehicular access for future property owners and surrounding commercial and residential traffic. The variance will allow the construction to proceed without requiring the dedication and improvement of a new north/south street through the site that would be entirely impractical. Connection of the new street to an existing right-of-way would not even be possible in the foreseeable future. Not having an unnecessary and improperly placed public right-of-way will not only benefit the City, but it will also preserve the safety of the residential neighborhood to the north (North Forest) by preventing commercial traffic from this site from using the local street connection as a bypass to Interstate 45.

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

Existing development conditions are the justification for the variance. Requiring the construction of an unnecessary north/south street constitutes an undue hardship that will prevent reasonable use of the land. Further, the imposition of the street requirements would conflict with the current land uses in the area and negatively impact the development potential of the subject property.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2025-0442
Agenda Item: 109
PC Action Date: 03/20/2025
Plat Name: Richey Ella Distribution Center
Applicant: Kimley-Horn

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)

Allow the applicant to exceed local street intersection spacing requirements by not providing a new north/south street. ;

Basis of Recommendation:

The site is located at the northeast intersection of Richey Road and Ella Blvd. The applicant is requesting a variance to not provide a north/south street through the tract. Staff is in support of the request.
The site is a vacant 28-acre tract intended for Industrial and warehouse use. The North Forest subdivision was developed with a street stub. If the street was to be extended, it would introduce industrial traffic to the residential subdivision. Also, intersection spacing along major thoroughfare Richey Road is only about 1400'. This means any street extension from the subdivision would not be required to connect to the M.T.F. In addition, similar variances were granted nearby to not extend the street connections from the subdivision.

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 intersection spacing along major thoroughfare Richey Road is only about 1400', the ordinance requires a street at every 2600'. Requiring a street to bisect the property and connect to roadway that does not require the street connection is the hardship.

(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;

Intersection spacing is met along the M.T.F and requiring a street connection will mix industrial and residential traffic.

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

Approving the variance will ensure industrial traffic from the adjacent major thoroughfare and not the single-family subdivision.

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

The subdivision has multiple points of access to the adjacent major throughfares. The proposed development is also at the intersection of two major thoroughfares.

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

The subdivision has a sufficient street network to access the nearby M.T.F

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 03/20/2025
Plat Name: Shops at Newport
Developer: ALJ Lindsey
Applicant: Windrose
App No/Type: 2025-0523 C2

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	18.2240	Total Reserve Acreage:	18.2240
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Crosby MUD

County	Zip	Key Map ©	City / ETJ
Harris	77532	419C	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: 110
Action Date: 03/20/2025
Plat Name: Shops at Newport
Developer: ALJ Lindsey
Applicant: Windrose
App No/Type: 2025-0523 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-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)
Documentation of TxDOT driveway approval should be submitted with site plans (HC-infrastructure regs, 5.06)
TxDOT may require a TIA. If so, Harris County needs to be included in any scoping meetings (HC-infrastructure regs, 12.02)
TxDOT Advance Transportation Planning: This plat fronts on FM 2100, this segment of FM 2100 was recently widened and now has raised medians. Driveway access related to median crossings may be denied, check with North Harris Area Office for Driveway Permitting requirements.

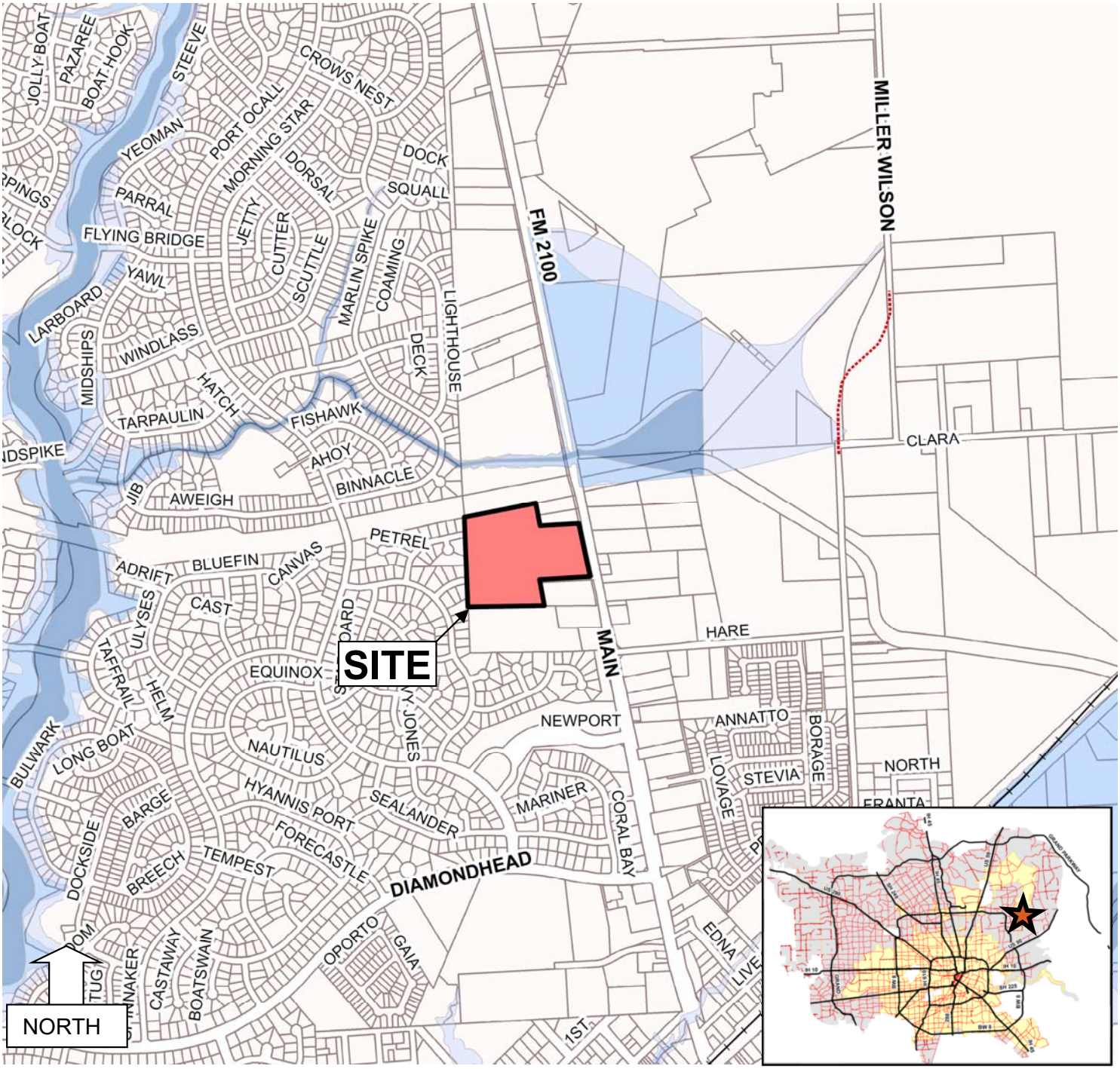
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Shops at Newport

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Shops at Newport

Applicant: Windrose



D – Variances Subdivision

Houston Planning Commission ITEM: 110

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Shops at Newport

Applicant: Windrose



D – Variances

Aerial

BENCHMARK:
ELEVATIONS ARE BASED UPON:
ELEVATION = 54.8' FEET (NAVD88, 2001 ADJUSTMENT, GEOID 2018)
HCFCD_MON0029
PID - DR8234

0 30 60 120
1 inch = 60 ft.
GRAPHIC SCALE

LEGEND

- PROPOSED FIRE LANE (RED STRIPING)
- PROPOSED BUILDING PERIMETER SIDEWALK
- PROPOSED CURB RAMP
- 1000 BUILDING POINT NUMBER
- 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

GENERAL NOTES

1. PAVEMENT DIMENSIONS AND RADII ARE FACE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
2. RADII ARE 3' UNLESS OTHERWISE NOTED.
3. REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING/FOUNDATION DIMENSIONS.

FIRE LANE MARKING NOTES

CURBS LOCATED ON EITHER SIDE OF A FIRE LANE SHALL BE PAINTED RED OR A RED STRIPE SHALL BE PLACED ALONG THE PAVEMENT WHERE THERE IS NO CURB. WHERE A FIRE LANE PASSES BETWEEN HEAD-IN PARKING SPACES, THE RED STRIPE SHOULD BE PLACED ALONG THE REAR OF THESE SPACES CLEARLY DEFINING THE FIRE LANE. PAINTED CURBS AND FIRE LANE STRIPES SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING "FIRE LANE-TOW AWAY ZONE" IN WHITE LETTERS AT LEAST THREE (3) INCHES IN HEIGHT, AT INTERVALS NOT EXCEEDING (50) FEET

1. CONSTRUCTION OF FACILITIES AND/OR PAVING WORK WITHIN PUBLIC RIGHT-OF-WAY
NOTIFICATIONS (CERTIFICATE) ISSUED BY HARRIS COUNTY PUBLIC INFRASTRUCTURE DEPARTMENT – PERMITS OFFICE – IS REQUIRED FOR PROPOSED WORK WITHIN HARRIS COUNTY RIGHT-OF-WAY. THE PROJECT MUST BE APPROVED PRIOR TO OBTAINING THE REQUIRED NOTIFICATION (CERTIFICATE). BE ADVISED THAT A NOTIFICATION (CERTIFICATE) MUST BE OBTAINED SEPARATELY FROM SITE DEVELOPMENT PERMIT PACKAGE. FOR ADDITIONAL INFORMATION, PLEASE VISIT HTTP://WWW.ENG.HCTX.NET/PERMITS/PUBLIC-REVIEW-CODE/PUBLIC-PLAN-REVIEW/NOTIFICATION-OF-CONSTRUCTION-IN-THE-ROW OR CONTACT PUBLIC REVIEW INSPECTIONS DEPARTMENT @ (713-274-3931)

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

ALJLindsey
Civil Engineers
19655 Kuykendahl Pkwy, Suite 200
Tomball, TX 77377
281.351.5955
FIRM F-11935

STATE OF TEXAS
JORGE GUERRA JR.
132152
REGISTERED
PROFESSIONAL ENGINEER
14 JANUARY 2025

ALJ PROJECT NO: 022.24.CC.079
DATE: JAN. 2025
SCALE: 1:60
DRAWN BY: NSA
CHECKED BY: JGJ

OVERALL SITE PLAN

SHOPS AT NEWPORT (PHASE 1)

6623 FM 2100, CROSBY, TEXAS

SHEET
C1.1

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0523
Plat Name: Shops at Newport
Applicant: Windrose
Date Submitted: 03/10/2025

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 extend nor terminate with a cul-de-sac Kingsport Street and Seven Seas Street.
Chapter 42 Section: 134

Chapter 42 Reference:
Section 42-134 (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter

Statement of Facts

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The subject property is 18.224 acres located on 623 FM 2100, City of Crosby, ETJ, Harris County, Texas. The site is located in Harris County, City of Houston ETJ. The applicant is proposing to develop a multifamily along with retails buildings. Extending Kingsport Street and Seven Seas Street into the subject site is not feasible, reasonable, nor necessary to facilitate traffic movement. Extending both streets to the north would bisect the best portion of the subject site. Additional streets are not necessary as the surrounding residential areas have a safe and effective street network to facilitate vehicular movement. If Kingsport Street and Seven Seas Street were somehow extended, it would only save a few minutes for high-speed motorists cutting right through long-standing single-family residential neighborhoods as a way to avoid the preferential F.M. Highway No. 2100 Dive options. Terminating Kingsport Street and Seven Seas Street in a cul-de-sac is also not reasonable. The stub street meets most of the provisions listed in Ch.42-134 to not provide a cul-de-sac – the exceptions being the one-lot depth. Extending or providing a cul-de-sac at the end of Kings port Street and Seven Seas stub street is not sound public policy. The justifications for not providing the cul-de-sac include: 1) it would not be used by the vast majority of the residents of the single-family neighborhood; and 2) it would create additional paving for Harris County to maintain; Without the variances, the applicant would be forced to construct an unnecessary cul-de-sac or disruptive north-south street that provides little benefit to traffic mobility while posing a definite threat to the public's welfare.

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

No hardship created or imposed by the applicant is used as a basis to support the request variances. The requests are based on the fact that a new cul-de-sac or street extension would be impractical and harmful to the surrounding area without providing any significant benefit to traffic mobility. Because an effective and safe street network is already in place for the surrounding areas, extending Kingsport Street and Seven Seas street would only subject the newly connected single-family neighborhoods to speeding vehicles looking to shave seconds or a few minutes off their travel time.

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

The intent and general purposes of this chapter will be preserved and maintained. The purpose of providing a cul-de-sac is to allow vehicles to safely turn around when travelling down a dead-end street and increase traffic circulation. In this case, there is little traffic traveling near the end of Kingsport Street and Seven Seas street, with circulation provided via Mediterranean Street and Port O Call Street. Providing a cul-de-sac would generate more street parking and illegal dumping which would congest traffic more than the stub streets currently do. Extending Kingsport Street and Seven Seas street is also against the intent of the City's development regulations as an effective and safe street network already exists. Connecting the residential areas of the site would put countless pedestrians at risk only to save a few minutes for fastest of vehicles.

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

The granting of this variance will not be injurious to the public's health, safety, or welfare as a safe and effective street network services the surrounding single-family areas. Providing cul-de-sacs would be injurious to the public's health, safety and welfare as they would be over parked and used for illegal dumping in short order. Further, isolated cul-de-sacs of this nature are perfect staging points for criminal activity that will negatively impact surrounding residents and burden the County's law enforcement personnel. Extending Kingsport Street and Seven Seas street would pose a threat to the public's safety as it would place the numerous pedestrians in direct conflict with high-speed cut-through traffic. This situation will only worsen over time as the only vehicles realizing a savings in travel time from the cut-through will be extremely high-speed vehicles that are trying to beat out the average driver that will realize a safer and more efficient route by taking the signalized paths to Newport Boulevard and F.M. Highway No. 2100 or S Diamond Boulevard and F.M. Highway No. 2100.

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

Economic hardship has no bearing on these variance request. Were a cul-de-sac to be provided or new streets to be constructed, the responsibility of maintaining the paving and policing the illegal activity and accidents would fall unto the County in the near term and ultimately on the City if/when this area is annexed. Extending Kingsport Street and Seven Seas street not viable given the existence of nearby signalized intersections. Without the variance, the surrounding residential areas will be subjected to a dangerous new traffic pattern and the applicant will be forced to construct streets – destroying any hope of a reasonable development.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2025-0523
Agenda Item: 110
PC Action Date: 03/20/2025
Plat Name: Shops at Newport
Applicant: Windrose

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 134

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

To not extend nor terminate with a cul-de-sac Kingsport Street and Seven Seas Street.;

Basis of Recommendation:

The subject site is an over 18 AC property located in the Harris County Extraterritorial Jurisdiction, West along FM 2100, north of South Diamondhead Boulevard.
The applicant is proposing one (1) large unrestricted reserve intended for mixed-use and is requesting a variance to exceed intersection spacing by not extending, nor terminating with a cul-de-sac Kings Port Street and Seven Seas Street. Staff is in support of the requested variance.
The site is intended for mixed-use, including retail facing FM 2100, multi-family and Drainage and detention. Extending the ROWs would section off large portions of the subject site and significantly impact the proposed development while not significantly improving ROW connectivity.
The subject site bordered to the north by the San Jacinto River east canal and is coming out of a triangular strip between FM 2100 and the Newport Subdivision. The site in bordered to the south and west by the recorded sections of Newport General Plan. The southern frontage point of the site is only 1450’ from the Newport subdivisions premier entry, Newport Boulevard. Along the eastern boundary of the Newport GP there are 7 additional stubs that provide more appropriate connections and intersection spacing and could still potentially meet Ch. 42 intersection spacing requirements with the extension of Barnacle Street.
Harris County Engineering has no objection to the requested variance.
Staff recommendation is to grant the requested variance and approve the plat, subject to CPC101 form conditions.

Statement of Facts

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

N/A

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

The subject site is proposing retail and multi-family development that would be heavily impacted by the extension of the 2 stub streets. The Channel to the north makes any intersecting ROW infeasible. There are additional stubs to the north that could still potentially meet intersection spacing requirements.

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

The San Jacinto river east canal to the north of the property pushes the intersection spacing burden on the subject site.

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

The are several additional stub streets that provide potential connections to the east. The nearest stub to the north could provide an intersection just over 2600' and would not be disproportionate to the standard.

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

Granting the variance would not place undue burden on the existing ROW network and would not be injurious to public health and safety as it would increase potential commercial traffic through residential subdivisions.

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

The vicinity to the San Jacinto River authority canal and additional drainage channels that reduces the access to FM 2100 and imposes the burden of intersection spacing on this site. There is and established ROW network surrounding the site and multiple opportunities to connect the Newport Subdivision to FM 2100. The hardship justifying the variance is not solely economic.

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 03/20/2025
Plat Name: Spring High School
Developer: SPRING INDEPENDENT SCHOOL DISTRICT, A TEXAS POLITICAL SUBDIVISION
Applicant: Civil-Surv Land Surveying, L.C.
App No/Type: 2025-0362 C2

Staff Recommendation:
Defer for further study and review

Total Acreage:	208.8900	Total Reserve Acreage:	208.8900
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	77373	292M	ETJ

Conditions and Requirements for Approval

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

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

1.) Harris County has requested a deferral for further review and to coordinate with the applicant.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 111

Action Date: 03/20/2025

Plat Name: Spring High School

Developer: SPRING INDEPENDENT SCHOOL DISTRICT, A TEXAS POLITICAL SUBDIVISION

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

App No/Type: 2025-0362 C2

Staff Recommendation:
Defer for further study and review

For Your Information:

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

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

CenterPoint:
Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.

Harris 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)
Plat is requested to be deferred to further analyze the area and traffic circulation (chapter 42-74)
HCTRA approval required for frontage road driveways (HC-infrastructure regs, 5.06)
HCTRA 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)

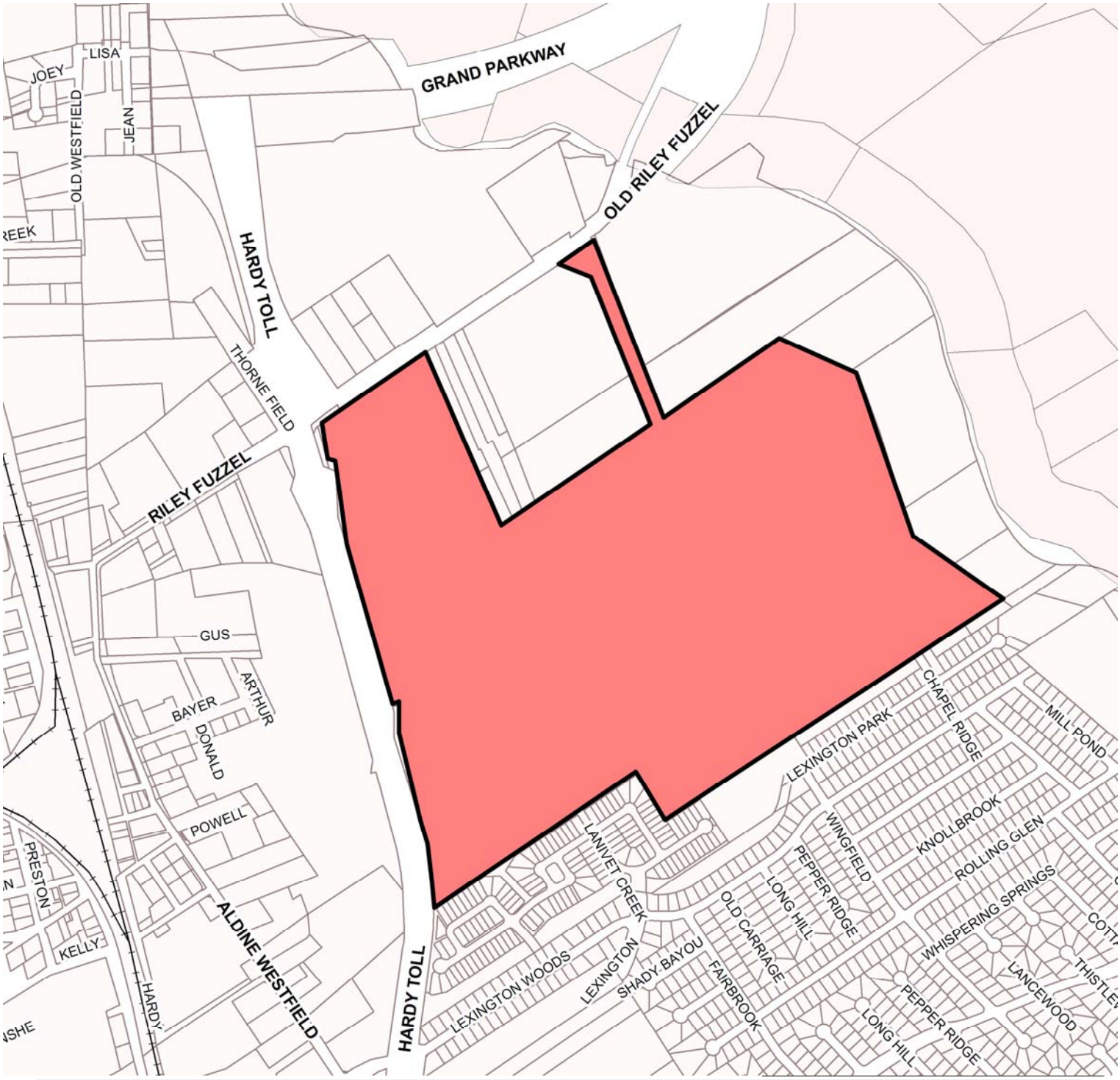
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Spring High School

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



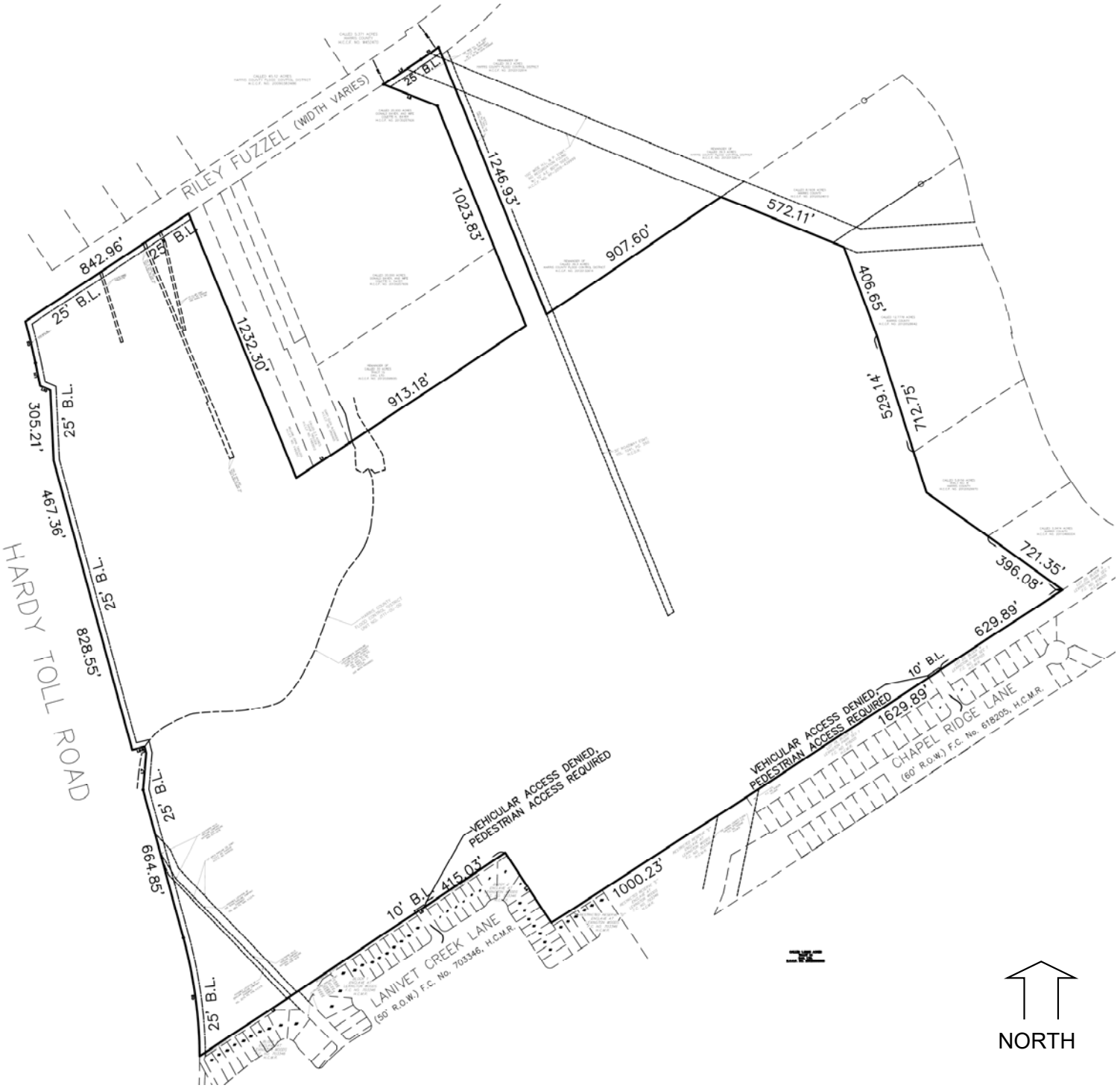
D – Variances **Site Location**

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Spring High School

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



D – Variances

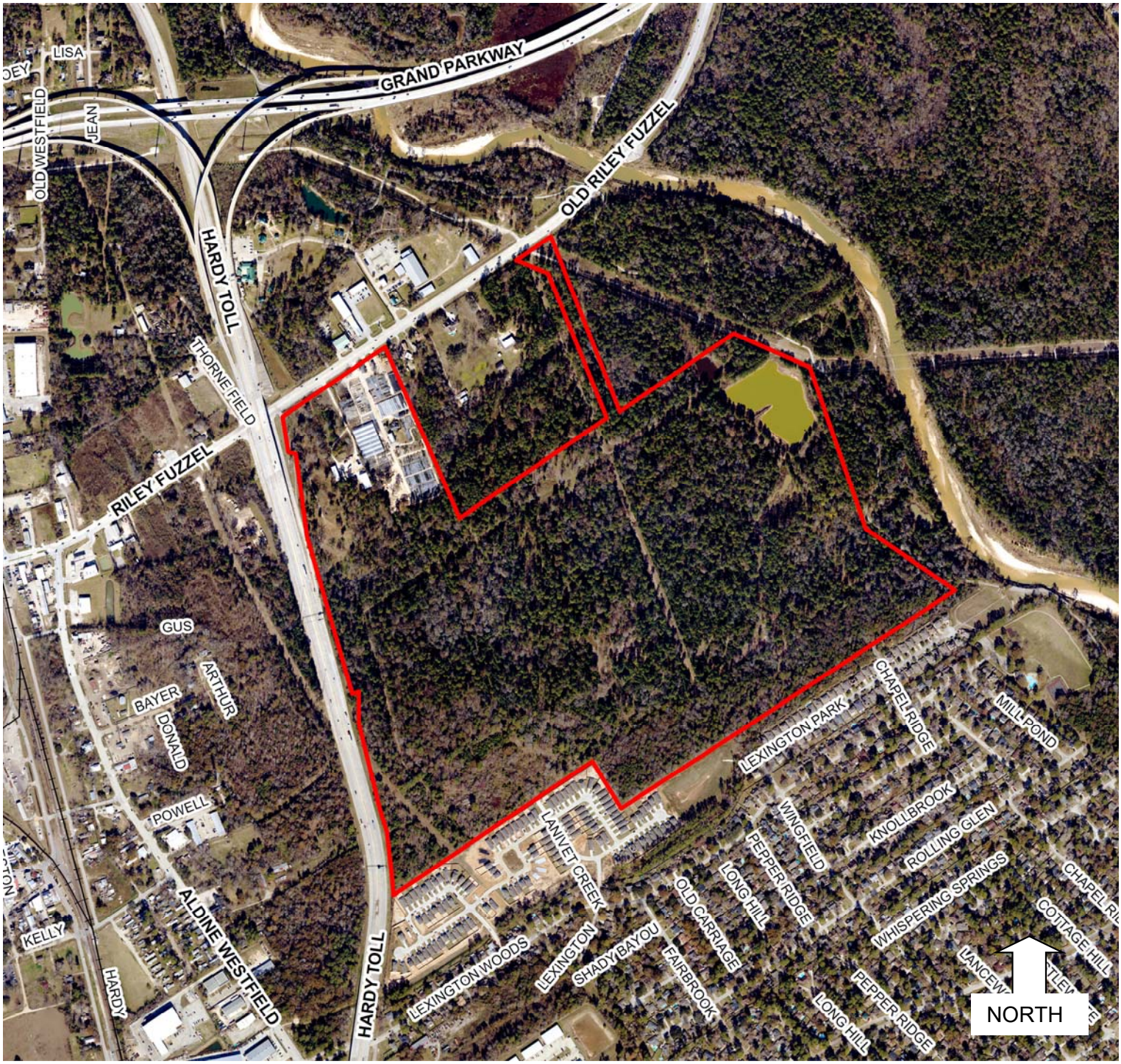
Subdivision

Houston Planning Commission ITEM: 111

Planning and Development Department **Meeting Date: 03/20/2025**

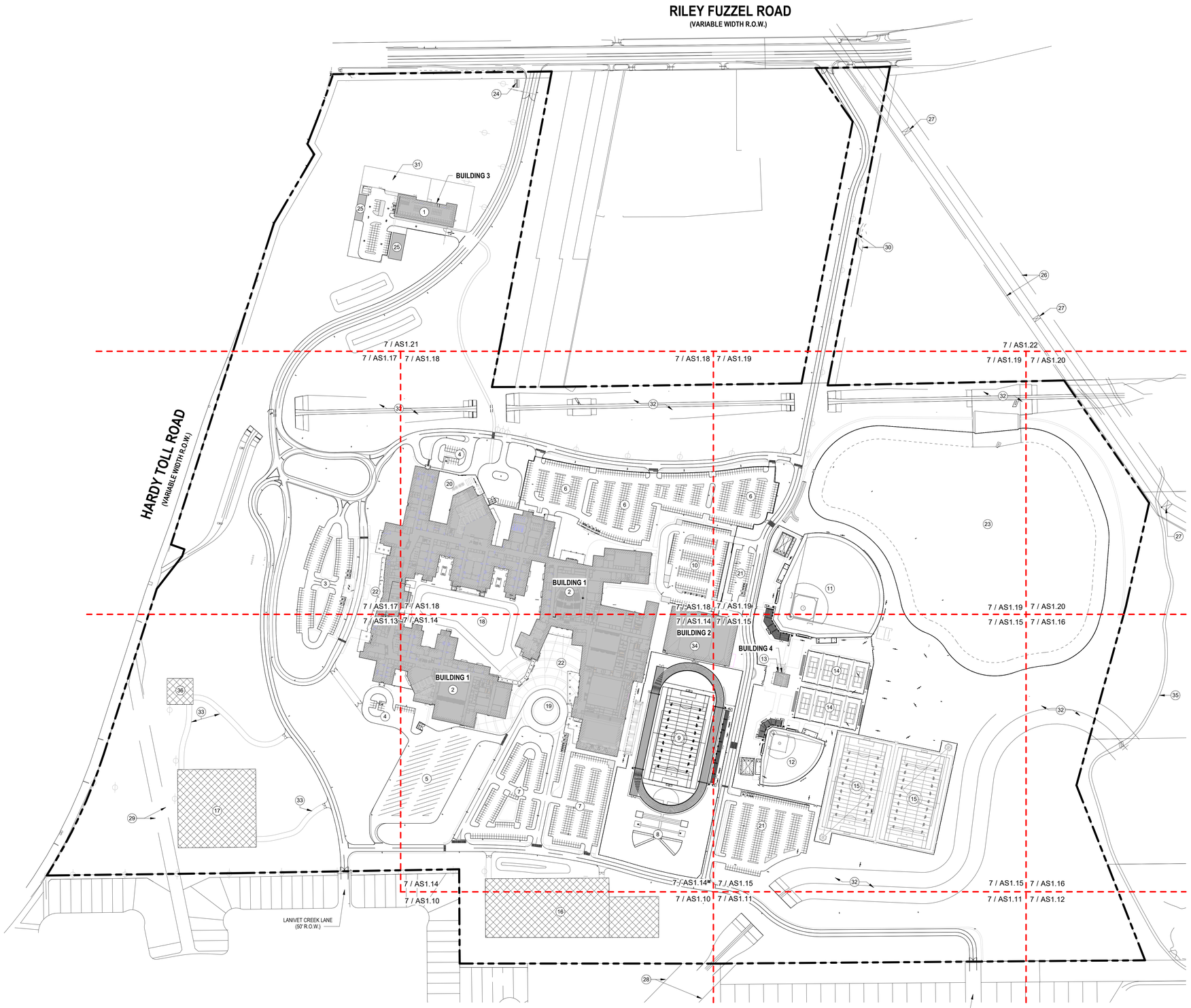
Subdivision Name: Spring High School

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



D – Variances

Aerial



OVERALL SITE PLAN | 1" = 160'-0" | 4

SITE PLAN SEGMENT MATCHLINE

BUILDING FOOTPRINT

MUD FACILITY, NOT IN CONTRACT

SITE PLAN LEGEND | NO SCALE | 3

1. AGRICULTURE BARN. RE: AG DRAWINGS
2. HIGH SCHOOL BUILDING
3. VISITOR PARKING LOT, RE: CIVIL
4. SPED DROP-OFF AND PARKING LOT, RE: CIVIL
5. BUS-PARKING LOT, RE: CIVIL
6. STUDENT PARKING LOT, RE: CIVIL
7. STAFF PARKING LOT, RE: CIVIL
8. COMPETITION TRACK AND FIELD EVENTS, RE: SPORTS
9. COMPETITION FOOTBALL FIELD AND TRACK, RE: SPORTS
10. BAND PRACTICE LOT, RE: CIVIL
11. COMPETITION BASEBALL FIELD & SEATING, RE: SPORTS
12. COMPETITION SOFTBALL FIELD & SEATING, RE: SPORTS
13. CONCESSIONS BUILDING
14. COMPETITION TENNIS COURTS, RE: SPORTS
15. PRACTICE FIELD, RE: SPORTS
16. PROPOSED WWTP (BY OTHERS)
17. PROPOSED WATER WELL AND WTP (BY OTHERS)
18. COURTYARD, RE: LANDSCAPE
19. BUS DROP-OFF LOOP, RE: CIVIL
20. MECHANICAL YARD, RE: MEP
21. EVENT PARKING
22. ENTRY PLAZA, RE: LANDSCAPE
23. DETENTION POND, RE: CIVIL
24. MARQUE MONUMENT SIGN
25. EXISTING PEMB TO REMAIN
26. EXISTING 100' WIDE HL&P EASEMENT
27. EXISTING HIGH-VOLTAGE TRANSMISSION TOWER
28. EXISTING 150' HARRIS COUNTY FLOOD CONTROL DISTRICT EASEMENT
29. EXISTING 50' PIPELINE EASEMENT
30. EXISTING 30' ROADWAY EASEMENT
31. ANIMAL GRAZING AREA
32. NEW DRAINAGE DITCH, RE: CIVIL
33. GRAVEL ACCESS ROAD, RE: CIVIL
34. COVERED MULTI PURPOSE ATHLETICS CENTER (MAC)
35. EXISTING HIKE AND BIKE TRAIL
36. PROPOSED REMOTE WATER WELL (BY OTHERS)

SITE PLAN KEY NOTES | NO SCALE | 2

1. REFER CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
2. REFER ELECTRICAL DRAWINGS FOR UNDERGROUND ELECTRICAL & LIGHTING REQUIREMENTS
3. REFER PLUMBING DRAWINGS FOR UNDERGROUND PLUMBING REQUIREMENTS
4. REFER LANDSCAPE DRAWINGS FOR PLANTING, IRRIGATION AND FENCING REQUIRMENTS

SITE PLAN GENERAL NOTES | NO SCALE | 1

Revision / Date

Project:
SPRING HIGH SCHOOL REPLACEMENT
SPRING ISD
SPRING, TEXAS

INTERIM REVIEW
THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR PERMIT OR CONSTRUCTION PURPOSES.
REGISTERED ARCHITECT: JUSTIN TAPLET
STATE: TEXAS
REGISTRATION NUMBER: 35926

SMITH&COMPANY
ARCHITECTS
2535 NORTH FREEWAY, SUITE 200
HOUSTON, TX 77009

SITE PLAN

PACKAGE 2

Job No. N011524
Drawn By: Author
Date: 01.29.2025
Sheet No. ISSUE FOR PERMIT
AS1.00

3/3/2025 12:04:38 PM
Autodesk Docs://SPRING ISD - SPRING HS REPLACEMENT/N011524 SpringHS_SC Arch_Arch Site V23.rvt

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0362
Plat Name: Spring High School
Applicant: Civil-Surv Land Surveying, L.C.
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 exceed intersection spacing by not extending, nor terminating with a cul-de-sac, Lanivet Creek Lane and Chapel Ridge Lane.

Chapter 42 Section: 42-134

Chapter 42 Reference:

42-134 (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter

Statement of Facts

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

(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 extension of Dartmoor First Trl and/or Chapel Ridge Ln to Riley Fuzzel Rd would extend through the proposed Spring High School property and impact the overall school operations, which is not sound public policy. The school operations require a closed campus during non-operating hours, for security purposes, and providing an accessible public access road would not be sound public policy. Access to Riley Fuzzel from the surrounding neighborhood can be accessed via the nearby Hardy Toll Road.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. This variance request is based on factors external to the subject property.

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

The intent and general purposes of this chapter will be preserved and maintained. The purpose of providing a public access road in this case would be to allow vehicles to access Riley Fuzzel Road from the neighborhood located south of the proposed Spring High School Site. In this case, there neighborhood can access Riley Fuzzel Rd from the existing Hardy Toll Rd to the west.

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

The granting of this variance will not be injurious to the public's health, safety, or welfare. Not providing the a public access road will not impede traffic or comprise the public's health, safety, or welfare.

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

Economic hardship has no bearing on this site. Were a public street would be provided, the responsibility of maintaining the paving would fall to the County. There is also no financial benefit to the applicant.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2025-0362
Agenda Item: 111
PC Action Date: 03/20/2025
Plat Name: Spring High School
Applicant: Civil-Surv Land Surveying, L.C.

Staff Recommendation: Defer for further study and review

Chapter 42 Sections: **42-134**

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

To exceed intersection spacing by not extending, nor terminating with a cul-de-sac, Lanivet Creek Lane and Chapel Ridge Lane.;

Basis of Recommendation:

The subject site is an over 208 AC property located in the Harris County Extraterritorial Jurisdiction, south along Riley Fuzzel Road and east of Hardy Toll Road.
The applicant is proposing one (1) Large Unrestricted Reserve and is requesting a variance to not extend, not terminate with a cul-de-sac, Lanivet Creek lane and Chapel Ridge Lane. Staff is not in support of the requested variance.
Riley Fuzzel does not truly intersect Hardy Toll Road as there is no connecting onto Hardy Toll north of Riley Fuzzel, but only an exit ramp going north to Riley Fuzzel and an on-ramp going south on Hardy Toll Road. Along Riley Fuzzel, the site is roughly 2600 feet from the western intersection of Aldine West field, and 5450' from the eastern intersection of Spring Trials Ridge.
Along the western boundary of the site Hardy Toll does not have a frontage or feeder street and to the east the site is bordered by Spring Creek, with no other opportunity to travel northeast without first traveling to Aldine Westfield, then north to Spring Steubner, the doubling back east through Riley Fuzzel.
The site plan for the School shows the intention for private ROWs with knox box connections to the stub streets. Staff believes proving at least one of the 2 stubs through to Riley Fuzzel would provide much needed connectivity. A connection of the eastern stub would be preferrable for traffic and connectivity, but providing the connection of the western stub would allow needed connection and allow the school to avoid through traffic between campus structures. The proposed siteplan does show an intended connection that could be made public to address these concerns.
Harris County Engineering is not in support of the requested variance and is requesting a deferral to further coordinate with the applicant regarding possible solutions.
Staff recommendation is to defer the plat for 2 weeks to allow the applicant to coordinate with Harris County.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 03/20/2025
Plat Name: Gebhart Residence
Developer: The Gebharts
Applicant: REKHA ENGINEERING, INC.
App No/Type: 2025-0322 C2R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	0.2194	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77092	451G	City

Conditions and Requirements for Approval

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

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)

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 03/20/2025
Plat Name: Gebhart Residence
Developer: The Gebharts
Applicant: REKHA ENGINEERING, INC.
App No/Type: 2025-0322 C2R

Staff Recommendation:
Grant the requested variance(s) and Approve the plat subject to the conditions listed

For Your Information:

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

HPW- TDO- Traffic: 3/19/25
Show visibility triangle

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.

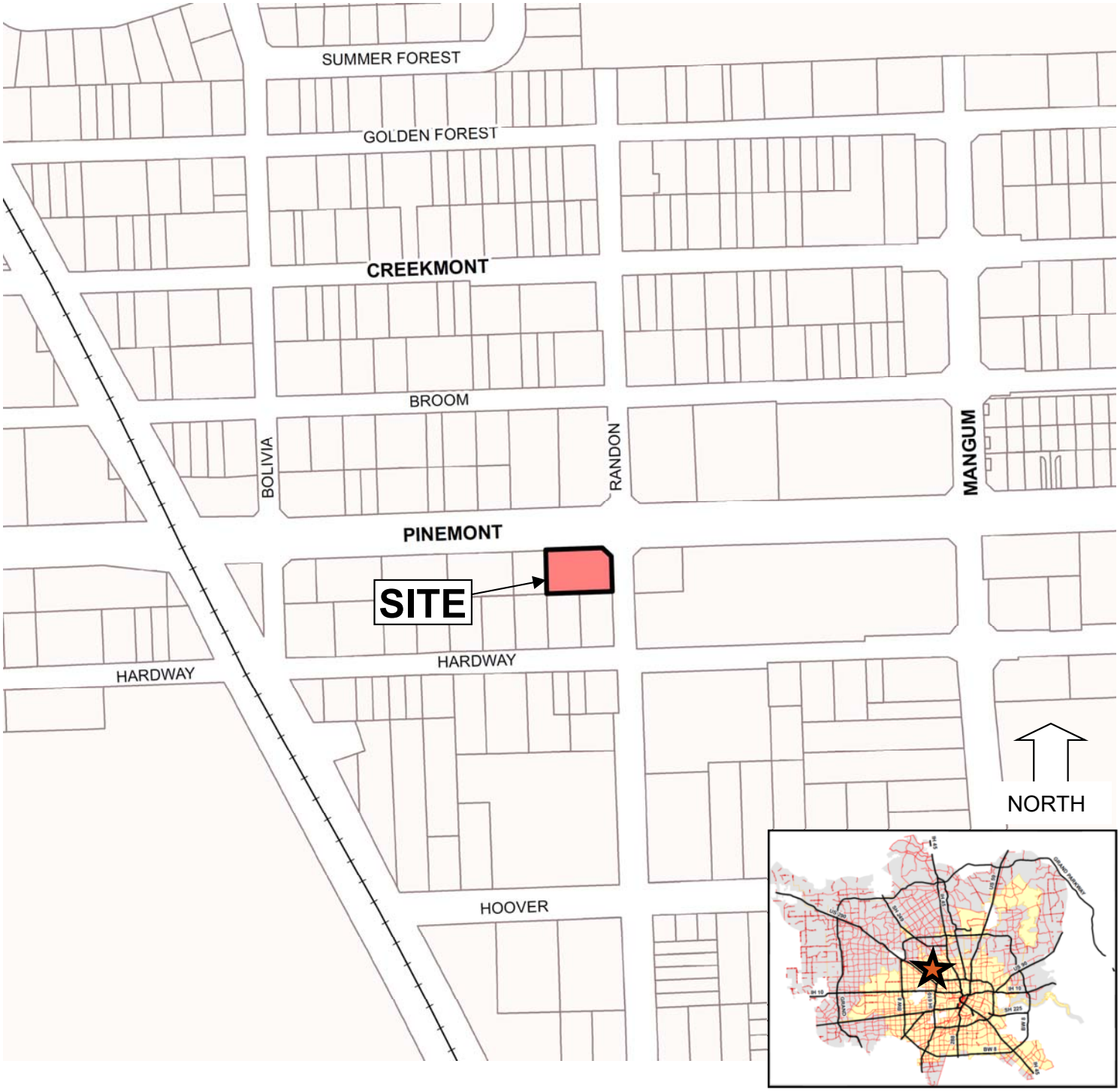
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Gebhart Residence

Applicant: Rekha Engineering, Inc.



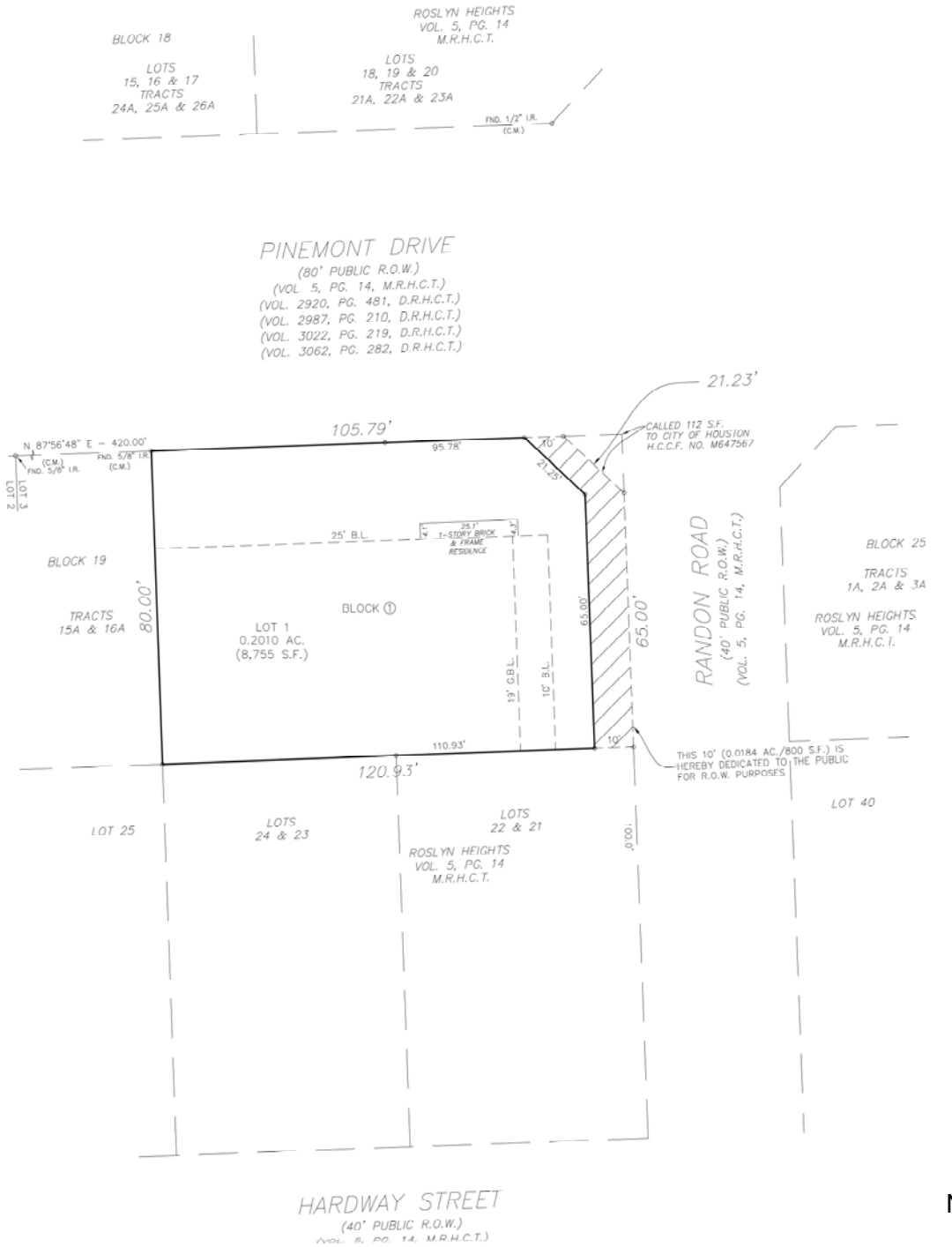
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 112

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Gebhart Residence

Applicant: Rekha Engineering, Inc.



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 112

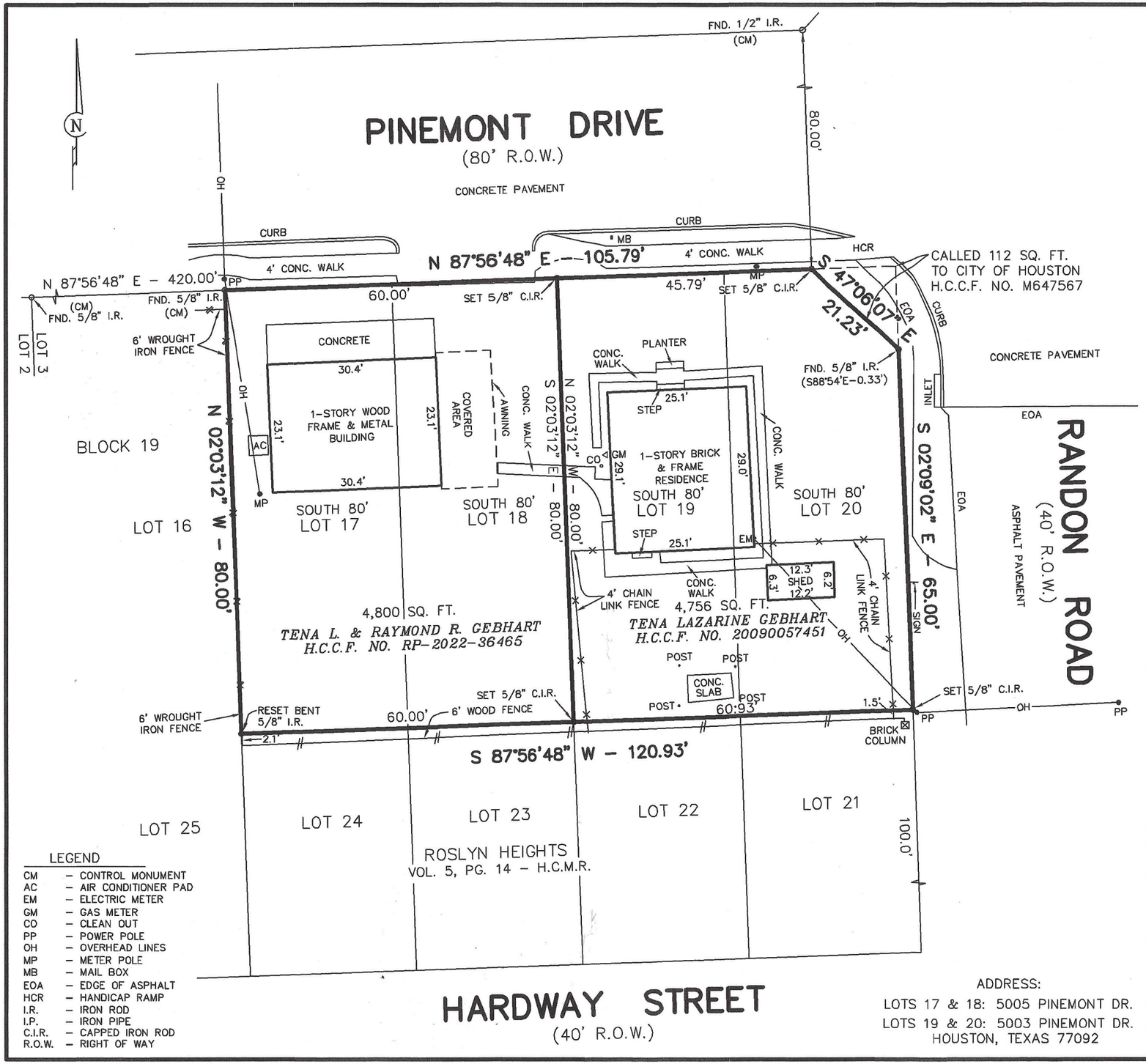
Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Gebhart Residence

Applicant: Rekha Engineering, Inc.



F- Reconsideration of Requirements **Aerial**



LEGEND

CM	– CONTROL MONUMENT
AC	– AIR CONDITIONER PAD
EM	– ELECTRIC METER
GM	– GAS METER
CO	– CLEAN OUT
PP	– POWER POLE
OH	– OVERHEAD LINES
MP	– METER POLE
MB	– MAIL BOX
EOA	– EDGE OF ASPHALT
HCR	– HANDICAP RAMP
I.R.	– IRON ROD
I.P.	– IRON PIPE
C.I.R.	– CAPPED IRON ROD
R.O.W.	– RIGHT OF WAY

ADDRESS:
LOTS 17 & 18: 5005 PINEMONT DR.
LOTS 19 & 20: 5003 PINEMONT DR.
HOUSTON, TEXAS 77092

Notes:

1. All bearings are referenced to the Texas State Plane Coordinate System NAD83, South Central Zone No. 4204.
2. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Community-Panel No. 480296 0655 M, revised June 9, 2014, the subject tract is located in Zone "X Unshaded", areas determined to be outside the 0.2% annual chance floodplain.
3. This surveyor was not supplied with a title report on the subject property, therefore all easements, if any, may not be shown.
4. Restrictions of record as described and recorded in Volume 5, Page 14 of the Map Records of Harris County, Texas may affect this tract.

I hereby certify that this plat accurately represents the results of an on the ground survey made under my supervision and that it correctly represents the facts found at the time of said survey. All property corners are as described hereon and there are no visible encroachments, conflicts or protrusions apparent on the ground, except as shown.

Martin T. Roe, R.P.L.S. No. 2106
Date Signed: 6-12-23

STATE OF TEXAS
REGISTERED
MARTIN T. ROE
2106
PROFESSIONAL
LAND SURVEYOR

REVISED: 12-04-24 (SOUTH PROPERTY LINE DISTANCE & TITLE BLOCK)

SURVEY OF A 0.2194 ACRE (9,556 SQ. FT.) TRACT OF LAND BEING THE REMAINING SOUTH 80-FEET OF LOTS 17, 18, 19 AND 20, IN BLOCK 19 OF ROSLYN HEIGHTS, A SUBDIVISION LOCATED IN THE SAMUEL McCLELLAND SURVEY, A-544, CITY OF HOUSTON, HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 14 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS, SAVE AND EXCEPT THE NORTHEAST PORTION OF LOT 20 CONVEYED TO THE CITY OF HOUSTON, BY DEED FILED UNDER HARRIS COUNTY CLERK'S FILE NO. M647867.

DATE: 5-26-23	KEY MAP: 451 G	SCALE: 1"=20'

REKHA ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
7676 HILLMONT, SUITE 350 – HOUSTON, TEXAS 77040 – (713) 895-8080
TBPLS FIRM REGISTRATION NO. 10133800 TBPE FIRM REGISTRATION NO. F-3712

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DRAWN BY: M.T.R./C.V.	CALC. BY: M.T.R./C.V.	FILE: 4503BNDY.DWG
CLIENT: TENA & RAYMOND GEBHART		JOB NO. 4503

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Reconsideration Of Requirement Request Form

Application No: 2025-0322
Plat Name: Gebhart Residence
Applicant: REKHA ENGINEERING, INC.
Date Submitted: 02/21/2025

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 remove the note from the face of the plat that states Direct vehicular access is denied from Pinemont Drive, a major thoroughfare

Chapter 42 Section: 188(b)(3)

Chapter 42 Reference:

In response to the 5 criteria referenced in Section 42-188 of the Ordinance, we request to be allowed to plat one lot with less than an acre in size and have direct driveway access to Pinemont, a major thoroughfare at 5003 Pinemont Drive. The owners are replatting their 4 lots into 1 lot. The existing house is their primary residence.

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:

The existing house and garage has been there since 1958 and is their primary residence. The initial reason for the replat is because they plan on demolishing their old garage and building a new one. The new garage will take advantage of the existing curb cut and driveway already in use and they plan on using a portion of the existing slab as a turn around to prevent backing out unto Pinemont.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0322
Plat Name: Gebhart Residence
Applicant: REKHA ENGINEERING, INC.
Date Submitted: 02/21/2025

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:

In response to the 5 criteria referenced in Section 42-188 of the Ordinance, we request to be allowed to plat one lot with less than an acre in size and have direct driveway access to Pinemont, a major thoroughfare at 5003 Pinemont Drive. The owners are replatting their 4 lots into 1 lot. The existing house is their primary residence.

Chapter 42 Section: 188

Chapter 42 Reference:

152

Statement of Facts

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

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

Strict application of the requirements of this chapter would create an impractical situation, due to existing site constraints, the owners would have to put in a driveway from Randon along the back of their home which is not feasible due to existing backyard setup and existing fences which would have to be removed.

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

For the reasons stated above, it is obvious that the circumstances stated above which support the granting of the variance are not the result of a hardship created or imposed by the Owners of the Property, because they plan on demolishing their old garage and building a new one which requires a permit from the City of Houston.

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

With the granting of the variance, the intent and purposes of the rule will be preserved and maintained since they plan to include a turnaround in the design of the new garage structure so that no cars will have to back out unto Pinemont.

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

The granting of the variance will not be injurious to the public health, safety, or welfare as the existing residence has been in use at the current location for over sixty six years.

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

While economic hardship is obviously not the sole justification for the variance, it is certainly an issue in this instance; if the owners were to adhere to the plat note denying vehicular access to Pinemont they would have to incur the cost of design, construction and approvals of a new driveway which they cannot afford and would rob them of their current backyard environment which has taken them time to create.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2025-0322
Agenda Item: 112
PC Action Date: 03/20/2025
Plat Name: Gebhart Residence
Applicant: REKHA ENGINEERING, INC.

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)

In response to the 5 criteria referenced in Section 42-188 of the Ordinance, we request to be allowed to plat one lot with less than an acre in size and have direct driveway access to Pinemont, a major thoroughfare at 5003 Pinemont Drive. The owners are replatting their 4 lots into 1 lot. The existing house is their primary residence.;

Basis of Recommendation:

The site is located within Houston city limits, Harris County, at the southwest corner of the intersection of Pinemont Drive and Randon Road.

The applicant is proposing a single lot and is requesting a variance to allow a lot less than one acre in size to have direct vehicular access to Pinemont Drive, a major thoroughfare.

Staff is in support of the request.

There is an existing single family home, built in 1958, and a garage on the property with vehicular access being taken from an existing driveway to Pinemont Drive. The owner plans on demolishing the existing garage and build a new garage in its place, which requires the owner to replat the property to receive permits. However, per Chapter 42, in order for a lot to take direct access vehicular access to a major thoroughfare, the lot must be at least one acre in size and a turnaround on the lot must be provided as vehicles backing onto a major thoroughfare is prohibited.

Due to the existing developments on the adjacent properties, the owner is unable to acquire more land to bring the property size to be at least one acre in size. In addition, with the building of a new garage, the applicant plans to use the existing driveway to Pinemont Drive for access and include a turnaround in the design so that no cars will back out onto Pinemont Drive.

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

There is an existing single family home, built in 1958, and a garage on the property with vehicular access being taken from an existing driveway to Pinemont Drive. The owner plans on demolishing the existing garage and build a new garage in its place, which requires the owner to replat the property to receive permits. However, per Chapter 42, in order for a lot to take direct access vehicular access to a major thoroughfare, the lot must be at least one acre in size and a turnaround on the lot must be provided as vehicles backing onto a major thoroughfare is prohibited.

(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 an existing single family home, built in 1958, and a garage on the property with vehicular access being taken from an existing driveway to Pinemont Drive. The owner plans on demolishing the existing garage and build a new garage in its place, which requires the owner to replat the property to receive permits. Due to the existing developments on the adjacent properties, the owner is unable to acquire more land to bring the property size to be at least one acre in size. In addition, with the building of a new garage, the applicant plans to use the existing driveway to Pinemont Drive for access and include a turnaround in the design so that no cars will back out onto Pinemont Drive.

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

With the building of a new garage, the applicant plans to use the existing driveway to Pinemont Drive for access and include a turnaround in the design so that no cars will back out onto Pinemont Drive.

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

With the building of a new garage, the applicant plans to use the existing driveway to Pinemont Drive for access and include a turnaround in the design so that no cars will back out onto Pinemont Drive.

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

There is an existing single family home, built in 1958, and a garage on the property with vehicular access being taken from an existing driveway to Pinemont Drive. The owner plans on demolishing the existing garage and build a new garage in its place, which requires the owner to replat the property to receive permits. Due to the existing developments on the adjacent properties, the owner is unable to acquire more land to bring the property size to be at least one acre in size. In addition, with the building of a new garage, the applicant plans to use the existing driveway to Pinemont Drive for access and include a turnaround in the design so that no cars will back out onto Pinemont Drive.

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 28, 2025

ROR/VAR

NOTICE OF VARIANCE

PROJECT NAME: Gebhart Residence
REFERENCE NUMBER: 2025-0322

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a reconsideration of requirements with a variance for a property located at the southwest corner of the intersection of Pinemont Drive and Randon Road. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Rekha Engineering, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a lot less than an acre in size to take direct vehicular access from a major thoroughfare. Enclosed are copies of the variance request, survey, 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 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

You may also submit comments or sign up as speakers in the following ways:

For additional information regarding this project, please call John English with Rekha Engineering, Inc. at 713-895-8080. You may also contact the Planning and Development Department regarding this notice via email at petra.hsia@houstontx.gov or call (832)393-6627. 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: 113
Action Date: 03/20/2025
Plat Name: Ranch Center
Developer: Warren Ranch Property LLC.
Applicant: E.I.C. Surveying Company
App No/Type: 2025-0420 C2

Staff Recommendation:
Grant the requested variance(s) and 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:		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.

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: 03/20/2025
Plat Name: Ranch Center
Developer: Warren Ranch Property LLC.
Applicant: E.I.C. Surveying Company
App No/Type: 2025-0420 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-OCE- Drainage and Utility:
Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

CenterPoint:
Plat is still in Transmission Review. Contact is Florencio Menodiado IV, florencio.menodiadoiv@centerpointenergy.com

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 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.

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Ranch Center

Applicant: E.I.C. Surveying Company



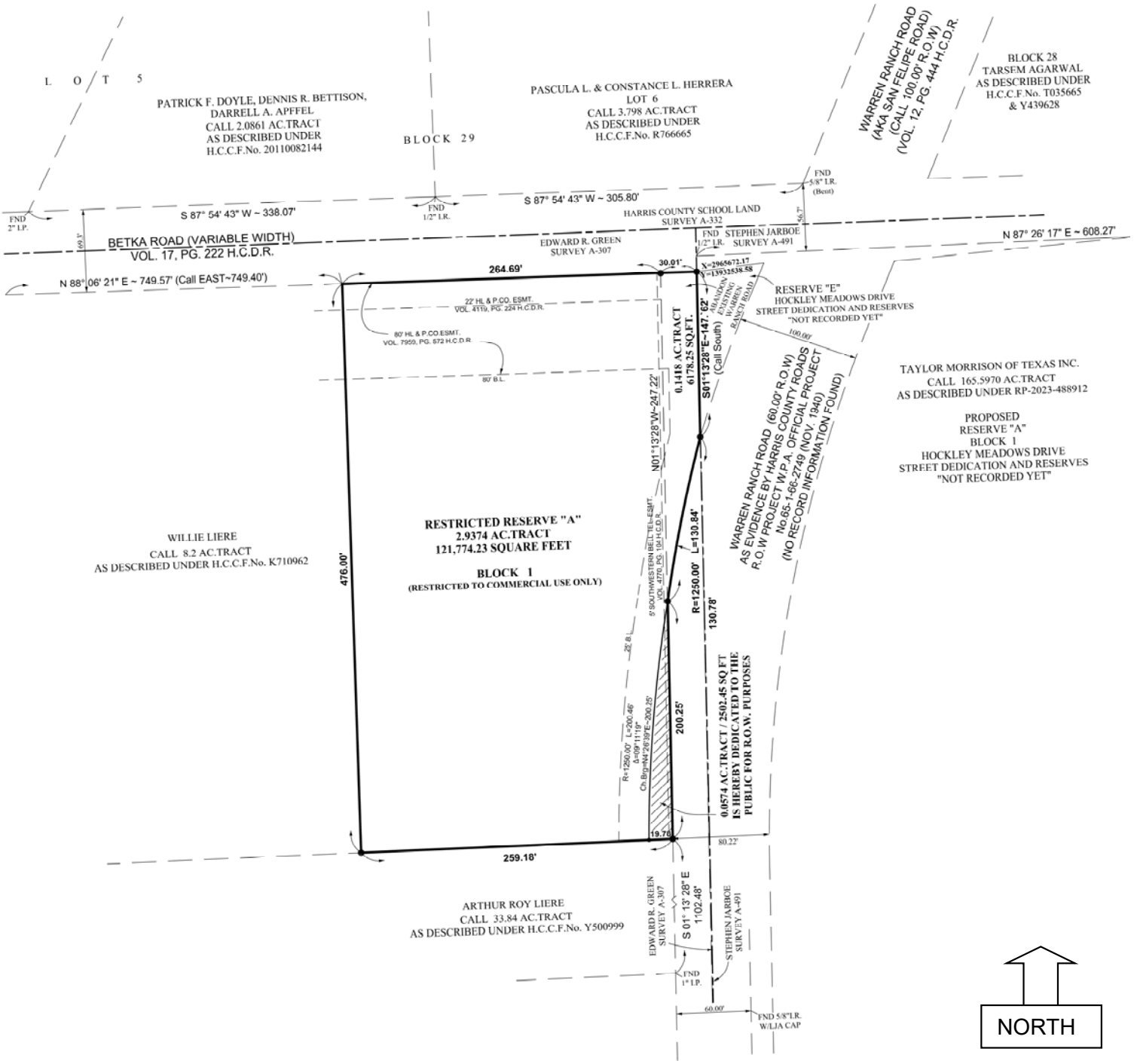
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Ranch Center

Applicant: E.I.C. Surveying Company



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 113

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Ranch Center

Applicant: E.I.C. Surveying Company



F- Reconsideration of Requirements **Aerial**

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Reconsideration Of Requirement Request Form

Application No: 2025-0420
Plat Name: Ranch Center
Applicant: E.I.C. Surveying Company
Date Submitted: 03/07/2025

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:

Specific requirement or condition is being sought to not dedicate 20 feet of the property along the south right-of-Way of Betka Road as it crosses HL&P Co. (CenterPoint Energy) Easement.

Chapter 42 Section: 121(b)

Chapter 42 Reference:

121(b)When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street.

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:

The proposed subdivision is a 2.9948 acre Tract Restricted Commercial Reserve in the Edward R. Green Survey, A-307 Harris County. South of Betka Road, East of Warren Ranch Road and north od proposed Mound Road. Betka Road is an existing 60' right-of-way road, west of Warren Ranch Road and is classified as a Major Thoroughfare in the city of Houston's Major Thoroughfare plan. Adjacent to the south right-of-way line of Betka Road lies an existing 80-foot HL&P Co. (CenterPoint Energy) Easement with high-capacity transmission lines located within the easement as recorded in Volume 7959, Page 572 Harris County Deed Records (attached).As CenterPoint Energy has refused to approve the dedication of the twenty-foot right-of-way for Betka Road within their 80-foot easement and Transmission corridor on all other projects in the area (see attached letter from CenterPoint Energy). I have spoken with Kelli Gorman, Senior Right-of-Way agent with Paragon Partners Consultants, Inc. the Contractors representing CenterPoint Energy Houston and she confirmed that CenterPoint Energy will not allow the dedication of 20-Feet for Betka Road within their 80-feet of Easement. The strict application would make this project infeasible due to the existing of unusual physical characteristics that affect this property. Because of the denial from CenterPoint Energy, the requested reconsideration of Requirement will allow the development of this Reserve to progress.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2025-0420
Plat Name: Ranch Center
Applicant: E.I.C. Surveying Company
Date Submitted: 03/07/2025

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:

Specific variance is being sought to not dedicate 20 feet of the property along the south right-of-Way of Betka Road as it crosses HL&P Co. (CenterPoint Energy) Easement.

Chapter 42 Section: 121(b)

Chapter 42 Reference:

121(b)When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street.

Statement of Facts

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

(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 subdivision is a 2.9948 acre Tract Restricted Commercial Reserve in the Edward R. Green Survey, A-307 Harris County. South of Betka Road, East of Warren Ranch Road and north od proposed Mound Road. Betka Road is an existing 60' right-of-way road, west of Warren Ranch Road and is classified as a Major Thoroughfare in the city of Houston's Major Thoroughfare plan. Adjacent to the south right-of-way line of Betka Road lies an existing 80-foot HL&P Co. (CenterPoint Energy) Easement with high-capacity transmission lines located within the easement as recorded in Volume 7959, Page 572 Harris County Deed Records (attached). As CenterPoint Energy has refused to approve the dedication of the twenty-foot right-of-way for Betka Road within their 80-foot easement and Transmission corridor on all other projects in the area (see attached letter from CenterPoint Energy). I have spoken with Kelli Gorman, Senior Right-of-Way agent with Paragon Partners Consultants, Inc. the Contractors representing CenterPoint Energy Houston and she confirmed that CenterPoint Energy will not allow the dedication of 20-Feet for Betka Road within their 80-feet of Easement. The strict application would make this project infeasible due to the existing of unusual physical characteristics that affect this property. Because of the denial from CenterPoint Energy, the requested variance to not provide the 20-foot of right-of-way expansion for Betka Road will allow the development of this Reserve to progress.

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

The owners of the proposed subdivision bought the property in January 9,2025 Warranty Deed(RP-2025-9717 Harris County Deed Records, attached) . This existing 80-foot CenterPoint easement was recorded in April 2, 1970 (see attached instrument) and for the reason as explained in 1(b) the circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant.

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

The owners of the proposed subdivision will fully support the intent and general purposes of this chapter and will be preserved and maintained.

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

The owners believe that this report and for the reason given above has proven that granting of the variance will not be injurious to the public health, safety or welfare, on the contrary dedicating right-of way within an existing transmission energy corridor could be injurious to the public health, safety, or welfare due to potential physical hazards from placing paving too close to the existing transmission towers.

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

- Economic hardship is not the sole justification of the variance. It is not the primary or even secondary justification, as explained in this report. AS existing recordation and conditions of the CenterPoint Energy easement are the supporting circumstances for this report.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application No: 2025-0420
Agenda Item: 113
PC Action Date: 03/20/2025
Plat Name: Ranch Center
Applicant: E.I.C. Surveying Company

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: **121(b)**

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

Specific variance is being sought to not dedicate 20 feet of the property along the south right-of-Way of Betka Road as it crosses HL&P Co. (CenterPoint Energy) Easement. ;

Basis of Recommendation:

The subject site is a nearly 3 AC property located in the Harris County Extraterritorial Jurisdiction, south along Betka Road and Warren Ranch Road.
The applicant was proposing two (2) reserves restricted to commercial use and to Landscape and Open space and is requesting a variance to not dedicated ROW widening to major throughfare Betka Road. Staff is in support of the requested variance.
Due to an existing 80-ft wide CenterPoint easement hosting high-power transmission lines along Betka Road, the applicant cannot meet the requirements for ROW dedication. Instead, the applicant is designating 20-ft wide open space reserves along Betka Road, intended for future ROW dedication if ROW improvements are implemented.
The applicant has coordinated with Centerpoint and Harris County engineer who both have no objection to the variance.
Staff recommendation is to grant the requested variance and approve the plat, subject to CPC101 form conditions.

Statement of Facts

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

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 existing 80-foot wide easement along Betka Road includes High-Voltage transmission towers that could be jeopardized by widened ROW pavement. In lieu, the applicant is providing a 20' Wide Landscape reserve to allow the county to later pursue future ROW dedication/Improvements.

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

The location of the existing CenterPoint easement is an existing condition that was not created by the applicant.

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

The applicant is providing 20-ft wide open space reserves, along Betka Road. These open space reserves are intended for future ROW dedication if ROW improvements are implemented.

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

Harris County Engineering Department reviewed this proposal and expressed no objection to the proposed variance requests.

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

Economic hardship is not the sole justification of the variance. The applicant's inability to fulfill the requirements is primarily caused by the pre-existing CenterPoint easements.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 114
Action Date: 03/20/2025
Original Action Date: 04/18/2024
Plat Name: Addicks Business LLC
Developer: The Interfield Group
Applicant: The Interfield Group
App No : 2024-0708
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	2.0077	Total Reserve Acreage:	2.0077
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:	Luce Bayou PUD

County	Zip	Key Map ©	City / ETJ
Harris	77336	299X	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: 03/20/2025
Original Action Date: 04/04/2024
Plat Name: Anniston Sec 17
Developer: LJA Engineering, Inc.- (Houston Office)
Applicant: LJA Engineering, Inc.- (Houston Office)
App No : 2024-0521
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	24.4310	Total Reserve Acreage:	1.4030
Number of Lots:	88	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

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

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 116
Action Date: 03/20/2025
Original Action Date: 04/04/2024
Plat Name: Central Park West Sec 4 replat no 1
Developer: BGE, Inc.
Applicant: BGE, Inc.
App No : 2024-0580
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	15.3500	Total Reserve Acreage:	15.3500
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:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77079	488B	City

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 117
Action Date: 03/20/2025
Original Action Date: 05/16/2024
Plat Name: CyTex RV and Boat Storage
Developer: Robinson Surveying Inc.
Applicant: Robinson Surveying Inc.
App No : 2024-0775
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	7.7811	Total Reserve Acreage:	7.7811
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 374

County	Zip	Key Map ©	City / ETJ
Harris	77433	367E	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: 03/20/2025
Original Action Date: 04/04/2024
Plat Name: East River Sec 3
Developer: BGE, Inc.
Applicant: BGE, Inc.
App No : 2024-0435
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	11.0700	Total Reserve Acreage:	9.8610
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77020	494J	City

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 119
Action Date: 03/20/2025
Original Action Date: 04/04/2024
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 : 2024-0536
App Type: C3F

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.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 120
Action Date: 03/20/2025
Original Action Date: 03/21/2024
Plat Name: Expedia Towing
Developer: Texas Land Maps
Applicant: Texas Land Maps
App No : 2024-0493
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	2.0006	Total Reserve Acreage:	1.7490
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:	Open Ditch	Utility District:	Northgate Crossing MUD 2

County	Zip	Key Map ©	City / ETJ
Harris	77373	292G	ETJ

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 121
Action Date: 03/20/2025
Original Action Date: 04/04/2024
Plat Name: Generation Plaza
Developer: Texas Field Services
Applicant: Texas Field Services
App No : 2024-0455
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	2.1560	Total Reserve Acreage:	2.1560
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77031	570E	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: 122
Action Date: 03/20/2025
Original Action Date: 05/02/2024
Plat Name: Harris County WCID No 36 Bandera Lift Station
Developer: Fulcrum Land Surveying LLC
Applicant: Fulcrum Land Surveying LLC
App No : 2024-0763
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	0.2459	Total Reserve Acreage:	0.2459
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	77015	497F	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: 03/20/2025
Original Action Date: 04/04/2024
Plat Name: KJM 10 Investments
Developer: The Interfield Group
Applicant: The Interfield Group
App No : 2024-0403
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	2.0050	Total Reserve Acreage:	2.0050
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
Fort Bend	77407	526Q	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: 03/20/2025
Original Action Date: 05/30/2024
Plat Name: Lively Acres
Developer: E.I.C. Surveying Company
Applicant: E.I.C. Surveying Company
App No : 2024-1008
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	4.3296	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77429	327P	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: 125
Action Date: 03/20/2025
Original Action Date: 03/21/2024
Plat Name: Mission West Plaza
Developer: Century Engineering, Inc
Applicant: Century Engineering, Inc
App No : 2024-0381
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	2.5796	Total Reserve Acreage:	2.5796
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:	Fort Bend County MUD 30

County	Zip	Key Map ©	City / ETJ
Fort Bend	77083	527J	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: 126
Action Date: 03/20/2025
Original Action Date: 05/16/2024
Plat Name: Park 3A Development
Developer: Fulcrum Land Surveying LLC
Applicant: Fulcrum Land Surveying LLC
App No : 2024-0767
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	5.9977	Total Reserve Acreage:	5.9093
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	77396	376G	ETJ

Extension of Approval Notes:
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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 127
Action Date: 03/20/2025
Original Action Date: 04/04/2024
Plat Name: Porter 494 Property LLC
Developer: CGEA|Planning + Design
Applicant: CGEA|Planning + Design
App No : 2024-0555
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	1.2030	Total Reserve Acreage:	0.9683
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	Porter MUD

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

Extension of Approval Notes:
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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 128
Action Date: 03/20/2025
Original Action Date: 04/18/2024
Plat Name: QuikTrip Store 4622
Developer: Matkin Hoover Engineering
Applicant: Matkin Hoover Engineering
App No : 2024-0665
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	3.3350	Total Reserve Acreage:	3.0280
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 432

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

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 129
Action Date: 03/20/2025
Original Action Date: 04/18/2024
Plat Name: Saint Jonah Orthodox Church
Developer: Fulcrum Land Surveying LLC
Applicant: Fulcrum Land Surveying LLC
App No : 2024-0620
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	4.8533	Total Reserve Acreage:	4.8533
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:	Open Ditch	Utility District:	

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

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 130
Action Date: 03/20/2025
Original Action Date: 03/21/2024
Plat Name: Solis Estate
Developer: Century Engineering, Inc
Applicant: Century Engineering, Inc
App No : 2024-0483
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	2.2534	Total Reserve Acreage:	2.2534
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	77037	413E	ETJ

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 131
Action Date: 03/20/2025
Original Action Date: 04/18/2024
Plat Name: Telge Ranch North Sec 2
Developer: IDS Engineering Group
Applicant: IDS Engineering Group
App No : 2024-0667
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	5.5050	Total Reserve Acreage:	0.4340
Number of Lots:	27	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77429	327M	ETJ

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 132
Action Date: 03/20/2025
Original Action Date: 03/21/2024
Plat Name: Tenfold Properties
Developer: Owens Management Systems, LLC
Applicant: Owens Management Systems, LLC
App No : 2024-0502
App Type: C2

Staff Recommendation:
Approve

Total Acreage:	1.4858	Total Reserve Acreage:	1.4858
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 30

County	Zip	Key Map ©	City / ETJ
Fort Bend	77083	527J	ETJ

Extension of Approval Notes:
Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 133
Action Date: 03/20/2025
Original Action Date: 03/21/2024
Plat Name: Vincent Meadows
Developer: EHRA
Applicant: EHRA
App No : 2024-0491
App Type: C3R

Staff Recommendation:
Approve

Total Acreage:	0.2296	Total Reserve Acreage:	0.0047
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77009	453Y	City

Extension of Approval Notes:
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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 134
Action Date: 03/20/2025
Original Action Date: 04/04/2024
Plat Name: West Bend Sec 1 partial replat no 2
Developer: SEM SERVICES
Applicant: SEM SERVICES
App No : 2024-0454
App Type: C3F

Staff Recommendation:
Approve

Total Acreage:	0.2200	Total Reserve Acreage:	0.0000
Number of Lots:	1	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 120

County	Zip	Key Map ©	City / ETJ
Harris	77082	528A	ETJ

Extension of Approval Notes:
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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 135
Action Date: 03/20/2025
Original Action Date: 03/21/2024
Plat Name: West Road Commons
Developer: Century Engineering, Inc
Applicant: Century Engineering, Inc
App No : 2024-0442
App Type: C2R

Staff Recommendation:
Approve

Total Acreage:	4.2000	Total Reserve Acreage:	4.2000
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	77038	412B	ETJ

Extension of Approval Notes:
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CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 03/20/2025
ITEM: 136

Applicant: ROBERTO TAPIA
Contact Person: ROBERTO TAPIA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	25-0009	77357	5673	256N	ETJ

WEST OF: US 59 **NORTH OF:** GRAND PKWY

ADDRESS: 21229 PUNKIN STREET, NEW CANEY, TEXAS

ACREAGE: 0.6392

LEGAL DESCRIPTION:

BEING LOT 99, OF SILVER TRAILS SECTION TWO (2), SITUATED IN THE T.L. ROBERTS SURVEY, ABSTRACT 742, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 03/20/2025
ITEM: 137

Applicant: JENNIFER CHAVEZ AND DARWIN BANEGAS
Contact Person: EDILBIO PATRICIA CHAVEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
10	**25-0010**	77357	5874	258J	ETJ

EAST OF: GALAXY BLVD **NORTH OF:** GRAND PKWY

ADDRESS: 26965 PEACH CREEK DRIVE, NEW CANEY, TEXAS

ACREAGE: 0.31

LEGAL DESCRIPTION:

BEING LOT 949, OF PEACH CREEK FOREST SECTION FIVE (5) AN UNRECORDED SUBDIVISION OUT OF THE 325.74 ACRE TRACT IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT NO. 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 03/20/2025
ITEM: 138

Applicant: JUANA M. CHAVEZ
Contact Person: MICHELLE GARZA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	25-0011	77357	5673	256N	ETJ

WEST OF: US 59 **NORTH OF:** GRAND PKWY

ADDRESS: 21436 AND 21343 PUNKIN STREET, NEW CANEY, TEXAS

ACREAGE:

LEGAL DESCRIPTION:

BEING LOTS 27 AND 28, IN SILVER TRAILS SUBDIVISION, SECTION ONE (1), AN UNRECORDED SUBDIVISION SITUATED IN THE T.L. ROBERTS SURVEY, ABSTRACT NO. 742, IN MONTGOMERY COUNTY, TEXAS

PURPOSE OF REQUEST: Mobile home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 03/20/2025
ITEM: 139

Applicant: WILLIAM TODD LAWSON
Contact Person: WILLIAM TODD LAWSON

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	25-0012	77365	5672	295D	ETJ

WEST OF: VALLEY RANCH PKWY **NORTH OF:** FM 1314

ADDRESS: 20225 SOUTH HILLCREST DR, PORTER, TEXAS

ACREAGE: 3.22

LEGAL DESCRIPTION:

BEING A TRACT OF LAND CONTAINING 3.22 ACRES OUT OF LOT 23, FREEWAY OAKS, SECTION 1, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 329 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS

PURPOSE OF REQUEST: Residence/Mobile home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 03/20/2025
ITEM: 140

Applicant: HORTENCIA RAMIREZ
Contact Person: PERLA D. PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	25-0013	77357	5973	258T	ETJ

WEST OF: HUFFMAN CLEVELAND RD **SOUTH OF:** GRAND PKWY

ADDRESS: 20831 MCGAGER DRIVE, NEW CANEY, TEXAS

ACREAGE: 0.42

LEGAL DESCRIPTION:

TRACT 8E, OF BROOKSIDE ESTATES, SECTION TWO (2), AN UNRECORDED SUBDIVISION OUT OF SEMORE GARSEE SURVEY, ABSTRACT NO. 229, IN MONTGOMERY COUNTY, TEXAS

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 141

Meeting Date: 3/20/2025

Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
PERMIT PROS	RAMIE ELIZONDO	832-715-1781	RAMIE@PERMIT-PROS.COM

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4532 BRYN MAWR LN	25017258	77027	5156B	491V	G

HCAD ACCOUNT NUMBER(S): 0801180000011

PROPERTY LEGAL DESCRIPTION: TRS 2A & 3B BLK 1 KETTERING OAKS

PROPERTY OWNER OF RECORD: Kenniston Development Fund, II LLC

ACREAGE (SQUARE FEET): 14,329 SF

WIDTH OF RIGHTS-OF-WAY: Westheimer Road 80FT, Bryn Mawr Lane 60FT

EXISTING PAVING SECTION(S): Westheimer Road 60FT, Bryn Mawr Lane 26FT

OFF-STREET PARKING REQUIREMENT: 2 Spaces

OFF-STREET PARKING PROVIDED: 2 Spaces

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: VACANT

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 7905 SF SINGLE FAMILY HOME

PURPOSE OF VARIANCE REQUEST: To request a 20-ft. building line in lieu of the ordinance required 25-ft. building line along Westheimer Road, a major thoroughfare, for a new single-family residence.

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

ITEM: 141

Meeting Date: 3/20/2025

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): We are proposing new construction of single-family residence at 4532 Bryn Mawr Ln, in the Kettering Oaks subdivision, which backs up to Westheimer Rd. We are seeking a variance from the rear building setback requirement stated in the ordinance, which mandates a 25-foot setback from the rear property line. In this request we are seeking approval to build up to the platted 20-foot building line as shown on the recorded plat.

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 building line requirement limits the size of the home and therefore creates a less appealing value for the improving neighborhood.

(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;

This restriction creates practical difficulties as a result of zoning regulations applied after the property was platted.

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

Granting this variance will not negatively impact neighboring properties or the character of the area. Many surrounding homes were built in accordance with the platted 20-foot setback, and our request ensures consistency within the community.

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

Allowing this variance does not create any health, safety, or welfare concerns, as the 5-foot reduction does not encroach on utility easements, drainage areas, or neighboring privacy.

DEVELOPMENT PLAT VARIANCE

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

By allowing the 20-foot setback, we can position our home in a way that enhances privacy, safety, and security—all of which align with the intent of zoning regulations to promote safe and functional residential development. Additionally, building closer to the fence will allow for better use of the yard space in the front, and courtyard areas, further separating living areas from the noise and activity of Westheimer.

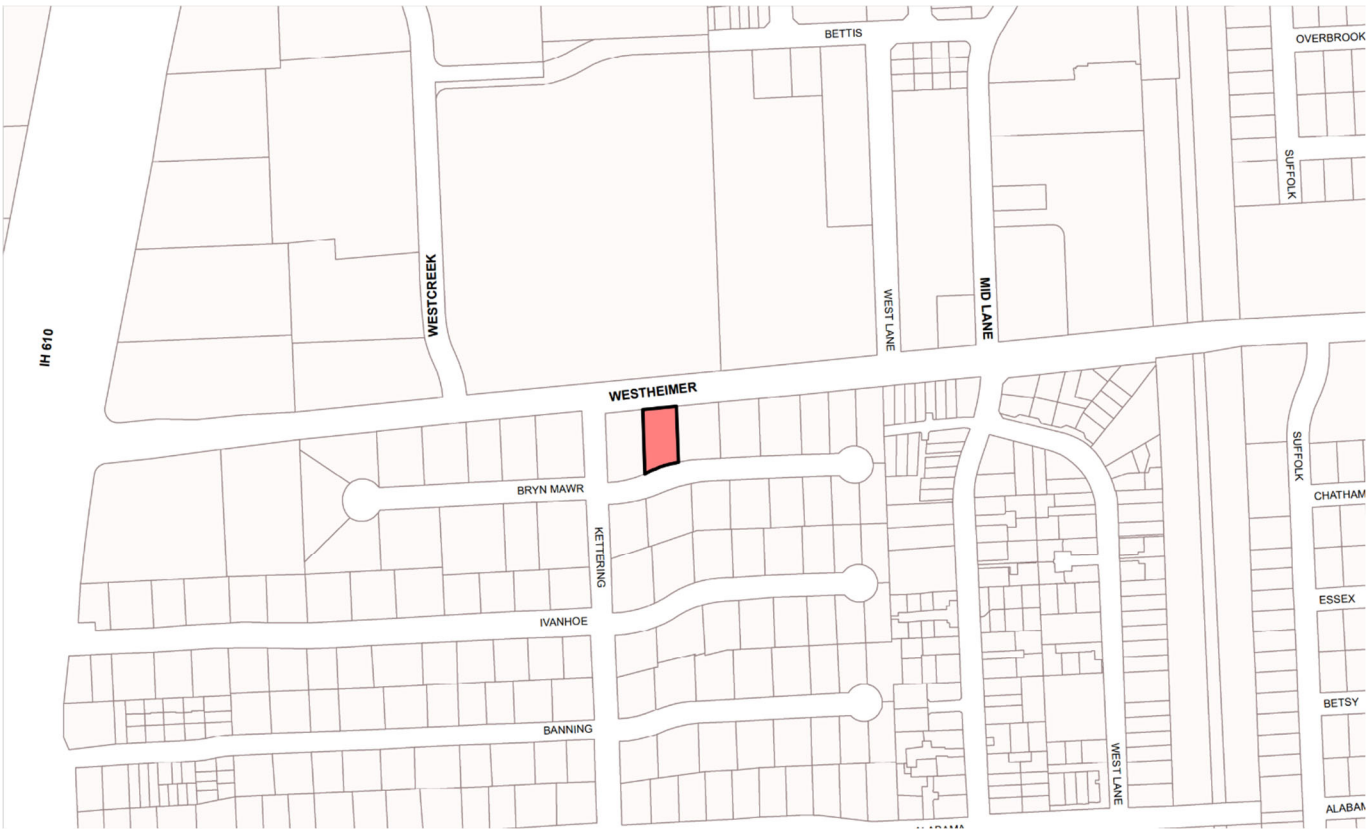
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

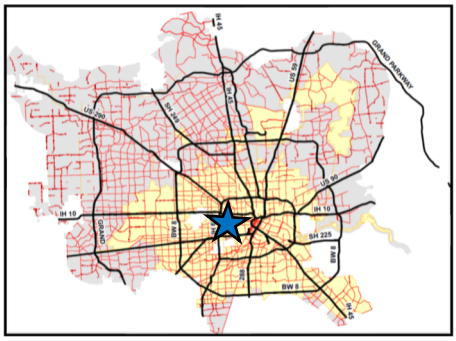
ITEM: 141

Meeting Date: 3/20/2025

Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

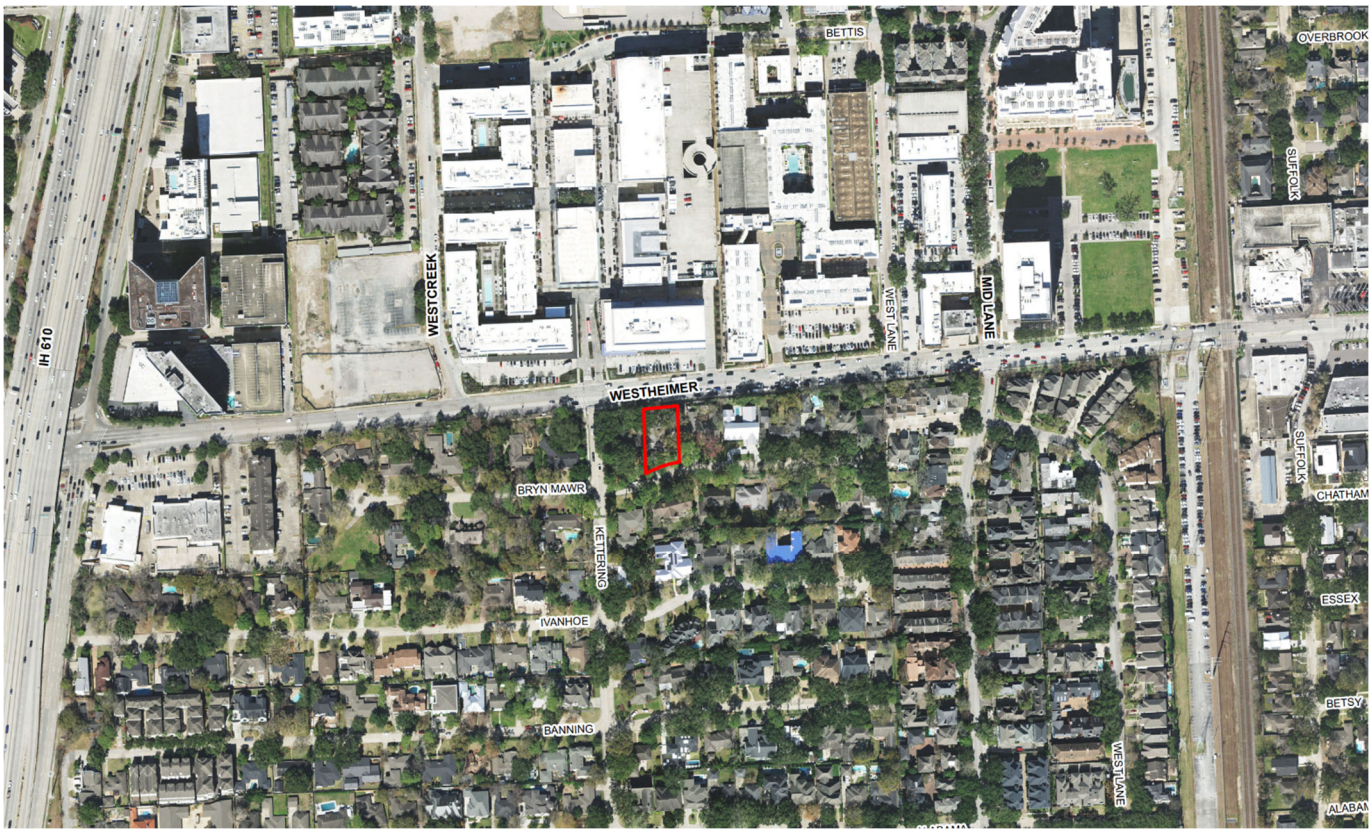
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Aerial Map



DEVELOPMENT PLAT VARIANCE

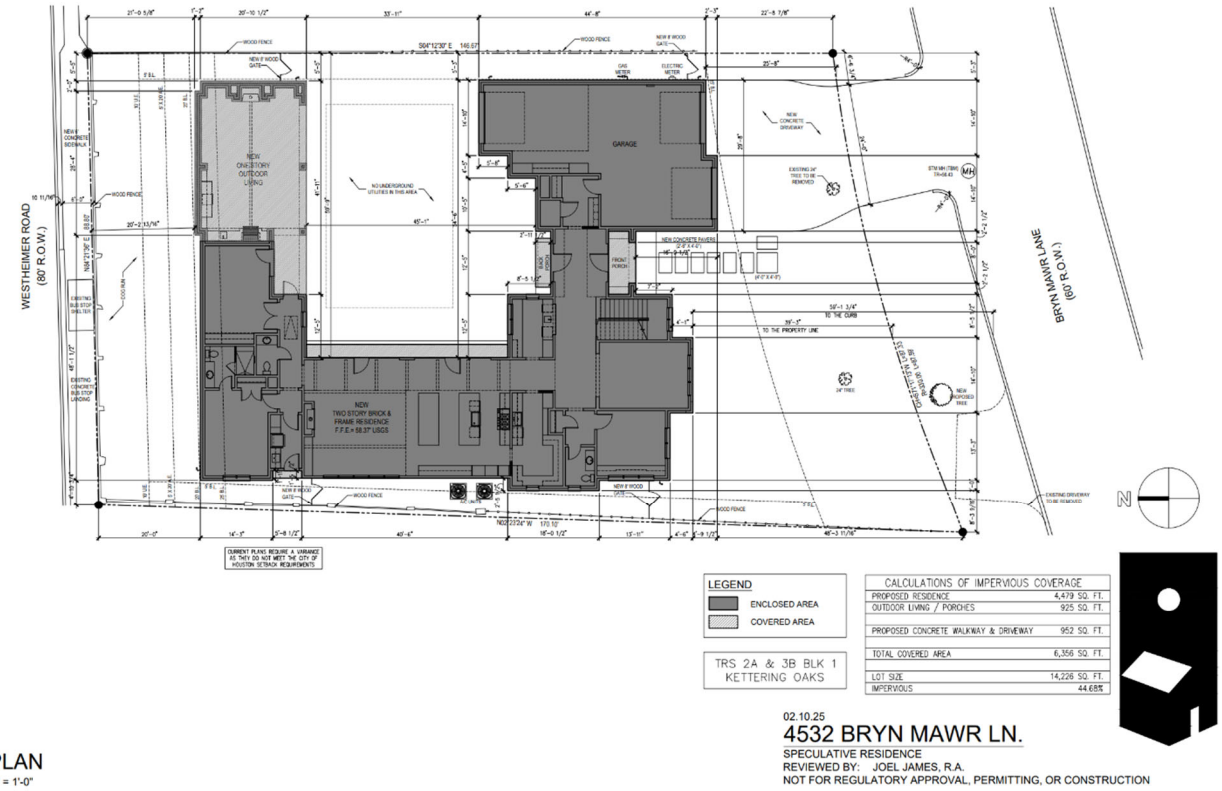
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 141

Meeting Date: 3/20/2025

Site Plan



DEVELOPMENT PLAT VARIANCE

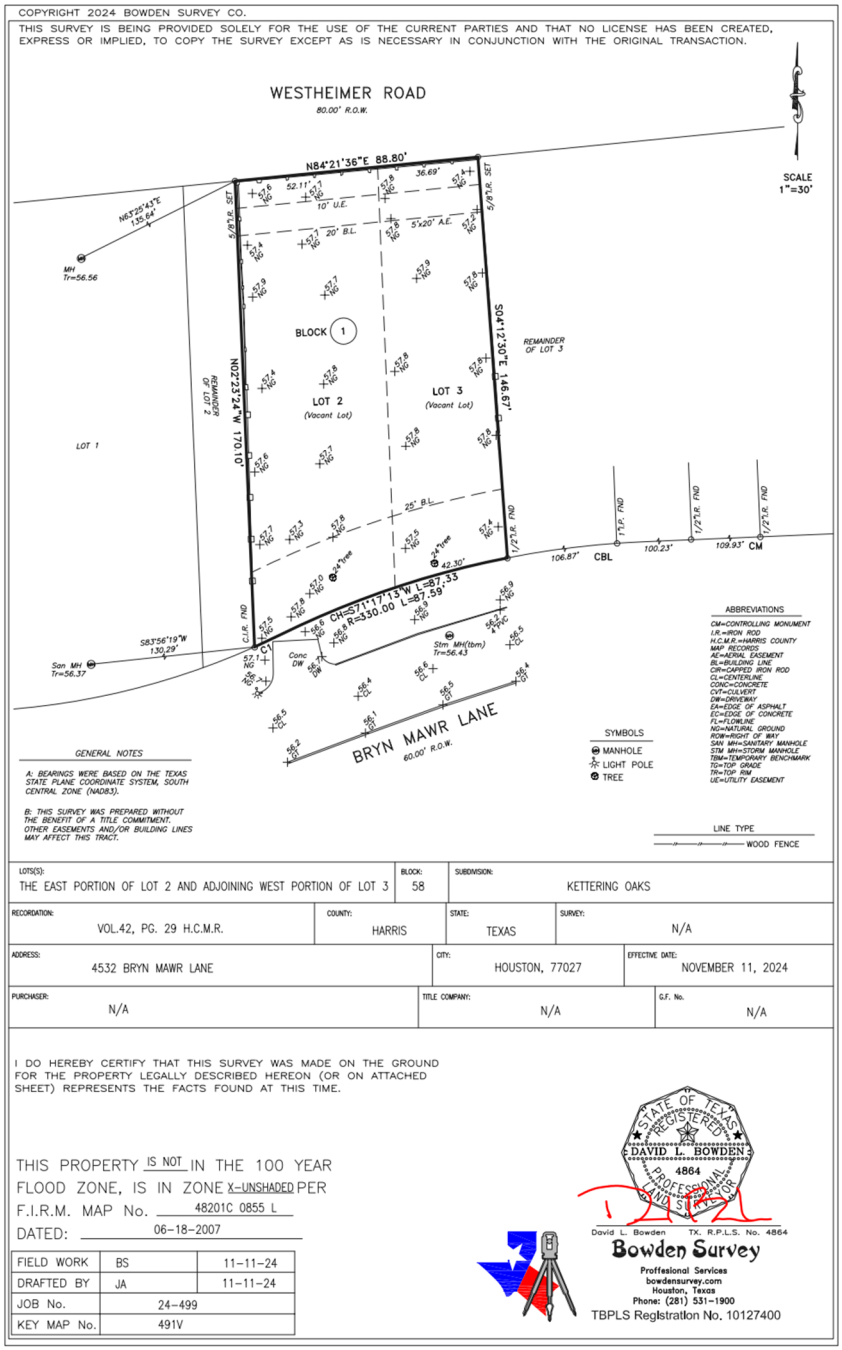
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 141

Meeting Date: 3/20/2025

Survey



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

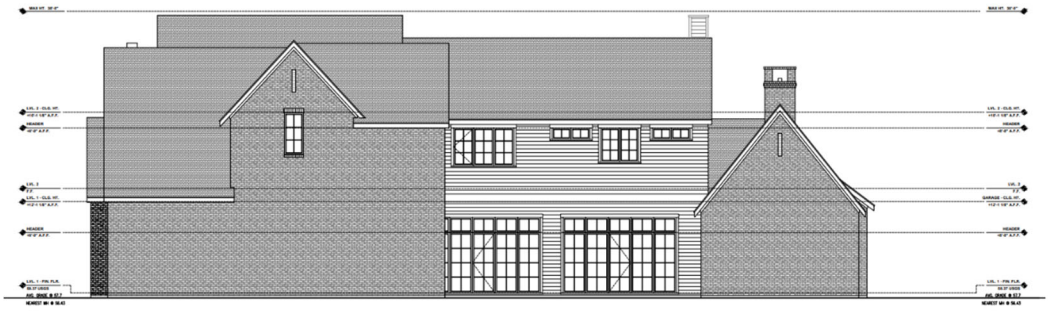
Houston Planning Commission

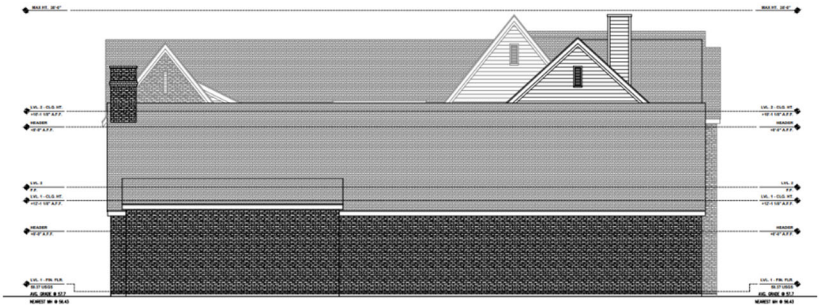
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Meeting Date: 3/20/2025

Elevations









DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 141

Meeting Date: 3/20/2025

Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located along the southside of Westheimer Road east of 610 Loop. The applicant is proposing a single-family residential construction and is requesting a 20-foot building line in lieu of the ordinance required 25-foot building line along Westheimer Road, a major thoroughfare.

The proposed construction is in Kattering Oaks subdivided in 1953 with platted building line of 20' along Westheimer Road, 25' BL along local street Bryn Mawr Lane and additionally 5' BL on the sides by deed restrictions. Nonetheless these restrictions will deprive the applicant of land to develop, additionally the design would leave roughly 30 feet between the edge of the house and street curb. In addition, the new construction will be designed to take access via the local street.

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: 142

Meeting Date: 03/20/25

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

ITEM: 142

Meeting Date: 03/20/25

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

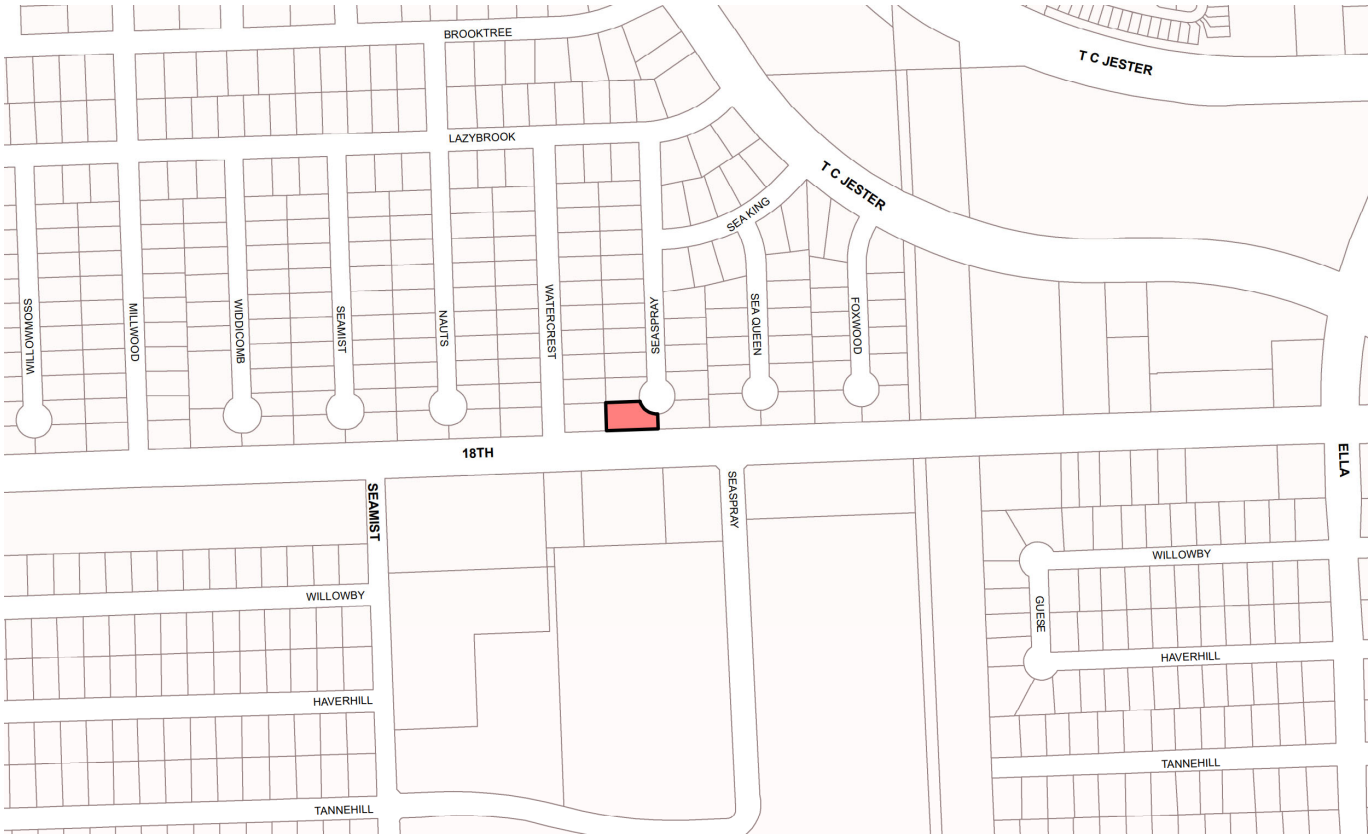
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

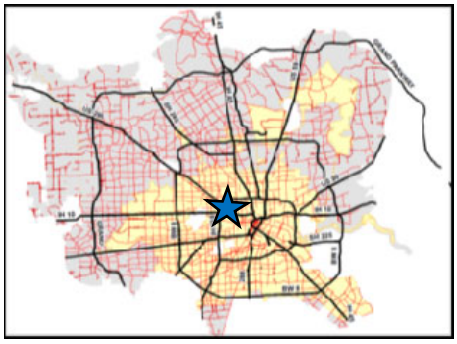
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Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

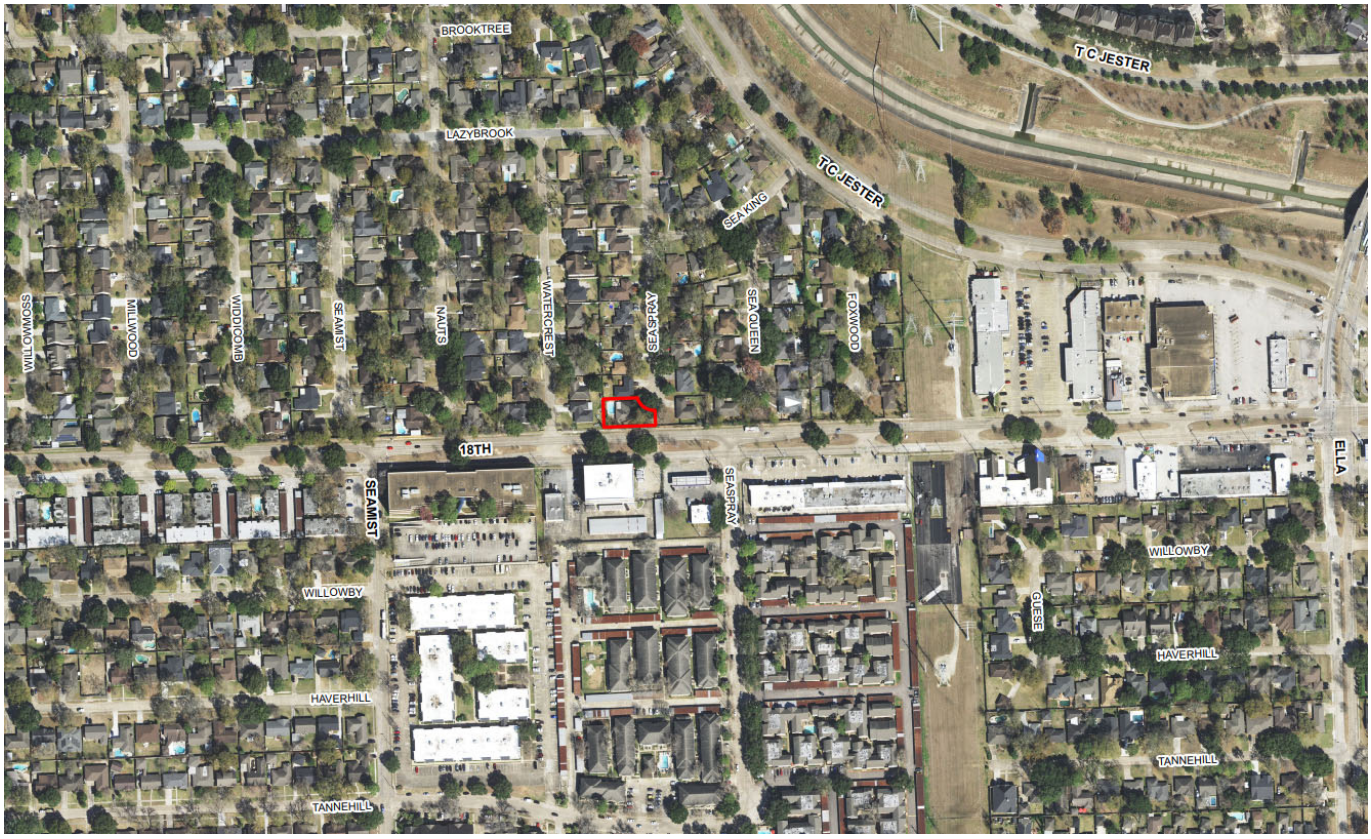
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Aerial Map



DEVELOPMENT PLAT VARIANCE

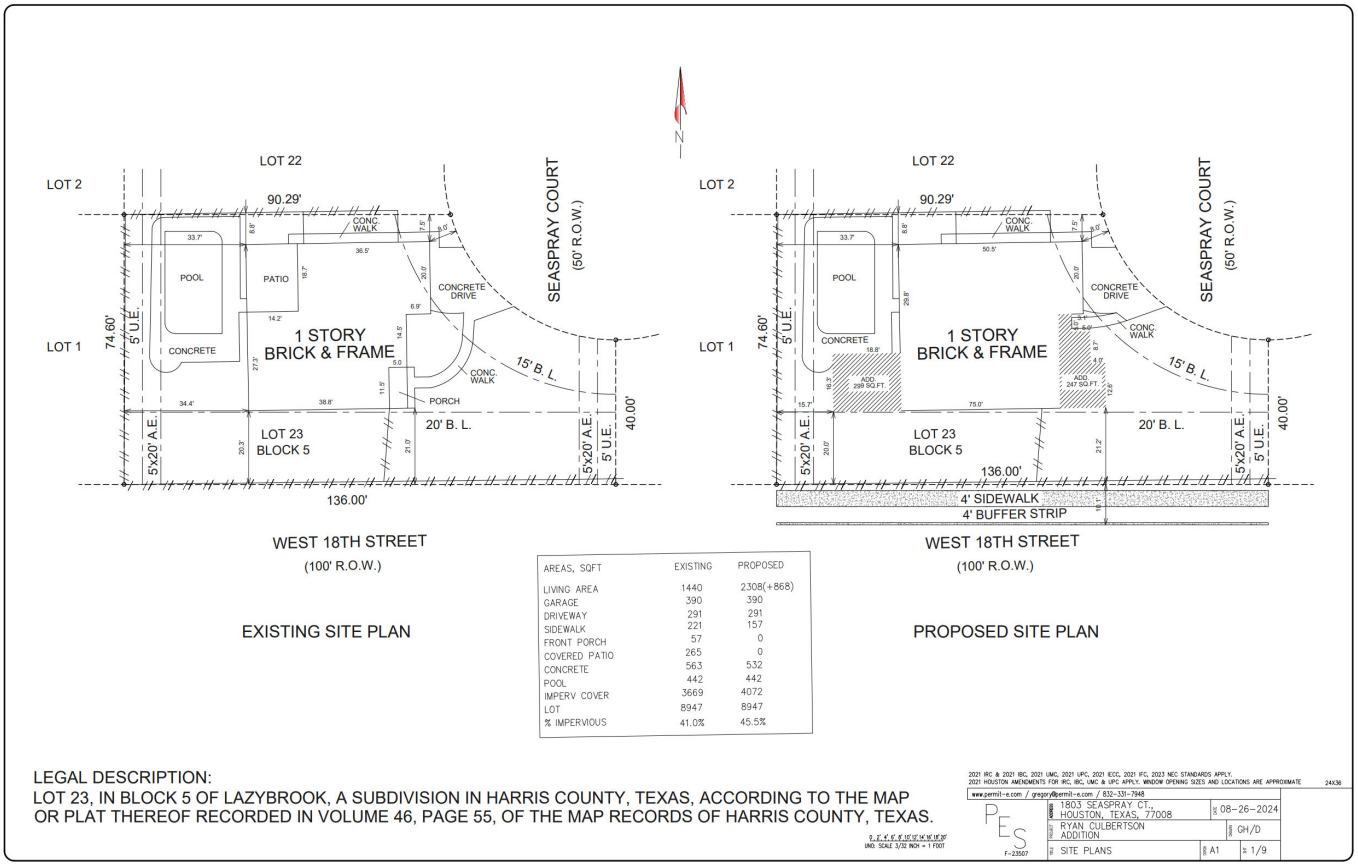
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 142

Meeting Date: 03/20/25

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 / gregory@permit-e.com / 832-331-7948

PES F-23507

ADDRESS	1803 SEASPRAY CT., HOUSTON, TEXAS, 77008	DATE 08-26-2024
SUBDIVISION	RYAN CULBERTSON ADDITION	DRAWN GH/D
TITLE	SITE PLANS	SHEET A1 SCALE 1/9

DEVELOPMENT PLAT VARIANCE

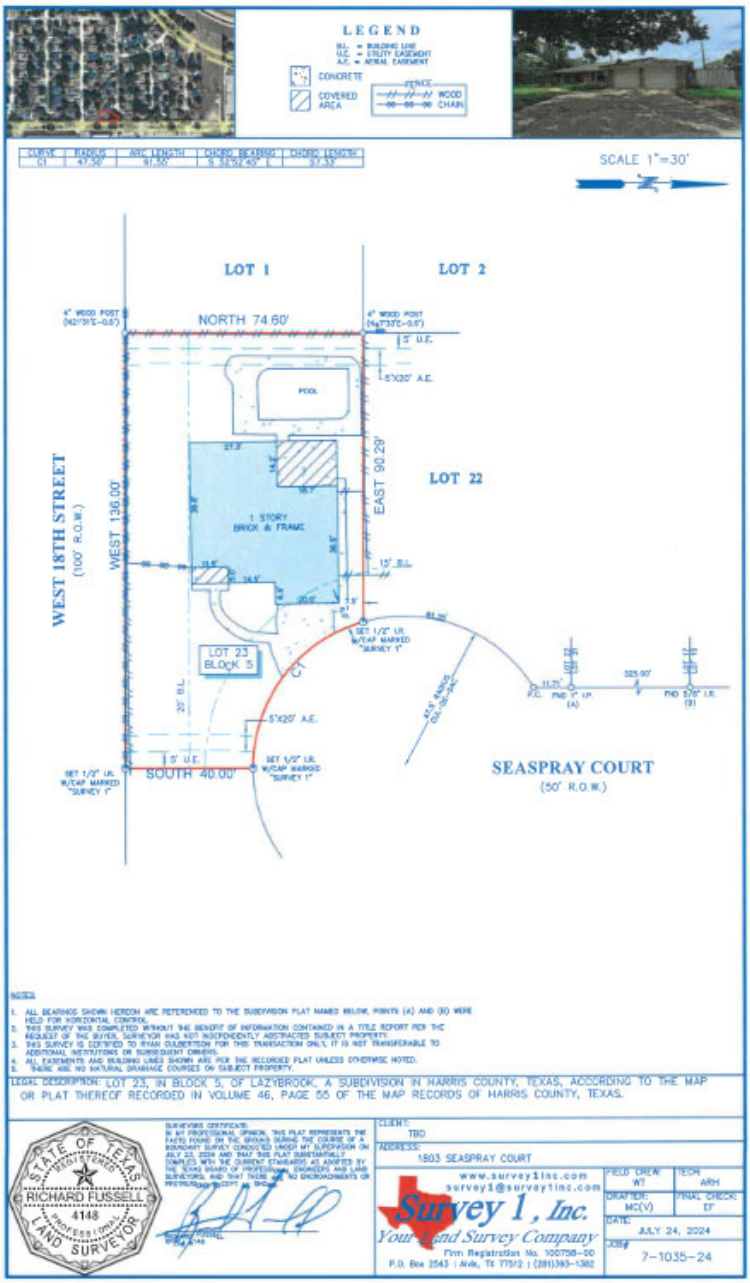
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Survey



DEVELOPMENT PLAT VARIANCE

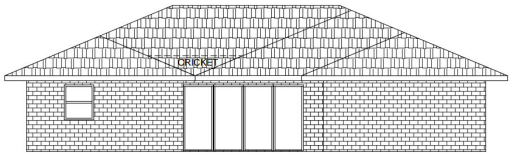
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

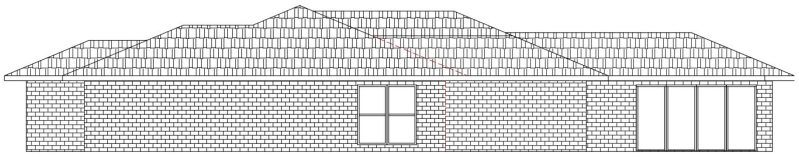
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Elevations



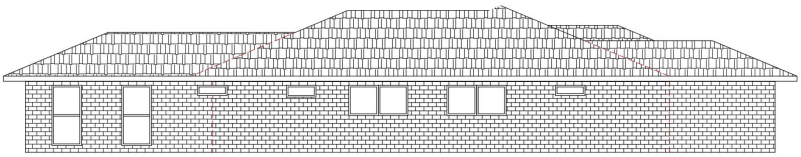
PROPOSED REAR ELEVATION



PROPOSED RIGHT ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED LEFT ELEVATION

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 142

Meeting Date: 03/20/25

STAFF REPORT

Staff Recommendation: Approve

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.

The addition is in line with the existing building footprint, which is built to the platted 20-foot building line. Most of the residences in the subdivision that back onto W. 18th Street are also built to the 20-foot line. And the design would leave roughly 30 feet between the edge of the house and street curb, which is separated by fencing and landscaping. The site is taking access from the local street.

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: 143

Meeting Date: 03/20/25

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
AKSA Capital Partners LLC	Sayak Ghosh	281-220-9767	sayak.nitw@gmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1630 ½ Tabor St	25013275	77009	5359B	453T	H

HCAD ACCOUNT NUMBER(S): 0102520000062

PROPERTY LEGAL DESCRIPTION: Tract 30, Northwood

PROPERTY OWNER OF RECORD: AKSA Capital Partners LLC

ACREAGE (SQUARE FEET): 4,590 sq. ft.

WIDTH OF RIGHTS-OF-WAY: Tabor Street: 50 ft.

EXISTING PAVING SECTION(S): Tabor Street: 17 ft.

OFF-STREET PARKING REQUIREMENT: Two spaces

OFF-STREET PARKING PROVIDED: Two spaces

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 1,220 sq. ft. single-family residence

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 396 sq. ft. residential carport

PURPOSE OF VARIANCE REQUEST: To request a 6-foot building line in lieu of the ordinance required 20-foot garage building line for a new residential carport.

CHAPTER 42 REFERENCE(S): Sec. 42-156. - Collector and local streets—Single-family residential.

(c) Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of section 42-157 of this Code.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 143

Meeting Date: 03/20/25

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The building line required for a carport or garage per Sec 42-150 of the Code of Ordinances of the City of Houston, is 20 ft. Adherence to this criterion would prevent building an appropriate amount of parking that is essential in this block due to the extremely narrow paved street width. Since the main structure is already in existence within 24 ft. of the property line (per survey submitted), the mandated amount of setback cannot be provided for the proposed carport per present regulations.

The present carport is barely sized for one vehicle. The paved street is only 14 ft. wide on this block, which is insufficient for traffic flow in both directions. Any vehicle parked on the street exacerbates the challenging condition and causes immense disruption to traffic flow. Subject property does not have provisions for parking even two vehicles, and vehicles of residents and visitors to be parked on the street.

- Proposed car port will increase setback from 4 ft. to 6 ft.; it will be large enough to park two vehicles (21 ft. x 18 ft.)
- Proposed carport will be tied to main structure and be more resistant to weather events such as hurricanes

There are houses on the same block of the same street that have similar carports. Even the main structure of some houses on the same block has a less than 5 ft. setback from the property line.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request.

(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 adherence to Chapter 42 will deprive the applicant of the ability to provide parking that is necessary for present standards and lifestyle. The inability to use a reduced building line would prevent the provision of parking on the property that can accommodate vehicles of residents and guests. Since the habitable space is built on a slab, it is impossible to move the house. To provide parking with a carport, a reduced setback is necessary.

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

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

The main structure was constructed in 1952, which predates the present building line requirements. Hence, the imposition of present requirements of Chapter 42 of the Code of Ordinances would impose a restriction that is not caused by actions of the present owner and applicant.

DEVELOPMENT PLAT VARIANCE

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

The variance requested serves the intent of the abovementioned Sec 42-150- to ease traffic flow and provide adequate on-site parking. The applicant's requested variance will improve the existing condition of the property and futureproof the street from traffic congestion.

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

The variance requested will not affect any property other than the subject property. In fact, the variance, if granted, will improve public safety and welfare by removing traffic obstruction by vehicles parked along the street. Also, the embankment of the storm drain is weak in several places in these neighborhoods. Vehicles parked along the street worsen the condition of such embankments by loosening the dirt. There was a cave-in of a small section of the road on the 1500 block of Walton St in 2024 after Hurricane Beryl due to this exact cause.

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

There is no economic hardship for which this variance is being requested. The work that will be done per this variance is only going to cost the applicant extra money. This is being done to solve a severe issue that the neighborhood is facing due to the narrow width of the street.

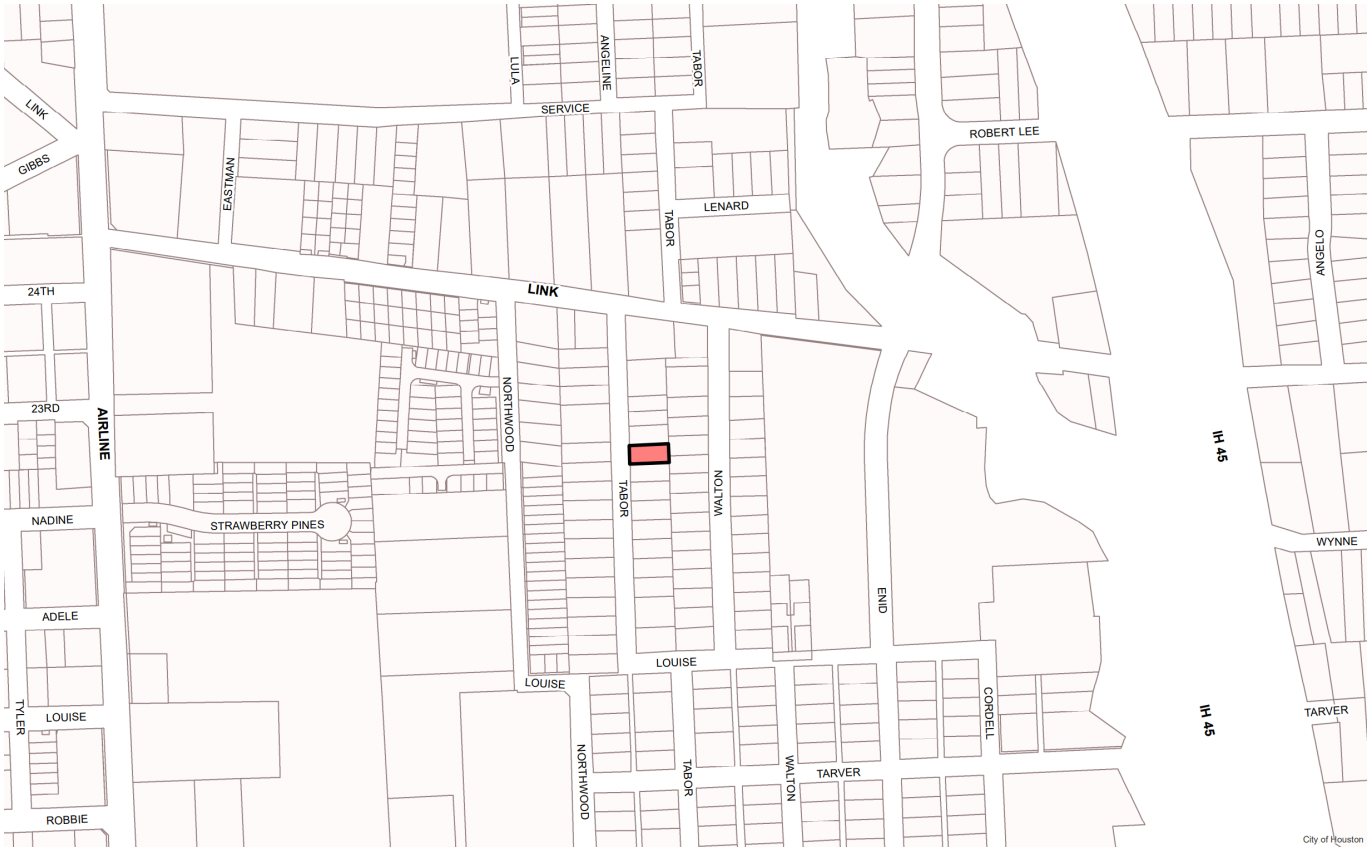
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 143

Meeting Date: 03/20/25

Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 143

Meeting Date: 03/20/25

Aerial Map



DEVELOPMENT PLAT VARIANCE

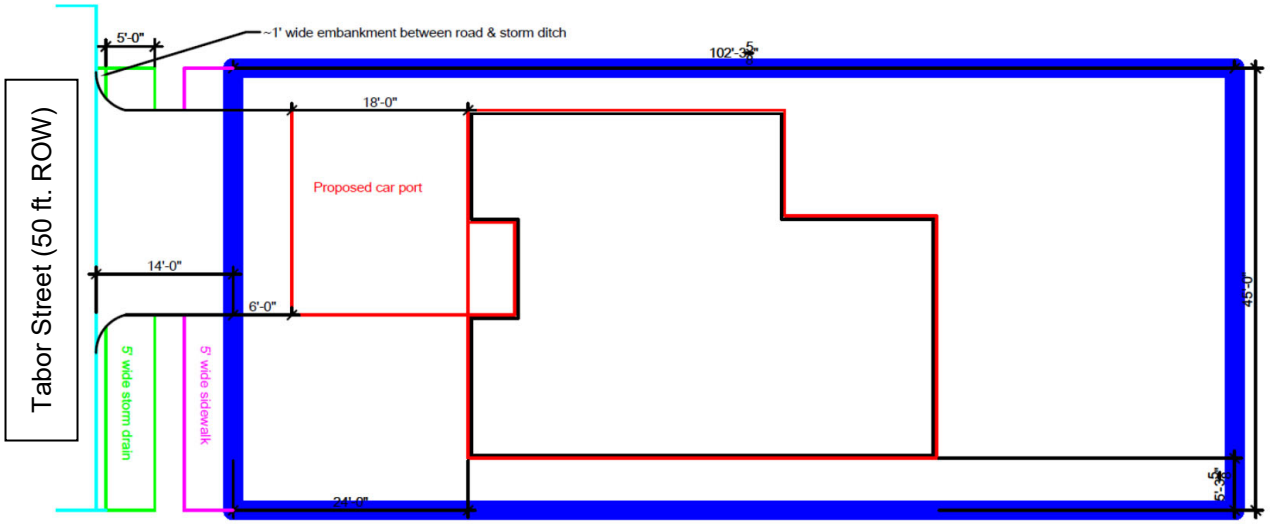
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 143

Meeting Date: 03/20/25

Site Plan



DEVELOPMENT PLAT VARIANCE

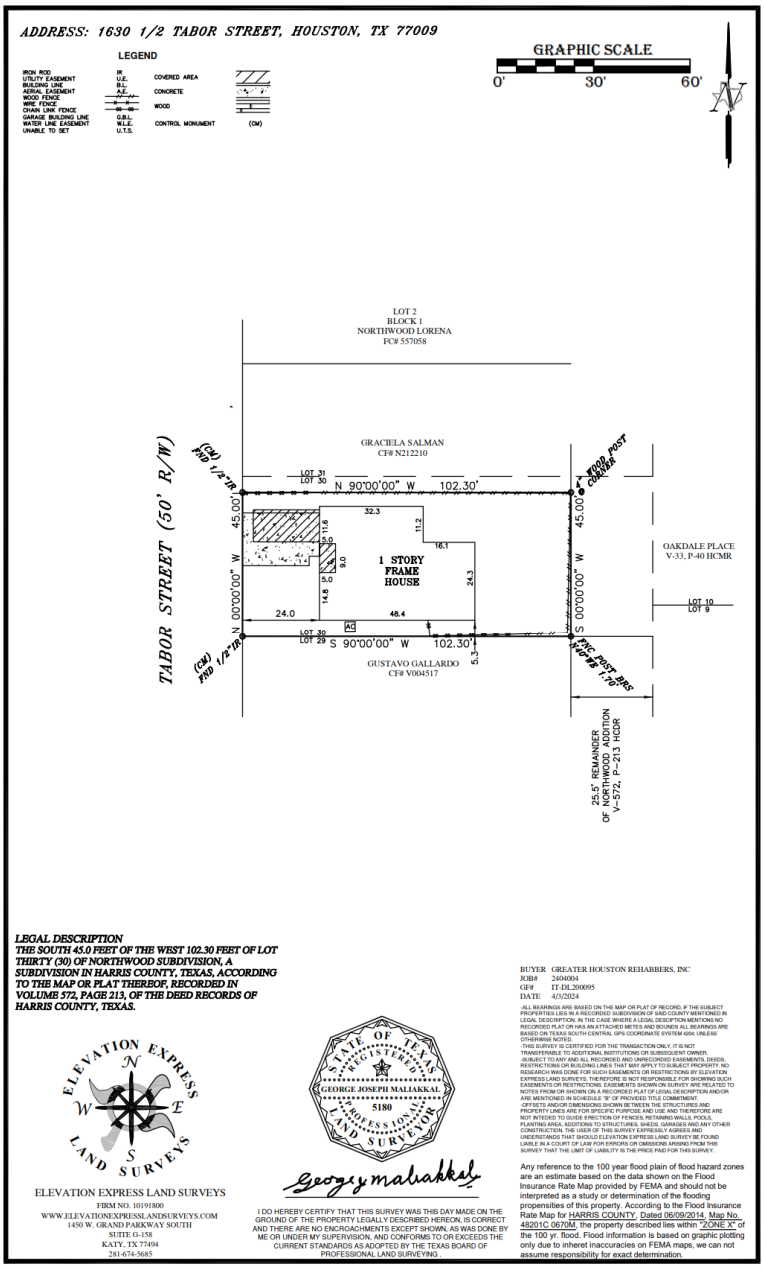
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 143

Meeting Date: 03/20/25

Survey



DEVELOPMENT PLAT VARIANCE

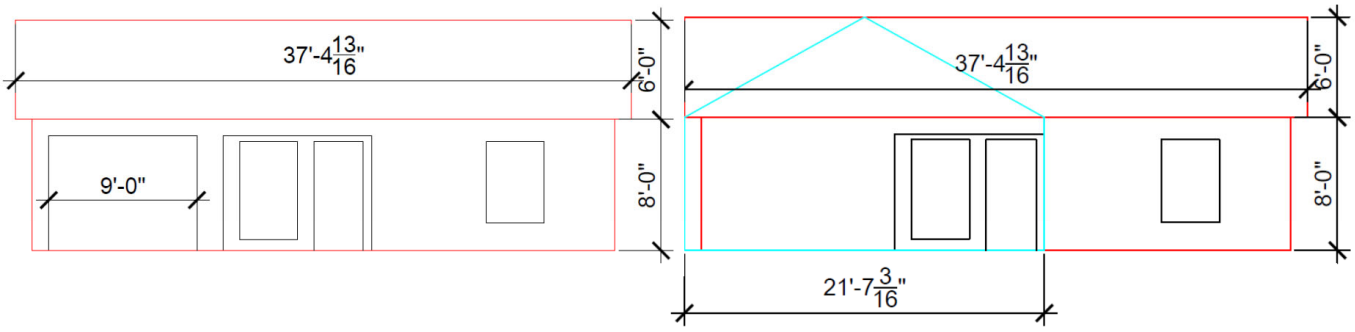
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 143

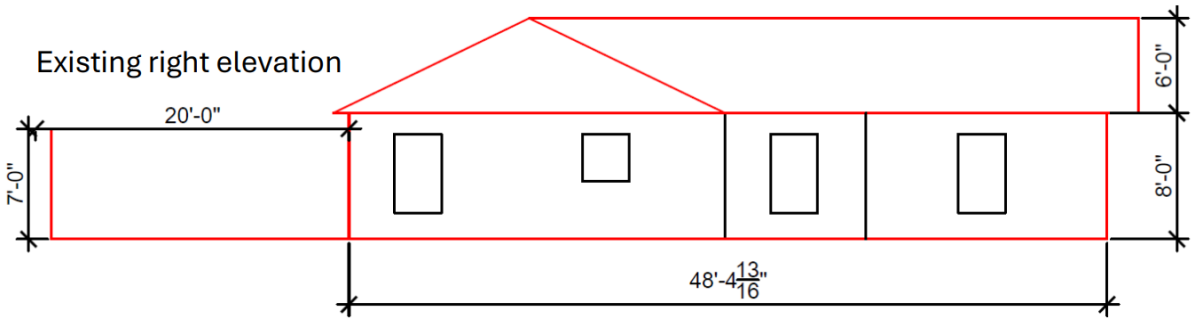
Meeting Date: 03/20/25

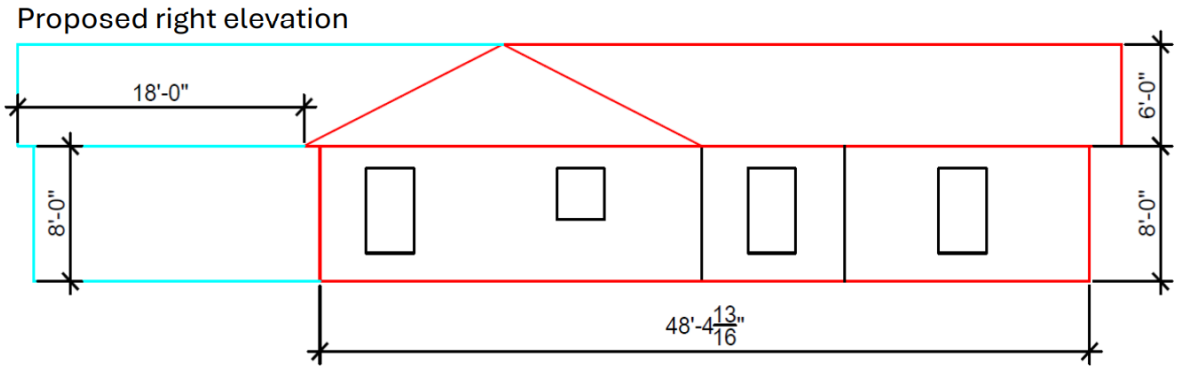
Elevations



Existing front elevation

Proposed front elevation





DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 143

Meeting Date: 03/20/25

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located along the eastside of Tabor Street and south of minor collector street Link Road. The purpose of the variance request is to allow a 6’ building line in lieu of the required 20’ garage building line for a new carport addition along Tabor Street.

The proposed carport is replacing a previous carport to an existing home with no car garage. The requested setback is in line with other existing carports along the neighborhood, and the open design will not pose a safety issue for pedestrian or vehicular 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

ITEM: IV

Meeting Date: March 20th, 2025

Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance from the Planning Standards of Chapter 28 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.hotel-motel@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
CL Davis & Company	Chuck Davis	281-482-9490	cldavis@cldaviscompany.com

COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD
Harris	C	77008		452V	Greater Heights

HOTEL/MOTEL NAME:	HOTEL DAPHNE
HOTEL/MOTEL ADDRESS:	347 W. 20TH ST., HOUSTON, TX 77008
PROPERTY OWNER OF RECORD:	WOOD LANE PARTNERS, LTD.
OWNER ADDRESS:	5306 HOLLISTER, HOUSTON, TX 77040
PROJECT PERMIT NUMBER:	N/A
TOTAL ACREAGE:	2.0184
TOTAL NUMBER OF ROOMS:	PHASE 1: 51 ROOMS (APPROVED); PHASE 2: 10 SUITES
PARKING SPACES PROVIDED:	PHASE 1: 16 SPACES; PHASE 2: 78 SPACES; TOTAL: 94 SPACES
SURVEY/ABSTRACT NO:	JOHN AUSTIN A-1
SCHOOL DISTRICT:	HISD

NORTH OF:	INTERSTATE 10	**EAST OF:**	SHEPHERD DR.
SOUTH OF:	INTERSTATE 610	**WEST OF:**	HEIGHTS BLVD.

PURPOSE OF VARIANCE REQUEST: TO TAKE PRIMARY ACCESS OFF OF ASHLAND ST., A LOCAL STREET, RATHER THAN ADJACENT W.20TH ST., WHICH IS A MAJOR THOROUGHFARE; TO ALLOW A HOTEL TO BE SITUATED WITHIN 750' FROM A CHURCH AND HOSPITAL; TO ALLOW A HOTEL TO BE SITUATED IN A RESIDENTIAL TEST AREA

HOTEL/MOTEL VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV

Meeting Date: March 20th, 2025

CHAPTER 28 REFERENCE(S): 28-202. (a)(2); (a)(5)

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

THIS IS PHASE 2 OF A HIGH-END BOUTIQUE HOTEL THAT OFFERS VISITORS TO THE HEIGHTS AN ALTERNATIVE OPTION TO THE COMMON HOTEL EXPERIENCE. IT IS LOCATED IN THE COMMERCIAL CENTER OF THE HEIGHTS. PHASE 1 INCLUDED THE MAIN 5-STORY HOTEL BUILDING WITH 51 KEYS AND WAS PREVIOUSLY APPROVED BY PLANNING COMMISSION. PHASE 2 OF THE PROJECT IS TO INCLUDE 10 NEW SUITES, A POOL AREA, EVENT SPACE, AND GYM/FLEX SPACE ALONG WITH A SURFACE PARKING LOT TO FULLY ACCOMMODATE PARKING REQUIREMENTS.

WHEN GUESTS CHECK INTO THE HOTEL, THEY WILL USE THE ENTRANCE OFF ASHLAND STREET RATHER THAN WEST 20TH TO AVOID ANY CONFLICTS WITH THE EXISTING BIKE LANE ON WEST 20TH AND TO DECREASE ANY TRAFFIC CONGESTION. WEST 20TH IS ONLY A TWO-LANE ROAD WITH ONE MOVING LANE IN EACH DIRECTION. ACCESS TO THE SURFACE PARKING LOT AT THE EAST END OF THE PROPERTY FROM THE HOTEL DROP OFF IS PROVIDED ON SITE BY A TWO-WAY DRIVE ALONG THE NORTH SIDE OF THE PROPERTY. SECONDARY DRIVEWAYS WILL BE PROVIDED ALONG WEST 20TH AND RUTLAND STREET FOR ACCESS TO THE SURFACE PARKING LOT. GUESTS WILL USE THESE ENTRANCES AFTER THEY HAVE CHECKED INTO THE HOTEL. THE HOTEL IS LOCATED WITHIN 750-FT OF THE EXISTING HEIGHTS HOSPITAL AND HEIGHTS BAPTIST CHURCH.

THE HOTEL WILL BE MANAGED BY A TEXAS BASED GROUP THAT SPECIALIZES IN BOUTIQUE HOTELS ACROSS THE COUNTRY.

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.hotel-motel@houstontx.gov.

(1) The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant or owner of the property of the reasonable use of the land;

THE SITE IS LOCATED IN THE HEIGHTS AT THE INTERSECTION OF W 20TH ST. AND ASHLAND ST. IT IS ORIGINALLY A PART OF THE CARTER RESERVE OF HOUSTON HEIGHTS, PLATTED IN 1894. THE FIVE-STORY HIGH-END BOUTIQUE HOTEL LIES WITHIN WHAT HAS TRADITIONALLY BEEN THE SMALL RETAIL AND COMMERCIAL AREA OF THE HEIGHTS, PRIMARILY LOCATED ALONG WEST 19TH AND WEST 20TH. THIS SITE IS WITHIN SHORT WALKING DISTANCE OF MANY SHOPS AND RESTAURANTS, AS WELL AS THE RESTORED THEATER. WHILE SOME PORTIONS OF THE HEIGHTS ARE EXCLUSIVELY SINGLE-FAMILY, THIS AREA HAS LONG BEEN MIXED-USE. NOT ONLY DO THE BUSINESSES ECHO THE SMALL-SCALE SIZE AND CHARACTER OF THE AREA, BUT THEY ARE ALSO SIGNIFICANTLY SMALLER THAN STANDARD CONTEMPORARY COMMERCIAL AREAS, CREATING A UNIQUE PLACE IN AN OTHERWISE BIG MODERN CITY.

OVERNIGHT ACCOMMODATIONS FOR VISITORS IN THE IMMEDIATE HEIGHTS AREA HAVE BEEN MINIMAL TO ONLY A FEW BED AND BREAKFASTS. TYPICALLY, VISITORS HAVE LIMITED OPTIONS AND RESORT TO STAYING IN HOTELS AND MOTELS LOCATED ALONG NEARBY FREEWAYS. HAVING ANOTHER OPTION FOR VISITORS AND GUESTS THAT DESIRE A QUAINT AND UNIQUE STAY WOULD BE IDEAL IN THIS SMALL COMMERCIAL AREA. THE HEIGHTS HAS LONG BEEN A DISTINCTIVE AREA WITHIN A LARGE CITY AND WOULD BENEFIT BY ADDING A HOSPITALITY COMPONENT TO THE ONGOING AND TRENDING REDEVELOPMENT OF THE AREA. A HOTEL VARIANCE WAS GRANTED FOR THE PHASE ONE HOTEL. THIS VARIANCE IS TO ADDRESS THE ADDITION OF BUNGALOWS ADDING 10 NEW SUITES AND ASSOCIATE AMENITIES.

THE NORTH SIDE OF THIS BLOCK OF ASHLAND, ACROSS THE ALLEY, CONTAINS BOTH SINGLE FAMILY AND MULTIFAMILY. THE HOTEL WILL CREATE A LANDSCAPE SCREEN OF TREES AND SHRUBS ALONG THE ALLEY. ALL STREETS WILL HAVE 6' UNOBSTRUCTED SIDEWALKS, SEPARATED FROM THE STREET PAVING BY PLANTING STRIPS.

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

THIS AREA WAS PLATTED WITH SMALL BLOCKS AND LOTS WITHOUT LAND USE RESTRICTIONS. IT HAS LONG BEEN ESTABLISHED A SMALL MIXED-USE AREA IN THE HEIGHTS.

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

THE INTENT OF THE HOTEL MOTEL ORDINANCE GOVERNING THE LOCATION OF HOTELS WAS TO MAKE CERTAIN THAT THE OPERATION IN ITS ENTIRETY WOULD NOT NEGATIVELY IMPACT NEARBY RESIDENTS AND MAJOR CIVIC INSTITUTIONS. THIS HIGH-END BOUTIQUE HOTEL WILL NOT ADVERSELY AFFECT THE INTENT OF THE REGULATIONS AND WILL BE IN ACCORDANCE WITH THE MIXED-USE CHARACTER ALREADY DEFINED IN THIS AREA.

THE HOTEL WILL BE MANAGED AND MAINTAINED BY A TEXAS MANAGEMENT GROUP FOUNDED TWENTY YEARS AGO, WHICH SPECIALIZES IN HIGH-END BOUTIQUE HOTELS. THE ORDINANCES WILL BE PRESERVED AND MAINTAINED BY HIGH STANDARD OPERATION BY MANAGEMENT.

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

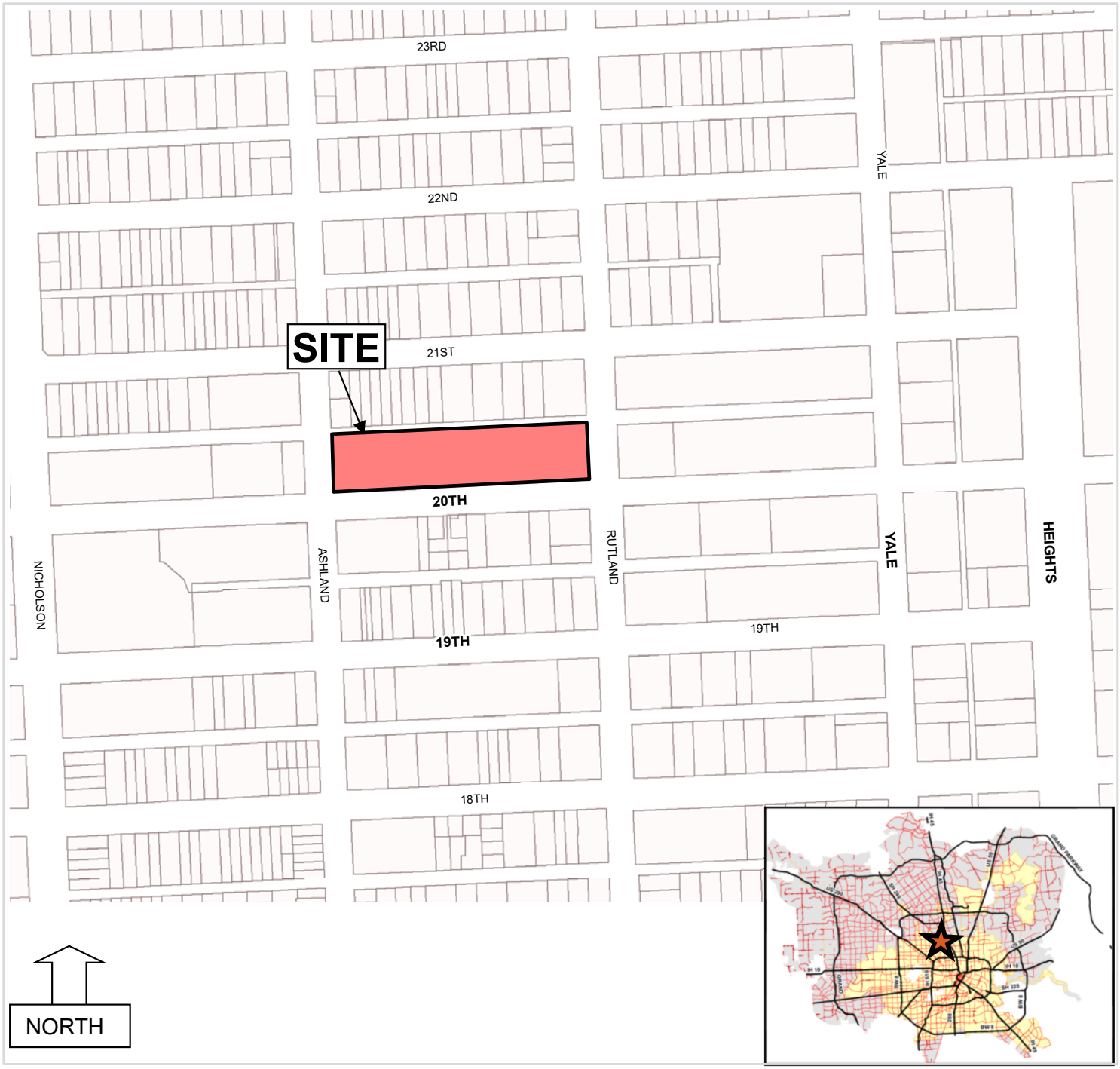
THE PUBLIC WELFARE WILL BE PROTECTED BY CREATING A PEDESTRIAN REALM ALONG BOTH W. 20TH, ASHLAND, RUTLAND, CREATING AN IMPROVED SAFE AND WALKABLE AREA IN AN ESTABLISHED MIXED-USE AREA.

Houston Planning Commission ITEM: IV

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Hotel Daphne

Applicant: C.L. Davis & Company



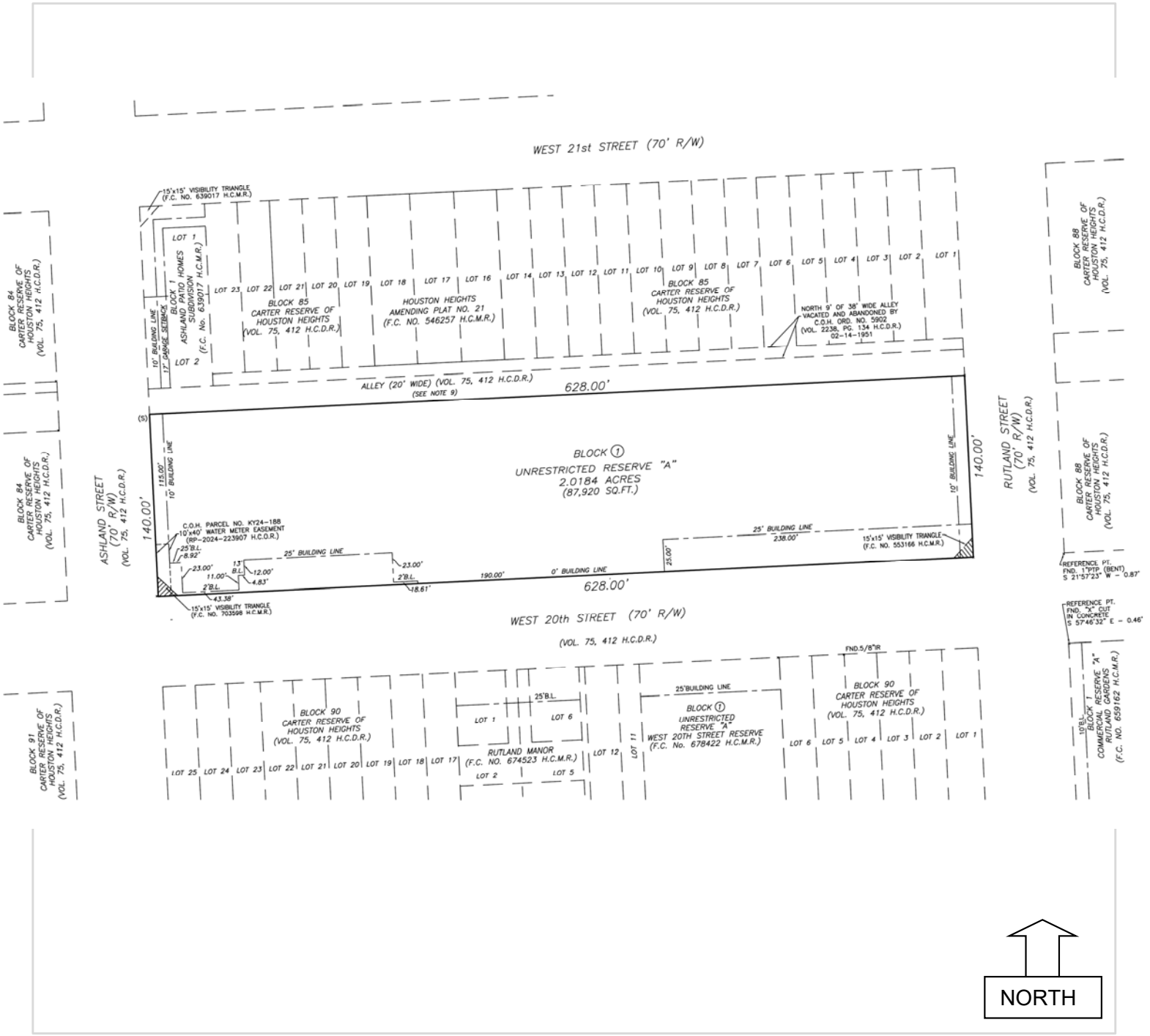
D – Variances **Site Location**

Houston Planning Commission ITEM: IV

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Hotel Daphne

Applicant: C.L. Davis & Company



D – Variances Subdivision

Houston Planning Commission ITEM: IV

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Hotel Daphne

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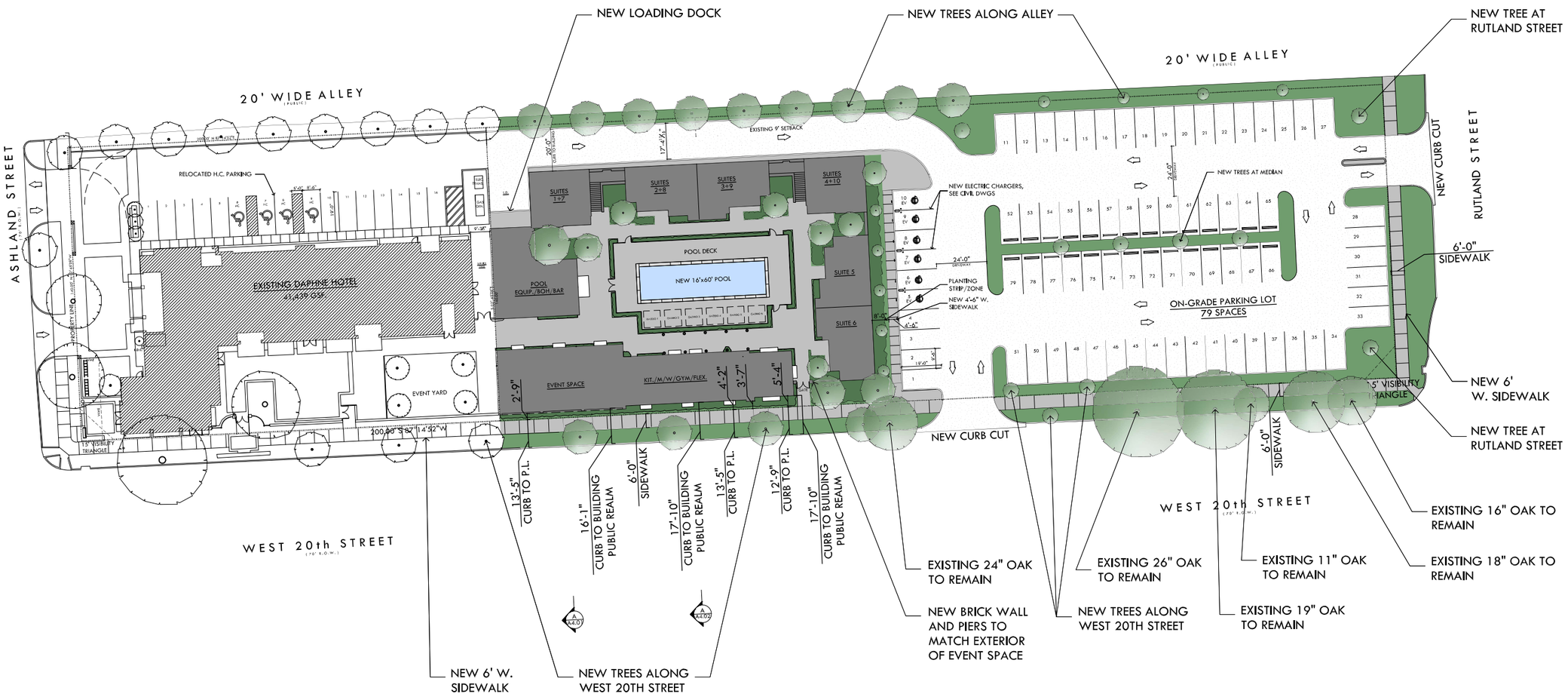
D – Variances Aerial

PROJECT SQUARE FOOTAGE ANALYSIS:

PROPOSED 2nd FLOOR:	
HOTEL BUNGALOWS/4 KEYS:	4,480 G.S.F.
PROPOSED 1st FLOOR:	
HOTEL BUNGALOWS/6 KEYS:	2,969 G.S.F.
HOTEL MEETING AREAS:	1,788 G.S.F.
NEW BOH + BAR:	1,376 G.S.F.
NEW KIT./GYM/M/W	1,771 G.S.F.
NEW HOTEL POOL/DECK/GAZEBOS:	3,327 G.S.F.
TOTAL NEW BUILDING AREA (G.S.F.):	**15,711 G.S.F.**

PROJECT PARKING STATISTICS:

EXISTING HOTEL PARKING (Class 2f):	
SPACES REQ'D PER ORIG. VARIANCE:	29 PKG SPACES
PROPOSED HOTEL ADDITION (Class 2f):	
MEETING AREA PARKING (114 OL):	115 SEATS/38 PKG SPACES REQ'D
NEW GUESTROOMS/KEYS:	10 NET KEYS/10 PKG SPACES REQ'D
TOTAL PARKING SPACES REQUIRED:	77 PARKING SPACES



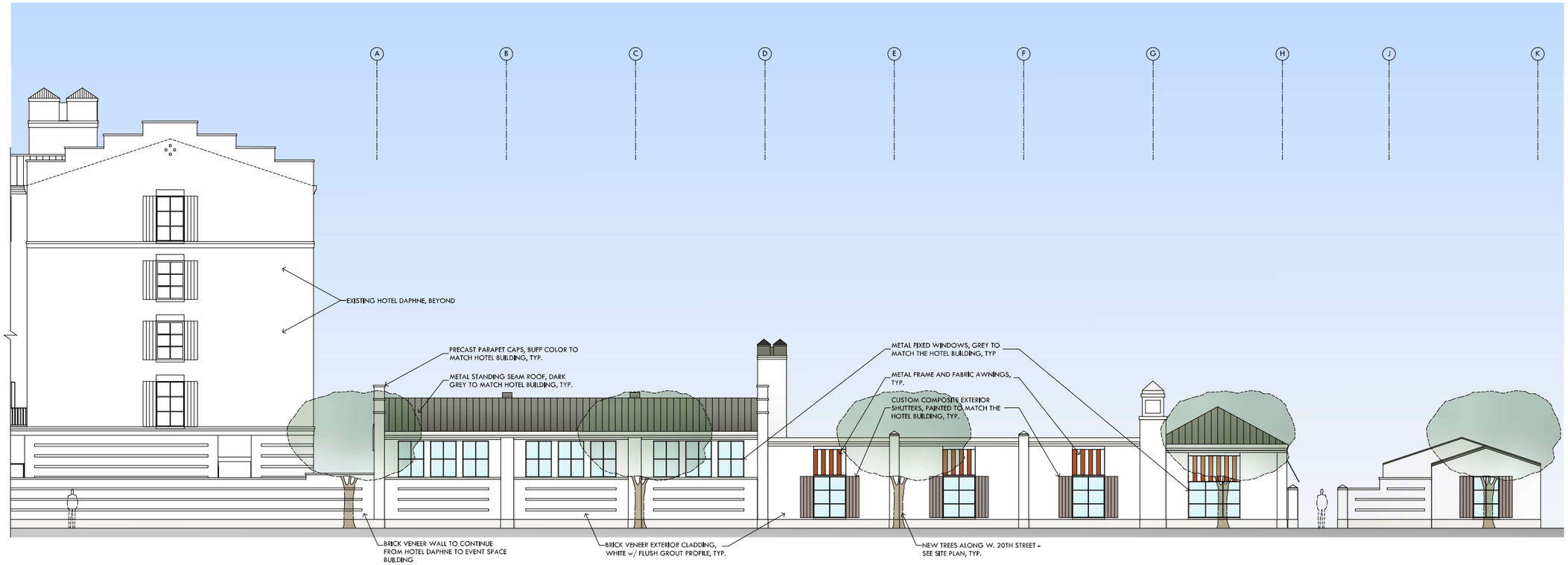
PROPOSED SITE PLAN w/ OFFSITE PARKING ACCESS

1" = 25'-0"

N

0' 15' 30' 60'

A1.01



PROPOSED SOUTH ELEVATION (WEST 20TH STREET) (A)

1/8" = 1'-0"

0' 2' 4' 8'

HOTEL DAPHNE PHASE II

347 WEST 20TH STREET
HOUSTON, TX 77008

blanchardA+D
661 MASSACHUSETTS AVENUE
SUITE 20
ARLINGTON, MA 02476
tblanchard@gmail.com
TELEPHONE 617-519-5434

DARWIN ARCHITECTURE

DARWIN MCCREDIE, AIA
601 VAN NESS AVENUE UNIT 1045
SAN FRANCISCO, CA 94102
darwinbuzz@att.net
TELEPHONE 805-223-0821

NOT FOR CONSTRUCTION

No	Date	Revision / Issue
	01/24/25	VARIANCE SUBMISSION

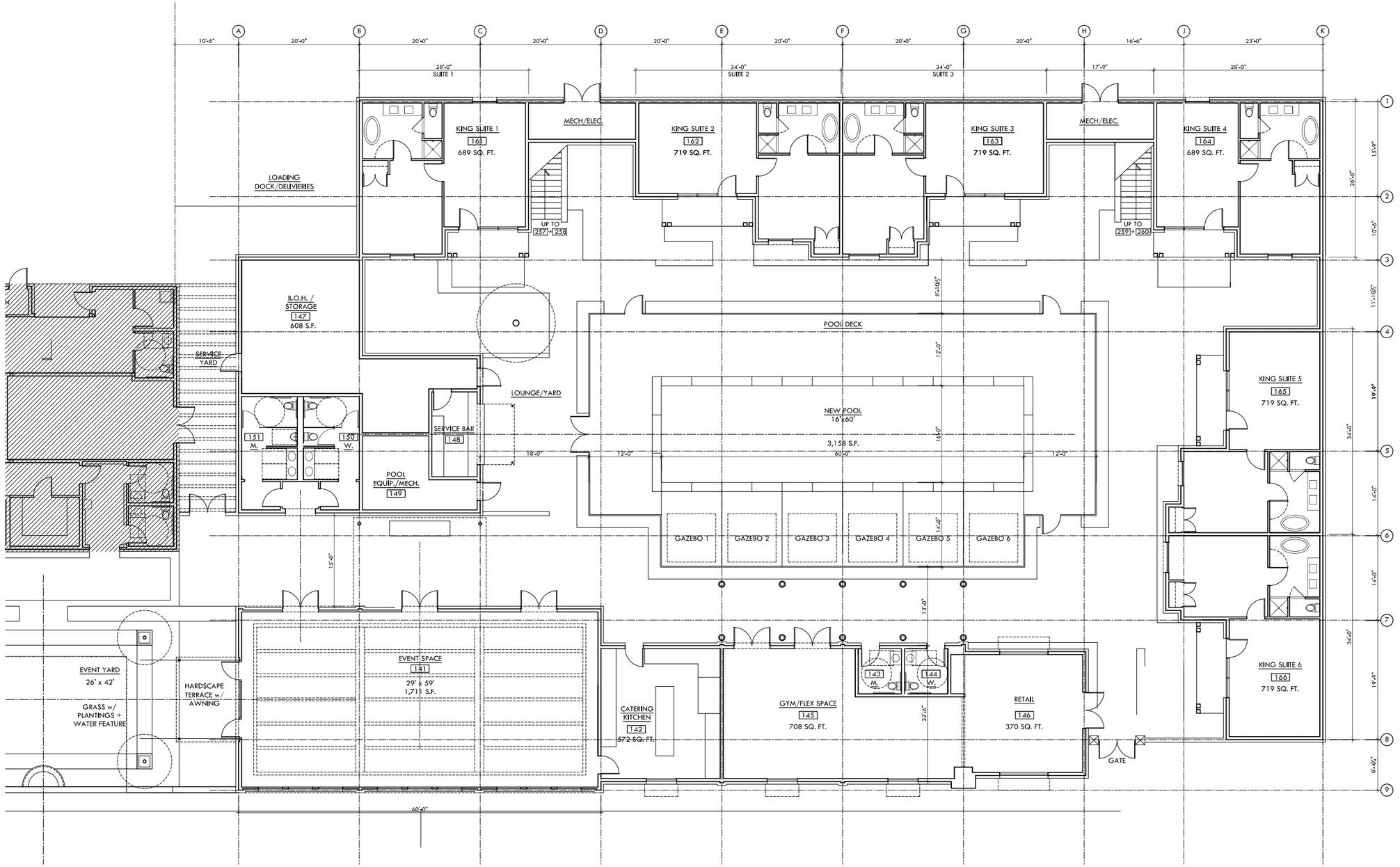
Project Number: 2501
Scale: AS NOTED
Drawn By: cc
Checked By: tblbtm

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EXTERIOR ELEVATIONS - W. 20th STREET ELEVATION

A3.01



LEVEL 1 FLOOR PLAN

1/8" = 1'-0"

N

0' 2' 4' 8'

HOTEL DAPHNE PHASE II

347 WEST 20TH STREET
HOUSTON, TX 77008

blanchardA+D
architecture + design

blanchardA+D
661 MASSACHUSETTS AVENUE
SUITE 20
ARLINGTON, MA 02476
tblanchard@gmail.com
TELEPHONE 617-519-5434

DARWIN ARCHITECTURE

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601 VAN NESS AVENUE UNIT 1045
SAN FRANCISCO, CA 94102
darwinbuzz@att.net
TELEPHONE 805-223-0821

NOT FOR CONSTRUCTION

No	Date	Revision / Issue
	01/24/25	VARIANCE SUBMISSION
	12/17/24	PROGRESS PRINT

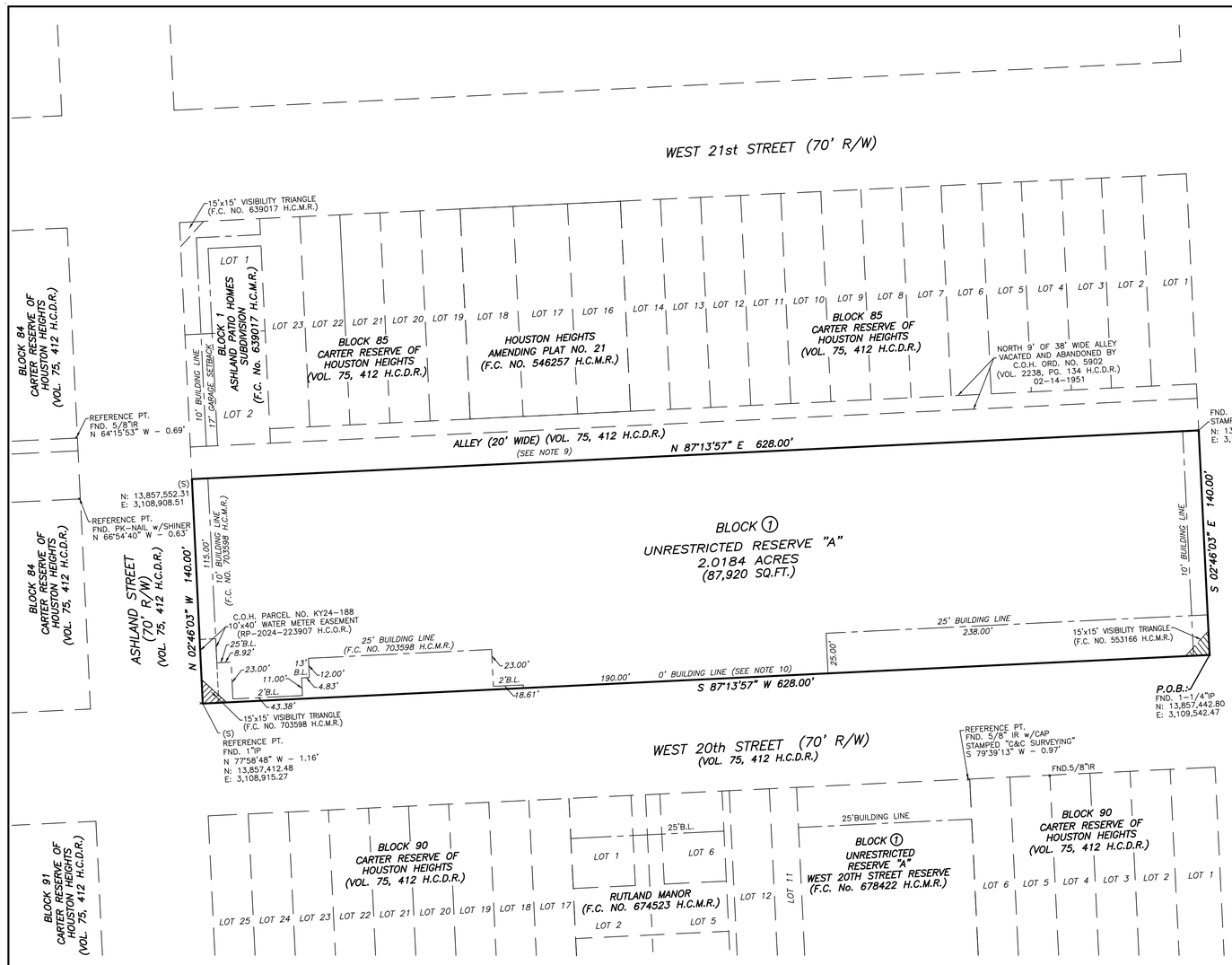
Project Number	Scale
2405	AS NOTED
Drawn By	Checked By
tb/cc	tb/dm

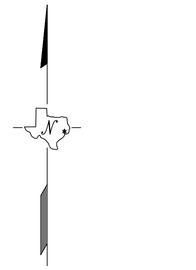
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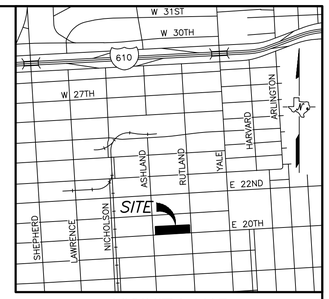
© 2025 blanchardA+D, LLC

LEVEL 1
FLOOR PLAN

A2.01







VICINITY MAP
SCALE: 1" = 1/4 Mi.
KEY MAP PG. 493-S

NOTES:

1. THE COORDINATES AND BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF NAD1983, SOUTH CENTRAL ZONE No. 4204. DISTANCES SHOWN ARE SURFACE AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.99989671. COORDINATES SHOWN ARE GRID.
2. 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.
3. THE BUILDING LINES, WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
4. ALL CAPPED 5/8" IRON RODS STAMPED "C.L. DAVIS, RPLS 4464" UNLESS OTHERWISE NOTED.
5. R/W INDICATES PUBLIC STREET RIGHT-OF-WAY.
6. 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.
7. 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.
8. THIS PROPERTY IS LOCATED IN PARK SECTOR NUMBER 12.
9. SOUTH 9' OF 38' WIDE ALLEY VACATED AND ABANDONED BY CITY OF HOUSTON ORDINANCE NUMBER 5902 AS FILED IN VOLUME 2325, PAGE 503 HARRIS COUNTY DEED RECORDS.
10. THE CITY OF HOUSTON PLANNING COMMISSION ON XX-XX-2025 GRANTED A VARIANCE TO ALLOW A DUAL BUILDING LINE ALONG WEST 20th STREET.

ABBREVIATIONS

B.L.	BUILDING LINE
ESMT	EASEMENT
F.C. No.	FILM CODE NUMBER
FND.	FOUND
H.C.O.R.	HARRIS COUNTY OFFICIAL RECORDS
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
IR	IRON ROD
IP	IRON PIPE
P.O.B.	POINT OF BEGINNING
PTP	PINCH TOP PIPE
R/W	RIGHT-OF-WAY
S.W.B.T.	SOUTHWESTERN BELL TELEPHONE
PKN	FOUND P-K NAIL IN ASPHALT
(S)	SET 5/8" IRON ROD WITH CAP STAMPED "C.L. DAVIS RPLS 4464"
(V)	SET "V" CUT IN CONCRETE
(X)	SET "X" CUT IN CONCRETE

I, C. L. Davis, R.P.L.S., am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

C. L. Davis, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 4464

STATE OF TEXAS
COUNTY OF HARRIS

We, Wood Lane Partners, Ltd., acting by and through Ben Ackerley, XXXX, being an officer of Wood Lane Partners, Ltd., owner (or owners) hereinafter referred to as Owners (whether one or more) of the of the 2.0184 acres tract described in the above and foregoing map of HOTEL DAPHNE, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10'0") perimeter ground easement or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designed with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21'6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements, or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designed with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty (30'0") in width.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

IN TESTIMONY WHEREOF, the Wood Lane Partners, Ltd., has caused these presents to be signed by Ben Ackerley, its xxx, thereunto authorized, this _____ day of _____, 2025.

xxxxxx

By:_____
xxxxx
xxxx

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared xxx, xxx, of xxx, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____day of_____2025.

_____
Notary Public in and for the
State of Texas
My Commission Expires:_____

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of HOTEL DAPHNE in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this _____, day of _____, 2025.

By:_____
Lisa M. Clark (or) M. Sonny Garza
Title Chair or Vice Chairman

By:_____
Vonn Tran
Secretary

I, Teneshia Hudspeth, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2025, at _____ o'clock _M., and duly recorded on _____, 2025 at _____ o'clock _M., and at Film Code No. _____ of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

_____
Teneshia Hudspeth
County Clerk
of Harris County, Texas

By: _____
Deputy

NOTE:
REASON FOR REPLAT IS TO CREATE ONE UNRESTRICTED RESERVE

HOTEL DAPHNE

A SUBDIVISION OF 2.0184 ACRES
BEING A REPLAT OF LOTS 34 – 46 AND SOUTHERLY 9' OF ALLEY, BLOCK 85
CARTER RESERVE OF HOUSTON HEIGHTS
(VOL. 75, PG. 412 H.C.D.R.) AND
UNRESTRICTED RESERVE "A", BLOCK 1
DAPHNE
(FILM CODE NO. 703598 H.C.M.R.) AND
UNRESTRICTED RESERVE "A", BLOCK 1
TOWN CORNER
(FILM CODE NO. 553166 H.C.M.R.) AND
UNRESTRICTED RESERVE "A", BLOCK 1
TOWN CORNER SECOND VENTURE
(FILM CODE NO. 669172 H.C.M.R.)
HOUSTON, HARRIS COUNTY, TEXAS
1 BLOCK, 1 RESERVE
FEBRUARY, 2025

OWNER:
WOOD LANE PARTNERS, LTD
BEN ACKERLEY
5306 HOLLISTER
HOUSTON, TX 77040

SURVEYOR:
C. L. Davis and Company
1500 WINDING WAY
FRIENDSWOOD, TEXAS 77546
Tel. (281)482-9490
FIRM NO. 10082000

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

Plat Variance Hotel PH

February 27th, 2025

NOTICE OF PLAT VARIANCE & HOTEL PUBLIC HEARING (PH)

PROJECT/HOTEL NAME: Hotel Daphne
REFERENCE NUMBER: 2025-0236
HOTEL/MOTEL ADDRESS: 347 W 20th Street

Dear Property Owner:

The Planning and Development Department has received a variance requests and hotel application for a project located at 347 W 20th 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 and 28 required notification areas adjacent to these variance requests.

CL Davis & Company, the applicant, has filed the requests on behalf of the developer of the subject site.

- **For subdivision plat:** The applicant is requesting variance to allow reduced building line for the proposed structures instead of the required 25' BL along W 20th Street, a major thoroughfare.
- **For Hotel/Motel:** The applicant is requesting three variances: (1) to allow a hotel to be located within 750' of a church and a public health facility, (2) to allow a hotel to take access from a two-lane street and (3) to allow a hotel to be located in a residential area with less than 75 rooms.

Enclosed are copies of the variance requests, the proposed subdivision plat, and the site plan 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 hearing and meeting to consider these applications.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, March 20th, 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

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

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.

For additional information regarding this project, please call Chuck Davis or CL Davis & Company at 281-482-9490. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. 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.
- **CHAPTER 28-201:** The City of Houston's, Code of Ordinances that describes the rules and regulations for Hotel/Motel property within the corporate limits.
- **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 Chapters 26, 28, and 42. The applicant must document a reasonable hardship that staff can evaluate.

.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 300 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

HOUSTON PLANNING COMMISSION
HOTEL VARIANCE REQUEST - STAFF REPORT

PLANNING & DEVELOPMENT DEPARTMENT

AGENDA ITEM: IV

MEETING DATE: 03/20/2025

LOCATION	FILE NO.	ZIP	LAMB. NO.	KEY MAP	CITY/ ETJ
		77008	5460	452V	City

NORTH OF: I-10
SOUTH OF: I-60
EAST OF: Ashland
WEST OF: Rutland

APPLICANT: Chuck Davis

ADDRESS: 347 W 20th Houston

EXISTING USE: Vacant

PROPOSED USE: Hotel-Motel

HOTEL / MOTEL APPLICATION DATE: 03/20/25

BASIS OF DECISION:
Approve

LAND USE CALCULATIONS: 80% residential

PRIMARY ENTRANCE LOCATION: W. 20th Street

PURPOSE OF REQUEST:

28-202- (a)(5) -To allow a hotel with less than 75 rooms to be constructed in a residential area
28-202- (a)(1)(c) -To allow a hotel to take access from a two-lane residential street.
20-202 -To be located within 750' of a Hospital and school

.

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: The site is located north along W 20th street, between Ashland Street and Rutland Street. The applicant is requesting a 0' dual building line for a portion of the site along W. 20th instead of the required 25' and requested a variance from chapter 28 to allow the hotel to be in a residential area, to be located near protected uses and to allow access from Ashland Street.
Staff is in support of the request.
The site was previously received a reduced building in March of 2023 for a 51 room Hotel. At the time, a dual 2' B.L variance was granted along W. 20th street. Since then, the developer acquired the remainder of the block to build an additional 11 rooms to the existing hotel. The

PLANNING COMMISSION ACTION

DECISION:____VARIANCE GRANTED_____VARIANCE DENIED **DATE: 03/20/2025**

area of the reduced setback will include a guest room, event space and gym which all have some level of transparency.
Similar to the previous variance granted, the site will feature a pedestrian area ranging from 15'-18', with 6' sidewalk. The 7' landscape buffer includes a mix of existing mature Oak trees and newly planted trees.
The previous application included an off-street parking variance to allow parking to be over 500' from the site. This new proposal allows for all required parking to be located on site w/o a parking variance.

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V

Meeting Date: March 20th, 2025

Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance from the Planning Standards of Chapter 28 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.hotel-motel@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
BGE, Inc.	Tracy Youngblood / Stephanie Hamilton	281-558-8700	shamilton@bgeinc.com

COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD
Harris	D	77008	5259	452Z	Greater Heights

HOTEL/MOTEL NAME:	Reserve at Houston Heights
HOTEL/MOTEL ADDRESS:	1311 1/2 N. Shepherd Drive
PROPERTY OWNER OF RECORD:	3L Shepherd, LLC
OWNER ADDRESS:	P.O. Box 990, Lockhart, Texas 78644
PROJECT PERMIT NUMBER:	25004666
TOTAL ACREAGE:	2.0 acres
TOTAL NUMBER OF ROOMS:	14
PARKING SPACES PROVIDED:	14
SURVEY/ABSTRACT NO:	John Austin Two League Grant, A-1
SCHOOL DISTRICT:	HISD

NORTH OF:	West 13th Street	**EAST OF:**	Durham Drive
SOUTH OF:	West 14th Street	**WEST OF:**	N. Shepherd Drive

PURPOSE OF VARIANCE REQUEST: To allow a hotel to take access from Laird Street, a local residential street

CHAPTER 28 REFERENCE(S): 202 (a) (1) (c)

HOTEL/MOTEL VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V

Meeting Date: March 20th, 2025

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): This high-end boutique hotel consisting of fourteen bungalow style rooms is planned tobe a private membership only hotel located within the established mixed-use of the Heights. The main entrance is proposed to be a valet only drop off area with frontage along Laird Street, a local residential street. The intent is to create an intimate and subdued entry location to create privacy for bothhotel guests and residents along Laird Street.

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.hotel-motel@houstontx.gov.

(1) The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant or owner of the property of the reasonable use of the land;

The site is located within the main commercial corridor between N.Shepherd Drive and N. Durham Drive at the southeast intersection of Laird Street and W. 14th Street, a minor collector. The tracts within this development have not been replatted since it was originally platted in 1916 as part of the Heights Annex Subdivision. The redevelopment in the area is on the rise to meet the demands of modern urban redevelopment including Memorial Heights Redevelopment Authority TIRZ improvement projects and various mixed-use developments.

Currently, Laird Street has a 50-foot right-of-way and a paving width of 13-feet. In coordination with the Memorial Heights Redevelopment Authority TIRZ, the proposed improved paving width is 23-feet, which coincides with any potential future proposed improvements for Laird Street.

The proposed development improvements include a 5-foot right-of-way dedication and 18.5-foot pedestrian realm which includes landscape buffers and planting strips, both 6-foot and 8-foot sidewalks, and an 8-foot-high privacy wall with masonry construction. There is a 3.5-foot landscape buffer between the privacy wall and the proposed unobstructed sidewalk that will include a lush planting area, aesthetically pleasing planting area along and within the residential streetscape.

The 3-story quaint bungalow style hotel has been designed to create privacy for both the residents along Laird as well as guests. Currently there is no parking along Laird Street, which is consistent with the intent of a no parking valet-only drop off area at the main entrance. The valet parking lot for the hotel is located adjacent to the hotel site on the north side of the development.

The sophisticated boutique hotel will include amenities such as intimate courtyard areas, pool and cabanas, quaint restaurant, spa services, and gym which will be managed by the hotel. The proposed development will enhance this area of the

Heights by adding a unique and intimate experience to this already vibrant mixed-usearea.

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

The subject area was platted without building lines or land use restrictions in 1916. The site consisted of single-family homes in poor condition, an unimproved commercial building, and vacant lots. It has long been established as a mixed-use areain the Heights, and the proposed development will only enhance the quality of the site.

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

The intent of the Hotel Motel ordinance governing the location of hotels was to make certain that the operation in its entirety would not negatively impact nearby residents and major civic institutions. This high-end boutique hotel will not adversely affect the intent of the regulations and will be in accordance with the mixed-use character firmly established in the area.

The hotel will be privately managed and operated therefore ensuring a high standard indicative of the intent of the ordinance, which is to ensure the safety andwelfare of the residents within the community.

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

The public health, safety, and welfare will be protected by creating an enhanced pedestrian realm creating an improved safe and walkable area along Laird Street whichcurrently consists of a small unimproved paving section with no sidewalks. The valet parking lot will include safety features such privacy gates and a masonry wall along theperimeter, ensuring that the safety and welfare of the residents and guests is protected.

Allowing a valet drop off only at the main entry to the hotel to be located on a residential street secures the safety and welfare for both the nearby residents and thehotel guests, creating an aesthetically pleasing street view while maintaining a privateresidential character for the neighborhood.

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V

Meeting Date: March 20th, 2025

Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
BGE, Inc.	Tracy Youngblood / Stephanie Hamilton	281-558-8700	shamilton@bgeinc.com

COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD
Harris	D	77008	5259	452Z	Greater Heights

HOTEL/MOTEL NAME:	Reserve at Houston Heights
HOTEL/MOTEL ADDRESS:	1311 1/2 N. Shepherd Drive
PROPERTY OWNER OF RECORD:	3L Shepherd, LLC
OWNER ADDRESS:	P.O. Box 990, Lockhart, Texas 78644
PROJECT PERMIT NUMBER:	25004666
TOTAL ACREAGE:	2.0 acres
TOTAL NUMBER OF ROOMS:	14
PARKING SPACES PROVIDED:	14
SURVEY/ABSTRACT NO:	John Austin Two League Grant, A-1
SCHOOL DISTRICT:	HISD

NORTH OF:	West 13th Street	**EAST OF:**	Durham Drive
SOUTH OF:	West 14th Street	**WEST OF:**	N. Shepherd Drive

PURPOSE OF VARIANCE REQUEST: To allow a hotel under 120 units to have frontage and be within 750-feet of a school or church

CHAPTER 28REFERENCE(S): 202 (a) (2)

HOTEL/MOTEL VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V

Meeting Date: March 20th, 2025

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

This high-end boutique hotel consisting of fourteen bungalow style rooms is planned to be a private membership only hotel located within the established mixed-use of the Heights. The site in its entirety consists of a both a proposed boutique hotel and BBQ restaurant located within the long established commercial corridor between N.Shepherd Drive and N.Durham Drive. Love Elementary school is located nearby at the intersection of N. Shepherd Drive and W. 13th Street. Apostles Church Houston is within 750-feet of the site and located along W. 14th Street. Through public engagement with both the school and church, both institutions have expressed their support of the proposed boutique hotel, without objection. We have received a letter of support from Mr. Scott Platt, Principal, on behalf of Love Elementary school.

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.hotel-motel@houstontx.gov.

(1) The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant or owner of the property of the reasonable use of the land;

The site is located within the main commercial corridor between N.ShepherdDrive and N. Durham Drive at the southeast intersection of Laird Street and W. 14th Street, a minor collector. The tracts within this development have not been replattedsince it was originally platted in 1916 as part of the Heights Annex Subdivision. Theredevelopment in the area is on the rise to meet the demands of modern urban redevelopment including Memorial Heights Redevelopment Authority TIRZ improvement projects and various mixed-use developments.

The majority of the subject site at the nearby intersection of W. 13th Street and N.Shepherd Drive to Love Elementary school has been a vacant used car lot for decades, attracting unwelcome public activity. The new development will be a revitalizing replacement to the previous conditions, consisting of a BBQ restaurant, asophisticated boutique hotel, a greatly enhanced pedestrian realm, and a redesignedparking area. The proposed Memorial Heights Redevelopment Authority TIRZ improvement project along N. Shepherd Drive and W. 13th Street will also provide additional pedestrian realm and infrastructure improvements that

coincide with the improvements proposed within the new development of the site.

The actual hotel buildings are located approximately 600-feet from the elementary school, with a valet only drop off entrance along Laird Street. The sophisticated boutique hotel location does not coincide with any daily operations of thenearby elementary school or church, and, therefore, does not negatively impact either institution. Engagement with each has occurred and the project team has received positive written feedback. The proposed development will enhance this area of the Heights by adding a unique and intimate experience to this already vibrant mixed-usearea.

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

This area was platted without building lines or land use restrictions in 1916. Thesite consisted of single-family homes in poor condition, an unimproved commercial building, and vacant lots. It has long been established as a mixed-use area in the Heights, and the proposed development will only enhance the quality of the site.

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

The intent of the Hotel Motel ordinance governing the location of hotels was to make certain that the operation in its entirety would not negatively impact nearby residents and major civic institutions. This high-end boutique hotel will not adversely affect the intent of the regulations and will be in accordance with the mixed-use character already defined in the area.

The hotel will be managed and operated therefore ensuring a high standardindicative of the intent of the ordinance.

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

The public health, safety, and welfare will be protected by creating an enhanced pedestrian realm providing for an improved safe and walkable area along W. 14th Streetand North Shepherd Drive due to both the proposed Memorial Heights Redevelopment Authority TIRZ improvements and the improvements of the proposed development

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V

Meeting Date: March 20th 2025

Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
BGE, Inc.	Tracy Youngblood / Stephanie Hamilton	281-558-8700	shamilton@bgeinc.com

COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD
Harris	D	77008	5259	452Z	Greater Heights

HOTEL/MOTEL NAME:	Reserve at Houston Heights
HOTEL/MOTEL ADDRESS:	1311 1/2 N. Shepherd Drive
PROPERTY OWNER OF RECORD:	3L Shepherd, LLC
OWNER ADDRESS:	P.O. Box 990, Lockhart, Texas 78644
PROJECT PERMIT NUMBER:	25004666
TOTAL ACREAGE:	2.0 acres
TOTAL NUMBER OF ROOMS:	14
PARKING SPACES PROVIDED:	14
SURVEY/ABSTRACT NO:	John Austin Two League Grant, A-1
SCHOOL DISTRICT:	HISD

NORTH OF:	West 13th Street	**EAST OF:**	Durham Drive
SOUTH OF:	West 14th Street	**WEST OF:**	N. Shepherd Drive

PURPOSE OF VARIANCE REQUEST: To allow a hotel with 50 or fewer units to abut an adjacent residential tract & to allow a hotel with less than 75 rooms or fewer units to be situated in a residential area

CHAPTER 28REFERENCE(S): 202 (a) (3)

HOTEL/MOTEL VARIANCE

M

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V

Meeting Date: March 20th 2025

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

This high-end boutique hotel consisting of fourteen bungalow style rooms is planned to be a private membership only hotel located within the established mixed-use of the Heights. The proposed development includes both a boutique hotel and a BBQ restaurant. The portion of the site that is adjacent to residential is the proposed parking lot that will service the customers to the BBQ restaurant.

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.hotel-motel@houstontx.gov.

(1) The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant or owner of the property of the reasonable use of the land;

The site is located within the main commercial corridor between N.Shepherd Drive and N. Durham Drive at the southeast intersection of Laird Street and W. 14th Street, a minor collector. The tracts within this development have not been replatted since it was originally platted in 1916 as part of the Heights Annex Subdivision. The redevelopment in the area is on the rise to meet the demands of modern urban redevelopment including Memorial Heights Redevelopment Authority TIRZ improvement projects and various mixed-use developments.

The 3-story quaint bungalow style hotel has been designed to create privacy for both the residents along Laird as well as guests. The five existing single-homes that abut the development site will be separated by an 8-foot high privacy fence with a 4-foot landscape buffer that runs north-south for a distance of 270-feet adjacent to the back of the lots. The northernmost single-family lot adjacent to the parking lot will be buffered by an 8-foot high privacy fence and 2-foot landscape buffer. This northern single-family side property line is located approximately 70-feet from the nearest hotel bungalow, which has an 8-foot high masonry privacy wall adjacent to the proposed parking lot, which also acts as a buffer from the hotel site.

The sophisticated boutique hotel will include amenities such as intimate courtyard areas, pool and cabanas, quaint restaurant, spa services, and gym which willbe managed by the hotel.

The site has been planned and designed with the consideration to the residentsalong Laird, including the relation between the adjacent residents and the proposed parking lot by providing landscape buffers that act as screening to reduce the impact ofheadlights from vehicles within the parking lot

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

This area was platted without building lines or land use restrictions in 1916. Thesite consisted of single-family homes in poor condition, unimproved commercial buildings, and vacant lots. It has long been established as a mixed-use area in the Heights, and the proposed development will only enhance the quality of the site.

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

The intent of the Hotel Motel ordinance governing the location of hotels was tomake certain that the operation in its entirety would not negatively impact nearby residents and major civic institutions. This high-end boutique hotel will not adversely affect the intent of the regulations and will be in accordance with the mixed-use character firmly established in the area. The hotel will be privately managed and operated therefore ensuring a highstandard indicative of the intent of the ordinance, which is to ensure the safety andwelfare of the residents within the community

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

The public health, safety, and welfare will be protected by providing privacy fences and generous landscape buffers to create separation from the activity betweenthe adjacent single-family properties and the hotel site.

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V

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Houston Planning Commission

VARIANCE REQUEST APPLICATION

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PARKING SPACES PROVIDED:	14
SURVEY/ABSTRACT NO:	John Austin Two League Grant, A-1
SCHOOL DISTRICT:	HISD

NORTH OF:	West 13th Street	**EAST OF:**	Durham Drive
SOUTH OF:	West 14th Street	**WEST OF:**	N. Shepherd Drive

PURPOSE OF VARIANCE REQUEST: To allow a hotel with 75 or fewer units to be situated in a residential area

CHAPTER 28REFERENCE(S): 202 (a) (4)

HOTEL/MOTEL VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V

Meeting Date: March 20th, 2025

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

This high-end boutique hotel consisting of fourteen bungalow style rooms is planned to be a private membership only hotel located within the established mixed-use of the Heights. The Heights area of Houston is known for its diverse land uses and unique urban adaptation to modernism within a large city.

The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.hotel-motel@houstontx.gov.

(1) The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant or owner of the property of the reasonable use of the land;

The site is located within the main commercial corridor between N.Shepherd Drive and N. Durham Drive at the intersection of Laird Street and W. 14th Street, a minor collector. The tracts within this development have not been replatted since it was originally platted in 1916 as part of the Heights Annex Subdivision. The redevelopment in the area is on the rise to meet the demands of modern urban redevelopment including the Memorial Heights Redevelopment Authority TIRZ improvement projects and various mixed-use developments.

The boutique hotel will be adjacent to a proposed BBQ restaurant which is owned by the same hospitality group. These developments combined not only includefrontage along all the adjacent streets, but also constitute the redevelopment of the majority of the tracts within the block, which has not been replatted since the original subdivision. The remaining tracts include both single-family homes and commercial properties.

The 3-story high-end boutique hotel is proposed to have a main entrance and valet only parking lot along Laird Street, a local street. The main hotel building will have frontage along N. Shepherd Drive, a major thoroughfare with a 70' wide right-of-way.

The land uses directly north consist mainly of commercial and office intertwined with single-family homes. East of N. Shepherd Drive the block consists of a large commercial shopping center and small restaurant. South of W. 14th Street, there is a large car dealership that takes up several blocks between N. Shepherd Drive and LairdStreet. The site's location, between N. Shepherd Drive and N. Durham Drive, has always been known to be an area that includes a mix of land uses, indicative of theHeights area. The sophisticated boutique hotel will include amenities such as intimate courtyard areas, pool and cabanas, quaint restaurant, spa services, and gym which willbe managed by the hotel. The proposed development will enhance this area of the Heights by adding a unique and intimate experience to this already vibrant mixed-use area.

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

This area was platted without building lines or land use restrictions in 1916. Thesite consisted of single-family homes in poor condition, an unimproved commercial building, and vacant lots. It has long been established as a mixed-use area in the Heights, and the proposed development will only enhance the quality of the site.

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

The intent of the Hotel Motel ordinance governing the location of hotels was tomake certain that the operation in its entirety would not negatively impact nearby residents and major civic institutions. This high-end boutique hotel will not adversely affect the intent of the regulations and will be in accordance with the mixed-use character already defined in the area.

The hotel will be privately managed and operated therefore ensuring a high standard indicative of the intent of the ordinance, which is to ensure the safety and welfare of the residents within the community.

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

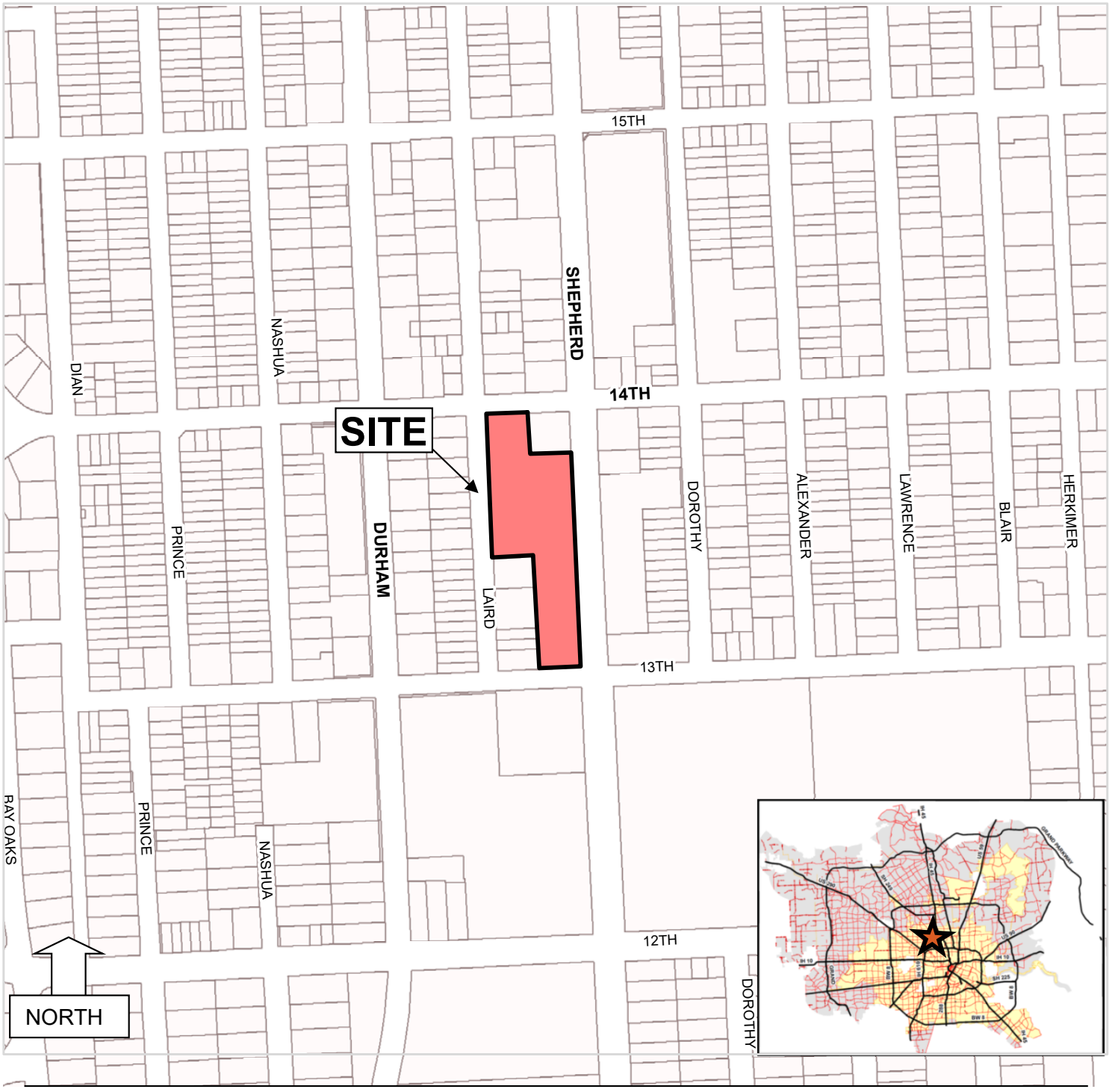
The public health, safety, and welfare will be protected by creating an enhancedpedestrian realm creating an improved safe and walkable area along adjacent streets which currently consists of unimproved paving sections with no sidewalks. Currently, new developments within the Heights along with the Memorial Heights RedevelopmentAuthority TIRZ improvement projects are setting the foundation to ensure the overall welfare of the community

Houston Planning Commission ITEM: V

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Reserve at Houston Heights

Applicant: BGE, Inc.



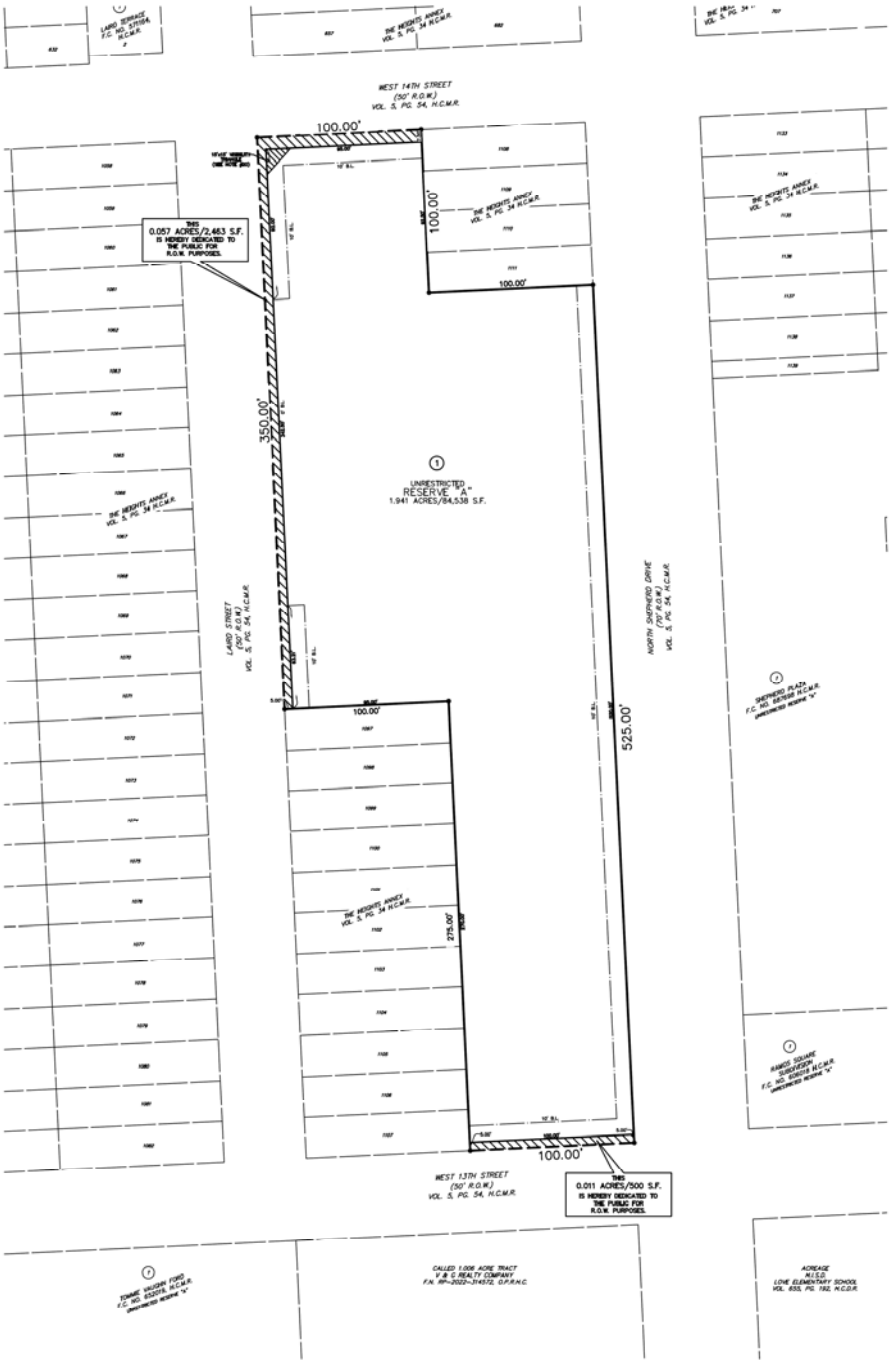
D – Variances **Site Location**

Houston Planning Commission ITEM: V

Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Reserve at Houston Heights

Applicant: BGE, Inc.



D – Variances **Subdivision**

Houston Planning Commission ITEM: V

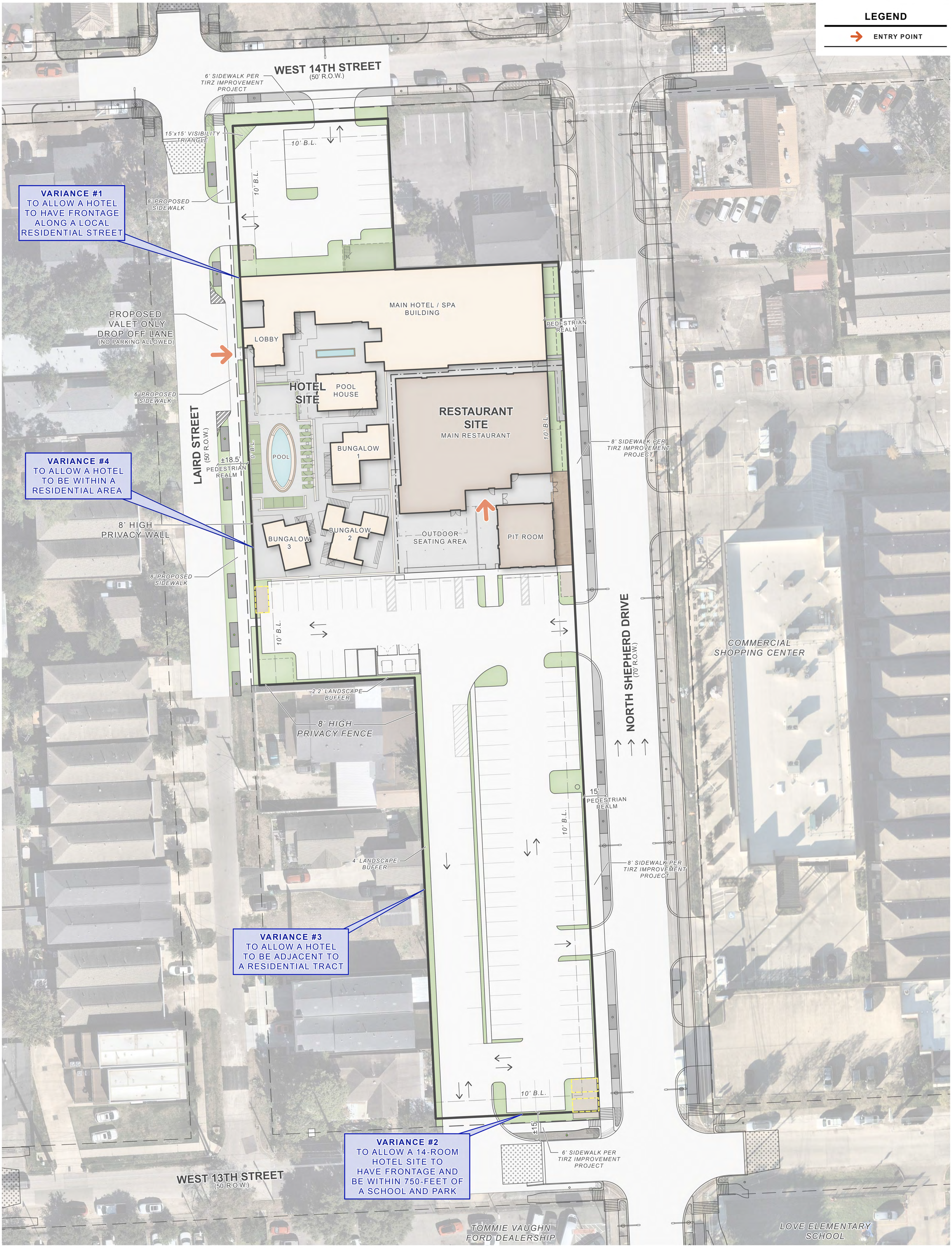
Planning and Development Department **Meeting Date: 03/20/2025**

Subdivision Name: Reserve at Houston Heights

Applicant: BGE, Inc.



D – Variances **Aerial**



CHAPTER 28 VARIANCE EXHIBIT

RESERVE AT HOUSTON HEIGHTS

±2.0 ACRES OF LAND

HOUSTON, TEXAS

FEBRUARY 7, 2025

BGE #12037

BGE, Inc.
10777 Westheimer, Suite 500
Houston, TX 77042
Tel: 281-558-8700
www.bgeinc.com

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01 SITE PERMIT WEST ELEVATION
SCALE: 3/16" = 1'-0"



02 SITE PERMIT EAST ELEVATION
SCALE: 3/16" = 1'-0"

HOUSTON HEIGHTS BOUTIQUE HOTEL

1311 North Shepherd DriveHouston TX 77008

Gensler

229 E. Houston St.
Suite 200
San Antonio, TX 78205
United States

Tel 210.222.8059

Date	Description
02/07/2025	SITE PLAN CITY SUBMITTAL

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
Houston Heights - Boutique Hotel

Project Number
122.0098.000

Description
BUILDING ELEVATIONS

Scale
3/16" = 1'-0"

A2.00

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LAIRD STREET EXTERIOR RENDERINGS





NORTH SHEPHERD DRIVE EXTERIOR RENDERINGS

TERRY BLACK'S COURTYARD EXTERIOR RENDERING

HOUSTON HEIGHTS BOUTIQUE HOTEL

1311 North Shepherd DriveHouston TX 77008

Gensler

229 E. Houston St.
Suite 200
San Antonio, TX 78205
United States

Tel 210.222.8059

△	Date	Description
	02/07/2025	SITE PLAN CITY SUBMITTAL

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

Houston Heights - Boutique Hotel

Project Number

122.0098.000

Description

BUILDING RENDERINGS AND AXONOMETRICS

Scale

G9.01

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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

Plat Variance Hotel PH

February 28th, 2025

NOTICE OF PLAT VARIANCE & HOTEL PUBLIC HEARING (PH)

PROJECT /HOTEL NAME: Hotel Reserve at Houston Heights
REFERENCE NUMBER: 2025-0239
HOTEL/MOTEL ADDRESS: 1311 ½ N. Shepherd Drive

Dear Property Owner:

The Planning and Development Department has received a subdivision plat and Hotel/Motel application with variance requests for a project located at 1311 ½ N. 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 and 28 required notification areas adjacent to these variance requests.

BGE, Inc., the applicant, has filed the requests on behalf of the developer of the subject site.

- **For subdivision plat:** The applicant is requesting a variance to allow a 0' setback along Laird Street, 10' setback along Shepherd Dive and 7.5' R.O.W dedication along West 14th street for the proposed site.
- **For Hotel/Motel:** The applicant is requesting four variances: (1) to allow a hotel to be located within 750' of a church and a public health facility, (2) to allow a hotel to take access from a two-lane street, (3) to allow a hotel to be located in a residential area with less than 75 rooms and (4) to allow a hotel with less than 50 rooms to abut a residential tract.

Enclosed are copies of the variance requests and the site plan 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 hearing and meeting to consider these applications.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, March 20th, 2025, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

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

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.

For additional information regarding this project, please call Gerald Grissom at 281-558-8700. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. 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.
- **CHAPTER 28-201:** The City of Houston's, Code of Ordinances that describes the rules and regulations for Hotel/Motel property within the corporate limits.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapters 26, 28, and 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 300 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.

HOUSTON PLANNING COMMISSION
HOTEL VARIANCE REQUEST - STAFF REPORT

PLANNING & DEVELOPMENT DEPARTMENT

AGENDA ITEM: V

MEETING DATE: 03/20/2025

LOCATION	FILE NO.	ZIP	LAMB. NO.	KEY MAP	CITY/ ETJ
		77008	5460	45SZ	City

NORTH OF: 13th stret
SOUTH OF: 14th street
EAST OF: Durham
WEST OF: Shepherd

APPLICANT: Stephanie Hamilton

ADDRESS: 1311 ½ N. Shepherd

EXISTING USE: Vacant

PROPOSED USE: Hotel-Motel

HOTEL / MOTEL APPLICATION DATE: 03/20/25

BASIS OF DECISION:
Defer for further review

LAND USE CALCULATIONS: 90% residential

PRIMARY ENTRANCE LOCATION: Shepherd

PURPOSE OF REQUEST:

28-202- (a)(5) -To allow a hotel with less than 75 rooms to be constructed in a residential area
28-202- (a)(1)(c) -To allow a hotel to take access from a two-lane residential street.
28-202 –(a) To be located within 750’ of a park and school & adjacent to residential property

.

STAFF RECOMMENDATION: Defer

BASIS OF RECOMMENDATION: Defer

.

PLANNING COMMISSION ACTION

DECISION:____VARIANCE GRANTED_____VARIANCE DENIED **DATE: 03/20/2025**

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 03/20/25

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Cisneros Design Studio	Romulo Cisneros	713-520-7745	cisneros@cisnerosdesignstudio.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4109 McKinney Street	25001889	77023	5456B	494S	I

HCAD ACCOUNT NUMBER(S): 0171090000007 and 0171090000009

PROPERTY LEGAL DESCRIPTION: Reserve A, Block 1, Downtown Eastwood District

PROPERTY OWNER OF RECORD: 4109 McKinney LLC

ACREAGE (SQUARE FEET): 10,000 sq. ft.

WIDTH OF RIGHTS-OF-WAY: McKinney Street: 50 ft.; Oakhurst Street: 48 ft.

EXISTING PAVING SECTION(S): McKinney Street: 28 ft.; Oakhurst Street: 26 ft.

OFF-STREET PARKING REQUIREMENT: 46 spaces

OFF-STREET PARKING PROVIDED: 19 spaces

LANDSCAPING REQUIREMENTS: Complies

EXISTING STRUCTURE(S) [SQ. FT.]: 3,977 sq. ft. neighborhood restaurant, 369 sq. ft. take-out restaurant

PROPOSED STRUCTURE(S) [SQ. FT.]: 3,977 sq. ft. neighborhood restaurant, 369 sq. ft. take-out restaurant

PURPOSE OF VARIANCE REQUEST: To provide 19 parking spaces in lieu of the ordinance-required 46 spaces for a restaurant conversion with detached take-out restaurant and lawn.

CHAPTER 26 REFERENCE(S): Sec. 26-492. - Parking spaces for certain types of use classifications.

Class 7. Food and Beverage:

a. Take-out restaurant: 4.0 parking spaces for every 1,000 square feet of GFA

d. Neighborhood restaurant: 9.0 parking spaces for every 1,000 square feet of GFA and outdoor decks, patio and seating areas in excess of 15% of GFA

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: III
Meeting Date: 03/20/25

Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The project is a neighborhood-scaled development that will integrate parking on-site sufficient for the project. The development is comprised of a 369 sq. ft. take-out restaurant and a 2,628 sq. ft. restaurant space with 1,351 sq. ft. attic/storage space. The conditioned space of the main restaurant is required to have 19 vehicles, and the development has that number. However, with the inclusion of the attic/storage space and lawn, the required parking is increased to 46 spaces total, hence needing a variance to address an additional 27 spaces.

APPLICANT'S STATEMENT OF FACTS:

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

The proposed development is planned to respond to the neighborhood scale and walkability aspects of the Eastwood Historic District, which is traditionally a small-scale environment. The requirement to provide additional parking will mean further degradation of the historic street fabric. Parking is provided for the proposed development but extending the 9 vehicles per 1,000 sq. ft. requirement to the storage and A/C areas is excessive. In addition, we are 150 ft. from the nearest secondary Transient-Oriented Development Street, which is Cullen Blvd. west of the property. Being under the TOD rules would grant us a 50% discount on the parking requirements.

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

The granting of the variance is not due to hardship created by the applicant. Acknowledgement of the unique site location should be considered. The site is located just 150 feet from a recognized Transit Oriented Development corridor on Cullen Blvd. and is part of the proposed significant improvements being made to McKinney from Cullen Blvd. to Lockwood Drive and funded by the Greater East End Management District. These improvements, which include sidewalk widening, new ADA-accessible crossings, etc. enhance and support the intended pedestrian-friendly approaches to the site.

(3) The intent of this article is preserved;

The additional parking requirements will undermine the intent to develop a pedestrian-friendly destination for neighbors and adjacent homeowners as intended by the Greater East End Management District and City of

OFF-STREET PARKING VARIANCE

Houston Transit-Oriented Development standards. The variance is intended to maintain the future streetscape and development from the EADO management district along McKinney and support the existing quality of the street.

(4) The parking provided will be sufficient to serve the use for which it is intended;

The project is consistent with the existing neighborhood scale and streetscape, and preserves the existing structures and quality of the pedestrian environment. The number of proposed parking spaces is adequate for the take-out and first floor development. Special note is the intention to avoid the removal of existing housing in the adjacent Historic District for parking.

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

By providing sufficient parking and outside space for pedestrian amenities, the project promotes the public welfare and safety.

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

N/A

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 03/20/25

STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

(3) The intent of this article is preserved;

(4) The parking provided will be sufficient to serve the use for which it is intended;

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

(1) The location of the proposed building and the proposed off-site parking facility.

(2) Existing and potential parking demand created by other occupancies in the vicinity.

(3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.

(4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.

(5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.

(6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof.

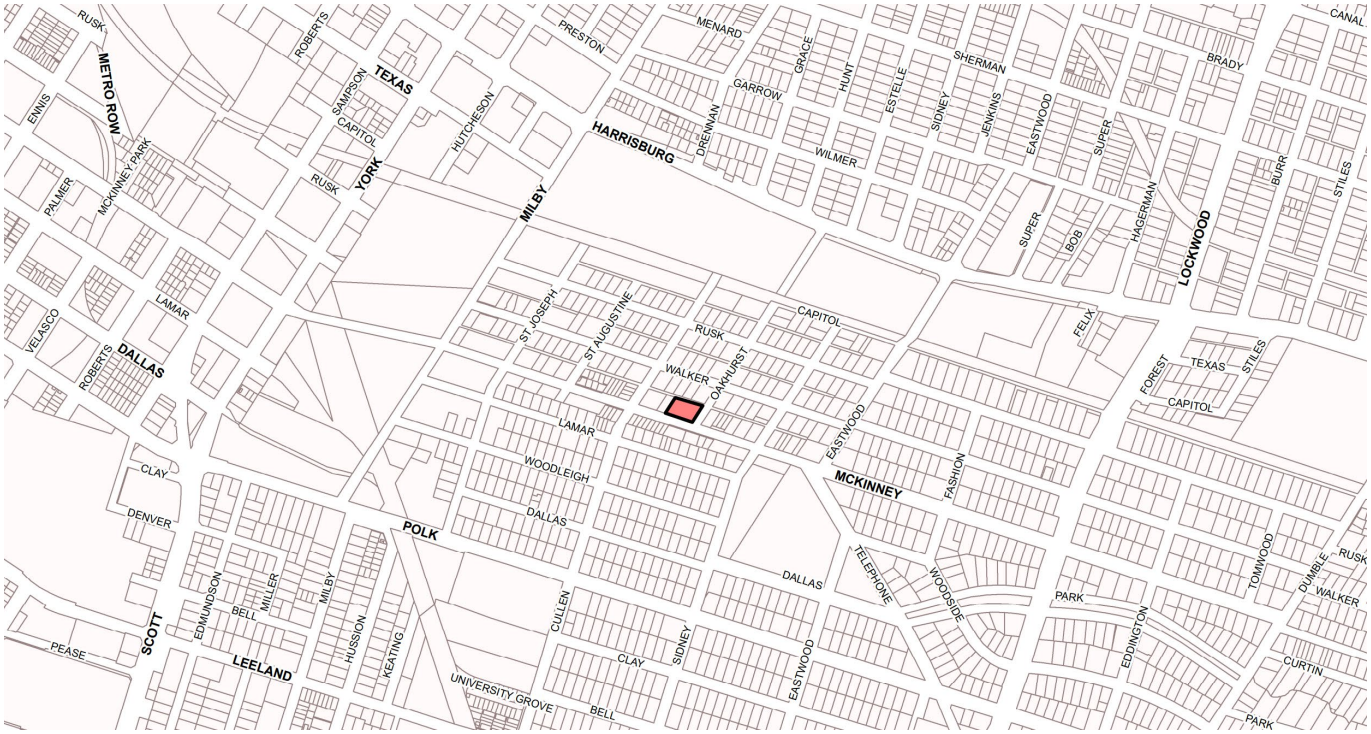
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

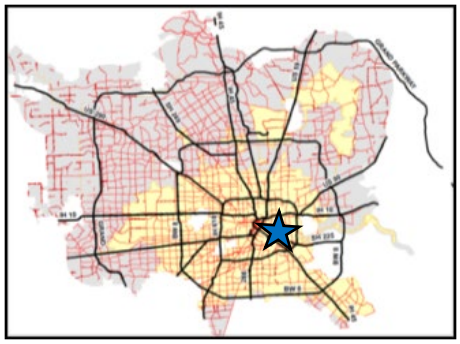
Houston Planning Commission

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Location Map



NORTH



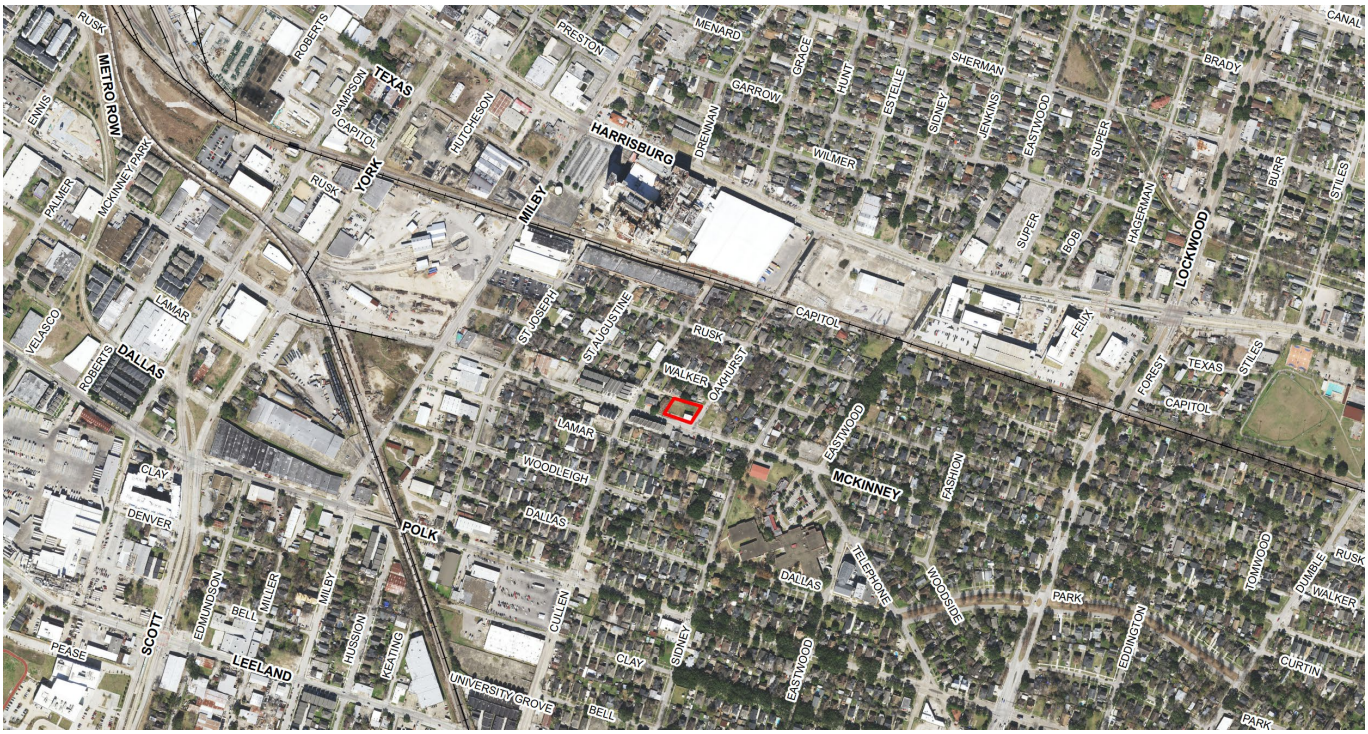
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

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Aerial Map



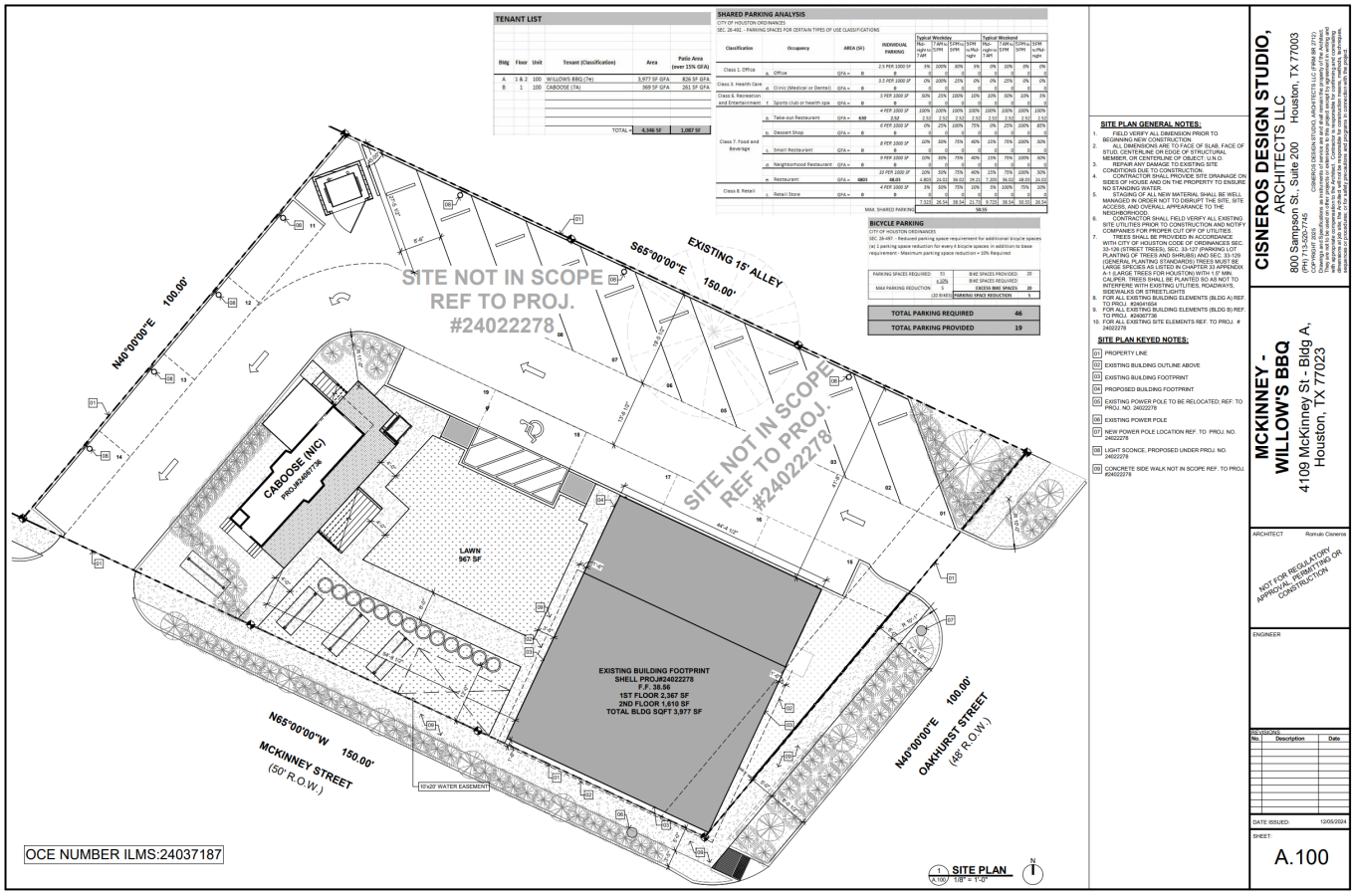
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Site Plan



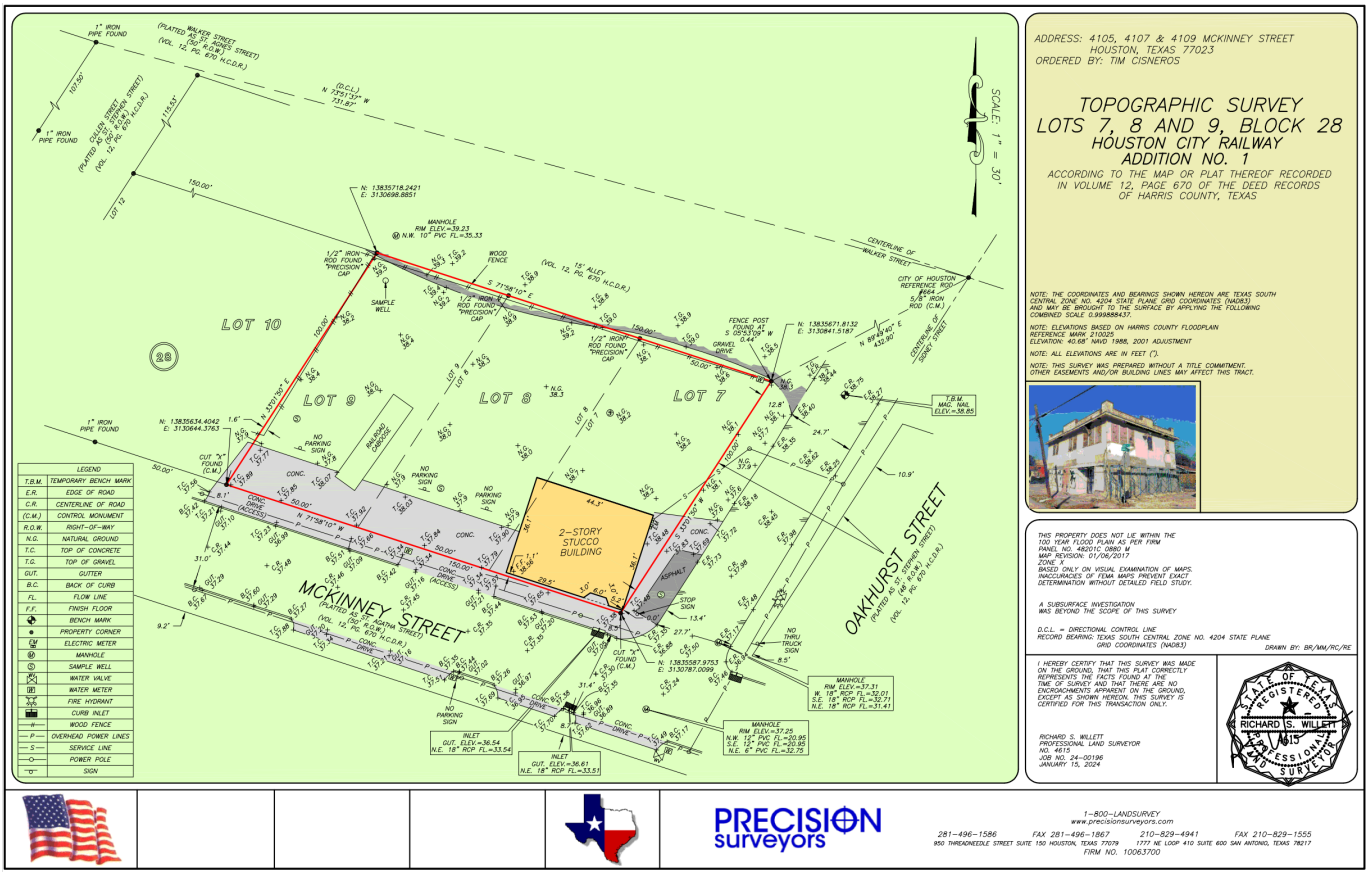
OFF-STREET PARKING VARIANCE

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Survey



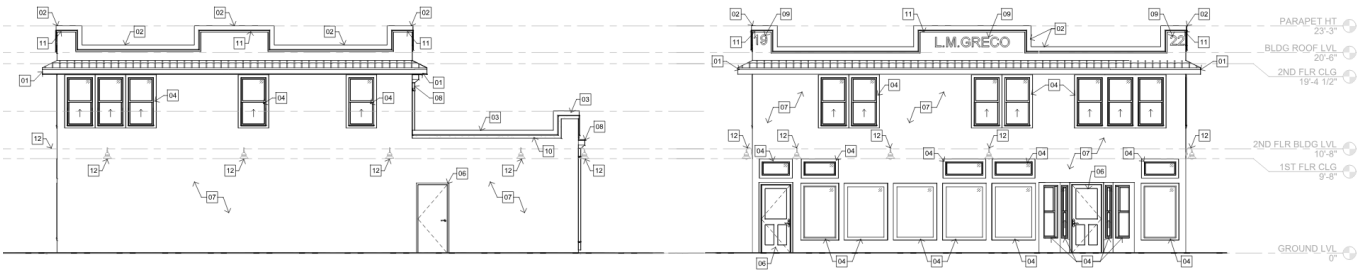
OFF-STREET PARKING VARIANCE

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Houston Planning Commission

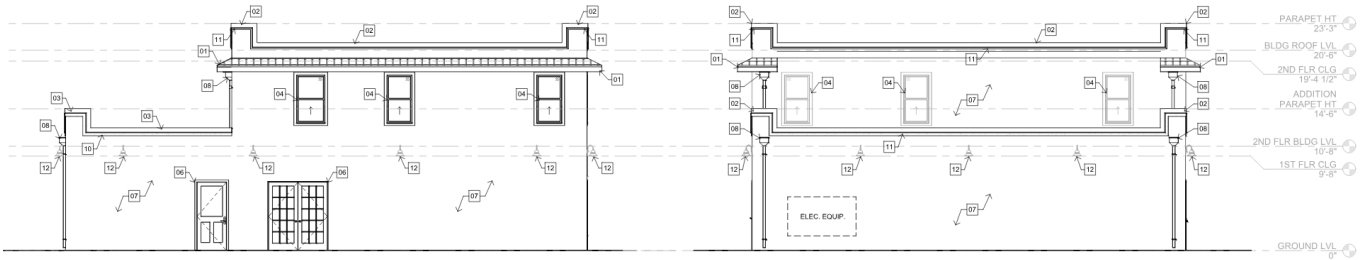
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Elevations



4 A.500 EAST ELEVATION 3/16" = 1'-0"

3 A.500 SOUTH ELEVATION 3/16" = 1'-0"



2 A.500 WEST ELEVATION 3/16" = 1'-0"

1 A.500 NORTH ELEVATION 3/16" = 1'-0"

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

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Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer

The site is on the north side of McKinney Street, south of Harrisburg Boulevard, between York Street and S Lockwood Drive. The applicant is proposing to renovate and convert an existing 1920s commercial structure into a restaurant, with a small take-out restaurant structure also on site. The applicant is requesting an off-street parking variance to provide 19 parking spaces on-site as opposed to the required 46. Staff recommends to defer per the applicant's request.

PLANNING COMMISSION ACTION:

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

OFF-STREET PARKING VARIANCE

AGENDA: VI

SMLSB Application No. 879: 3000 block of Southmore Boulevard, north and south sides, between Ennis Street and the Columbia Tap Trail

BACKGROUND:
The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 3000 block of Southmore Boulevard, north and south sides, between Ennis Street and Columbia Tap Trail. Analysis shows that a minimum lot size of 5,250 sf exists for the blockfaces. A petition was signed by the owners of 61% of the property within the proposed Special Minimum Lot Size Block. One protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:
Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one blockface, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for forty years from the effective date of the ordinance.

STAFF ANALYSIS:

The application includes nineteen (19) lots along the 3000 block of Southmore Boulevard, north and south sides, between Ennis Street and the Columbia Tap Trail.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSB must include all properties within at least one blockface, and no more than two opposing blockfaces;*
  The application comprises one blockface, the east and west side of Southmore Boulevard.
- *At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
  Land uses of the properties consist of fourteen (14) single-family residential properties (representing 74% of the total lots within the boundary area).
- *The applicant has demonstrated sufficient support for the SMLSB;*
  The applicant obtained twelve (12) of nineteen (19) signatures of support from property owners in the proposed SMLSB (owning 61% of the total area). There was one protest.
- *Establishment of the SMLSB will further the goal of preserving the area lot size character;*
  A minimum lot size of 5,250 sf exists on fourteen (14) lots in the blockface.
- *The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
  The subdivisions were platted in 1927 and 1929. The houses originate from the 1930s. The establishment of a 5,250 sf minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
  Fourteen (14) out of nineteen (19) lots (representing 75% of the application area) are at least 5,250 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the blockfaces.

ATTACHMENTS:
1. Calculation Analysis
2. Map of Support
3. Additional Map(s)
4. Protest Letter(s)
5. Application
6. Boundary Map

SPECIAL MINIMUM LOT SIZE BLOCK

Application No.	**879**		
Date Received:	**11/22/2024**	Date Complete:	**12/11/2024**
Street(s) Name:	**Southmore Blvd**	Lot(s)	**3000 Block of Southmore**
Cross Streets:	**Ennis Street**	and	**Columbia Tap Trail**
Side of street:	**North & South**		

SPECIAL MINIMUM LOT SIZE:

Address	Land Use	Signed in Support	Lot size (in Sq Feet)
3001 (LT 22, BLK 2)	SFR	Y	5,775
3005 (LT 21, BKL 2)	SFR	Y	5,250
3009 (LT 20, BLK 2)	SFR		5,250
3015 (LT 19,BLK 2)	SFR	Y	5,250
3019 (LT 18, BLK 2)	SFR	Y	5,250
3101 (LT 17, BLK 2)	VAC		5,250
3103 (LT 16, BLK 2)	SFR	Y	5,250
3105 (LT 15, BLK 2)	VAC		5,250
3115 (LT 14, BLK 2)	SFR		5,250
3119 (LT 13, TR 12A, BLK 2)	SFR	Y	5,864
3121 (TR 12, BLK 2) *	SFR	Y	5,250
3002 (LT 1, BLK 6)	MF		6,804
3002 (LT 2, BLK 6)	MF		6,804
3010 (LT 3, BLK 6)	SFR	Y	5,150
3012 (LT 4, BLK 6)	SFR	Y	5,150
3014 (LT 5, BLK 6)	SFR	Y	5,150
3102 (LT 6, BLK 6)	SFR	Y	5,150
3106 (LT 7, BLK 6)	SFR	Y	5,150
3110 (LT 8, BLK 6)	MF		5,665

Evidence of Support (must be 51% or more by area for Director administrative approval):

Of	**103,912**	Square Feet in the Proposed Application Area	**63,639**	Square Feet are Owned by Property Owners Signing in Support of the Petition =	**61%**		

Single Family Calculation:

Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 60%):

14	# developed or restricted to no more than two SFR Units	Of	**14**	Total number of SFR lots in the Proposed Application Area	**19**	Total number of lots in the Proposed Application Area	**74%**
3	# of Multifamily lots						
0	# of Commercial lots						
2	# of Vacant Lots						
19	Total						

Minimum Lot Size Calculations:

Total # of lots **19** Total sq. ft. = **103,912** / # of lots = **5,469** average sq. ft.
5,250 median sq. ft.

70 %

Lots ranked by size	Size	% by Area	Cumulative % by Area
1	6,804	6.5%	6.5%
2	6,804	6.5%	13.1%
3	5,864	5.6%	18.7%
4	5,775	5.6%	24.3%
5	5,665	5.5%	29.7%
6	5,250	5.1%	34.8%
7	5,250	5.1%	39.9%
8	5,250	5.1%	44.9%
9	5,250	5.1%	50.0%
10	5,250	5.1%	55.0%
11	5,250	5.1%	60.1%
12	5,250	5.1%	65.1%
13	**5,250**	5.1%	**70.2%**
14	5,250	5.1%	75.2%
15	5,150	5.0%	80.2%
16	5,150	5.0%	85.1%
17	5,150	5.0%	90.1%
18	5,150	5.0%	95.0%
19	5,150	5.0%	100.0%
Total	103,912	100.0%	

This application qualifies for a **5,250** Square Feet Special Minimum Lot Size

Do deed restrictions specify a minimum lot size? Yes ___
No ___

If yes, number of lots not included within deed restrictions per blockface: ___

Evidence of Support Special Minimum Lot Size Area

Subdivisions:
Lubbock
Riverside Extension

File Number:
879

Minimum Lot Size:
5,250 Square Feet

- Property owner signed in support of the application
- Property owner protesting the application
- Property owner did not protest and did not sign in support

All properties within the application area are single family unless noted as such:

MF	Multi Family
COM	Commercial
VAC	Vacant
EXC	Excluded

Source: City of Houston GIS database, Harris County Appraisal District 2025
Date: March 14, 2025
Reference: MLSA 610

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



Properties that Meet the Minimum Lot Size Block

Subdivision:
Lubbock
Riverside Extension

File Number:
MLS 879

Minimum Lot Size:
5,250 Square Feet

Properties that meet the 5,250 SF minimum lot size

Properties less than the 5,250 SF minimum lot size

All properties within the application area are single family unless noted as such:

MF	Multi Family
COM	Commercial
VAC	Vacant
EXC	Excluded

Source: City of Houston GIS database, Harris County Appraisal District: 2025
Date: March 19, 2025
Reference: MLS 837



Surrounding Land Use
Special Minimum Lot Size
Block

Subdivisions:
Lubbock
Riverside Extension

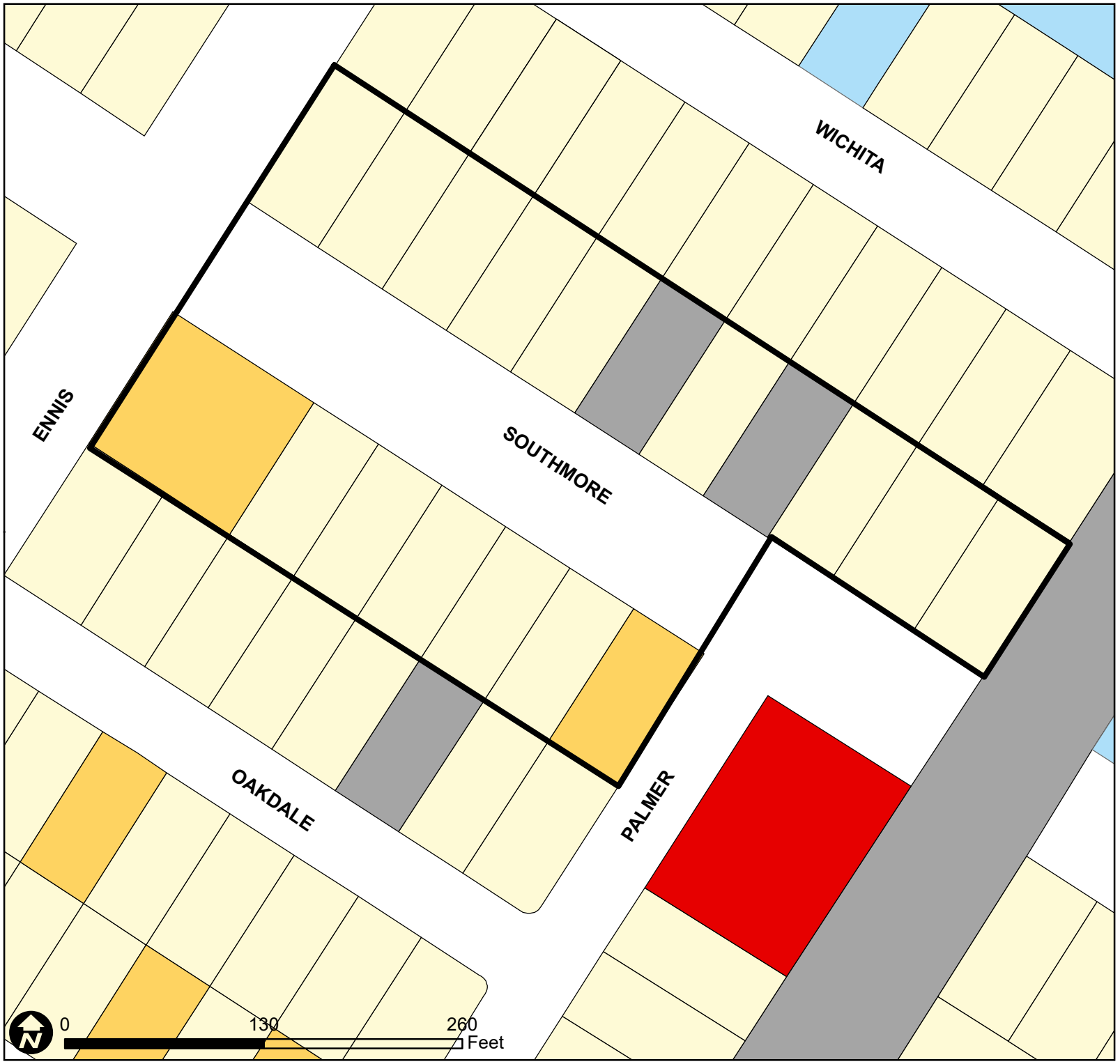
File Number:
MLS 879

Minimum Lot Size:
5,250 square feet

- Single-Family Residential
- Multi-Family Residential
- Commercial
- Office
- Industrial
- Public & Institutional
- Transportation & Utility
- Park & Open Spaces
- Undeveloped
- Agriculture Production
- Proposed Application Area

Source: City of Houston GIS database,
Harris County Appraisal District 2025
Date: March 14, 2025
Reference: MLS 837

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



Aerial View
Special Minimum Lot Size Block

Subdivision:
Lubbock
Riverside Extension

File Number:
MLS 879

Minimum Lot Size:
5,250 Square Feet

All properties within the application area are single family unless noted as such:

MF	Multi Family
COM	Commercial
VAC	Vacant
EXC	Excluded

Source: City of Houston GIS database, Harris County Appraisal District 2025
Date: March 14, 2025
Reference: MLS 850

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



Outlook

(No subject)

From Martha Millan <[redacted]>
Date Mon 2/10/2025 4:57 PM
To Jacqueline.Brown@houstontx.gov <Jacqueline.Brown@houstontx.gov>

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Dear Ms. Brown,

as per our conversation regarding special minimum lot size for the 3000 block of Southmore. I am the owner of 3101 Southmore. I oppose having a minimum lot size as most of the neighborhood has already had lots subdivided and homes built. In creating a minimum lot size I would loose out on the best use of my property. Homes can still be built on a smaller lot and maintain the same characteristics of the neighborhood.

Regards
Martha Millan
[redacted]

PLANNING & DEVELOPMENT DEPARTMENT

Special Minimum Lot Size Block (SMLSB) Application

RECEIVED BY:
RECEIVED
NOV 21 2024
NOV 21 2024
PLANNING AND DEVELOPMENT DIRECTOR'S OFFICE

Main Applicant Information (required)

Full Name: Samila Glover-Hurd Date: 11/12/2024

Address: 3012 Southmore Blvd.
Street Address *Apartment/Unit #*

Houston TX 77004
City *State* *ZIP Code*

Phone: [redacted] Email [redacted]

Are you a property owner within the application boundary? YES ☑ NO ☐ If no, what is your relation to the application boundary?

Did you have a preliminary meeting with the Planning and Development Department? YES ☐ NO ☑ If yes, what was the date of the meeting? I e-mailed Jacinta Davis for assistance.

Does the application boundary have deed restrictions? YES ☐ NO ☑ If yes, do they address a Minimum Lot Size?

Describe the location of the application boundary. (Example: "North side of Golden Retriever Drive between Boxer and Schnauzer Streets" or "Block 15, Lots 1-5, in Cocker Spaniel Subdivision")
East and west side of Southmore Blvd between Ennis Street and Columbia Tap Trail. Block 2 Lots TR12-22 Block 6 Lots 1-8

Signature of applicant: Samila N. Glover-Hurd

Alternate Applicant Information (optional)

Full Name: Date:

Address:
Street Address *Apartment/Unit #*

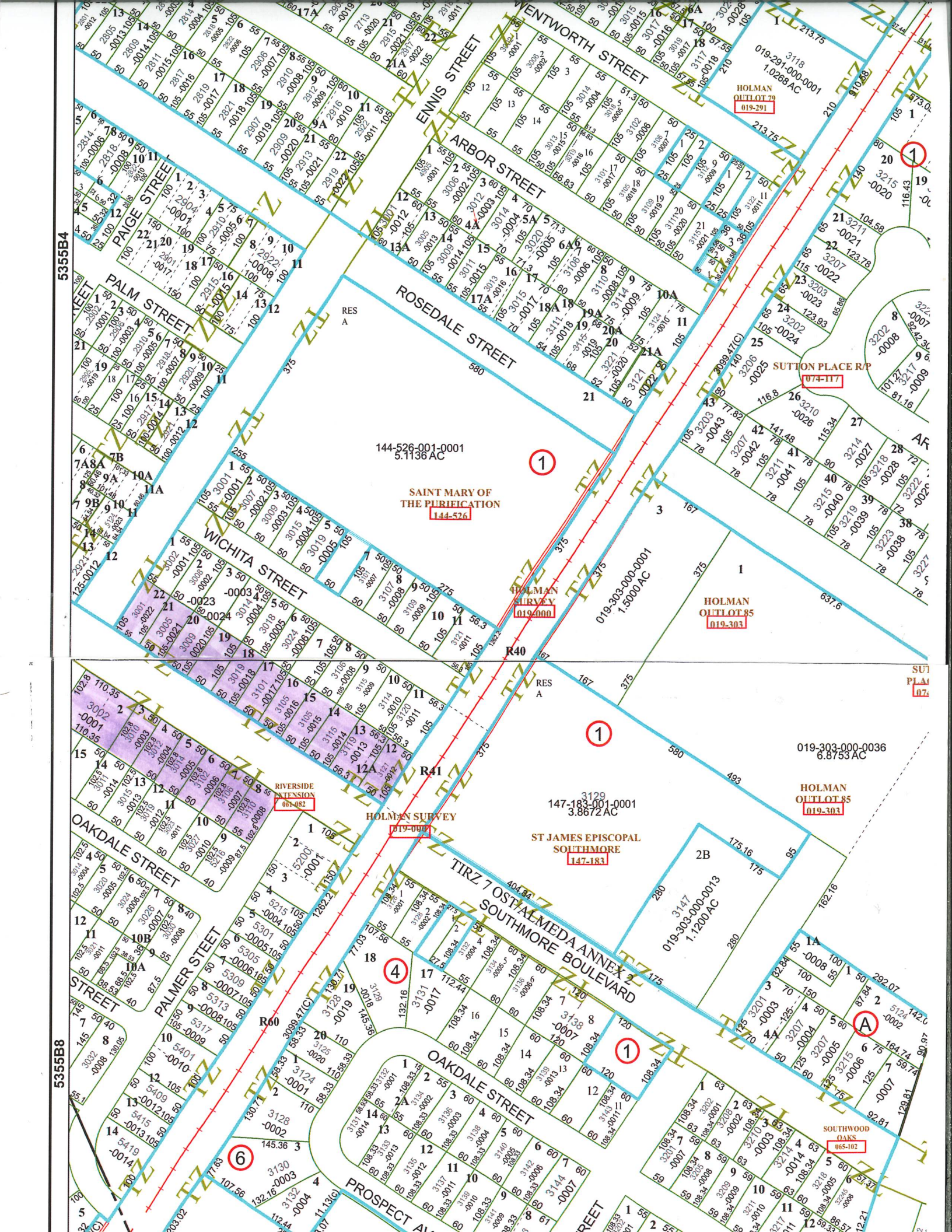
City *State* *ZIP Code*

Phone: Email

Signature of alternate applicant:

Application Information (STAFF USE ONLY)

File Number: 879 Super Neighborhood: MacGregor
City Council District: D Planner Assigned: Jacqueline Brown


5355B4
5355B8
ENNIS STREET
WENTWORTH STREET
ARBOR STREET
PAIGE STREET
PALM STREET
ROSEDALE STREET
WICHITA STREET
RES A
144-526-001-0001
5.1136 AC
SAINT MARY OF THE PURIFICATION
144-526
019-291-000-0001
1.0268 AC
HOLMAN OUTLOT 79
019-291
SUTTON PLACE R/P
074-117
019-303-000-0001
1.5000 AC
HOLMAN SURVEY
019-000
HOLMAN OUTLOT 85
019-303
019-303-000-0036
6.8753 AC
147-183-001-0001
3.8672 AC
ST JAMES EPISCOPAL SOUTHMORE
147-183
RIVERSIDE EXTENSION
061-082
OAKDALE STREET
PALMER STEET
TIRZ 7 OSTALMEDA ANNEX 2
SOUTHMORE BOULEVARD
019-303-000-0013
1.1200 AC
SOUTHWOOD OAKS
065-102
PROSPECT AV