HOUSTON PLANNING COMMISSION

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Linda Porras-Pirtle
Ian Rosenberg
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Meera D. Victor
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The Honorable KP George
Fort Bend County
The Honorable Adrian Garcia
Harris County
The Honorable Ritch Wheeler
Montgomery County

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Harris County
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Randy Macchi
Yuhayna H. Mahmud, AICP
Tina Petersen, Ph.D., P.E.

SECRETARY
Vonn Tran

AGENDA

Thursday, October 16, 2025
2:30 p.m.

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, October 16, 2025, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report
Consideration of October 2, 2025, Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development Plats)

a. Consent Subdivision Plats (Maria Tobar)
b. Replats (Maria Tobar)
c. Replats requiring Public Hearings with Notification (Aracely Rodriguez, Dorianne Powe-Phlegm, Ken Calhoun, and John Cedillo)
d. Subdivision Plats with Variance Requests (Geoff Butler, Tammi Williamson, John Cedillo, and Devin Crittle)
e. Subdivision Plats with Special Exception Requests
f. Reconsiderations of Requirement (Devin Crittle)
g. Extensions of Approval (Akhila Bigi**)**
h. Name Changes (Akhila Bigi)
i. Certificates of Compliance (Akhila Bigi)
j. Administrative (Akhila Bigi)
k. Development Plats with Variance Requests

II. Establish a public hearing date of November 13, 2025

a. Chaucer East
b. England Courts
c. Estates At Wooding Street
d. Ferndale Landing
e. Lockett Manor
f. Marino Place replat no 1
g. Prince Gardens
h. Quitman Court
i. Spring Branch Estates no 2 partial replat no 18
j. Wroxton City Homes

III. Public Comment

IV. Adjournment

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

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 2 OCTOBER 2025
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

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

Commissioners	**Quorum - Present / Absent**
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	Present
Bill Baldwin	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	*Absent*
Lydia Mares	Present
Linda Porras-Pirtle	Present at 2:42 during Item 94
Ian Rosenberg	*Absent*
Megan R. Sigler	Present
Zafar "Zaf" Tahir	Present
Meera D. Victor	Present
Libby Viera-Bland	*Absent*
Scott Cain for Commissioner James Noack	*Absent*
Hugo Sanchez for The Honorable KP George	*Absent*
Patrick Mandapaka for The Honorable Adrian Garcia	Present, left at 3:17 during Item 104
Vonn Tran, Secretary	Present

Ex Officio Members Carol Lewis • Carol Haddock • Yuhayna H. Mahumd
Legal Department Kim Mickelson
Houston Public Works John Brown • Suhail Kanwar

Director's Report, Vonn Tran, Secretary and Director of the Houston Planning and Development Department; 2025 (PSEFI) Professional Surveyors Educational Foundation, Inc., Platting Workshop is being held Thursday, October 23, 2025, from 8am-4pm at the Third Ward Multi-Service Center, Auditorium Room 129, 3611 Ennis Street, Houston, TX 77004. For registration information, please visit houstonplanning.com.

This Tuesday, October 7, from 6pm-9pm, our Planning & Development Department will have some planners participating in National Night Out events across the city. They will be there to answer some questions about neighborhood planning tools, ordinances, and to share resources available for your community. Areas: Sunnyside, Fifth Ward, Third Ward and Near Northside.

APPROVAL OF MINUTES (MTFP AND PC)

Consideration of the September 18, 2025, Major Thoroughfare and Freeway Plan Amendment Requests Public Hearing
Commission action: Approved.
Motion: Baldwin Second: Garza Vote: Unanimous

Consideration of the September 18, 2025, Planning Commission Meeting Minutes
Commission action: Approved.
Motion: Jones Second: Sigler Vote: Unanimous

I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

a. CONSENT SUBDIVISION PLATS (1-45)

b. REPLATS (46-93)

Staff recommendation: Approve Item No's. 1 – 93, subject to the CPC 101 form conditions.
Commission action: Approved staff recommendations for all Items excluding 4, 8, 9, 10, 17, 18, 20, 25, 26, 37, 38, 39, and 45 which were removed by abstaining commissioners. There were no further Item(s) removed for separate consideration.
Motion: Tahir Vote: Carried
Second: Victor Abstaining: Heisch, Mares

Consideration for abstained Items above.
Staff recommendation: Approve Item No's. 4, 8, 9, 10, 17, 18, 20, 25, 26, 37, 38, 39, and 45 subject to the CPC 101 form conditions.
Commission Action: Approved staff's recommendation.
Motion: Jones Vote: Carried
Second: Tahir Abstaining: Heisch, Mares

THERE WERE NO ITEM(S) REMOVED FOR SEPARATE CONSIDERATION

c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

94 COASTAL ENCLAVE REPLAT NO 1
Staff recommendation: Defer Applicant request.
Commission action: Deferred per applicant's request.
Speaker(s): Travis McGee – opposed
Motion: Baldwin Second: Hines Vote: Unanimous

95 FERNDALE LANDING
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Sigler Second: Jones Vote: Unanimous

96 FREEPARK PLAZA
Staff recommendation: Defer Applicant request.
Commission action: Deferred per applicant's request.
Speaker(s): None
Motion: Mares Second: Colvard Vote: Unanimous

97 HULDY STREET VILLAS
Staff recommendation: Defer Applicant request.
Commission action: Deferred per applicant's request.
Speaker(s): None
Motion: Porras-Pirtle Second: Garza Vote: Unanimous

98 LUCA RESIDENCE
Staff recommendation: Defer LGL deed rests review pending.
Commission action: Deferred for further study and review.
Speaker(s): Joseph Bryant – oppose
Motion: Mandapaka Second: Mares Vote: Unanimous

99 NEW FLORES ESTATE
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Defer for two weeks for further information from Harris County.
Speaker(s): Angela Nix – opposed, Matt Tangan, Harris Co.
Motion: Baldwin Second: Colvard Vote: Unanimous

100 PLAZA ESTATES AT SOLO
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: Victor Second: Hines Vote: Unanimous

101 RESERVE AT RUTH STREET
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: Porras-Pirtle Vote: Unanimous

102 Talton Twins

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: Victor Second: Mares Vote: Unanimous

103 Westhaven Estates Sec 1 partial replat no 11

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

Motion: Garza Second: Mares Vote: Unanimous

d. Subdivision Plats with Variance Requests

104 Ace and Ivy River Oaks

Staff recommendation: Defer Applicant request.
Commission action: Deferred per applicant's request.
Speaker(s): Jessie Amos – opposed

Motion: Mares Second: Victor Vote: Carried Abstaining: Porras-Pirtle

105 Bauer Hockley Mason Tract GP

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

Motion: Jones Second: Tahir Vote: Unanimous

106 Bellaire Nursery

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

Motion: Sigler Second: Garza Vote: Unanimous

ITEM(S) 107 AND 108 WERE TAKEN TOGETHER AT THIS TIME

107 BLUE CREEK TRAILS PEEK ROAD STREET DEDICATION AND RESERVES

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.

108 BLUE CREEK TRAILS SEC 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: Tahir Second: Hines Vote: Carried Abstaining: Heisch

109 HOLDERRIETH TELGE TRACT GP

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

Motion: Victor Second: Jones Vote: Unanimous

110 JUBILEE 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: Heisch Second: Hines Vote: Carried Abstaining: Mares

111 SALAZAR 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): Joyce Owens, applicant available for questions

Motion: Baldwin Second: Sigler Vote: Unanimous

112 SMC GROUP

Staff recommendation: Deny the requested variance(s) and approve the plat.
Commission action: Accepts staff's recommendation, and approved the plat without the variance request.
Speaker(s): None

Motion: Garza Second: Mares Vote: Unanimous

113 Telugu Bhavanam

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: Porras-Pirtle Vote: Unanimous

114 Winzer Heights

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): Jose Mendoza, applicant – available for

Motion: Baldwin Second: Garza Vote: Unanimous

e. Subdivision Plats with Special Exception Requests – None

f. Reconsiderations of Requirement – None

g. Extensions of Approval

115	AM Prime Will Clayton Development	Approved
116	Bridgeland Migration Way Street Dedication Sec 3	Approved
117	Cedars Industrial Park	Approved
118	Cypress Rosehill Corner	Approved
119	East Lake Houston Parkway North Street Dedication Sec 2	Approved
120	Flagstone Sec 4	Approved
121	Harlow District West Clay	Approved
122	Mills Branch Drive Street Dedication and Reserves	Approved
123	Reserve at Bridge Creek Terrace	Approved
124	Spring Creek Trail Estate	Approved
125	Spring Stuebner Sustainable Park	Approved

h. NAME CHANGES

126	Fort Bend County MUD No 50 Lift Station No 7 Sec (prev. Fort Bend County MUD no 50 Lift Station)	Approved

i. CERTIFICATES OF COMPLIANCE

127	2301 FM 1960 W	Approved
128	24184 W Terrance Drive	Approved

j. ADMINISTRATIVE – None

Staff recommendation: Approve staff recommendations for G, H, and I, Item(s) 115 – 128.
Commission Action: Approved per staff's recommendation.
Speaker(s): None

Motion: Tahir Second: Mares Vote: Carried Abstaining: Heisch – 116, 126

k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS – None

II. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 30, 2025

a. City Estates of Woodland Park partial replat no 1
b. Commons Park Place partial replat no 1
c. Commons Park Place partial replat no 2
d. Daimler Residence
e. Lezac Villas
f. Neuen Manor partial replat no 31
g. North Bound Residences
h. Plaza Estates at Goforth
i. Vista Eye Care

Commission action: Accepted the October 30th public hearing date for Item II, a-i.
Speaker(s): None

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

III. Consideration of a n Off-Street Parking Variance at 4109 McKinney Street

Staff recommendation:
Commission action:
Speaker(s): Christian Pepe – opposed, David Cesneros, applicant

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

IV. Public Comment –

Speaker(s): Carlos Espinoza

Announced a new committee, H.L.P., Houston Land Planners Committee, wanted to get the word our of the new committee and work together with the City and staff to talk about advocacy for Chapter 42.

V. Adjournment

There being no further business brought before the Commission; Chair Lisa M. Clark adjourned the meeting at 3:49 PM.

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

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
A. Consent Subdivision Plats				
1	Annour at Beaumont Highway Reserve	C2		Approve the plat subject to the conditions listed
2	Avalon at Cypress West Sec 6	C3P		Approve the plat subject to the conditions listed
3	Benders Creek Sec 2	C3F		Approve the plat subject to the conditions listed
4	Blue Creek Trails Peek Road Street Dedication and Reserves	C3F		Approve the plat subject to the conditions listed
5	Blue River Petcare Fairbanks Animal Clinic	C2		Defer Additional information reqd
6	Crossing at the Commons GP	GP		Approve the plat subject to the conditions listed
7	Cypress Square Retail	C2		Approve the plat subject to the conditions listed
8	Daje Enterprises LLC	C2		Approve the plat subject to the conditions listed
9	Development at Telge Road	C2		Approve the plat subject to the conditions listed
10	Dumont Place	C3F	DEF2	Approve the plat subject to the conditions listed
11	Dunham Pointe Sec 25	C3F		Defer Chapter 42 planning standards
12	East Houston Views	C3F		Approve the plat subject to the conditions listed
13	Flightline North	C3F		Approve the plat subject to the conditions listed
14	Flightline South	C2		Approve the plat subject to the conditions listed
15	Grand Mason West Road Reserve	C2		Approve the plat subject to the conditions listed
16	Harris County MUD No 364 Water Plant no 1	C2		Approve the plat subject to the conditions listed
17	HC MUD 61 Water Plant no 2	C2		Approve the plat subject to the conditions listed
18	Heaven Woods	C2		Approve the plat subject to the conditions listed
19	Jubilee Sec 17	C3F		Approve the plat subject to the conditions listed
20	Jubilee Sec 21	C3P		Approve the plat subject to the conditions listed
21	Jubilee Playful Passage Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed

22	Jubilee Winding Wonder Lane Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
23	Klein ISD Epps Island Elementary School	C2		Approve the plat subject to the conditions listed
24	Leedy Family Addition	C2		Approve the plat subject to the conditions listed
25	Lone Wolf Sec 1	C3F		Defer Chapter 42 planning standards
26	Mansfield Vista	C3F	DEF1	Approve the plat subject to the conditions listed
27	Marin Acres	C2		Approve the plat subject to the conditions listed
28	McKay Air Center	C2	DEF1	Approve the plat subject to the conditions listed
29	New Caney ISD Admin Building	C2		Approve the plat subject to the conditions listed
30	Northwest 99 Business Park Sec 2	C3P		Approve the plat subject to the conditions listed
31	Park at Champions Park	C3F		Approve the plat subject to the conditions listed
32	Pecan Estates Sec 5	C3P		Approve the plat subject to the conditions listed
33	Plaza Estates at Solo	C3F		Approve the plat subject to the conditions listed
34	Plaza on Tidwell	C2		Defer Applicant request
35	Preserve at Newport Detention Reserve	C3P		Approve the plat subject to the conditions listed
36	Racetrac on Dorwayne	C2		Approve the plat subject to the conditions listed
37	Redding Center	C3P		Approve the plat subject to the conditions listed
38	Reserve at Katy Hockley	C2		Approve the plat subject to the conditions listed
39	Reserve at Ruth Street	C3F		Approve the plat subject to the conditions listed
40	San Jacinto Preserve GP	GP		Defer Council Member request
41	Subsea Spring Addition	C2		Approve the plat subject to the conditions listed
42	Synova East GP	GP		Approve the plat subject to the conditions listed
43	Talton Twins	C3F		Approve the plat subject to the conditions listed
44	Vag HHTX Reserve GP	GP		Approve the plat subject to the conditions listed
45	Vales at Rhodes Road	C2		Approve the plat subject to the conditions listed
46	Westhaven Estates Sec 1 partial replat no 11	C3F		Approve the plat subject to the conditions listed

47	Winzer Heights	C3F		Approve the plat subject to the conditions listed
48	Woodland Heights Living	C3F		Approve the plat subject to the conditions listed
49	WS Tiny Home Park	C2		Approve the plat subject to the conditions listed

B. Replats

50	Base Estates	C2R		Approve the plat subject to the conditions listed
51	Baybrook Village Sec 1 partial replat no 2 and extension	C2R		Approve the plat subject to the conditions listed
52	Beall Park Residences	C2R		Approve the plat subject to the conditions listed
53	Beauchamp Heights	C2R		Defer Additional information reqd
54	Brick and Stone at East 32nd	C2R		Approve the plat subject to the conditions listed
55	Bridgeland Migration Way Commercial Reserve	C2R		Approve the plat subject to the conditions listed
56	Bridgeland Prairieland Village Sec 50	C3R		Approve the plat subject to the conditions listed
57	Brun Street Green	C2R		Approve the plat subject to the conditions listed
58	Chastang Ford	C2R		Approve the plat subject to the conditions listed
59	Construmex Estates at Allwood Street	C2R		Defer Additional information reqd
60	Cunningham Court	C3R		Approve the plat subject to the conditions listed
61	District 22 Development	C2R	DEF2	Approve the plat subject to the conditions listed
62	Eastland Villas	C2R		Approve the plat subject to the conditions listed
63	Eight Thousand Fry Plaza	C2R		Approve the plat subject to the conditions listed
64	Elkhart Estates	C2R		Defer Additional information reqd
65	Esther Plaza	C2R	DEF1	Approve the plat subject to the conditions listed
66	Fairview Grove	C2R	DEF1	Approve the plat subject to the conditions listed
67	Flores Bayou	C2R		Defer further deed rests review reqd
68	Grand Park partial replat no 6	C2R		Approve the plat subject to the conditions listed
69	HC WCID No 36 Barbara Mae Lift Station	C2R		Approve the plat subject to the conditions listed
70	Hill Country Real Holdings LLC	C2R	DEF1	Defer Applicant request
71	Howell Townhomes	C2R		Approve the plat subject to the conditions listed

72	Iglesia Centro Roca Eterna	C2R		Approve the plat subject to the conditions listed
73	Ivyridge Square	C2R		Approve the plat subject to the conditions listed
74	Mamdani Square	C2R		Defer Chapter 42 planning standards
75	Martin Develop and Design at Webster	C2R		Defer Applicant request
76	Maxie Landing	C2R		Approve the plat subject to the conditions listed
77	McGowen Villas	C2R		Approve the plat subject to the conditions listed
78	Montlew Crossing	C2R	DEF2	Approve the plat subject to the conditions listed
79	Plaza Estates at Adele	C2R		Approve the plat subject to the conditions listed
80	Plaza Estates at Sydnor	C2R		Approve the plat subject to the conditions listed
81	Sheldon Industrial Business Park	C2R		Defer Chapter 42 planning standards
82	Simmons Villas	C2R		Approve the plat subject to the conditions listed
83	St Cuthbert Church partial replat no 1	C2R		Approve the plat subject to the conditions listed
84	South Square Reserve	C2R	DEF1	Approve the plat subject to the conditions listed
85	Thornton Springs	C3R		Approve the plat subject to the conditions listed
86	Tower Heights	C2R		Approve the plat subject to the conditions listed
87	Villas on Cebra	C2R		Defer Applicant request
88	West Hampton	C3R		Approve the plat subject to the conditions listed

C. Replats requiring Public Hearings with Notification

89	Bradford Village	C3N		Approve the plat subject to the conditions listed
90	Coastal Enclave replat no 1	C3N	DEF1	Approve the plat subject to the conditions listed
91	Enjoy Properties	C3N		Approve the plat subject to the conditions listed
92	Estates at Laura Koppe Road	C3N		Approve the plat subject to the conditions listed
93	Fairview Patio Homes	C3N		Defer PH notice incomplete
94	Freepark Plaza	C3N	DEF2	Disapprove violates restrictions
95	Hazard Street Vista	C3N		Defer Applicant request
96	Huldy Street Villas	C3N	DEF1	Defer Applicant request
97	Luca Residence	C3N	DEF1	Approve the plat subject to the conditions listed

98	Nantucket Villas	C3N		Approve the plat subject to the conditions listed
99	New Flores Estate	C3N	DEF1	Approve the plat subject to the conditions listed
100	Newport Green Acres	C3N		Defer Additional information reqd
101	Spring Stuebner Commerce Center	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed
102	Springdale Estates	C3N		Defer Applicant request
103	Springdale Hill	C3N		Defer Applicant request
104	Springdale Place	C3N		Defer Applicant request
105	Umuakum Estates	C3N		Approve the plat subject to the conditions listed
106	Vaughn Street Project	C3N		Approve the plat subject to the conditions listed

D. Subdivision Plats with Variance Requests

107	Ace and Ivy River Oaks	C2R	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
108	All Your Base Are Belong To Us	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
109	Building Hope replat no 1	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
110	Holderrieth Telge Tract GP	GP	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
111	Line Drive	C2		Defer Applicant request
112	Maharaj Properties	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
113	Sentinel Self Storage Knebel Road	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
114	Telge Road Manufacturing Facility Offsite	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed

E. Subdivision Plats with Special Exception Requests

None

F. Reconsideration of Requirement

115	Oak View Heights	C3R		Grant the requested variance(s) and Approve the plat subject to the conditions listed

G. Extension of Approval

116	Bridgeland Creek Parkway Street Dedication Sec 11	SP	Approve
117	Buybite	C2	Approve
118	Lifetime Harvest Green	C2	Approve
119	Neighborly Storage Spring Stuebner	C2	Approve
120	Spring 2920	C2	Approve
121	Sundance Cove Sec 11	C3F	Approve
122	Sunnyside Crossing	C2R	Approve
123	Warren Ranch Development	C2	Approve
124	Wormhole East	C2	Approve

H. Name Changes

125	Angsoh Properties (prev. Angosh Properties)	C2R	Approve

I. Certificates of Compliance

126	25027 Plantation Valley	COC	Approve

J. Administrative

None

K. Development Plats with Variance Requests

None

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 10/16/2025
Plat Name: Annour at Beaumont Highway Reserve
Developer: Altar Group
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LL
App No / Type: 2025-1771 Class 2 subdivision plat (C2)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	4.0000	Total Reserve Acreage:	4.0000
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:	4 Northeast Side	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77013	455V	City

Conditions and requirements for approval:

11.00 Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
21.00 Make minor corrections and additions as indicated on the marked file copy.
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 10/16/2025
Plat Name: Annour at Beaumont Highway Reserve
Developer: Altar Group
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LL
App No / Type: 2025-1771 Class 2 subdivision plat (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
Approve

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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. Stormwater quality permit is required.

Addressing
No Comment

HPW- TDO- Traffic
Recommend coordinating with TXDOT for any ROW encroachment or access easement along US Highway 90

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
NA

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 2
Action Date: 10/16/2025
Plat Name: Avalon at Cypress West Sec 6
Developer: Taylor Morrison
Applicant: Meta Planning + Design LLC
App No / Type: 2025-1828 Class 3 subdivision preliminary plat (C3P)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	20.3000	Total Reserve Acreage:	2.4000
Number of Lots:	55	Number of Multifamily Units:	
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	365Z	ETJ

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.01 This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40 & 44)
21.15 Avalon Highlands Drive must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)
21.23 All appropriate engineering and surveying data shall be shown. (Sec 42-42 & 44)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 10/16/2025
Plat Name: Avalon at Cypress West Sec 6
Developer: Taylor Morrison
Applicant: Meta Planning + Design LLC
App No / Type: 2025-1828 Class 3 subdivision preliminary plat (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
No comments

HPW-OCE- Drainage and Utility
The subdivision does not currently indicate a reserve for detention. Please either propose a detention reserve, demonstrate sufficient subsurface detention, or confirm that this section is served by a regional detention facility. Dead-end water lines are prohibited within cul-de-sac.

Addressing
No Comment

Harris County Flood Control District
Flood Control review - Plat is in the Floodway; need to include the note: Site drawings for the future development of this plat must be reviewed by the Harris County Flood Control District.

Harris Engineer
This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025) Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026) Avalon Highlands Dr will need to be recorded prior to or simultaneously with this PLAT (ch 42-120) 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) A TIA is required with site plans to determine traffic impacts based on most current Harris County TIA guidelines (HC-infrastructure regs, 12.02) UVE should be checked at Highvale Gardens Dr and Avalon Highlands 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 Avalon Highlands Dr and Mason 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: 3
Action Date: 10/16/2025
Plat Name: Benders Creek Sec 2
Developer: Bender's Creek, LTD
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2025-1842 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	23.1000	Total Reserve Acreage:	5.0660
Number of Lots:	148	Number of Multifamily Units:	
COH Park Sector:	7 South Side	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	77033	574B	City

Conditions and requirements for approval:

11.00 Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
21.00 Make minor corrections and additions as indicated on the marked file copy.
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 10/16/2025
Plat Name: Benders Creek Sec 2
Developer: Bender's Creek, LTD
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2025-1842 Class 3 subdivision final plat (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 comment

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
The subdivision does not currently indicate a reserve for detention. Please either propose a detention reserve, demonstrate sufficient subsurface detention, or confirm that this section is served by a regional detention facility. Ensure a minimum 10-foot clearance is maintained between public utilities and the building foundation. Dead-end water lines are prohibited within cul-de-sac.

Addressing
No Comments.

HPW- TDO- Traffic
No comments

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
NA

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 10/16/2025
Plat Name: Blue Creek Trails Peek Road Street Dedication and Res
Developer: TPHTM 359. LLC, a Delaware limited liability company
Applicant: BGE, Inc.
App No / Type: 2025-1847 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	25.0200	Total Reserve Acreage:	15.7100
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.11 Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4

Action Date: 10/16/2025

Plat Name: Blue Creek Trails Peek Road Street Dedication and Res

Developer: TPHTM 359. LLC, a Delaware limited liability company

Applicant: BGE, Inc.

App No / Type: 2025-1847 Class 3 subdivision final plat (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
Approve

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
No comment

Addressing
No Comment

Fort Bend Engineer
1) ADDRESS COMMENTS ON MARKUP.2) SUBMIT FINAL PLAT TO FBC FOR FORMAL REVIEW.3) THIS IS NOT CONSIDERED A FORMAL REVIEW BY FBC AS NOT ALL PLAT REVIEW COMMENTS ARE PROVIDED IN THIS PORTAL.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 10/16/2025
Plat Name: Blue River Petcare Fairbanks Animal Clinic
Developer: REM HVCNW, LLC, A TEXAS LIMITED LIABILITY COM
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2025-1768 Class 2 subdivision plat (C2)

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	1.0008	Total Reserve Acreage:	1.0008
Number of Lots:	0	Number of Multifamily Units:	
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:	

County	Zip	Key Map ©	City / ETJ
Harris	77040	410T	ETJ

Conditions and requirements for approval:

39.02 Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
19.00 Show the location and dimensions of all existing easements identified in the title commitment. All existing easements and/or fee strips must show record information. (Sec 42-212)
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.19 Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41(14))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 10/16/2025
Plat Name: Blue River Petcare Fairbanks Animal Clinic
Developer: REM HVCNW, LLC, A TEXAS LIMITED LIABILITY COM
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2025-1768 Class 2 subdivision plat (C2)

Staff Recommendation:
Defer Additional information reqd

For Your Information:

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

CenterPoint
No Comment

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
No Comment

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 . Verify ROW width for Faribanks N Houston, HCAD shows it is straight through here (ch 42-41) A TIA may be required with site plans to determine traffic impacts based on most current Harris County TIA guidelines, submit a trip generation application to epermits (HC-infrastructure regs, 12.02) (HC TIA Guidelines) Driveways on plans need to conform with most current Harris County driveway regulations UVE should be checked at Coaldale Rd and Fairbanks N Houston 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: 6
Action Date: 10/16/2025
Plat Name: Crossing at the Commons GP
Developer: Signorelli Company
Applicant: Meta Planning + Design LLC
App No / Type: 2025-1825 General plan (GP)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	284.2000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:	3 Far Northeast Side	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	77336	298N	City/ETJ

Conditions and requirements for approval:

20.00 When a property is proposed to be subdivided in sections, a general plan illustrating all contiguous property under one ownership, legal interest, or common control shall be submitted prior to or simultaneously with the application for the subdivision plat for the first section. (Sec 42-24(a))
20.01 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(s) is recorded. (Sec 42-24(f))
20.02 General Plan approval is for street patterns as shown on the plat only. (Sec 42-24(d))
20.03 The alignment and width of all major thoroughfares within or adjacent to the proposed General Plan shall conform to the requirements of the most recent Major Thoroughfare and Freeway Plan. (Sec 42-24(b)(1))
21.00 Make minor corrections and additions as indicated on the marked file copy.
33.09 Minimum intersection spacing along a local street shall be 75 feet. (Sec 42-128(c))
33.10 Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (Sec 42-128(a))
34.04 Provide a second point of access to a public street when the total number of lots exceeds 150. (Sec 42-189)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 10/16/2025
Plat Name: Crossing at the Commons GP
Developer: Signorelli Company
Applicant: Meta Planning + Design LLC
App No / Type: 2025-1825 General plan (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.

CenterPoint
Approve

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
No comment

Addressing
No Comment

HPW- TDO- Traffic
No Comments

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

Harris Engineer
This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025) Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026) Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO email at recordation. (TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06) Maintenance agreement will be needed for Kingwood Dr for non-standard ROW (HC-Infrastructure Regulations, CH 5.06) A TIA will be required to determine traffic impacts of future development based on most current Harris County TIA guidelines. Scoping meeting to be held with HCED-Traffic department to scope TIA. email trafficpermits@harriscountytx.gov (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)

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
1) This General Plan and any current and future sections are subject to Chapter 42, Article III, Division 7 of the Code of Ordinances. 2) If this General Plan is proposed to have residential lots or multi-family units, it is subject to the Parks and Open Space requirements of 42-251. A fee per dwelling unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of the plat at the time the sections are submitted. 3) This property(s) is located in Park Sector number .

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 10/16/2025
Plat Name: Cypress Square Retail
Developer: Aro Partners
Applicant: Civil-Con Consultants, LLC
App No / Type: 2025-1653 Class 2 subdivision plat (C2)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	5.3050	Total Reserve Acreage:	5.3050
Number of Lots:	1	Number of Multifamily Units:	
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	406M	ETJ

Conditions and requirements for approval:

19.00 Show the location and dimensions of all existing easements identified in the title commitment. All existing easements and/or fee strips must show record information. (Sec 42-212)
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.03 Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.
21.14 Tie plat boundary to the nearest intersection of public street rights-of-way. (Sec 42-41(2))
21.19 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))
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 10/16/2025
Plat Name: Cypress Square Retail
Developer: Aro Partners
Applicant: Civil-Con Consultants, LLC
App No / Type: 2025-1653 Class 2 subdivision plat (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
No Comments

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houston˘s Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
No Comment

Harris Engineer
This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025) Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026) Show owner and recording info for property across Longenbaugh (ch 42-41) A TIA is required with site plans to determine traffic impacts based on most current Harris County TIA guidelines (HC-infrastructure regs, 12.02) Driveways on plans need to conform with most current Harris County driveway regulations

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 10/16/2025
Plat Name: Daje Enterprises LLC
Developer: Daje Enterprises LLC
Applicant: Jeffrey Moon & Associates
App No / Type: 2025-1767 Class 2 subdivision plat (C2)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.2380	Total Reserve Acreage:	2.2380
Number of Lots:	0	Number of Multifamily Units:	
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	77073	372G	ETJ

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.03 Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.
21.14 Tie plat boundary to the nearest intersection of public street rights-of-way. (Sec 42-41(2))
38.12 Add 'Lisa M. Clark, Chair' as Chair in the Planning Commission certificate.
38.14 Add 'Vonn Tran, Secretary' as Secretary in the Planning Commission certificate.
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 10/16/2025
Plat Name: Daje Enterprises LLC
Developer: Daje Enterprises LLC
Applicant: Jeffrey Moon & Associates
App No / Type: 2025-1767 Class 2 subdivision plat (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
no comments

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houston˘s Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
No Comment

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 construction/site plans (HC-infrastructure regs, 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: 9
Action Date: 10/16/2025
Plat Name: Development at Telge Road
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2025-1724 Class 2 subdivision plat (C2)

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	2.0000	Total Reserve Acreage:	2.0000
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77429	327H	ETJ

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.03 Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.
21.11 Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 10/16/2025
Plat Name: Development at Telge Road
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2025-1724 Class 2 subdivision plat (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
Approve

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
No Comment

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 . Plan and PLAT need to be approved by project manager Michael Turner prior to recordation (HC-infrastructure Regualtions, 5.06) A TIA may be required with site plans to determine traffic impacts based on most current Harris County TIA guidelines, submit a trip generation application to epermits (HC-infrastructure regs, 12.02) (HC TIA Guidelines) Driveways on plans need to conform with most current Harris County driveway regulations

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 10/16/2025
Plat Name: Dumont Place
Developer: Dumont Place, LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2025-1620 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	16.5230	Total Reserve Acreage:	4.5450
Number of Lots:	144	Number of Multifamily Units:	
COH Park Sector:	7 South Side	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	77048	574J	City

Conditions and requirements for approval:

19.00 Show the location and dimensions of all existing easements identified in the title commitment. All existing easements and/or fee strips must show record information. (Sec 42-212)
21.00 Make minor corrections and additions as indicated on the marked file copy.
26.01 For mid-block properties with a frontage of 33' up to 44' meeting the standards of Sec 42-188(g)(2)(b), the driveway approach shall be maximum 12 feet in width. When proposing a 10' BL/19' GBL lot typical, 1/3 of the structure along the street shall be occupiable or provide balcony (ies) or large window(s) meeting the requirements. (Sec 42-188(g)(2)(b) & 157(b)(3))
38.08 Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (https://www.houstontx.gov/planning/Forms/) (Sec 42-42(5) & 44(6))
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 10/16/2025
Plat Name: Dumont Place
Developer: Dumont Place, LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2025-1620 Class 3 subdivision final plat (C3F)

Staff Recommendation:

Approve the plat subject to the conditions listed

For Your Information:

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

CenterPoint
1--A Transmission Review is required as the plat is adjacent to a CenterPoint Energy Transmission Corridor. Please review the attached Transmission Review Letter for further instructions.

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
W.L.E canˇt be overlapped with other Public Utility Easements. Please clarify the boundary of 16ˇ UE, 5ˇ SSE, and 15ˇ WLE at the corner of lot 85 block 1.

Addressing
No Comment

HPW- TDO- Traffic
No comments

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
NA

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 10/16/2025
Plat Name: Dunham Pointe Sec 25
Developer: Dunham Pointe Development LLC a Texas limited liabilit
Applicant: BGE, Inc.
App No / Type: 2025-1849 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	11.6200	Total Reserve Acreage:	0.6860
Number of Lots:	28	Number of Multifamily Units:	
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	366A	ETJ

Conditions and requirements for approval:

19.00 Show the location and dimensions of all existing easements identified in the title commitment. All existing easements and/or fee strips must show record information. (Sec 42-212)
21.00 Make minor corrections and additions as indicated on the marked file copy.
33.05 Reverse curves for collector and local streets shall have a minimum centerline radius of 300 feet and be separated by a tangent distance of not less than 50 feet. (Sec 42-132(b))
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 10/16/2025
Plat Name: Dunham Pointe Sec 25
Developer: Dunham Pointe Development LLC a Texas limited liabilit
Applicant: BGE, Inc.
App No / Type: 2025-1849 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Defer Chapter 42 planning standards

For Your Information:

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

CenterPoint
1-- Prior easement (copy attached) to be included on plat: Blanket or unplottable easements should be listed in the General Notes. Recorded in CF#: RP-2021-319405

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
The subdivision does not currently indicate a reserve for detention. Please either propose a detention reserve, demonstrate sufficient subsurface detention, or confirm that this section is served by a regional detention facility. Ensure a minimum 10-foot clearance is maintained between public utilities and the building foundation. Dead-end water lines are prohibited within cul-de-sac.

Addressing
No Comment

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) Civil plans are required prior to recordation (HC-Infrastructure Regulations, CH 4.03,4.06, 7.02) Per comment from GP, A TIA may be required with site plans to determine traffic impacts based on most current Harris County TIA guidelines (HC-infrastructure regs, 12.02) UVEs have been shown but there are no records of review of UVE Exhibit. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 10/16/2025
Plat Name: East Houston Views
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2025-1727 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.2520	Total Reserve Acreage:	0.1765
Number of Lots:	14	Number of Multifamily Units:	
COH Park Sector:	4 Northeast Side	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	77028	455Q	City

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.03 Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 10/16/2025
Plat Name: East Houston Views
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2025-1727 Class 3 subdivision final plat (C3F)

Staff Recommendation:

Approve the plat subject to the conditions listed

For Your Information:

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

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

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

Addressing
No comment

HPW- TDO- Traffic
No comments

Harris County Flood Control District
Flood Control review - Need to show and label Drainage Channel P114-00-00 with top of banks and Easement information at the southern boundary of the plat.

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
NA

Solid Waste
The solid waste plan has some containers in the ditch; however, all containers must be on a flat surface in front of the ditch order for the trucks to reach the containers.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 10/16/2025
Plat Name: Flightline North
Developer: WGA
Applicant: Windrose
App No / Type: 2025-1781 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	71.1300	Total Reserve Acreage:	69.7350
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:	20 North Side Outside Beltway	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

Conditions and requirements for approval:

1 Provide proof of R.O.W abandonment at the time of recordation.
21.00 Make minor corrections and additions as indicated on the marked file copy.
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))
38.25 Provide correct registry drawing at recordation with updated information.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 10/16/2025
Plat Name: Flightline North
Developer: WGA
Applicant: Windrose
App No / Type: 2025-1781 Class 3 subdivision final plat (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
Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please see title report.

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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. Stormwater quality permit is required.

Addressing
No Comment

HPW- TDO- Traffic
No comments

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

Aviation
Must comply with City of Houston Land Ordnance, Chapter 9 AVIATION, ARTICLE 6, Division 3, Section 9-404: Land uses in IAH tier two. Additionally, plat is within the controllable airspace associated with George Bush Intercontinental 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 217-foot AMSL (Above Mean Sea Level) height restriction based on same ordinance. Plat is also within the controllable land use tiers associated with George Bush Intercontinental Airport as designated by COH Ordinance #2008-1052 (the Airport Compatible Land Use Ordinance). Plat is in Tier Two. Additionally, any structure must be reported to the FAA via Obstruction Evaluation / Airport Airspace Analysis (OEAAA) Portal. These conditions are not all inclusive and only pertain the HAS's review. The project sponsor is responsible for ensuring coordination with all pertinent agencies is conducted, and standards and regulations applied.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 10/16/2025
Plat Name: Flightline South
Developer: WGA
Applicant: Windrose
App No / Type: 2025-1782 Class 2 subdivision plat (C2)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	35.1800	Total Reserve Acreage:	35.1800
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:	20 North Side Outside Beltway	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

Conditions and requirements for approval:

1. Address intersection spacing along Rankin Road by extending stub streets.
21.00 Make minor corrections and additions as indicated on the marked file copy.
35.02 Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (Sec 42-127(a))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 10/16/2025
Plat Name: Flightline South
Developer: WGA
Applicant: Windrose
App No / Type: 2025-1782 Class 2 subdivision plat (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
Approve

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
The subdivision does not currently indicate a reserve for detention. Please either propose a detention reserve, demonstrate sufficient subsurface detention, or confirm that this section is served by a regional detention facility. Stormwater quality permit is required.

Addressing
No Comment

HPW- TDO- Traffic
No comments

Harris County Flood Control District
Flood Control review - Plat is in the Floodplain/Floodway; need to include the note: Site drawings for the future development of this plat must be reviewed by the Harris County Flood Control District, also show and label channels P130-05-00 and P130-05-05 (see guidelines in uploaded PDF).

Aviation
conducted, and standards and regulations applied. BUSH TIER 1 CONDENSED Must comply with City of Houston Land Ordnance, Chapter 9 AVIATION, ARTICLE 6, Division 3, Section 9-402, and 9-403. Additionally, plat is within the controllable airspace associated with George Bush Intercontinental 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 247-foot AMSL (Above Mean Sea Level) height restriction based on same ordinance. Plat is also within the controllable land use tiers associated with George Bush Intercontinental Airport as designated by COH Ordinance #2008-1052 (the Airport Compatible Land Use Ordinance). Plat is in Tier One. Additionally, any structure must be reported to the FAA via Obstruction Evaluation / Airport Airspace Analysis (OEAAA) Portal. These conditions are not all inclusive and only pertain the HAS's review. The project sponsor is responsible for ensuring coordination with all pertinent agencies is conducted, and standards and regulations applied.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 10/16/2025
Plat Name: Grand Mason West Road Reserve
Developer: Landmark Industries Holdings, LTD., a Texas limited liab
Applicant: BGE, Inc.
App No / Type: 2025-1779 Class 2 subdivision plat (C2)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	32.4400	Total Reserve Acreage:	32.4400
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:		Street Type (Category):	None
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77433	405H	ETJ

Conditions and requirements for approval:

19.00 Show the location and dimensions of all existing easements identified in the title commitment. All existing easements and/or fee strips must show record information. (Sec 42-212)
21.00 Make minor corrections and additions as indicated on the marked file copy.
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 10/16/2025
Plat Name: Grand Mason West Road Reserve
Developer: Landmark Industries Holdings, LTD., a Texas limited liab
Applicant: BGE, Inc.
App No / Type: 2025-1779 Class 2 subdivision plat (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
No Comment

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houston˘s Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
No Comment

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

Harris Engineer
This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025) Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026) Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO email at recordation. (TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06) TxDOT may require a TIA. If so, Harris County needs to be included in any scoping meetings (HC-infrastructure regs, 12.02) Documentation of TxDOT driveway approval should be submitted with construction/site plans (HC-infrastructure regs, 5.06) A TIA is required with site plans to determine traffic impacts based on most current Harris County TIA guidelines (HC-infrastructure regs, 12.02) Driveways on plans need to conform with most current Harris County driveway regulations UVEs are under review for Mason Rd at West Rd and West Rd at Grand Pkwy, required UVEs will need to be shown on the PLAT and site/construction plans. UVE exhibit has been 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: 10/16/2025
Plat Name: Harris County MUD No 364 Water Plant no 1
Developer: Harris County MUD no 364
Applicant: Vogler & Spencer Engineering, Inc.
App No / Type: 2025-1754 Class 2 subdivision plat (C2)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.0080	Total Reserve Acreage:	2.0080
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:		Street Type (Category):	None
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77429	368A	ETJ

Conditions and requirements for approval:

19.00 Show the location and dimensions of all existing easements identified in the title commitment. All existing easements and/or fee strips must show record information. (Sec 42-212)
19.09 Add public utility easement Plat note: Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner˘s expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner˘s expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.11 Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
21.14 Tie plat boundary to the nearest intersection of public street rights-of-way. (Sec 42-41(2))
21.19 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))
21.20 Acreage in title and on plat must match at recordation.
21.25 Provide a vicinity map that locates the subdivision site within a larger area or the boundaries of an existing major street grid. (Sec 42-41(13))
38.21 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)
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 10/16/2025
Plat Name: Harris County MUD No 364 Water Plant no 1
Developer: Harris County MUD no 364
Applicant: Vogler & Spencer Engineering, Inc.
App No / Type: 2025-1754 Class 2 subdivision plat (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. Dedication page with Aerial Language is missing. 2. The GHBA Language is missing.

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
No Comment

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) New/modified driveways on plans need to conform with most current Harris County driveway regulations UVE should be checked at Coles Crossing Dr N and Telge 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: 17
Action Date: 10/16/2025
Plat Name: HC MUD 61 Water Plant no 2
Developer: Harris Co Mud 61
Applicant: A & S Engineers
App No / Type: 2025-1813 Class 2 subdivision plat (C2)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.0650	Total Reserve Acreage:	1.0650
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77449	445Z	ETJ

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.20 Acreage in title and on plat must match at recordation.
38.08 Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (https://www.houstontx.gov/planning/Forms/) (Sec 42-42(5) & 44(6))
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 10/16/2025
Plat Name: HC MUD 61 Water Plant no 2
Developer: Harris Co Mud 61
Applicant: A & S Engineers
App No / Type: 2025-1813 Class 2 subdivision plat (C2)

Staff Recommendation:

Approve the plat subject to the conditions listed

For Your Information:

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

CenterPoint
All abbreviations on plat must be in Legend and/or notes of plat.

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
No Comment

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) Driveways on plans need to conform with most current Harris County driveway regulations

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 10/16/2025
Plat Name: Heaven Woods
Developer: LARG Management Group
Applicant: Windrose
App No / Type: 2025-1755 Class 2 subdivision plat (C2)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	30.0400	Total Reserve Acreage:	30.0400
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:		Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77389	250J	ETJ

Conditions and requirements for approval:

12.00 The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (Sec 42-152(a))
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.11 Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
21.14 Tie plat boundary to the nearest intersection of public street rights-of-way. (Sec 42-41(2))
21.20 Acreage in title and on plat must match at recordation.
38.08 Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (https://www.houstontx.gov/planning/Forms/) (Sec 42-42(5) & 44(6))
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 10/16/2025
Plat Name: Heaven Woods
Developer: LARG Management Group
Applicant: Windrose
App No / Type: 2025-1755 Class 2 subdivision plat (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--CenterPoint requires a 10' building line where property line is adjacent to a ROW with overhead primary facilities, which applies to: KUYKENDAHL RD 2-- Prior easement (copy attached) to be included on plat: Recorded in CF#: Z471877

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
Missing B.L. Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houston˘s Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
No Comment

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 . A TIA is required with site plans to determine traffic impacts based on most current Harris County TIA guidelines (HC-infrastructure regs, 12.02) Driveways on plans need to conform with most current Harris County driveway regulations

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 10/16/2025
Plat Name: Jubilee Sec 17
Developer: 290 WR Holdings LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2025-1845 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	5.9290	Total Reserve Acreage:	0.1160
Number of Lots:	54	Number of Multifamily Units:	
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and requirements for approval:

17.01 Add COS plat note: Areas identified as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed and maintained under a binding agreement among the owners of property in the subdivision. (Sec 42-183)
19.04 Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown of the face of the plat. (Sec 42-210)
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.15 Jubilee Sec 18 must be recorded prior to or simultaneously with this plat. Jubilee Sec 17's preliminary application was granted a variance to allow a portion of the required compensating open space to be within Jubilee Sec 18's boundary. Sec 42-182 & 183
38.08 Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (https://www.houstontx.gov/planning/Forms/) (Sec 42-42(5) & 44(6))
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))
38.25 Provide correct registry drawing at recordation with updated information.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 10/16/2025
Plat Name: Jubilee Sec 17
Developer: 290 WR Holdings LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2025-1845 Class 3 subdivision final plat (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 Comment

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
The subdivision does not currently indicate a reserve for detention. Please either propose a detention reserve, demonstrate sufficient subsurface detention, or confirm that this section is served by a regional detention facility.

Addressing
No Comment

Harris Engineer
This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025) Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026) Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212) A TIA is required with site plans to determine traffic impacts based on most current Harris County TIA guidelines (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: 20
Action Date: 10/16/2025
Plat Name: Jubilee Sec 21
Developer: Johnson Development
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2025-1804 Class 3 subdivision preliminary plat (C3P)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	37.3000	Total Reserve Acreage:	14.9220
Number of Lots:	64	Number of Multifamily Units:	
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	324Q	ETJ

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.01 This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40 & 44)
21.04 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 ********.
21.15 Jubilee Winding Wonder Lane Street Dedication Sec 1 & the detention area between Sec 19 & this plat must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)
21.24 Provide all dedication acknowledgements and certificates on the face of the plat. (Sec 42-42(5) & 44(6))
21.26 Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form. (Sec 42-41(1))
34.02 Change street name(s) as indicated on the marked file copy. (Sec 41-22(b) & 133)
34.11 Provide centerline tie to the existing street. (Sec 42-120-121 & 134)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 10/16/2025
Plat Name: Jubilee Sec 21
Developer: Johnson Development
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2025-1804 Class 3 subdivision preliminary plat (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
No comments

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

Addressing
Change "Wonderfull Willow" to 'Wonderful Willow" 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) Playful Passage will need to be recorded prior to or simultaneously with this PLAT (ch 41-120) Provide 25' x 25' corner cutback at corner of LJ Scholars Way and Beathe Rd (IDM chapter 10-COH geometric design guidelines, 10-17) A TIA is required with site plans to determine traffic impacts based on most current Harris County TIA guidelines (HC-infrastructure regs, 12.02) UVE should be checked at Winding Wonder Ln and Playful Passage. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44) UVE should be checked at LJ Scholars Way and Playful Passage. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44) UVE should be checked at LJ Scholars Way and Beathe 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: 21
Action Date: 10/16/2025
Plat Name: Jubilee Playful Passage Street Dedication Sec 1
Developer: 290 WR Holdings, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2025-1783 Street dedication plat (SP)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.7180	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	
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	324U	ETJ

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.08 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.
21.15 Jubilee LJ Scholars Way Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)
38.08 Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (https://www.houstontx.gov/planning/Forms/) (Sec 42-42(5) & 44(6))
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))
38.25 Provide correct registry drawing at recordation with updated information.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 10/16/2025
Plat Name: Jubilee Playful Passage Street Dedication Sec 1
Developer: 290 WR Holdings, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2025-1783 Street dedication plat (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
No comments

HPW-OCE- Drainage and Utility
No comment.

Addressing
No Comment

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) Playful Passage will need to be recorded prior to or simultaneously with this PLAT (ch 42-120)

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 10/16/2025
Plat Name: Jubilee Winding Wonder Lane Street Dedication Sec 1
Developer: 290 WR Holdings, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2025-1785 Street dedication plat (SP)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3380	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	
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	324T	ETJ

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.15 Jubilee Playful Passage Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)
38.08 Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (https://www.houstontx.gov/planning/Forms/) (Sec 42-42(5) & 44(6))
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))
38.25 Provide correct registry drawing at recordation with updated information.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 10/16/2025
Plat Name: Jubilee Winding Wonder Lane Street Dedication Sec 1
Developer: 290 WR Holdings, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2025-1785 Street dedication plat (SP)

Staff Recommendation:

Approve the plat subject to the conditions listed

For Your Information:

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

CenterPoint
NO COMMENTS

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
No comment

Addressing
No Comment

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) Playful Passage will need to be recorded prior to or simultaneously with this PLAT (ch 42-120)

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 10/16/2025
Plat Name: Klein ISD Epps Island Elementary School
Developer: KLEIN INDEPENDENT SCHOOL DISTRICT
Applicant: LUPHER,LLC
App No / Type: 2025-1811 Class 2 subdivision plat (C2)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	9.5751	Total Reserve Acreage:	9.5751
Number of Lots:	0	Number of Multifamily Units:	
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	77086	411A	ETJ

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.08 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.
34.01 All streets must have a name followed by a suffix. In addition, permanent access easements must have a suffix of ˝Private¸ or ˝PVT.¸ (Sec 41-22 & 133)
37.00 Provide a corner(s) cutback at the street intersection identified in compliance with Infrastructure Design Manual. (HPW IDM 10.06.D.4.a. (PG. 12) & HPW IDM 10.06-04)
38.06 Appendix B: Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (https://www.houstontx.gov/planning/Forms/)
38.14 Revise 'Vonn Tran, Secretary' as Secretary in the Planning Commission certificate.
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))
38.25 Provide correct registry drawing at recordation with updated information.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 10/16/2025
Plat Name: Klein ISD Epps Island Elementary School
Developer: KLEIN INDEPENDENT SCHOOL DISTRICT
Applicant: LUPHER,LLC
App No / Type: 2025-1811 Class 2 subdivision plat (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
No comments

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houston˘s Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
No Comment

Harris County Flood Control District
Flood Control review - Need to show and label Drainage Channel E121-00-00 with top of banks at the southern boundary of 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) Provide 15' x 15' corner cutback cutback at N Houston Rosslyn Rd and Smiling Wood Ln (IDM chapter 10-COH geometric design guidelines, 10-17) A TIA may be required with site plans to determine traffic impacts based on most current Harris County TIA guidelines HC-infrastructure regs, 12.02) (HC TIA Guidelines) Driveways on plans need to conform with most current Harris County driveway regulations UVE should be checked at N Houston Rosslyn Rd and Smiling Woods 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 10/16/2025
Plat Name: Leedy Family Addition
Developer: 3DR DESIGN
Applicant: Dunaway Associates LLC
App No / Type: 2025-1648 Class 2 subdivision plat (C2)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	15.0300	Total Reserve Acreage:	15.0300
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77336	339F	ETJ

Conditions and requirements for approval:

11.01 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. Sec 42-150(a)
13.00 The building lines established along a local or collector streets for uses other than single-family residential shall have a 10-foot building line unless otherwise noted. (Sec 42-155)
19.09 Add public utility easement Plat note: Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner˘s expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner˘s expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.04 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 ********." " All bearings are referenced to the Texas Coordinate System of 1983, South Central Zone."
21.08 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.
21.14 Tie plat boundary to the nearest intersection of public street rights-of-way. (Sec 42-41(2))
33.10 Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (Sec 42-128(a))
38.00 All dedication language must be verbatim, including punctuation. Reference the Subdivision Platting Recordation Dedicatory Acknowledgements and Certifications available at https://www.houstontx.gov/planning/Forms/ for requirements.
38.06 Appendix B: Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (https://www.houstontx.gov/planning/Forms/)
38.08 Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (https://www.houstontx.gov/planning/Forms/) (Sec 42-42(5) & 44(6))
38.10 Appendix E: Certificate for Engineer or Surveyor is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (https://www.houstontx.gov/planning/Forms/) (Sec 42-42(5) & 44(6))
38.13 Add 'M. Sonny Garza, Vice Chairman' on same line as Chair in the Planning Commission certificate.
38.15 Appendix G: Harris County Engineer is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (https://www.houstontx.gov/planning/Forms/) (232.0025, Texas Local Government code)
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))
38.25 Provide correct registry drawing at recordation with updated information.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 10/16/2025
Plat Name: Leedy Family Addition
Developer: 3DR DESIGN
Applicant: Dunaway Associates LLC
App No / Type: 2025-1648 Class 2 subdivision plat (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
No Comment

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
Missing B.L. Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
No Comment

Harris County Flood Control District
Flood Control review - Plat is in the Floodplain; need to include the note: Site drawings for the future development of this plat must be reviewed by the Harris County Flood Control District.

Harris Engineer
This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025) Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (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 . 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 is required with site plans to determine traffic impacts based on most current Harris County TIA guidelines (HC-infrastructure regs, 12.02) Driveways on plDns need to conform with most current Harris County driveway regulations

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 10/16/2025
Plat Name: Lone Wolf Sec 1
Developer: FdR Consulting, LLC
Applicant: Windrose
App No / Type: 2025-1765 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	47.8200	Total Reserve Acreage:	12.8214
Number of Lots:	174	Number of Multifamily Units:	
COH Park Sector:		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	77532	339W	ETJ

Conditions and requirements for approval:

08.00 Provide release letter from the following pipeline company(s) with Recordation application: Dixie Gulf Gas Company, Sinclair Pipeline Company, Shell Pipeline Company, and Pan American Pipeline Company. (Sec 42-55)
11.00 Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
19.00 Show the location and dimensions of all existing easements identified in the title commitment. All existing easements and/or fee strips must show record information. (Sec 42-212)
19.07 Dead-end utility easements are not permitted.
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.15 East Lake Houston Parkway must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)
34.02 Change street name(s) Sunset Lane as indicated on the marked file copy. (Sec 41-22(b) & 133)
34.03 Change street name ending(s)/suffix White Wolf Crossing as indicated on the marked file copy. (Sec 41-22 & 133)
34.11 Provide centerline tie to the existing Mirador street. (Sec 42-120-121 & 134)
39.02 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: 25
Action Date: 10/16/2025
Plat Name: Lone Wolf Sec 1
Developer: FdR Consulting, LLC
Applicant: Windrose
App No / Type: 2025-1765 Class 3 subdivision final plat (C3F)

Staff Recommendation:

Defer Chapter 42 planning standards

For Your Information:

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

CenterPoint
Legend of abbreviations is missing.

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
The subdivision does not currently indicate a reserve for detention. Please either propose a detention reserve, demonstrate sufficient subsurface detention, or confirm that this section is served by a regional detention facility. Dead-end water lines are prohibited within cul-de-sac.

Addressing
Sunset is already in use. "White Wolf Crossing" needs a different street type. Crossing can only be used for major thoroughfares, 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) INO letter needed for pipeline crossing prior to plan approval (HC-Infrastructure Regulations, CH 5.06) Mirador Ln should be paved to Harris County standards before access will be allowed (HC permit regulations) County is responsible for permitting lots within ETJ limits Verify if Simms Cemetery exists at this location (ch 42-41) Per comment from GP, A TIA may be required with site plans to determine traffic impacts based on most current Harris County TIA guidelines (HC-infrastructure regs, 12.02) (HC TIA Guidelines) Documentation of TXDOT approval for street tie-in should be submitted with construction/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) Required UVE has been shown on the PLAT and should be shown on site development/construction plan also (IDM chapter 10-COH geometric design guidelines, 10-44)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 10/16/2025
Plat Name: Mansfield Vista
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2025-1675 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.9246	Total Reserve Acreage:	0.0275
Number of Lots:	32	Number of Multifamily Units:	
COH Park Sector:	1 Northwest Side	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:

19.06 Type II PAE does not comply with Houston Public Works Infrastructure Design Manual standards.
21.00 Make minor corrections and additions as indicated on the marked file copy.
34.03 Change street name ending(s)/suffix as indicated on the marked file copy. (Sec 41-22 & 133)
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 10/16/2025
Plat Name: Mansfield Vista
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2025-1675 Class 3 subdivision final plat (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 Comment

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. Please call out WME. Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houston˘s Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.4 for specific criteria. Stormwater quality permit is required.

Addressing
No Comment

HPW- TDO- Traffic
One Reserved parking required per 6 lots. There are 32 dwelling units, only 3 reserved parking shown

Harris County Flood Control District
No Comment

Parks & Recreation - Urban Forestry
No Comment

Parks and Recreation
No Comment

Solid Waste
The proposed development exceeds the maximum number of residential units allowed to receive SWM 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: 27
Action Date: 10/16/2025
Plat Name: Marin Acres
Developer: N/A
Applicant: E.I.C. Surveying Company
App No / Type: 2025-1776 Class 2 subdivision plat (C2)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.7500	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and requirements for approval:

11.06 Add and by plat to the deed restricted building line or show the ordinance building line and the deed restricted building line with record information and the deed restricted building note. 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. (Sec 42-150(b))
21.00 Make minor corrections and additions as indicated on the marked file copy.
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 10/16/2025
Plat Name: Marin Acres
Developer: N/A
Applicant: E.I.C. Surveying Company
App No / Type: 2025-1776 Class 2 subdivision plat (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
Approve

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houston˘s Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.3 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
No Comment

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 .

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 10/16/2025
Plat Name: McKay Air Center
Developer: TNRG
Applicant: The Pinnell Group, LLC
App No / Type: 2025-1649 Class 2 subdivision plat (C2)

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	9.1303	Total Reserve Acreage:	9.1303
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:	20 North Side Outside Beltway	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77338	335X	City

Conditions and requirements for approval:

10.01 Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area Tier 1. This property may be subject to regulations restricting the use of the land. General information may be obtained by visiting www.Fly2Houston.com. For more details call 281-233-1366 or email Airport.Landuse.Regulations@houstontx.gov. (Sec 9-360, 9-381, Article VI Division 2 thru 4)
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.11 Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
21.19 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))
21.20 Acreage in title and on plat must match at recordation.
33.10 Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (Sec 42-128(a))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 10/16/2025
Plat Name: McKay Air Center
Developer: TNRG
Applicant: The Pinnell Group, LLC
App No / Type: 2025-1649 Class 2 subdivision plat (C2)

Staff Recommendation:

Approve the plat subject to the conditions listed

For Your Information:

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

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

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. Stormwater quality permit is required.

Addressing
No Comment

HPW- TDO- Traffic
No Comment

Harris County Flood Control District
No Comment

Aviation
Must comply with City of Houston Land Ordnance, Chapter 9 AVIATION, ARTICLE 6, Division 3, Section 9-402, and 9-403. Additionally, plat is within the controllable airspace associated with George Bush Intercontinental Airport as designated by COH Ordinance #2009-1301 (the Airport Hazard Area Ordinance). Detention facilities must drain to dry bottom 48 hours after a rain event per Federal Aviation Administration recommendations in Advisory Circular No. 150/5200-33C. Plat also has a 190-foot AMSL (Above Mean Sea Level) height restriction based on same ordinance. Plat is also within the controllable land use tiers associated with George Bush Intercontinental Airport as designated by COH Ordinance #2008-1052 (the Airport Compatible Land Use Ordinance). Plat is in Tier One. Additionally, any structure must be reported to the FAA via Obstruction Evaluation / Airport Airspace Analysis (OEAAA) Portal.

Parks & Recreation - Urban Forestry
No Comment

Parks and Recreation
No 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: 29
Action Date: 10/16/2025
Plat Name: New Caney ISD Admin Building
Developer: Dally and Associates
Applicant: West Belt Surveying, Inc.
App No / Type: 2025-1793 Class 2 subdivision plat (C2)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	20.9970	Total Reserve Acreage:	20.9970
Number of Lots:	0	Number of Multifamily Units:	
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
Montgomery	77357	256T	ETJ

Conditions and requirements for approval:

19.00 Show the location and dimensions of all existing easements identified in the title commitment. All existing easements and/or fee strips must show record information. (Sec 42-212)
21.00 Make minor corrections and additions as indicated on the marked file copy.
38.16 Choose the appropriate zone in the surveyor's acknowledgement paragraph. Only one (1) zone may be selected.
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 10/16/2025
Plat Name: New Caney ISD Admin Building
Developer: Dally and Associates
Applicant: West Belt Surveying, Inc.
App No / Type: 2025-1793 Class 2 subdivision plat (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
Approve

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houston˘s Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
No 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: 30
Action Date: 10/16/2025
Plat Name: Northwest 99 Business Park Sec 2
Developer: Clay Partners- NW Parkway Land #1, LP
Applicant: Meta Planning + Design LLC
App No / Type: 2025-1829 Class 3 subdivision preliminary plat (C3P)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	7.1500	Total Reserve Acreage:	4.5900
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	286X	ETJ

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.01 This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40 & 44)
21.06 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. (Sec 42-42(3) & 44(4))
21.14 Tie plat boundary to the nearest intersection of public street rights-of-way. (Sec 42-41(2))
21.15 Northwest 99 Business Park Sec 1 must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)
21.23 All appropriate engineering and surveying data shall be shown. (Sec 42-42 & 44)
21.24 Provide all dedication acknowledgements and certificates on the face of the plat. (Sec 42-42(5) & 44(6))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 10/16/2025
Plat Name: Northwest 99 Business Park Sec 2
Developer: Clay Partners- NW Parkway Land #1, LP
Applicant: Meta Planning + Design LLC
App No / Type: 2025-1829 Class 3 subdivision preliminary plat (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
No comments

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
No Comment

Harris County Flood Control District
Flood Control review - Portion of the plat is within HCFCD Drainage Easement HCCF No. RP 2017-417877; this needs to be clarified.

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) Northwest 99 Business Park Sec 1 will need to be recorded prior to or simultaneously with this PLAT (ch 42-120) 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) Maintenance agreement may be needed for non-standard ROW (HC Infrastructure Regulations, CH 5.06) Driveways on plans need to conform with most current Harris County driveway regulations

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 10/16/2025
Plat Name: Park at Champions Park
Developer: Sander Engineering
Applicant: Windrose
App No / Type: 2025-1816 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.8870	Total Reserve Acreage:	3.8870
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:		Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77069	370A	ETJ

Conditions and requirements for approval:

19.00 Show the location and dimensions of all existing easements identified in the title commitment. All existing easements and/or fee strips must show record information. (Sec 42-212)
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.19 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))
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 10/16/2025
Plat Name: Park at Champions Park
Developer: Sander Engineering
Applicant: Windrose
App No / Type: 2025-1816 Class 3 subdivision final plat (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
Approval with Notice. 1--NOTICE of possible conflict with 16˘ dedicated UE in 625298 / 380092 HCMR: 10˘WLE in 625298 / 327.74 HCMR and RP-2016-91995 Tree Preservation Setback (allows for planting of trees) which may conflict with the 16˘ dedicated UE. CNP may not be able to utilize this easement, and further easements may be required.

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houston˘s Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
No Comment

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) Existing ROW for Cutten was field verified Driveways on plans need to conform with most current Harris County driveway regulations UVE shown does not match approved UVE exhibit, either revise UVE shown or submit a 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 10/16/2025
Plat Name: Pecan Estates Sec 5
Developer: Murff Castle Estates, LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2025-1820 Class 3 subdivision preliminary plat (C3P)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	74.5120	Total Reserve Acreage:	55.9730
Number of Lots:	96	Number of Multifamily Units:	
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

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

Conditions and requirements for approval:

19.00 Show the location and dimensions of all existing easements identified in the title commitment. All existing easements and/or fee strips must show record information. (Sec 42-212)
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.01 This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40 & 44)
21.15 Via Dora Drive (north of proposed Reserve "C") and remainder triangular portion of the top right corner of the GP (as indicated on the marked file copy) must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)
21.19 Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41(14))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 10/16/2025
Plat Name: Pecan Estates Sec 5
Developer: Murff Castle Estates, LLC
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2025-1820 Class 3 subdivision preliminary plat (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
no comments

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
W.L.E canˇt be overlapped with other Public Utility Easements. Dead-end water lines are prohibited within cul-de-sac.

Addressing
No Comment

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) Verify ROW width for Via Dora Dr past Maidenhair Knoll, shown as 60' but called out as 100' (ch 42-41) Via Dora Dr will need to be recorded prior to or simultaneously with this PLAT (ch 42-120) A TIA is required with site plans to determine traffic impacts based on most current Harris County TIA guidelines (HC-infrastructure regs, 12.02) Required UVEs have been shown on the PLAT and should be shown on site development/construction plan also (IDM chapter 10-COH geometric design guidelines, 10-44)

HPW- TDO- Traffic
No comments.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 10/16/2025
Plat Name: Plaza Estates at Solo
Developer: New Era Development & Land Services
Applicant: New Era Development & Land Services
App No / Type: 2025-1801 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1363	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	
COH Park Sector:	17 Northeast Side Inside Loop	Street Type (Category):	None
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77020	494G	City

Conditions and requirements for approval:

19.00 Show the location and dimensions of all existing easements identified in the title commitment. All existing easements and/or fee strips must show record information. (Sec 42-212)
21.00 Make minor corrections and additions as indicated on the marked file copy.
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 10/16/2025
Plat Name: Plaza Estates at Solo
Developer: New Era Development & Land Services
Applicant: New Era Development & Land Services
App No / Type: 2025-1801 Class 3 subdivision final plat (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
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. attached release of easement; street alley closure

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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.3 for specific criteria.

Addressing
No Comment

HPW- TDO- Traffic
Ensure to 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/

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
NA

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 10/16/2025
Plat Name: Plaza on Tidwell
Developer: Tidwell Properties, LLC
Applicant: A & S Engineers
App No / Type: 2025-1795 Class 2 subdivision plat (C2)

Staff Recommendation:
Defer Applicant request

Total Acreage:	8.5164	Total Reserve Acreage:	8.5164
Number of Lots:	0	Number of Multifamily Units:	
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	77044	456C	ETJ

Conditions and requirements for approval:

11.00 Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
21.00 Make minor corrections and additions as indicated on the marked file copy.
38.21 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)
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 10/16/2025
Plat Name: Plaza on Tidwell
Developer: Tidwell Properties, LLC
Applicant: A & S Engineers
App No / Type: 2025-1795 Class 2 subdivision plat (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.

CenterPoint
NO COMMENTS

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
No comment.

Addressing
No Comment

Harris County Flood Control District
Flood Control review - Need to show and label Drainage Channel P122-01-00 with top of banks on the plat; HCFCD need 100' wide continuation of drainage as shown at the top portion of the plat (see uploaded markup in Documents).

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) Dedicate ROW, Tidwell Rd is a major thoroughfare on the COH MTFP (ch 42-121) A TIA is required with site plans to determine traffic impacts based on most current Harris County TIA guidelines (HC-infrastructure regs, 12.02) Driveways on plans need to conform with most current Harris County driveway regulations UVE should be checked at Barker Dr and Tidwell 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: 35
Action Date: 10/16/2025
Plat Name: Preserve at Newport Detention Reserve
Developer: Rochester Development, LLC
Applicant: Master Plan Consulting, LLC
App No / Type: 2025-1846 Class 3 subdivision preliminary plat (C3P)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	11.2200	Total Reserve Acreage:	11.2200
Number of Lots:	0	Number of Multifamily Units:	
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	419E	ETJ

Conditions and requirements for approval:

21.01 This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40 & 44)
21.15 Preserve at Newport Sec 3 must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)
21.19 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))
34.10 Provide street name break(s) as indicated on the marked file copy. Street name breaks must be located at lot lines. (Sec 41-2 & 22-23)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 10/16/2025
Plat Name: Preserve at Newport Detention Reserve
Developer: Rochester Development, LLC
Applicant: Master Plan Consulting, LLC
App No / Type: 2025-1846 Class 3 subdivision preliminary plat (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 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.) 2. The Aerial Easement language is required to be included on plats for any subdivision that falls with the City of Houston.

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
No comment

Addressing
No Comment

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) Access easement will need to be recorded prior to recordation (ch 42-212) Driveways on plans need to conform with most current Harris County driveway regulations

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 10/16/2025
Plat Name: Racetrac on Dorwayne
Developer: DUPLANTIS DESIGN GROUP
Applicant: Beacon Land Services
App No / Type: 2025-1827 Class 2 subdivision plat (C2)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	6.2103	Total Reserve Acreage:	6.2103
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:	5 East Side Outside Loop	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77015	496L	City

Conditions and requirements for approval:

11.00 Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.11 Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
21.19 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))
32.00 Add to general notes on face of plat: This property(s) is located in Park Sector number 5. (Sec 42-1 & Division 7)
32.03 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. (Sec 42-251)
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 10/16/2025
Plat Name: Racetrac on Dorwayne
Developer: DUPLANTIS DESIGN GROUP
Applicant: Beacon Land Services
App No / Type: 2025-1827 Class 2 subdivision plat (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
No Comment

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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. Stormwater quality permit is required.

Addressing
No Comment

HPW- TDO- Traffic
No Comment

Harris County Flood Control District
No Comment

Parks & Recreation - Urban Forestry
Urban Forestry has issued a tree removal permit and approved landscape plan for this location.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 10/16/2025
Plat Name: Redding Center
Developer: Azim Karedia
Applicant: Century Engineering, Inc
App No / Type: 2025-1788 Class 3 subdivision preliminary plat (C3P)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.5241	Total Reserve Acreage:	0.5241
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:	9 West Side South IH 10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and requirements for approval:

03.04 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)
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.01 This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40 & 44)
21.19 Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41(14))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 10/16/2025
Plat Name: Redding Center
Developer: Azim Karedia
Applicant: Century Engineering, Inc
App No / Type: 2025-1788 Class 3 subdivision preliminary plat (C3P)

Staff Recommendation:

Approve the plat subject to the conditions listed

For Your Information:

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

CenterPoint
1-- Prior easement (copy attached) to be included on plat: Recorded in CF#: B813094

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
The development is located within the floodplain, which requires an approved drainage plan. Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria.

Addressing
No Comment

HPW- TDO- Traffic
Recommend placing driveways on minor streets, Redding Rd

Harris County Flood Control District
No 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: 38
Action Date: 10/16/2025
Plat Name: Reserve at Katy Hockley
Developer: Heights Engineering, LLC
Applicant: Century Engineering, Inc
App No / Type: 2025-1786 Class 2 subdivision plat (C2)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	4.3207	Total Reserve Acreage:	3.9041
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77493	444H	ETJ

Conditions and requirements for approval:

19.00 Show the location and dimensions of all existing easements identified in the title commitment. All existing easements and/or fee strips must show record information. (Sec 42-212)
21.00 Make minor corrections and additions as indicated on the marked file copy.
37.00 Provide a corner(s) cutback at the street intersection identified in compliance with Infrastructure Design Manual. (HPW IDM 10.06.D.4.a. (PG. 12) & HPW IDM 10.06-04)
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 10/16/2025
Plat Name: Reserve at Katy Hockley
Developer: Heights Engineering, LLC
Applicant: Century Engineering, Inc
App No / Type: 2025-1786 Class 2 subdivision plat (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 Title Report

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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
No Comment

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 . Plan and PLAT need to be approved by project manager Mark Davidian prior to recordation (HC-infrastructure Regualtions, 5.06) A TIA is required with site plans to determine traffic impacts based on most current Harris County TIA guidelines (HC-infrastructure regs, 12.02) Driveways on plans need to conform with most current Harris County driveway regulations UVE should be checked at Katy Hockley Cut Off Rd and Clay 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: 39
Action Date: 10/16/2025
Plat Name: Reserve at Ruth Street
Developer: 1618 Ruth Estate LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2025-1759 Class 3 subdivision final plat (C3F)

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	0.1762	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	
COH Park Sector:	13 Southeast Side Inside Loop	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77004	493X	City

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.07 Provide the complete title block that includes the subdivision name; acreage; legal description of the property; county name; survey and abstract number; number of blocks, lots and reserves; owner and applicant company; drawing scale and north arrow and plat legend. (Sec 42-41)
21.08 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.
21.19 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))
37.03 A tree located in the right-of-way (ROW) is identified on the existing conditions survey. Trees located partially or wholly within the City ROW are protected by Article VI of Ch. 33 of the Houston Code of Ordinances. Refer to Ch. 16 of the Infrastructure Design Manual for tree protection procedures. If removal is required, the procedure as outlined in 33-155 must be abided. No tree in the ROW may be removed without an approved tree removal permit. (Sec 33-155)
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 10/16/2025
Plat Name: Reserve at Ruth Street
Developer: 1618 Ruth Estate LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2025-1759 Class 3 subdivision final plat (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
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. Street alley closure attached in others. All abbreviations on plat must be in Legend and/or notes of plat, please add GBL and F.C.

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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.3 for specific criteria. There is 8" sanitary sewer line owned by City located inside the property. Need to dedicate sanitary sewer easement.

Addressing
No Comment

HPW- TDO- Traffic
No Comment

Harris County Flood Control District
No Comment

Parks & Recreation - Urban Forestry
There is an existing protected 14" Pecan located within the right-of-way at this address. Per our assessment of existing conditions and the proposed replat, the replat does not appear to cause interference with the existing tree. Urban Forestry approves replat with condition that protected Pecan tree remain.

Parks and Recreation
No 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: 40
Action Date: 10/16/2025
Plat Name: San Jacinto Preserve GP
Developer: San Jacinto Preserve, LP
Applicant: Quiddity Engineering
App No / Type: 2025-1817 General plan (GP)

Staff Recommendation:
Defer Council Member request

Total Acreage:	5318.6400	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	
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/Montgomery	77386	295W	City/ETJ

Conditions and requirements for approval:

39.02 Staff requests a two week deferral per City Council Member's request and to determine if there is a boundary discrepancy.
20.02 General Plan approval is for street patterns as shown on the plat only. (Sec 42-24(d))
21.00 Make minor corrections and additions as indicated on the marked file copy.
33.09 Minimum intersection spacing along a local street shall be 75 feet. (Sec 42-128(c))
33.10 Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (Sec 42-128(a))
34.04 Provide a second point of access to a public street when the total number of lots exceeds 150. (Sec 42-189)
35.00 Provide dedication for the widening of Treaschwig Boulevard, a major thoroughfare, when adjacent sections are platted. Reference Major Thoroughfare and Freeway Plan. (Sec 42-121 & 122)
35.02 Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (Sec 42-127(a))
35.03 The minimum spacing of intersections along a major thoroughfare is 600 feet. (Sec 42-127(b))
35.04 The nearest intersection along a major thoroughfare from the intersection of two major thoroughfares is 400 ft. (Sec 42-127(c))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 10/16/2025
Plat Name: San Jacinto Preserve GP
Developer: San Jacinto Preserve, LP
Applicant: Quiddity Engineering
App No / Type: 2025-1817 General plan (GP)

Staff Recommendation:

Defer Council Member 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
GTO or Grant to Others. Road crossings within transmission corridors. Please find attached a GTO application.

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
No comment

Addressing
No Comment

HPW- TDO- Traffic
Any work within proximities or taking access along a Harris County right-of-way requires their jurisdiction approval. Furnish copies of driveway permit from Harris County and sidewalk approval prior to traffic review.

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) Harris County will only issue permits for development inside county 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) Verify Townsen Blvd lines up with Townsen Blvd St Dedication No 1 PLAT (ch 42-125) Maintenance agreement will be needed for Townsen Blvd for non-standard ROW (HC-Infrastructure Regulations, CH 5.06) A TIA will be required to determine traffic impacts of future development based on most current Harris County TIA guidelines. Scoping meeting to be held with HCED-Traffic department to scope TIA. email trafficpermits@harriscountytx.gov (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)

Aviation
Plat is within the controllable airspace associated with George Bush Intercontinental 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 548-foot AMSL (Above Mean Sea Level) height restriction based on same ordinance. Plat is also within the controllable land use tiers associated with George Bush Intercontinental Airport as designated by COH Ordinance #2008-1052 (the Airport Compatible Land Use Ordinance). Plat is in Tier Three and must comply with COH Ordinance #2008-1052, Division 2, Sec9-404 Land uses in IAH Tier Three. Additionally, any structure must be reported to the FAA via Obstruction Evaluation / Airport Airspace Analysis (OEAAA) Portal. These conditions are not all inclusive and only pertain the HAS's review. The project sponsor is responsible for ensuring coordination with all pertinent agencies is conducted, and standards and regulations applied.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 10/16/2025
Plat Name: Subsea Spring Addition
Developer: HUNTING ENERGY SERVICES, LLC
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2025-1823 Class 2 subdivision plat (C2)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	20.8060	Total Reserve Acreage:	20.8060
Number of Lots:	0	Number of Multifamily Units:	
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	77379	330B	ETJ

Conditions and requirements for approval:

19.00 Show the location and dimensions of all existing easements identified in the title commitment. All existing easements and/or fee strips must show record information. (Sec 42-212)
21.00 Make minor corrections and additions as indicated on the marked file copy.
38.10 Appendix E: Certificate for Engineer or Surveyor is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (https://www.houstontx.gov/planning/Forms/) (Sec 42-42(5) & 44(6))
38.16 Choose the appropriate zone in the surveyor's acknowledgement paragraph. Only one (1) zone may be selected.
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 10/16/2025
Plat Name: Subsea Spring Addition
Developer: HUNTING ENERGY SERVICES, LLC
Applicant: Civil-Surv Land Surveying, L.C.
App No / Type: 2025-1823 Class 2 subdivision plat (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
no comments

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
No Comment

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 . Plan and PLAT need to be approved by project manager Grisli Gamez prior to recordation (HC-infrastructure Regualtions, 5.06) A TIA is required with site plans to determine traffic impacts based on most current Harris County TIA guidelines (HC-infrastructure regs, 12.02) Driveways on plans need to conform with most current Harris County driveway regulations

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 10/16/2025
Plat Name: Synova East GP
Developer: Friendswood Development Company
Applicant: Meta Planning + Design LLC
App No / Type: 2025-1790 General plan (GP)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	102.4000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and requirements for approval:

20.01 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(s) is recorded. (Sec 42-24(f))
20.02 General Plan approval is for street patterns as shown on the plat only. (Sec 42-24(d))
33.10 Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (Sec 42-128(a))
34.04 Provide a second point of access to a public street when the total number of lots exceeds 150. (Sec 42-189)
35.02 Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (Sec 42-127(a))
35.05 The minimum centerline radius for a major thoroughfare is 2000 feet. A tangent distance of at least 100 feet shall separate reverse curves. (Sec 42-132(a))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 10/16/2025
Plat Name: Synova East GP
Developer: Friendswood Development Company
Applicant: Meta Planning + Design LLC
App No / Type: 2025-1790 General plan (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.

CenterPoint
No Comment

HPW-HW- IDS
No Comment

HPW-OCE- Drainage and Utility
No Comment

Addressing
The plat is proposing a street. Please confirm.

Harris County Flood Control District
No Comment

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 will be required to determine traffic impacts of future development based on most current Harris County TIA guidelines. Scoping meeting to be held with HCED-Traffic department to scope TIA. email trafficpermits@harriscountytx.gov (HC-infrastructure regs, 12.02) UVE, ROW dedications/cutbacks and corner radii will be checked when section Plats are submitted (IDM chapter 10-COH geometric design guidelines, 10-14, 10-44)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 10/16/2025
Plat Name: Talton Twins
Developer: AAB Homes, LLC
Applicant: AAB Homes, LLC
App No / Type: 2025-1809 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1618	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	
COH Park Sector:	4 Northeast Side	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77028	455G	City

Conditions and requirements for approval:

13.07 Single family residential lots in the city adjacent to a collector or local street may 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. (Sec 42-157(b))
19.00 Show the location and dimensions of all existing easements identified in the title commitment. All existing easements and/or fee strips must show record information. (Sec 42-212)
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.11 Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 10/16/2025
Plat Name: Talton Twins
Developer: AAB Homes, LLC
Applicant: AAB Homes, LLC
App No / Type: 2025-1809 Class 3 subdivision final plat (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 Comment

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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.3 for specific criteria.

Addressing
No Comment

HPW- TDO- Traffic
Ensure to coordinate with Center Point for any street light relocation.

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
NA

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 10/16/2025
Plat Name: Vag HHTX Reserve GP
Developer: Van Tuyl Companies
Applicant: Windrose
App No / Type: 2025-1844 General plan (GP)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	27.1700	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	
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	77043	489D	City

Conditions and requirements for approval:

19.00 Show the location and dimensions of all existing easements identified in the title commitment. All existing easements and/or fee strips must show record information. (Sec 42-212)
20.01 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(s) is recorded. (Sec 42-24(f))
20.02 General Plan approval is for street patterns as shown on the plat only. (Sec 42-24(d))
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.01 This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40 & 44)
21.19 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))
30.00 Minimum reserve size shall be 5000 square feet having 60' frontage along at least one public street with a right-of-way not less than 60 feet. (Sec 42-190)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 10/16/2025
Plat Name: Vag HHTX Reserve GP
Developer: Van Tuyl Companies
Applicant: Windrose
App No / Type: 2025-1844 General plan (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.

CenterPoint
NO COMMENTS

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

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. Stormwater quality permit is required. The development is located within the floodplain, which requires an approved drainage plan.

Addressing
No Comment

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

Harris County Flood Control District
Flood Control review - Need to show and label Drainage Channel W156-00-00 with top of banks at the eastern boundary of the plat (see guidelines in uploaded PDF).

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 10/16/2025
Plat Name: Vales at Rhodes Road
Developer: WGA Consulting Engineers
Applicant: Windrose
App No / Type: 2025-1843 Class 2 subdivision plat (C2)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	30.4200	Total Reserve Acreage:	30.4200
Number of Lots:	0	Number of Multifamily Units:	
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	77379	291S	ETJ

Conditions and requirements for approval:

13.00 The building lines established along a local or collector streets for uses other than single-family residential shall have a 10-foot building line unless otherwise noted. (Sec 42-155)
19.00 Show the location and dimensions of all existing easements identified in the title commitment. All existing easements and/or fee strips must show record information. (Sec 42-212)
19.01 The following 3 easement issues must be addressed on this plat. 1) All recorded easements must be shown on the plat. 2) All HL&P and other private easements dedicated by separate instrument must be shown on this plat. 3) All easements dedicated by separate instrument that are shown on the plat, and are not located to a common property line must be vacated, abandoned and rededicated prior to recordation. (Sec 42-212)
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.02 Reference 42-41 through 42-51 for plat, general plan and street dedication plat graphical and legal requirements. (Sec 42-41 thru 51)
21.19 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))
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 10/16/2025
Plat Name: Vales at Rhodes Road
Developer: WGA Consulting Engineers
Applicant: Windrose
App No / Type: 2025-1843 Class 2 subdivision plat (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
No Comment

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
No Comment

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 . A TIA is required with site plans to determine traffic impacts based on most current Harris County TIA guidelines (HC-infrastructure regs, 12.02) Driveways on plans need to conform with most current Harris County driveway regulations

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 10/16/2025
Plat Name: Westhaven Estates Sec 1 partial replat no 11
Developer: Crespur Energy
Applicant: Owens Management Systems, LLC
App No / Type: 2025-1831 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.5937	Total Reserve Acreage:	0.0182
Number of Lots:	8	Number of Multifamily Units:	
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	77057	491S	City

Conditions and requirements for approval:

19.00 Show the location and dimensions of all existing easements identified in the title commitment. All existing easements and/or fee strips must show record information. (Sec 42-212)
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.19 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))
23.05 Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (Sec 42-184)
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))
40.04 Fully dimension all shared driveways. (Sec 42-42 & 44)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 10/16/2025
Plat Name: Westhaven Estates Sec 1 partial replat no 11
Developer: Crespur Energy
Applicant: Owens Management Systems, LLC
App No / Type: 2025-1831 Class 3 subdivision final plat (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
CNP Requires 5' BL for 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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.4 for specific criteria. Consider providing WME if a master water meter is required.

Addressing
No Comment

HPW- TDO- Traffic
No comments

Harris County Flood Control District
Flood Control review - Need to show 15' Public Easement at the eastern boundary of the plat.

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
NA

Solid Waste
The proposed development qualifies for SWM services.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 10/16/2025
Plat Name: Winzer Heights
Developer: Terravision Development, LLC,
Applicant: Pioneer Engineering, LLC
App No / Type: 2025-1834 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.4053	Total Reserve Acreage:	0.0728
Number of Lots:	38	Number of Multifamily Units:	
COH Park Sector:	1 Northwest Side	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	77088	412S	City

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.11 Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
21.20 Acreage in title and on plat must match at recordation.
21.25 Provide a vicinity map that locates the subdivision site within a larger area or the boundaries of an existing major street grid. (Sec 42-41(13))
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))
39.10 Add Stub street/intersection spacing/street widening variance/special exception plat note (based on land use): The Planning Commission granted a variance to allow excessive intersection spacing by not extending nor terminating Parker Road with a cul-de-sac, subject to specific conditions on 10/02/2025. 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: 47
Action Date: 10/16/2025
Plat Name: Winzer Heights
Developer: Terravision Development, LLC,
Applicant: Pioneer Engineering, LLC
App No / Type: 2025-1834 Class 3 subdivision final plat (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 Comment

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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.4 for specific criteria. Stormwater quality permit is required.

Addressing
No Comment

HPW- TDO- Traffic
Remove parking reserve F at the end of the turnaround.

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
NA

Solid Waste
The proposed development exceeds the maximum number of residential units allowed to receive SWM 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: 48
Action Date: 10/16/2025
Plat Name: Woodland Heights Living
Developer: TOMO Development, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2025-1797 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2603	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	
COH Park Sector:	12 Northwest Side Inside Loop	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and requirements for approval:

11.06 Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this section. (Sec 42-150(b))
13.07 Single family residential lots in the city adjacent to a collector or local street may have a 15-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. (Sec 42-157(b))
19.00 Show the location and dimensions of all existing easements identified in the title commitment. All existing easements and/or fee strips must show record information. (Sec 42-212)
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.26 Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form. (Sec 42-41(1))
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 10/16/2025
Plat Name: Woodland Heights Living
Developer: TOMO Development, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2025-1797 Class 3 subdivision final plat (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 comments

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

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.3 for specific criteria.

Addressing
No Comment

HPW- TDO- Traffic
No comments

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

Parks & Recreation - Urban Forestry
13-inch Magnolia and 31-inch Pecan tree located within right-of-way are protected per city ordinance. Proposed replat and subsequent construction does not appear to interfere with existing protected trees within the right-of-way at this location. Coordinate with Urban Forestry for removal and/or protection of any trees in the right-of-way per Chapter 33. Utilize practical design alternatives to avoid removing protected trees.

Parks and Recreation
NA

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 10/16/2025
Plat Name: WS Tiny Home Park
Developer: Walter Saravia
Applicant: Texas Professional Surveying
App No / Type: 2025-1772 Class 2 subdivision plat (C2)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.8040	Total Reserve Acreage:	1.1080
Number of Lots:	1	Number of Multifamily Units:	
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and requirements for approval:

19.00 Show the location and dimensions of all existing easements identified in the title commitment. All existing easements and/or fee strips must show record information. (Sec 42-212)
19.01 The following 3 easement issues must be addressed on this plat. 1) All recorded easements must be shown on the plat. 2) All HL&P and other private easements dedicated by separate instrument must be shown on this plat. 3) All easements dedicated by separate instrument that are shown on the plat, and are not located to a common property line must be vacated, abandoned and rededicated prior to recordation. (Sec 42-212)
21.05 Add the following plat note for plats located in Montgomery and Liberty counties: The Coordinates shown hereon are Texas Central Zone no. 4203 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale ********.
21.07 Provide the complete title block that includes the subdivision name; acreage; legal description of the property; county name; survey and abstract number; number of blocks, lots and reserves; owner and applicant company; drawing scale and north arrow and plat legend. (Sec 42-41)
21.19 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))
32.05 Identify, dimension and provide square footage and acreage for all park land dedications. ˝xx s.f. (xx acres) are hereby dedicated to the public for park purposes¸. (Sec 42-252)
38.16 Choose the appropriate zone in the surveyor's acknowledgement paragraph. Only one (1) zone may be selected.
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 10/16/2025
Plat Name: WS Tiny Home Park
Developer: Walter Saravia
Applicant: Texas Professional Surveying
App No / Type: 2025-1772 Class 2 subdivision plat (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
No comments

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
No 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: 50
Action Date: 10/16/2025
Plat Name: Base Estates
Developer: Bilbo & Sloan Enterprises LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2025-1839 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3260	Total Reserve Acreage:	0.0050
Number of Lots:	6	Number of Multifamily Units:	
COH Park Sector:	4 Northeast Side	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and requirements for approval:

05.02 This project includes property(s) that is not eligible for City solid waste collection service. Provisions need to be made for collection by private garbage collection companies. For additional information, please contact Solid Waste Department. (Sec 39-63)
05.03 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. (Sec 42-40(d)(1))
11.00 Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
21.00 Make minor corrections and additions as indicated on the marked file copy.
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 10/16/2025
Plat Name: Base Estates
Developer: Bilbo & Sloan Enterprises LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2025-1839 Class 2 subdivision replat (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
Interior Building Lines must be a minimum of 5 feet. CNPˇs requirement stands apart from the cityˇs as a minimum of 5ˇ is required by CNP to install/operate/maintain an easement.

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

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.4 for specific criteria. Consider providing WME if a master water meter is required.

Addressing
No Comment

HPW- TDO- Traffic
No comments

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
NA

Solid Waste
The solid waste plan proposes stacking the containers; however, this would cause the containers to extend more than 5 ft into the roadway violating Sec. 39-63 of the city's ordinance

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 10/16/2025
Plat Name: Baybrook Village Sec 1 partial replat no 2 and extension
Developer: Baybrook Municipal Utility District No. 1
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2025-1812 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.4200	Total Reserve Acreage:	1.4200
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:		Street Type (Category):	None
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.19 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))
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51

Action Date: 10/16/2025

Plat Name: Baybrook Village Sec 1 partial replat no 2 and extension

Developer: Baybrook Municipal Utility District No. 1

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

App No / Type: 2025-1812 Class 2 subdivision replat (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
Approve

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

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern. Ensure a minimum 10-foot clearance is maintained between public utilities and the building foundation.

Addressing
No Comment

Aviation
Plat is within the controllable airspace associated with Ellington Airport as designated by COH Ordinance #2009-1301 (the Airport Hazard Area Ordinance). Detention facilities must drain to dry bottom 48 hours after a rain event per Federal Aviation Administration recommendations in Advisory Circular No. 150/5200-33C. Plat also has a 210-foot AMSL (Above Mean Sea Level) height restriction based on same ordinance. Plat is also within the controllable land use tiers associated with Ellington Airport as designated by COH Ordinance #2008-1052 (the Airport Compatible Land Use Ordinance). Plat is in Tier Three and must comply with COH Ordinance #2008-1052, Division 2, Sec9-404 Land uses in EFD Tier Three. Additionally, any structure must be reported to the FAA via Obstruction Evaluation / Airport Airspace Analysis (OEAAA) Portal. These conditions are not all inclusive and only pertain the HAS's review. The project sponsor is responsible for ensuring coordination with all pertinent agencies is conducted, and standards and regulations applied.

Harris County Flood Control District
Flood Control review - Need to show and label Drainage Channel A111-00-00 with top of banks and Easement information at the southern boundary of 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)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 10/16/2025
Plat Name: Beall Park Residences
Developer: Casa Elegante LLC
Applicant: Chesterfield Development Services
App No / Type: 2025-1848 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	
COH Park Sector:	1 Northwest Side	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and requirements for approval:

05.02 This project includes property(s) that is not eligible for City solid waste collection service. Provisions need to be made for collection by private garbage collection companies. For additional information, please contact Solid Waste Department. (Sec 39-63)
05.03 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. (Sec 42-40(d)(1))
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.19 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))
38.12 Add 'Lisa M. Clark, Chair' as Chair in the Planning Commission certificate.
38.14 Add 'Vonn Tran, Secretary' as Secretary in the Planning Commission certificate.
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 10/16/2025
Plat Name: Beall Park Residences
Developer: Casa Elegante LLC
Applicant: Chesterfield Development Services
App No / Type: 2025-1848 Class 2 subdivision replat (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
Applicant should maintain a 10˘ BL where property is adjacent to ROW with primary OVH facilities installed. Currently CenterPoint˘s standard is a 5˘BL on 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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houston˘s Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.4 for specific criteria. Ensure a minimum 10-foot clearance is maintained between public utilities and the building foundation. Consider providing WME if a master water meter is required.

Addressing
No Comment

HPW- TDO- Traffic
Ensure to 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/

Harris County Flood Control District
Flood Control review - No comments

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
NA

Solid Waste
The proposed placement of the containers in the solid waste plan aren't placed on a flat surface violating Sec 39-63 of the city's ordinance

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 10/16/2025
Plat Name: Beauchamp Heights
Developer: To be determined
Applicant: SEM SERVICES
App No / Type: 2025-1815 Class 2 subdivision replat (C2R)

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	0.4438	Total Reserve Acreage:	0.0268
Number of Lots:	7	Number of Multifamily Units:	
COH Park Sector:	12 Northwest Side Inside Loop	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	77009	493B	City

Conditions and requirements for approval:

11.00 Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.19 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))
21.20 Acreage in title and on plat must match at recordation.
32.00 Add to general notes on face of plat: This property(s) is located in Park Sector number 12. (Sec 42-1 & Division 7)
38.24 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) (Sec 42-45)
39.02 Staff requests a two week deferral to allow time for the applicant to coordinate with Public works on easement crossing Shared Driveway.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 10/16/2025
Plat Name: Beauchamp Heights
Developer: To be determined
Applicant: SEM SERVICES
App No / Type: 2025-1815 Class 2 subdivision replat (C2R)

Staff Recommendation:
Defer Additional information reqd

For Your Information:

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

CenterPoint
Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information, please see Title Report; Interior Building Lines must be a minimum of 5 feet. CNPˇs requirement stands apart from the cityˇs as a minimum of 5ˇ 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 H.C.C.F.

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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.4 for specific criteria. There is 24" sanitary sewer line owned by City located inside the property. Need to dedicate sanitary sewer easement. Consider providing WME if a master water meter is required.

Addressing
No Comment

HPW- TDO- Traffic
No comments

Harris County Flood Control District
Flood Control review - No comments

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
The existing survey does not distinguish residence. Please provide an updated survey, demo permit, or water letter dated within the last year to claim existing DU. If unable to provide, please correct the numbers in Parks Table & Parks Notes. Correct the park sector note.

Solid Waste
The proposed development qualifies for SWM 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: 54
Action Date: 10/16/2025
Plat Name: Brick and Stone at East 32nd
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2025-1792 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	
COH Park Sector:	1 Northwest Side	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77018	453N	City

Conditions and requirements for approval:

13.07 Single family residential lots in the city adjacent to a collector or local street may 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. (Sec 42-157(b))
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.19 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))
33.03 Provide dedication for the widening of East 32nd Street, a local street. (Sec 42-122)
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 10/16/2025
Plat Name: Brick and Stone at East 32nd
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2025-1792 Class 2 subdivision replat (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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.3 for specific criteria.

Addressing
No Comment

HPW- TDO- Traffic
Coordinate with center point energy for existing pole guy that may conflict with Garage, in case garage access for lot 1 is from E 32rd St North

Harris County Flood Control District
No Comment

Parks & Recreation - Urban Forestry
No Comment

Parks and Recreation
No 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: 55
Action Date: 10/16/2025
Plat Name: Bridgeland Migration Way Commercial Reserve
Developer: Bridgeland Development, LP A Maryland Limited Partner
Applicant: BGE, Inc.
App No / Type: 2025-1774 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.9260	Total Reserve Acreage:	3.9260
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:		Street Type (Category):	None
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.15 Record Bridgeland Creek Parkway must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 10/16/2025
Plat Name: Bridgeland Migration Way Commercial Reserve
Developer: Bridgeland Development, LP A Maryland Limited Partnei
Applicant: BGE, Inc.
App No / Type: 2025-1774 Class 2 subdivision replat (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
No comments

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
No Comment

Harris Engineer
This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025) Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026) Bridgeland Creek Pkwy St Dedication Sec 11 or Migration Way will need to be recorded prior to or simultaneously with this PLAT (ch 42-120) Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212) Provide 25' x 25' corner cutback at Bridgeland Creek Pkwy and Migration Way (IDM chapter 10-COH geometric design guidelines, 10-17) A TIA may be required with site plans to determine traffic impacts based on most current Harris County TIA guidelines, submit a trip generation application to epermits (HC-infrastructure regs, 12.02) (HC TIA Guidelines) Driveways on plans need to conform with most current Harris County driveway regulations UVE should be checked at Migration Way and Bridgeland Creek Pkwy. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 10/16/2025
Plat Name: Bridgeland Prairieland Village Sec 50
Developer: Bridgeland Development, LP
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2025-1819 Class 3 subdivision preliminary replat (C3R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	22.3000	Total Reserve Acreage:	2.8290
Number of Lots:	52	Number of Multifamily Units:	
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	365S	ETJ

Conditions and requirements for approval:

19.04 Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown of the face of the plat. (Sec 42-210)
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.01 This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40 & 44)
21.15 Migration Way, Nature Preserve Way Street Dedication Sec 1 and Nature Preserve Way (from Blue Metal Mark Drive to Migration Way) must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)
21.23 All appropriate engineering and surveying data shall be shown. (Sec 42-42 & 44)
33.09 Minimum intersection spacing along a local street shall be 75 feet. (Sec 42-128(c))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 56

Action Date: 10/16/2025

Plat Name: Bridgeland Prairieland Village Sec 50

Developer: Bridgeland Development, LP

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

App No / Type: 2025-1819 Class 3 subdivision preliminary replat (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
Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please see Short Form Blanket Easement. Add lot numbers to Section 48, plat shows a 14' split UE in lots 4-17, block 1 in sec 48

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
The subdivision does not currently indicate a reserve for detention. Please either propose a detention reserve, demonstrate sufficient subsurface detention, or confirm that this section is served by a regional detention facility. Dead-end water lines are prohibited within cul-de-sac.

Addressing
No Comment

Harris County Flood Control District
Flood Control review - Plat is in the Floodplain; need to include the note: Site drawings for the future development of this plat must be reviewed by the Harris County Flood Control District.

Harris Engineer
This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025) Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026) Nature Preserve Way will need to be recorded prior to or simultaneously with this PLAT (ch 42-120) Verify ROW width for Blue Metalmark Dr appears to be more then 50' (ch 42-41) A TIA is required with site plans to determine traffic impacts based on most current Harris County TIA guidelines (HC-infrastructure regs, 12.02) UVE should be checked at Migration Way and Nature Preserve Way. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44) UVE should be checked at Blue Metalmark Dr and Nature Preserve Way. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 10/16/2025
Plat Name: Brun Street Green
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No / Type: 2025-1799 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1435	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	
COH Park Sector:	14 West Side Inside Loop	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and requirements for approval:

19.00 Show the location and dimensions of all existing easements identified in the title commitment. All existing easements and/or fee strips must show record information. (Sec 42-212)
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.03 Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.
21.11 Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
38.08 Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (https://www.houstontx.gov/planning/Forms/) (Sec 42-42(5) & 44(6))
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 10/16/2025
Plat Name: Brun Street Green
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No / Type: 2025-1799 Class 2 subdivision replat (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
Approve

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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.3 for specific criteria.

Addressing
No Comment

HPW- TDO- Traffic
No comments

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
NA

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 10/16/2025
Plat Name: Chastang Ford
Developer: Chastang Real Estate L.P.
Applicant: A & S Engineers
App No / Type: 2025-1605 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	11.8040	Total Reserve Acreage:	11.8040
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:	17 Northeast Side Inside Loop	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and requirements for approval:

16.00 Provide a fully dimensioned 15˘ x 15˘ visibility triangle at each street intersection. (Sec 42-161)
16.01 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. (Sec 42-161)
19.00 Show the location and dimensions of all existing easements identified in the title commitment. All existing easements and/or fee strips must show record information. (Sec 42-212)
21.00 Make minor corrections and additions as indicated on the marked file copy.
38.00 All dedication language must be verbatim, including punctuation. Reference the Subdivision Platting Recordation Dedicatory Acknowledgements and Certifications available at https://www.houstontx.gov/planning/Forms/ for requirements.
38.04 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)
38.07 Appendix C: Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (https://www.houstontx.gov/planning/Forms/) (Sec 42-42(5) & 44(6))
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 10/16/2025
Plat Name: Chastang Ford
Developer: Chastang Real Estate L.P.
Applicant: A & S Engineers
App No / Type: 2025-1605 Class 2 subdivision replat (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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. Stormwater quality permit is required.

Addressing
No Comment

HPW- TDO- Traffic
Show visibility triangle at corner property on the plat layout / Recommend coordinating with TXDOT for any ROW encroachment or access easement along 59.

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

Parks & Recreation - Urban Forestry
21 protected trees located within the right-of-way. Proposed replat and subsequent construction does not appear to interfere with existing protected trees within the right-of-way and building setback at this location. Coordinate with Urban Forestry for removal and/or protection of any trees within the right-of-way and building setback per Chapter 33. Utilize practical design alternatives to avoid removing protected trees.

Parks and Recreation
Commercial.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 10/16/2025
Plat Name: Construmex Estates at Allwood Street
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No / Type: 2025-1766 Class 2 subdivision replat (C2R)

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	0.4890	Total Reserve Acreage:	0.0080
Number of Lots:	4	Number of Multifamily Units:	
COH Park Sector:	4 Northeast Side	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
38.04 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)
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))
40.03 Add plat note: "Reserve ˝X¸ and ˝X¸ is/are restricted to landscaping and open space. Vehicular access is denied." Add note pointing to reserves between the shared driveway and the street: "Vehicular Access Denied".

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 10/16/2025
Plat Name: Construmex Estates at Allwood Street
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No / Type: 2025-1766 Class 2 subdivision replat (C2R)

Staff Recommendation:
Defer Additional information reqd

For Your Information:

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

CenterPoint
Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. All lines on plat must be identified. All abbreviations on plat must be in Legend and/or notes of plat, please add E.A.E., D/W

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
The subdivision does not currently indicate a reserve for detention. Please either propose a detention reserve, demonstrate sufficient subsurface detention, or confirm that this section is served by a regional detention facility. There is 8" sanitary sewer line owned by City located inside the property. Need to dedicate sanitary sewer easement. Ensure a minimum 10-foot clearance is maintained between public utilities and the building foundation.

Addressing
No Comment

HPW- TDO- Traffic
No comments

Harris County Flood Control District
Flood Control review - Need to show and label Drainage Channel P118-12-00 with top of banks and Easement information at the northern boundary of the plat.

Parks & Recreation - Urban Forestry
1 protected Loblolly Pine is located within the right-of-way and 9 protected Loblolly Pine trees are located within the building setback. Coordinate with Urban Forestry for any trees in the right-of-way per Chapter 33. Utilize practical design alternatives per Chapter 33-155 to avoid removing protected trees.

Parks and Recreation
Correct the park sector note.

Solid Waste
The proposed development qualifies for SWM 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: 60
Action Date: 10/16/2025
Plat Name: Cunningham Court
Developer: Cunningham Custom Homes LLC
Applicant: The Interfield Group
App No / Type: 2025-1837 Class 3 subdivision preliminary replat (C3R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.9780	Total Reserve Acreage:	0.0080
Number of Lots:	12	Number of Multifamily Units:	
COH Park Sector:	10 West Side North IH 10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

Conditions and requirements for approval:

05.03 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. (Sec 42-40(d)(1))
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.01 This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40 & 44)
21.03 Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.
21.23 All appropriate engineering and surveying data shall be shown. (Sec 42-42 & 44)
21.24 Provide all dedication acknowledgements and certificates on the face of the plat. (Sec 42-42(5) & 44(6))
40.04 Fully dimension all shared driveways. (Sec 42-42 & 44)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 10/16/2025
Plat Name: Cunningham Court
Developer: Cunningham Custom Homes LLC
Applicant: The Interfield Group
App No / Type: 2025-1837 Class 3 subdivision preliminary replat (C3R)

Staff Recommendation:

Approve the plat subject to the conditions listed

For Your Information:

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

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

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. Please call out WME. Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houston˘s Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.4 for specific criteria.

Addressing
No Comment

HPW- TDO- Traffic
No comments

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
NA

Solid Waste
The proposed development qualifies for SWM 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: 61
Action Date: 10/16/2025
Plat Name: District 22 Development
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2025-1641 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2580	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	
COH Park Sector:	12 Northwest Side Inside Loop	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77008	452U	City

Conditions and requirements for approval:

13.08 Single family residential lots in the city adjacent to a collector or local street may have a 5-foot front building line where lots take access from the rear through an alley, flag staff, PAE or shared driveway. Add applicable reduced building line plat note(s). (Sec 42-157(c))
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.14 Tie plat boundary to the nearest intersection of public street rights-of-way. (Sec 42-41(2))
21.19 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))
21.25 Provide a vicinity map that locates the subdivision site within a larger area or the boundaries of an existing major street grid. (Sec 42-41(13))
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 10/16/2025
Plat Name: District 22 Development
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2025-1641 Class 2 subdivision replat (C2R)

Staff Recommendation:

Approve the plat subject to the conditions listed

For Your Information:

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

CenterPoint
1--Shared driveways: CNP requires 5ˇ Building Lines for installation and maintenance of facilities.

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

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.4 for specific criteria. Ensure a minimum 10-foot clearance is maintained between public utilities and the building foundation. Consider to dedicate a WME if you plan to have a master water meter.

Addressing
No comments

HPW- TDO- Traffic
No Comments

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
NA

Solid Waste
The developer acknowledges that the proposed development does not qualify for COH solid waste 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: 62
Action Date: 10/16/2025
Plat Name: Eastland Villas
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2025-1814 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1205	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	
COH Park Sector:	4 Northeast Side	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77028	455P	City

Conditions and requirements for approval:

11.00 Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.03 Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 10/16/2025
Plat Name: Eastland Villas
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2025-1814 Class 2 subdivision replat (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
No Comment

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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.3 for specific criteria.

Addressing
No Comment

HPW- TDO- Traffic
No comments

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
NA

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 10/16/2025
Plat Name: Eight Thousand Fry Plaza
Developer: n/a
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LL
App No / Type: 2025-1763 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.8025	Total Reserve Acreage:	2.7937
Number of Lots:	0	Number of Multifamily Units:	
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	406L	ETJ

Conditions and requirements for approval:

11.00 Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))
40. Provide abandonment utility documentation at recordation.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 10/16/2025
Plat Name: Eight Thousand Fry Plaza
Developer: n/a
Applicant: DVJ CIVIL ENGINEERING AND LAND SURVEYING, LL
App No / Type: 2025-1763 Class 2 subdivision replat (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
Approve

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houston˘s Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
No Comment

Harris County Flood Control District
Flood Control review - No comments

Harris Engineer
This plat is contingent upon review and approval of Harris County Engineering Department prior to reordation. TLGC-232.0025 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. TLGC-232.0026 An on-site-sewage facility (OSSF) subdivision planning report may be required prior to recordation. For more information, please refer to 30 TAC 285. For wastewater replated questions or to submit your report, please e-mail wastewater@eng.hctx.net. For drainage analysis related questions, please email civildevek@harriscountytx.gov. Ensure driveway conforms to most current Harris County Driveway Regulations on HC roadway. A TIA may be required with site plans to determine traffic impacts based on most current Harris County TIA guidelines, submit a trip generation application to epermits (HC-infrastructure regs, 12.02) (HC TIA Guidelines) UVE area is being dedicated as public ROW, plans need to reflect dedication as well

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 10/16/2025
Plat Name: Elkhart Estates
Developer: Jose Rocha
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2025-1806 Class 2 subdivision replat (C2R)

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	0.1076	Total Reserve Acreage:	0.0046
Number of Lots:	2	Number of Multifamily Units:	
COH Park Sector:	1 Northwest Side	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	77091	452B	City

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
33.03 Provide dedication for the widening of Elkhart Street, a local street. (Sec 42-122)
39.02 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: 10/16/2025
Plat Name: Elkhart Estates
Developer: Jose Rocha
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2025-1806 Class 2 subdivision replat (C2R)

Staff Recommendation:
Defer Additional information reqd

For Your Information:

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

HPW-HW- IDS
For the creation of a 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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.4 for specific criteria.

Addressing
No Comment

HPW- TDO- Traffic
No comments

Harris County Flood Control District
Flood Control review - Need to show and label Drainage Channel E116-05-02.1 with top of banks and Easement information at the northern boundary of the plat.

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
Correct the park sector note.

Solid Waste
The proposed development qualifies for SWM 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: 65
Action Date: 10/16/2025
Plat Name: Esther Plaza
Developer: New Era Development & Land Services
Applicant: New Era Development & Land Services
App No / Type: 2025-1683 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.2754	Total Reserve Acreage:	2.2754
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:	1 Northwest Side	Street Type (Category):	None
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:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.19 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))
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))
38.24 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) (Sec 42-45)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 10/16/2025
Plat Name: Esther Plaza
Developer: New Era Development & Land Services
Applicant: New Era Development & Land Services
App No / Type: 2025-1683 Class 2 subdivision replat (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
Recording information for existing UEs is to be noted on the plat.

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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. Stormwater quality permit is required.

Addressing
No Comment

HPW- TDO- Traffic
No comments

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
NA

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 10/16/2025
Plat Name: Fairview Grove
Developer: Sandcastle Homes Inc
Applicant: MOMENTUM EGINEERING
App No / Type: 2025-1656 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	
COH Park Sector:	14 West Side Inside Loop	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77006	492V	City

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.26 Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form. (Sec 42-41(1))
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 10/16/2025
Plat Name: Fairview Grove
Developer: Sandcastle Homes Inc
Applicant: MOMENTUM EGINEERING
App No / Type: 2025-1656 Class 2 subdivision replat (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
No Comment

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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.3 for specific criteria.

Addressing
No Comment

HPW- TDO- Traffic
No Comments

Harris County Flood Control District
Vicinity map does not match the location of the surveyed tract, please correct.

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
NA

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 10/16/2025
Plat Name: Flores Bayou
Developer: CGEA|Planning + Design
Applicant: CGEA|Planning + Design
App No / Type: 2025-1841 Class 2 subdivision replat (C2R)

Staff Recommendation:
Defer further deed rests review reqd

Total Acreage:	1.1721	Total Reserve Acreage:	0.9442
Number of Lots:	1	Number of Multifamily Units:	
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	Five Corners HCID #10B

County	Zip	Key Map ©	City / ETJ
Harris	77045	571Q	City

Conditions and requirements for approval:

01.00 Revise the County Commissioner's Acknowledgement. (County Regulations of Subdivisions)
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.14 Tie plat boundary to the nearest intersection of public street rights-of-way. (Sec 42-41(2))
39.01 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: 67
Action Date: 10/16/2025
Plat Name: Flores Bayou
Developer: CGEA|Planning + Design
Applicant: CGEA|Planning + Design
App No / Type: 2025-1841 Class 2 subdivision replat (C2R)

Staff Recommendation:

Defer further deed rests review 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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. Stormwater quality permit is required.

Addressing
No Comment

HPW- TDO- Traffic
Coordinate with Sims Bayou management for any drainage impact to the Bayou; and pedestrian access to trails

Harris County Flood Control District
Flood Control review - Label Sims Bayou with ID #: C100-00-00.

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 10/16/2025
Plat Name: Grand Park partial replat no 6
Developer: Rhone Yellowstone LP
Applicant: Pape-Dawson
App No / Type: 2025-1830 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.3090	Total Reserve Acreage:	1.2740
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:	15 South Side Inside Loop	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and requirements for approval:

10.01 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. (Sec 9-360, 9-381, Article VI Division 2 thru 4)
19.00 Show the location and dimensions of all existing easements identified in the title commitment. All existing easements and/or fee strips must show record information. (Sec 42-212)
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.11 Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
21.19 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))
21.20 Acreage in title and on plat must match at recordation.
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 10/16/2025
Plat Name: Grand Park partial replat no 6
Developer: Rhone Yellowstone LP
Applicant: Pape-Dawson
App No / Type: 2025-1830 Class 2 subdivision replat (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
Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please see Title Report SSE.

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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. Stormwater quality permit is required.

Addressing
No Comment

HPW- TDO- Traffic
Ensure to align driveway access and median opening for access along Cullen. 2- Any driveway on corner lots must meet the driveway placement criteria; Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual for the driveway placement for Non-Residential Driveway Spacing. 3- 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).

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

Aviation
Plat is within the controllable airspace associated with William P. Hobby Airport as designated by COH Ordinance #2009-1301 (the Airport Hazard Area Ordinance). Detention facilities must drain to dry bottom 48 hours after a rain event per Federal Aviation Administration recommendations in Advisory Circular No. 150/5200-33C. Plat also has a 290-foot AMSL (Above Mean Sea Level) height restriction based on same ordinance. Plat is also within the controllable land use 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 and must comply with COH Ordinance #2008-1052, Division 2, Sec9-404 Land uses in HOU Tier Three. Additionally, any structure must be reported to the FAA via Obstruction Evaluation / Airport Airspace Analysis (OEAAA) Portal These conditions are not all inclusive and only pertain the HAS's review. The project sponsor is responsible for ensuring coordination with all pertinent agencies is conducted, and standards and regulations applied.

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 10/16/2025
Plat Name: HC WCID No 36 Barbara Mae Lift Station
Developer: Harris Co WCID No 36
Applicant: A & S Engineers
App No / Type: 2025-1693 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.0290	Total Reserve Acreage:	0.0290
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77015	497G	ETJ

Conditions and requirements for approval:

11.00 Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
13.00 The building lines established along a local or collector streets for uses other than single-family residential shall have a 10-foot building line unless otherwise noted. (Sec 42-155)
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.11 Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
21.20 Acreage in title and on plat must match at recordation.
21.25 Provide a vicinity map that locates the subdivision site within a larger area or the boundaries of an existing major street grid. (Sec 42-41(13))
37.00 Provide a corner(s) cutback at the street intersection identified in compliance with Infrastructure Design Manual. (HPW IDM 10.06.D.4.a. (PG. 12) & HPW IDM 10.06-04)
37.02 Unobstructed visibility easements (UVE) may be required in addition to the visibility triangles/ street cutbacks. Coordinate with HPW to provide UVE(s) at the street intersections identified in compliance with Infrastructure Design Manual.
38.04 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)
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 10/16/2025
Plat Name: HC WCID No 36 Barbara Mae Lift Station
Developer: Harris Co WCID No 36
Applicant: A & S Engineers
App No / Type: 2025-1693 Class 2 subdivision replat (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
Applicant should maintain a 10ˇ BL where property is adjacent to primary OVH facilities that are installed in the ROW next to the property being platted.

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern. Refer to the lift station manual for the minimum site size.

Addressing
No Comment

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) UVE should be checked at Mcnair St and Barbara Mae Blvd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 10/16/2025
Plat Name: Hill Country Real Holdings LLC
Developer: Hill Country Real Holdings LLC
Applicant: The Interfield Group
App No / Type: 2025-1720 Class 2 subdivision replat (C2R)

Staff Recommendation:
Defer Applicant request

Total Acreage:	4.6220	Total Reserve Acreage:	4.6220
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:	6 Southeast Side	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77017	536X	City

Conditions and requirements for approval:

11.00 Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.19 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))
32.03 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. (Sec 42-251)
39.03 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: 70
Action Date: 10/16/2025
Plat Name: Hill Country Real Holdings LLC
Developer: Hill Country Real Holdings LLC
Applicant: The Interfield Group
App No / Type: 2025-1720 Class 2 subdivision replat (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.

CenterPoint
No Comment

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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. Stormwater quality permit is required.

Addressing
No Comment

HPW- TDO- Traffic
No Comment

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

Aviation
Plat is within the controllable airspace associated with William P. Hobby Airport as designated by COH Ordinance #2009-1301 (the Airport Hazard Area Ordinance). Detention facilities must drain to dry bottom 48 hours after a rain event per Federal Aviation Administration recommendations in Advisory Circular No. 150/5200-33C. Plat also has a 287-foot AMSL (Above Mean Sea Level) height restriction based on same ordinance. Plat is also within the controllable land use 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 and must comply with COH Ordinance #2008-1052, Division 2, Sec9-404 Land uses in HOU Tier Three. Additionally, any structure must be reported to the FAA via Obstruction Evaluation / Airport Airspace Analysis (OEAAA) Portal These conditions are not all inclusive and only pertain the HAS's review. The project sponsor is responsible for ensuring coordination with all pertinent agencies is conducted, and standards and regulations applied.

Parks & Recreation - Urban Forestry
No Comment

Parks and Recreation
No 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: 71
Action Date: 10/16/2025
Plat Name: Howell Townhomes
Developer: ART Engineering, Inc.
Applicant: REAL Designs
App No / Type: 2025-1710 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.5100	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	
COH Park Sector:		Street Type (Category):	None
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77032	374R	City

Conditions and requirements for approval:

05.03 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. (Sec 42-40(d)(1))
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.11 Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
21.20 Acreage in title and on plat must match at recordation.
23.01 Add plat note: All lots shall have adequate wastewater collection service.
38.08 Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (https://www.houstontx.gov/planning/Forms/) (Sec 42-42(5) & 44(6))
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))
40.01 Add shared driveway plat note: Vehicular access to each lot is provided for by a shared driveway only. (Sec 42-145)
40.05 Indicate the direction of vehicular entry to each garage from the shared driveway (>). (Sec 42-145(a)(4) & 145(e))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 10/16/2025
Plat Name: Howell Townhomes
Developer: ART Engineering, Inc.
Applicant: REAL Designs
App No / Type: 2025-1710 Class 2 subdivision replat (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
All lines on plat must be identified, see block 1. Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information, please see title. UEs should not protrude or surpass Building Lines (BLs). All abbreviations on plat must be in Legend and/or notes of plat.

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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.4 for specific criteria.

Addressing
No Comment

HPW- TDO- Traffic
No comments

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
Missing the Parks and Open Space table and all the Park notes.

Solid Waste
The developer acknowledges that the proposed development does not qualify for COH solid waste services.

Aviation
Plat is within the controllable airspace associated with George Bush Intercontinental 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 247-foot AMSL (Above Mean Sea Level) height restriction based on same ordinance. Plat is also within the controllable land use tiers associated with George Bush Intercontinental Airport as designated by COH Ordinance #2008-1052 (the Airport Compatible Land Use Ordinance). Plat is in Tier Three and must comply with COH Ordinance #2008-1052, Division 2, Sec9-404 Land uses in IAH Tier Three. Additionally, any structure must be reported to the FAA via Obstruction Evaluation / Airport Airspace Analysis (OEAAA) Portal. These conditions are not all inclusive and only pertain the HAS's review. The project sponsor is responsible for ensuring coordination with all pertinent agencies is conducted, and standards and regulations applied.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 10/16/2025
Plat Name: Iglesia Centro Roca Eterna
Developer: Centro Cristiano Roca Eterna
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2025-1773 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.5091	Total Reserve Acreage:	2.5091
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.11 Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
21.19 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))
21.20 Acreage in title and on plat must match at recordation.
32.03 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. (Sec 42-251)
38.08 Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (https://www.houstontx.gov/planning/Forms/) (Sec 42-42(5) & 44(6))
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 10/16/2025
Plat Name: Iglesia Centro Roca Eterna
Developer: Centro Cristiano Roca Eterna
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2025-1773 Class 2 subdivision replat (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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. Stormwater quality permit is required.

Addressing
No Comment

Aviation
Plat is within the controllable airspace associated with George Bush Intercontinental 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 247-foot AMSL (Above Mean Sea Level) height restriction based on same ordinance. Plat is also within the controllable land use tiers associated with George Bush Intercontinental Airport as designated by COH Ordinance #2008-1052 (the Airport Compatible Land Use Ordinance). Plat is in Tier Three and must comply with COH Ordinance #2008-1052, Division 2, Sec9-404 Land uses in IAH Tier Three. Additionally, any structure must be reported to the FAA via Obstruction Evaluation / Airport Airspace Analysis (OEAAA) Portal. These conditions are not all inclusive and only pertain the HAS's review. The project sponsor is responsible for ensuring coordination with all pertinent agencies is conducted, and standards and regulations applied.

Harris County Flood Control District
Flood Control review - No comments

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 10/16/2025
Plat Name: Ivyridge Square
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2025-1796 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2237	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	
COH Park Sector:	19 West Side Outside Beltway N	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and requirements for approval:

13.08 Single family residential lots in the city adjacent to a collector or local street may have a 5-foot front building line where lots take access from the rear through an alley, flag staff, PAE or shared driveway. Add applicable reduced building line plat note(s). (Sec 42-157(c))
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.11 Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
21.14 Tie plat boundary to the nearest intersection of public street rights-of-way. (Sec 42-41(2))
21.20 Acreage in title and on plat must match at recordation.
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 10/16/2025
Plat Name: Ivyridge Square
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2025-1796 Class 2 subdivision replat (C2R)

Staff Recommendation:

Approve the plat subject to the conditions listed

For Your Information:

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

CenterPoint
1. CenterPoint requires a minimum 5˘ BL/GBL for interior roads/shared driveways. 2. An E.A.E. cannot encroach on an existing utility easement with facilities.

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

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houston˘s Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.4 for specific criteria.

Addressing
No Comment

HPW- TDO- Traffic
No comments

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
NA

Solid Waste
The proposed development qualifies for SWM 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: 74
Action Date: 10/16/2025
Plat Name: Mamdani Square
Developer: None
Applicant: Texas Land Maps
App No / Type: 2025-1777 Class 2 subdivision replat (C2R)

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.2296	Total Reserve Acreage:	0.2296
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:	15 South Side Inside Loop	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77021	533Q	City

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.08 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.
21.19 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))
30.00 Minimum reserve size shall be 5000 square feet having 60' frontage along at least one public street with a right-of-way not less than 60 feet. (Sec 42-190)
33.01 A 60-foot right-of-way width is required for local streets. Provide Record document verifying the adjacent streets are 60 feet, (Sec 42-122)
39.02 Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 10/16/2025
Plat Name: Mamdani Square
Developer: None
Applicant: Texas Land Maps
App No / Type: 2025-1777 Class 2 subdivision replat (C2R)

Staff Recommendation:

Defer Chapter 42 planning standards

For Your Information:

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

CenterPoint
NO COMMENTS

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

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria.

Addressing
No Comment

HPW- TDO- Traffic
Any driveway on corner lots must meet the driveway placement criteria; Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual for the driveway placement for Non-Residential Driveway Spacing

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
Commercial.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 10/16/2025
Plat Name: Martin Develop and Design at Webster
Developer: To be determined
Applicant: SEM SERVICES
App No / Type: 2025-1810 Class 2 subdivision replat (C2R)

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.2050	Total Reserve Acreage:	0.0046
Number of Lots:	6	Number of Multifamily Units:	
COH Park Sector:	15 South Side Inside Loop	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	77004	493V	City

Conditions and requirements for approval:

39.03 Applicant has requested that this item be deferred for two weeks.
11.00 Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
05.04 Add the following note to the face of the plat (SWD): The residential units or lots located in this subdivision are eligible for solid waste collection services by the city at the time or the filing of the plat. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides. (Sec 42-40(d)(2))
21.00 Make minor corrections and additions as indicated on the marked file copy.
40.05 Indicate the direction of vehicular entry to each garage from the shared driveway (>). (Sec 42-145(a)(4) & 145(e))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 10/16/2025
Plat Name: Martin Develop and Design at Webster
Developer: To be determined
Applicant: SEM SERVICES
App No / Type: 2025-1810 Class 2 subdivision replat (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.

CenterPoint
Currently CenterPointˇs standard is a 5ˇBL on shared driveways. Applicant should maintain a 10ˇ BL where property is adjacent to ROW with primary OVH facilities installed

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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.4 for specific criteria. Ensure a minimum 10-foot clearance is maintained between public utilities and the building foundation. There is 8" sanitary sewer line owned by City located inside the property. Need to dedicate sanitary sewer easement.

Addressing
No Comment

HPW- TDO- Traffic
No Comments

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
Please provide an updated survey, demo permit, or water letter dated within the last year to claim existing DU. If unable to provide, please correct the numbers in Parks Table & Parks Notes.

Solid Waste
The proposed development qualifies for SWM services.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 10/16/2025
Plat Name: Maxie Landing
Developer: Nicam Investments, Inc.
Applicant: Total Surveyors, Inc.
App No / Type: 2025-1798 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1291	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	
COH Park Sector:	14 West Side Inside Loop	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.11 Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
38.08 Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (https://www.houstontx.gov/planning/Forms/) (Sec 42-42(5) & 44(6))
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 10/16/2025
Plat Name: Maxie Landing
Developer: Nicam Investments, Inc.
Applicant: Total Surveyors, Inc.
App No / Type: 2025-1798 Class 2 subdivision replat (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
No Comment

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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.3 for specific criteria.

Addressing
No Comment

HPW- TDO- Traffic
Ensure to 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/

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
NA

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 10/16/2025
Plat Name: McGowen Villas
Developer: AAB Homes, LLC
Applicant: AAB Homes, LLC
App No / Type: 2025-1807 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1147	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	
COH Park Sector:	15 South Side Inside Loop	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77004	493Z	City

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
23.06 Add plat note: Lot XX, Block XX shall be limited to one dwelling unit only. (Sec 42-184(3))
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 10/16/2025
Plat Name: McGowen Villas
Developer: AAB Homes, LLC
Applicant: AAB Homes, LLC
App No / Type: 2025-1807 Class 2 subdivision replat (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
Interior Building Lines must be a minimum of 5 feet. CNPˇs requirement stands apart from the cityˇs as a minimum of 5ˇ is required by CNP to install/operate/maintain an easement. Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. All abbreviations on plat must be in Legend and/or notes of plat, please add E.A.E.

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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.4 for specific criteria. Ensure a minimum 10-foot clearance is maintained between public utilities and the building foundation.

Addressing
No Comment

HPW- TDO- Traffic
As per Chapter 33 of the Code of Ordinance - Driveways/sidewalks/walkways near the trees shall be approved by the parks department prior to traffic approval. All requests along with the site plan must be submitted to FORESTRYPLANREVIEW@HOUSTONTX.GOV All proposed shrubs shall be planted inside the property line. Any trees within the limits of the right of way will need to have Forestry approval.

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
NA

Solid Waste
The proposed development qualifies for SWM services.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 10/16/2025
Plat Name: Montlew Crossing
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No / Type: 2025-1632 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1894	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	
COH Park Sector:	14 West Side Inside Loop	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77098	492V	City

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.11 Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
21.19 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))
26.02 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. (Sec 42-188(g)(2)(a))
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 10/16/2025
Plat Name: Montlew Crossing
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No / Type: 2025-1632 Class 2 subdivision replat (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
No Comment

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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.3 for specific criteria.

Addressing
No comments

HPW- TDO- Traffic
As per Chapter 33 of the Code of Ordinance - Driveways/sidewalks/walkways near the trees shall be approved by the parks department prior to traffic approval. All requests along with the site plan must be submitted to FORESTRYPLANREVIEW@HOUSTONTX.GOV All proposed shrubs shall be planted inside the property line. Any trees within the limits of the right of way will need to have Forestry approval.

Harris County Flood Control District
No Comment

Parks & Recreation - Urban Forestry
Trees located within right-of-way are protected 17-inch Live Oak and protected 13-inch Live Oak. Coordinate with Urban Forestry for any trees in the right-of-way per Chapter 33. Utilize practical design alternatives per Chapter 33-155 to avoid removing protected trees.

Parks and Recreation
No 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: 79
Action Date: 10/16/2025
Plat Name: Plaza Estates at Adele
Developer: New Era Development & Land Services
Applicant: New Era Development & Land Services
App No / Type: 2025-1803 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	
COH Park Sector:	12 Northwest Side Inside Loop	Street Type (Category):	None
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 10/16/2025
Plat Name: Plaza Estates at Adele
Developer: New Era Development & Land Services
Applicant: New Era Development & Land Services
App No / Type: 2025-1803 Class 2 subdivision replat (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
Approve

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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.3 for specific criteria.

Addressing
No Comment

HPW- TDO- Traffic
Coordinate with Center point Energy for existing wood pole in the ROW

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
NA

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 10/16/2025
Plat Name: Plaza Estates at Sydnor
Developer: New Era Development & Land Services
Applicant: New Era Development & Land Services
App No / Type: 2025-1802 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	
COH Park Sector:	17 Northeast Side Inside Loop	Street Type (Category):	None
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77020	494E	City

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 10/16/2025
Plat Name: Plaza Estates at Sydnor
Developer: New Era Development & Land Services
Applicant: New Era Development & Land Services
App No / Type: 2025-1802 Class 2 subdivision replat (C2R)

Staff Recommendation:

Approve the plat subject to the conditions listed

For Your Information:

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

CenterPoint
1--Shared driveways: CNP requires 5ˇ Building Lines for installation and maintenance of facilities. 2--CenterPoint requires a 10' building line where property line is adjacent to a ROW with overhead primary facilities, which applies to: ORANGE STREET

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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.3 for specific criteria.

Addressing
No Comment

HPW- TDO- Traffic
No Comments

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
NA

Solid Waste
The proposed development qualifies for SWM 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: 81
Action Date: 10/16/2025
Plat Name: Sheldon Industrial Business Park
Developer: Houston Industrial Development One LLC
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2025-1775 Class 2 subdivision replat (C2R)

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	96.5462	Total Reserve Acreage:	96.5462
Number of Lots:	0	Number of Multifamily Units:	
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	77049	458F	ETJ

Conditions and requirements for approval:

11.00 Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
12.00 The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (Sec 42-152(a))
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.07 Provide the complete title block that includes the subdivision name; acreage; legal description of the property; county name; survey and abstract number; number of blocks, lots and reserves; owner and applicant company; drawing scale and north arrow and plat legend. (Sec 42-41)
21.08 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.
35.00 Provide dedication for the widening of Miller Road No. 2, a major thoroughfare. Reference Major Thoroughfare and Freeway Plan. (Sec 42-121 & 122)
38.04 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)
38.14 Add 'Vonn Tran_, Secretary' as Secretary in the Planning Commission certificate.
39.02 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: 81
Action Date: 10/16/2025
Plat Name: Sheldon Industrial Business Park
Developer: Houston Industrial Development One LLC
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2025-1775 Class 2 subdivision replat (C2R)

Staff Recommendation:

Defer Chapter 42 planning standards

For Your Information:

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

CenterPoint
1--CenterPoint requires a 10' building line where property line is adjacent to a ROW with overhead primary facilities, which applies to: US 90, SHELDON RD, MILLER RD NO 2. 2--Legal description: Title block omits original plat reference to Houston Farms Sub lots

HPW-HW- IDS
No Comment

HPW-OCE- Drainage and Utility
Missing B.L. Ensure a minimum 10-foot clearance is maintained between public utilities and the building foundation. Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houston˘s Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
No Comment

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 . 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 . Need to dedicate ROW Miller Rd No 2 is a major thoroughfare on COH MTFP (ch 42-121) Plan and PLAT need to be approved by project manager Mohamed Sayed prior to recordation (HC-infrastructure Regualtions, 5.06) TxDOT may require a TIA. If so, Harris County needs to be included in any scoping meetings (HC-infrastructure regs, 12.02) Documentation of TxDOT driveway approval should be submitted with construction/site plans (HC-infrastructure regs, 5.06) Driveways on plans on HC ROW need to conform with most current Harris County driveway regulations A TIA is required with site plans to determine traffic impacts based on most current Harris County TIA guidelines (HC-infrastructure regs, 12.02) UVE should be checked at Sheldon Rd and HWY 90. 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: 82
Action Date: 10/16/2025
Plat Name: Simmons Villas
Developer: AAB Homes, LLC
Applicant: AAB Homes, LLC
App No / Type: 2025-1808 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2178	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	
COH Park Sector:	15 South Side Inside Loop	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	City

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.08 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.
21.11 Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
21.19 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))
21.25 Provide a vicinity map that locates the subdivision site within a larger area or the boundaries of an existing major street grid. (Sec 42-41(13))
23.09 Lot Size Averaging (Replat): This subdivision plat contains at least one lot that is less than 1,400 square feet in size. Any subsequent replat of a lot within this subdivision plat shall maintain an average lot size that is greater than or equal to 1,400 square feet. The average lot size for each subsequent replat shall be based on all lots within the plat of (name of subdivision being replatted containing a lot with a size of less than 1400 feet). All subsequent replats of lots within this subdivision plat shall contain a plat notation stating these requirements. (Sec 42-181(c))
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 10/16/2025
Plat Name: Simmons Villas
Developer: AAB Homes, LLC
Applicant: AAB Homes, LLC
App No / Type: 2025-1808 Class 2 subdivision replat (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
Currently CenterPoint˘s standard is a 5˘BL on shared driveways. Applicant should maintain a 10˘ BL where property is adjacent to ROW with primary OVH facilities installed

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

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houston˘s Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.4 for specific criteria. Ensure a minimum 10-foot clearance is maintained between public utilities and the building foundation.

Addressing
No Comment

HPW- TDO- Traffic
Ensure to 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/ - Coordinate with Centerpoint due to existing light pole in the ROW

Harris County Flood Control District
No Comment

Parks & Recreation - Urban Forestry
No Comment

Parks and Recreation
No Comment

Solid Waste
The proposed development qualifies for SWM 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: 83
Action Date: 10/16/2025
Plat Name: St Cuthbert Church partial replat no 1
Developer: Commercial Realty Company
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2025-1706 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.5860	Total Reserve Acreage:	3.5860
Number of Lots:	0	Number of Multifamily Units:	
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	77095	407C	ETJ

Conditions and requirements for approval:

19.00 Show the location and dimensions of all existing easements identified in the title commitment. All existing easements and/or fee strips must show record information. (Sec 42-212)
21.00 Make minor corrections and additions as indicated on the marked file copy.
37.00 Provide a corner(s) cutback at the street intersection identified in compliance with Infrastructure Design Manual. (HPW IDM 10.06.D.4.a. (PG. 12) & HPW IDM 10.06-04)
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 10/16/2025
Plat Name: St Cuthbert Church partial replat no 1
Developer: Commercial Realty Company
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2025-1706 Class 2 subdivision replat (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
No Comment

HPW-HW- IDS
No Comment

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
No Comment

Harris County Flood Control District
Flood Control review - Show channel top of banks at the northeastern boundary of 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) Provide 25' x 25' corner cutback at Queenston Blvd and West Rd (IDM chapter 10-COH geometric design guidelines, 10-17) A TIA may be required with site plans to determine traffic impacts based on most current Harris County TIA guidelines, submit a trip generation application to epermits (HC-infrastructure regs, 12.02) (HC TIA Guidelines) Driveways on plans need to conform with most current Harris County driveway regulations Harris County Traffic signal loops and/or fiber optics are in the ROW. Please coordinate relocation if needed based on driveway location and utility tie ins on site plans with Harris County Traffic Operations at 713-881-3210. UVE should be checked at Queenston Blvd and West 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: 84
Action Date: 10/16/2025
Plat Name: South Square Reserve
Developer: KRK Construction
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2025-1674 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.9461	Total Reserve Acreage:	2.9461
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77433	367P	ETJ

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.03 Subdivision plat must include State Plane Coordinates in NAD 83; and NAVD 1988 with 2001 adjustment.
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 10/16/2025
Plat Name: South Square Reserve
Developer: KRK Construction
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2025-1674 Class 2 subdivision replat (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
NO COMMENTS

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
No Comment

Harris Engineer
This plat is contingent upon review and approval of Harris County Engineering Department prior to reordation. TLGC-232.0025 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. TLGC-232.0026 An on-site-sewage facility (OSSF) subdivision planning report may be required prior to recordation. For more information, please refer to 30 TAC 285. For wastewater replated questions or to submit your report, please e-mail wastewater@eng.hctx.net. For drainage analysis related questions, please email civildevek@harriscountytx.gov. Need to dedicate 5' ROW (ch 42-121) A TIA may be required with site plans to determine traffic impacts based on most current Harris County TIA guidelines, submit a trip generation application to epermits (HC-infrastructure regs, 12.02) (HC TIA Guidelines) Ensure driveway conforms to most current Harris County Driveway Regulations on HC roadway.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 10/16/2025
Plat Name: Thornton Springs
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2025-1818 Class 3 subdivision preliminary replat (C3R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.9993	Total Reserve Acreage:	0.0137
Number of Lots:	21	Number of Multifamily Units:	
COH Park Sector:		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	77018	452M	City

Conditions and requirements for approval:

11.00 Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
13.00 The building lines established along a local or collector streets for uses other than single-family residential shall have a 10-foot building line unless otherwise noted. (Sec 42-155)
19.00 Show the location and dimensions of all existing easements identified in the title commitment. All existing easements and/or fee strips must show record information. (Sec 42-212)
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.01 This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40 & 44)
21.23 All appropriate engineering and surveying data shall be shown. (Sec 42-42 & 44)
21.24 Provide all dedication acknowledgements and certificates on the face of the plat. (Sec 42-42(5) & 44(6))
23.09 Lot Size Averaging (Replat): This subdivision plat contains at least one lot that is less than 1,400 square feet in size. Any subsequent replat of a lot within this subdivision plat shall maintain an average lot size that is greater than or equal to 1,400 square feet. The average lot size for each subsequent replat shall be based on all lots within the plat of (name of subdivision being replatted containing a lot with a size of less than 1400 feet). All subsequent replats of lots within this subdivision plat shall contain a plat notation stating these requirements. (Sec 42-181(c))
40.04 Fully dimension all permanent access easements.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85

Action Date: 10/16/2025

Plat Name: Thornton Springs

Developer: CE Engineers & Development Consultants, Inc.

Applicant: CE Engineers & Development Consultants, INC

App No / Type: 2025-1818 Class 3 subdivision preliminary replat (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
1--CenterPoint requires a 10' building line where property line is adjacent to a ROW with overhead primary facilities, which applies to: THORNTON RD. 2--Title Blk Error: Shows L36, Title Report Shows L37 Of Yale St Acres 572/523 HCDR

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. Please call out WME. Ensure a minimum 10-foot clearance is maintained between public utilities and the building foundation. Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houston˘s Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.4 for specific criteria.

Addressing
No Comment

HPW- TDO- Traffic
One reserved parking required per 6 lots. 21 dwelling units and only two reserved parking provided.

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
Please provide an updated survey, demo permit, or water letter dated within the last year to claim existing DU. If unable to provide, please correct the numbers in Parks Table & Parks Notes.

Solid Waste
The proposed development does not have enough frontage to receive SWM 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: 86
Action Date: 10/16/2025
Plat Name: Tower Heights
Developer: Titancore Development LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2025-1756 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.5000	Total Reserve Acreage:	0.1596
Number of Lots:	7	Number of Multifamily Units:	
COH Park Sector:	1 Northwest Side	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:

13.00 The building lines established along a local or collector streets for uses other than single-family residential shall have a 10-foot building line unless otherwise noted. (Sec 42-155)
19.00 Show the location and dimensions of all existing easements identified in the title commitment. All existing easements and/or fee strips must show record information. (Sec 42-212)
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.12 Revise plat boundary as indicated on the marked file copy.
24.03 Lot Width Averaging (Replat): This subdivision plat contains at least one lot that is less than 20 feet in width. Any subsequent replat of a lot within this subdivision plat shall maintain an average lot width that is greater than or equal to 18 feet. The average lot width for each subsequent replat shall be based on all lots within the subdivision plat of (name of subdivision plat being replatted containing a lot with a width less than 20 feet). All subsequent replats of lots within this subdivision plat shall contain a plat notation stating these requirements. (Sec 42-185(b))
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 10/16/2025
Plat Name: Tower Heights
Developer: Titancore Development LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2025-1756 Class 2 subdivision replat (C2R)

Staff Recommendation:

Approve the plat subject to the conditions listed

For Your Information:

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

CenterPoint
" CenterPoint requires a minimum 5˘ BL/GBL for interior roads/shared driveways.

HPW-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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houston˘s Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.4 for specific criteria. Consider providing WME if a master water meter is required.

Addressing
No Comment

HPW- TDO- Traffic
The parking stall abutting the ROW must be at least 10-feet-wide by 20-feet in length

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
NA

Solid Waste
The proposed development does not have enough frontage to receive SWM 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: 87
Action Date: 10/16/2025
Plat Name: Villas on Cebra
Developer: MB Home Construction
Applicant: Advance Surveying, Inc.
App No / Type: 2025-1789 Class 2 subdivision replat (C2R)

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.3478	Total Reserve Acreage:	0.0242
Number of Lots:	6	Number of Multifamily Units:	
COH Park Sector:	1 Northwest Side	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77091	412W	City

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.11 Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
21.19 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))
21.20 Acreage in title and on plat must match at recordation.
21.26 Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form. (Sec 42-41(1))
23.05 Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (Sec 42-184)
30.01 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. (Sec 42-190(b))
34.00 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."
39.03 Applicant has requested that this item be deferred for two weeks.
40.03 Add plat note: "Reserve ˝X¸ and ˝X¸ is/are restricted to landscaping and open space. Vehicular access is denied." Add note pointing to reserves between the shared driveway and the street: "Vehicular Access Denied".

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 10/16/2025
Plat Name: Villas on Cebra
Developer: MB Home Construction
Applicant: Advance Surveying, Inc.
App No / Type: 2025-1789 Class 2 subdivision replat (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.

CenterPoint
Approve

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

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.4 for specific criteria.

Addressing
No Comment

HPW- TDO- Traffic
No comments

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
NA

Solid Waste
The proposed development qualifies for SWM 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: 88
Action Date: 10/16/2025
Plat Name: West Hampton
Developer: Ayco Investments, Inc.
Applicant: Chesterfield Development Services
App No / Type: 2025-1737 Class 3 subdivision preliminary replat (C3R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.9399	Total Reserve Acreage:	0.0156
Number of Lots:	16	Number of Multifamily Units:	
COH Park Sector:	8 Southwest Side	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	77045	571H	City

Conditions and requirements for approval:

05.03 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. (Sec 42-40(d)(1))
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.01 This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40 & 44)
21.10 Provide the property owner˘s name, the person or firm who prepared the plat and the date on which the plat was drawn. (Sec 42-41)
21.14 Tie plat boundary to the nearest intersection of public street rights-of-way. (Sec 42-41(2))
21.19 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))
21.23 All appropriate engineering and surveying data shall be shown. (Sec 42-42 & 44)
21.24 Provide all dedication acknowledgements and certificates on the face of the plat. (Sec 42-42(5) & 44(6))
23.00 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. (Sec 42-1)
31.01 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. (Sec 42-188(c))
32.00 Add to general notes on face of plat: This property(s) is located in Park Sector number _8_. (Sec 42-1 & Division 7)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 10/16/2025
Plat Name: West Hampton
Developer: Ayco Investments, Inc.
Applicant: Chesterfield Development Services
App No / Type: 2025-1737 Class 3 subdivision preliminary replat (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
1. CenterPoint requires a minimum 5ˇ BL/GBL for interior roads/shared driveways. 2. 28ˇ Type II PAE roads: Easements to be taken by separate instrument.

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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.4 for specific criteria.

Addressing
No Comment

HPW- TDO- Traffic
No Comments

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
NA

Solid Waste
The proposed placement of the containers in the solid waste plan can't be reached by SWM trucks

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 10/16/2025
Plat Name: Bradford Village
Developer: Oc Plans & Permits
Applicant: Oc Plans & Permits
App No / Type: 2025-1616 Class 3 subdivision replat Public Hearing Notification (C3N)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2237	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	
COH Park Sector:	7 South Side	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and requirements for approval:

10.00 Add the following note to the face of the plat: "NOTICE: Individual lots or parcels within this subdivision may be located in an airport land use tier and may be subject to use restrictions or increased noise or hazard levels associated with air traffic operations." (Ord. No. 08-1052; Sec 9-359)
10.01 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. (Sec 9-360, 9-381, Article VI Division 2 thru 4)
19.00 Show the location and dimensions of all existing easements identified in the title commitment. All existing easements and/or fee strips must show record information. (Sec 42-212)
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.01 This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40 & 44)
21.14 Tie plat boundary to the nearest intersection of public street rights-of-way. (Sec 42-41(2))
21.19 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))
21.26 Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form. (Sec 42-41(1))
38.03 Add Owners Certification of Restrictions note to face of replat (when a public hearing application) (short replat paragraph): Further, the owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.
38.06 Appendix B: Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (https://www.houstontx.gov/planning/Forms/)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 10/16/2025
Plat Name: Bradford Village
Developer: Oc Plans & Permits
Applicant: Oc Plans & Permits
App No / Type: 2025-1616 Class 3 subdivision replat Public Hearing Notification (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
Approve

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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.3 for specific criteria.

Addressing
No Comment

HPW- TDO- Traffic
Ensure to 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/ - Coordinate with Forestry for any tree in the ROW

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
NA

Aviation
Plat is within the controllable airspace associated with William P. Hobby Airport as designated by COH Ordinance #2009-1301 (the Airport Hazard Area Ordinance). Detention facilities must drain to dry bottom 48 hours after a rain event per Federal Aviation Administration recommendations in Advisory Circular No. 150/5200-33C. Plat also has a 251-foot AMSL (Above Mean Sea Level) height restriction based on same ordinance. Plat is also within the controllable land use 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 and must comply with COH Ordinance #2008-1052, Division 2, Sec9-404 Land uses in HOU Tier Three. Additionally, any structure must be reported to the FAA via Obstruction Evaluation / Airport Airspace Analysis (OEAAA) Portal.

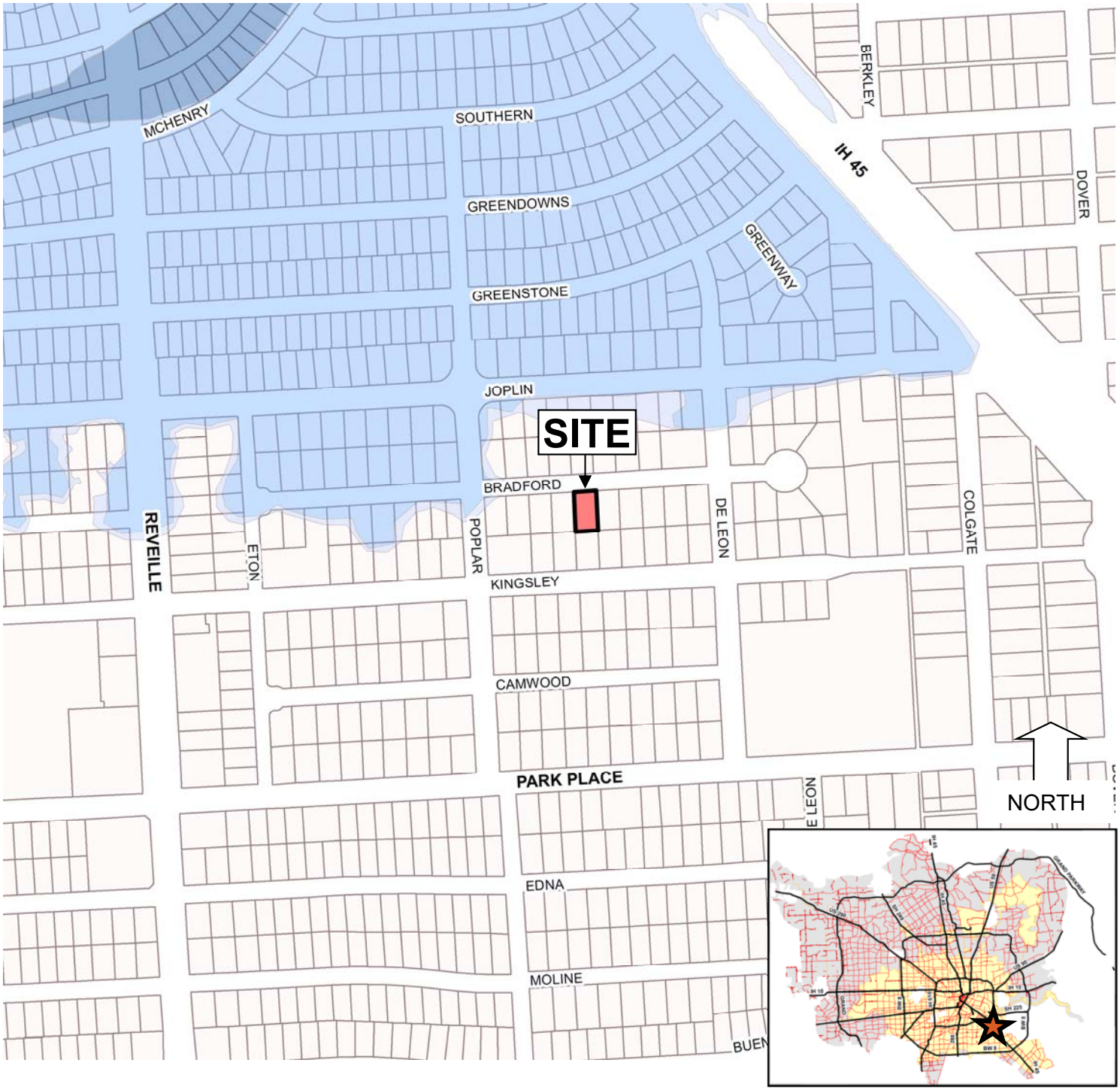
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 89

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Bradford Village

Applicant: OC Plans & Permits



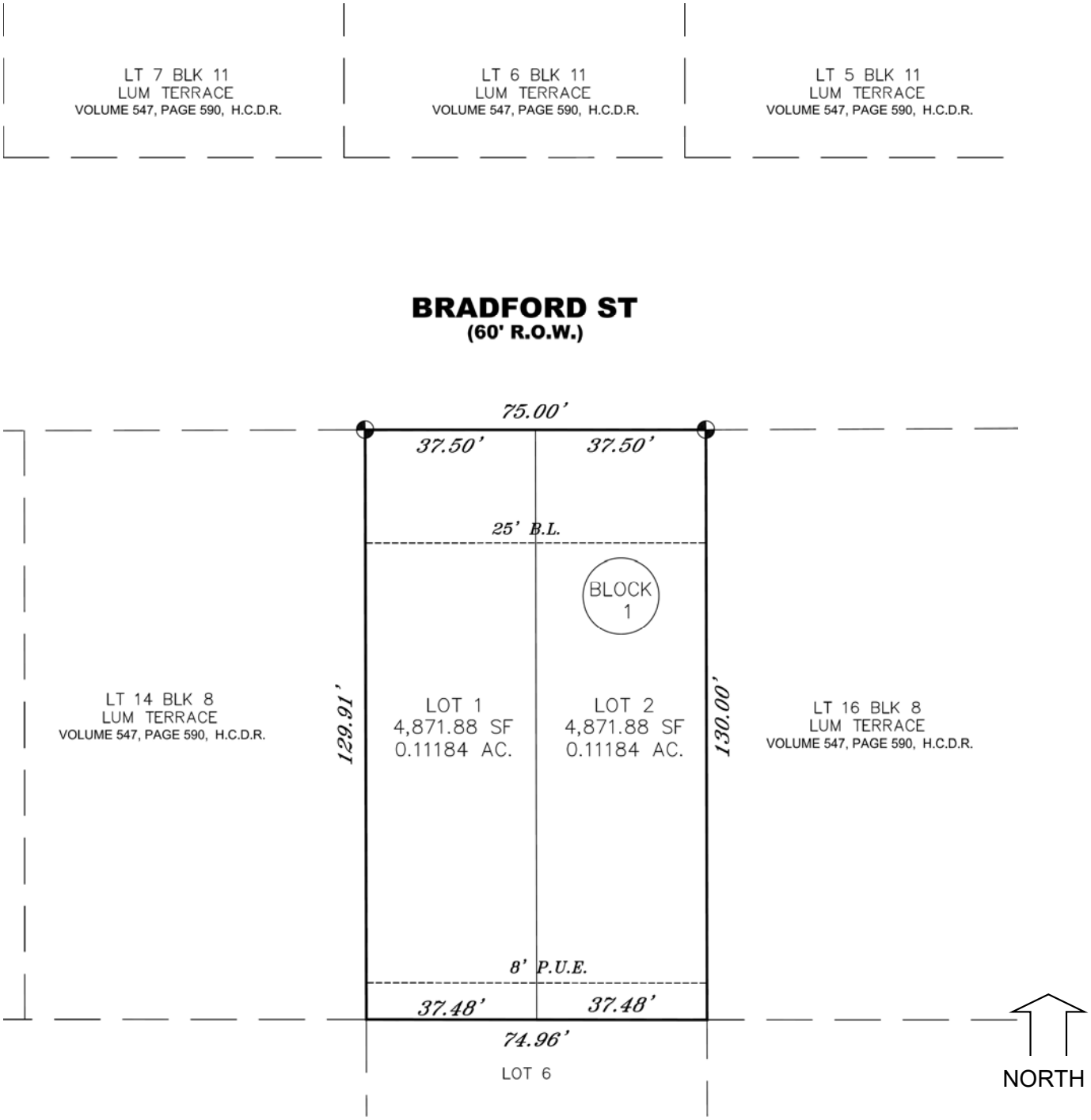
C – Public Hearings Site Location

Houston Planning Commission ITEM: 89

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Bradford Village

Applicant: OC Plans & Permits



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 89

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Bradford Village

Applicant: OC Plans & Permits



C – Public Hearings Aerial

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

Public Hearing Notice

PH

September 23, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1616

PLAT NAME：Bradford Village

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Lum Terrace being all of Lot 15, in Block 8, as recorded in Volume 547, Page 590, of the Harris County Deed Records. The property is located at 7720 Bradford St; south along Bradford St between Poplar St and De Leon St. The purpose of the replat is create two (2) single-family residential lots.

Pursuant to the Local Government Code 212.015 and 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 mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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.

The applicant,Silvia Ortiz, with Oc Plans & Permits, on behalf of the developer, can be contacted at 281-570-7270 for additional information regarding this project. You may also contact the review planner Aracely Rodriguez, with the Planning and Development Department regarding this notice via email at Aracely.Rodriguez@houstontx.gov or call (832) 393-6574.

The Houston Planning Commission will hold a public meeting to consider this application. A sign with this information has also been posted on the site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 16, 2025 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

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 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.

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

To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on this page explains more about the terminology used in this letter.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements
- **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.
- **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.
- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.

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: 90
Action Date: 10/16/2025
Plat Name: Coastal Enclave replat no 1
Developer: JMJ Design & Construction
Applicant: Cobalt Engineering & Inspections LLC
App No / Type: 2025-1487 Class 3 subdivision replat Public Hearing Notification (C3N)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.5780	Total Reserve Acreage:	0.0090
Number of Lots:	10	Number of Multifamily Units:	
COH Park Sector:	7 South Side	Street Type (Category):	None
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	HCID #10-A

County	Zip	Key Map ©	City / ETJ
Harris	77033	533Z	City

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.01 This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40 & 44)
21.08 Legal description and acreage on face of the plat and in title must match. Ensure the legal description is accurate both face of the plat and in the title.
21.13 Draw plat boundaries with heavy lines to indicate the subdivided area. (Sec 42-41(13))
21.26 Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form. (Sec 42-41(1))
38.03 Add Owners Certification of Restrictions note to face of replat (when a public hearing application) (short replat paragraph): Further, the owners hereby certify that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 90

Action Date: 10/16/2025

Plat Name: Coastal Enclave replat no 1

Developer: JMJ Design & Construction

Applicant: Cobalt Engineering & Inspections LLC

App No / Type: 2025-1487 Class 3 subdivision replat Public Hearing Notification (C3N)

Staff Recommendation:

Approve the plat subject to the conditions listed

For Your Information:

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

CenterPoint
" CenterPoint requires a minimum 5ˇ BL/GBL for interior roads/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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. 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.

Addressing
No Comment

HPW- TDO- Traffic
No comments

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
The existing survey does not distinguish residence. Please provide an updated survey, demo permit, or water letter dated within the last year to claim existing DU. If unable to provide, please correct the numbers in Parks Table & Parks Notes.

Solid Waste
The proposed development qualifies for SWM solid waste services.

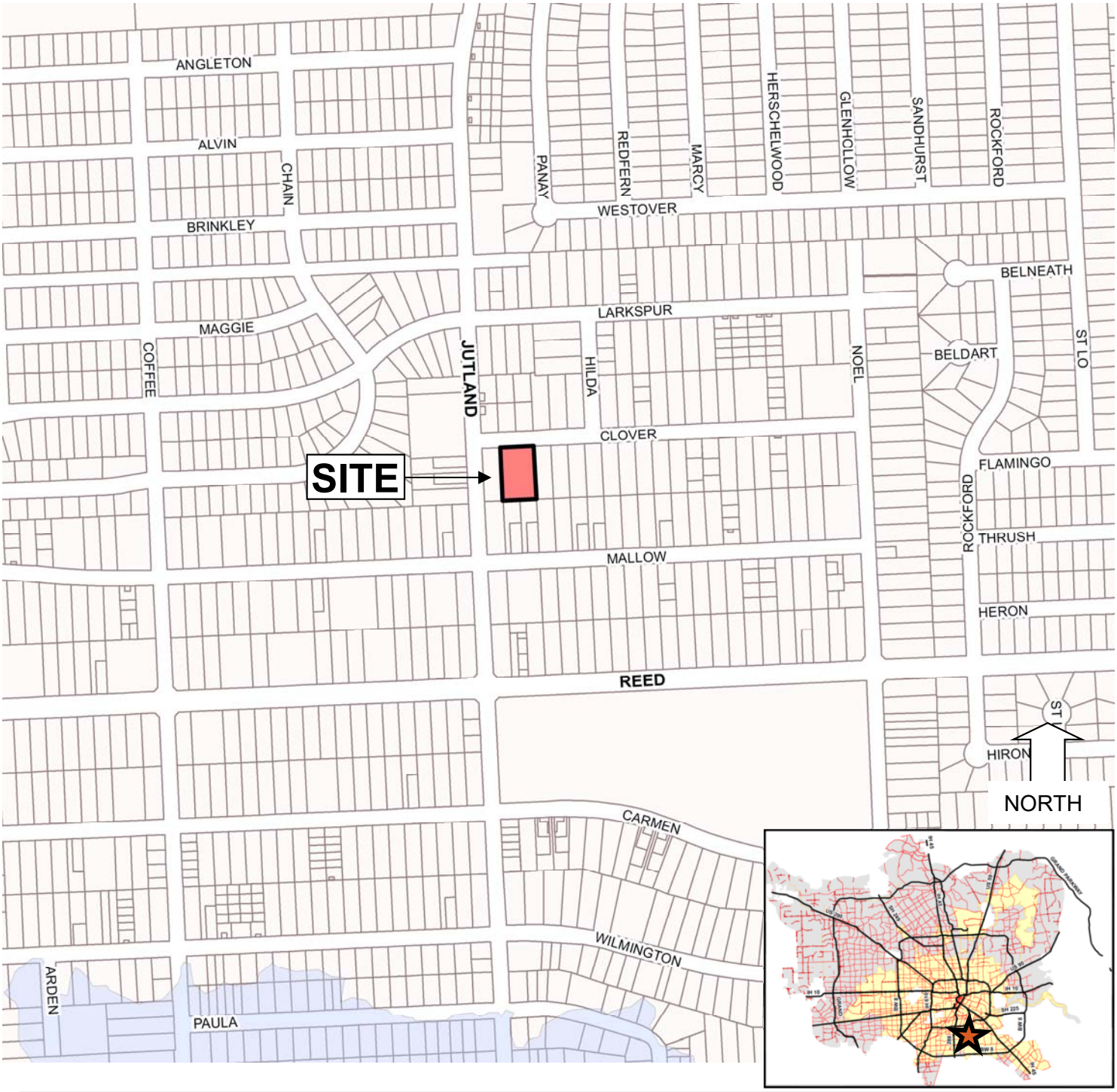
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Coastal Enclave replat no 1 (DEF 1)

Applicant: Cobalt Engineering and Inspections LLC



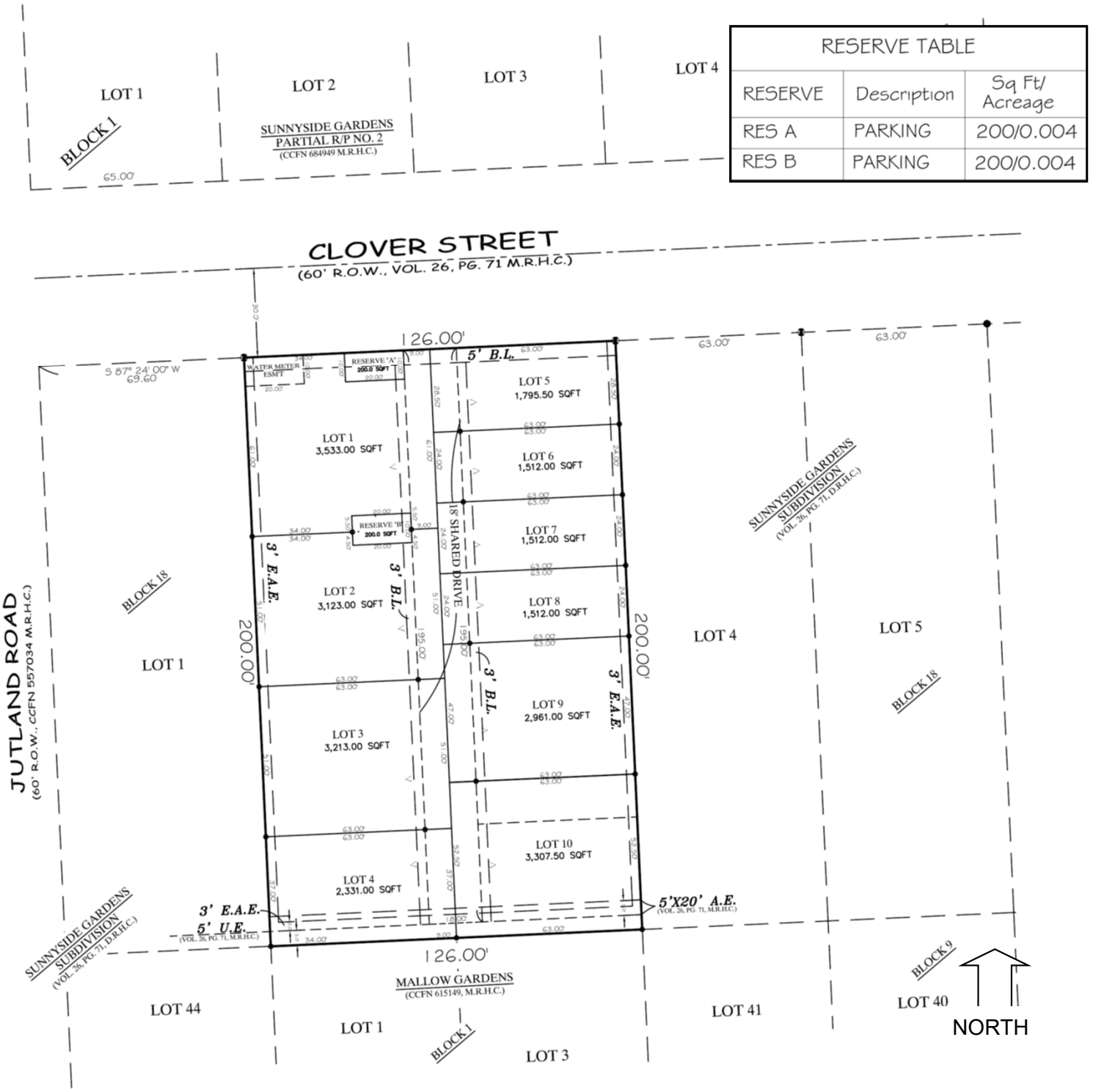
C – Public Hearings Site Location

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Coastal Enclave replat no 1 (DEF 1)

Applicant: Cobalt Engineering and Inspections LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Coastal Enclave replat no 1 (DEF 1)

Applicant: Cobalt Engineering and Inspections LLC



C – Public Hearings

Aerial

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

Public Hearing Notice

PH

September 9, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1487

PLAT NAME：Coastal Enclave replat no 1

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a full replatting of Coastal Enclave, being all of Lots 1-10, and Restricted Reserve "A", Block 1, as recorded in Film Code No. 707379 of the Harris County Map Records. The property is located at south along Clover Street between Jutland Road and Noel Street. The purpose of the replat is to create 10 single-family residential lots and 2 restricted reserves and to revise the number of dwelling units in the density table.

Pursuant to the Local Government Code 212.015 and 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 mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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.

The applicant,Frank Southall, with Cobalt Engineering & Inspections LLC, on behalf of the developer, can be contacted at 409-527-3884 for additional information regarding this project. You may also contact the review planner Aracely Rodriguez, with the Planning and Development Department regarding this notice via email at Aracely.Rodriguez@houstontx.gov or call (832) 393-6574.

The Houston Planning Commission will hold a public meeting to consider this application. A sign with this information has also been posted on the site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 2, 2025 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

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 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.

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

To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on this page explains more about the terminology used in this letter.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements
- **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.
- **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.
- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.

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: 91
Action Date: 10/16/2025
Plat Name: Enjoy Properties
Developer: Enjoy Properties, LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2025-1485 Class 3 subdivision replat Public Hearing Notification (C3N)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1180	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	
COH Park Sector:	15 South Side Inside Loop	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and requirements for approval:

13.07 Single family residential lots in the city adjacent to a collector or local street may 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. (Sec 42-157(b))
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.01 This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40 & 44)
32.02 Update note: The then-current fee in lieu of dedication shall be applied to the incremental (proposed minus existing) dwelling units. (Sec 42-254)
38.03 Add Owners Certification of Restrictions note to face of replat (when a public hearing application) (short replat paragraph): Further, the owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.
40.03 Add "Vehicular Access Denied" note for Lot 1 along Yellowstone Boulevard, as indicated on the marked file copy.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 91

Action Date: 10/16/2025

Plat Name: Enjoy Properties

Developer: Enjoy Properties, LLC

Applicant: Owens Management Systems, LLC

App No / Type: 2025-1485 Class 3 subdivision replat Public Hearing Notification (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
No Comment

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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.3 for specific criteria.

Addressing
No Comment

HPW- TDO- Traffic
No comments

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
NA

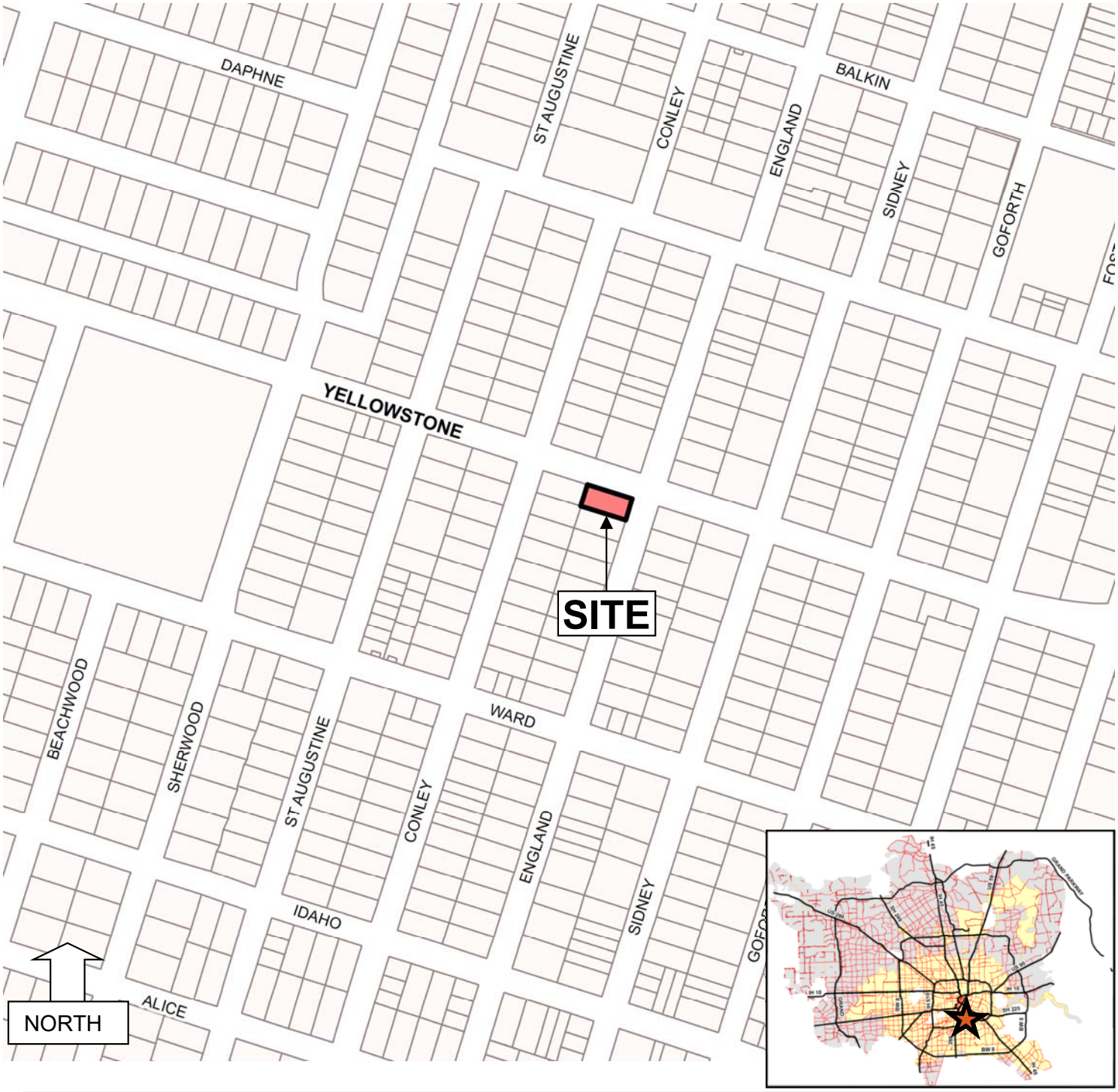
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Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Enjoy Properties

Applicant: Owens Management Systems, LLC



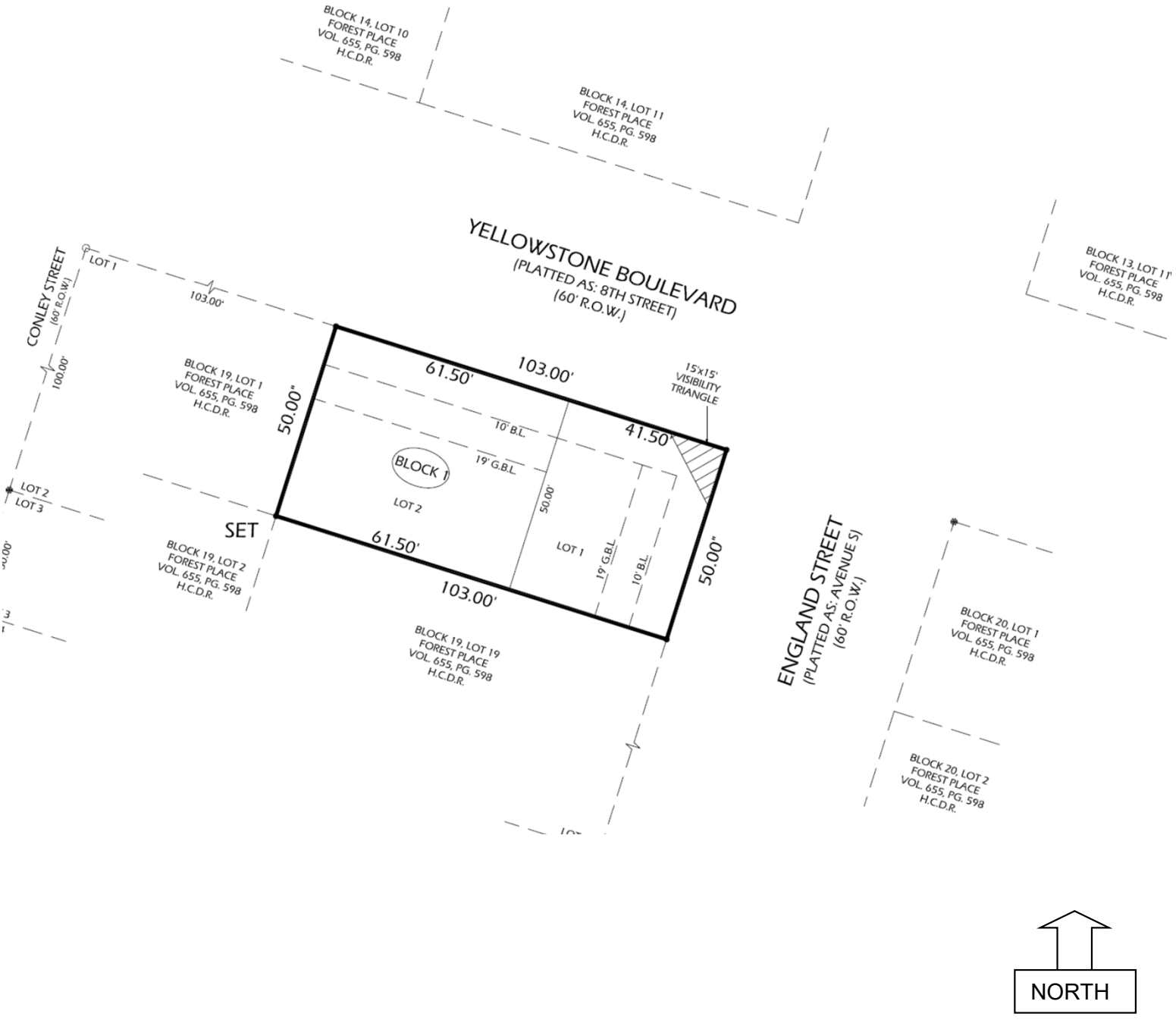
C – Public Hearings Site Location

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Enjoy Properties

Applicant: Owens Management Systems, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Enjoy Properties

Applicant: Owens Management Systems, LLC



C – Public Hearings Aerial

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

Public Hearing Notice

PH

September 23, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1485

PLAT NAME：Enjoy Properties

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Foster Place being Lot 20, in Block 19, as recorded in Volume 655, Page 598, of the Harris County Deed Records. The property is located at 6702 England St; at the southwest intersection of Yellowstone Blvd and England St. The purpose of the replat is to create 2 single-family residential lots.

Pursuant to the Local Government Code 212.015 and 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 mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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.

The applicant,Joyce Owens, with Owens Management Systems, LLC, on behalf of the developer, can be contacted at 713-643-6333 for additional information regarding this project. You may also contact the review planner Aracely Rodriguez, with the Planning and Development Department regarding this notice via email at Aracely.Rodriguez@houstontx.gov or call (832) 393-6574.

The Houston Planning Commission will hold a public meeting to consider this application. A sign with this information has also been posted on the site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 16, 2025 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.
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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 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.
- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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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: 92
Action Date: 10/16/2025
Plat Name: Estates at Laura Koppe Road
Developer: Jose Rocha
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2025-1542 Class 3 subdivision replat Public Hearing Notification (C3N)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1928	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	
COH Park Sector:	4 Northeast Side	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77028	455E	City

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.01 This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40 & 44)
37.03 Coordinate protected tree located within the right-of-way with Urban Forestry.
38.03 Add Owners Certification of Restrictions note to face of replat (when a public hearing application) (short replat paragraph): Further, the owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 92

Action Date: 10/16/2025

Plat Name: Estates at Laura Koppe Road

Developer: Jose Rocha

Applicant: PLS CONSTRUCTION LAYOUT, INC

App No / Type: 2025-1542 Class 3 subdivision replat Public Hearing Notification (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
Approve

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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.3 for specific criteria.

Addressing
No Comment

HPW- TDO- Traffic
Ensure to 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/ - As per Chapter 33 of the Code of Ordinance - Driveways/sidewalks/walkways near the trees shall be approved by the parks department prior to traffic approval. All requests along with the site plan must be submitted to FORESTRYPLANREVIEW@HOUSTONTX.GOV All proposed shrubs shall be planted inside the property line. Any trees within the limits of the right of way will need to have Forestry approval.

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

Parks & Recreation - Urban Forestry
There is a 20-inch Pecan located within the right-of-way within the right-of-way that is protected per city ordinance. Coordinate with Urban Forestry for any trees in the right-of-way per Chapter 33. Utilize practical design alternatives per Chapter 33-155 to avoid removing protected trees.

Parks and Recreation
NA

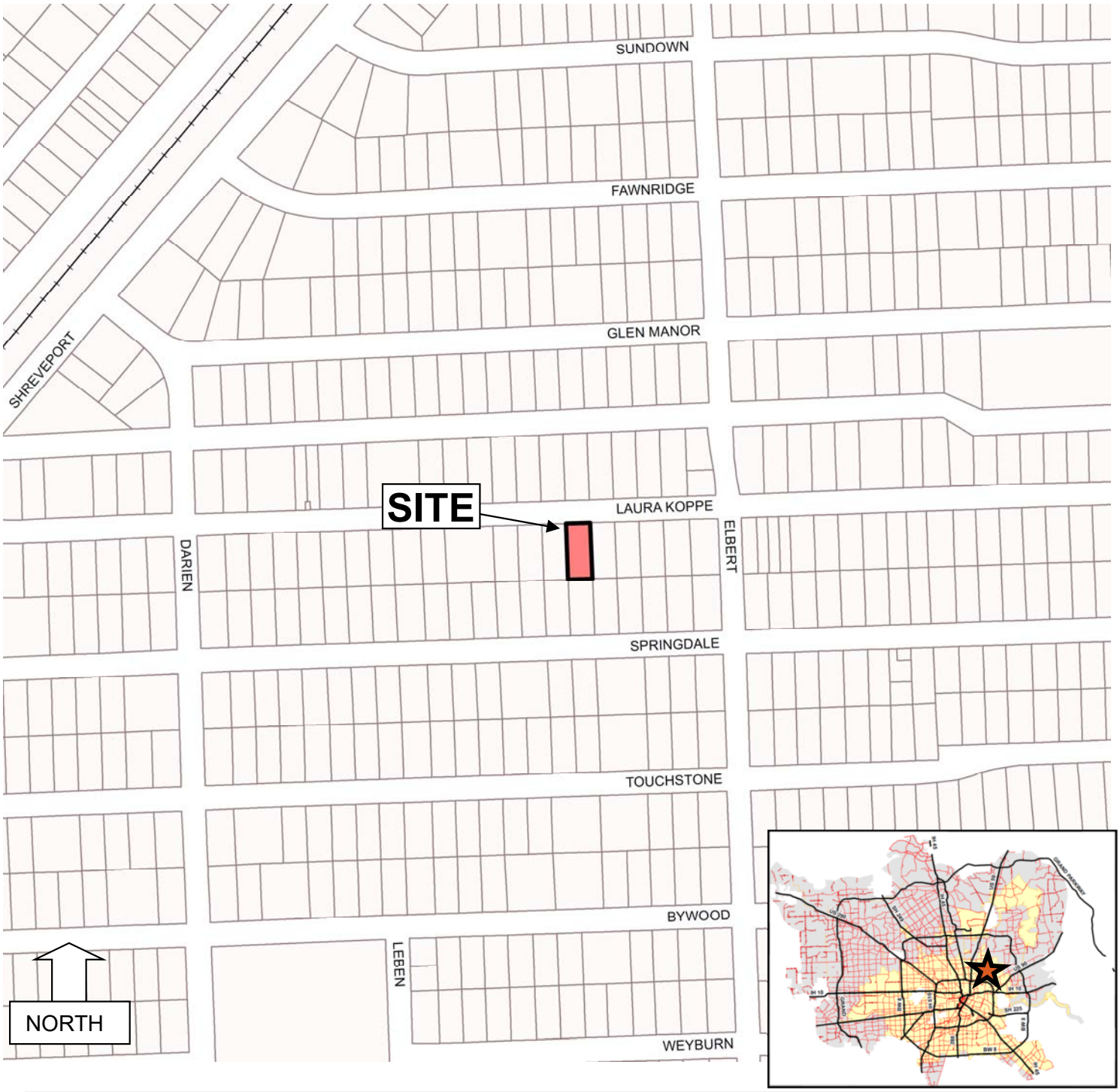
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Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Estates at Laura Koppe Road

Applicant: PLS Construction Layout, INC



C – Public Hearings

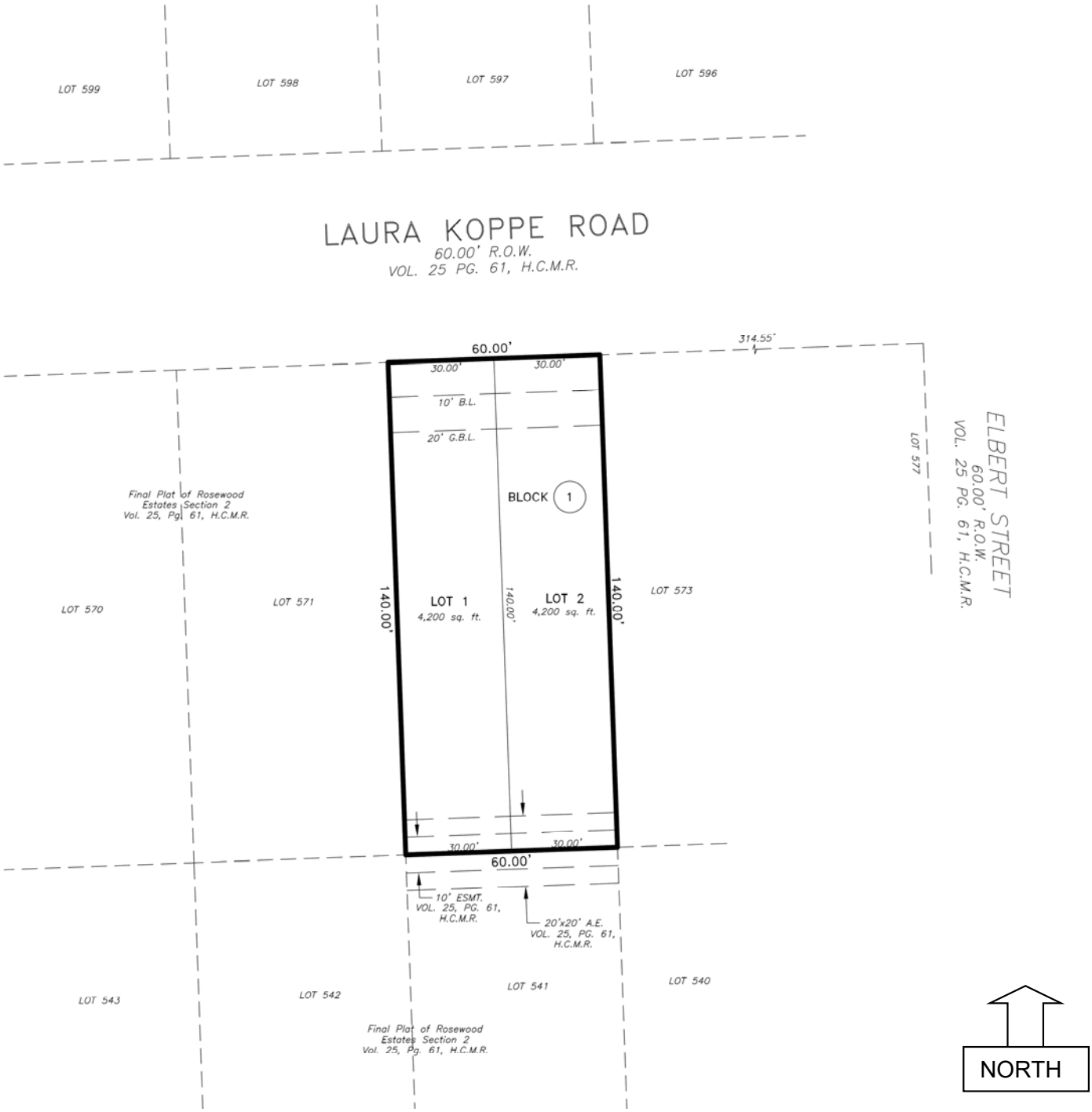
Site Location

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Estates at Laura Koppe Road

Applicant: PLS Construction Layout, INC



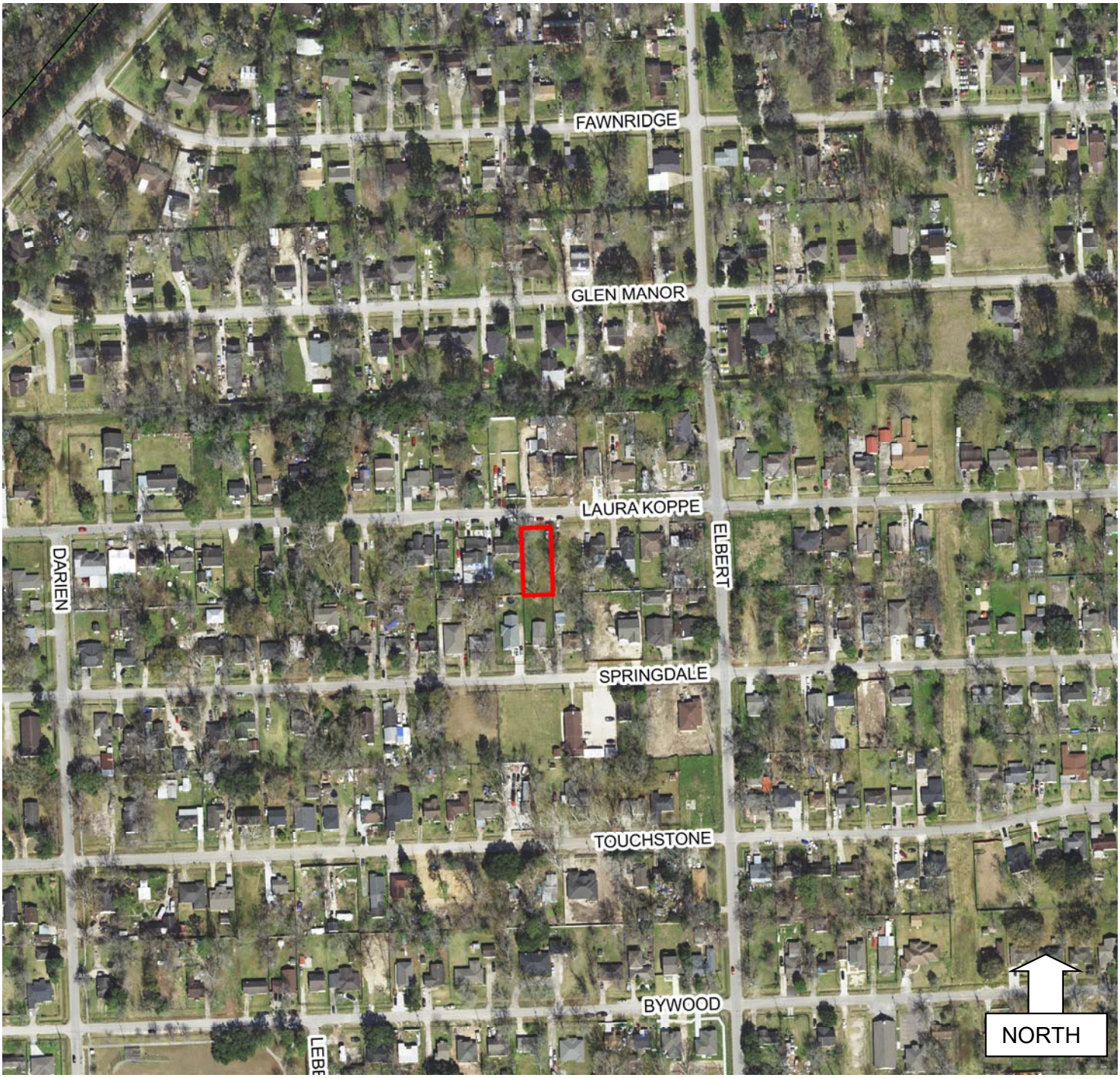
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Estates at Laura Koppe Road

Applicant: PLS Construction Layout, INC



C – Public Hearings Aerial

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

Public Hearing Notice

PH

September 23, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1542

PLAT NAME：Estates at Laura Koppe Road

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Final Plat of Rosewood Estates Section 2 being Lot 572, as recorded in Volume 25, Page 61 of the Harris County Map Records. The property is located at 7430 Laura Koppe Road, south along Laura Koppe Road between Darien Street and Elbert Street. The purpose of the replat is to create 2 single-family residential lots.

Pursuant to the Local Government Code 212.015 and 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 mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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.

The applicant,URIEL FIGUEROA, with PLS CONSTRUCTION LAYOUT, INC, on behalf of the developer, can be contacted at 713-480-4075 for additional information regarding this project. You may also contact the review planner Aracely Rodriguez, with the Planning and Development Department regarding this notice via email at Aracely.Rodriguez@houstontx.gov or call (832) 393-6574.

The Houston Planning Commission will hold a public meeting to consider this application. A sign with this information has also been posted on the site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 16, 2025 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

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

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To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on this page explains more about the terminology used in this letter.

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.
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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.
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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: 93
Action Date: 10/16/2025
Plat Name: Fairview Patio Homes
Developer: SandCastle Homes Inc
Applicant: Unicorn Service Solutions
App No / Type: 2025-1630 Class 3 subdivision replat Public Hearing Notification (C3N)

Staff Recommendation:
Defer PH notice incomplete

Total Acreage:	0.1435	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	
COH Park Sector:	14 West Side Inside Loop	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	montrose Management District

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

Conditions and requirements for approval:

13.07 Single family residential lots in the city adjacent to a collector or local street may 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. (Sec 42-157(b))
23.00 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. (Sec 42-1)
38.03 Add Owners Certification of Restrictions note to face of replat (when a public hearing application) (short replat paragraph): Further, the owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.
39.02 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: 93
Action Date: 10/16/2025
Plat Name: Fairview Patio Homes
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Applicant: Unicorn Service Solutions
App No / Type: 2025-1630 Class 3 subdivision replat Public Hearing Notification (C3N)

Staff Recommendation:
Defer PH notice incomplete

For Your Information:

The below comments were made by other agencies during this review period. These comments 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-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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.3 for specific criteria.

Addressing
Please change Hurly to Huldy on the plat.

HPW- TDO- Traffic
Coordinate with HFD due to the existing fire hydrant in the ROW

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
NA

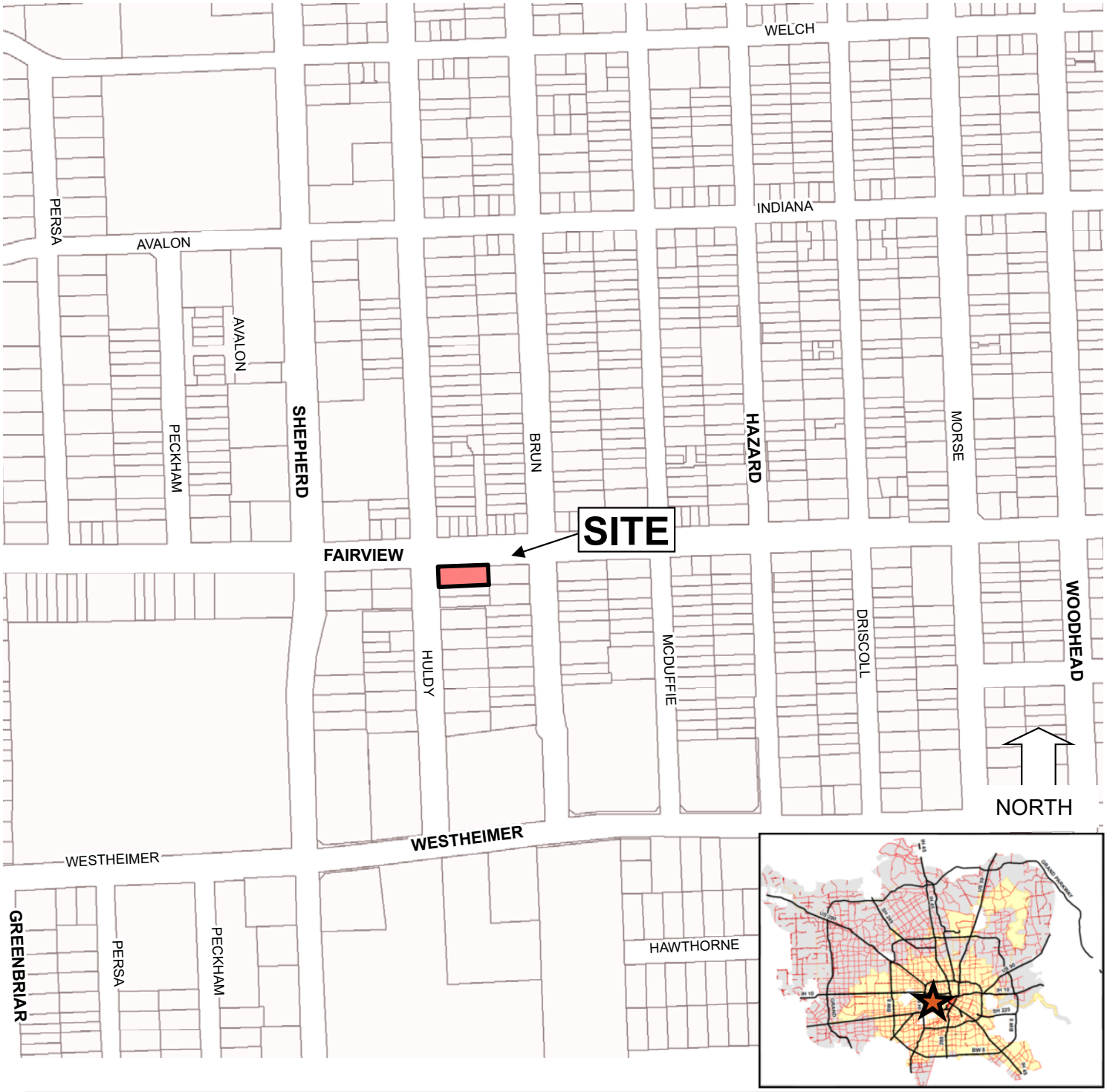
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Fairview Patio Homes

Applicant: Unicorn Service Solutions



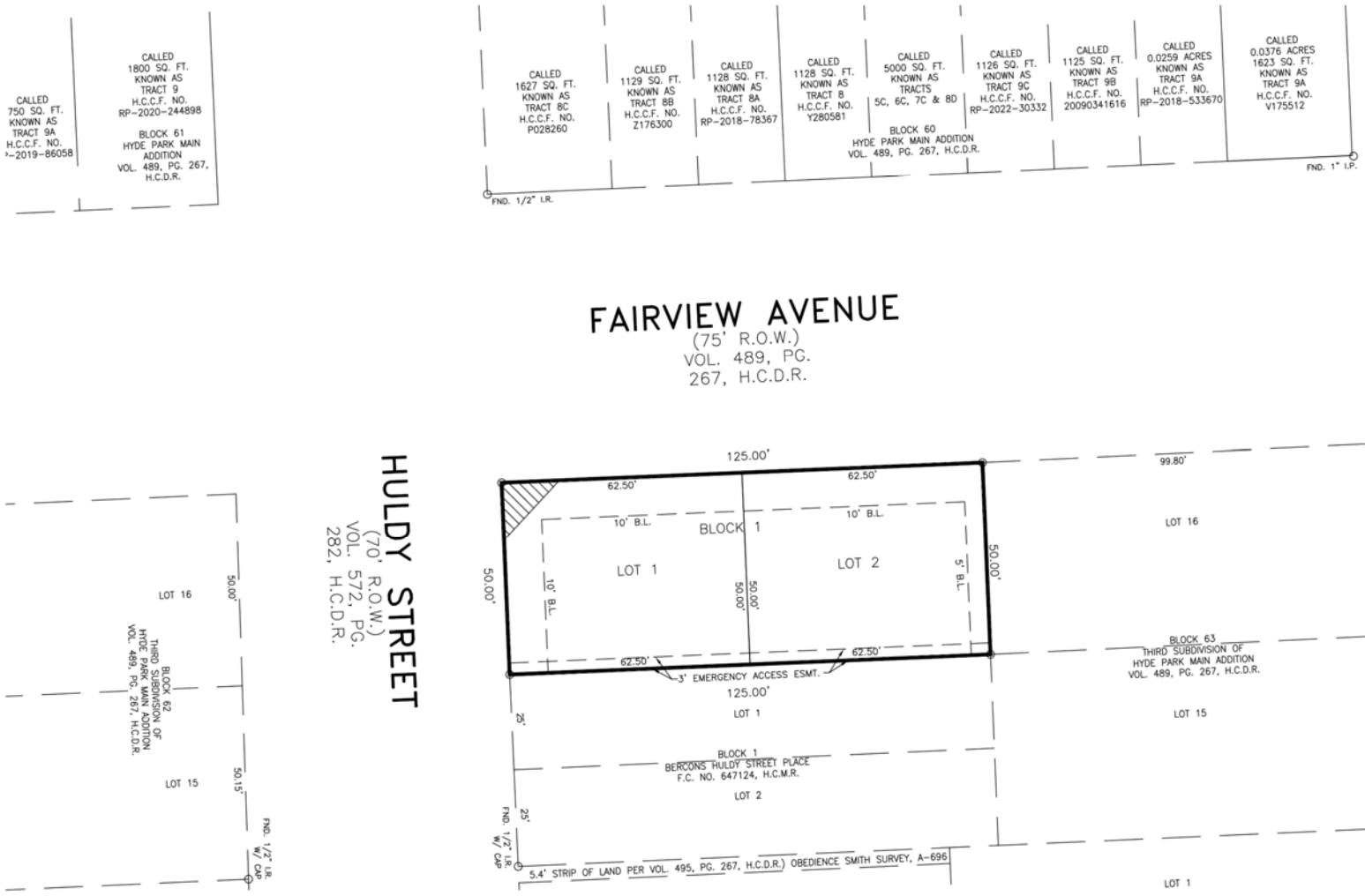
C – Public Hearings Site Location

Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Fairview Patio Homes

Applicant: Unicorn Service Solutions



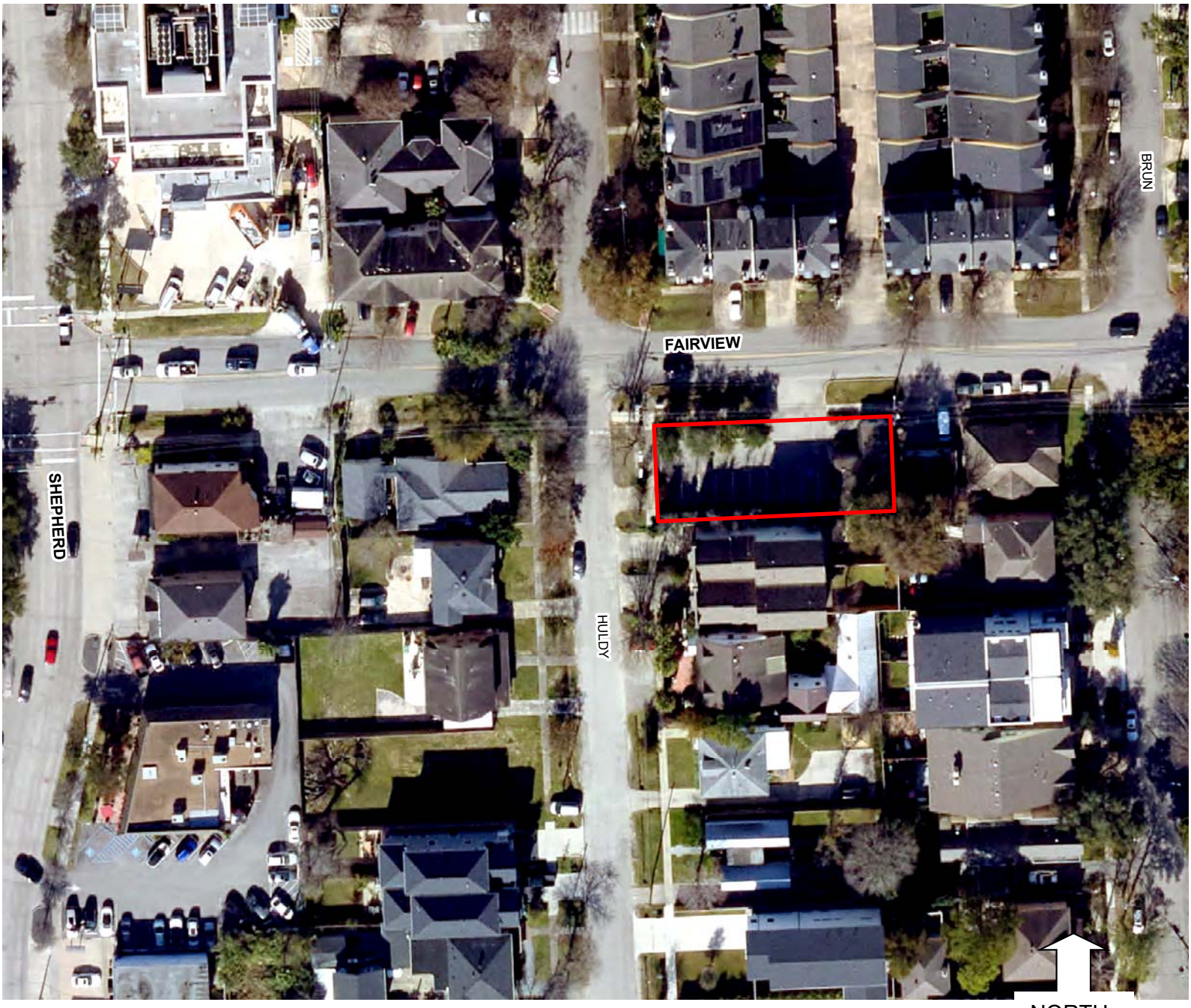
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Fairview Patio Homes

Applicant: Unicorn Service Solutions



C – Public Hearings Aerial

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

Public Hearing Notice

PH

September 23, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1630

PLAT NAME：Fairview Patio Homes

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Third Subdivision of Hyde Park Main Addition being Lot 1, Block 63, as recorded in Volume 489, Page 267 of the Harris County Deed Records. The property is located at 2025 Fairview Avenue; at the southeast intersection of Fairview Avenue and Huldy Street. The purpose of the replat is to create two single-family residential lots.

Pursuant to the Local Government Code 212.015 and 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 mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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.

The applicant,Kristal Casey, with Unicorn Service Solutions, on behalf of the developer, can be contacted at 713-369-0925 for additional information regarding this project. You may also contact the review planner Aracely Rodriguez, with the Planning and Development Department regarding this notice via email at Aracely.Rodriguez@houstontx.gov or call (832) 393-6574.

The Houston Planning Commission will hold a public meeting to consider this application. A sign with this information has also been posted on the site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 16, 2025 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

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 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.

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

To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on this page explains more about the terminology used in this letter.

TERMINOLOGY

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 10/16/2025
Plat Name: Freepark Plaza
Developer: None
Applicant: Texas Land Maps
App No / Type: 2025-1447 Class 3 subdivision replat Public Hearing Notification (C3N)

Staff Recommendation:
Disapprove

Total Acreage:	3.2972	Total Reserve Acreage:	3.2972
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:	7 South Side	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and requirements for approval:

39.00 Staff recommendation is disapproval for the following reasons: Review by Legal indicates this plat violates separately filed deed restrictions.

Review by Legal indicates this plat violates restrictions.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 10/16/2025
Plat Name: Freepark Plaza
Developer: None
Applicant: Texas Land Maps
App No / Type: 2025-1447 Class 3 subdivision replat Public Hearing Notification (C3N)

Staff Recommendation:
Disapprove

For Your Information:

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

CenterPoint
" CenterPoint records show an recorded existing utility easement that should be included on the current plat: Easement_2020-121909 " A Release of Easement Form has been provided for your convenience, if you chose to abandon it.

HPW-HW- IDS
No Comment

HPW-OCE- Drainage and Utility
The subdivision does not currently indicate a reserve for detention. Please either propose a detention reserve, demonstrate sufficient subsurface detention, or confirm that this section is served by a regional detention facility. Stormwater quality permit is required. There are multiple utility lines owned by City located inside the property. Need to dedicate utility easements. No building is allowed within any public utility easement. Ensure a minimum 10-foot clearance is maintained between public utilities and the building foundation.

Addressing
No Comment

HPW- TDO- Traffic
For commercial development an Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found in Chapter 15 of the Design Manual (IDM). 2- Any work in the State right-of-way requires TxDOT approval. Furnish copies of TxDOT driveway permit and sidewalk approval prior to traffic review.

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

Aviation
Plat is within the controllable airspace associated with William P. Hobby Airport as designated by COH Ordinance #2009-1301 (the Airport Hazard Area Ordinance). Detention facilities must drain to dry bottom 48 hours after a rain event per Federal Aviation Administration recommendations in Advisory Circular No. 150/5200-33C. Plat also has a 240-foot AMSL (Above Mean Sea Level) height restriction based on same ordinance. Plat is also within the controllable land use 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 and must comply with COH Ordinance #2008-1052, Division 2, Sec9-404 Land uses in HOU Tier Three. Additionally, any structure must be reported to the FAA via Obstruction Evaluation / Airport Airspace Analysis (OEAAA) Portal.

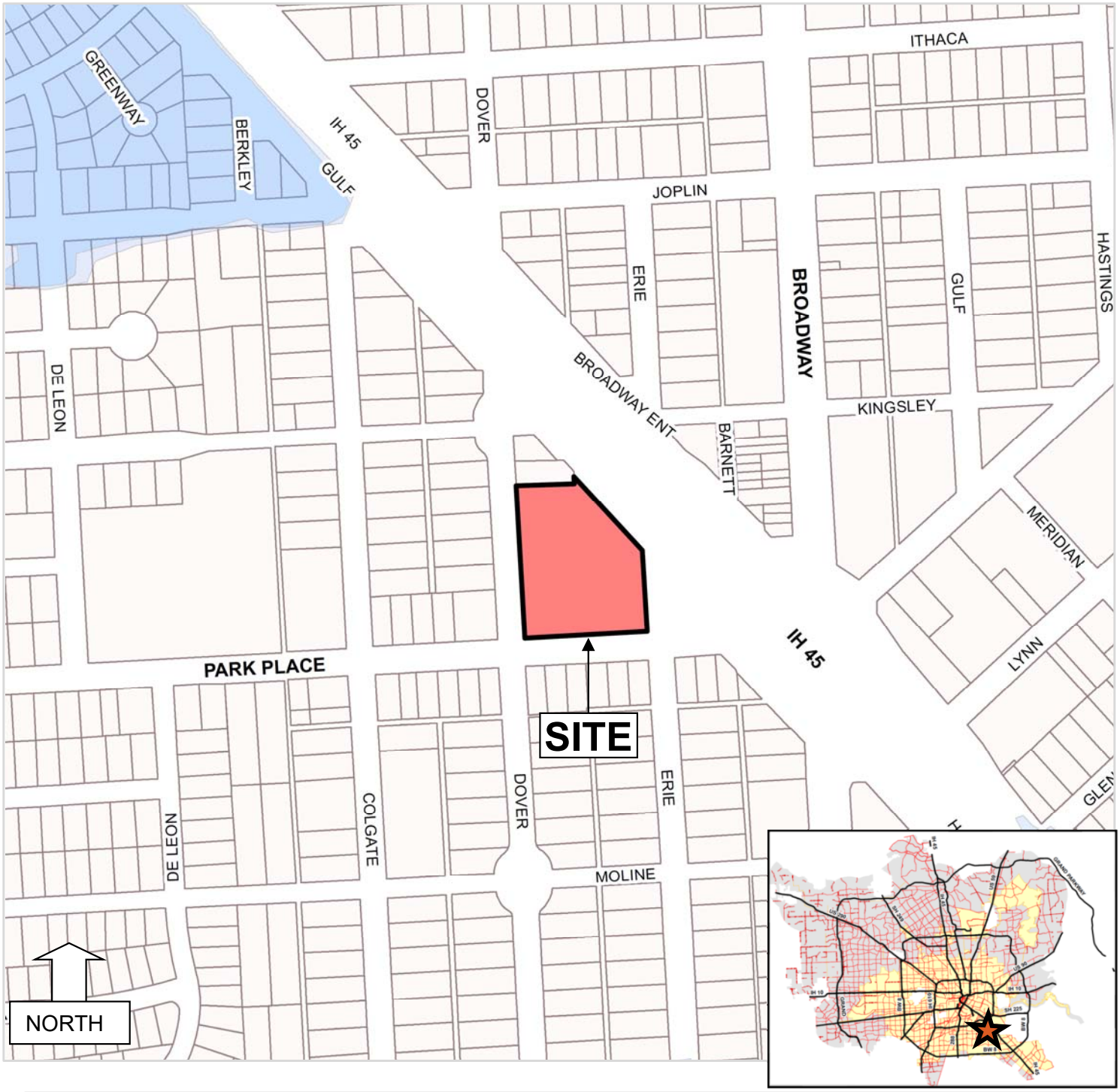
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Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Freepark Plaza (DEF 2)

Applicant: Texas Land Maps



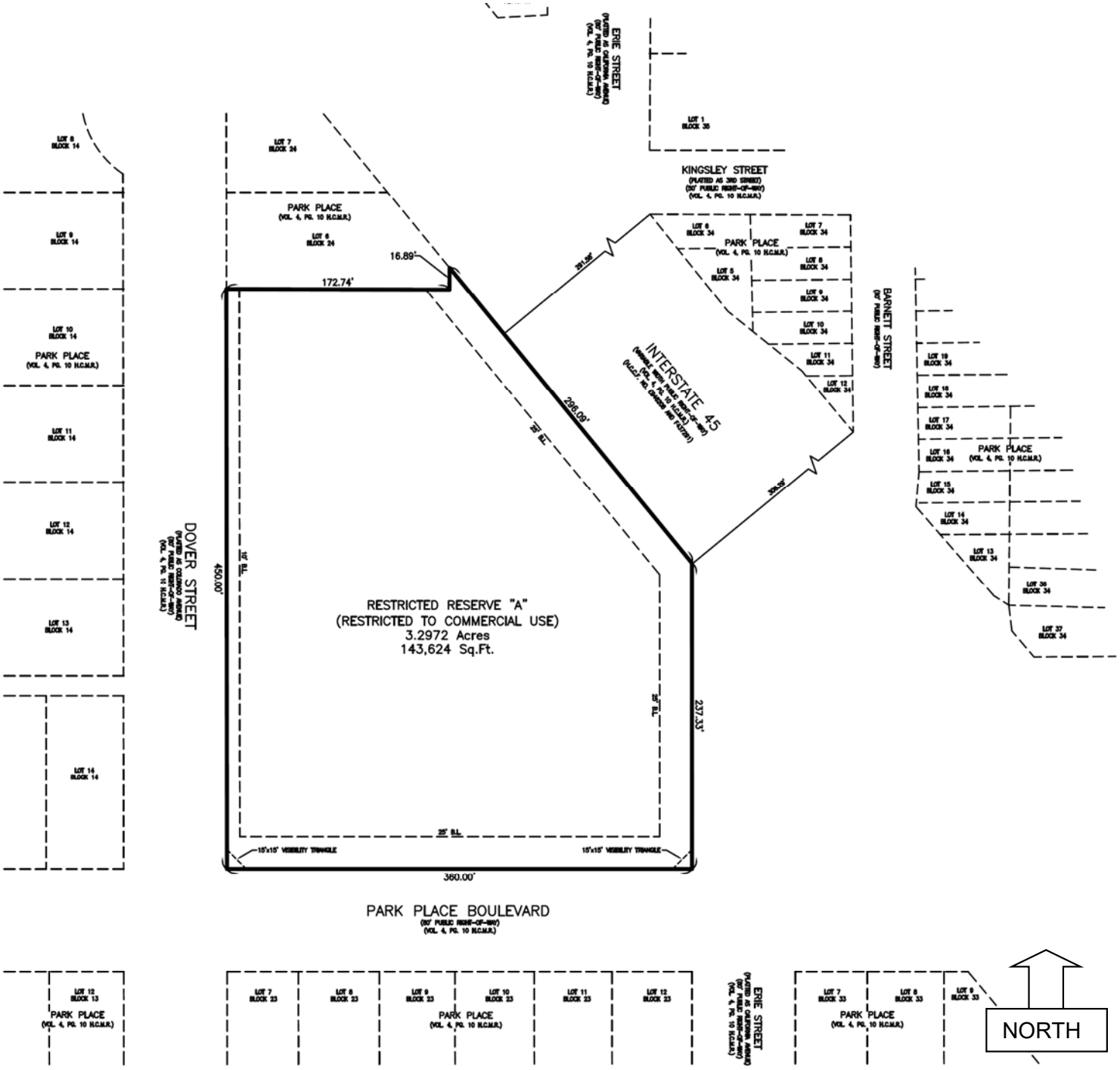
C – Public Hearings Site Location

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Freepark Plaza (DEF 2)

Applicant: Texas Land Maps



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Freepark Plaza (DEF 2)

Applicant: Texas Land Maps



C – Public Hearings Aerial

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

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F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

August 22, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1447

PLAT NAME：Freepark Plaza

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Park Place, being Lots 1-5, 9-17, and the adjoining abandoned alley ways (abandoned by Ordinance No. 2025-324), in Block 24, as recorded in Volume 4, Page 10 of the Harris County Map Records. The property is located at 8015 Park Place Blvd; at the northeast intersection of Park Place Blvd and Dover St, southwest of IH 45. The purpose of the replat is to create 1 restricted commercial reserve.

Pursuant to the Local Government Code 212.015 and 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 mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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The applicant,Matthew Sigmon, with Texas Land Maps, on behalf of the developer, can be contacted at 713-298-9987 for additional information regarding this project. You may also contact the review planner Ken Calhoun, with the Planning and Development Department regarding this notice via email at Ken.Calhoun@houstontx.gov or call (832) 363-6625.

The Houston Planning Commission will hold a public meeting to consider this application. A sign with this information has also been posted on the site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 18, 2025, at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 10/16/2025
Plat Name: Hazard Street Vista
Developer: Ali Samiee
Applicant: Total Surveyors, Inc.
App No / Type: 2025-1623 Class 3 subdivision replat Public Hearing Notification (C3N)

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	
COH Park Sector:	14 West Side Inside Loop	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	montrose Management District

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

Conditions and requirements for approval:

11.06 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. (Sec 42-150(b))
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.01 This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40 & 44)
21.11 Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
39.03 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: 95
Action Date: 10/16/2025
Plat Name: Hazard Street Vista
Developer: Ali Samiee
Applicant: Total Surveyors, Inc.
App No / Type: 2025-1623 Class 3 subdivision replat Public Hearing Notification (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.

CenterPoint
No Comment

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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.3 for specific criteria.

Addressing
No Comment

HPW- TDO- Traffic
As per Chapter 33 of the Code of Ordinance - Driveways/sidewalks/walkways near the trees shall be approved by the parks department prior to traffic approval. All requests along with the site plan must be submitted to FORESTRYPLANREVIEW@HOUSTONTX.GOV All proposed shrubs shall be planted inside the property line. Any trees within the limits of the right of way will need to have Forestry approval.

Harris County Flood Control District
No Comment

Parks & Recreation - Urban Forestry
No Comment

Parks and Recreation
No Comment

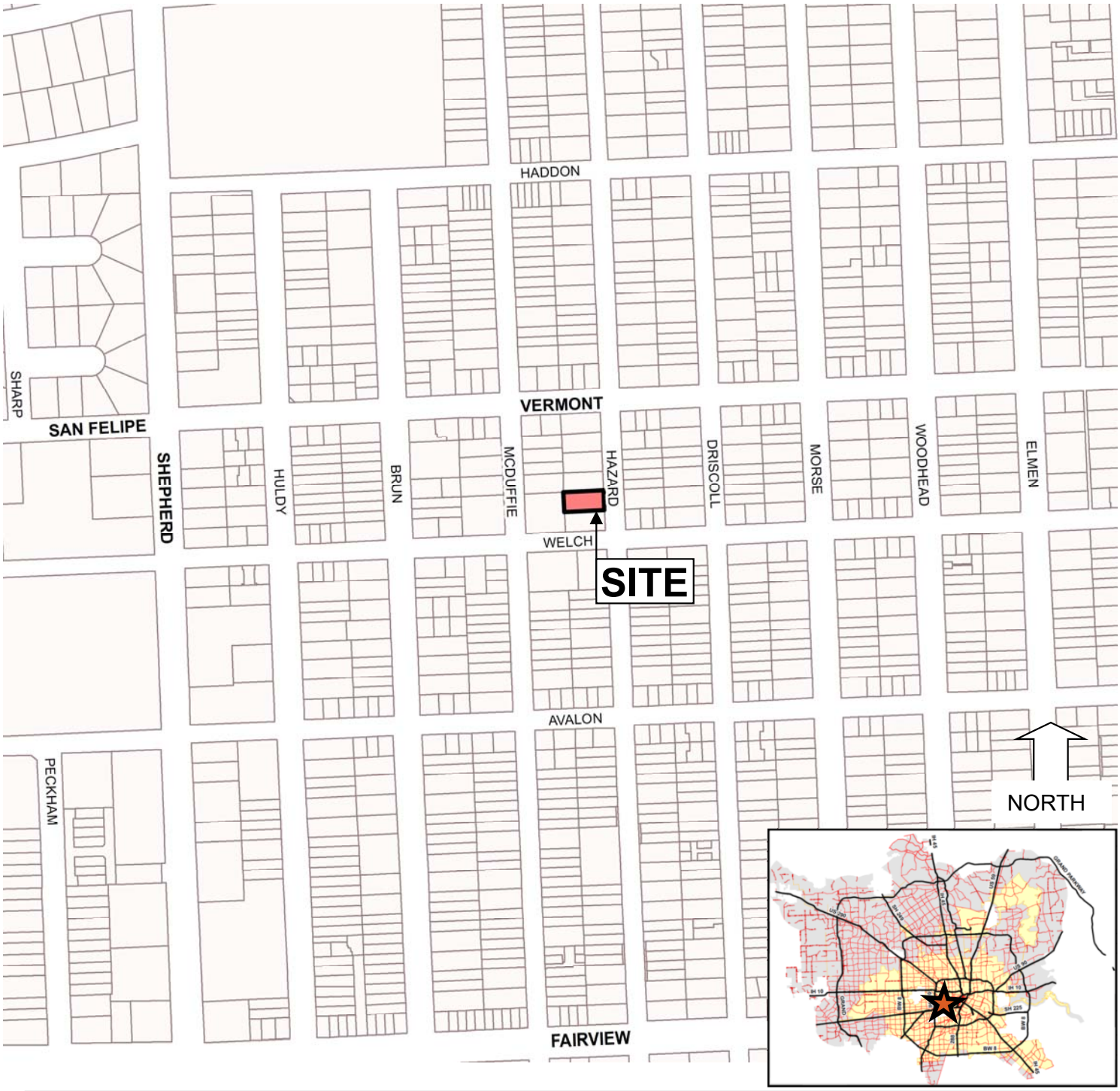
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Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Hazard Street Vista

Applicant: Total Surveyors, Inc



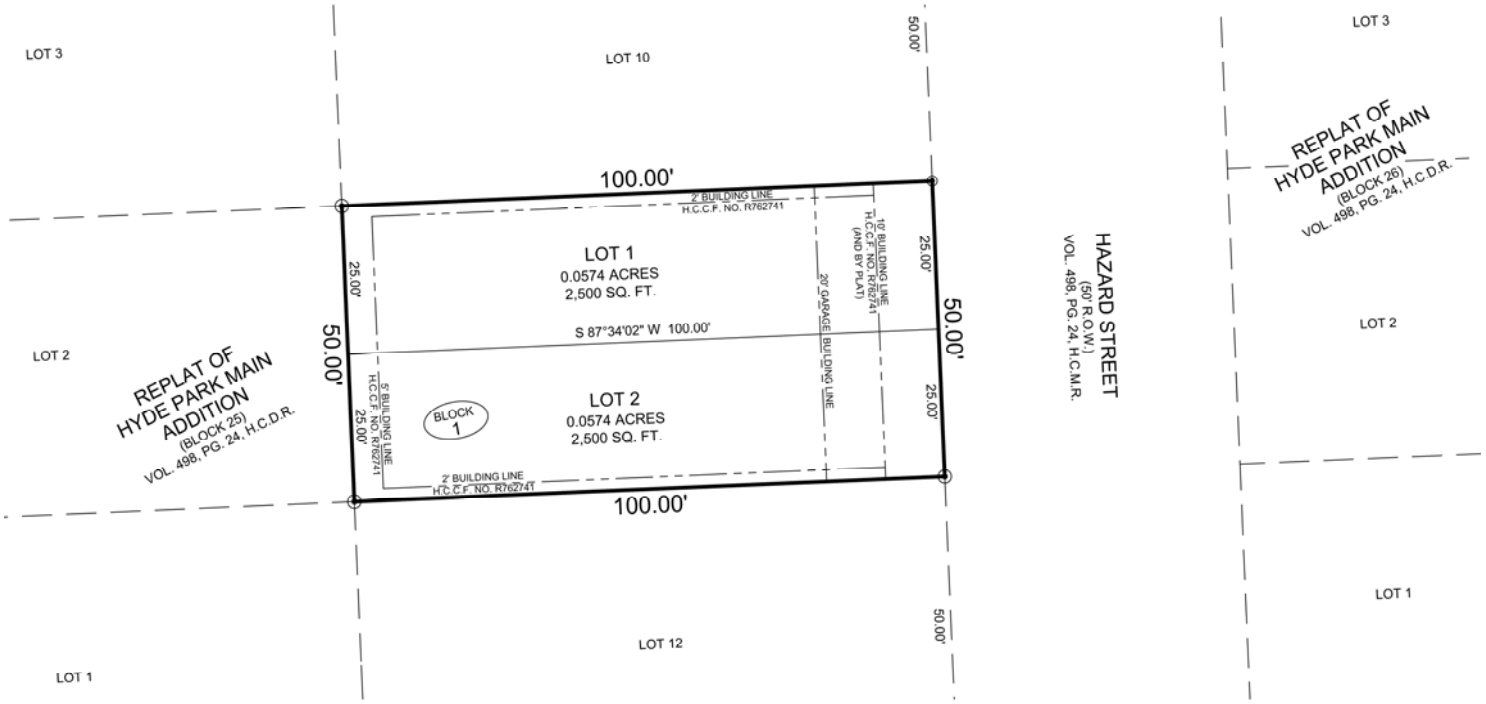
C – Public Hearings Site Location

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Hazard Street Vista

Applicant: Total Surveyors, Inc



NORTH

C – Public Hearings Subdivision

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Hazard Street Vista

Applicant: Total Surveyors, Inc



C – Public Hearings Aerial

CITY OF HOUSTON
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P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Public Hearing Notice

PH

September 23, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1623

PLAT NAME：Hazard Street Vista

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Hyde Park Main Addition being Lot 11, Block 25, as recorded in Volume 474, page 145, of the Harris County Deed Records. The property is located at 1918 Hazard Street, South of Vermont Street, North of Welch Street, East of S. Shepherd, West of Dunlavy St. The purpose of the replat is To create 2 single family lots.

Pursuant to the Local Government Code 212.015 and 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 mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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.

The applicant,Kevin Kolb, with Total Surveyors, Inc., on behalf of the developer, can be contacted at 281-479-8719 for additional information regarding this project. You may also contact the review planner Ken Calhoun, with the Planning and Development Department regarding this notice via email at Ken.Calhoun@houstontx.gov or call (832) 363-6625.

The Houston Planning Commission will hold a public meeting to consider this application. A sign with this information has also been posted on the site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 16, 2025 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

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 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.

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

To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on this page explains more about the terminology used in this letter.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements
- **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.
- **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.
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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.
- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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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: 96
Action Date: 10/16/2025
Plat Name: Huldy Street Villas
Developer: Hugo Chambon
Applicant: Total Surveyors, Inc.
App No / Type: 2025-1552 Class 3 subdivision replat Public Hearing Notification (C3N)

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	
COH Park Sector:	14 West Side Inside Loop	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and requirements for approval:

11.00 Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
11.06 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. (Sec 42-150(b))
21.00 Make minor corrections and additions as indicated on the marked file copy.
36.04 Public Hearings and Notice Issues: 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 Tuesday 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/) (Sec 42-83(c)(2))
39.03 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: 96
Action Date: 10/16/2025
Plat Name: Huldy Street Villas
Developer: Hugo Chambon
Applicant: Total Surveyors, Inc.
App No / Type: 2025-1552 Class 3 subdivision replat Public Hearing Notification (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.

CenterPoint
Approve

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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.3 for specific criteria. There is 8" sanitary sewer line owned by City located inside the property. Need to dedicate sanitary sewer easement.

Addressing
No Comment

HPW- TDO- Traffic
No Comments

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

Parks & Recreation - Urban Forestry
45-inch Camphor tree within the right-of-way is protected per city ordinance. Coordinate with Urban Forestry for any trees in the right-of-way per Chapter 33. Utilize practical design alternatives per Chapter 33-155 to avoid removing protected trees.

Parks and Recreation
NA

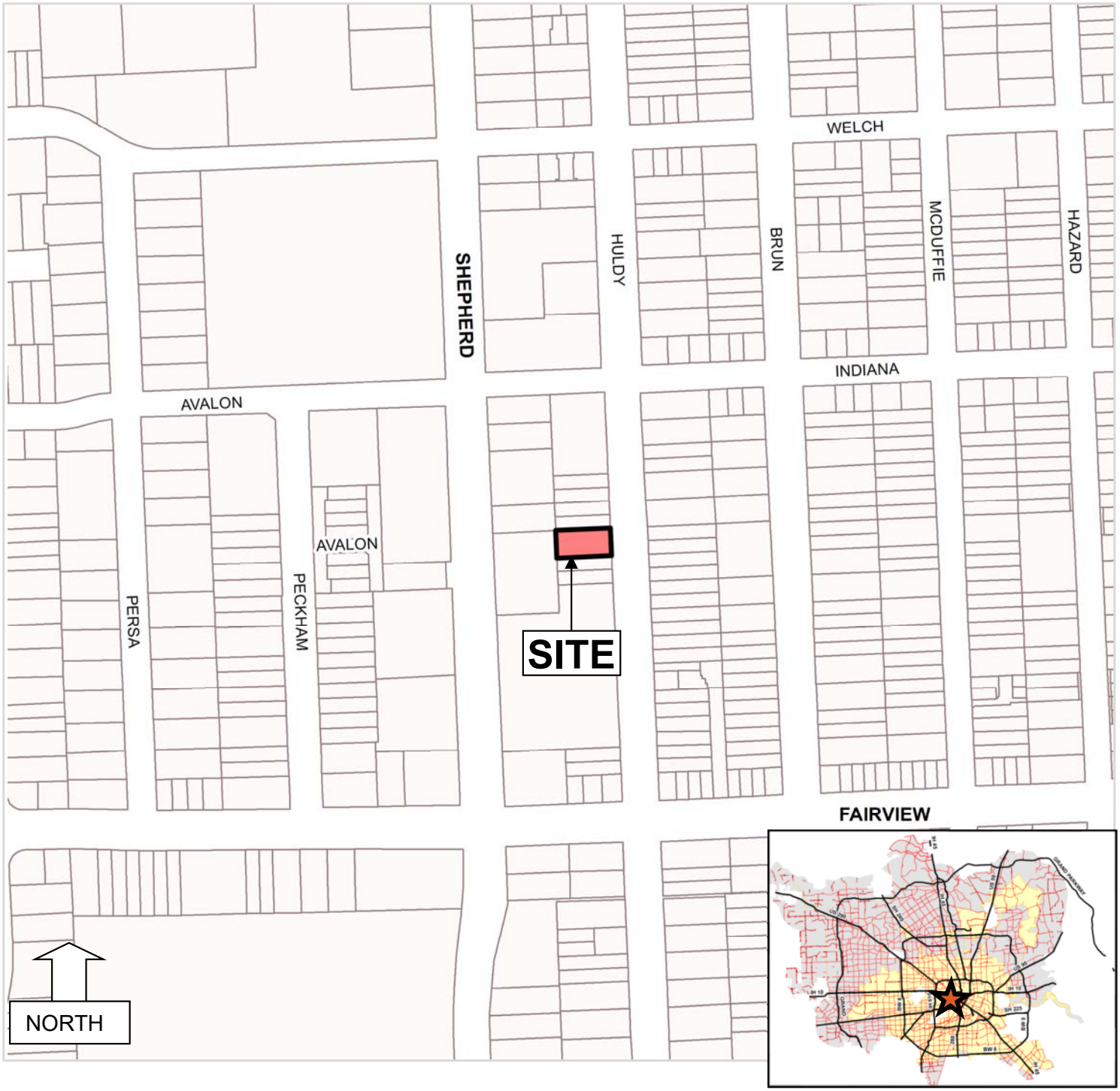
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:96

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Huldy Street Villas (DEF 1)

Applicant: Total Surveyors, Inc.



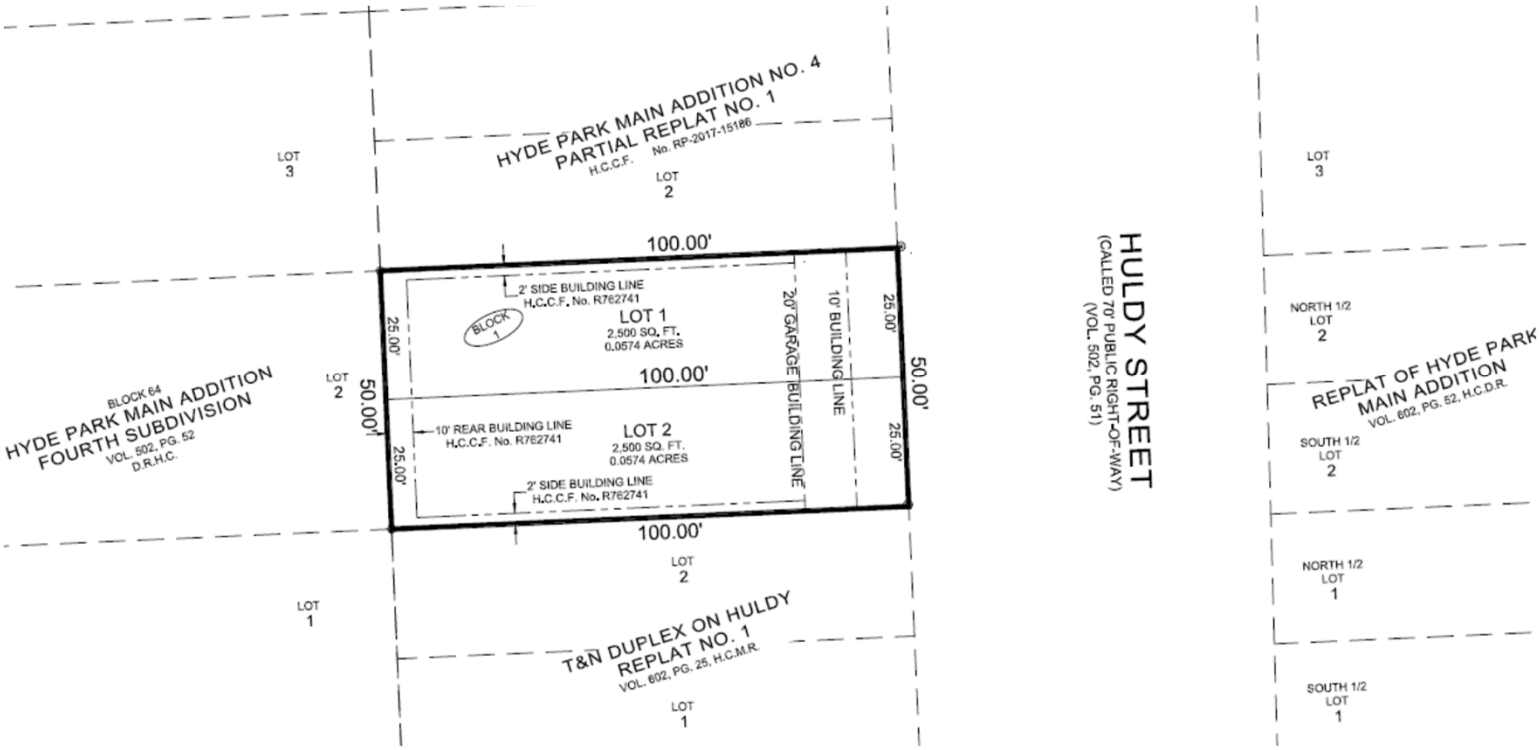
C – Public Hearings **Site Location**

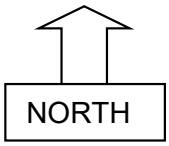
Houston Planning Commission ITEM:96

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Huldy Street Villas (DEF 1)

Applicant: Total Surveyors, Inc.





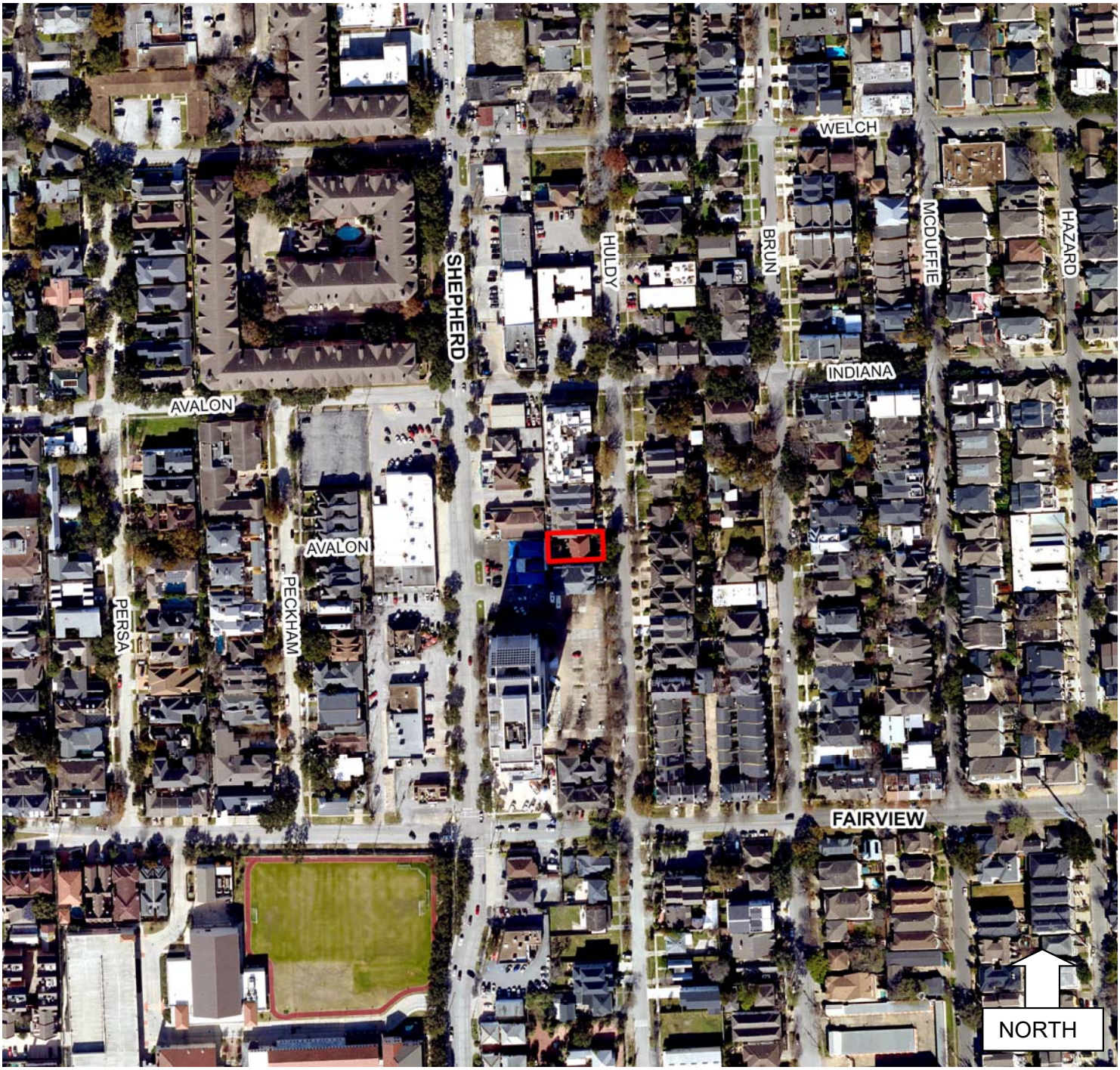
C – Public Hearings Subdivision

Houston Planning Commission ITEM:96

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Huldy Street Villas (DEF 1)

Applicant: Total Surveyors, Inc.



C – Public Hearings Aerial

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

Public Hearing Notice

PH

September 9, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1552

PLAT NAME：Huldy Street Villas

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Hyde Park Main Addition Fourth Subdivision being Lot 13, Block 64, as recorded in Volume 502, Page 51 of the Harris County Deed Records. The property is located at 2202 Huldy Street; west along Huldy Street between Indiana Street and Fairview Avenue. The purpose of the replat is to create 2 single-family residential lots.

Pursuant to the Local Government Code 212.015 and 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 mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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.

The applicant,Kevin Kolb, with Total Surveyors, Inc., on behalf of the developer, can be contacted at 281-479-8719 for additional information regarding this project. You may also contact the review planner Aracely Rodriguez, with the Planning and Development Department regarding this notice via email at Aracely.Rodriguez@houstontx.gov or call (832) 393-6574.

The Houston Planning Commission will hold a public meeting to consider this application. A sign with this information has also been posted on the site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 2, 2025 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

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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: 97
Action Date: 10/16/2025
Plat Name: Luca Residence
Developer: N/A
Applicant: E.I.C. Surveying Company
App No / Type: 2025-1496 Class 3 subdivision replat Public Hearing Notification (C3N)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.2364	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77389	250F	ETJ

Conditions and requirements for approval:

19.00 Show the location and dimensions of all existing easements identified in the title commitment. All existing easements and/or fee strips must show record information. (Sec 42-212)
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.01 This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40 & 44)
21.09 Add reason for replat in title block of the plat.
21.19 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))
38.03 Add Owners Certification of Restrictions note to face of replat (when a public hearing application) (short replat paragraph): Further, the owners hereby certify that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 97

Action Date: 10/16/2025

Plat Name: Luca Residence

Developer: N/A

Applicant: E.I.C. Surveying Company

App No / Type: 2025-1496 Class 3 subdivision replat Public Hearing Notification (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
Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information, please see Title Report. Please list all CNP undergroud agreements in notes of plat with full recording; All abbreviations on plat must be in Legend and/or notes of plat, add MCCF

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houston˘s Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
No Comment

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) Clarify how remainder of Lot 3 will get access, and show remainder of lot 3 (ch 42-41)

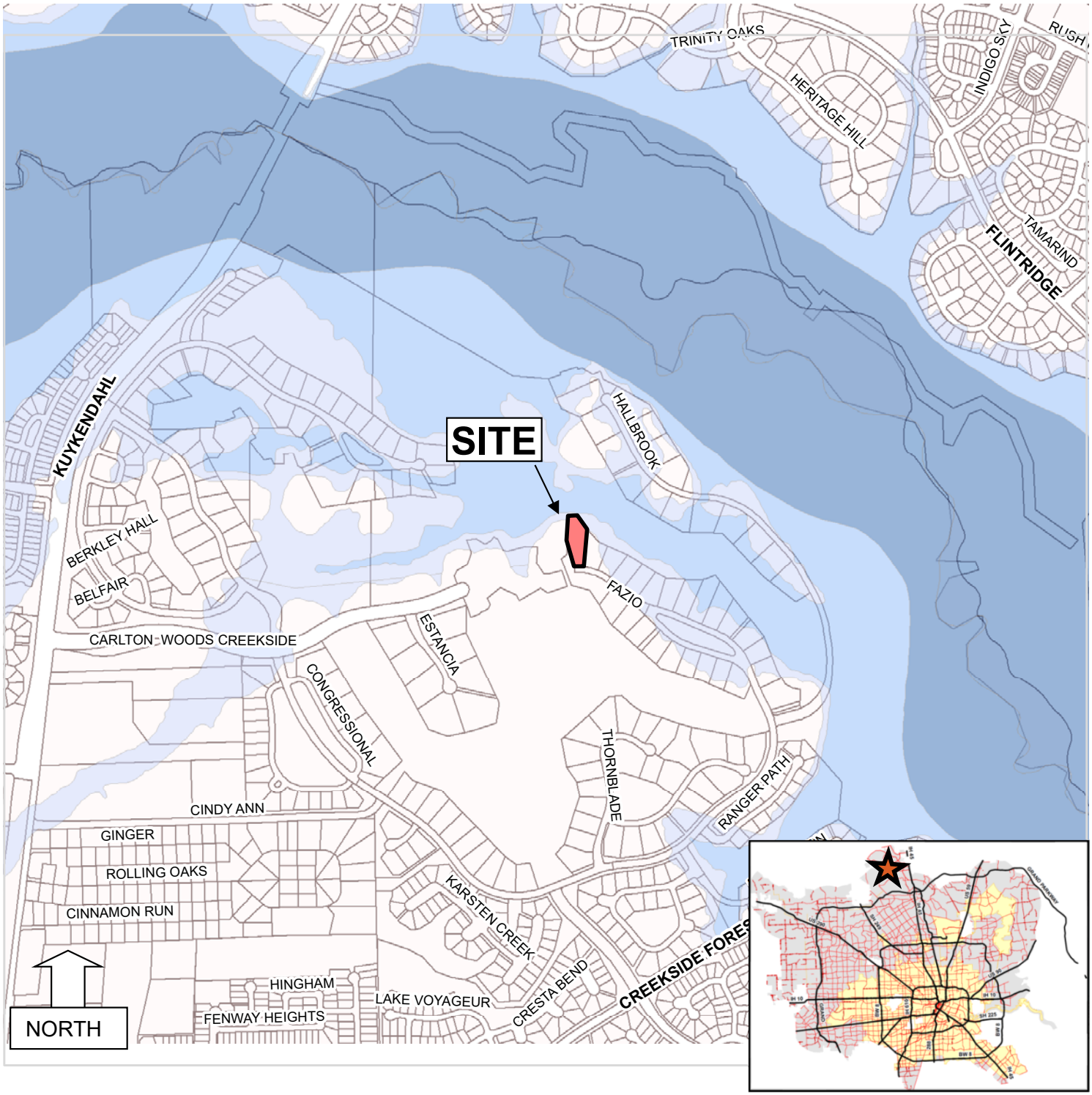
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Houston Planning Commission ITEM:97

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Luca Residence (DEF 1)

Applicant: E.I.C Surveying Company



C – Public Hearings

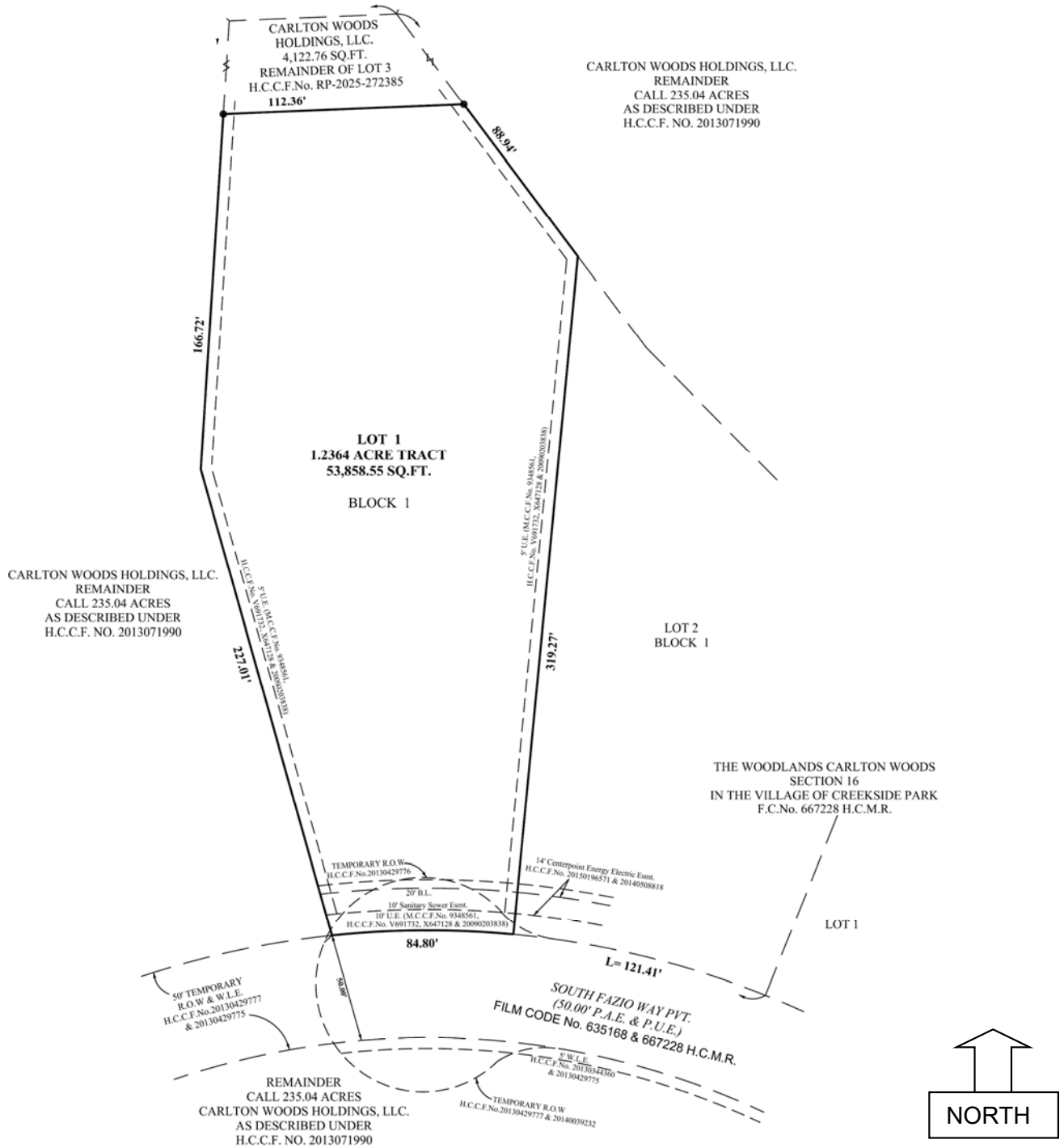
Site Location

Houston Planning Commission ITEM:97

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Luca Residence (DEF 1)

Applicant: E.I.C Surveying Company



C – Public Hearings Subdivision

Houston Planning Commission ITEM:97

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Luca Residence (DEF 1)

Applicant: E.I.C Surveying Company



C – Public Hearings Aerial

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

Vonn Tran
Director
P.O. Box 1562
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www.houstontx.gov

Public Hearing Notice

PH

September 9, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1496

PLAT NAME：Luca Residence

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of The Woodlands Carlton Woods Creekside Sec 16 in the Village of Creekside Park, being a portion of Lot 3, Block 1 as recorded under Film code No. 667228 of the Harris County Map Records. The property is located at north along S Fazio Way (PVT), north of Creekside Forest Drive and east of Kuykendahl Road. The purpose of the replat is to create one single-family residential lot.

Pursuant to the Local Government Code 212.015 and 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 mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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The applicant,Emil Haddad, with E.I.C. Surveying Company, on behalf of the developer, can be contacted at 281-955-2772 for additional information regarding this project. You may also contact the review planner Aracely Rodriguez, with the Planning and Development Department regarding this notice via email at Aracely.Rodriguez@houstontx.gov or call (832) 393-6574.

The Houston Planning Commission will hold a public meeting to consider this application. A sign with this information has also been posted on the site.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 10/16/2025
Plat Name: Nantucket Villas
Developer: Iberica Construction
Applicant: Total Surveyors, Inc.
App No / Type: 2025-1625 Class 3 subdivision replat Public Hearing Notification (C3N)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.5997	Total Reserve Acreage:	0.0046
Number of Lots:	8	Number of Multifamily Units:	
COH Park Sector:	9 West Side South IH 10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77057	491N	City

Conditions and requirements for approval:

11.06 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. (Sec 42-150(b))
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.01 This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40 & 44)
21.11 Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
34.08 Measure from right-of-way edge to right-of-way edge along the centerline to accurately measure intersection spacing. (Sec 42-126)
40.01 Add shared driveway plat note: Vehicular access to each lot is provided for by a shared driveway only. (Sec 42-145)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 98

Action Date: 10/16/2025

Plat Name: Nantucket Villas

Developer: Iberica Construction

Applicant: Total Surveyors, Inc.

App No / Type: 2025-1625 Class 3 subdivision replat Public Hearing Notification (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
Interior Building Lines must be a minimum of 5 feet. CNPˇs requirement stands apart from the cityˇs as a minimum of 5ˇ is required by CNP to install/operate/maintain an easement. Please identify access entrance.

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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.4 for specific criteria. Consider providing WME if a master water meter is required.

Addressing
No Comment

HPW- TDO- Traffic
Ensure to 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/

Harris County Flood Control District
No Comment

Parks & Recreation - Urban Forestry
No Comment

Parks and Recreation
The existing survey does not distinguish residence. Please provide an updated survey, demo permit, or water letter dated within the last year to claim existing DU. If unable to provide, please correct the numbers in Parks Table & Parks Notes.

Solid Waste
The proposed development qualifies for SWM services.

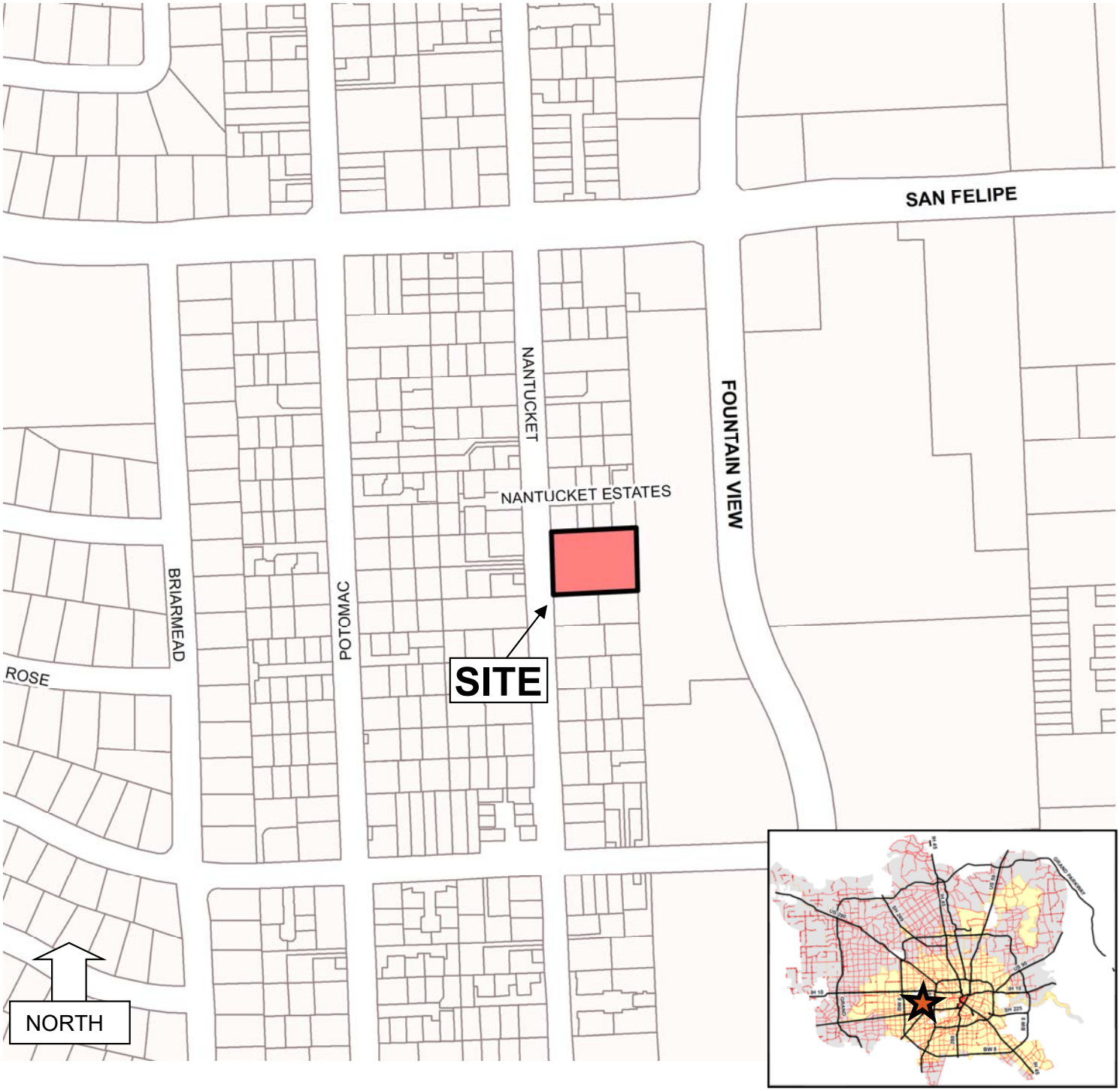
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:98

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Nantucket Villas

Applicant: Total Surveyors, Inc.



C – Public Hearings Site Location

Houston Planning Commission ITEM:98

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Nantucket Villas

Applicant: Total Surveyors, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM:98

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Nantucket Villas

Applicant: Total Surveyors, Inc.



C – Public Hearings Aerial

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

Public Hearing Notice

PH

September 23, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1625

PLAT NAME：Nantucket Villas

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Westhaven Estates, Sec 2 being Lots 246 & 247, Block 9, recorded in Volume 30 page 46 & 47 of the Harris County Map Records. The property is located at 1815 and 1901 Nantucket Drive, South of San Felipe, West of Fountainview, North of Inwood. The purpose of the replat is to create 8 single family lots and one reserve.

Pursuant to the Local Government Code 212.015 and 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 mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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.

The applicant,Kevin Kolb, with Total Surveyors, Inc., on behalf of the developer, can be contacted at 281-479-8719 for additional information regarding this project. You may also contact the review planner Devin Crittle, with the Planning and Development Department regarding this notice 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. A sign with this information has also been posted on the site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 16, 2025 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

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 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.

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

To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on this page explains more about the terminology used in this letter.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements
- **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.
- **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.
- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.

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: 99
Action Date: 10/16/2025
Plat Name: New Flores Estate
Developer: Golden Petals Reception Hall Inc.
Applicant: Chisholm Trail Land Surveying
App No / Type: 2025-1420 Class 3 subdivision replat Public Hearing Notification (C3N)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	4.1300	Total Reserve Acreage:	1.6880
Number of Lots:	1	Number of Multifamily Units:	
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	77065	368R	ETJ

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.01 This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40 & 44)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 99

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Plat Name: New Flores Estate

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Applicant: Chisholm Trail Land Surveying

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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.

CenterPoint
no comments

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
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) Plan and PLAT need to be approved by project manager Mike Garcia prior to recordation (HC-infrastructure Regualtions, 5.06) An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer 30 TAC 285 at https://www.tceq.texas.gov/rules/indxpdf.html/#285. For wastewater related questions or to submit your report, please e-mail wastewater@eng.hctx.net . For drainage analysis related questions, please email civildevel@harriscountytx.gov . A TIA may be required with site plans to determine traffic impacts based on most current Harris County TIA guidelines, submit a trip generation application to epermits (HC-infrastructure regs, 12.02) Driveways on plans need to conform with most current Harris County driveway regulations

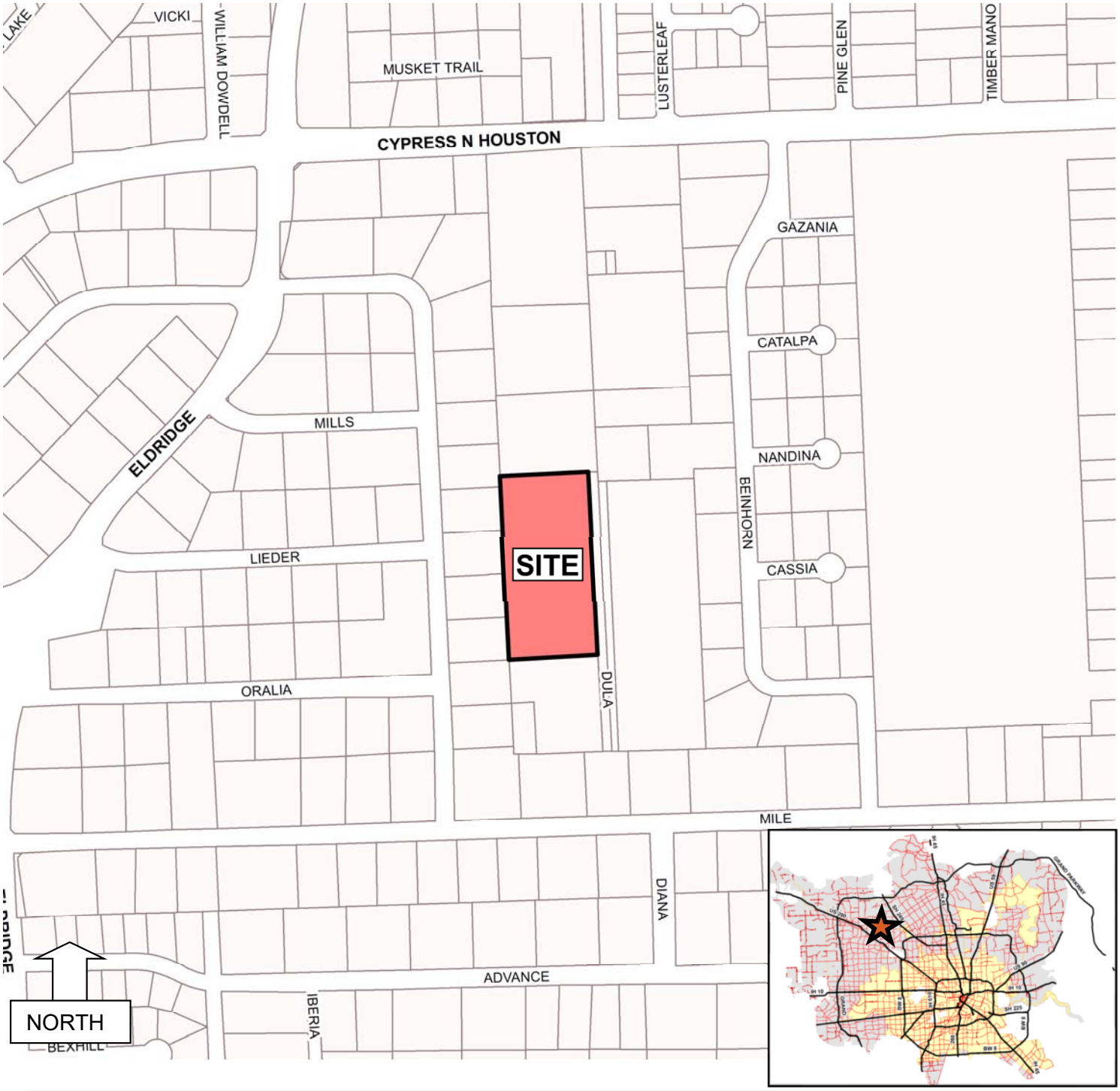
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Houston Planning Commission ITEM:99

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: New Flores Estate (DEF 1)

Applicant: Chisolm Trail Land Surveying



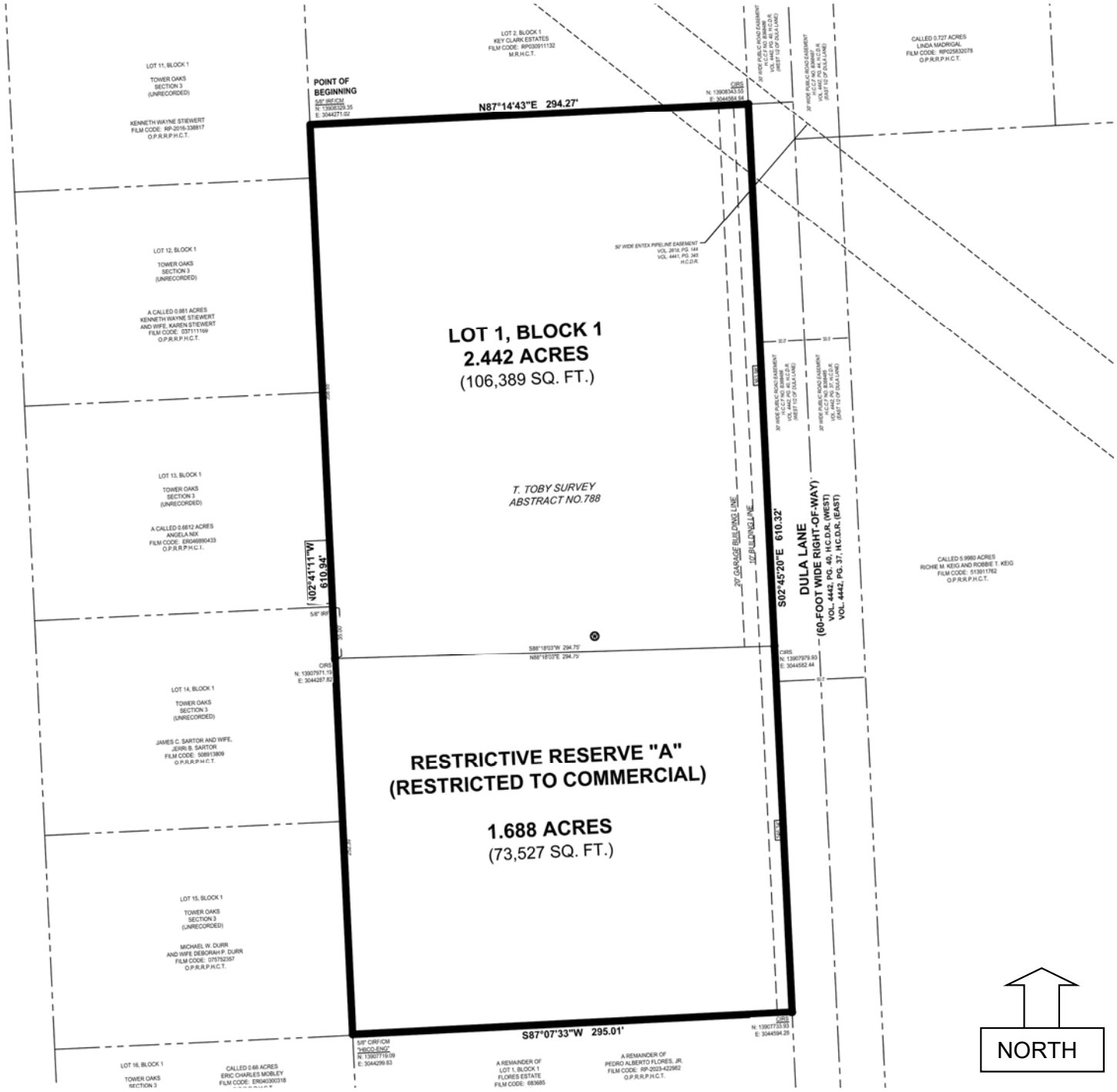
C – Public Hearings Site Location

Houston Planning Commission ITEM:99

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: New Flores Estate (DEF 1)

Applicant: Chisolm Trail Land Surveying



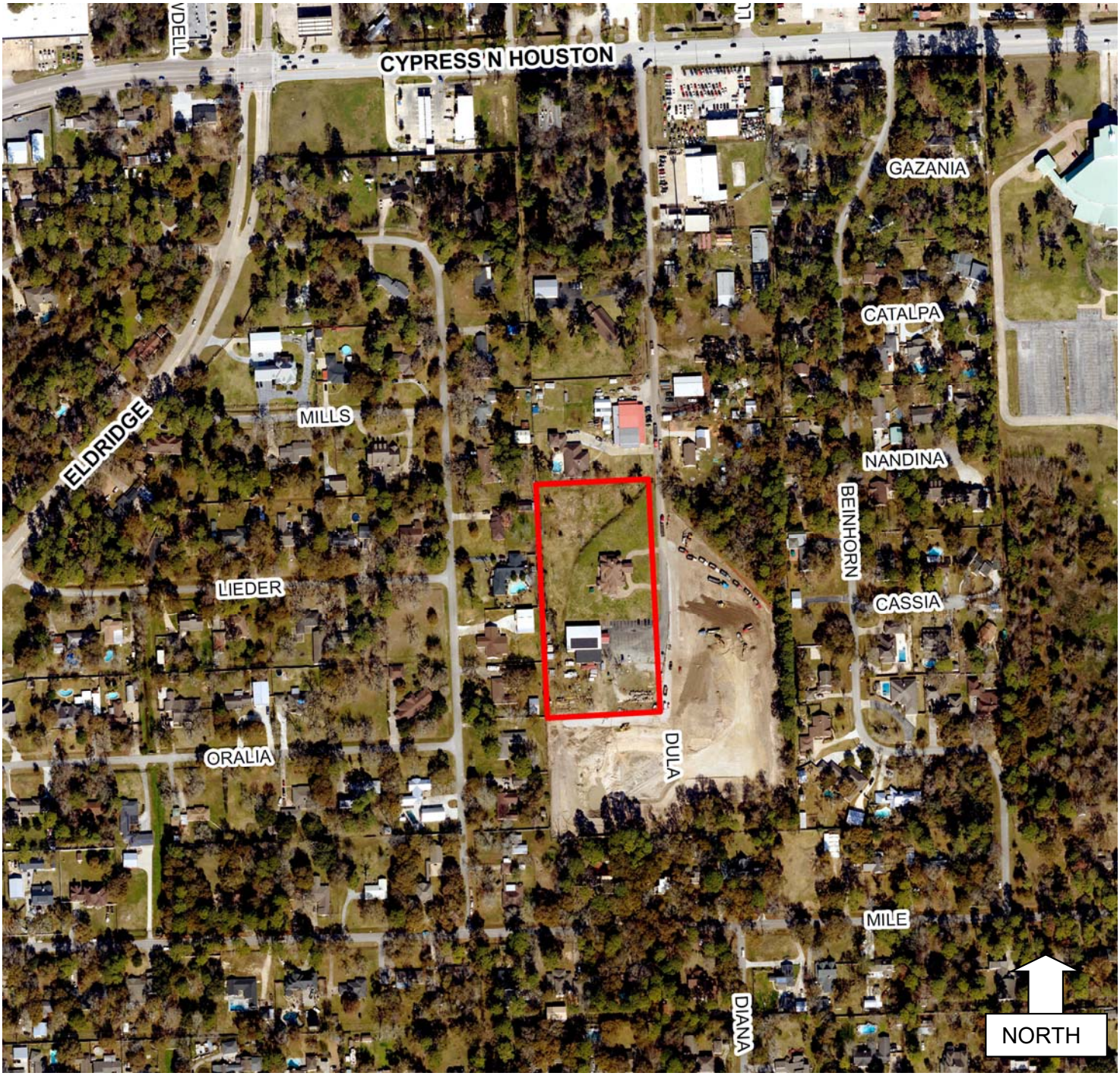
C – Public Hearings Subdivision

Houston Planning Commission ITEM:99

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: New Flores Estate (DEF 1)

Applicant: Chisolm Trail Land Surveying



C – Public Hearings Aerial

CITY OF HOUSTON

Planning & Development Department

John Whitmire

Mayor

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

T. 832.393.6600
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www.houstontx.gov

Public Hearing Notice

PH

September 10, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER: 2025-1420

PLAT NAME: New Flores Estate

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Flores Estates being lot 1, block 1, Film Code no. 683685. The property is located at 11827 Dula Lane, East of E Morgan Dr and west of Beinhorn Dr. The purpose of the replat is to create 1 lot and 1 commercial reserve.

Pursuant to the Local Government Code 212.015 and 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 mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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.

The applicant,Michael Kersten, with Chisholm Trail Land Surveying, on behalf of the developer, can be contacted at 940-367-7188 for additional information regarding this project. You may also contact the review planner Dorianne Powe-Phlegm, with the Planning and Development Department regarding this notice 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. A sign with this information has also been posted on the site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 2, 2025, at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

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

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TERMINOLOGY

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PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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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: 100
Action Date: 10/16/2025
Plat Name: Newport Green Acres
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2025-1534 Class 3 subdivision replat Public Hearing Notification (C3N)

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	9.0000	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	
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	77532	379W	ETJ

Conditions and requirements for approval:

19.00 Show the location and dimensions of all existing easements identified in the title commitment. All existing easements and/or fee strips must show record information. (Sec 42-212)
21.00 Make minor corrections and additions as indicated on the marked file copy.
23.01 Add plat note: All lots shall have adequate wastewater collection service.
36.04 Public Hearings and Notice Issues: 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 Tuesday 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/) (Sec 42-83(c)(2))
37.00 Provide a corner(s) cutback at the street intersection identified in compliance with Infrastructure Design Manual. (HPW IDM 10.06.D.4.a. (PG. 12) & HPW IDM 10.06-04)
39.02 Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Proposed plat must be approved by Architectural Control Committee of HOA.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 10/16/2025
Plat Name: Newport Green Acres
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2025-1534 Class 3 subdivision replat Public Hearing Notification (C3N)

Staff Recommendation:
Defer Additional information reqd

For Your Information:

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

CenterPoint
NO COMMENTS

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houston˘s Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
No Comment

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) Driveways on plans need to conform with most current Harris County driveway regulations

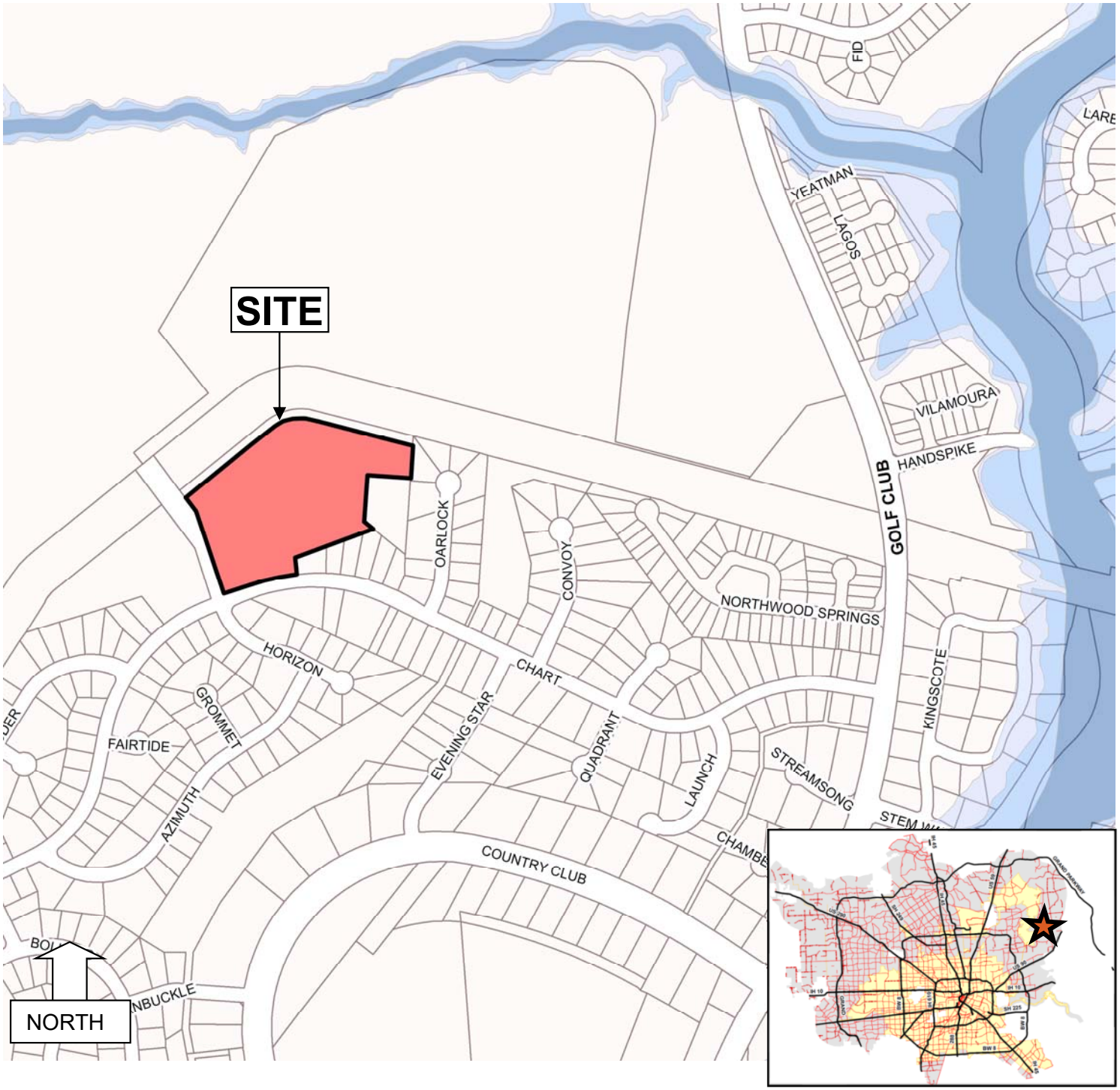
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Houston Planning Commission ITEM:100

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Newport Green Acres

Applicant: PLS Construction Layout, INC



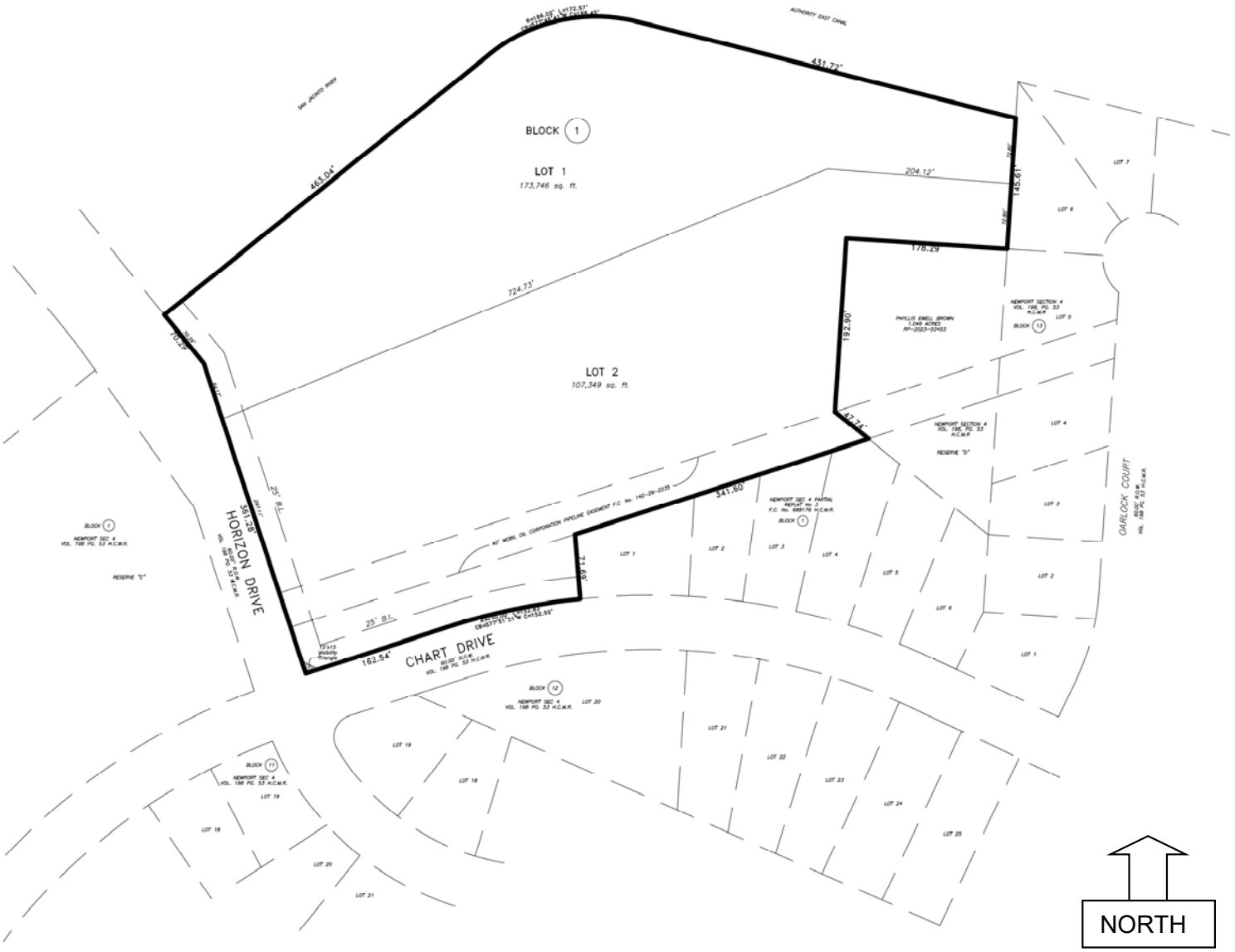
C – Public Hearings Site Location

Houston Planning Commission ITEM:100

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Newport Green Acres

Applicant: PLS Construction Layout, INC



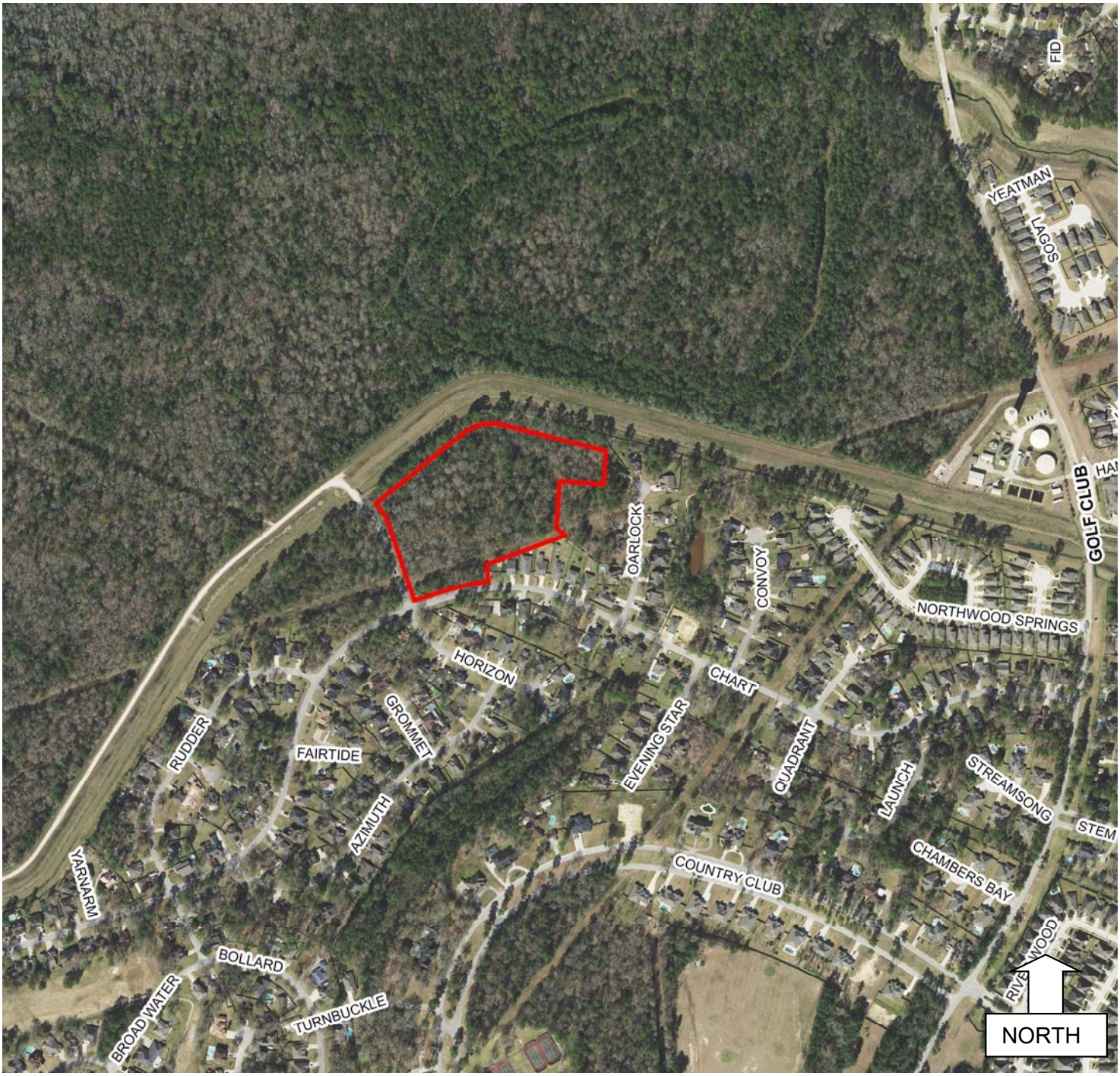
C – Public Hearings Subdivision

Houston Planning Commission ITEM:100

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Newport Green Acres

Applicant: PLS Construction Layout, INC



C – Public Hearings

Aerial

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

T. 832.393.6600
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www.houstontx.gov

Public Hearing Notice

PH

September 11, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1534

PLAT NAME：Newport Green Acres

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Newport Section 4, being a portion of Unrestricted Reserve"D", as recorded in Volume 198, Page 53 of the Harris County Map Records. The property is located at the northeast intersection of Horizon Drive and Chart Drive. The purpose of the replat is to create 2 single-family residential lots.

Pursuant to the Local Government Code 212.015 and 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 mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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.

The applicant,URIEL FIGUEROA, with PLS CONSTRUCTION LAYOUT, INC, on behalf of the developer, can be contacted at 713-480-4075 for additional information regarding this project. You may also contact the review planner Aracely Rodriguez, with the Planning and Development Department regarding this notice via email at Aracely.Rodriguez@houstontx.gov or call (832) 393-6574.

The Houston Planning Commission will hold a public meeting to consider this application. A sign with this information has also been posted on the site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 16, 2025 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

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

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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

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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.
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- **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.
- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.

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: 101
Action Date: 10/16/2025
Plat Name: Spring Stuebner Commerce Center
Developer: THE URBAN COMPANIES
Applicant: The Pinnell Group, LLC
App No / Type: 2025-1471 Class 3 subdivision replat Public Hearing Notification (C3N)

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	15.3150	Total Reserve Acreage:	15.3150
Number of Lots:	0	Number of Multifamily Units:	
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	77379	290J	ETJ

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.01 This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40 & 44)
21.23 All appropriate engineering and surveying data shall be shown. (Sec 42-42 & 44)
21.24 Provide all dedication acknowledgements and certificates on the face of the plat. (Sec 42-42(5) & 44(6))
38.03 Add Owners Certification of Restrictions note to face of replat (when a public hearing application) (short replat paragraph): Further, the owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 10/16/2025
Plat Name: Spring Stuebner Commerce Center
Developer: THE URBAN COMPANIES
Applicant: The Pinnell Group, LLC
App No / Type: 2025-1471 Class 3 subdivision replat Public Hearing Notification (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.

CenterPoint
Approve

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
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 . Plan and PLAT need to be approved by project manager Demetria Williams prior to recordation (HC-infrastructure Regualtions, 5.06) A TIA is required with site plans to determine traffic impacts based on most current Harris County TIA guidelines (HC-infrastructure regs, 12.02) driveways on plans need to conform with most current Harris County driveway regulations

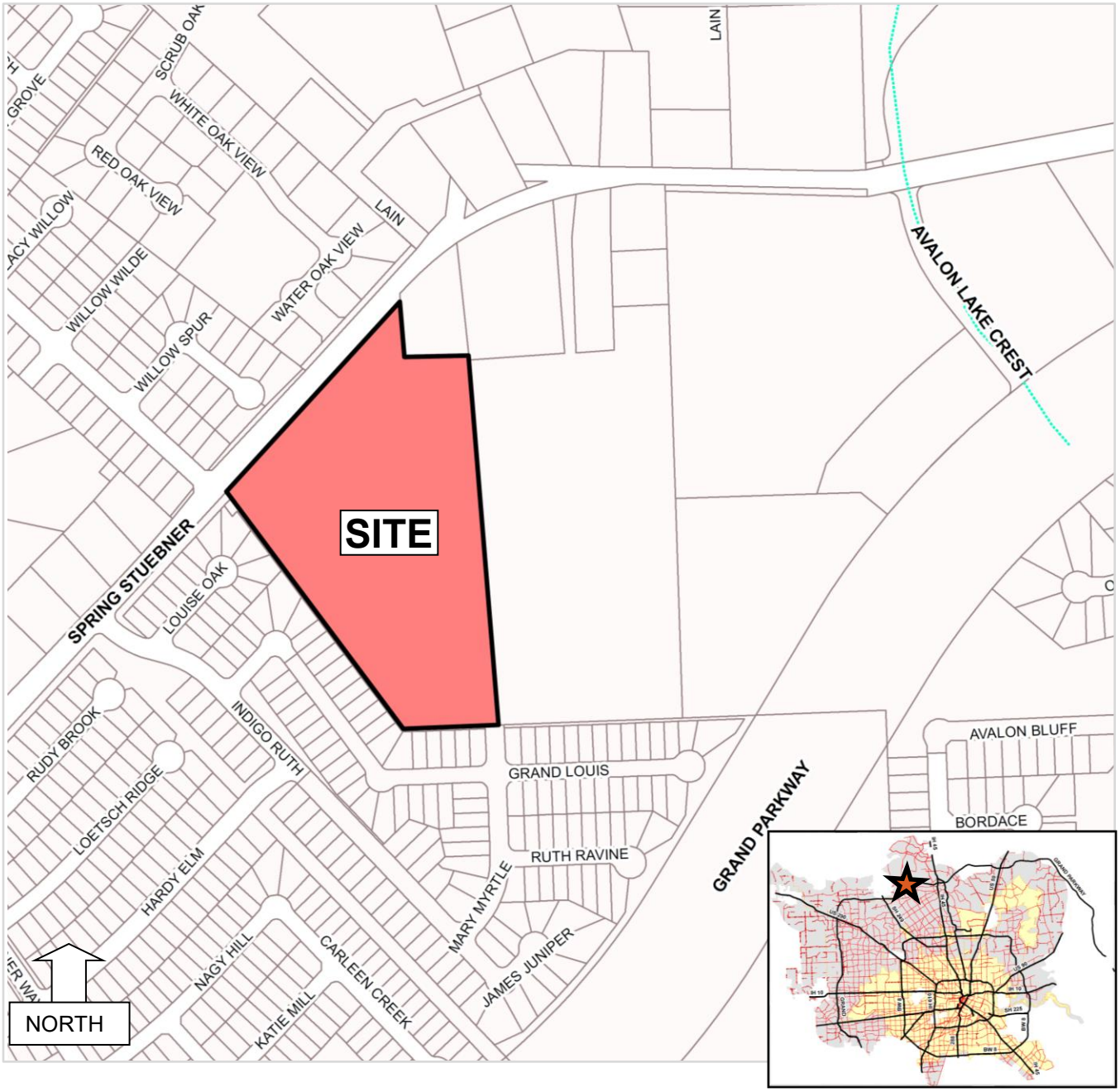
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:101

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Spring Stuebner Commerce Center

Applicant: The Pinnell Group, LLC



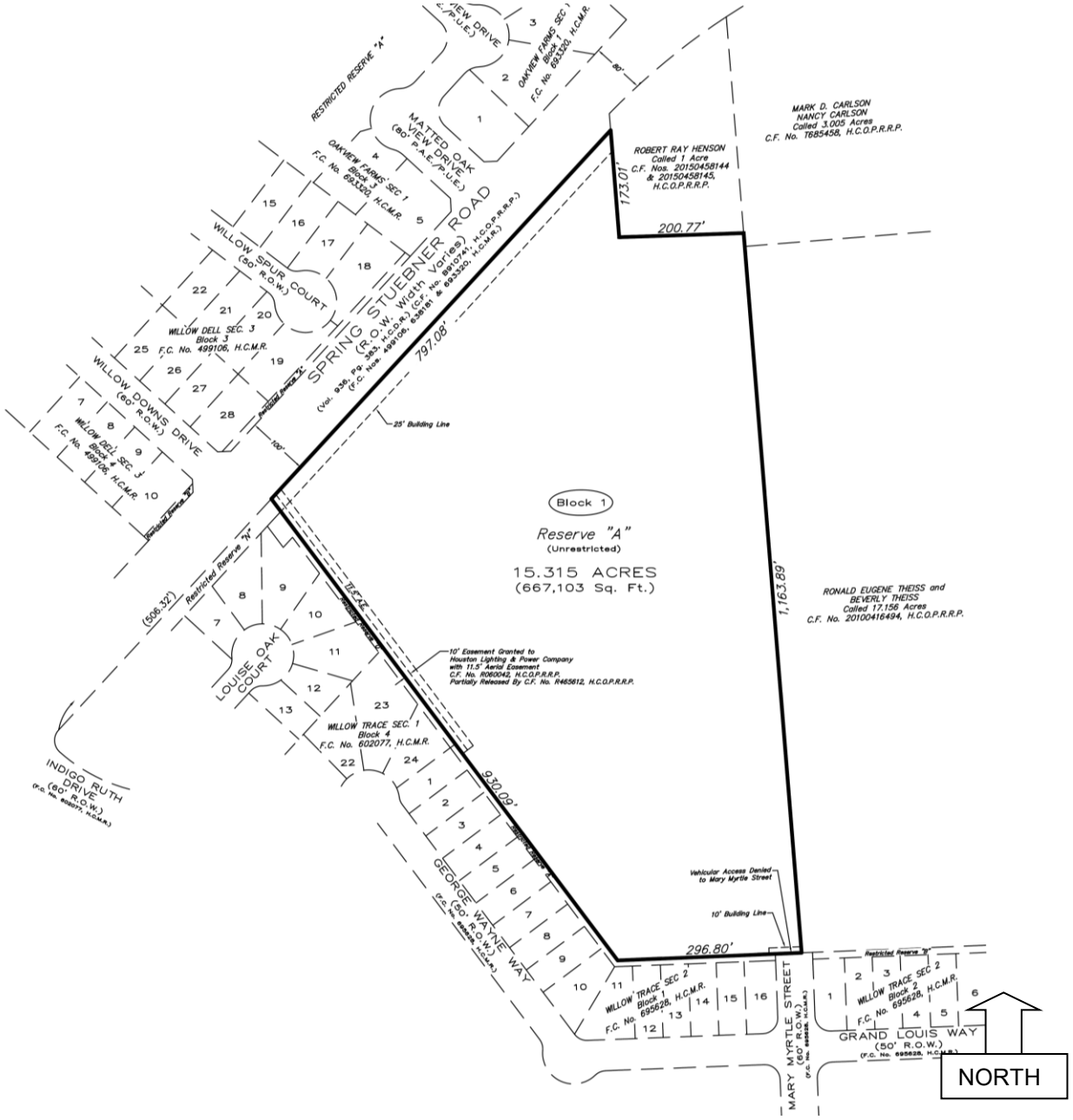
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM:101

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Spring Stuebner Commerce Center

Applicant: The Pinnell Group, LLC



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM:101

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Spring Stuebner Commerce Center

Applicant: The Pinnell Group, LLC



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1471
Plat Name: Spring Stuebner Commerce Center
Applicant: Michael Haworth
Date Submitted: 8/11/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To exceed intersection spacing by not extending Mary Myrtle Street through the property nor to terminate the stub with a cul-de-sac

Chapter 42 Section: 42-134

Chapter 42 Reference:
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.
If each of these criteria is met, the stub street is not required to be extended.

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 owners of this 15.315 acres of land are platting the subject property into a single Block and single Reserve to create a commercial/light industrial development. Mary Myrtle Street is an existing 60-foot-wide dedicated street in Willow Trace Sec 2 that terminates at the south boundary line of the proposed subdivision. The developer of Willow Trace likely anticipated continued residential development to the north where Mary Myrtle Street would access future residential housing and make connection with Spring Stuebner Road. There is currently no known proposal to extend residential development to the north and an extension by this plat would only cover a portion of the 60 feet needed for the street. Access to Mary Myrtle Street will not benefit the proposed commercial/light industrial development, nor will it improve local traffic

circulation inside Willow Trace. With the Grand Parkway to the south with no connection option, the extension of Mary Myrtle Street will only create another loop out to Spring Stuebner Road. Moreover, the residents of Willow Trace would not appreciate the additional commercial, or light industrial, traffic commuting in and out of their residential community

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The developer of Willow Trace dedicated Mary Myrtle Street in anticipation of a future residential Section to be built where the subject property lies; However, the owner of the subject property intends to create commercial/light industrial development and the extension of Mary Myrtle Street would create a partial street dedication that will not benefit the proposed development or improve local traffic circulation.

The circumstances supporting the granting of the variance are logical. The residents of Willow Trace will not want to mix residential traffic with commercial traffic, and the owner of the subject property does not need access to Mary Myrtle Street. If the subject property was created as a residential development, then the extension of Mary Myrtle Street would be logical and would benefit the property and the public.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The granting of this variance will not devalue this Chapter. If the owner was developing a residential subdivision, they would extend Mary Myrtle Street as another ingress/egress point for traffic circulation; However, mixing commercial traffic with a residential community is never a good idea

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Currently, there is nothing injurious to the public health, safety and welfare at the end of Mary Myrtle Street, and by granting the requested variance, there will continue to be nothing injurious to the public health, safety and welfare; However, if Mary Myrtle Street is extended and open to commercial traffic, that could create public health and safety hazard, and potentially damage the infrastructure within Willow Trace

(5) Economic hardship is not the sole justification of the variance.
This request is not based on economic reasons. It is a matter of a logistical solution not to extend Mary Myrtle Street.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application Number: 2025-1471
Agendat Item: 101
PC Action Date: 10/16/2025 2:30 PM
Plat Name: Spring Stuebner Commerce Center
Applicant: Michael Haworth

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Section: 42-134
(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To exceed intersection spacing by not extending Mary Myrtle Street through the property nor to terminate the stub with a cul-de-sac

Basis of Recommendation:
The subject site is a 15 Acre property located in the Harris County Extraterritorial jurisdiction, Southeast along Spring Stuebner Road, west of Avalon Lake Crest, northwest of 99 grand Parkway.
The applicant is proposing an Reserve Restricted Commercial use intended for Warehouse and light industrial use and is requesting a variance to exceed intersection spacing by not extending, nor terminating with a cul-de-sac Mary Myrtle Street. Staff is in support of the request.
This is a full replat of Boudreaux Plaza. Review by legal indicates the plat does not violate restrictions of the face of the plat or those filed separately.
The resulting intersection spacing along major thoroughfare Spring Stuebner would be 3000', a 15% deviation from the standard. Mary Myrtle Street leads into a single-family subdivision that does not have a connection to Grand Parkway so any incurred commercial traffic would still lead back to Spring Stuebner. This same variance was granted in 2022 but the plat was never recorded.
Harris County Engineering Dept has no objection to the variance.
Staff recommendation is to Grant the requested variance and approve the plat subject to CPC101 form conditions.

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

(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 standard would allow light industrial and commercial traffic through the single-family residential subdivision without significantly improving traffic circulation or connectivity.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the variance are not those imposed by the applicant but would be considered a Special Exception save for the existing stub street. Not granting the variance would allow light industrial/commercial traffic through a residential neighborhood that would only lead back to Spring Stuebner, while the site already has direct access to Spring Stuebner.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent of the ordinance is maintained as the existing ROW network is sufficient for the surrounding developments and density.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Granting the variance to would insure the light industrial/commercial traffic generated by the site would be relegated to solely taking direct access to the major thoroughfare of Spring Stuebner.

(5) Economic hardship is not the sole justification of the variance.
It is not economic hardship the strong existing ROW network and the imposition on the residential neighborhood that justifies 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

Public Hearing Notice with special request

PHS

September 24, 2025

NOTICE OF PUBLIC HEARING WITH VARIANCE

REFERENCE NUMBER：2025-1471

PLAT NAME：Spring Stuebner Commerce Center

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a full replatting of Boudreaux Plaza. This proposal includes the replating of all lots and reserves of Boudreaux Plaza as recorded in filmcode 638181 of the Harris County Map Records. The property is located at southeast along Spring Stuebner Road, north of 99 Grand Parkway and west of Avalong Lake Crest Way. The purpose of the replat is to create one unrestricted reserve.

Pursuant to the Local Government Code 212.015 and 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 mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

Attached you will also find a copy of the Variance being requested with this application.

The applicant, Michael Haworth, with The Pinnell Group, LLC, on behalf of the developer, can be contacted at 281-363-8700 for additional information regarding this project. You may also contact the review planner Devin Crittle, with the Planning and Development Department regarding this notice 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. A sign with this information has also been posted on the site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 16, 2025, at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

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THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on this page explains more about the terminology used in this letter.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 10/16/2025
Plat Name: Springdale Estates
Developer: Kensli Homes
Applicant: AAB Homes, LLC
App No / Type: 2025-1615 Class 3 subdivision replat Public Hearing Notification (C3N)

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.1928	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	
COH Park Sector:	4 Northeast Side	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
39.03 Applicant has requested that this item be deferred for two weeks.
36.04 Public Hearings and Notice Issues: 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/) (Sec 42-83(c)(2))

Applicant has requested that the plat be deferred to confer with Legal concerning the separately filed deed restrictions.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 10/16/2025
Plat Name: Springdale Estates
Developer: Kensli Homes
Applicant: AAB Homes, LLC
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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
On the plat it states the number of dwelling unit identify table is 4, I see two lots. Please identify if the area to the east towards lot 37, is this a 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. Applicant should maintain a 10˝ BL where property is adjacent to ROW with primary OVH facilities installed, Springdale St. All abbreviations on plat must be in Legend and/or notes of plat, please add HCMR.

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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houston˘s Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.3 for specific criteria.

Addressing
No comments

HPW- TDO- Traffic
Ensure to 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/

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
NA

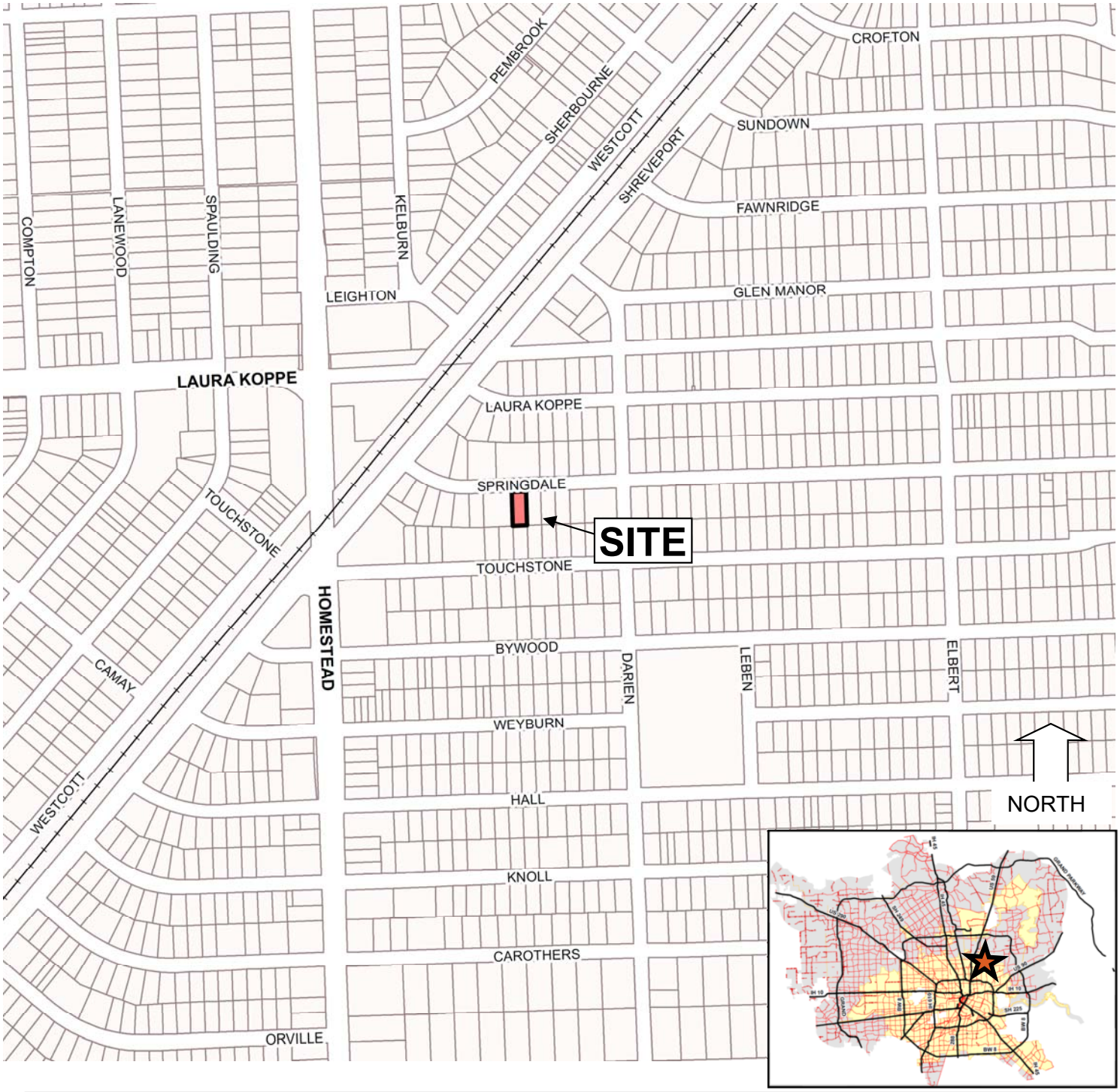
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:102

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Springdale Estates

Applicant: AAB Homes, LLC



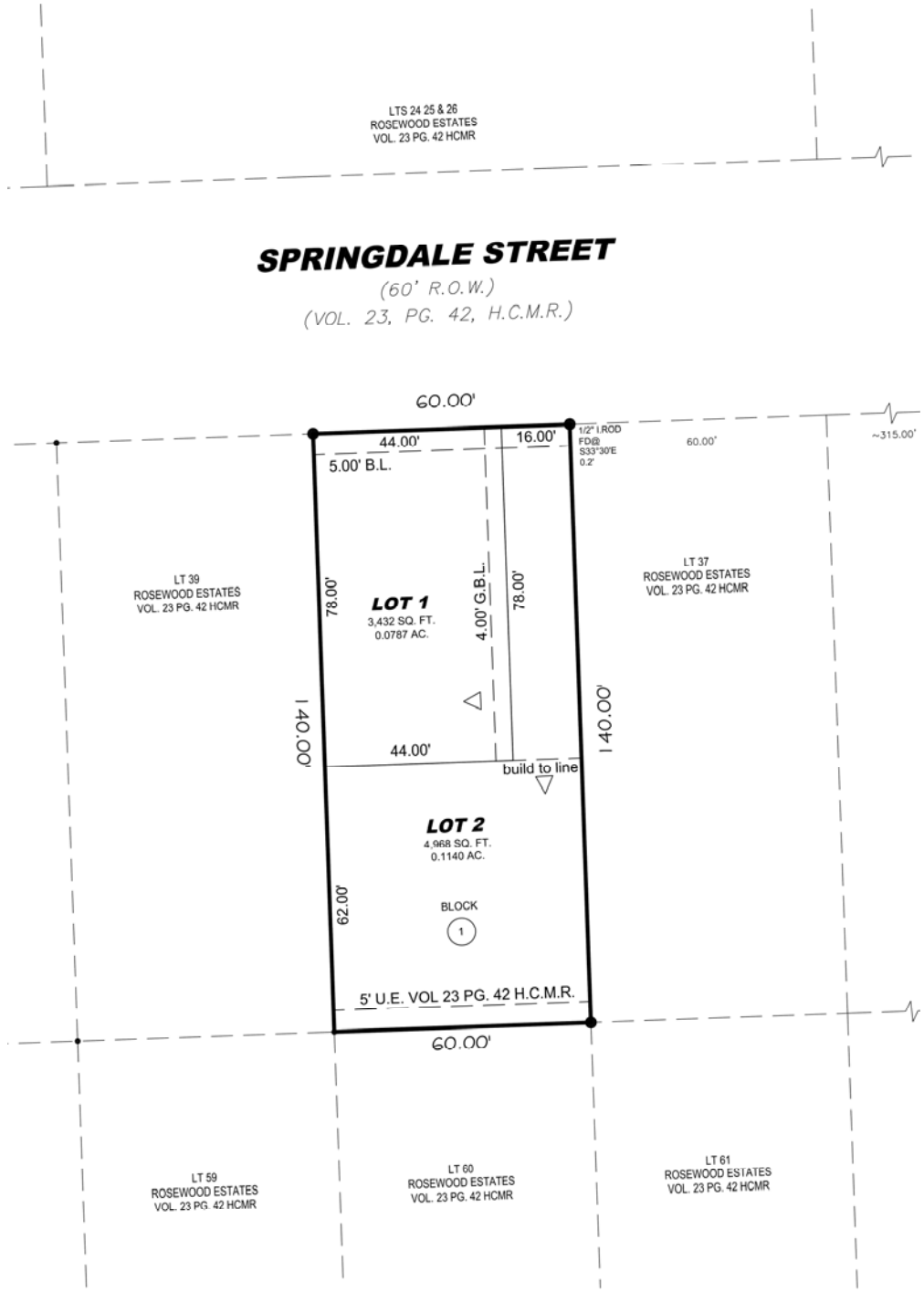
C – Public Hearings Site Location

Houston Planning Commission ITEM:102

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Springdale Estates

Applicant: AAB Homes, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM:102

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Springdale Estates

Applicant: AAB Homes, LLC



C – Public Hearings Aerial

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

T. 832.393.6600
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www.houstontx.gov

Public Hearing Notice

PH

September 24, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1615

PLAT NAME：Springdale Estates

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Rosewood Estates being Lot 38, as recorded in Volume 23, Page 42 of the Harris County Map Records. The property is located at south along Springdale Street between Shreveport Boulevard and Darien Street. The purpose of the replat is to create two single-family residential lots.

Pursuant to the Local Government Code 212.015 and 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 mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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.

The applicant,Arica Bailey, with AAB Homes, LLC, on behalf of the developer, can be contacted at 832-606-7202 for additional information regarding this project. You may also contact the review planner Ken Calhoun, with the Planning and Development Department regarding this notice via email at Ken.Calhoun@houstontx.gov or call (832) 363-6625.

The Houston Planning Commission will hold a public meeting to consider this application. A sign with this information has also been posted on the site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 16, 2025 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

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- **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.
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- **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.
- **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.
- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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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: 103
Action Date: 10/16/2025
Plat Name: Springdale Hill
Developer: Kensli Homes
Applicant: AAB Homes, LLC
App No / Type: 2025-1612 Class 3 subdivision replat Public Hearing Notification (C3N)

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.1928	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	
COH Park Sector:	4 Northeast Side	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
39.03 Applicant has requested that this item be deferred for two weeks.
36.04 Public Hearings and Notice Issues: 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/) (Sec 42-83(c)(2))

The applicant has requested that this item be deferred to confer with Legal concerning the separately filed deed restrictions.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 10/16/2025
Plat Name: Springdale Hill
Developer: Kensli Homes
Applicant: AAB Homes, LLC
App No / Type: 2025-1612 Class 3 subdivision replat Public Hearing Notification (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.

CenterPoint
Applicant should maintain a 10ˇ BL where property is adjacent to primary OVH facilities that are installed in the ROW next to the property being platted. Currently CenterPointˇs standard is a 5ˇBL on 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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.3 for specific criteria.

Addressing
No Comment

HPW- TDO- Traffic
No Comments

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
NA

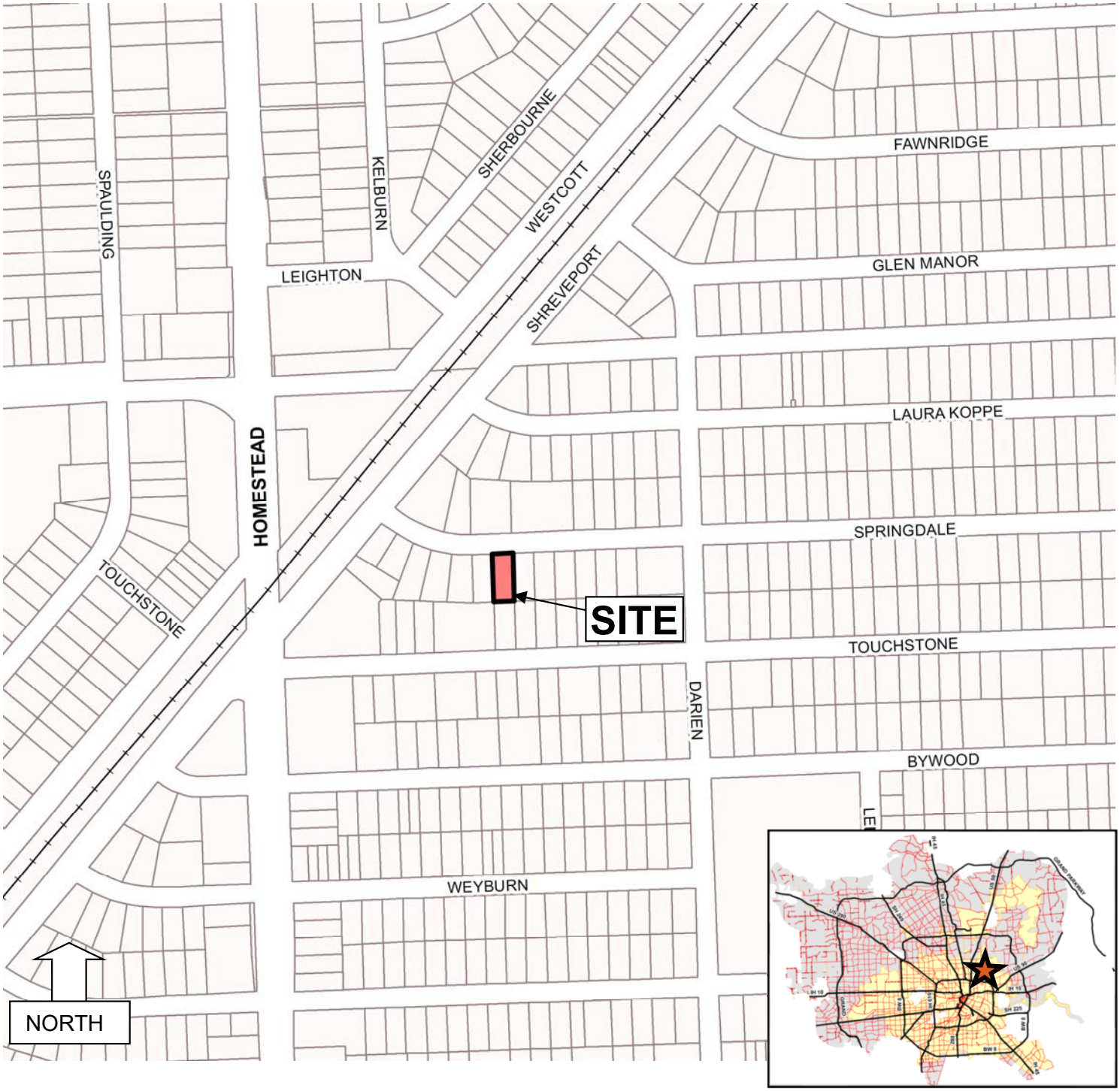
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:103

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Springdale Hill

Applicant: AAB Homes, LLC



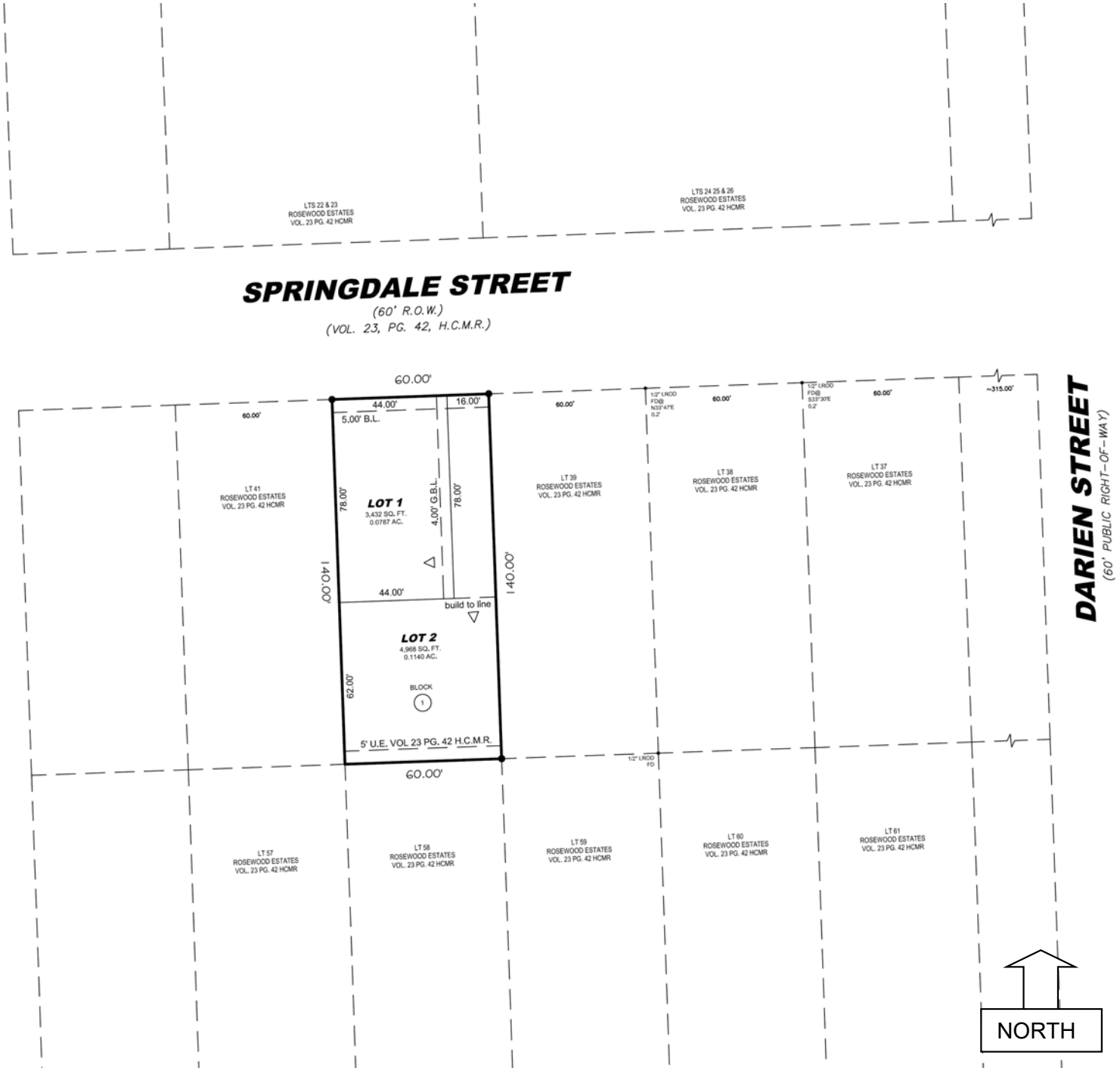
C – Public Hearings Site Location

Houston Planning Commission ITEM:103

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Springdale Hill

Applicant: AAB Homes, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM:103

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Springdale Hill

Applicant: AAB Homes, LLC



C – Public Hearings Aerial

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

Public Hearing Notice

PH

September 24, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1612

PLAT NAME：Springdale Hill

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Rosewood Estates being Lot 40, as recorded in Volume 23, Page 42 of the Harris County Map Records. The property is located at 7210 Springdale Street; south along Springdale Street between Shreveport Boulevard and Darien Street. The purpose of the replat is to create two single-family residential lots.

Pursuant to the Local Government Code 212.015 and 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 mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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.

The applicant,Arica Bailey, with AAB Homes, LLC, on behalf of the developer, can be contacted at 832-606-7202 for additional information regarding this project. You may also contact the review planner Dorianne Powe-Phlegm, with the Planning and Development Department regarding this notice 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. A sign with this information has also been posted on the site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 16, 2025 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

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 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.

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

To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on this page explains more about the terminology used in this letter.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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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 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.
- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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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: 104
Action Date: 10/16/2025
Plat Name: Springdale Place
Developer: Kensli Homes
Applicant: AAB Homes, LLC
App No / Type: 2025-1613 Class 3 subdivision replat Public Hearing Notification (C3N)

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.1928	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	
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	77028	454H	City

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
39.03 Applicant has requested that this item be deferred for two weeks.
36.04 Public Hearings and Notice Issues: 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/) (Sec 42-83(c)(2))

The applicant has requested a deferral to confer with Legal concerning the separately filed deed restrictions.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 10/16/2025
Plat Name: Springdale Place
Developer: Kensli Homes
Applicant: AAB Homes, LLC
App No / Type: 2025-1613 Class 3 subdivision replat Public Hearing Notification (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.

CenterPoint
1--CenterPoint requires a 10' building line where property line is adjacent to a ROW with overhead primary facilities, which applies to: SPRINGDALE STREET 2--Abbreviations: Define HCMR, GBL 3--Shared driveways: CNP requires 5ˇ Building Lines for installation and maintenance of facilities.

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

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.3 for specific criteria.

Addressing
No comments

HPW- TDO- Traffic
Ensure to 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/

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
NA

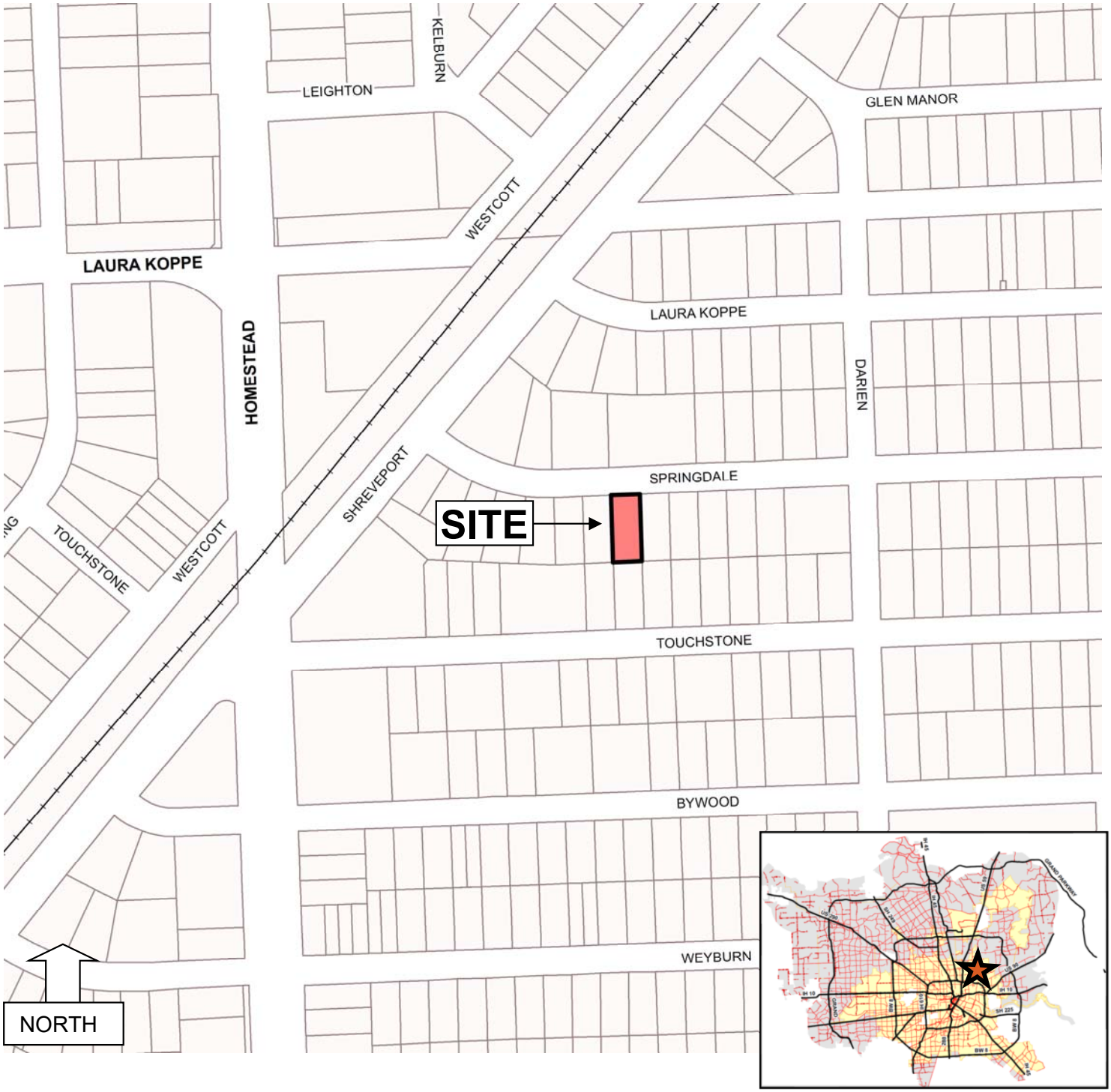
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:104

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Springdale Place

Applicant: AAB Homes, LLC



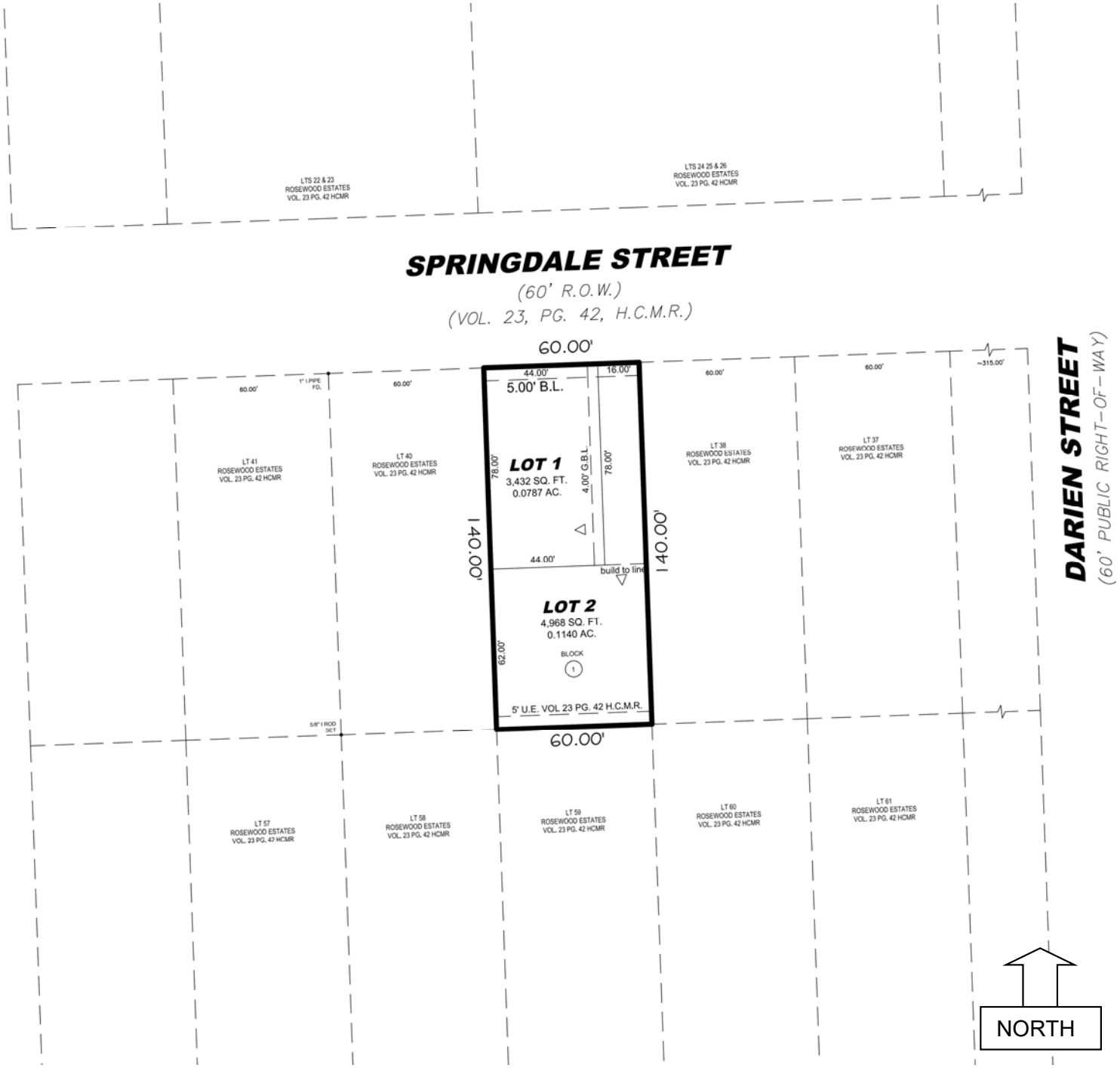
C – Public Hearings Site Location

Houston Planning Commission ITEM:104

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Springdale Place

Applicant: AAB Homes, LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM:104

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Springdale Place

Applicant: AAB Homes, LLC



C – Public Hearings Aerial

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

Public Hearing Notice

PH

September 24, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1613

PLAT NAME：Springdale Place

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Rosewood Estates being Lot 39, as recorded in Volume 23, Page 42 of the Harris County Map Records. The property is located at 7210 Springdale Street; south along Springdale Street between Shreveport Boulevard and Darien Street. The purpose of the replat is to create two single-family residential lots.

Pursuant to the Local Government Code 212.015 and 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 mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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.

The applicant,Arica Bailey, with AAB Homes, LLC, on behalf of the developer, can be contacted at 832-606-7202 for additional information regarding this project. You may also contact the review planner Ken Calhoun, with the Planning and Development Department regarding this notice via email at Ken.Calhoun@houstontx.gov or call (832) 363-6625.

The Houston Planning Commission will hold a public meeting to consider this application. A sign with this information has also been posted on the site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 16, 2025 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

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

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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

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TERMINOLOGY

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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: 105
Action Date: 10/16/2025
Plat Name: Umuakum Estates
Developer: New Era Development & Land Services
Applicant: New Era Development & Land Services
App No / Type: 2025-1525 Class 3 subdivision replat Public Hearing Notification (C3N)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3850	Total Reserve Acreage:	0.0247
Number of Lots:	4	Number of Multifamily Units:	
COH Park Sector:	8 Southwest Side	Street Type (Category):	None
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77085	570R	City

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.01 This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40 & 44)
38.03 Add Owners Certification of Restrictions note to face of replat (when a public hearing application) (short replat paragraph): Further, the owners hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 10/16/2025
Plat Name: Umuakum Estates
Developer: New Era Development & Land Services
Applicant: New Era Development & Land Services
App No / Type: 2025-1525 Class 3 subdivision replat Public Hearing Notification (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-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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.4 for specific criteria.

Addressing
No Comment

HPW- TDO- Traffic
No comments

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
NA

Solid Waste
The proposed development qualifies for SWM services.

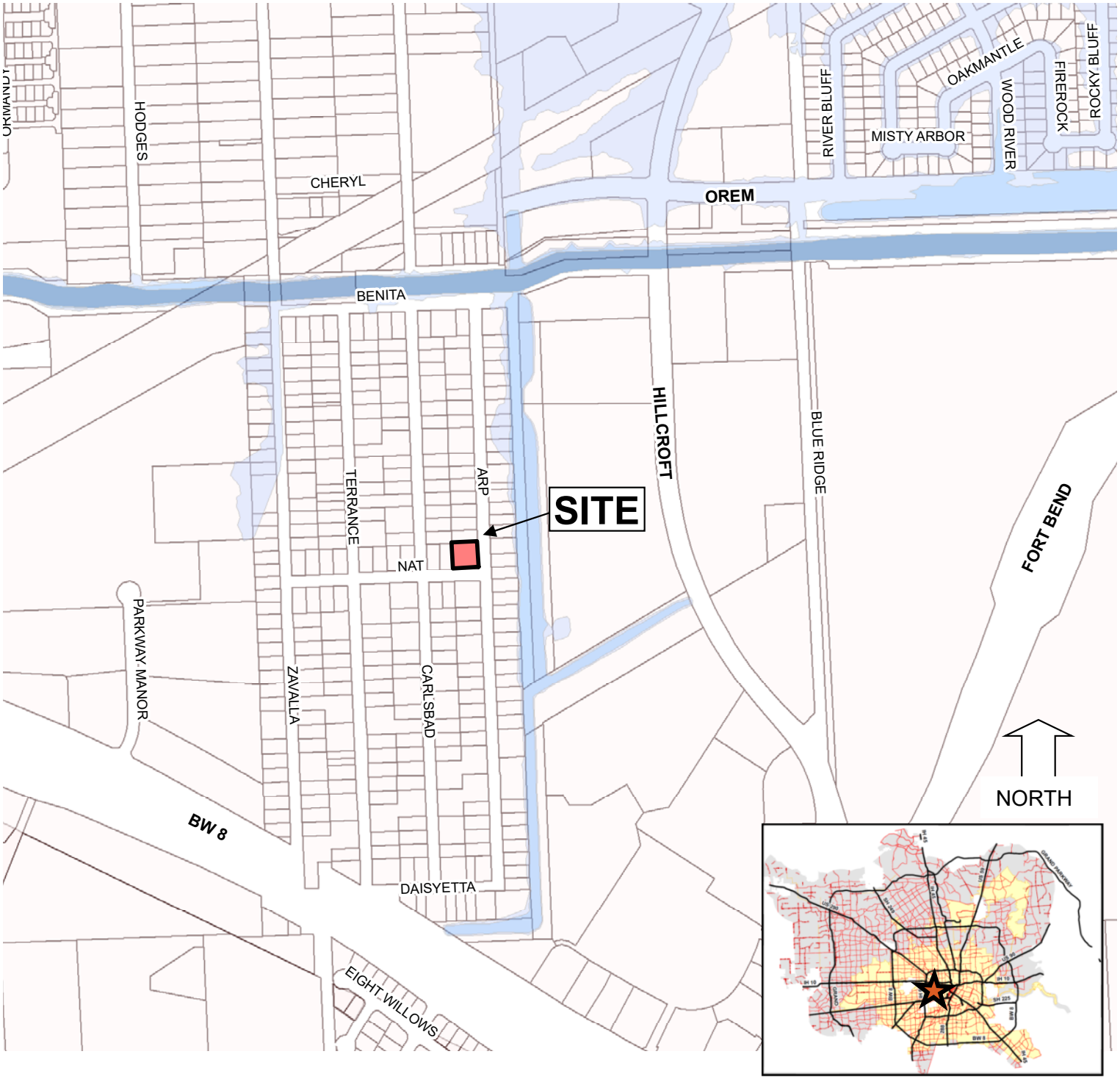
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:105

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Umuakum Estates

Applicant: New Era Development & Land Services



C – Public Hearings

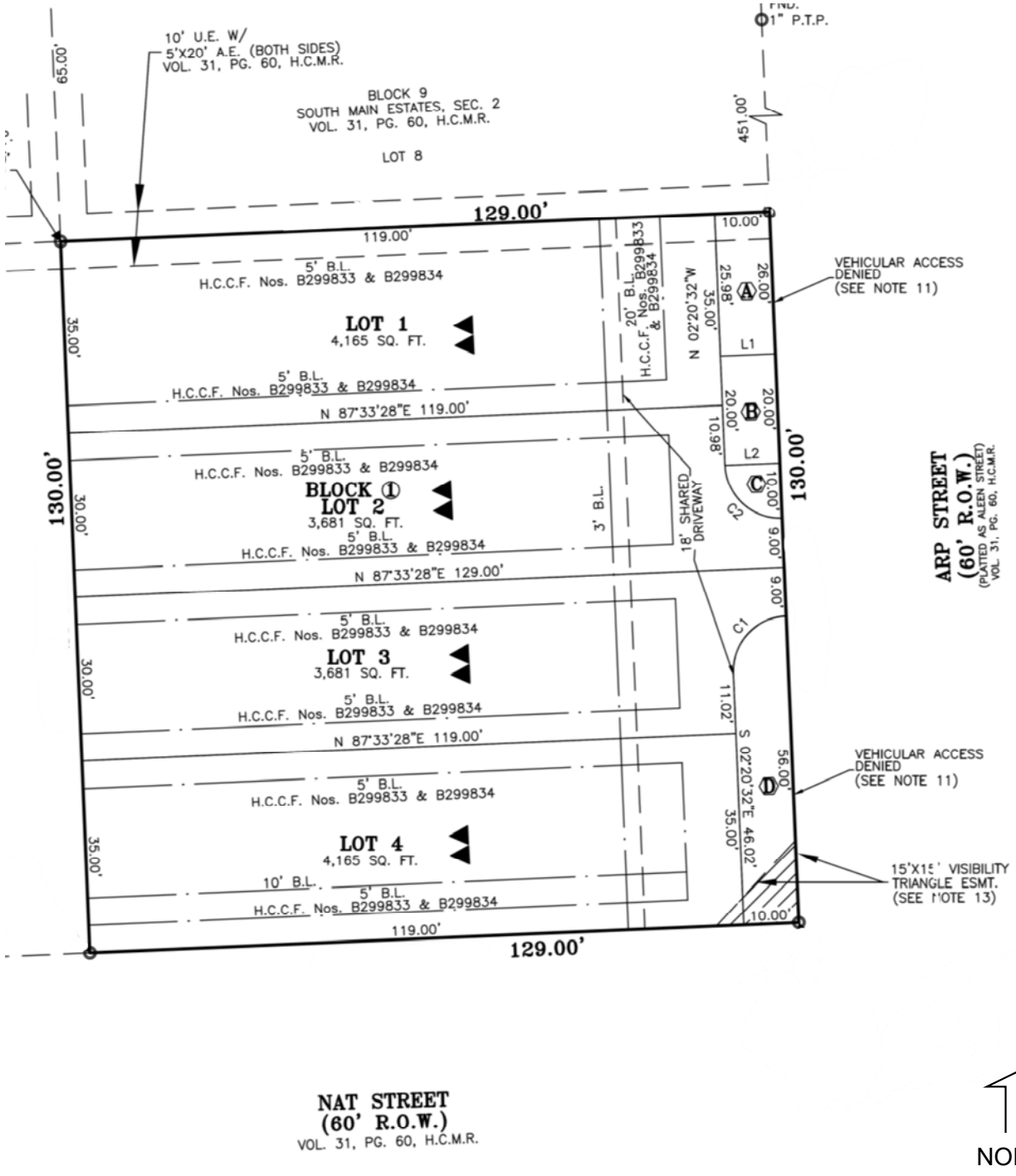
Site Location

Houston Planning Commission ITEM:105

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Umuakum Estates

Applicant: New Era Development & Land Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM:105

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Umuakum Estates

Applicant: New Era Development & Land Services



C – Public Hearings Aerial

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

Public Hearing Notice

PH

September 11, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1525

PLAT NAME：Umuakum Estates

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of South Main Estates Section 2 being all of Lots 6 and 7, Block 9, as recorded in Volume 31, Page 60 of the Harris County Map Records. The property is located at the northwest intersection of Nat Street and Arp Street. The purpose of the replat is to create four single-family residential lots and four restricted reserves.

Pursuant to the Local Government Code 212.015 and 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 mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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.

The applicant,Nahom Tesfa, with New Era Development & Land Services, on behalf of the developer, can be contacted at 713-470-9280 for additional information regarding this project. You may also contact the review planner Aracely Rodriguez, with the Planning and Development Department regarding this notice via email at Aracely.Rodriguez@houstontx.gov or call (832) 393-6574.

The Houston Planning Commission will hold a public meeting to consider this application. A sign with this information has also been posted on the site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 16, 2025 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

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 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.

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

To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on this page explains more about the terminology used in this letter.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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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 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.
- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.

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: 10/16/2025
Plat Name: Vaughn Street Project
Developer: Cov Communities, LLC
Applicant: AAB Homes, LLC
App No / Type: 2025-1622 Class 3 subdivision replat Public Hearing Notification (C3N)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3318	Total Reserve Acreage:	0.0046
Number of Lots:	7	Number of Multifamily Units:	
COH Park Sector:	2 North Side	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77093	454J	City

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.01 This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40 & 44)
21.14 Tie plat boundary to the nearest intersection of public street rights-of-way. (Sec 42-41(2))
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 10/16/2025
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Developer: Cov Communities, LLC
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App No / Type: 2025-1622 Class 3 subdivision replat Public Hearing Notification (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
Currently CenterPoint˘s standard is a 5˘BL on 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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houston˘s Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.4 for specific criteria. Consider providing WME if a master water meter is required.

Addressing
No Comment

HPW- TDO- Traffic
No comments

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

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
Correct the park sector note.

Solid Waste
The proposed development's solid waste plan proposed stacking the container which causes the containers to extend further than 5 ft into the roadway violating Section 39-63 of the city's ordinance.

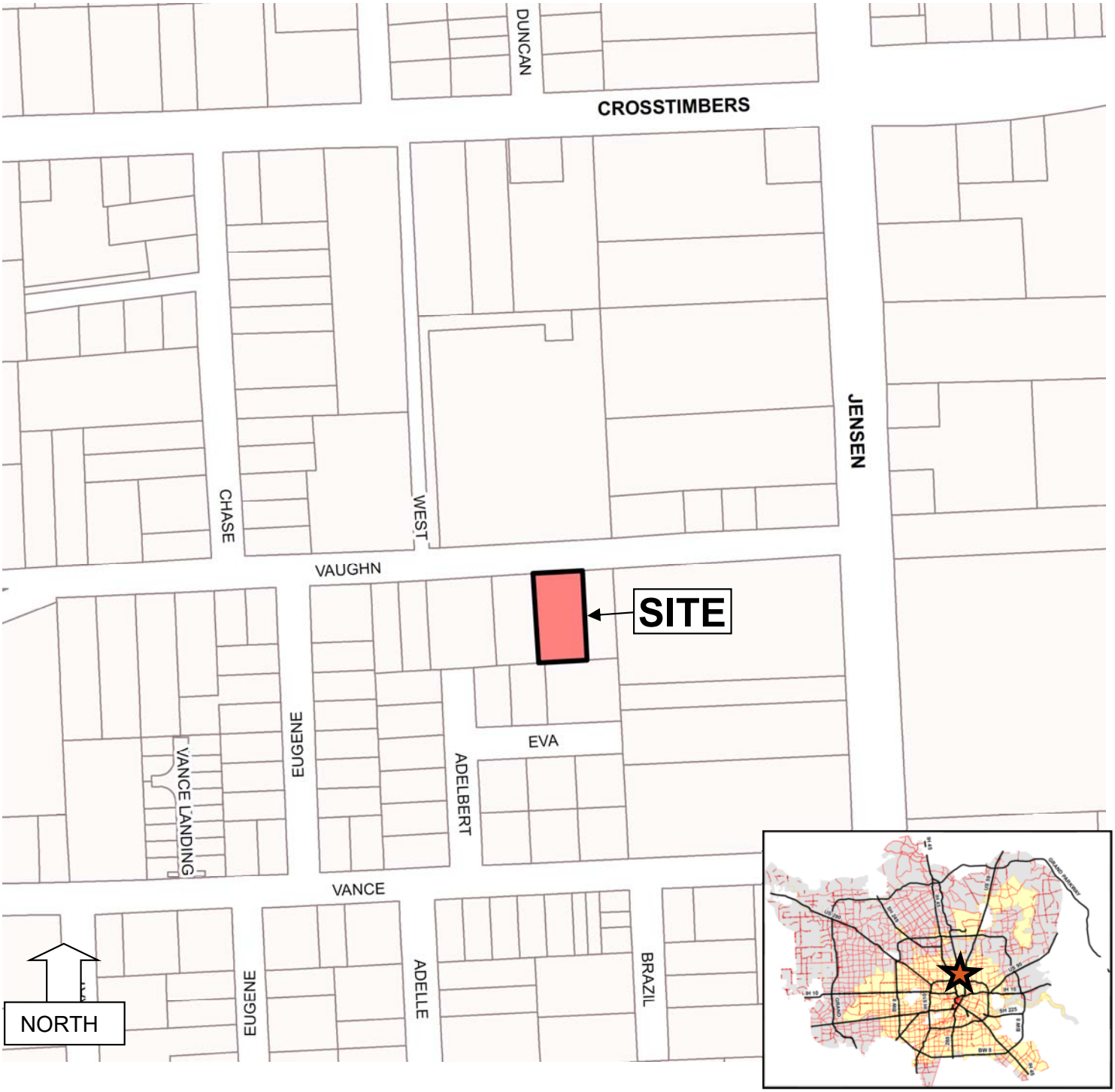
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Vaughn Street Project

Applicant: AAB Homes LLC



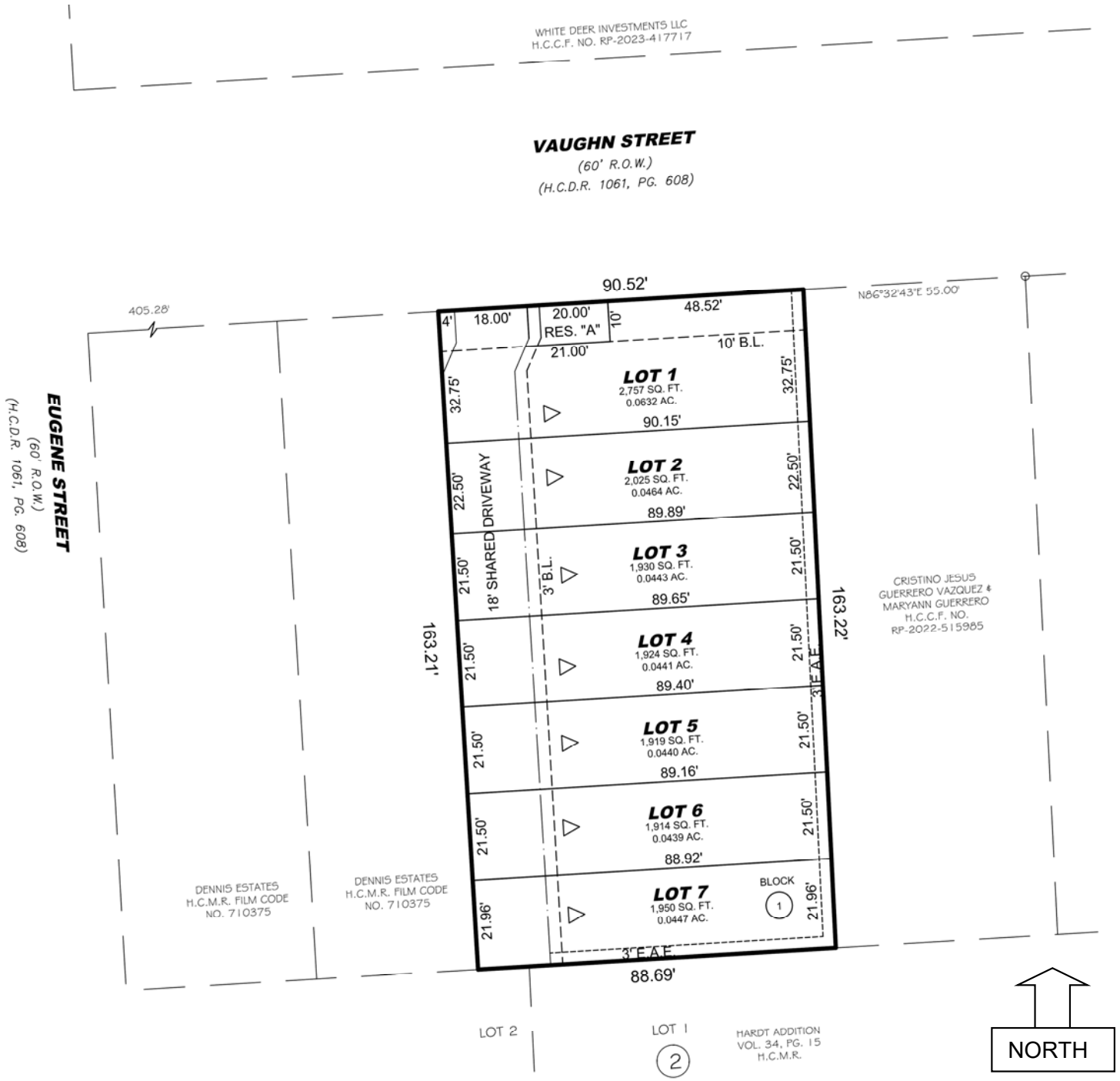
C – Public Hearings Site Location

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Vaughn Street Project

Applicant: AAB Homes LLC



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 106

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Vaughn Street Project

Applicant: AAB Homes LLC



C – Public Hearings

Aerial

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

Public Hearing Notice

PH

September 11, 2025

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2025-1622

PLAT NAME：Vaughn Street Project

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Dennis Estates being all of Lots 1-4 and Restricted Reserve "A", Block 1, as recorded in Film Code No. 710375 of the Harris County Map Records. The property is located at 2522 Vaughn St; south along Vaughn St between Eugene St and Jensen Dr. The purpose of the replat is to create 7 single-family residential lots and 1 restricted reserve.

Pursuant to the Local Government Code 212.015 and 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 mailing written notice of this public hearing to all property owners within 300ft of the boundary of the proposed replat per the most recent property tax records.

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The applicant,Arica Bailey, with AAB Homes, LLC, on behalf of the developer, can be contacted at 832-606-7202 for additional information regarding this project. You may also contact the review planner Aracely Rodriguez, with the Planning and Development Department regarding this notice via email at Aracely.Rodriguez@houstontx.gov or call (832) 393-6574.

The Houston Planning Commission will hold a public meeting to consider this application. A sign with this information has also been posted on the site.

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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.
- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 10/16/2025
Plat Name: Ace and Ivy River Oaks
Developer: WGA Consulting Engineers
Applicant: Windrose
App No / Type: 2025-1515 Class 2 subdivision replat (C2R)

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	1.6930	Total Reserve Acreage:	1.6644
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:	14 West Side Inside Loop	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77098	492T	City

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
Add Note: The Planning Commission granted a variance to allow 0' building line along W Alabama, Bammel and Eastside subject to specific conditions on 10/16/2025. 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. (Sec 42-81)

Add 2' pedestrian access easement within the Eastside and Bammel property lines to account for the pedestrian ream shown on the exhibits.
Provide a 6' pedestrian access easement along W Alabama.
Provide the following minimum pedestrian realms as shown on the cross sections and site plan:
W Alabama - 6' buffering 9' unobstructed sidewalk 15' total.
Eastside - 6.5' buffering 5.5' unobstructed sidewalk and 3' softscape for 15' total in areas reflected in Cross Section E of exhibits. In Cross Section F, provide 7.5' buffer with 7.5' sidewalk for a 15' total
Bammel - 6..5' buffering 11'-8.5' unobstructed sidewalk for 21' total.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

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For Your Information:

The below comments were made by other agencies during this review period. These comments 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 Comment

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

HPW-OCE- Drainage and Utility
Missing B.L. Ensure a minimum 10-foot clearance is maintained between public utilities and the building foundation. Stormwater quality permit is required. Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria.

Addressing
Please update the street type on Bammel to Lane.

HPW- TDO- Traffic
Recommend placing driveways on minor streets, Bammel Ln and Eastside St

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

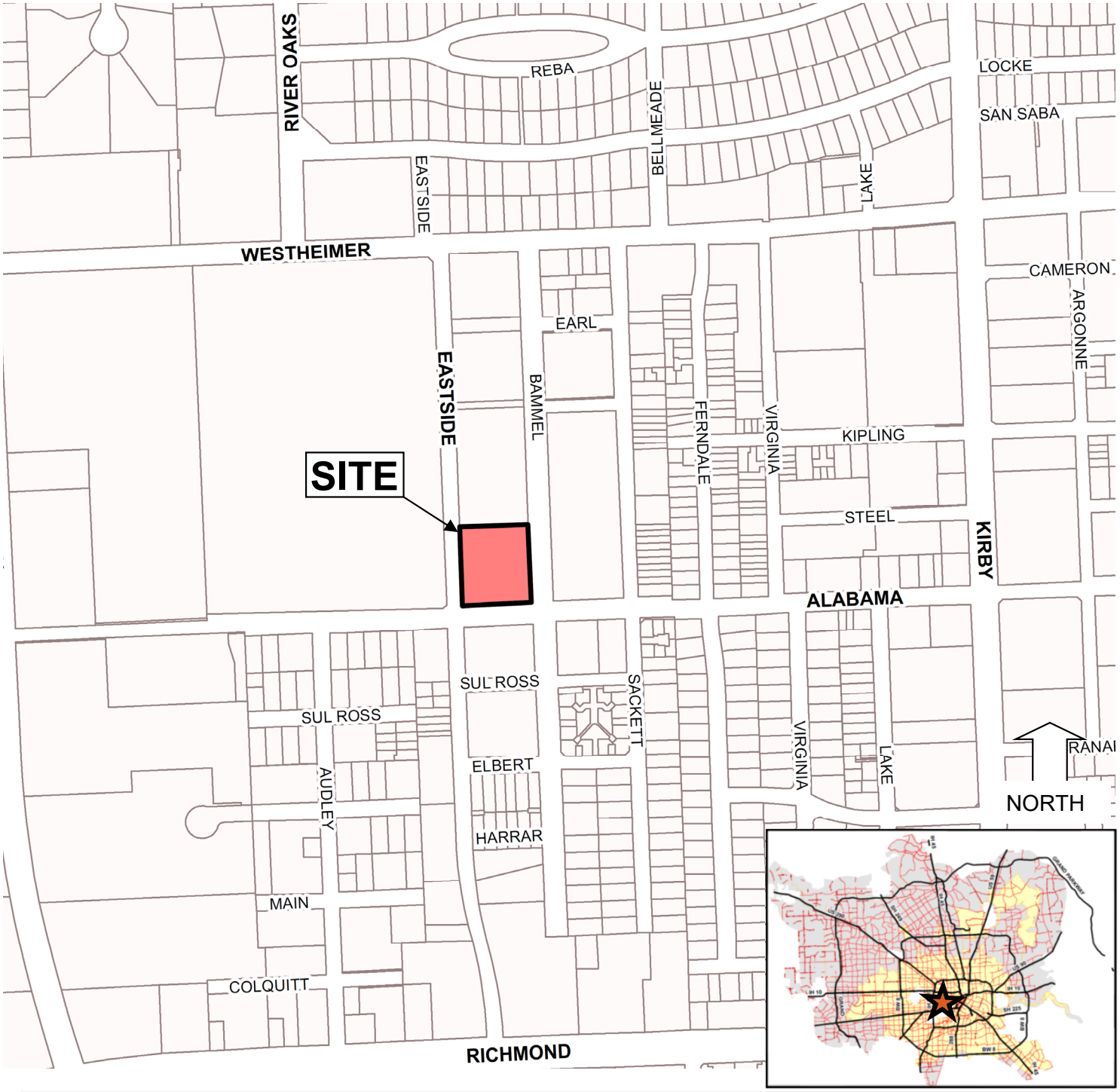
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Houston Planning Commission ITEM: 107

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Ace and Ivy River Oaks (DEF 2)

Applicant: Windrose



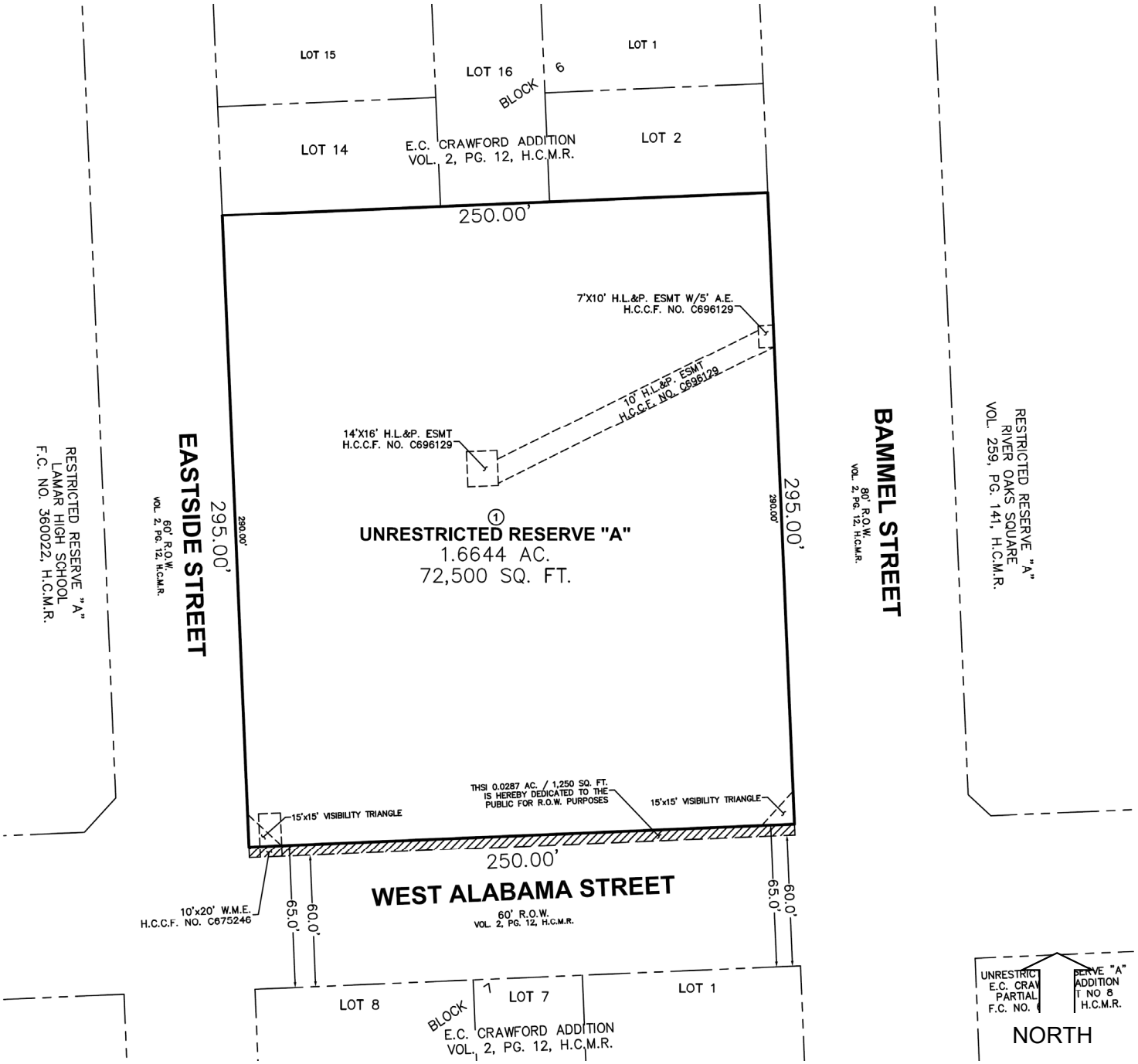
D – Variances **Site Location**

Houston Planning Commission ITEM:107

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Ace and Ivy River Oaks (DEF 2)

Applicant: Windrose



D – Variances Subdivision

Houston Planning Commission ITEM:107

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Ace and Ivy River Oaks (DEF 2)

Applicant: Windrose



D – Variances

Aerial

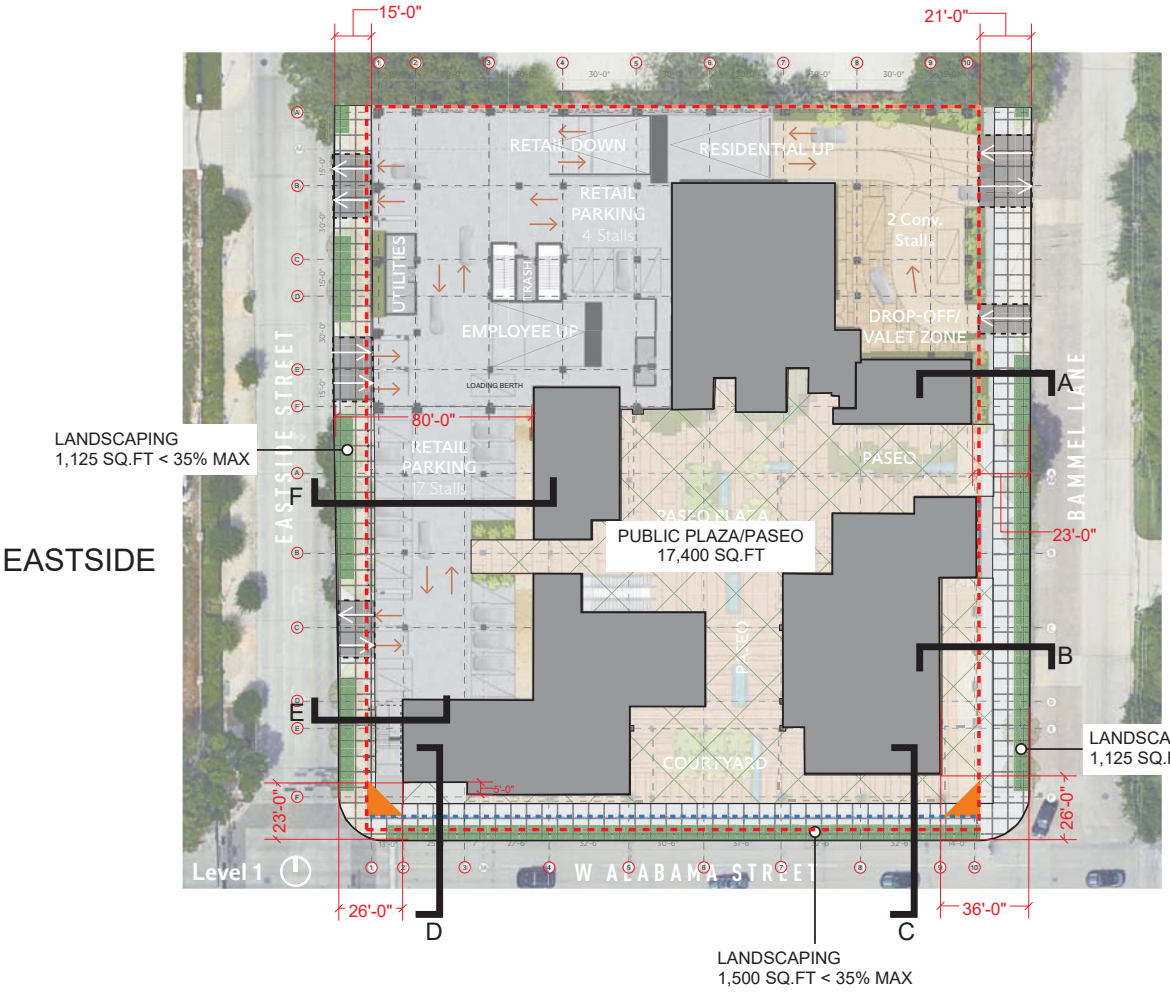
ARTICLE IV: ENHANCED PEDESTRIAN REALM STANDARDS

SEC 42-603 (a) - PEDESTRIAN REALM PLAN: An applicant shall submit a pedestrian realm plan to the department prior to obtaining a certificate of occupancy or a building permit, or in conjunction with a development plat required by chapter 42 of this code.

SEC 42-604 (1) - Must meet the minimum width standard: 15'-0"

SEC 42-604 (4) - The maximum soft scape area in the pedestrian realm shall be 35% of the surface area of the pedestrian realm excluding any driveways.

SEC 42-653 (a) - When a lot has a linear street frontage along more than one street, no new driveway shall be permitted along a primary street. If two or more streets are designated as primary walkable places or transit-oriented street, then the applicant may select one street where the driveway standards otherwise required by the section may apply and (b) A lot that has linear street frontage along three or more walkable places streets or transit-oriented development streets may have one non-primary street that is exempt for the driveway standards of this section.



LANDSCAPING
1,125 SQ.FT < 35% MAX

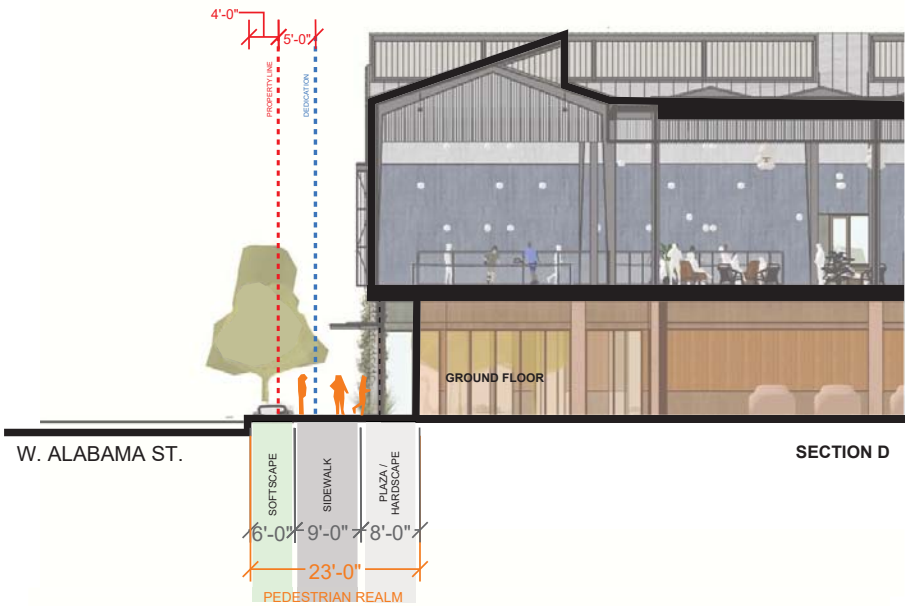
EASTSIDE

BAMMEL

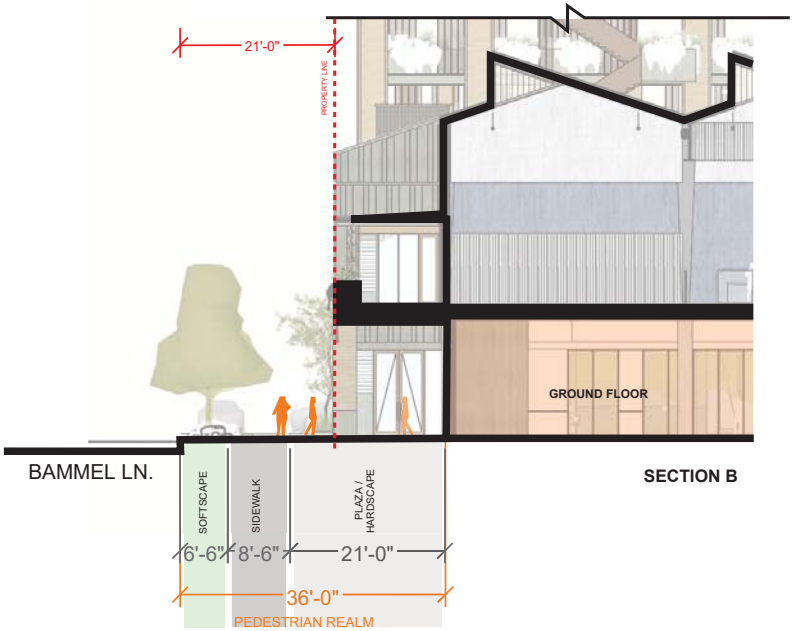
LANDSCAPING
1,125 SQ.FT < 35% MAX

LANDSCAPING
1,500 SQ.FT < 35% MAX

W ALABAMA



SECTION D



SECTION B



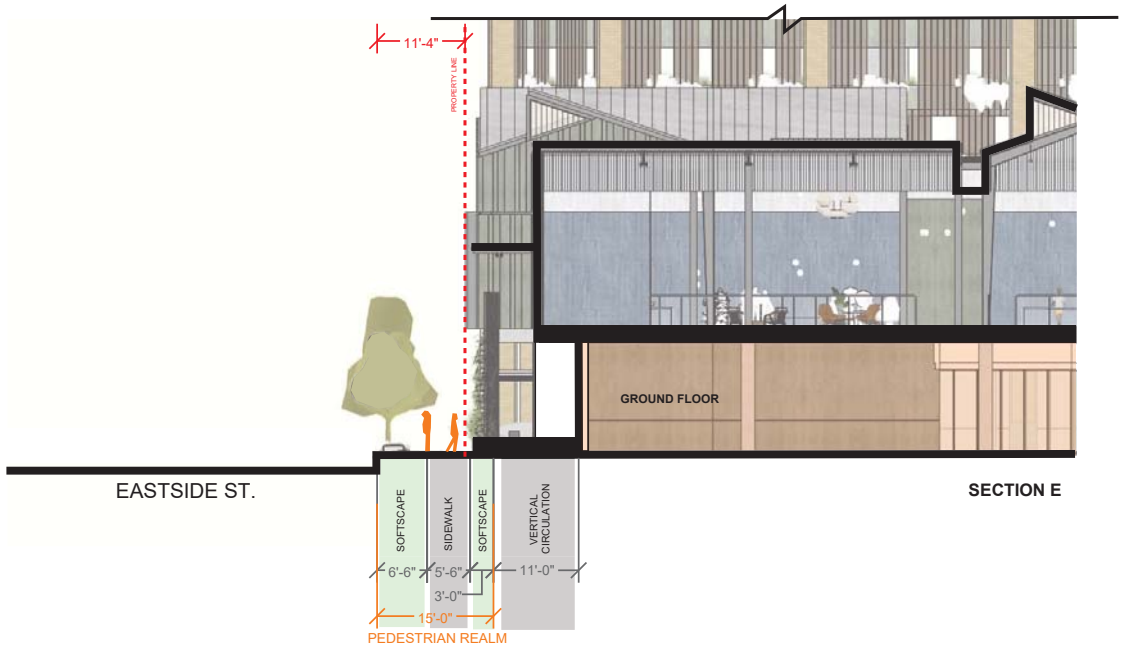
SECTION C



SECTION A



SECTION F



SECTION E

DIVISION 3 - ADDITIONAL BUILDING AND SITE STANDARDS

SEC 42-651 - GROUND PLANE FACADE

SEC 42-651 (2) - A minimum of 40% of the ground floor facade along a secondary street shall be transparent openings such as windows or doors into occupiable space.

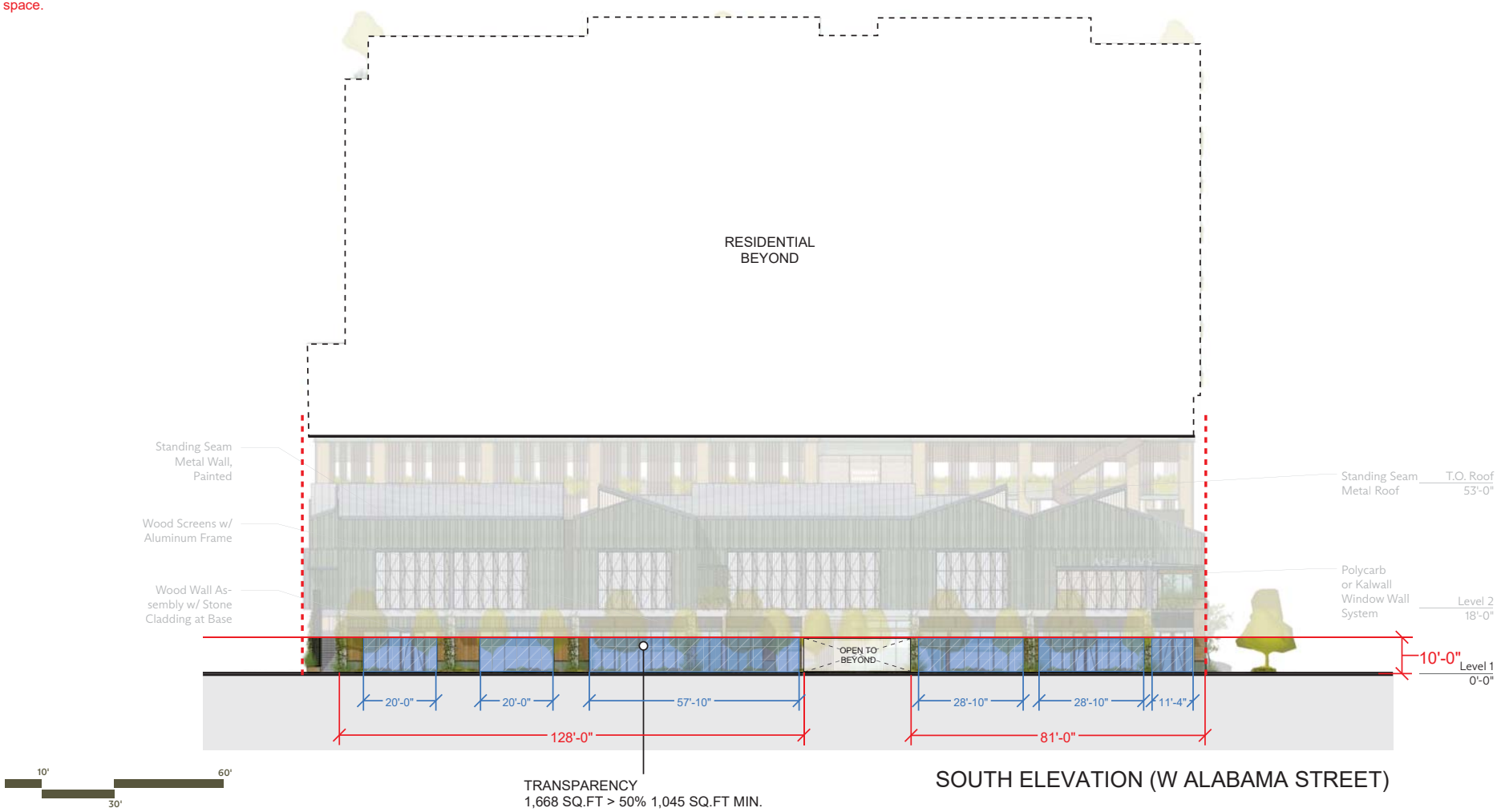


EAST ELEVATION (BAMMEL STREET)

DIVISION 3 - ADDITIONAL BUILDING AND SITE STANDARDS

SEC 42-651 - GROUND PLANE FACADE

SEC42-651 (1) - A minimum of 50% of the ground floor facade of a building with linear street frontage along a primary street shall be transparent openings such as windows or doors into occupiable space.

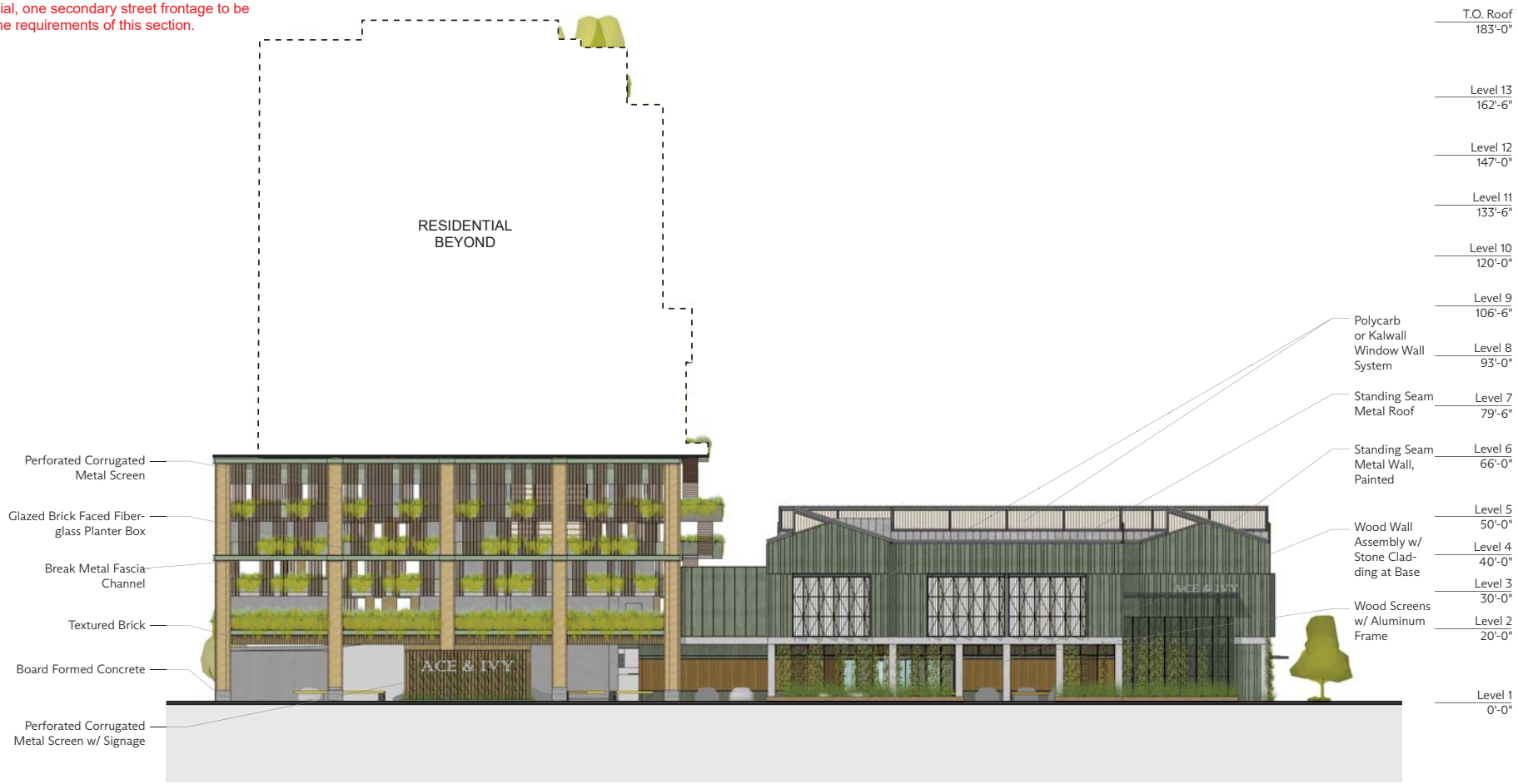


SOUTH ELEVATION (W ALABAMA STREET)

DIVISION 3 - ADDITIONAL BUILDING AND SITE STANDARDS

SEC 42-651 - GROUND PLANE FACADE

SEC 42-651 (3) - When a building has facades on three or more streets designated as a transit-oriented development street or walkable places street, the applicant may designate, in writing to the planning official, one secondary street frontage to be exempted from the requirements of this section.



WEST ELEVATION (EASTSIDE STREET)

October 7, 2025

City of Houston Planning and Development Department
611 Walker Street, 6th Floor
Houston, TX 77002

Re: 3100 West Alabama Development Setback Variance Request

To whom it may concern,

I am writing in support of the zero-setback variance request for the development at 3100 West Alabama between Eastside and Bammel. The Upper Kirby Management District and Upper Kirby TIRZ No. 19 have been investing in pedestrian-oriented streetscape infrastructure in this area since 2007 with the reconstruction of Kirby Drive. Since that time, we have been developing a network of walkable streets adjacent to this property to include Westheimer, Eastside, Buffalo Speedway and Kirby Drive. We will be reconstructing West Alabama in 2026 immediately fronting this property and have been in close coordination with Mr. Ho on the details of this development as it relates to the public right-of-way.

This design is very much in line with the priorities of the Upper Kirby District. The zero-setback and permeable, public first floor of this development will allow for direct pedestrian engagement immediately adjacent to Lamar High School and St. John's School and a short walk from Levy Park. Mr. Ho's plan will bring a unique mix of uses to this corner and will provide recreational, retail and restaurant amenities to an area with a robust existing student population and an increasingly dense residential and office population. It is my opinion that the application of a zero-setback on this corner is entirely appropriate and in line with the context of this community.

Please do not hesitate to contact me if I can assist in any way.

Sincerely,

Travis Younkin
Executive Director

3120 Southwest Frwy, Suite 102, Houston, TX 77098
T 713.524.8000 F 713.524.2786
www.upperkirbydistrict.org

2300 Willowick Road • Houston, Texas 77027

RIVER OAKS BAPTIST SCHOOL

713.623.6938 • Fax 713.621.8216 • www.robs.org

October 7, 2025

City of Houston Planning and Development Department
611 Walker Street, 6th Floor
Houston, Texas 77002

To whom it may concern:

I am writing in support of the requested zero-setback variance for the proposed mixed-use development at 3100 West Alabama, which includes the addition of pickleball courts within the 610 loop. This project represents a meaningful opportunity to enhance community recreation and wellness in an area where access to such amenities is limited.

As an educator, Head of School at a nearby institution that includes pickleball in our physical education curriculum, and pickleball player, I have seen firsthand the many benefits of this sport. Pickleball promotes teamwork, strategic thinking, sportsmanship, and lifelong fitness; values that align with the goals of both education and community development. For our students and families, having a nearby facility would provide a safe, convenient place to play, practice, and grow in these skills beyond the school setting.

Pickleball is the fastest-growing sport in the United States, according to the Sports & Fitness Industry Association, with participation increasing by more than 150% over the past three years. Its accessibility and multi-generational appeal have made it a unifying activity for players of all ages and abilities. Bringing this kind of inclusive recreation to the inner loop adds to the vibrancy, health, and social fabric of our neighborhood.

Allowing a zero-setback variance for this development will enable efficient use of limited urban space while ensuring the inclusion of this valuable community amenity. The design considerations can mitigate any potential impact on neighboring properties. In return, the public gains an inviting and active environment that encourages connection, wellness, and a sense of community.

For these reasons, I respectfully urge your approval of the variance. This project will not only enhance the vitality of the West Alabama corridor but also provide an enriching opportunity for locals of all ages to engage in a sport that embodies health, joy, and fellowship.

Thank you for your consideration.

Sincerely,

Leanne B. Reynolds
Head of School

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1515
Plat Name: Ace and Ivy River Oaks
Applicant: JP Anders
Date Submitted: 8/22/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a 0' building line along Eastside Dr., Bammel Rd., and West Alabama St.

Chapter 42 Section: Sec. 42-155. - Collector and local streets—Uses other than single-family residential.

Chapter 42 Reference:
(a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

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 Ace and Ivy project is a mixed-use development consisting of condos, pickleball courts, and various retail establishments that aim to seamlessly integrate into the fabric of the Upper Kirby neighborhood. This development is comparable to the Cabochon Apartments just north of the tract as an upscale boutique community with a comparable number of floors and similar footprint regarding parking – but with expanded public-accessible amenities. The site is designed in a way that maximizes the amenities available to the public by maintaining an open/accessible layout while creating an attractive living space for prospective residents. The 0' building line along Eastside is necessary to allow the planned F&B/Retail building the optimal use of second-level space while keeping the street-level realm open and accessible. A 0' building line along Bammel is needed to accommodate the expanded residential space that would abut the space above the public sidewalk beginning approximately 18' above street level. No additional ROW should be needed along Bammel as it is already wide enough for current development guidelines. The developer is already dedicating a 5'/ 0.0287 AC Right of Way along West Alabama for future expansion of the road along with an additional 6' sidewalk easement. These concessions cut into the useable space that the developer has for the public-accessible amenities. Therefore, a 0' building line is being requested to allow the developer to build out the a modest section of the proposed 8,360 SF building at the corner of Eastside and West Alabama.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or

would create an impractical development or one otherwise contrary to sound public policy;

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The variance is justified by the low impact of the development proposed pedestrian enhancements and amenities. These do not represent hardships. The developer has gone to great lengths to plan out a project that positively impacts not only the residents, but the greater community has a whole.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The proposed buildings are all within the planned sidewalks. The planned paseo garden walkway and courtyard seamlessly integrates the residential tower and public-accessible amenities. Even with 0' building lines, the public Right of Way is clearly defined and protected.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The developers' plans are marketed towards "the wellness-centric individual or family". The planned amenities, both public and private, support an active, well-rounded lifestyle reflected in the site layout. Granting these requests, especially the 0' building line along West Alabama, allows the creation of an open, welcoming third space that both the public and residents can safely enjoy.

(5) Economic hardship is not the sole justification of the variance.
The variance is justified by the positive economic impact of the development as well as the proposed pedestrian enhancements. These do not represent hardships.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application Number: 2025-1515
Agendat Item: 107
PC Action Date: 10/16/2025 2:30 PM
Plat Name: Ace and Ivy River Oaks
Applicant: JP Anders

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Section: Sec. 42-155. - Collector and local streets—Uses other than single-family residential.
(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a 0' building line along Eastside Dr., Bammel Rd., and West Alabama St.

Basis of Recommendation:
The site is located within Houston's corporate limit along West Alabama, north of Richmond, west of Kirby and south of Westheimer.
The applicant proposes a reserve for a mixed-use development. The applicant is requesting a variance to allow for a 0' building line along the three public right-of-way frontages instead of the required 10'.
Staff is in support of this request.
The site is located within the Upper Kirby Community, across the street from the City's Transit Oriented Development areas. As such, the site is near numerous recent development sites that have opted into the City's performance standards where pedestrian enhancements are allowed in lieu of specific setback requirements.
The applicant has asserted that their development will provide similar benefits to the pedestrian realm. In the recent deferral period, the applicant provided revised materials demonstrating consistency with existing reduced building line standards. Along Alabama and Bammel, the applicant is providing transparency, pedestrian realm elements and access similar to what would be required if opting into TOD standards. This accompanies an interior public plaza which will front both of these streets. Along Eastside, the applicant is providing sidewalk and buffering as prescribed, albeit with first floor parking and vehicular access along the ground floor. This condition would be permitted in Chapter 42 as long as the other frontages were opting into the requirements. The applicant has also revised the ground floor plan to move columns and a proposed restaurant further away from the western visibility triangle, adding to the pedestrian comfort a this intersection.
Staff finds the development to be consistent with the intent of Chapter 42's building line requirement and recommends approval.

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

NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
Strict interpretation of the ordinance would not allow a development that would be allowed if proposed along the opposite side of W Alabama. Allowing a variance for consistency with the City's nearby Transit Oriented Development area represents sound public policy.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The variance is justified by its consistency with the Transit Oriented Development program. This does not represent a hardship created by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Along Alabama and Bammel, the applicant is providing transparency, pedestrian realm elements and access similar to what would be required if opting into TOD standards. This accompanies an interior public plaza which will front both of these streets. Along Eastside, the applicant is providing sidewalk and buffering as prescribed, albeit with first floor parking and vehicular access along the ground floor. This condition would be permitted in Chapter 42 as long as the other frontages were opting into the requirements. The applicant has also revised the ground floor plan to move columns and a proposed restaurant further away from the western visibility triangle, adding to the pedestrian comfort a this intersection.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The project will provide pedestrian enhancements that have been found to promote safety by encouraging pedestrian activity.

(5) Economic hardship is not the sole justification of the variance.
The variance is justified by its consistency with the Transit Oriented Development program. This does not represent a hardship created by the applicant.

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

Special Request Notice

VAR/SE

August 27, 2025

NOTICE OF VARIANCE

REFERENCE NUMBER：2025-1515

PLAT NAME：Ace and Ivy River Oaks

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance for the property located along the north side of W Alabama Street, bounded by Eastside Street and Bammel Lane. You are receiving this letter because you are listed in the Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area (300ft of the boundary of the proposed plat located within the city limits per the most recent property tax records) adjacent to this request.

The applicant is requesting a variance to allow a 0' building line along Eastside Dr., Bammel Rd., and West Alabama St. Enclosed are copies of the variance request, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, JP Anders, with Windrose, on behalf of the developer, can be contacted at 713-458-2281 for additional information regarding this project.

You may also contact the Check-In Planner, Tammi Williamson, with the Planning and Development Department regarding this notice via email at Tammi.Williamson@houstontx.gov or call (832) 393-6623.

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.

The Houston Planning Commission will hold a public meeting to consider this application. A sign with this information has also been posted on the site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, September 18, 2025, at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

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 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.

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

To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on this page explains more about the terminology used in this letter.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements
- **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.
- **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.
- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.

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: 108
Action Date: 10/16/2025
Plat Name: All Your Base Are Belong To Us
Developer: Centerpoint Energy
Applicant: Texas Land Maps
App No / Type: 2025-1704 Class 2 subdivision plat (C2)

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	2.0500	Total Reserve Acreage:	1.2250
Number of Lots:	1	Number of Multifamily Units:	
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77379	331K	ETJ

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
Add note: The Planning Commission granted a variance to allow Springton Street to be terminated without a cul de sac subject to specific conditions on 10/16/2025. 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. (Sec 42-81)
Add deny access note and 10' building line at the terminus of Springton.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 10/16/2025
Plat Name: All Your Base Are Belong To Us
Developer: Centerpoint Energy
Applicant: Texas Land Maps
App No / Type: 2025-1704 Class 2 subdivision plat (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
No comment

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houston˘s Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
No Comment

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 . Extend or terminate in a cul de sac st Springton Ln (ch 42-134) A TIA may be required with site plans to determine traffic impacts based on most current Harris County TIA guidelines, submit a trip generation application to epermits (HC-infrastructure regs, 12.02) (HC TIA Guidelines) Driveways on plans need to conform with most current Harris County driveway regulations

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

Houston Planning Commission ITEM:108

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: All Your Base Are Belong To US

Applicant: Texas Land Maps



D – Variances

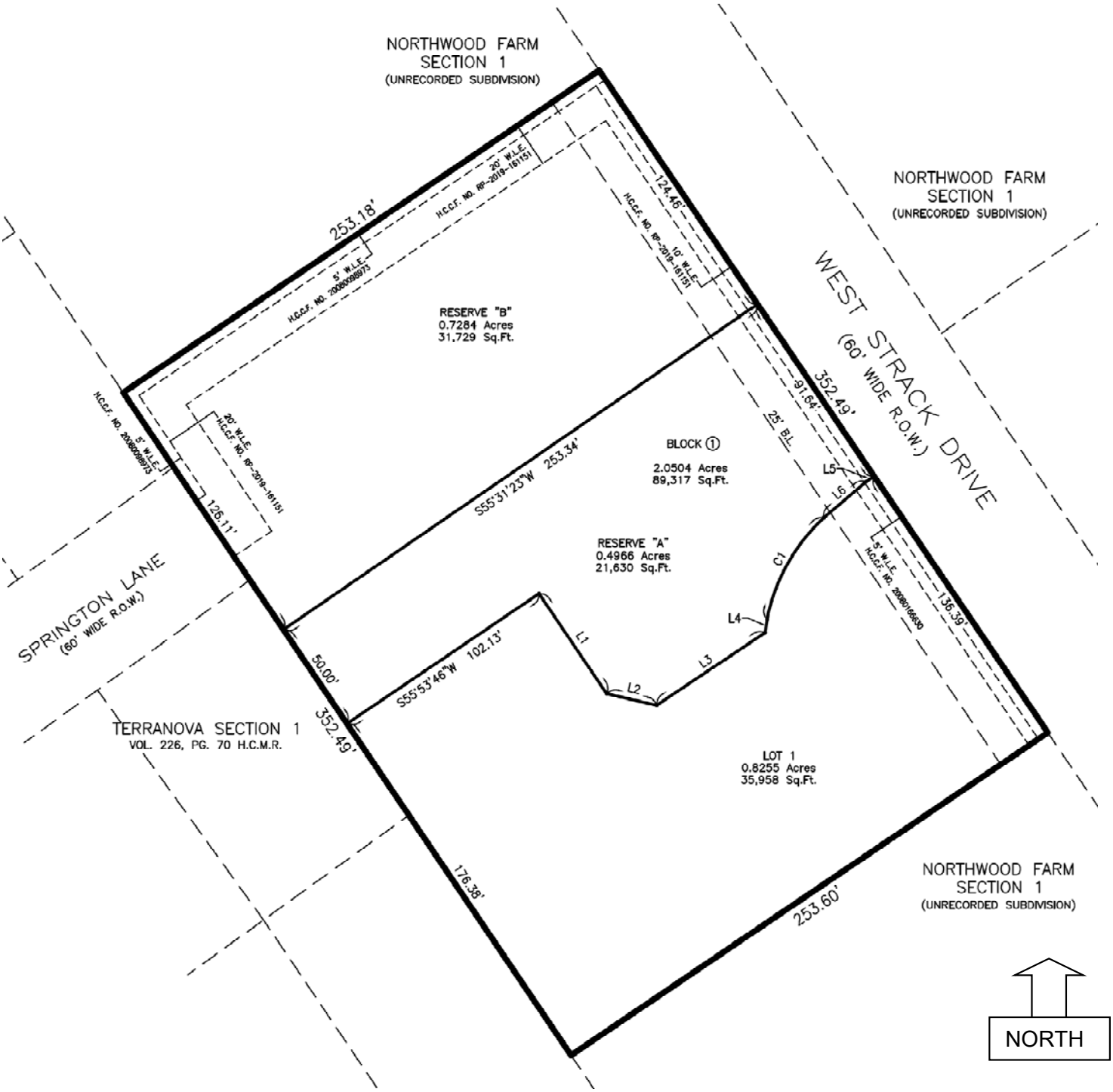
Site Location

Houston Planning Commission ITEM:108

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: All Your Base Are Belong To US

Applicant: Texas Land Maps



D – Variances Subdivision

Houston Planning Commission ITEM:108

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: All Your Base Are Belong To US

Applicant: Texas Land Maps



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1704
Plat Name: All Your Base Are Belong To Us
Applicant: Matthew Sigmon
Date Submitted: 9/22/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To not require the extension of Springton Lane through the subject tract nor terminate the street in a cul-de-sac.

Chapter 42 Section: 42-134

Chapter 42 Reference:
(a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless:

(1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan;

(2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application;

(3) The existing stub street is only one lot in depth;

(4) The proposed subdivision will not extend residential development; and

(5) The extension of the street is not required to meet the intersection spacing requirements of this chapter.

Statement of Facts
(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
The variance being sought is not require Springton Lane, a 60' ROW that terminates at the boundary line of our proposed development, to extend through the subject tract nor culminate in a cul-de-sac. There are multiple justifications for this request.

The first justification is that the extension of the ROW through the subject tract would create an unusable and remainder tract to the west of the extended ROW that would not meet the jurisdiction's requirements to be a lot. The remainder tract created would be 39' wide and make up 9867 sq ft. Because this site requires a septic system for wastewater service, the remainder of land left over by the extension of Springton Lane would be 11,913 sq ft short of meeting Harris County's 1/2-acre lot requirement. The imposition of this street extension create an undue hardship on the

landowner and development by making approximately 1/3rd of the subject tract unusable to this and future developments.

The next justification for supporting this variance request is due to the existing and constructed ROW of Cypresswood Drive that already provides circulation in the community and connects Strack Drive to Fireside Drive. The existing intersection of Cypresswood Drive is less than 900' away from the intersection that would be created from the extension of Springton Drive. If Springton Drive were to be extended, it would only connect the proposed subdivision to the Terranova, Section 1 subdivision that abuts our development to the southwest. These two subdivisions already have connecting ROWs. The closest of which is Fireside Drive that connects the two subdivisions between Strack Drive and Fireside. Since this existing connection point is not even 900' away, creating another connection point in this exceptionally rural area would not serve to enhance inter-circulation or provide any reasonable benefit to the community.

Furthermore, Terranova, Section 1 provides multiple other possible connection points that may serve to connect the two subdivisions as other properties within the unrecorded subdivision of Northwood Farm Section 1, the subdivision that the subject tract comes out of, is developed. Future connection points at Ashmere Lane, Woodville Lane, and Alamosa Lane all also dead end into the Northwood Farm, Section 1 subdivision. Any of these possible future circulation points would be superior to the subject of this variance request because they would provide far more reasonable spacing and not impose the relatively congested intersection spacing that would be created by the extension of Springton Drive.

The final reason for not extending Springton Drive is that it is meets 4 out of the 5 the requirements listed in Chapter 42-134 that would eliminate the need to request this variance in the first place. According to the Ordinance, a stub street that meets the 5 pieces of criteria is not required to extend. The street that would be extended is a Local Street, it is not shown on as a through street on a General Plan, the proposed subdivision will not extend residential development, and the extension of the street is not required to meet intersection spacing requirements. The only exception that is not met by the criteria is that the sub-street is more than 1 lot in depth. It is, in fact, 6 lots in depth.

In conclusion, meeting 4 of the 5 criteria that would remove the requirement to extend the street, the existing ROW of Cypresswood Drive that provides very similar vehicular circulation, and the hardship created on the development by the remainder tract that the extension of the street would create are more than enough justification for the supporting of this variance request. Thank you for your consideration.

(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;

As explained above, the hardships created are due to the strict imposition of the requirements of the chapter as well as the physical characteristics and location of the property. None of the requested hardships or justifications are created or imposed by the applicant or developer.

(3) The intent and general purposes of this chapter will be preserved and maintained;
As explained in the 3rd point in question 1a, the exceptions provided by chapter 42-134 (a) 1 through 5 nearly remove the requirement to extend the ROW. Also, the close proximity of Cypresswood Drive demonstrates the preservation and maintenance of the intent and general purpose of the chapter requirements.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
There is no health, safety, or welfare concern that is imposed upon the community by supporting this request.

(5) Economic hardship is not the sole justification of the variance.
Economic Hardship is by no means the sole justification of this variance. The points raised in the answer to question 1a) properly demonstrate the hardships created by and justifications to support this variance.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application Number: 2025-1704
Agendat Item: 108
PC Action Date: 10/16/2025 2:30 PM
Plat Name: All Your Base Are Belong To Us
Applicant: Matthew Sigmon

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Section: 42-128/134
(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To not require the extension of Springton Lane through the subject tract nor terminate the street in a cul-de-sac.

Basis of Recommendation:
The site is located within the ETJ, within Harris County, north of Cypresswood, west of Kuykendahl and south of Louetta.
The applicant proposes a lot and two reserves for an existing home and business and a proposed commercial use. The applicant is requesting a variance to exceed intersection spacing requirements by not extending Springston Street through the site.
Staff is in support of this request.
The site is located along West Strack Drive within the Northwood Farm, an unrecorded subdivision. This community was developed in the 1950s, before the intersection spacing requirement. In the 1970s, the Terranova community was recorded to the west, creating a stub street intersecting the subject site. The applicant is now seeking to plat an unrecorded tract to subdivide an existing home and business and a future business. The applicant is requesting a variance to not extend Springston through their property to connect to West Strack Drive.
The subject site is within an area with several longstanding commercial uses while the neighborhood to the west has remained almost exclusively single-family. Connecting Springston could create conflicts with commercial traffic using residential streets. In addition, the site is located within close proximity of Cypresswood drive and the abutting neighborhood features multiple street connections to the three abutting thoroughfares. Staff finds the request to be justified by the existing street system and finds the separation of residential and commercial traffic to be practical. Harris County has expressed no objection.

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 subject site is within an area with several longstanding commercial uses while the neighborhood to the west has remained almost exclusively single-family. Connecting Springston could create conflicts with commercial traffic using residential streets. In addition, the site is located within close proximity of Cypresswood drive and the abutting neighborhood features multiple street connections to the three abutting thoroughfares. Staff finds the request to be justified by the existing street system and finds the separation of residential and commercial traffic to be practical.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The variance is justified by the proximity to the next east-west street and the desire to not connect streets where commercial traffic would use residential streets. These do not represent self-imposed hardships.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The existing street system can circulate traffic as intended in Chapter 42. There are numerous existing street connections to the abutting major thoroughfare grid.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Granting the request will keep residential and commercial traffic separate, resulting in safer traffic circulation.

(5) Economic hardship is not the sole justification of the variance.
The variance is justified by the proximity to the next east-west street and the desire to not connect streets where commercial traffic would use residential streets. These do not represent economic hardships.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 10/16/2025
Plat Name: Building Hope replat no 1
Developer: Pin Oak Interests, LLC
Applicant: Windrose
App No / Type: 2025-1660 Class 2 subdivision replat (C2R)

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	5.0010	Total Reserve Acreage:	5.0010
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:	10 West Side North IH 10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

Conditions and requirements for approval:

11.03 Add Dual BL plat note: Any additional structures or additions must adhere to the building line as shown on this plat. In addition, if the existing structure(s) is ever demolished, then any replacement structure(s) shall adhere to the building line shown on this plat. (Sec 42-151(h))
21.00 Make minor corrections and additions as indicated on the marked file copy.
38.04 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)
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
add note: The Planning Commission granted a variance to allow a 14' dual building line subject to specific conditions on 10/16/2025. 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. (Sec 42-81)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 10/16/2025
Plat Name: Building Hope replat no 1
Developer: Pin Oak Interests, LLC
Applicant: Windrose
App No / Type: 2025-1660 Class 2 subdivision replat (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
Please see title report for Centerpoint Easement RP-2025-425259, appears to affect Reserve A. Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. I have added it to others.

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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. Stormwater quality permit is required.

Addressing
No Comment

HPW- TDO- Traffic
No Comments

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

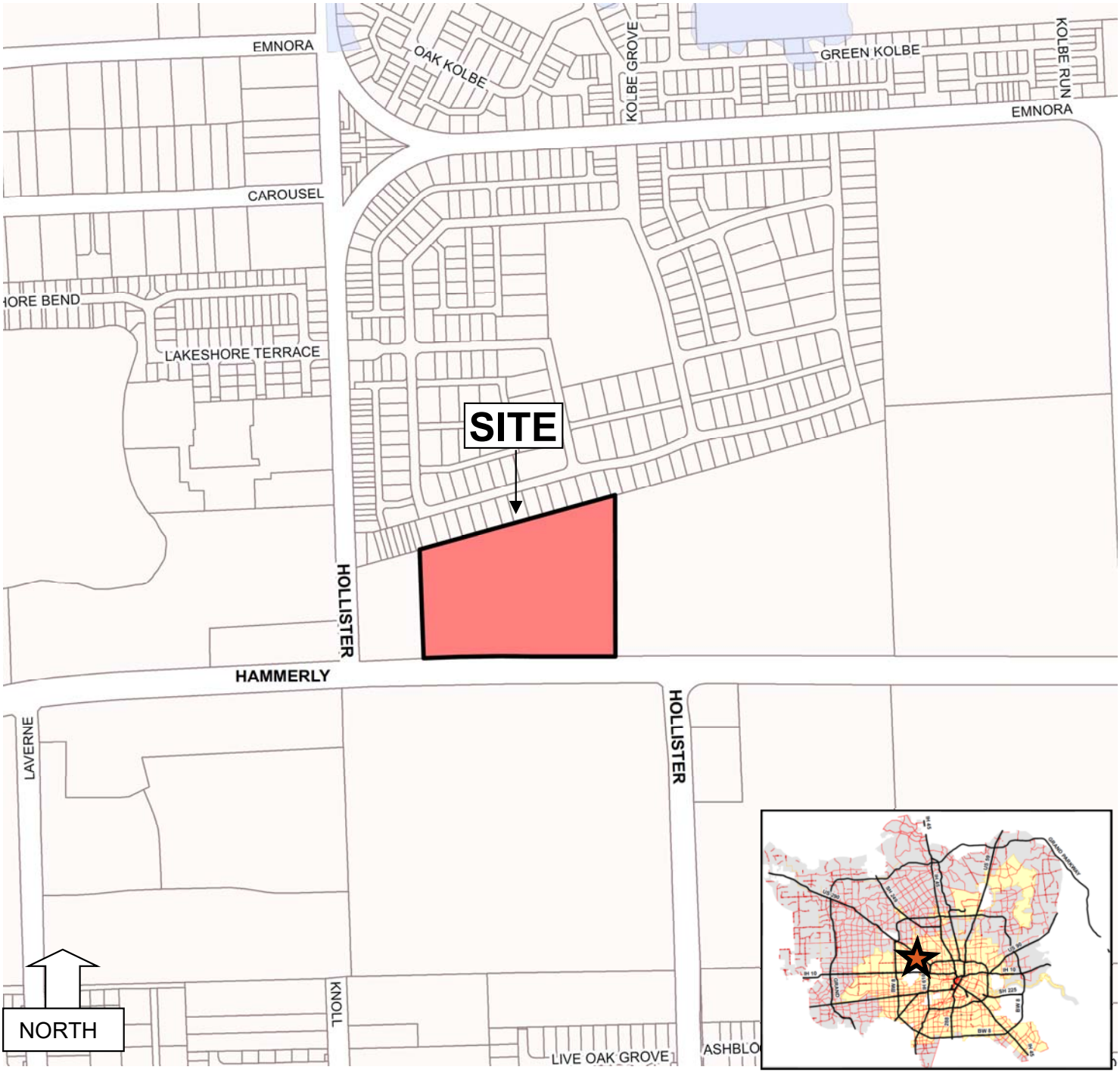
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:109

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Building Hope replat no 1

Applicant: Windrose



D – Variances

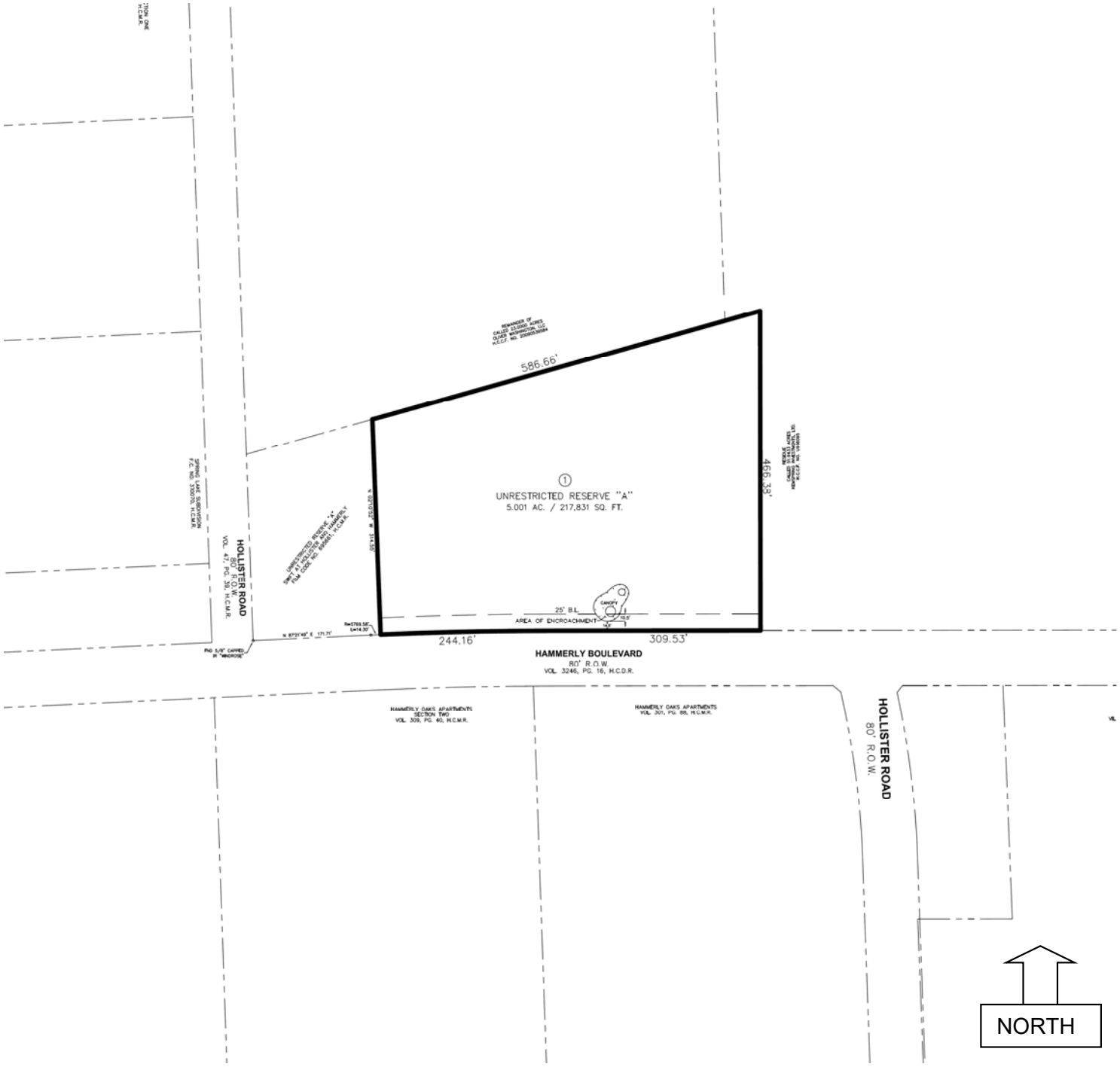
Site Location

Houston Planning Commission ITEM:109

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Building Hope replat no 1

Applicant: Windrose



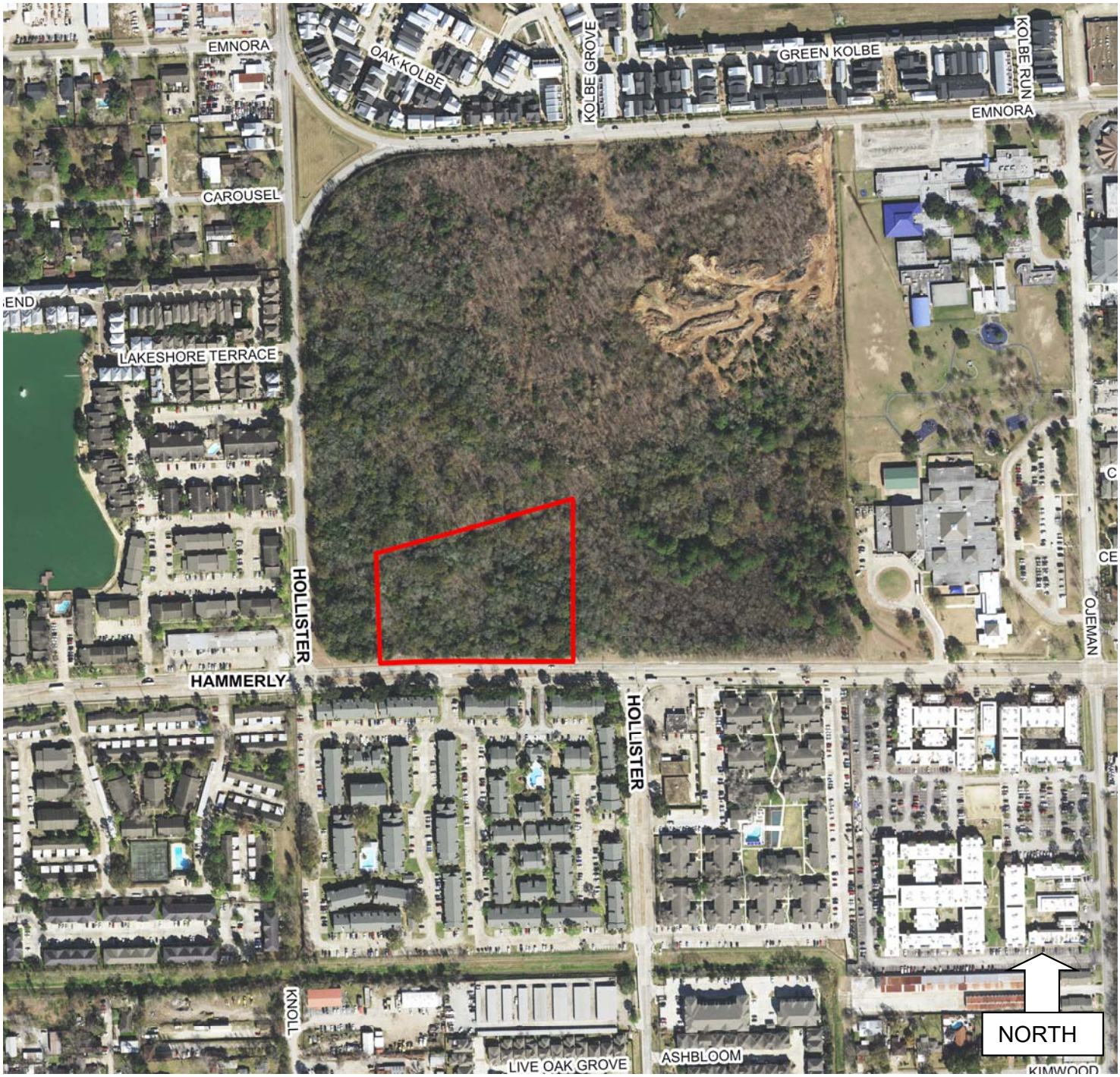
D – Variances **Subdivision**

Houston Planning Commission ITEM:109

Planning and Development Department **Meeting Date: 10/16/2025**

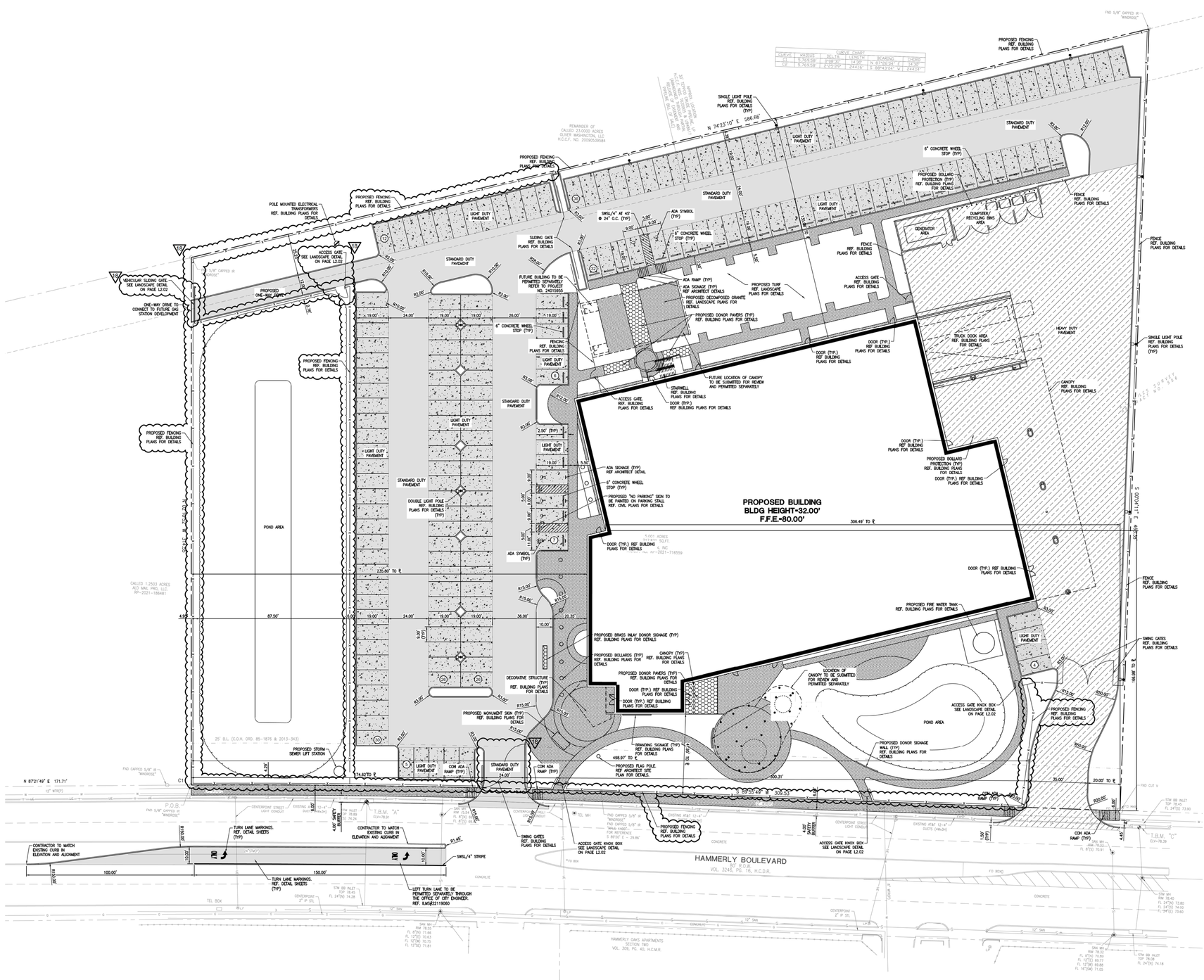
Subdivision Name: Building Hope replat no 1

Applicant: Windrose



D – Variances

Aerial



LEGEND - EXISTING

BOLLARD		PIPELINE MARKER	
HANDICAP		UNDERGROUND CABLE SIGN	
GAS METER		CATHODIC TEST LEAD	
GAS VALVE		MONITORING WELL	
FIRE HYDRANT		PIN/ FLAG/PAINT MARK	
WATER METER		TOP OF CURB	
WATER VALVE		GUTTER	
IRRIGATION CONTROL VALVE		TOP OF GRATE	
GRATE INLET		FLOW LINE	
CURB INLET		HIGHBANK	
MANHOLE		SANITARY SEWER	
CLEANOUT		STORM SEWER	
TELEPHONE PEDESTAL		CORRUGATED METAL PIPE	
ELECTRIC BOX		CORRUGATED PLASTIC PIPE	
TRAFFIC SIGNAL BOX		REINFORCED CONCRETE PIPE	
LIGHT POLE		TELEPHONE	
TRAFFIC LIGHT POLE		SOUTHWESTERN BELL TELEPHONE CO.	
GROUND/SPOT LIGHT		WATER	
POWER POLE		UNDERGROUND	
POWER POLE W/TRANSFORMER		FOUND	
POWER POLE W/LIGHT		COLUMN	
POWER POLE W/CONDUIT		HARRIS COUNTY CLERK FILE	
METER POLE		HARRIS COUNTY DEED RECORDS	
SERVICE POLE		HARRIS COUNTY MAP RECORDS	
GUY ANCHOR		IRON PIPE	
OVERHEAD POWER LINE		IRON ROD	
BARBED WIRE FENCE		NUMBER	
WROUGHT IRON FENCE		PAGE	
WOOD FENCE		RIGHT-OF-WAY	
CHAINLINK FENCE		SQUARE FEET	
GATE POST		VOLUME	
PER PLANS		FILM CODE	
APPROXIMATE		BUILDING LINE	
HIGHBANK		UTILITY EASEMENT	
SIGN		TREE/SHRUB	

NOTES - EXISTING

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. 21539 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF OCTOBER 20, 2021, ISSUED DATE OF NOVEMBER 15, 2021, COMBINED WITH PROFORMA OWNERS POLICY, FILE NO. 21536, AND IS SUBJECT TO THE LIMITATIONS OF THAT COMMITMENT.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.99990216.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0645L REVISED/DATED JUNE 18, 2007, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY SCALING THE LOCATION OF THE SUBJECT TRACT ONTO THE FLOOD INSURANCE RATE MAP. THE FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.

BENCHMARK — PUBLISHED ELEVATION - 80.85'

HARRIS COUNTY FLOOD PLAIN REFERENCE MARKER NO. 050220, BEING A BRASS DISK STAMPED E 115 1975 ON THE NORTHEAST CORNER OF THE INTERSECTION OF CLAY AND HOLLISTER, SOUTH ALONG HOLLISTER 0.6 MILES TO THE BENCHMARK IN THE LEFT.

TEMP BENCHMARK *A* — ELEVATION - 78.89'

BEING A CUT BOX ON A CURB INLET LOCATED ON THE NORTH SIDE OF HAMMERLY BOULEVARD, APPROXIMATELY 320 FEET WEST FROM THE INTERSECTION WITH HOLLISTER ROAD.

TEMP BENCHMARK *B* — ELEVATION - 78.76'

BEING A CUT BOX ON A HEADWALL LOCATED ON THE EAST SIDE OF HOLLISTER ROAD, APPROXIMATELY 150 FEET NORTH FROM THE INTERSECTION HAMMERLY BOULEVARD.

TEMP BENCHMARK *C* — ELEVATION - 78.45'

BEING A CUT BOX ON A CURB INLET LOCATED ON THE NORTH SIDE OF HAMMERLY BOULEVARD, APPROXIMATELY 780 FEET WEST FROM THE INTERSECTION WITH HOLLISTER ROAD.

PARKING ANALYSIS

REQUIRED PARKING = 67 STALLS
- WAREHOUSE: 11,773 SF: 1/5,000 SF = 3 STALLS
- OFFICE: 21,588 SF: 2.5/1,000 SF = 54 STALLS
- ASSEMBLY SPACE: 13,676 SF: 1/1,500 SF = 10 STALLS

PARKING PROVIDED

- 186 PARKING STALLS
- 4 LOADING BERTH STALLS

LEGEND - NEW IMPROVEMENTS

- PROPOSED DONOR PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED STANDARD DUTY PAVEMENT
- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED BUILDING
- CURB & GUTTER
- PARKING SPACE COUNT (3)
- 6" WHEEL STOP

SCALE IN FEET: 20' 10' 0 20' 40' 60'

Texas811 Know what's below. Call before you dig.

Kirksey ARCHITECTURE
Houston + Austin
6909 Portwest Drive
Houston Texas 77024
713 850 9600
kirksey.com

DDG BROAD VISION. EXPERT FOCUS
14950 Heathrow Forest Parkway, Suite 160
Houston, TX 77032
832.358.0170
www.ddgpc.com

These drawings have been prepared as an instrument of service. Each set of drawings and are complimentary. What is required by one drawing is required by all of the drawings, even if a detail or component part is not identified on every sheet. Any user's reliance on a single or select few sheet(s) of the drawings without consideration for the information included in the entire set of drawings will be at the user's sole risk and shall not form the basis for a request for additional compensation or time.

STATE OF TEXAS — ADAM BARNARD — 151543 — LICENSED PROFESSIONAL ENGINEER

02/04/2025

△	DATE	ISSUE
3	23 FEB 2024	ASR/PERMIT REVISION 1
12	22 AUG 2024	ASI 013 - DONOR / BRANDING
18	04 FEB 2025	NEW FENCE SCOPE

PROJECT NAME
KIDS MEALS

PROJECT ADDRESS
8790 HAMMERLY BLVD,
HOUSTON, TEXAS 77080

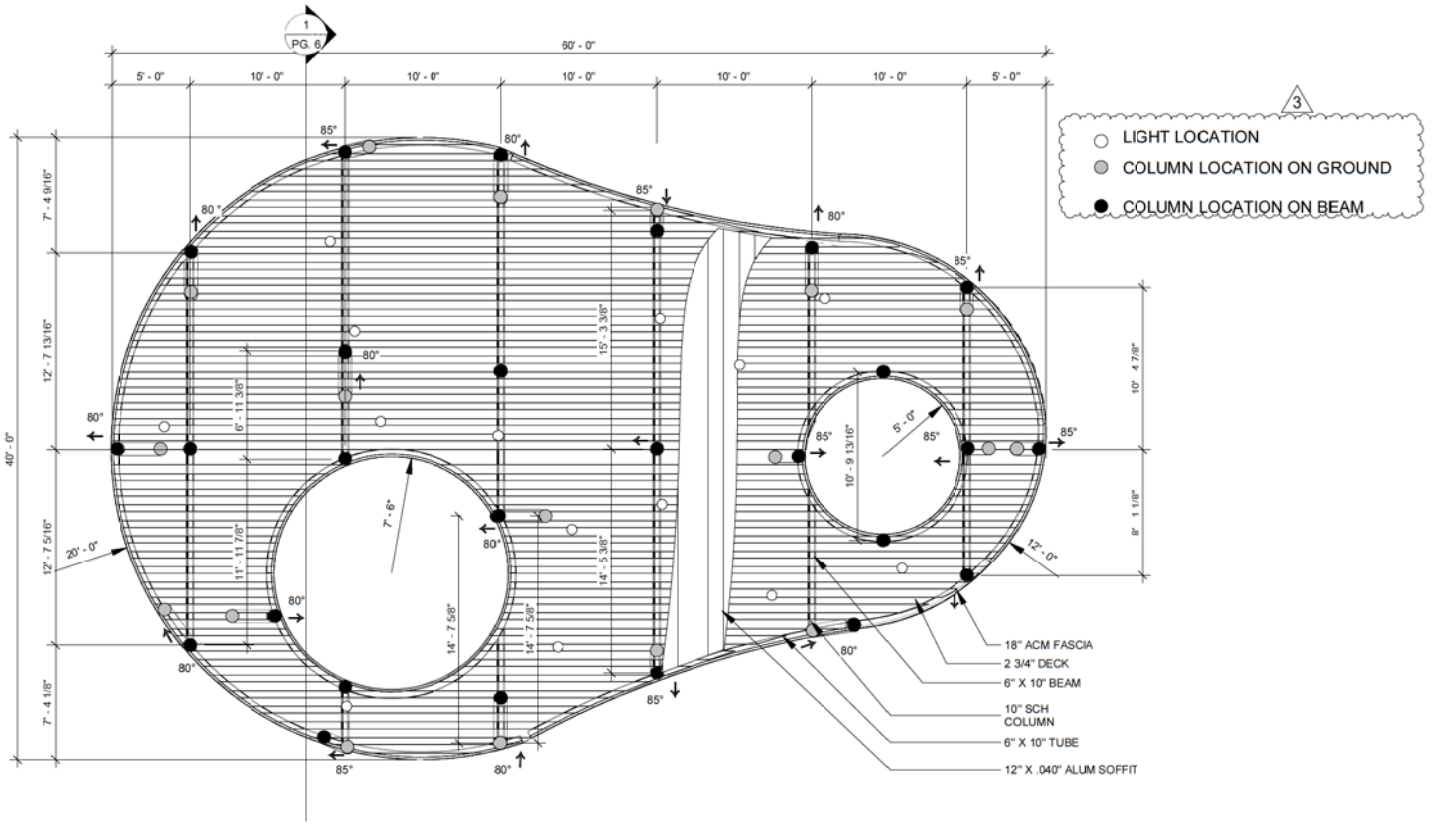
KIRKSEY PROJECT NO. 2021241

KEY PLAN

SHEET TITLE
SITE PLAN

SHEET NUMBER
C.100

© 2022 Kirksey



1 CANOPY A PLAN
1/8" = 1'-0"

QTY: 1

AVAdek
WALKWAY COVERS & CANOPIES
12130 GALVESTON RD. BLDG-1
WEBSTER, TEXAS 77598
(713) 944-0988

THE CONTENTS OF THIS DOCUMENT ARE CONFIDENTIAL, PROPRIETARY, AND INTENDED SOLELY FOR THE PERSON OR ENTITY TO WHICH IT IS ADDRESSED. THE RECIPIENT OF THIS DOCUMENT IS PROHIBITED FROM SHARING ANY INFORMATION CONTAINED IN THE DOCUMENT WITH ANY THIRD PARTY, WITHOUT PRIOR WRITTEN CONSENT OF AVADEK.

PROJECT:
KIDS MEALS
8790 HAMMERLY BLVD
HOUSTON, TX 77080

DRAWING NO: 1-0324-029

CUSTOMER:
SATTERFIELD &PONTIKES

ENGINEER:
STATE OF TEXAS
Jonak Thapa
104822
LICENSED
PROFESSIONAL ENGINEER
10/30/2024

STANLEY SPURLING & HAMILTON, INC.
T.B.P.E. REGISTRATION #F-175
3301 EDLOE ST. STE 200 HOUSTON, TEXAS 77027
PH: 713-776-9433 FAX: 713-776-2439
E-MAIL: INFO@SSHINC.NET 0336-8840A

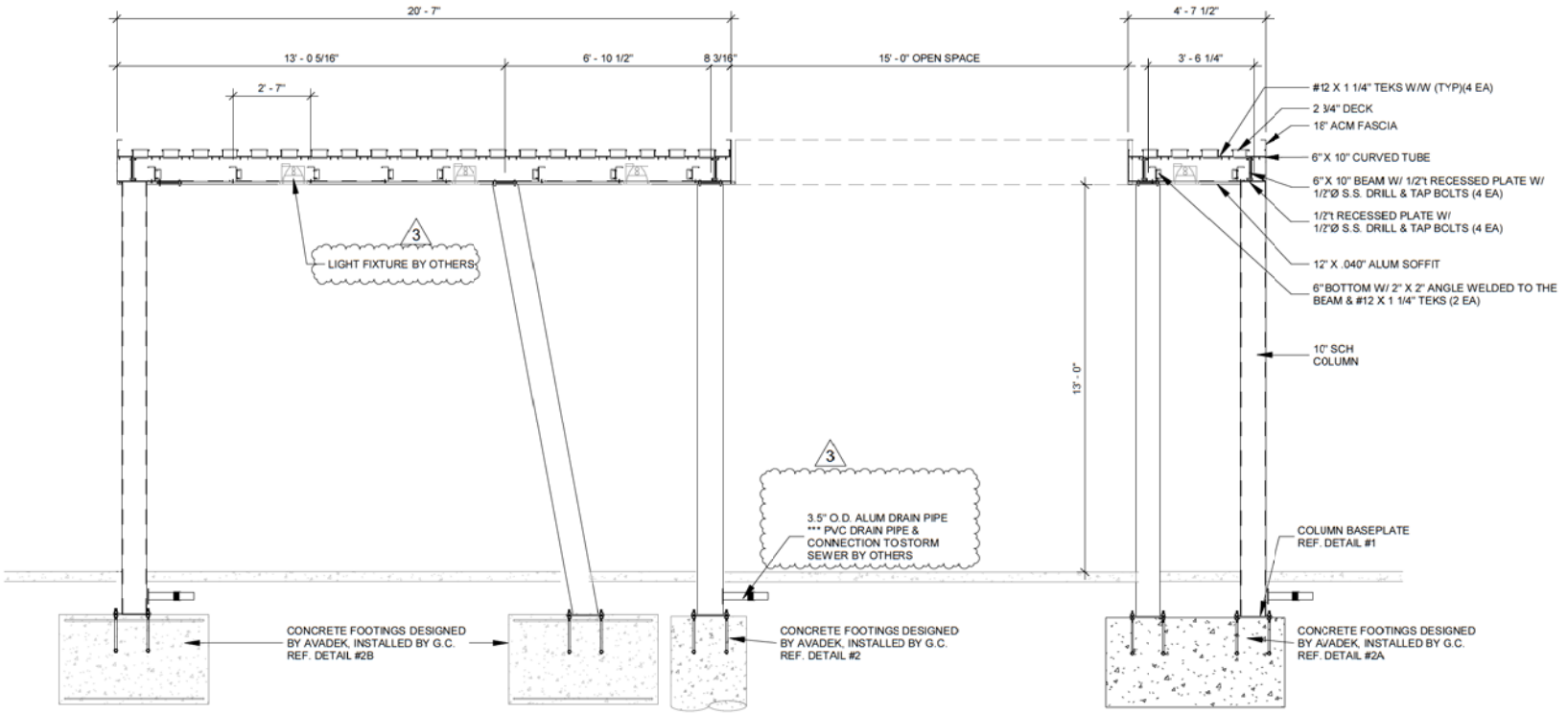
2015 IBC
20 PSF LIVE LOAD
VULT 133 MPH WIND LOAD
EXPOSURE C / RISK CAT: II
00 PSF SNOW LOAD
SNOW DRIFT XX

ARCHITECT:
KIRKSEY

No.	Description	Date
	INITIAL DESIGN	08/07/24
1	REVISION #1	09/10/24
2	CHANGE ORDER #1	09/24/24
3	REVISION #2	10/03/24

DRAWN BY:	SCALE:
M.M.	AS NOTED
CHECKED BY:	INITIAL DESIGN DATE:
J.B.	08/07/24

SHEET:
PG. 2 OF 15



1 SECTION 1 CANOPY A
1/4" = 1'-0"

AVAdek
WALKWAY COVERS & CANOPIES
12130 GALVESTON RD. BLDG-1
WEBSTER, TEXAS 77598
(713) 944-0988

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PROJECT:
KIDS MEALS
8790 HAMMERLY BLVD
HOUSTON, TX 77080

DRAWING NO: 1-**0324-029**

CUSTOMER:
SATTERFIELD &PONTIKES

ENGINEER:
STATE OF TEXAS
Jonak Thapa
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LICENSED PROFESSIONAL ENGINEER
10/30/2024

STANLEY SPURLING & HAMILTON, INC.
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3301 EDLOE ST. STE 200 HOUSTON, TEXAS 77027
PH: 713-776-9433 FAX: 713-776-2439
E-MAIL: INFO@SSHINC.NET
0336-8840A

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EXPOSURE C / RISK CAT: II
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SNOW DRIFT XX

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DRAWN BY:	SCALE:
M.M.	AS NOTED
CHECKED BY:	INITIAL DESIGN DATE:
J.B.	08/07/24

SHEET:
PG. 6 OF 15

Houston + Austin + Dallas

Kirksey
ARCHITECTURE

6909 Portwest Drive
Houston Texas 77024
713 850 9600
Kirksey.com

18 August 2025

City of Houston Planning Committee

RE: **Narrative and Timeline for Canopy Variance Request**
Kid's Meals Canopy A, 2021241

We are writing to provide a narrative timeline and respectfully request a variance for the canopy system installed at the Kid's Meals project (Permit #25011517), which encroaches upon the platted building line. We understand our responsibility in this matter and are prepared to follow all necessary steps to formalize this process.

The original project, including a smaller, 500 sq ft Canopy A that sat within the 25'-0" building line, was permitted and approved by the City of Houston on 11/27/2023 via project number 22103010. The original civil site plan (C.100) is included for reference.

In late December 2023, the client requested several building and site changes. These revisions, which were submitted in late February 2024 under project number 24015952, included growing the footprint of Canopy A to approximately 1,000 sq ft. These revisions were subsequently approved by the City of Houston on 5/21/2024. During this review process, the A/E team regrettably overlooked the new canopy's encroachment onto the building line. It also appears that the encroachment was not identified by the City of Houston plan reviewers during their review and resubmission process.

The contractor began installing the canopy system in February 2025, prior to formal canopy permitting and approval. Due to unexpected weather delays and issues obtaining permanent power, the contractor expedited construction activities to maintain the overall project schedule. With the building permits already in hand, which showed the canopy's location as approved, the contractor proceeded with the installation, believing the documents were fully vetted and compliant.

The encroachment was not discovered until a planning department review on 3/24/2025. At that point, Canopy A was nearly 100% complete, with major structural and drainage components already in place, as shown in the attached aerial photos from 3/27/2025. Following the general contractor's most recent submission and returned comments, Ed Buckley recommended that we pursue a variance to resolve the issue.

We sincerely apologize for this oversight and the resulting situation. We are committed to working with the Planning Committee to find an appropriate resolution and appreciate your guidance as we navigate this process.

Sincerely,

Ricardo De La Cruz

Senior Associate, Kirksey Architecture



Aero Photo

727.520.8181
www.aerophoto.com

KIDS MEALS INC New Construction

Image # 17
Date 04.29.25

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1660
Plat Name: Building Hope replat no 1
Applicant: JP Anders
Date Submitted: 9/19/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a 10.5’ encroachment over the 25’ building line along Hammerly Blvd.

Chapter 42 Section: Sec. 42-152.

Chapter 42 Reference:
- 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
The original development plan was designed and executed in good faith in regard to the city’s codes and guidelines. This request falls within the reasonable use of the owner’s land as the ROW is not affected at all. This is reflected in the fact that the project is already built out and meets all other city build conditions.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the granting of the variance are not the result of a hardship imposed by the applicant. The applicant did their due diligence throughout the process to build according to established standards. The modified canopy design still adheres to all established building standards and does not encumber the public.

(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 applicant did their due diligence throughout the process to build according to established standards. The modified canopy design still adheres to all established building standards and does not encumber the public.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of the variance will not be injurious to the public health, safety, or welfare. The entire Kids Meals site is contained within the established property lines. All building design specifications are based on established criteria even with the adjusted canopy size.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship has no bearing on this variance request. The project contributes to the overall economic prosperity of the community without detracting from it.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application Number: 2025-1660
Agendat Item: 109
PC Action Date: 10/16/2025 2:30 PM
Plat Name: Building Hope replat no 1
Applicant: JP Anders

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Section: Sec. 42-152.
(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a 10.5' encroachment over the 25' building line along Hammerly Blvd.

Basis of Recommendation:
The site is located within Houston's corporate limit along Hammerly Boulevard west of Bingle and east of Hollister.
The applicant proposes a reserve for an existing not for profit community center. The applicant is requesting a variance to allow for a 14' dual building line for a canopy encroachment over the 25' building line for major thoroughfares.
Staff is in support of this request.
The consists of a community center specializing in combatting food insecurity for children. The development was part of a recent plat with an approved construction permit. During the ongoing review related to this project, it was discovered that a canopy built over a walkway was approximately 11' over the 25' building line along Hammerly. The applicant is now seeking a dual building line to address this deficiency.
The canopy structure measures 13' tall on 6" columns and is part of an internal walkway system. This does not present any obvious traffic or conflicts or visual obstructions along Hammerly Boulevard. The use of transparent fencing allows for interaction between the internal walkway and the pedestrian realm. Staff finds the request to be justified based on the compatibility with the pedestrian realm and the limited scale of the encroachment.

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

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

Strict interpretation of Chapter 42 would result in the applicant demolishing the canopy structure. Staff finds this to be impractical considering that the encroachment does not pose any determent to 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 variance is justified by the benign nature of the existing encroachment on the public pedestrian realm or vehicular traffic. This does not represent a hardship.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The Ordinance allows for flexible application of the building line requirements in cases where vehicular access is limited and the encroachment enhances the pedestrian realm. In this case, the encroachment, landscaping and semi-opaque fence result in the encroachment contributing to the public realm rather than detracting from it.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The use of semi-opaque fencing, the transparent nature of the canopy and the use of the setback area as a pedestrian walkway make this encroachment non-injurious to public safety.

(5) Economic hardship is not the sole justification of the variance.
The variance is justified by the benign nature of the existing encroachment on the public pedestrian realm or vehicular traffic. This does not represent a hardship.

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

Special Request Notice

VAR/SE

September 25, 2025

NOTICE OF VARIANCE

REFERENCE NUMBER：2025-1660

PLAT NAME：Building Hope replat no 1

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance for the property located along the north side of Hammerly Boulevard, east of Hollister Street. You are receiving this letter because you are listed in the Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area (300ft of the boundary of the proposed plat located within the city limits per the most recent property tax records) adjacent to this request.

The applicant is requesting a variance to allow a 10.5' canopy encroachment over the 25' building line along Hammerly Boulevard. Enclosed are copies of the variance request, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, JP Anders, with Windrose, on behalf of the developer, can be contacted at 713-458-2281 for additional information regarding this project.

You may also contact the Check-In Planner, Tammi Williamson, with the Planning and Development Department regarding this notice via email at Tammi.Williamson@houstontx.gov or call (832) 393-6623.

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.

The Houston Planning Commission will hold a public meeting to consider this application. A sign with this information has also been posted on the site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 16, 2025 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

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 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.

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

To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on this page explains more about the terminology used in this letter.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements
- **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.
- **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.
- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 26 members and meets per their adopted Commission meeting schedule available on Planning Department webpage.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 10/16/2025
Plat Name: Holderrieth Telge Tract GP
Developer: Tri Pointe Homes
Applicant: Meta Planning + Design LLC
App No / Type: 2025-1725 General plan (GP)

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	444.9000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	287U	ETJ

Conditions and requirements for approval:

20.02 General Plan approval is for street patterns as shown on the plat only. (Sec 42-24(d))
33.10 Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (Sec 42-128(a))
34.04 Provide a second point of access to a public street when the total number of lots exceeds 150. (Sec 42-189)
35.00 Provide dedication for the widening of major thoroughfares with abutting sections. Reference Major Thoroughfare and Freeway Plan. (Sec 42-121 & 122)
35.02 Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (Sec 42-127(a))
35.05 The minimum centerline radius for a major thoroughfare is 2000 feet. A tangent distance of at least 100 feet shall separate reverse curves. (Sec 42-132(a))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 10/16/2025
Plat Name: Holderrieth Telge Tract GP
Developer: Tri Pointe Homes
Applicant: Meta Planning + Design LLC
App No / Type: 2025-1725 General plan (GP)

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

---

For Your Information:

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

CenterPoint
Any road crossings/projects within CNP Transmission Corridors require formal review and approval through CNPˇs Grants to Others process.

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
No comment

Addressing
No comments

Harris Engineer
This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025) Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026) Coordinate with COH and Harris County about realignment of Holderrieth Rd from what is shown on MTFP A TIA will be required to determine traffic impacts of future development based on most current Harris County TIA guidelines. Scoping meeting to be held with HCED-Traffic department to scope TIA. email trafficpermits@harriscountytx.gov (HC-infrastructure regs, 12.02) UVE, ROW dedications/cutbacks and corner radii will be checked when section Plats are submitted (IDM chapter 10-COH geometric design guidelines, 10-14, 10-44)

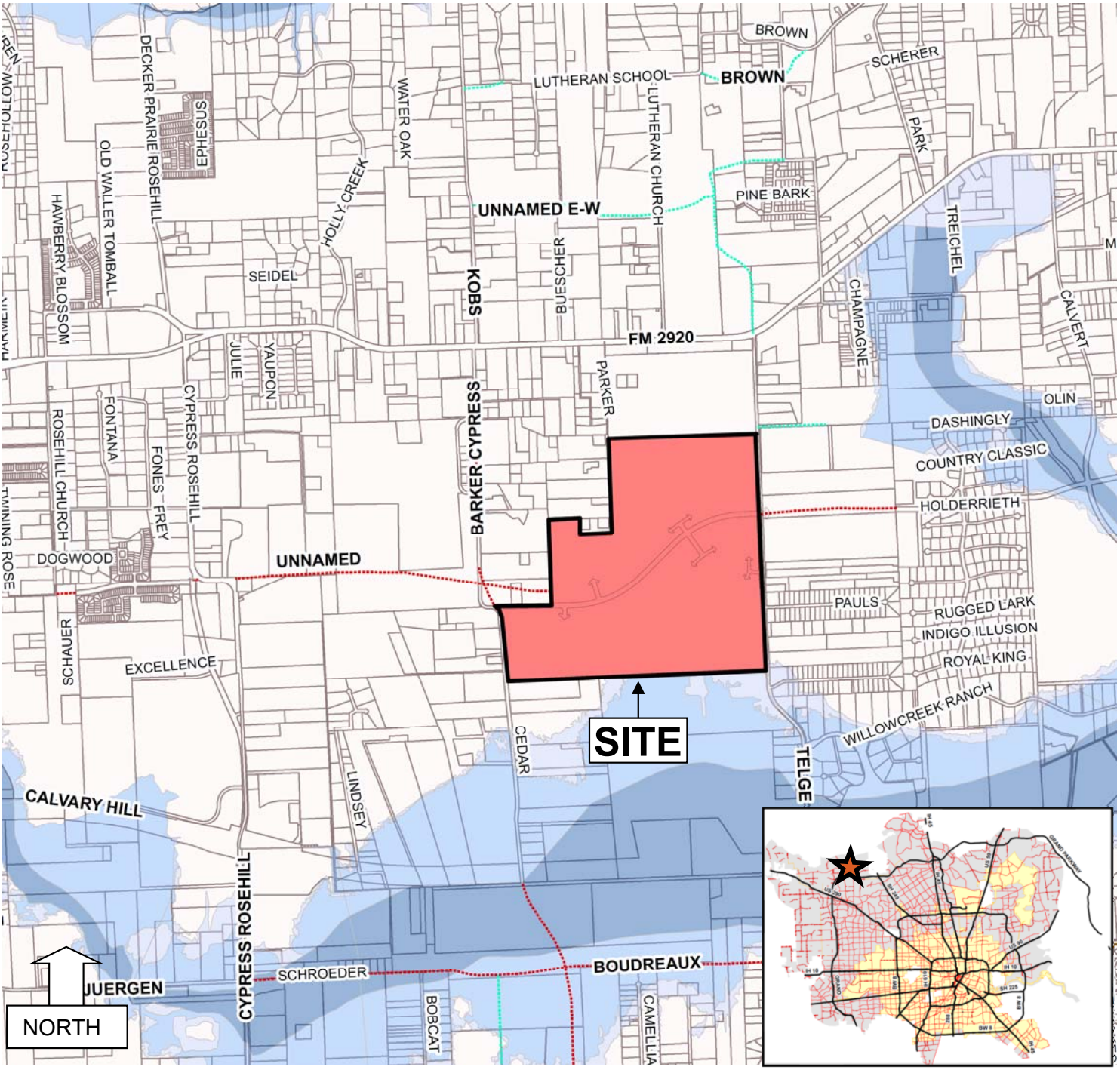
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:110

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Holderrieth Telge Tract GP (DEF 1)

Applicant: Meta Planning + Design LLC



D – Variances

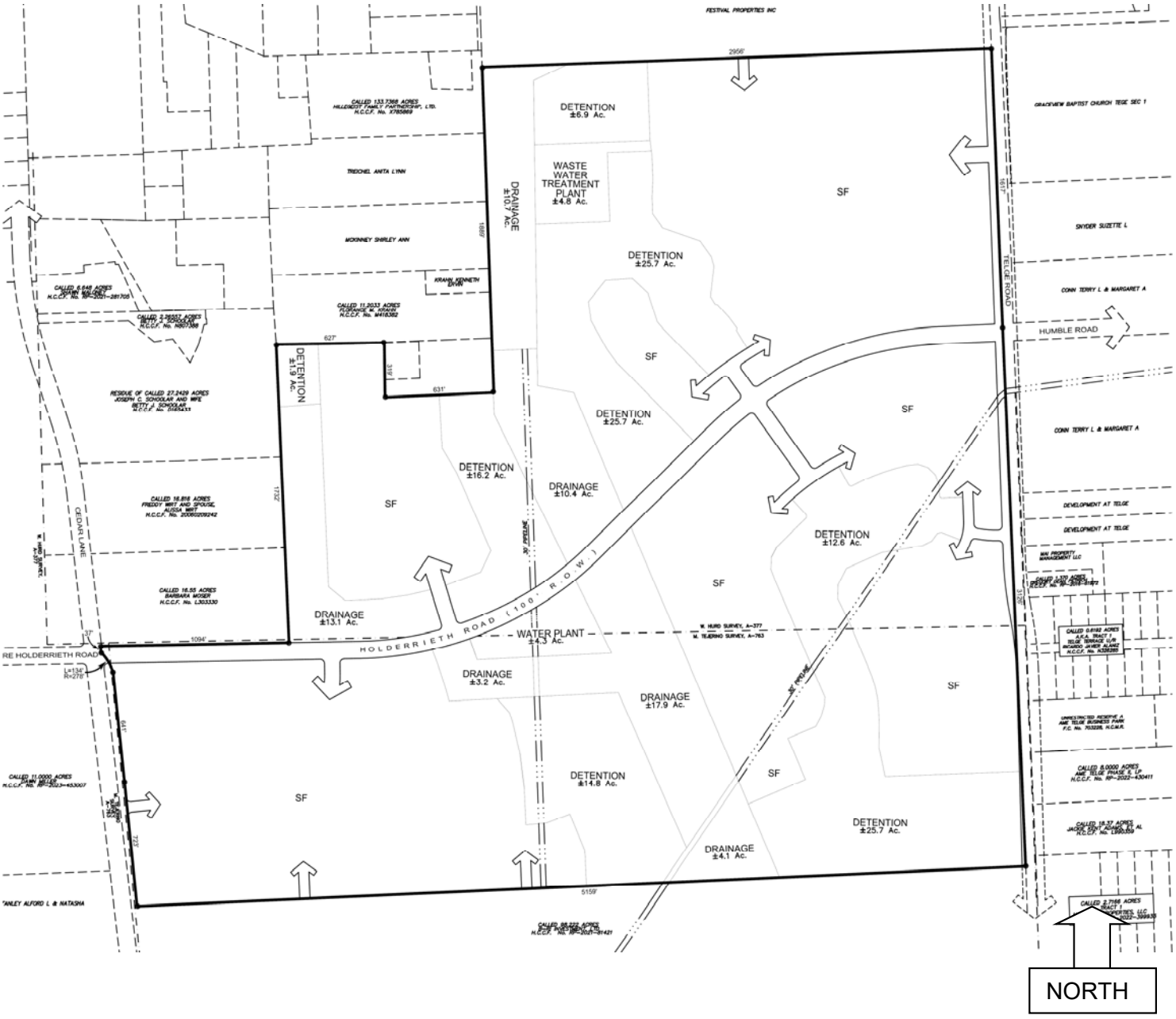
Site Location

Houston Planning Commission ITEM:110

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Holderrieth Telge Tract GP (DEF 1)

Applicant: Meta Planning + Design LLC



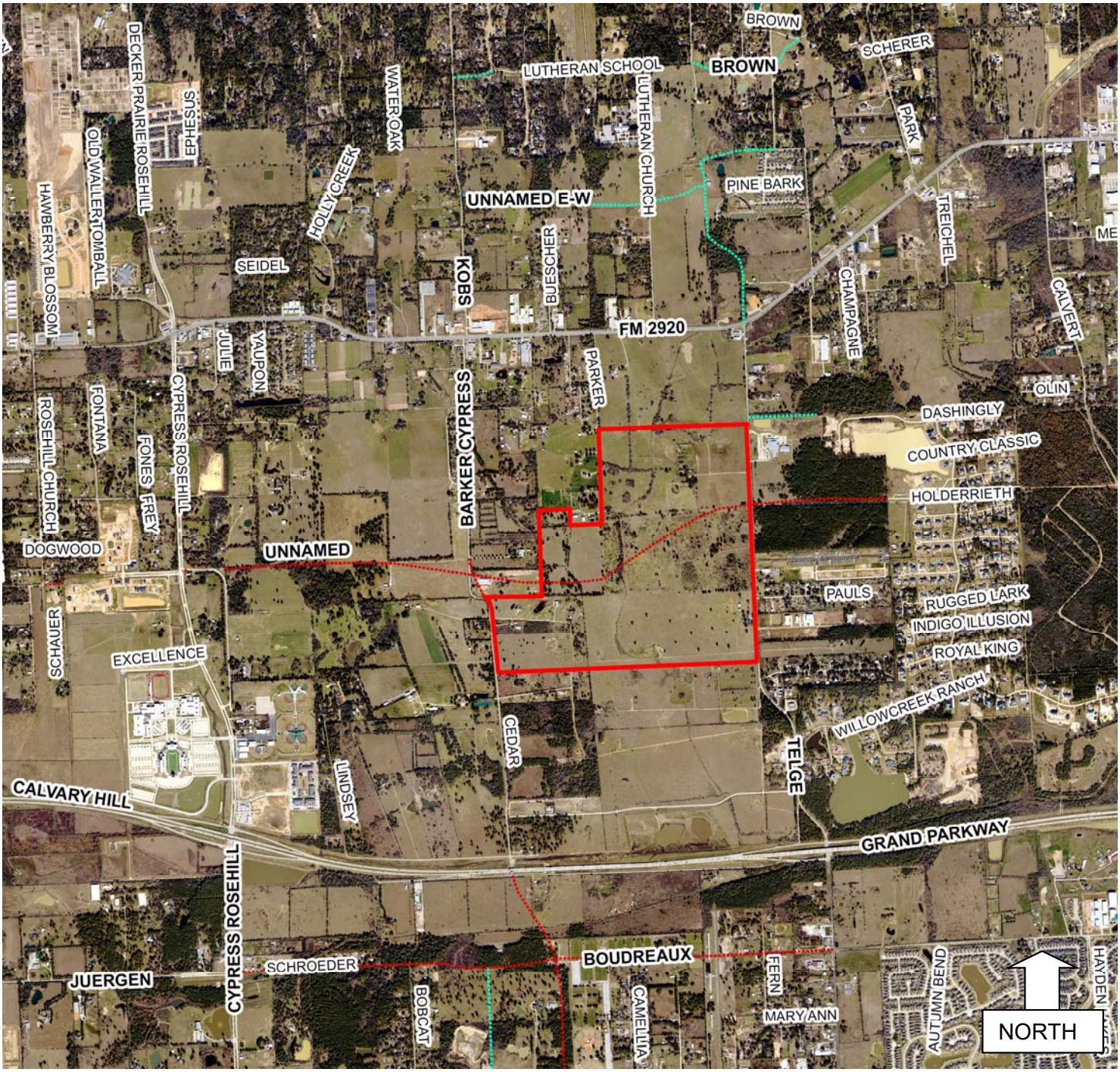
D – Variances **Subdivision**

Houston Planning Commission ITEM:110

Planning and Development Department **Meeting Date: 10/16/2025**

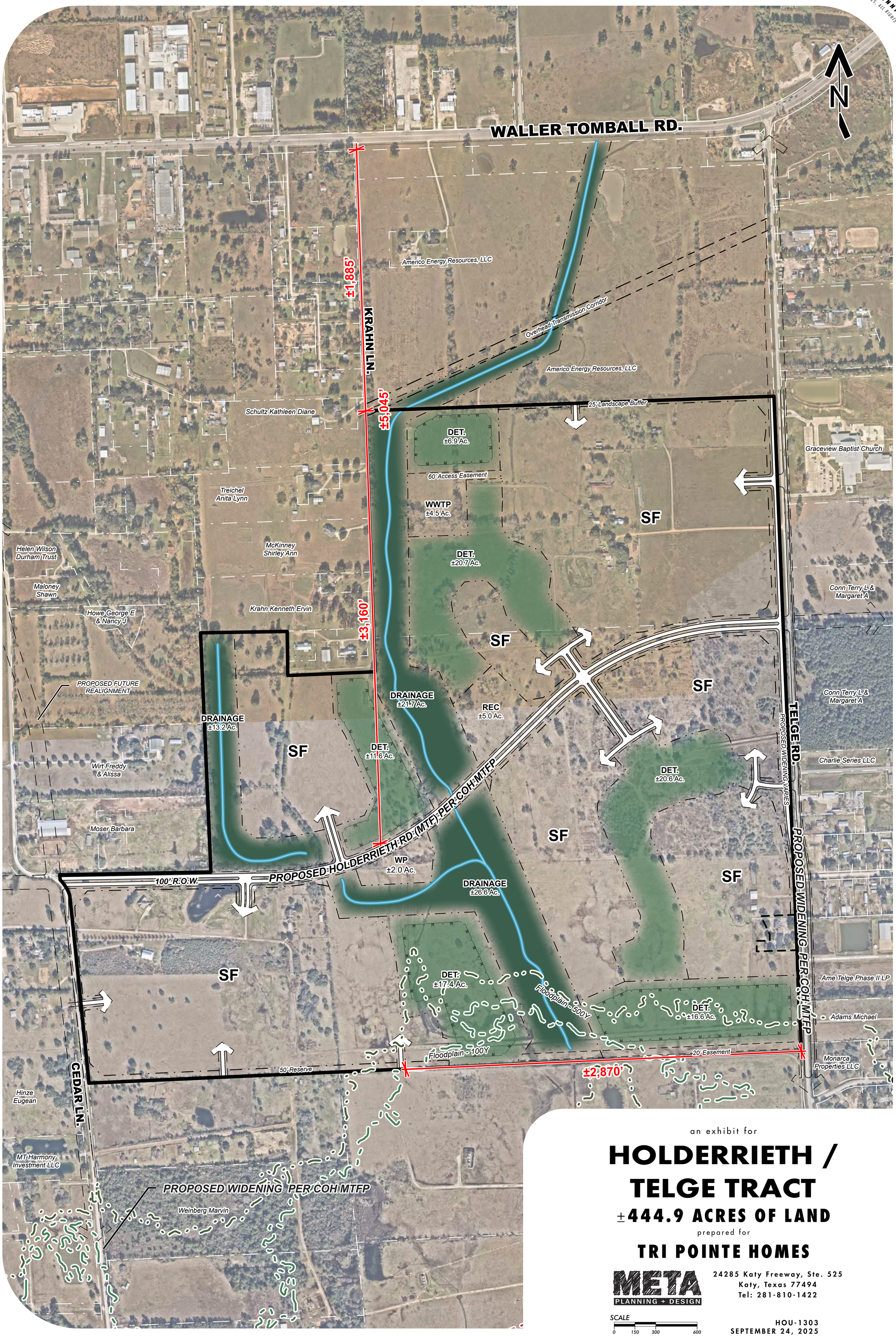
Subdivision Name: Holderrieth Telge Tract GP (DEF 1)

Applicant: Meta Planning + Design LLC



D – Variances **Aerial**

META PLANNING + DESIGN
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an exhibit for

HOLDERRIETH / TELGE TRACT

±444.9 ACRES OF LAND

prepared for

TRI POINTE HOMES

META PLANNING + DESIGN

24285 Katy Freeway, Ste. 525
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 150 300 600

HOU-1303
SEPTEMBER 24, 2025

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META PLANNING + DESIGN

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1725
Plat Name: Holderrieth Telge Tract GP
Applicant: Julia Herzog
Date Submitted: 9/22/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow for an excessive local street intersection spacing of approximately 2,870 feet along the southern boundary of Holderrieth Telge Tract GP.

Chapter 42 Section: 128

Chapter 42 Reference:
Chapter 42-128 – Intersections of local streets.
(a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements:
[…] (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;
[42-130(a)] (6) The crossing of a stormwater detention facility required by a governmental entity with flood control jurisdiction by a street more than once every 2,000 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 Holderrieth-Telge development is an approximately 445-acre single-family residential community that is located within the northwest portion of Houston's ETJ in Harris County. Holderrieth-Telge is bounded by Telge Road to the east and Cedar Lane to the west. In addition to Telge Road and Cedar Lane, the development is bisected by future Holderrieth Road which runs east-to-west through the tract. Further north of the tract is Waller Tomball Road, and further south is the Grand Parkway (TX-99).

The proposed development has existing streams running through the development that drain southward into Willow Creek. In order to provide adequate drainage throughout the development, a series of detention ponds and drainage channels has been proposed to follow an existing waterway connecting to Willow Creek. Additionally, the proposed connectivity of local streets within the development avoids

crossing the existing pipeline easements as much as possible. Along the southern boundary of the subject tract, the drainage channel runs between two detention ponds and crosses the pipeline easement all in the same spot on its way south to the natural outfall at Willow Creek. The project proposes a stub street just to the west of these constraints. These pre-existing drainage constraints and proposed detention ponds surrounding it necessitate creating an excessive local street intersection spacing of approximately 2,870 feet along the southern project boundary between Telge Rd and the proposed stub street, which is a 44% deviation from the 2,000' allowed intersection spacing. The proposed mobility of the GP provides adequate vehicular circulation, and adding an additional north-south stub street along the southern boundary would not benefit the current circulation of the property or the surrounding tracts.

Overall, the addition of a stub street along the southern boundary of the site will not have a significant positive impact on the vehicular circulation in the region. The network of major thoroughfares including, proposed Holderrieth Road bisecting the property and existing Telge Road and Cedar Lane surrounding the development, along with the strong internal connectivity of local streets, will safely carry the vehicular traffic of the region.

(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 due to drainage constraints caused by existing streams that cross through the property, not a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;
As there is an existing roadway network comprised of multiple major thoroughfares surrounding the development, the intent and general purposes of Chapter 42 will be maintained. This roadway network, along with the strong connectivity of local roads, will safely and efficiently facilitate vehicular traffic in the region.

(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 of the community, as there will be a strong roadway network throughout and surrounding the development. Additionally, the addition of a stub street disrupting the proposed drainage channel could result in flooding.

(5) Economic hardship is not the sole justification of the variance.
The justification of this variance is related to the drainage constraints, which is not an economic hardship.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1725
Plat Name: Holderrieth Telge Tract GP
Applicant: Julia Herzog
Date Submitted: 9/22/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow for an excessive local street intersection spacing of ±3,160' along the northwestern boundary of Holderrieth Telge Tract GP and an additional ±1,885' from the boundary to FM 2920, totaling to approximately 5,045' between the two thoroughfares. Additionally, to allow for a second excessive local street intersection spacing of ±1,255' along the northwestern portion of the boundary of the General Plan.

Chapter 42 Section: 42-128

Chapter 42 Reference:
Chapter 42-128 – Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements:
[…] (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;
[42-130(a)] (4) The crossing of a drainage channel required by a governmental entity with flood control jurisdiction to be located in a recorded drainage easement having a required width of 220 feet or more by a street more than every ½ mile

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 Holderrieth Telge development is an approximately 445-acre single-family residential community that is located within the northwest portion of Houston's ETJ in Harris County Holderrieth Telge is bounded by Telge Road to the east and Cedar Lane to the west. In addition to Telge Road and Cedar Lane, the development is bisected by future Holderrieth Road which runs east-to-west through the tract. Further north of the tract is Waller Tomball Road, and further south is the Grand Parkway (99).
In order to provide adequate drainage throughout the development, a centralized drainage channel has been proposed to follow an existing waterway connecting to

Willow Creek. These existing streams running north to south will be expanded and channelized in order to naturally drain into Willow Creek. An additional east-west local street on the northwestern boundary of our site would disrupt the proposed drainage system as well as create more risk to flooding within the development. These pre-existing drainage constraints have created an excessive local street intersection spacing of approximately 3,160 feet from proposed thoroughfare to the northwestern corner of the boundary, which is only a 20% deviation from the ½ mile (2,640') allowed intersection spacing. The proposed mobility of the GP provides adequate vehicular circulation, adding an additional stub street along the northwestern boundary would not affect the current circulation of the property. Directly north of the proposed GP is a ±110 acre tract that is currently undeveloped. Similar to the Holderrieth Telge tract, the undeveloped property is bounded by Telge Road to the east and Krahn Lane to the west. This gives the property existing streets to connect to if they were to develop in the future. As previously stated, the excessive intersection spacing within our boundary is approximately 3,160 feet and there is approximately 5,045 feet between FM 2920 and future Holderrieth Road. Because of the adjacent tract's large acreage, it is very likely that the future development to the north could provide an east-west street. The total ±5,045' intersection spacing includes that area to the north which has the opportunity for future street connectivity. However, the subject property cannot speak to development plans for the adjacent owner, only the area within the control of this developer, which is the 3,160' boundary of the subject tract and is a 20% deviation from the standard. The remaining 1,885' beyond this GP boundary may or may not develop in the future with additional connection opportunities.
Overall, the addition of a stub street along the northwestern boundary of the site will not have a positive impact on the vehicular circulation in the region. The network of major thoroughfares including proposed Holderrieth Road bisecting the property and existing Telge Road and Cedar Lane surrounding the development, along with the strong internal connectivity of local streets, will safely carry the vehicular traffic of the region.

(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 due to drainage constraints caused by existing streams that cross through the property, not a hardship created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;
As there is an existing roadway network comprised of multiple major thoroughfares surrounding the development, the intent and general purposes of Chapter 42 will be maintained. This roadway network, along with the strong connectivity of local roads, will safely and efficiently facilitate vehicular traffic in the region.

(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 of the community, as there will be a strong roadway network throughout and surrounding the development. Additionally, the addition of a stub street crossing an existing stream and disrupting the proposed drainage channel could result in flooding.

(5) Economic hardship is not the sole justification of the variance.
The justification of this variance is related to the drainage constraints, which is not an economic hardship.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application Number: 2025-1725
Agendat Item: 110
PC Action Date: 10/16/2025 2:30 PM
Plat Name: Holderrieth Telge Tract GP
Applicant: Julia Herzog

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Section: 42-128a
(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
1) to allow for an excessive intersection spacing of ±5,045 feet along the northwestern boundary from Holderrieth to FM 2920; 2) to allow for an excessive intersection spacing of approximately 2,600 feet along the northern boundary in the western portion of the GP; 3) to allow for an excessive intersection spacing of approximately 2,870 feet along the southern boundary.

Basis of Recommendation:
The site is located within Houston's Extraterritorial Jurisdiction in northern Harris County, west of Telge Road, east of Barker Cypress Road, south of FM 2920, and bisected by future Holderrieth Road. The applicant is proposing a 440-acre general plan intended for single-family residential uses and is requesting two variances: 1) to exceed intersection spacing requirements along the northwestern GP boundary by not providing a stub street westward and northward; and 2) to exceed intersection spacing along the southeastern boundary by not providing an additional stub street southward. Staff is in support of the requests.
The applicant is proposing for the overall site's main drainage to be placed along the western GP boundary north of Holderrieth Road with additional site detention areas abutting it. However, strict interpretation of the ordinance would require public street connections at least every 1400', or every half mile if the drainage area is located within a recorded drainage easement. Currently, the drainage easement is not recorded only proposed, therefore two public right-of-way connections westward would be required and one additional public street northward within this general plan's boundary. The proposed intersection spacing from FM 2920 / Waller Tomball Road to Holderrieth Road is approximately 5,000' and the intersection spacing from Cedar Lane / Barker Cypress to the northernmost western GP boundary is approximately 2600'.
Public street connections to the unrecorded developed tracts are complicated by the existing Krahn Lane, a private access roadway, which is not dedicated for public use and is not maintained by Harris County. There is one large acreage tract north of the site, to which the GP is proposing one connection. There is also an additional opportunity for the minor collector east of Telge Road, Graceview Drive, to be extended into this large acreage tract for further connectivity.
The second variance is to exceed intersection spacing along the southeastern

boundary. The primary justification provided by the applicant for both variance requests is about the drainage of the site. The proposed drainage channels (both north and south of Holderrieth) are roughly in the same area and direction as the natural drainage course to Willow Creek. Like the design north of Holderrieth, in this southern portion, the applicant is proposing an approximately 400' wide drainage channel with abutting detention areas. Besides the two stub streets south being proposed, this would leave an intersection spacing of approximately 2,870' from Telge Road to the easternmost proposed stub street. The area south of the general plan is predominately within the 100-year floodplain or the flood way. Future public street connectivity can still be achieved from the two stub streets to Fagan Lane and between Barker Cypress and Telge Roads. Not requiring the third public street connection across proposed drainage and detention areas would not negatively impact traffic circulation.

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
Strict application of the ordinance would require public street connections onto existing private roadways not maintained by the County. Likewise, the natural drainage course requires the development's fairly significant drainage and associated detention requirements to flow from north to south. The applicant is proposing northern and southern public street connections, but is proposing to place those connections outside of the proposed drainage areas.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
Although the developed tracts to the northwest of the GP are not from a recorded subdivision, their access is provided via recorded roadways that are not public in nature (used and maintained privately). An additional hardship is the natural drainage course that allows for stormwater to flow southward toward Willow Creek (the floodway is within the acreage tract south of the general plan).

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent of the intersection spacing standards is to provide for sufficient internal and external connectivity. The general plan is bisected by major thoroughfare Holderrieth Road and bounded on the east and west by major thoroughfares Telge Road and Barker Cypress/ Cedar Lane. Besides multiple connections to these major thoroughfares, the general plan proposes additional public stub streets into the northern and southern acreage tracts to provide for future connectivity. There is an additional opportunity to the north to extend minor collector Graceview Drive west of Telge.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Granting of the variances will not be injurious to the public health, safety, or welfare. The proposed development proposes access to major thoroughfares Holderrieth Road, Telge Road and Barker Cypress/ Cedar Lane. Additional points of future connection are proposed to the north and south into the large acreage tracts to promote regional connectivity in the future.

(5) Economic hardship is not the sole justification of the variance.
Primary justification for granting the variances is based on the existing development to the northwest and the natural drainage course with the proposed drainage channels and detention areas.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 10/16/2025
Plat Name: Line Drive
Developer: Survey Solutions of Texas
Applicant: Survey Solutions of Texas
App No / Type: 2025-1635 Class 2 subdivision plat (C2)

Staff Recommendation:
Defer Applicant request

Total Acreage:	0.5030	Total Reserve Acreage:	0.5030
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:	11 East Side Inside Loop	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77023	494T	City

Conditions and requirements for approval:

39.03 Applicant has requested that this item be deferred for two weeks.
Submit certified copy of metes and bounds.
Restrict reserve to baseball field and related uses.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 10/16/2025
Plat Name: Line Drive
Developer: Survey Solutions of Texas
Applicant: Survey Solutions of Texas
App No / Type: 2025-1635 Class 2 subdivision plat (C2)

Staff Recommendation:

Defer Applicant request

For Your Information:

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

HPW-HW- IDS
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
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria.

Addressing
No comments

HPW- TDO- Traffic
No comments

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

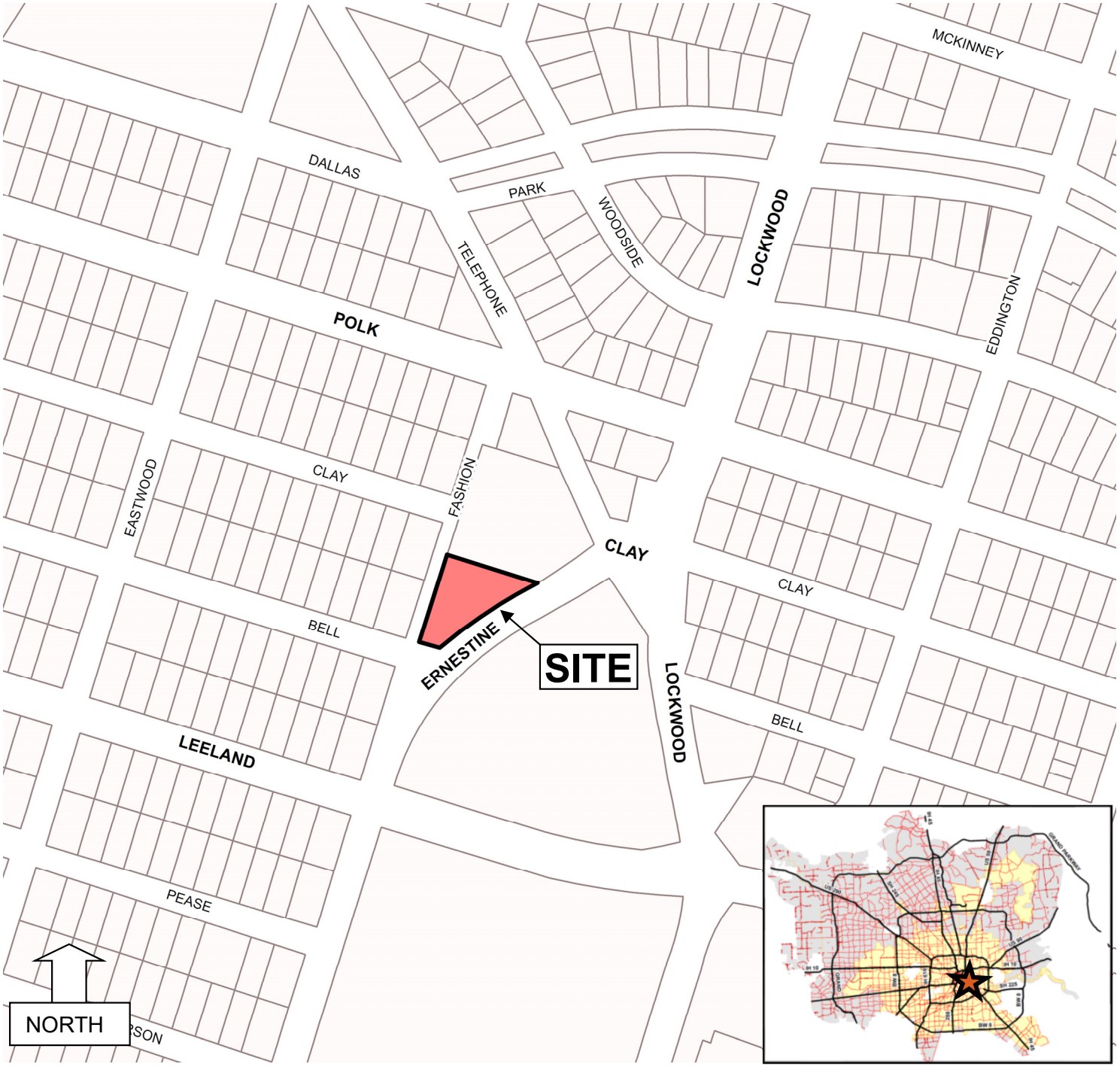
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Houston Planning Commission ITEM:111

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Line Drive

Applicant: Survey Solutions of Texas



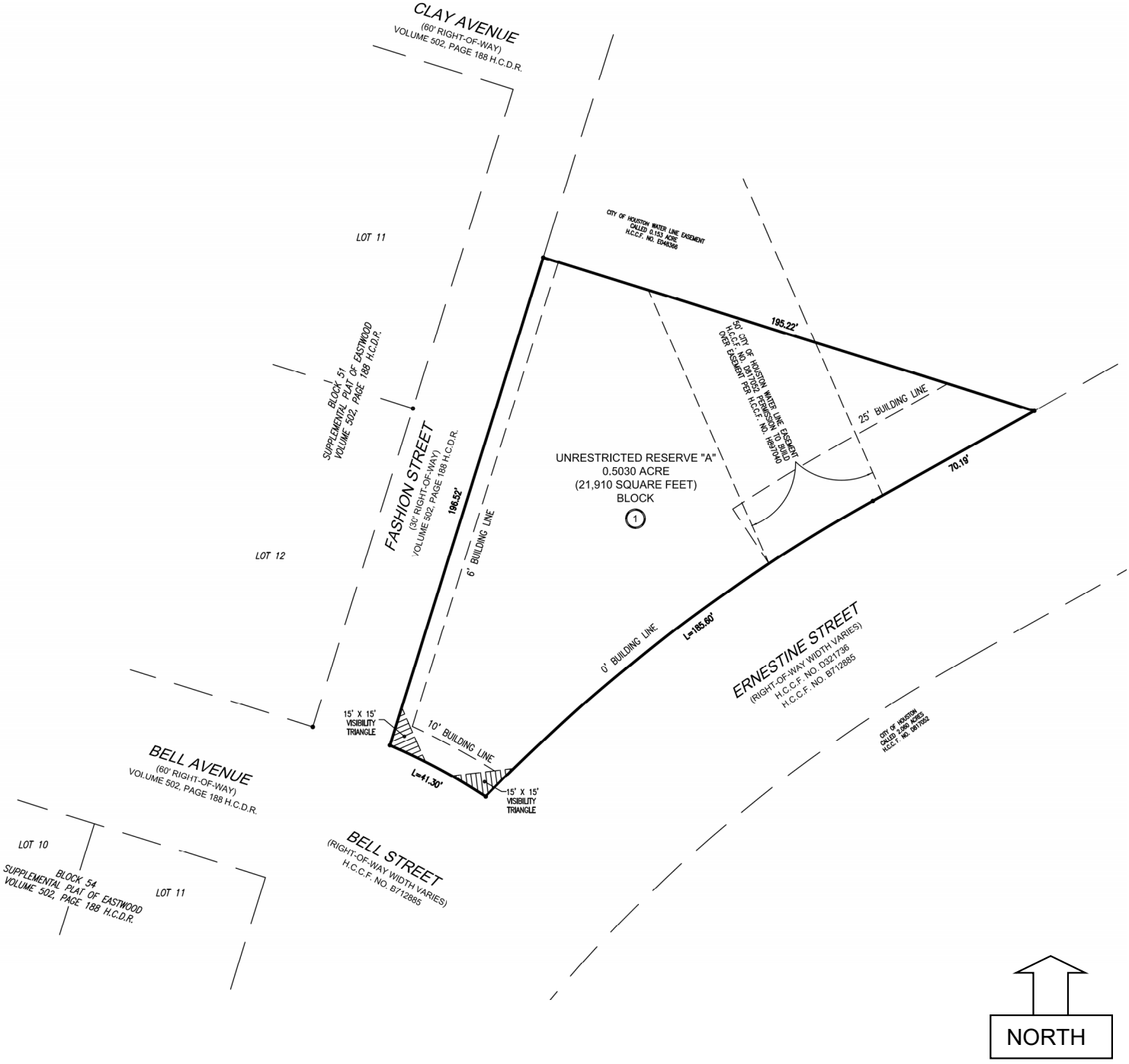
D – Variances **Site Location**

Houston Planning Commission ITEM:111

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Line Drive

Applicant: Survey Solutions of Texas



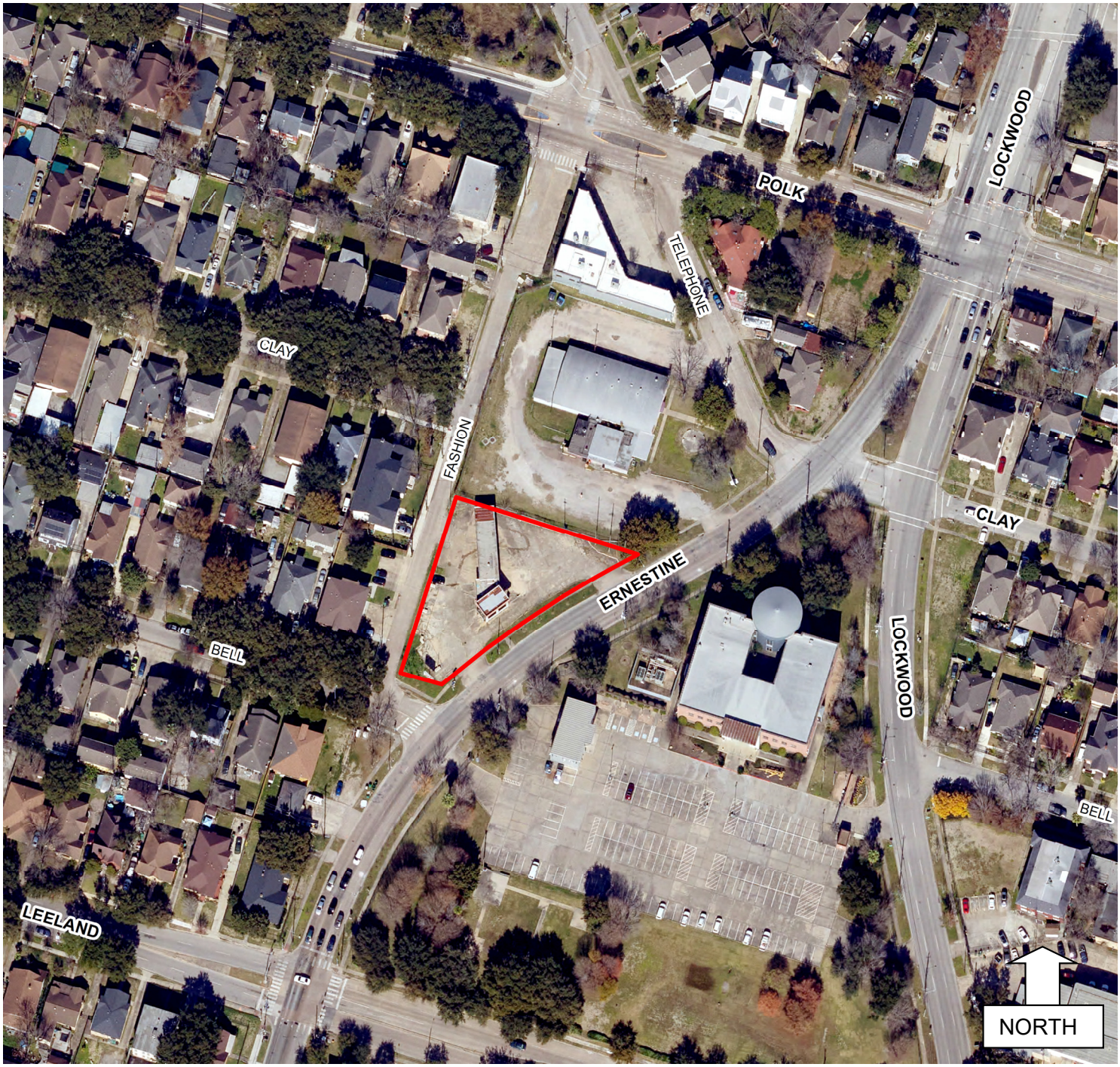
D – Variances Subdivision

Houston Planning Commission ITEM:111

Planning and Development Department **Meeting Date: 10/16/2025**

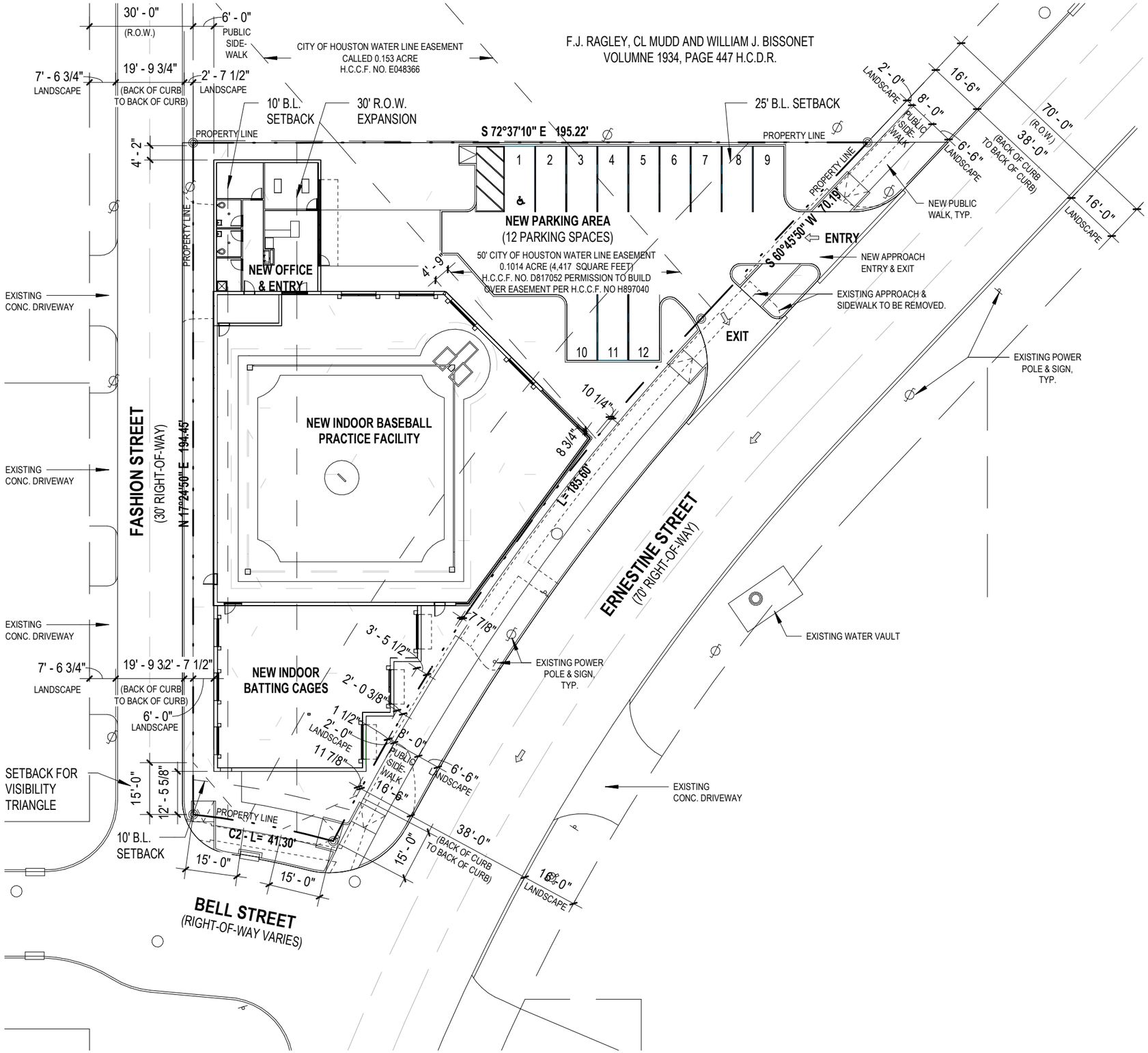
Subdivision Name: Line Drive

Applicant: Survey Solutions of Texas



D – Variances

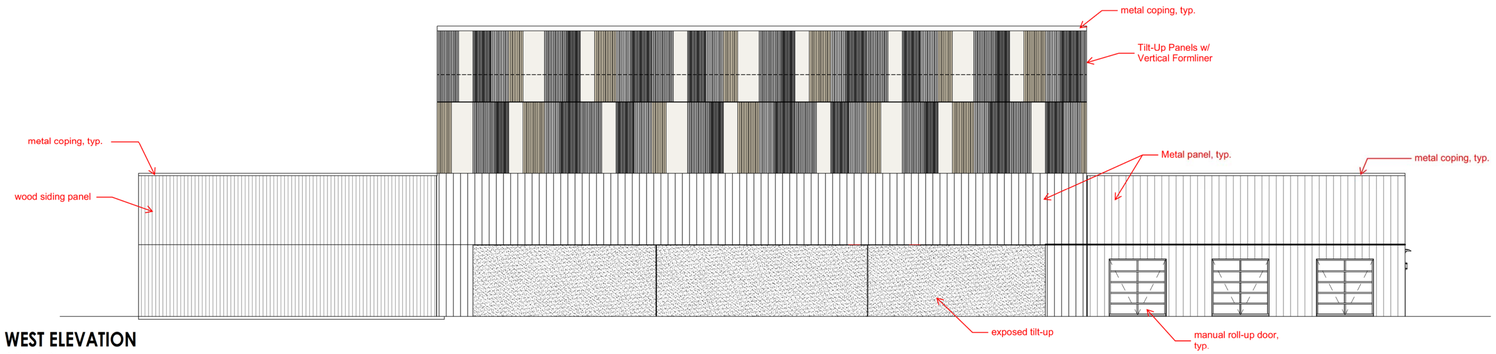
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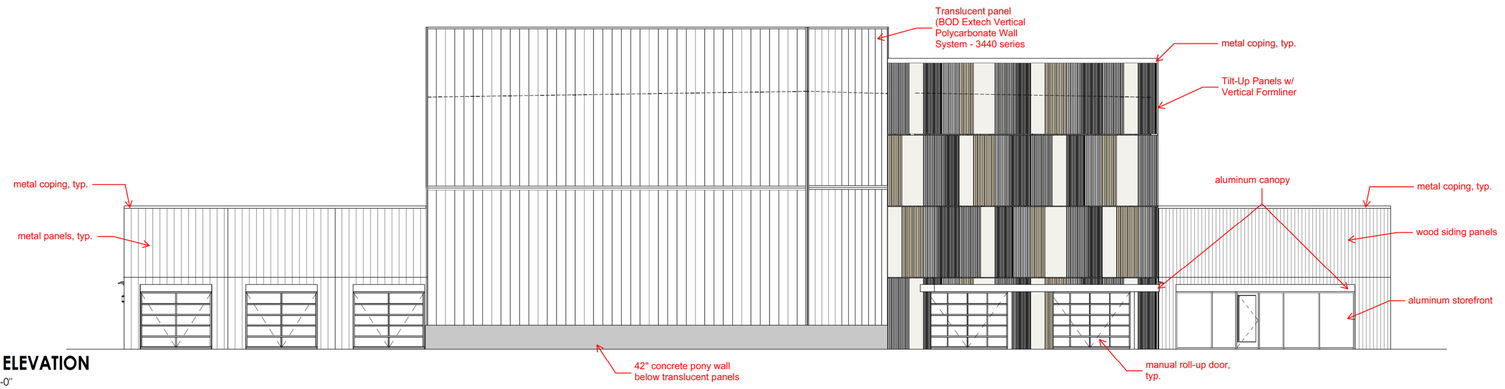
tramonte
design | studio

SITE PLAN
THE LINE DRIVE COMPANY

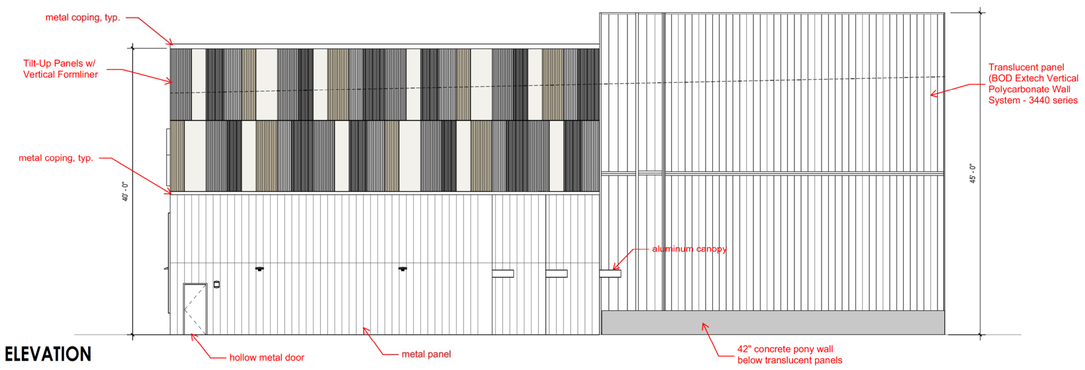
SCALE: 1" = 30'



D2 WEST ELEVATION
1/8" = 1'-0"



C2 EAST ELEVATION
1/8" = 1'-0"



B3 SOUTH ELEVATION
1/8" = 1'-0"



A3 NORTH ELEVATION
1/8" = 1'-0"

tramonte
design | studio
4203 Yoakum Blvd. Suite 450 Houston, TX 77006

THE LINE DRIVE COMPANY

04/09/2025

THE LINE DRIVE
1475 ERNESTINE STREET
HOUSTON, TX 77023

△	ISSUE FOR PERMIT	09/10/2024
	Issues	

Project Number

Drawn By --

Checked By --

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A2.02
OPTION 2
EXTERIOR ELEVATIONS

CITY OF HOUSTON

Office of Council Member Joaquin Martinez, District I

July 24, 2025

Houston Planning Commission
City of Houston
900 Bagby Street
Houston, TX 77002

Dear Members of the Houston Planning Commission,

I am writing in strong support of The Line Drive Company's project located at 1475 Ernestine Street, Houston, TX 77023 and their application for variances from the implied setback requirements outlined in the City of Houston's zoning and development regulations.

As a Council Member representing District I, I have reviewed the details of this proposed development. This project involves the new construction of an indoor baseball training facility for children, designed to enhance our community by bringing local families together in a spirited and collective fashion. This initiative aligns with Houston's goals of promoting sustainable growth, improving quality of life, and supporting vibrant neighborhoods.

The implied setbacks currently imposed on the property render the project non-viable, as they prevent the effective utilization of the site given the City's main waterline easement also running through the property. The requested variances would enable a more effective use of the site, allowing The Line Drive Company to move forward with a development that promises to contribute to the revitalization of the area.

I respectfully urge the Houston Planning Commission to approve the variance application, as it represents a practical approach to advancing this important project while adhering to the city's broader development objectives. Should you require further discussion or clarification, please feel free to contact me at districti@houstontx.gov or 832.393.3011.

Sincerely,

Councilman Joaquin Martinez
Houston City Council – District I

EAST END DISTRICT

Stephen Quezada
Ogletree, Deakins, Nash, Smoak & Stewart, P.C.
Chair

Elliot Barner
Radcliffe Bobbitt Adams Polley, PLLC
Vice Chair

Blanca Blanco
Wellby Financial
Secretary

Taryn Sims
Wulfe Management Services, Inc.
Assistant Secretary

Joe Meppelink
METALAB
Assistant Treasurer

Lani Baker
Pelec Central City Industrial Park, LLC

Chude Chike-Obi
Resident

Anna Deans
Midway

Rachel Cevallos de Gonzales
Identity Plus, LLC

Erik Ibarra
Ordrs
Resident

Vicki Luna
H-E-B | Houston Division

Victoria Macalino
Quiddity

Marjorie Peña
BakerRipley

Jose Valdez
Frost Bank

Veronica C. Gorczynski
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713.928.9916

www.eastenddistrict.com

August 18, 2025

City of Houston Planning Commission
Director Vonn Tran
611 Walker, 6th Floor
Houston, TX 77002

Dear Planning Commission:

On behalf of the East End District, we would like to offer this letter of support for the variance request on behalf of The Line Drive Company's at the proposed indoor baseball facility located at 1475 Ernestine Street, Houston, Texas 77023.

The East End has long been a place where creative, small-scale businesses get their start. It's a neighborhood built by working-class families, locally-based businesses, and artists– and we're seeing that spirit carry forward today. We are a truly creative community, not because of an artificial label, but an organic collaboration among neighbors.

The proposed indoor baseball facility for youth represents a dynamic addition to the East End. It will bring families together through recreation, mentorship, and community programming in a safe and positive environment. The project reflects the type of investment the district actively supports: mission-driven, locally owned, and for all ages.

However, the current right-of-way and setback requirements, particularly along Fashion Street, pose a significant challenge to the feasibility of the project. The combination of the existing 30-foot right-of-way requirement and the existing waterline easement dividing the site creates severe constraints. The Line Drive's proposal to reduce the required right-of-way and building line for the purpose of installing a 6-foot sidewalk, where none currently exists, presents a practical and community-minded solution that will enhance walkability without compromising existing infrastructure. The Line Drive went above and beyond to accommodate the City's request to make the building's façade transparent for pedestrian engagement, even if it meant driving up the cost of their improvements.

As a District committed to sustainable development, economic revitalization, and community accessibility, we believe this project will be excellent addition for the community.

Thank you for your consideration of this variance request.

Sincerely,

Veronica Chapa Gorczynski

Veronica Chapa Gorczynski

TIRZ23.org
Harrisburg Redevelopment Authority
Tax Increment Reinvestment Zone #23
PO BOX 22167 Houston, TX 77227

August 7, 2025

Rostania Thilmany
Christonia LLC
1707 W Main Street
Houston, TX 77098

Subject: Letter of support for variance requests associated with proposed indoor baseball activity center at 1475 Ernestine Street

Ms. Thilmany,

I am writing in my capacity as Board Chair of the Harrisburg Redevelopment Authority and Tax Increment Reinvestment Zone No. 23, to offer support in your request to receive variances from the City of Houston Planning Commission to construct a proposed indoor baseball activity center at 1475 Ernestine. I have reviewed the site plan along with our administrator, Tony Allender AICP, and we both feel strongly that variance from current development regulations is justified to allow the site to be viable, particularly in a way that fully respects the current and desired character of the surrounding neighborhood. My understanding is that the primary variance is to occur along Fashion Street.

As you're aware, Fashion Street at this location is a two-block roadway that exclusively serves the neighborhood and the three commercial properties that include yours. Given its configuration and proximity to Ernestine Street, it is extremely unlikely that expansion of that road would ever be warranted or desired. Allowing you to have variances along Fashion Street would allow for full use of the site for commercial purposes and still allow for construction of a 6' sidewalk that conforms to the city's design standard. In fact, I'd argue that it would be very difficult to actively utilize the site for productive commercial purposes without the variance, particularly given the easement that crosses the site and makes development even more complicated.

I am excited that you have selected this location for development of an indoor baseball activity center. The location is in walking distance to area middle schools as well as Austin High School and while there are outdoor fields nearby, this provides an indoor facility where youth can hone skills regardless of weather conditions. We regularly encourage children and young adults in our community to be active and your facility can provide another reason to do so.

We look forward to a positive response to your variance requests, to commercial revitalization at this location and to the community benefits offered by presence of an indoor baseball activity center in our area.

Sincerely,

Bolivar M. Fraga

Bolivar Fraga
Board Chair
Harrisburg Redevelopment Authority/Tax Increment Reinvestment Zone No. 23

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1635
Plat Name: Line Drive
Applicant: Richard DeLeon
Date Submitted: 9/8/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
The applicant requests a variance to establish a 6-foot building line along Fashion Street, a 0-foot building line Ernestine Street, and not to be required to provide right-of-way dedication along Fashion Street, a 30-foot ROW

Chapter 42 Section: 122, 152, 155

Chapter 42 Reference:
Sec. 42-122. - Right-of-way widths. The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: Local streets - (2) 60 feet if adjacent to any other development.
Sec. 42-152. - Building line requirement along major thoroughfares. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.
Sec. 42-155. - Collector and local streets—Uses other than single-family residential. (a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

Statement of Facts
(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
The imposition of the 25-foot building line (BL) requirement along Ernestine St. (Chapter 42, Article III, Division 3, Section 42-150) and the combined 30-foot right-of-way (ROW) and 10-foot BL (totaling 40 feet) along Fashion St. (Section 42-150) creates an undue hardship by depriving the applicant of the reasonable use of the land for a commercial batting cage and recreational facility at 1475 Ernestine St., Houston, TX 77023, within the Harrisburg TIRZ. The property is encumbered by a 50-foot-wide City of Houston waterline easement through its center, rendering approximately 5,000 square feet of the 50-foot-wide lot undevelopable. Combined with a 10-foot rear utility easement, this significantly reduces the buildable depth. The required 25-foot BL along Ernestine St. further diminishes the developable area on the front, while the 40-foot imposition along Fashion St. encroaches 25 feet onto the rear, eliminating sufficient space for a viable recreational facility on both sides of the lot. Without variances to reduce the Ernestine St. BL to 0–25 feet under Transit-Oriented Development (TOD) criteria (Section 42-155) and the Fashion St. BL to 6

feet (with no ROW dedication), the applicant is deprived of any reasonable economic use of the land, as the project would be abandoned due to insufficient buildable space across the entire property.
The property's proximity (320 feet) to a designated TOD area justifies applying the same TOD criteria to Ernestine St., which allow a reduced BL of 0–25 feet for pedestrian-oriented developments. The project incorporates TOD-compliant features, including a transparent plexiglass facade on Ernestine St. to enable passerby interaction (despite high costs due to baseball safety requirements), a new 6-foot sidewalk along Fashion St., and a mural along the Fashion St. boundary to enhance neighborhood aesthetics, as requested by the East End District and Harrisburg TIRZ. These features align with the TIRZ's goals for economic development, recreation, and vibrant urban spaces. Letters of Support from Councilmember Joaquin Martinez, East End District, and Harrisburg TIRZ, along with socialization with the East End Civic Association and aligning Superneighborhoods, confirm community backing for the project and the variances. The waterline easement also imposes tax burdens on undevelopable land, exacerbating the hardship. Granting the variances ensures the applicant can reasonably use the land while advancing public policy objectives of the Harrisburg TIRZ.

(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 25-foot building line (BL) requirement along Ernestine St. (Chapter 42, Article III, Division 3, Section 42-150) and the combined 30-foot right-of-way (ROW) and 10-foot BL (totaling 40 feet) along Fashion St. (Section 42-150) would make the proposed commercial batting cage and recreational facility at 1475 Ernestine St., Houston, TX 77023, infeasible due to unusual physical characteristics and would create an impractical development contrary to sound public policy. The property is constrained by a 50-foot-wide City of Houston waterline easement running through its center, rendering approximately 5,000 square feet (out of a 50-foot-wide lot) undevelopable. Combined with a 10-foot rear utility easement, this reduces the buildable depth to an extent that the 25-foot BL along Ernestine St. eliminates sufficient space on the front, and the 40-foot imposition along Fashion St. encroaches 25 feet on the rear, rendering the project infeasible across the entire lot. Without variances to reduce the Ernestine St. BL to 0–25 feet under Transit-Oriented Development (TOD) criteria (Section 42-155) and the Fashion St. BL to 6 feet (with no ROW dedication), the project would be abandoned, depriving the applicant of reasonable use of the land.
Furthermore, strict application of these requirements is contrary to sound public policy, as the property's proximity (320 feet) to a designated TOD area warrants equivalent treatment to promote transit-oriented, pedestrian-friendly development, while Fashion St.'s residential alley character opposes ROW widening. The project aligns with TOD criteria by incorporating a transparent plexiglass facade on Ernestine St. for passerby interaction (despite significant design costs due to baseball safety requirements), a new 6-foot sidewalk along Fashion St., and a mural along the Fashion St. boundary to enhance neighborhood aesthetics, as requested by the East End District and Harrisburg TIRZ. These features support the TIRZ's goals for economic development, recreation, and vibrant urban spaces, consistent with the public policy objectives of Section 42-155. Widening Fashion St. to a 30-foot ROW would increase traffic speed and pose safety risks to residents backing out from

driveways on Bell St. and Clay St., contrary to community needs. Requiring full setbacks would create an impractical development by prioritizing excessive encroachments over compact, walkable design, undermining the East End's revitalization efforts. Letters of Support from Councilmember Joaquin Martinez, East End District, and Harrisburg TIRZ, along with socialization with the East End Civic Association and aligning Superneighborhoods, affirm the project's alignment with community and public policy goals.

(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 variances for a 6-foot building line (BL) along Fashion St. (instead of a 30-foot ROW and 10-foot BL, per Section 42-150), a 0–25-foot BL along Ernestine St. (applying TOD criteria under Section 42-155), and a 2.625-foot landscaped strip (instead of 5 feet, per Section 42-192) at 1475 Ernestine St., Houston, TX 77023, are not the result of a hardship created or imposed by the applicant. The primary hardship stems from a pre-existing 50-foot-wide City of Houston waterline easement running through the center of the 50-foot-wide lot, rendering approximately 5,000 square feet undevelopable, as documented in the deed and ALTA survey. Additionally, a 10-foot rear utility easement further constrains the buildable area. These physical characteristics are inherent to the property and were not created by the applicant. The lot's proximity (320 feet) to a designated Transit-Oriented Development (TOD) area, combined with the need to align with Harrisburg TIRZ revitalization goals, further justifies the variances without applicant-imposed conditions. The applicant's proposed design, including a transparent plexiglass facade, a 6-foot sidewalk, and a mural, responds to community and City feedback to enhance the East End, demonstrating that the need for variances arises from external constraints, not applicant actions.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Granting the variances for a 6-foot BL along Fashion St., a 0–25-foot BL along Ernestine St., and a 2.625-foot landscaped strip preserves and maintains the intent and general purposes of Chapter 42, which is to promote orderly development, public safety, and aesthetic enhancement while supporting transit-oriented and community-focused growth. The 6-foot BL on Fashion St. (Section 42-150) maintains the street's residential alley character, aligning with Chapter 42's goal of safe, context-sensitive development, while the new 6-foot sidewalk and mural enhance pedestrian access and neighborhood identity, consistent with Harrisburg TIRZ objectives. The 0–25-foot BL on Ernestine St. (Section 42-155) supports TOD criteria by incorporating a transparent plexiglass facade for passerby interaction and promoting walkability, fulfilling Chapter 42's intent to foster vibrant, transit-accessible urban spaces. The 2.625-foot landscaped strip (Section 42-197) provides aesthetic enhancements (shrubs, ground cover) while ensuring compliance with other landscaping requirements (e.g., 2 canopy trees for 50-foot frontage, irrigation, per Sections 42-191, 42-193–42-196), including over 16 feet of landscaping (trees, shrubs, ground cover) on Ernestine St. and full compliance on Bell St. These variances enable a viable recreational facility that aligns with Chapter 42's purpose of promoting economic development and community welfare in the Harrisburg TIRZ, as supported by Letters of Support from Councilmember Joaquin Martinez, East End District, and Harrisburg TIRZ.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of the variances for a 6-foot BL along Fashion St., a 0–25-foot BL along Ernestine St., and a 2.625-foot landscaped strip will not be injurious to public health, safety, or welfare; rather, it will enhance these aspects. The 6-foot BL on Fashion St. avoids widening the narrow residential alley into a 30-foot ROW, preventing increased traffic speeds that would pose safety risks to residents backing out from driveways on Bell St. and Clay St., thus preserving safe access and egress. The new 6-foot sidewalk improves pedestrian safety where none currently exists. The 0–25-foot BL on Ernestine St. fosters pedestrian interaction through a transparent plexiglass facade, enhancing safety and community engagement along a pedestrian-oriented corridor, consistent with TOD criteria (Section 42-155). The 2.625-foot landscaped strip maintains aesthetic appeal with shrubs and ground cover, ensuring no adverse impacts on visibility or access, while over 16 feet of landscaping on Ernestine St. (e.g., canopy trees, shrubs) and full compliance on Bell St. further enhance public spaces. The project complies with all other safety regulations, including parking requirements (e.g., 5 spaces for a 20-patron driving range or 50 for a 10,000 sq. ft. batting cage, per Section 42-492, with 1–2 accessible spaces and a parking agreement with the Knights of Columbus) and fire codes. Community support from Councilmember Joaquin Martinez, East End District, Harrisburg TIRZ, and socialization with the East End Civic Association and Super neighborhoods confirms that the variances promote public welfare by delivering a recreational facility that supports the East End's revitalization.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship is not the sole justification for the variances for a 6-foot BL along Fashion St., a 0–25-foot BL along Ernestine St., and a 2.625-foot landscaped strip. While cost considerations exist (e.g., the expensive plexiglass facade for Ernestine St.), the primary justifications are the physical constraints of the property and alignment with public policy goals. A 50-foot-wide City of Houston waterline easement through the lot's center renders approximately 5,000 square feet undevelopable, and a 10-foot rear utility easement further limits buildable space, making strict compliance with the 30-foot ROW and 10-foot BL on Fashion St., 25-foot BL on Ernestine St., and 5-foot landscaped strip infeasible. These pre-existing conditions, documented in the deed and ALTA survey, necessitate the variances to enable a viable recreational facility. Additionally, the project's proximity (320 feet) to a TOD area and compliance with TOD criteria (Section 42-155) through pedestrian-friendly features (plexiglass facade, 6-foot sidewalk, mural, over 16 feet of landscaping on Ernestine St.) align with Harrisburg TIRZ goals for economic development and community enhancement. Safety concerns on Fashion St., where a widened ROW would endanger residents, further justify the variance. Letters of Support from Councilmember Martinez, East End District, and Harrisburg TIRZ, along with community engagement, underscore that the variances are driven by physical limitations and public policy alignment, not solely economic factors.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application Number: 2025-1635
Agendat Item: 111
PC Action Date: 10/16/2025 2:30 PM
Plat Name: Line Drive
Applicant: Richard DeLeon

Staff Recommendation: Defer Applicant request

Chapter 42 Section: 122, 152, 155
(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
The applicant requests a variance to establish a 6-foot building line along Fashion Street, a 0-foot building line Ernestine Street, and not to be required to provide right-of-way dedication along Fashion Street, a 30-foot ROW

Basis of Recommendation:
Defer per applicant request.

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

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

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

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

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

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

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Special Request Notice

VAR/SE

September 25, 2025

NOTICE OF VARIANCE

REFERENCE NUMBER：2025-1635

PLAT NAME：Line Drive

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance for the property located at the southern portion of the block bounded by Ernestine Street, Bell Street, and Fashion Street. You are receiving this letter because you are listed in the Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area (300ft of the boundary of the proposed plat located within the city limits per the most recent property tax records) adjacent to this request.

The applicant is requesting a variance to establish a 6-foot building line along Fashion Street, a 0-foot building line along Ernestine Street, and not to be required to provide right-of-way dedication along Fashion Street, a 30-foot ROW. Enclosed are copies of the variance request, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, Richard DeLeon, with Survey Solutions of Texas, on behalf of the developer, can be contacted at 713-834-2277 for additional information regarding this project.

You may also contact the Check-In Planner, Tammi Williamson, with the Planning and Development Department regarding this notice via email at Tammi.Williamson@houstontx.gov or call (832) 393-6623.

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.

The Houston Planning Commission will hold a public meeting to consider this application. A sign with this information has also been posted on the site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 16, 2025 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

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 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.

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

To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on this page explains more about the terminology used in this letter.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements
- **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.
- **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.
- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.

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: 112
Action Date: 10/16/2025
Plat Name: Maharaj Properties
Developer: Maharaj Properties
Applicant: Washburn & Co. Land Survey
App No / Type: 2025-1580 Class 2 subdivision plat (C2)

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	10.2432	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77336	299Y	ETJ

Conditions and requirements for approval:

11.06 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. (Sec 42-150(b))
19.00 Show the location and dimensions of all existing easements identified in the title commitment. All existing easements and/or fee strips must show record information. (Sec 42-212)
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.11 Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
21.19 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))
21.20 Acreage in title and on plat must match at recordation.
23.00 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. (Sec 42-1)
23.01 Add plat note: All lots shall have adequate wastewater collection service.
33.04 Provide dedication for the widening of Wolf Street, collector street, if required. Reference Major Thoroughfare and Freeway Plan. (Sec 42-122)
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 10/16/2025
Plat Name: Maharaj Properties
Developer: Maharaj Properties
Applicant: Washburn & Co. Land Survey
App No / Type: 2025-1580 Class 2 subdivision plat (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
No Comment

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
No Comment

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 . Need to dedicate 10' ROW for Wolf Rd, it is a major collector on the COH MTFP (ch 42-121) Verify ROW width for Wolf Rd, road log calls out 60' (ch 42-41) Driveways on plans need to conform with most current Harris County driveway regulations

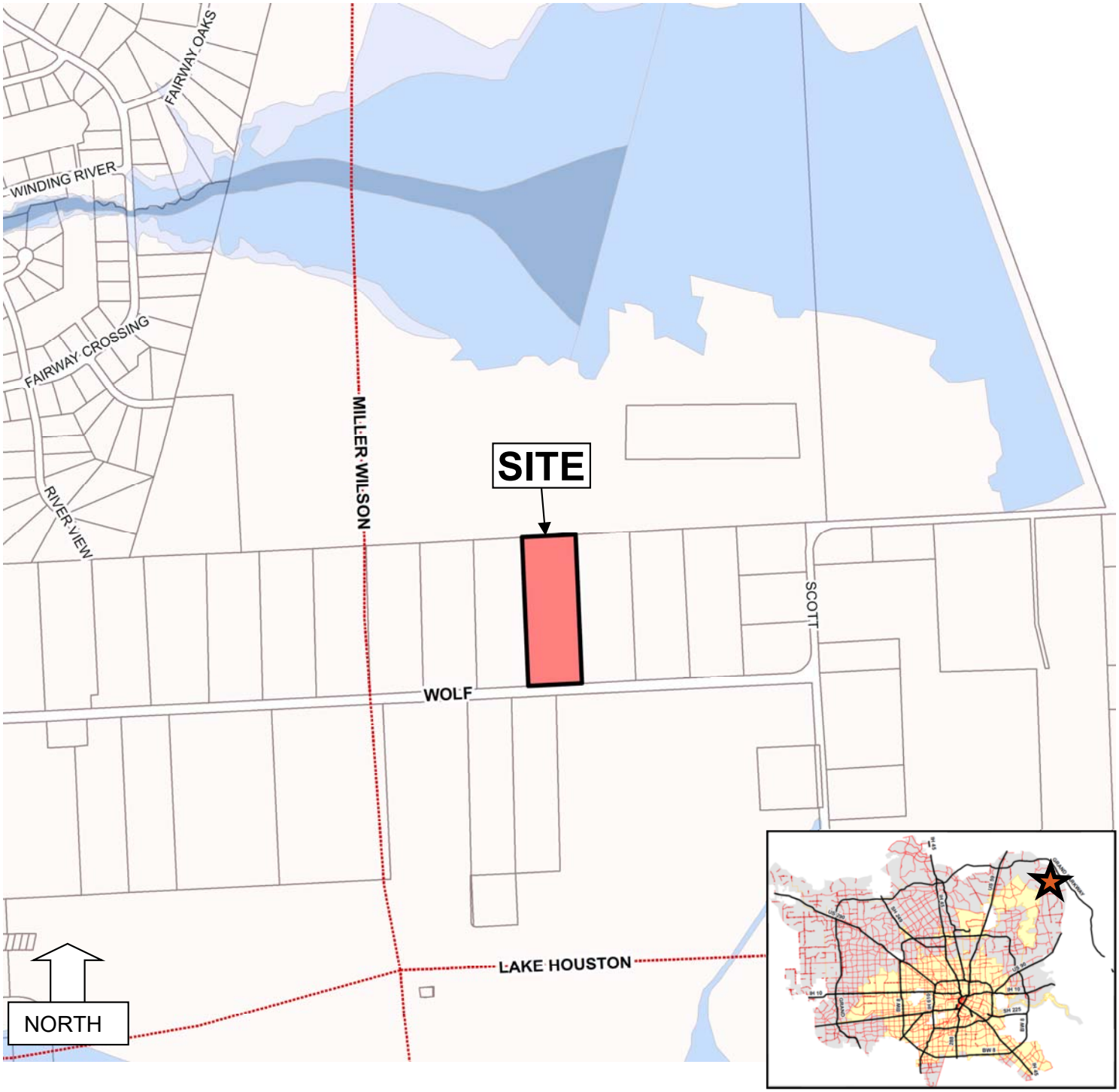
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:112

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Maharaj Properties

Applicant: Washburn & Co. Land Survey



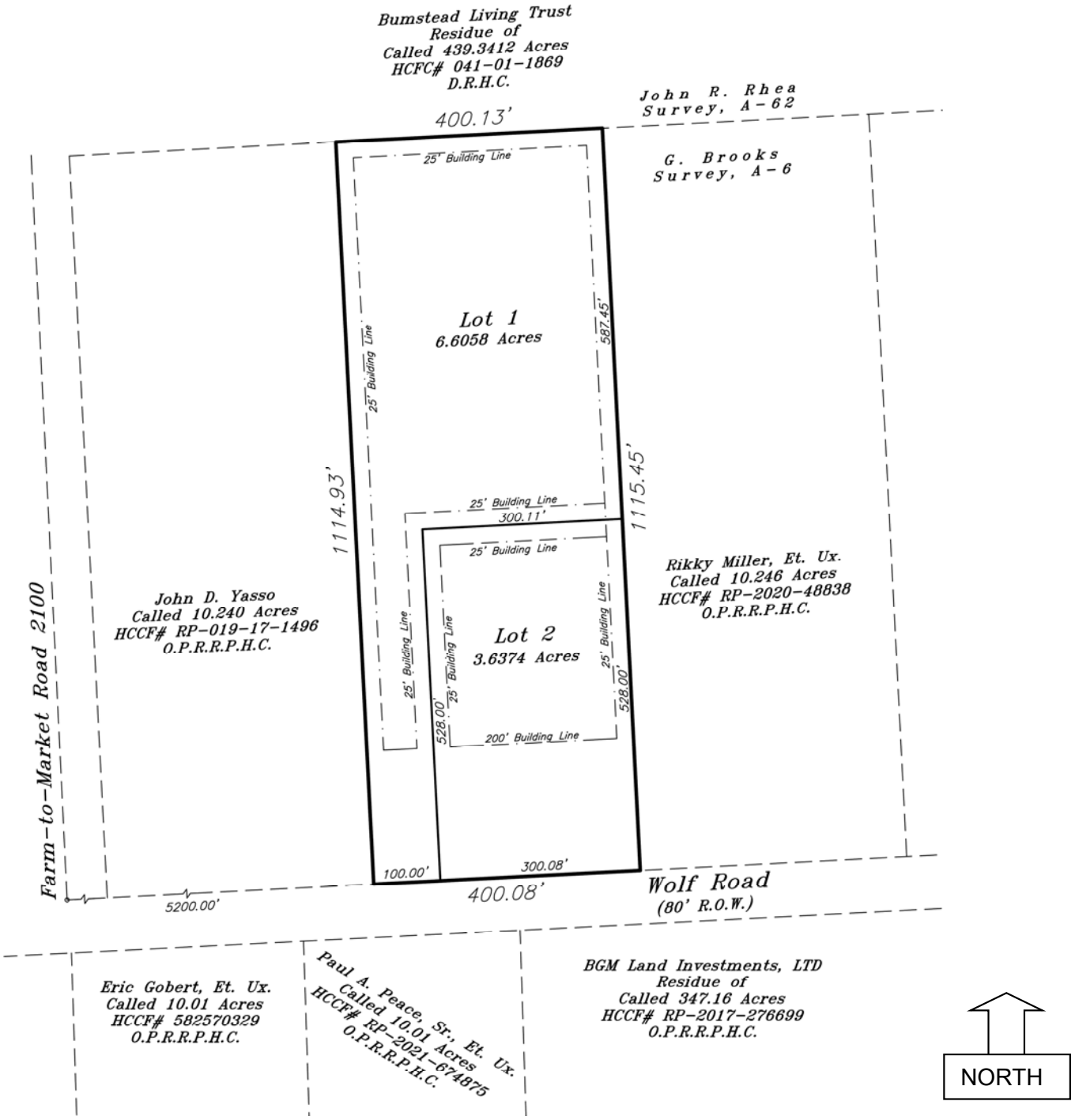
D – Variances **Site Location**

Houston Planning Commission ITEM:112

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Maharaj Properties

Applicant: Washburn & Co. Land Survey



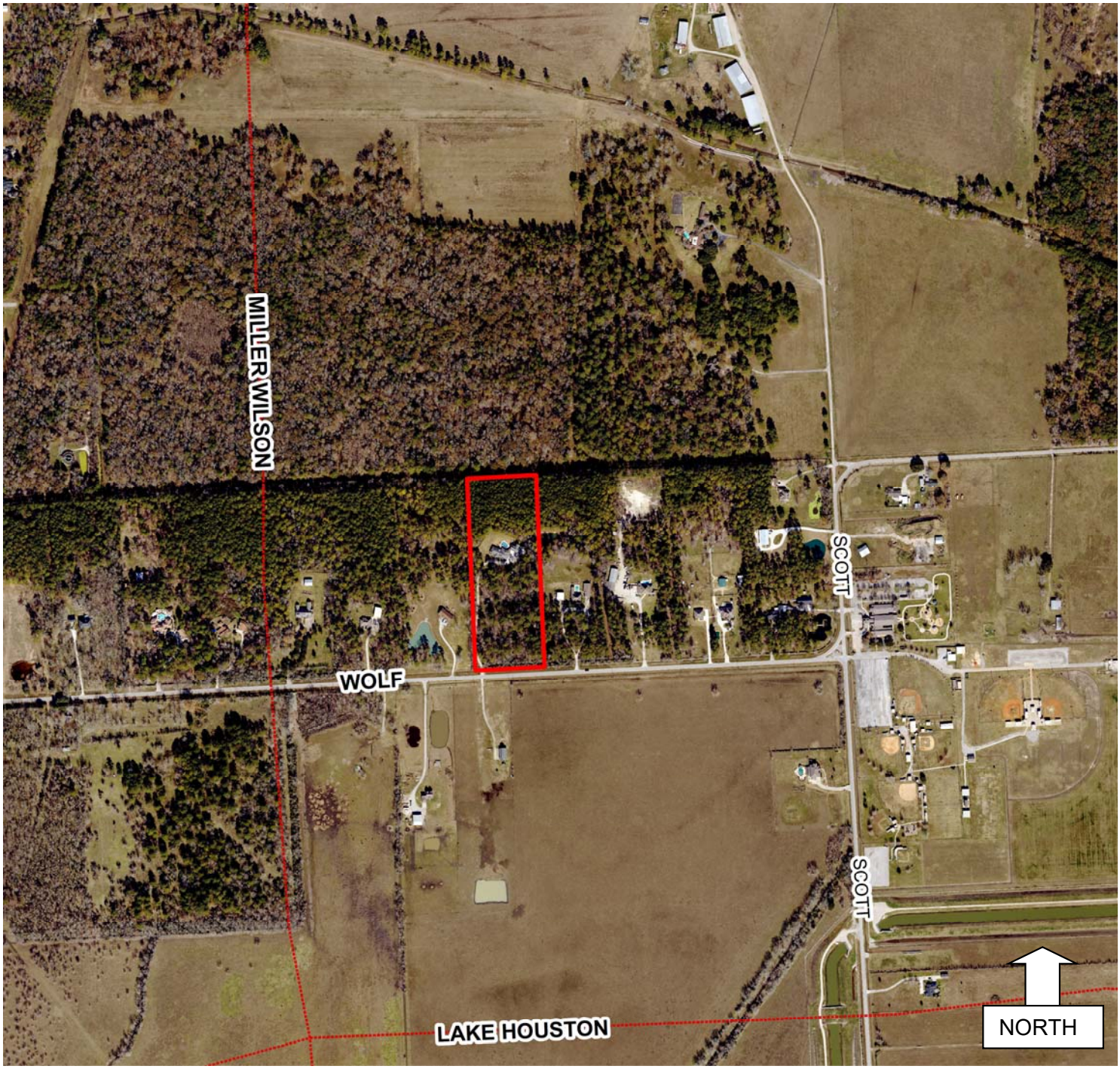
D - Variances **Subdivision**

Houston Planning Commission ITEM:112

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Maharaj Properties

Applicant: Washburn & Co. Land Survey



D - Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1580
Plat Name: Maharaj Properties
Applicant: Tricia Hawthorne
Date Submitted: 9/5/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To exceed intersection spacing by not providing a north/south street through the property.

Chapter 42 Section: 42.128

Chapter 42 Reference:
(1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or

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

(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;
Maharaj Properties plat being 10.2432 acres, consisting of two residential single-family homes, with Lot 1 being 6.6058 acres and Lot 2 being 3.6374 acres. Lot 2 contains 300.08 feet of road frontage along Wolf Road while Lot 1 contains 100.00 feet of frontage. The subdivision plat is 400.08 feet wide by 1115.45 feet long. The previously approved plat had marked up requesting a 60 ft. public right-of-way going north/south along the entire length of both lots. The plat is located at 1901 Wolf Road, between the future (undeveloped) Miller Wilson Road, a major thoroughfare to the west and the proposed (undeveloped) Wolf Trot Road, a major thoroughfare to the east. The north/south road is currently Farm-to-Market 624. A 60 Ft. public R.O.W. with an utility easement and set back line on either side would make two single family lots infeasible and would encroach on the established

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
Most of the area north and south of the proposed plat are undeveloped as this property is outside the city limits. The subdivision is east of Lake Houston and is part of a developing area. Both Miller Wilson Road and Wolf Trot Road are future major thoroughfares, and are not yet established. The Houston Major Thoroughfare and Freeway Plan does require these right-of-ways be dedicated and built by developers,

because they are needed for vehicle circulation. The two proposed major thoroughfares should provide the needed vehicular circulation throughout the area.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Two residential single-family lots will not produce any significant vehicle traffic. With this area being developed in the future, there will be opportunities for the City of Houston to require a north/south collector street be dedicated when larger subdivisions are developed, creating more vehicular circulation. The intent and purpose of Chapter 42 is to maintain with a low impact development that is an acreage lot.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of this variance will not be injurious to the public health, safety or welfare due to the low impact of this development. The subdivision will be 2 lots on 10.2432 acres.

(5) Economic hardship is not the sole justification of the variance.
Economic Hardship is not the sole justification of this variance. The low impact of the proposed subdivision and the fact that two major thoroughfares are planned for the area and the impact of the established home and utilities on Lot 1 are justifications for the variance.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application Number: 2025-1580
Agendat Item: 112
PC Action Date: 10/16/2025 2:30 PM
Plat Name: Maharaj Properties
Applicant: Tricia Hawthorne

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Section: 42.128
(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To exceed intersection spacing by not providing a north/south street through the property.

Basis of Recommendation:
The subject site is a 10 Acre property located in the Harris County Extraterritorial Jurisdiction, north along Wolf Road and east of FM 2100, and just east of the Major thoroughfare alignment for Miller Wilson Road.
The applicant is proposing 2 lots and is requesting a variance to not provide a north/south street through the property. Staff is in support of the request.
The intersection spacing between Miller Wilson and Scott Street is 3300' with the northern property being bordered with an electrical easement corridor And a naturally occurring floodplain drainage course.
The spacing between the Major Thoroughfare alignments of Miller Wilson and Wolf Trot is 6900'. The sparce density of the adjacent properties and potential to extend the existing Collector of Scott Street show the extension of a north/south ROW would not greatly impact the existing ROW network or improve traffic and circulation.
Harris County Engineering Dept has no objection to the Variance.
Staff recommendation is to grant the requested variance and approve the plat subject to CPC101 form conditions.

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

(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 adherence to the ordinance would require a north/south street that would be hindered by an electrical easement corridor and a natural drainage course. The ROW

would stub into a northern property with sparce density that would be better served by a ROW further east.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The hardship supporting the variance is that of the existing conditions of the surrounding properties and the alignments proposed by the MTFP.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The sparce density of the surrounding properties do not currently justify a north/south street, which would be better served further east of the subject site, such as Scott Street. A future north/south street further to the east would better serve the ROW network and meet the intent of the ordinance.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Granting the variance would not greatly or beneficially impact the current ROW network and would not be injurious to public health and safety. A north/south street further east would be for more beneficial to the public.

(5) Economic hardship is not the sole justification of the variance.
It is not economic hardship but the conditions of the surrounding properties that justify the variance.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 10/16/2025
Plat Name: Sentinel Self Storage Knebel Road
Developer: Pupo Investments Inc
Applicant: Baker Lawson Inc
App No / Type: 2025-1626 Class 2 subdivision plat (C2)

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	5.0000	Total Reserve Acreage:	5.0000
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:		Street Type (Category):	None
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77484	282F	ETJ

Conditions and requirements for approval:

19.00 Show the location and dimensions of all existing easements identified in the title commitment. All existing easements and/or fee strips must show record information. (Sec 42-212)
21.14 Tie plat boundary to the nearest intersection of public street rights-of-way. (Sec 42-41(2))
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))
38.25 Provide correct registry drawing at recordation with updated information.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 10/16/2025
Plat Name: Sentinel Self Storage Knebel Road
Developer: Pupo Investments Inc
Applicant: Baker Lawson Inc
App No / Type: 2025-1626 Class 2 subdivision plat (C2)

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

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For Your Information:

The below comments were made by other agencies during this review period. These comments 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 Comments

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
No Comment

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 . Verify with COH if this should be a reserve, not a lot A TIA may be required with site plans to determine traffic impacts based on most current Harris County TIA guidelines, submit a trip generation application to epermits (HC-infrastructure regs, 12.02) (HC TIA Guidelines) Driveways on plans need to conform with most current Harris County driveway regulations

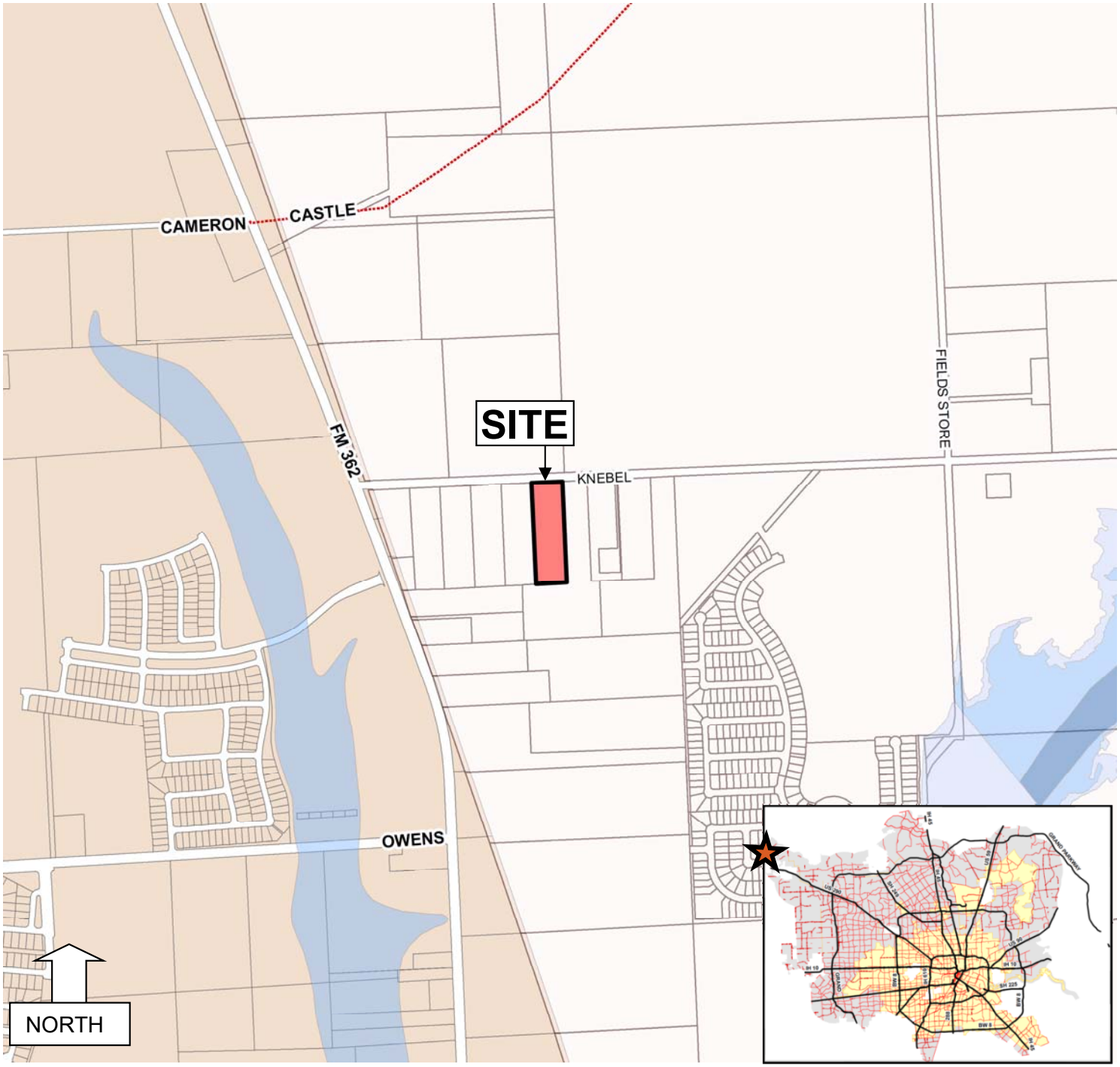
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:113

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Sentinel Self Storage on Knebel Road

Applicant: Baker Lawson, Inc



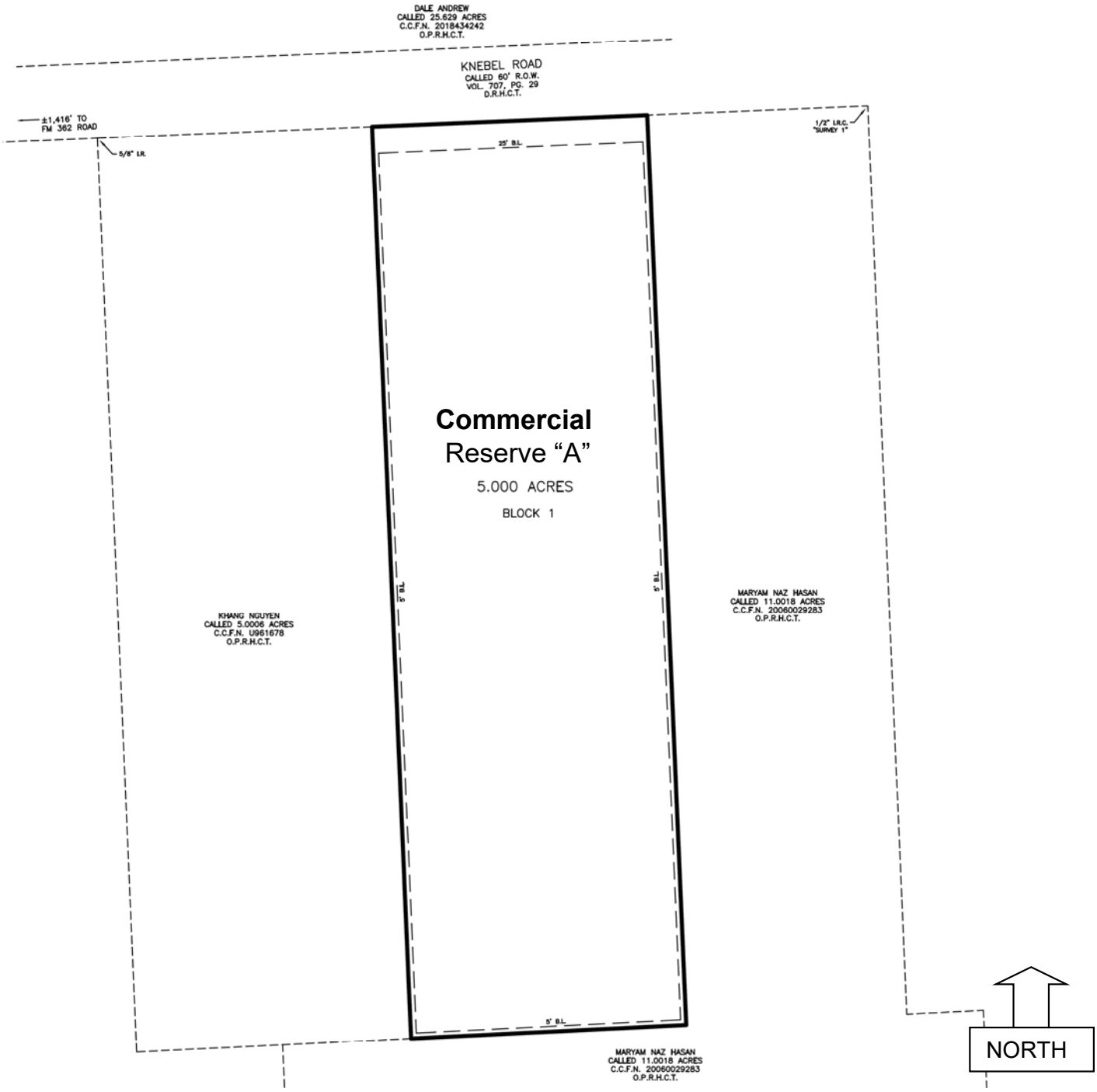
D – Variances **Site Location**

Houston Planning Commission ITEM:113

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Sentinel Self Storage on Knebel Road

Applicant: Baker Lawson, Inc



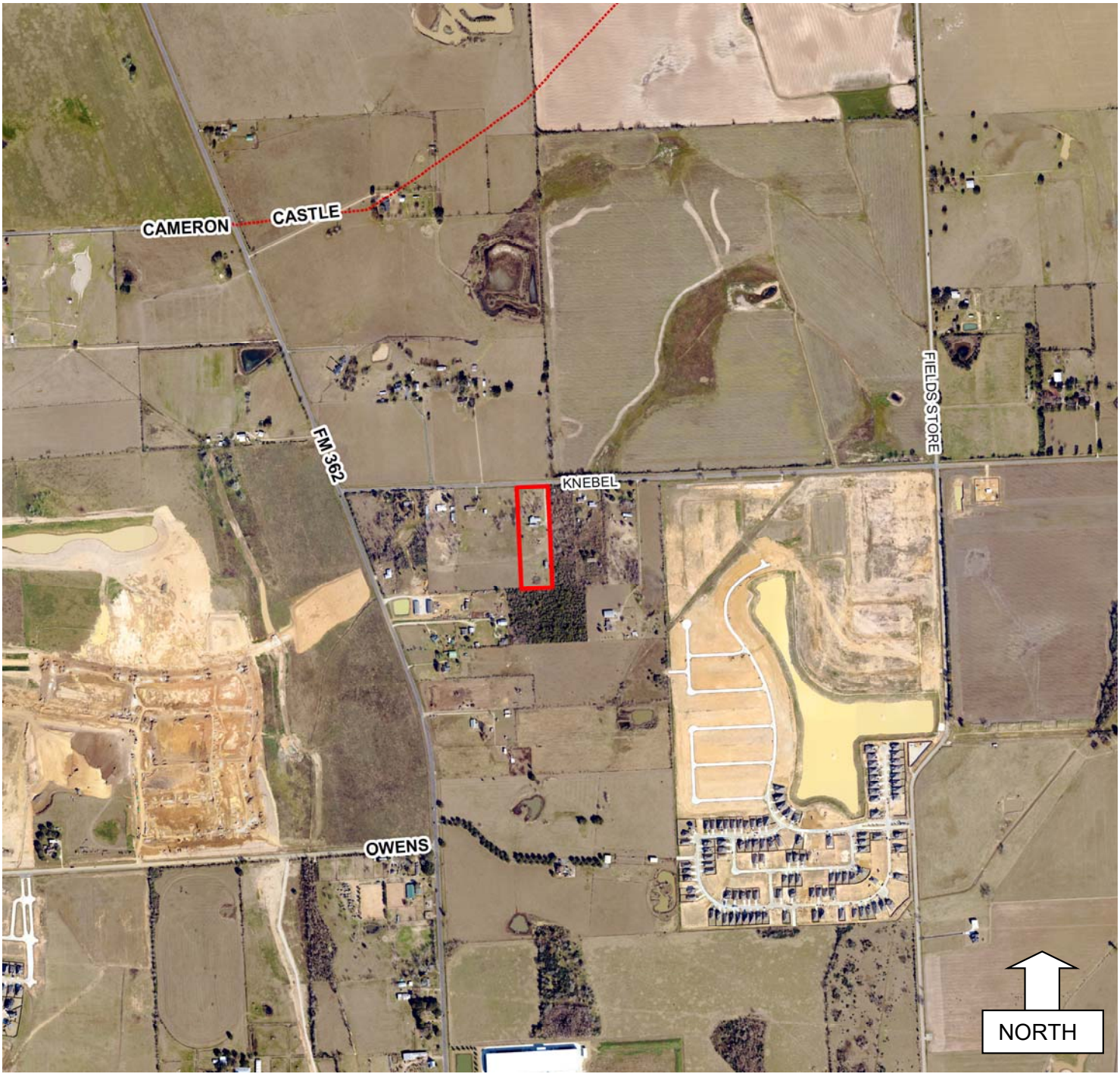
D – Variances **Subdivision**

Houston Planning Commission ITEM:113

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Sentinel Self Storage on Knebel Road

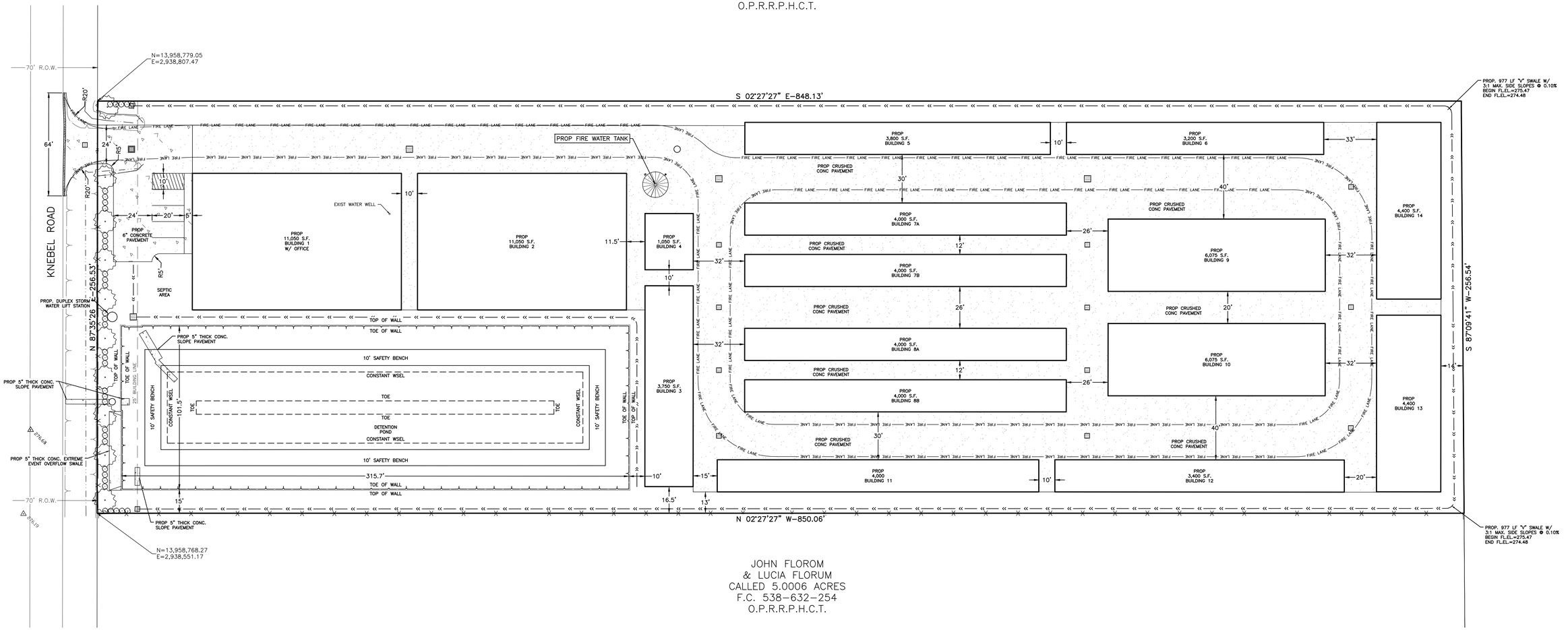
Applicant: Baker Lawson, Inc



D – Variances Aerial

MARYAM NAZ HASAN
& MONIZA NAZ HASAN
CALLED 11.0018 ACRES
F.C. 827-72-0759
O.P.R.R.P.H.C.T.

0 15 30 60
SCALE : 1" = 30'



JOHN FLOROM
& LUCIA FLORUM
CALLED 5.0006 ACRES
F.C. 538-632-254
O.P.R.R.P.H.C.T.

SITE BENCHMARK:
TBM SET PK NAIL WITH WASHER IN POWER POLE LOCATED AT THE NORTHWESTERN CORNER OF THE SITE, ELEVATION = 276.33'
ELEVATIONS BASED ON HCFRM BENCHMARK #110910
NAVD 88 ELEVATION 266.06' (2001 ADJUSTMENT)

FLOOD ZONE STATEMENT:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48201C0160L, REVISED DATE OF JUNE 18, 2007, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NO.	DATE	DESCRIPTION	APPROVED

REVISIONS

DESIGNED
DRAWN
CHECKED
DATE 9/23/2025

B&L
BAKER & LAWSON, INC.
ENGINEERS • PLANNERS • SURVEYORS
4005 TECHNOLOGY DRIVE, SUITE 1530
ANGLETON, TEXAS 77515 (979) 849-6681
REG. NO. F-825

OWNER:
EDWARD PUPO
2503 KELLIWOOD DRIVE
KATY, TEXAS 77057
EDPUPO@GMAIL.COM

PLAN: 1" = 30'
PROFILE:
HORIZONTAL:
VERTICAL:

PROJECT:
Sentinel Self Storage - Waller
5.0006 ACRES OF LAND
32621 KNEBEL ROAD
WALLER, TEXAS 77484

SITE PLAN

PROJECT NO. 16340

C.1

J:\16000S\16300\16340\ENGINEERING-SURVEY\ENGINEERING\16340 SHEET SET.DWG PLOT DATE:9/23/2025 RTiska

16340 SHEET SET.DWG

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1626
Plat Name: Sentinel Self Storage Knebel Road
Applicant: Robin Crouch
Date Submitted: 9/8/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Exceed intersection spacing requirements along Knebel by not dedicating a north-south street through the site.

Chapter 42 Section: 42-128 (a)

Chapter 42 Reference:
Sec. 42-128. - Intersections of local streets.
(a)Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements:(1)Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

Statement of Facts
(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
Sec 42-128 requires an intersection with a local street to provide at least 1,400-foot street spacing, while connecting to a second local street to provide internal circulation for the area. Providing the intersection within the 5.00-acre subject tract will not meet the requirements of Sec 42-128 as the intersection will be over 1,600 feet from FM 362 to the west and Oakwood Estates to the east and the intersection and internal road would not connect to a second local road to provide the internal circulation as the closest ROW to the south of Knebel Road appears to be SH 290s approximately 1.6 miles away. The 5.00-acre subject tract is connecting to Knebel Road with a proposed gated 24-foot-wide private driveway to provide secure access to the proposed gated and fenced self-storage site. The requirement of providing an internal street (60-foot ROW) to connect with Knebel Road will reduce the site area by approximately 1.17 acres, reducing the overall developable area by approximately 1.61 acres and seriously impacting the development of the site for its intended use.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The applicant purchased and developed the tract's site plan taking into consideration the infrastructure that Harris County and the City of Houston currently have in place. Providing the requested intersection will not allow the applicant to meet the requirements of Sec 42-128 as the intersection spacing to FM 362 and Oakwood Estates will exceed the 1,400-foot spacing and the intersection will not connect to a second local street as the site only has frontage on one public ROW.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Due to the size and location of the subject 5.00-acre site, the site cannot meet the intent of the Sec 42-128 requirements as the location of the site will not allow an intersection to provide at least a 1,400-foot street spacing, while the size of the site and the lack of frontage on a second public ROW will not allow for the connection to a second local street to provide internal circulation for the area.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of the variance will not be injurious to the public health, safety or welfare as a self-storage facility generates a low traffic impact on the surrounding area. The proposed intersection would exceed the 1,400-foot street spacing while also not providing the Sec 42-128 required second connection to a local street for increased internal circulation in the area.

(5) Economic hardship is not the sole justification of the variance.
Due to the size and location of the subject 5.00-acre site, the site cannot meet the intent of the Sec 42-128 requirements. The site is located where an intersection connection would not meet the 1,400-foot street spacing. The size of the and location of
the tract does not allow for the tract to provide an intersection that would have a connection to a second public street for increased internal circulation in the area.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application Number: 2025-1626
Agendat Item: 113
PC Action Date: 10/16/2025 2:30 PM
Plat Name: Sentinel Self Storage Knebel Road
Applicant: Robin Crouch

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Section: 42-128 (a)
(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Exceed intersection spacing requirements along Knebel by not dedicating a north-south street through the site.

Basis of Recommendation:
The site is located in the ETJ of Harris County, north of US 290 and east of F.M 362. The applicant proposes one commercial reserve and is requesting a variance to exceed intersection spacing by not providing a N/S street through the tract.
Staff is in support of the request.
The site is 5-acre tract intended for commercial self-storage development. The site has frontage along Knebel Road and the adjacent tracts are large multi acres tracts either undeveloped or have a low-density use. Planning commission granted a similar variance in 2020 for property just east of this site to exceed N/S intersection spacing. Justification for supporting that variance was the low density uses in the area and sufficient access to the street network. Additional recorded plats nearby further limits the proximity of a street to F.M 362
Also, there is an existing pipeline bisecting the block. Any N/S street connection from Knebel Road will not be required by ordinance to cross this pipeline. Knowing this information, a N/S street through this proposed plat will not greatly improve traffic circulation. The Oakwood Estates subdivision to the east was recently approved and has sufficient connectivity within its own street grid. Harris County has voiced no objection to the request .

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

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

The majority of the adjacent multi acres tracts are either undeveloped or contains a single residential home. Based on the low density uses in the area, the existing street grid is sufficient for traffic circulations.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The existing condition surrounding the site is a large factor pertaining to the density. The large multi acres tracts adjacent to the site have sufficient frontage. Providing a street would not greatly improve circulation on the area.

(3) The intent and general purposes of this chapter will be preserved and maintained;
There is an existing pipeline bisecting the block. Any N/S street connection from Knebel Road will not be required by ordinance to cross this pipeline. Knowing this information, a N/S street through this proposed plat will not greatly improve traffic circulation

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Knebel Road is a sufficient public R.O.W with intersects with major thoroughfare F.M 362. Granting of the variance will not be injurious to public health and safety. The subject site and adjacent tracts will have access to a public street.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship is not the sole justification of the variance. Granting the variance is based on the existing conditions of the surrounding areas. The likelihood to extend the public street further south is very low.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 114
Action Date: 10/16/2025
Plat Name: Telge Road Manufacturing Facility Offsite
Developer: Stewart & Stevenson Manufacturing Technologies, LLC
Applicant: Conley Land Services, LLC
App No / Type: 2025-1805 Class 2 subdivision plat (C2)

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	3.9890	Total Reserve Acreage:	3.9890
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:		Street Type (Category):	None
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77095	368S	ETJ

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.08 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.
38.21 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)
38.22 Provide all required/relevant documents when submitting plat for recordation. (Sec 42-45)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))
38.25 Provide correct registry drawing at recordation with updated information.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 114
Action Date: 10/16/2025
Plat Name: Telge Road Manufacturing Facility Offsite
Developer: Stewart & Stevenson Manufacturing Technologies, LLC
Applicant: Conley Land Services, LLC
App No / Type: 2025-1805 Class 2 subdivision plat (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
Approve

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houstonˇs Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.5 for specific criteria. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
No Comment

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 . A TIA may be required with site plans to determine traffic impacts based on most current Harris County TIA guidelines, submit a trip generation application to epermits (HC-infrastructure regs, 12.02) (HC TIA Guidelines)

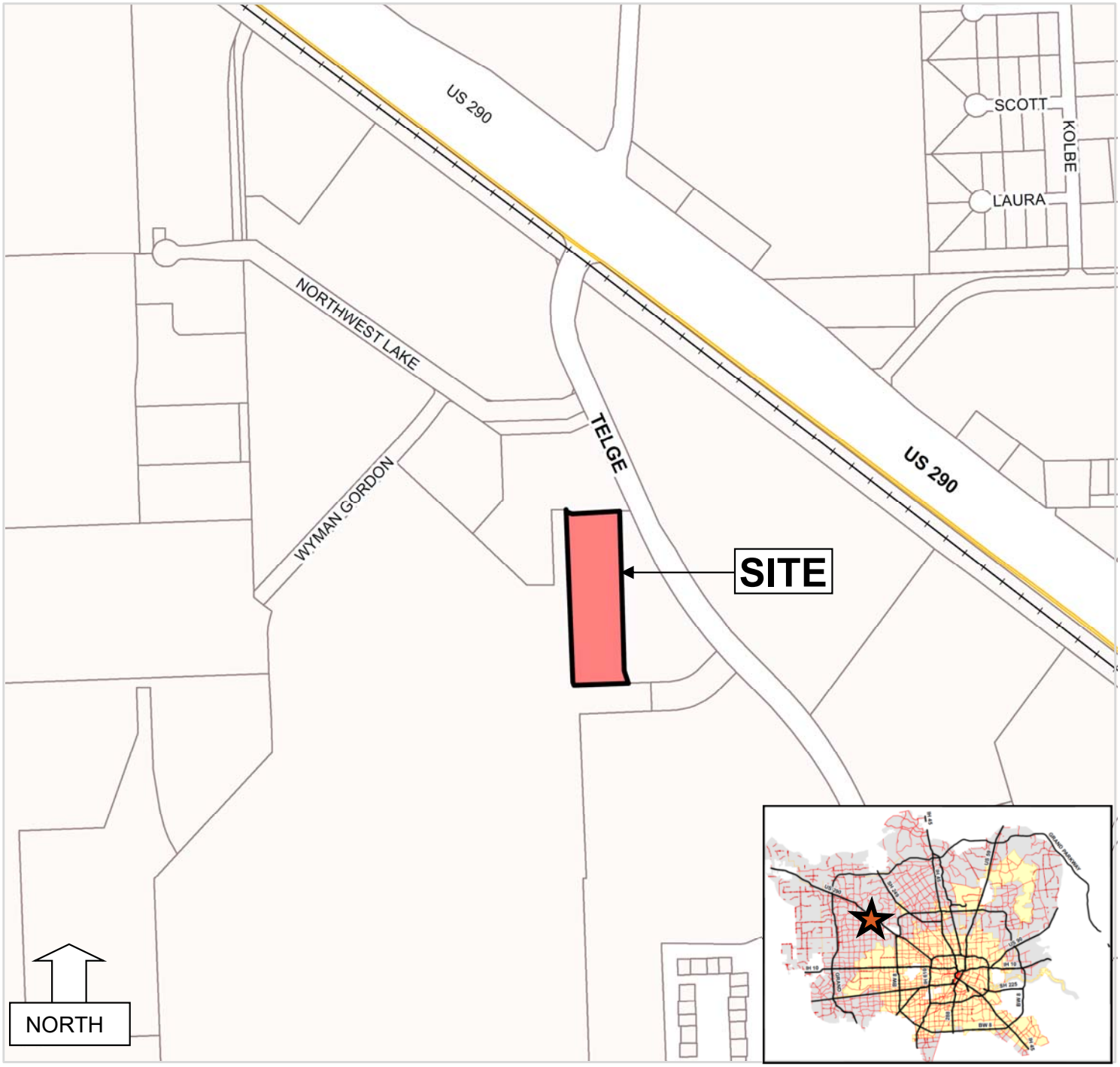
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Houston Planning Commission ITEM:114

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Telge Road Manufacturing Facility Offsite

Applicant: Conley Land Services, LLC



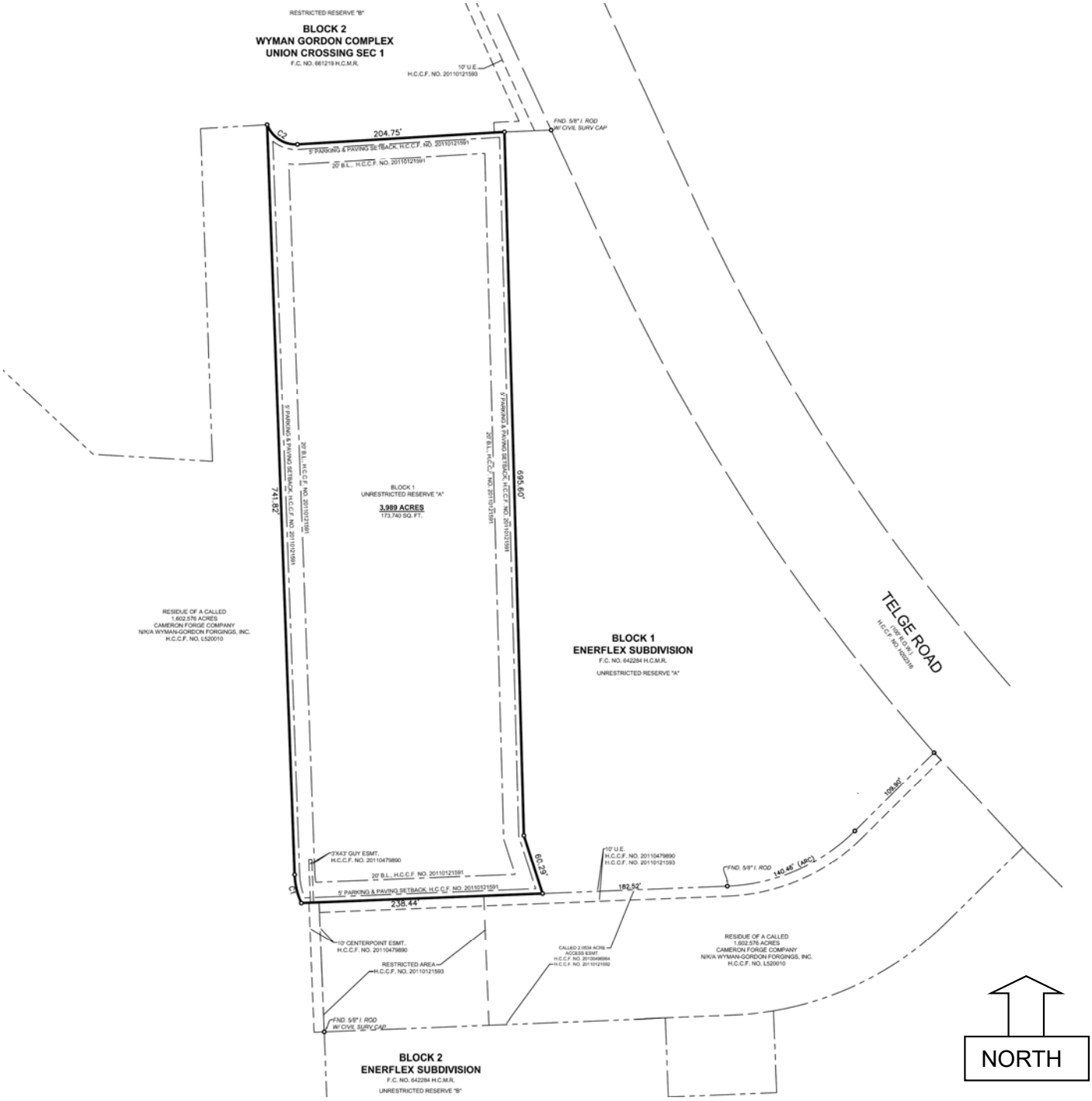
D – Variances **Site Location**

Houston Planning Commission ITEM:114

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Telge Road Manufacturing Facility Offsite

Applicant: Conley Land Services, LLC



D – Variances **Subdivision**

Houston Planning Commission ITEM:114

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Telge Road Manufacturing Facility Offsite

Applicant: Conley Land Services, LLC



D – Variances **Aerial**

BENCHMARK NOTES

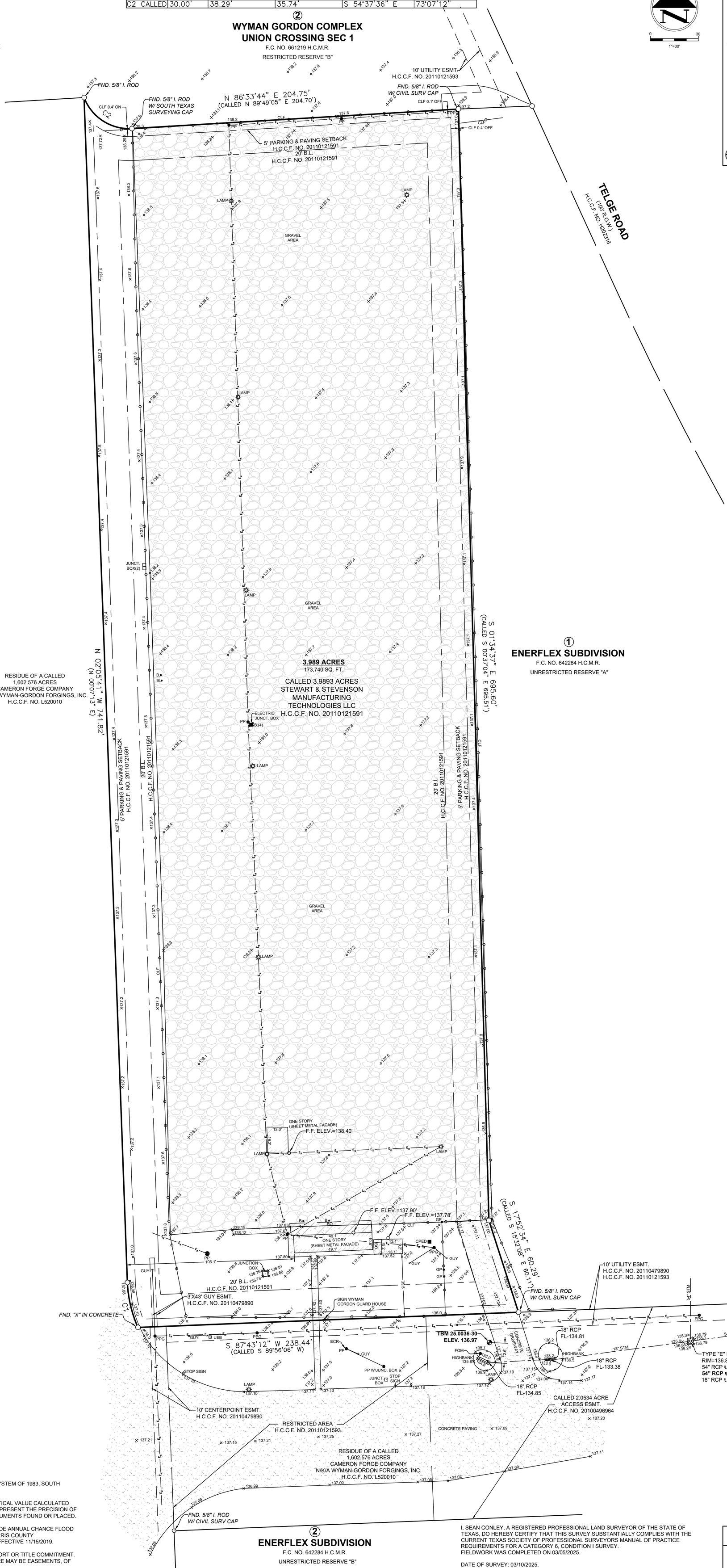
RM 050130
BRASS DISK LOCATED FROM THE INTERSECTION OF US 290 AND HUFFMEISTER, NORTH ALONG HUFFMEISTER 0.4 MILES TO THE BENCHMARK ON THE RIGHT.
ELEV. 131.99 NAVD88 (2001 ADJUSTMENT)

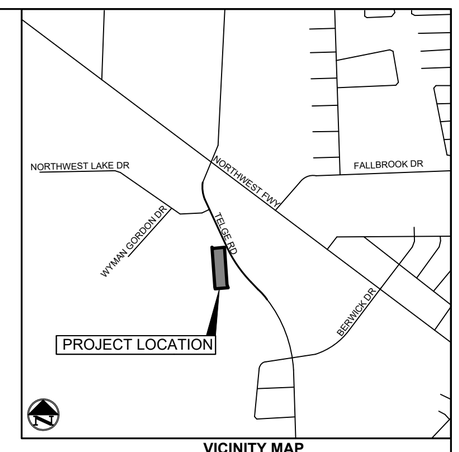
RM 110140
BRASS DISK LOCATED FROM THE INTERSECTION OF US 290 AND TELGE, NORTH ALONG TELGE 1.0 MILES TO THE BENCHMARK ON THE RIGHT.
ELEV. 139.71 NAVD88 (2001 ADJUSTMENT)

TBM 25.0036-30
5/8" IRON ROD WITH YELLOW CAP BEING JUST NORTH OF A DRIVEWAY ENTRANCE, LOCATED APPROX. 3.0 FEET WEST OF THE WEST SIDE OF THE DRIVEWAY AND APPROX. 12.6 FEET NORTH OF A 18" RCP.
ELEV. 136.97 NAVD88 (2001 ADJUSTMENT)

TBM 25.0036-11
SCRIBED BOX WITH "X" ON TOP OF CURB OF MEDIAN OF TELGE ROAD, BEING JUST WEST OF THE SOUTHERNMOST DRIVEWAY ENTRANCE OF STEWART AND STEVENSON SITE WITH AN ADDRESS OF 10750 TELGE RD, HOUSTON, TX 77095, LOCATED APPROX. 5.4 FEET NORTHWEST OF A STORM MANHOLE AND APPROX. 47.5 FEET SOUTHWEST OF A SANITARY MANHOLE.
ELEV. 135.72 NAVD88 (2001 ADJUSTMENT)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00'	29.03'	28.84'	N 13°10'55" W	22°10'27"
C2	30.00'	38.24'	35.70'	S 56°55'19" E	73°01'54"
C2 CALLED	30.00'	38.29'	35.74'	S 54°37'36" E	73°07'12"





VICINITY MAP
NOT TO SCALE
KEY MAP NO. 368S

LEGEND

B.	BOLLARD
BO	BUILDING OVERHANG
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
CPED	CABLE PEDESTAL
ECR	ELECTRICAL CONDUIT RISER
ELEV.	ELEVATION
ESMT.	EASEMENT
F.C. NO.	FILM CODE NUMBER
F.F.	FINISHED FLOOR
FL	FLOW LINE
FND.	FOUND
FOM	FIBER OPTIC MARKER
GP	GATE POST
H.C.C.F. NO.	HARRIS COUNTY CLERK FILE NUMBER
H.C.M.R.	HARRIS COUNTY MAP RECORDS
I.	IRON
JUNCT.	JUNCTION
N/K/A	NOW KNOWN AS
PP	POWER POLE
PPG	POWER POLE W/GUY
R.O.W.	RIGHT OF WAY
RCP	REINFORCED CONCRETE PIPE
STM	STORM
SQ. FT.	SQUARE FEET
TBM	TEMPORARY BENCHMARK
UEB	UNDERGROUND ELECTRIC BOX
W/	WITH
—Ex—	OVERHEAD ELECTRIC

NOTES

1. BEARING ORIENTATION IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
2. THE SQUARE FOOTAGE VALUES SHOWN HEREON IS A MATHEMATICAL VALUE CALCULATED FROM THE BOUNDARY DATA SHOWN HEREON AND DOES NOT REPRESENT THE PRECISION OF CLOSURE OF THIS SURVEY OR THE ACCURACY OF CORNER MONUMENTS FOUND OR PLACED.
3. SURVEYED PROPERTY LIES IN UNSHADED ZONE X (AREAS OUTSIDE ANNUAL CHANCE FLOOD HAZARD) ACCORDING TO FLOOD INSURANCE RATE MAP FOR HARRIS COUNTY UNINCORPORATED AREAS, MAP NUMBER 48201C0420P, DATED EFFECTIVE 11/15/2019.
4. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. SURVEYOR DID NOT ABSTRACT SURVEYED PROPERTY AND THERE MAY BE EASEMENTS, OF RECORD OR NOT THAT AFFECT SURVEYED PROPERTY.
5. VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED AT TIME OF SURVEY AND SHOWN HEREON. SUBSURFACE PROBING, EXCAVATION OR EXPLORATION IS BEYOND THE SCOPE OF THIS SURVEY AND WAS NOT CONDUCTED BY SURVEYOR.
6. ALL NATURAL GROUND ELEVATIONS SHOWN HEREON ARE MEASURED TO THE NEAREST TENTH OF A FOOT AND ALL HARD SURFACE ELEVATIONS SHOWN HEREON ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
7. SURVEYED PROPERTY IS SUBJECT TO RESTRICTIONS RECORDED UNDER H.C.C.F. NOS. 20110121593 & 20110121591.

I, SEAN CONLEY, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 6, CONDITION I SURVEY.
FIELDWORK WAS COMPLETED ON 03/05/2025.

DATE OF SURVEY: 03/10/2025.

STATE OF TEXAS · REGISTERED · SEAN CONLEY · 6739 · PROFESSIONAL · LAND SURVEYOR

SEAN CONLEY RPLS NO. 6739
SEAN@CONLEYLAND.COM

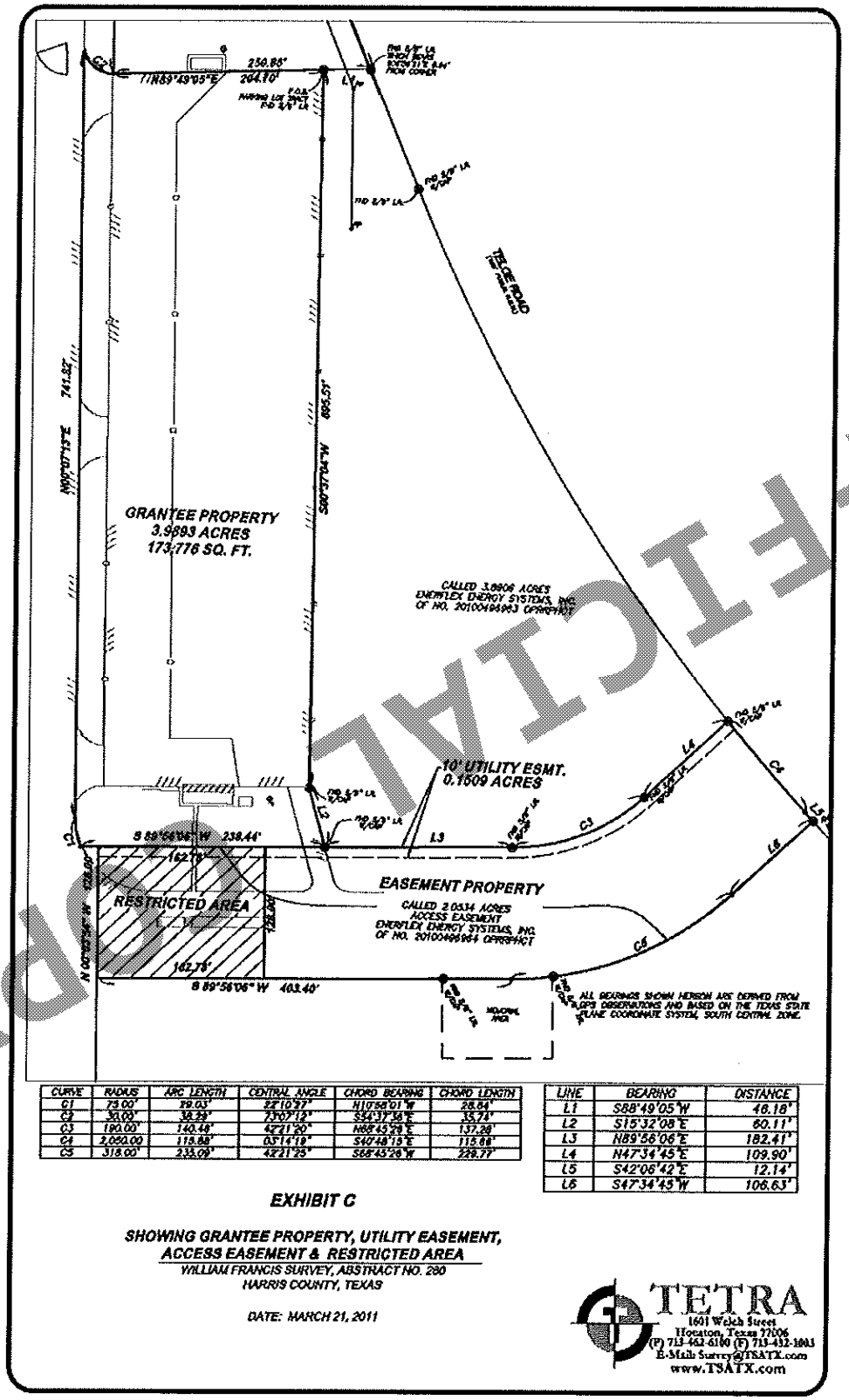
HARRIS COUNTY APPRAISAL DISTRICT
ACCOUNT NUMBER 0421210000327

TOPOGRAPHIC SURVEY OF
3.989 ACRES OF LAND
SITUATED IN THE
H&T.C. R.R. CO., BLOCK 3, SECTION 55, A-460
HARRIS COUNTY, TEXAS

CONLEY LAND SERVICES, LLC
18635 NORTH ELDRIDGE PARKWAY, SUITE 101
TOMBALL, TX 77375
TEL. (832) 729-4997
CONLEYLAND.COM
TBPELS FIRM NO. 10194732

SCALE: 1"=30'	JOB NO. 25.0036	DATE: 3/10/2025	FB NO. CH21

ER 022 - 75 - 0097



CURVE	RADIUS	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	75.00'	89.03'	22°10'37"	N10°58'01"W	88.64'
C2	30.00'	38.29'	73°07'13"	S34°37'36"E	35.71'
C3	190.00'	140.48'	42°21'20"	N68°45'28"E	137.28'
C4	2,050.00	115.88'	03°14'19"	S40°48'13"E	115.88'
C5	318.00'	235.09'	42°21'25"	S68°45'26"W	229.77'

LINE	BEARING	DISTANCE
L1	S88°49'05"W	48.18'
L2	S15°32'08"E	60.11'
L3	N89°56'06"E	182.41'
L4	N47°34'45"E	109.90'
L5	S42°06'42"E	12.14'
L6	S47°34'45"W	106.63'

EXHIBIT C

SHOWING GRANTEE PROPERTY, UTILITY EASEMENT, ACCESS EASEMENT & RESTRICTED AREA

WILLIAM FRANCIS SURVEY, ABSTRACT NO. 280
HARRIS COUNTY, TEXAS

DATE: MARCH 21, 2011

TETRA
1601 Welch Street
Houston, Texas 77006
(P) 713-462-6100 (F) 713-432-1803
E-Mails Survey@TSATX.com
www.TSATX.com

UNOFFICIAL COPY

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1805
Plat Name: Telge Road Manufacturing Facility Offsite
Applicant: Sean Conley
Date Submitted: 10/5/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Sec. 42-190(c)
Request to take access from an existing 128-foot-wide access easement that connects with Telge Road (100-foot wide).

Chapter 42 Section: 42-190(c)

Chapter 42 Reference:
Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: 60 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 subdivision currently takes access from a shared drive access that ties into Telge Road. The road is approx. 55' feet wide at site driveway location, constructed with concrete paving and lies within a 128-foot wide access easement. Access to site was provided at time of purchase by access agreement recorded under H.C.C.F. No. 20110121592. The current site use is a storage and staging area for equipment and supplies and will continue to be used as such. The proposed subdivision bounded by existing platted subdivisions and additional land purchase to have direct access to Telge Road, located 433 feet from southeast corner of subject tract and 46 feet from northeast corner of subject tract, is not possible.

The purpose of the subdivision plat is to obtain permit to regrade property to improve drainage which requires a subdivision plat. Strict application to the 60-foot frontage requirement would deny the ability of the site drainage improvements.

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

Circumstances supporting the granting of the variance are not the result of a hardship created by the applicant. The proposed subdivision was an outsell of a tract of land of more than 1600 acres and within an industrial / manufacturing development. The property has been in use as an offsite staging and storage area for equipment and heavy materials for approximately 15 years. At the time of the outsell, an agreement was made by the grantor to grantee (current owner) to provide access and utilities to property. The access road is constructed and maintained privately, per terms of the agreement.

(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 proposed subdivision will continue to take access from private drive that ties into Telge Road, approx. 433 feet from the southeast corner of the subject tract.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The variance will not be injurious to the public health, safety or welfare. The access is privately owned and gated with security personnel at its terminus. There is no public use permitted within the access area from Telge Road to the subject property.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship is not the justification for variance request. This owner of the subject property desires to improve the drainage conditions of the property which requires permits and civil plan approval. A condition of civil plan approval is to provide recorded subdivision plat of the property.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application Number: 2025-1805
Agendat Item: 114
PC Action Date: 10/16/2025 2:30 PM
Plat Name: Telge Road Manufacturing Facility Offsite
Applicant: Sean Conley

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Section: 42-190(c)
(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Sec. 42-190(c)
Request to take access from an existing 128-foot-wide access easement that connects with Telge Road (100-foot wide).

Basis of Recommendation:
The site is located in the ETJ of Harris County, north of US 290 and east of F.M 362.
The applicant proposes one commercial reserve and is requesting a variance to exceed intersection spacing by not providing a N/S street through the tract.
Staff is in support of the request.
The site is 5-acre tract intended for commercial self-storage development. The site has frontage along Knebel Road and most of the uses along this road are large residential properties.
Planning commission granted a similar variance in 2020 for property east of this site to exceed N/S intersection spacing. Justification for supporting that was variance was the low density uses in the area and sufficient street network.
Also, the Oakwood Estates subdivision to the east was recently approved and is in the process of being constructed. This subdivision has contains multiple street extensions through this block.
Although this request before you today is to address N/S street connection, future residential development in the immediate area have the opportunity to extend those stubs and improve overall connectivity.
Harris County has voiced no objection to the 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
This site has been in its current configuration since 2012 and has always taken access from a recorded access easement. Public Street frontage will require the applicant to acquire additional land from adjacent property owners.

(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;
In addition, the adjacent general plan received multiple variances to not extend or provide street connections through the tracts. The granting of those variances limited the opportunity for a public street to provide access to this proposed plat.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The easement is paved with multiple lanes of traffic.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Emergency services can use the paved easement. The easement has direct access from the M.T.F Telge road.

(5) Economic hardship is not the sole justification of the variance.
Due to the lack of public street frontage, any commercial use would require a variance to be addressed.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 115
Action Date: 10/16/2025
Plat Name: Oak View Heights
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2025-1750 Class 3 subdivision preliminary replat (C3R)

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	2.9570	Total Reserve Acreage:	0.0367
Number of Lots:	52	Number of Multifamily Units:	
COH Park Sector:	1 Northwest Side	Street Type (Category):	Combination
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:

11.00 Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.01 This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40 & 44)
21.23 All appropriate engineering and surveying data shall be shown. (Sec 42-42 & 44)
21.24 Provide all dedication acknowledgements and certificates on the face of the plat. (Sec 42-42(5) & 44(6))
34.11 Provide centerline tie to the existing street. (Sec 42-120-121 & 134)
40.01 Add shared driveway plat note: Vehicular access to each lot is provided for by a shared driveway only. (Sec 42-145)
40.02 Add shared driveway plat note: This subdivision contains one or more shared driveways that have not been dedicated to or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any shared driveways within the subdivision, which obligation shall be the sole responsibility of the owners of the property in this subdivision. (Sec 42-1 & 145)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 115
Action Date: 10/16/2025
Plat Name: Oak View Heights
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2025-1750 Class 3 subdivision preliminary replat (C3R)

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

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For Your Information:

The below comments were made by other agencies during this review period. These comments 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--Dashed line parallel to Paul Quinn St is un-labeled (10˘ BL?). 3--CenterPoint requires a 10' building line where property line is adjacent to a ROW with overhead primary facilities, which applies to: PAUL QUINN STREET

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
Consider providing WME if a master water meter is required. Based on the proposed development, detention may be required. Refer to the latest version of Chapter 9 in the City of Houston˘s Infrastructure Design Manual for detention requirements, which consider tract size and impervious cover. See Table 9.4 for specific criteria. Minimum public ROW is 50'.

Addressing
No comments

HPW- TDO- Traffic
Provide turnaround for Summit View St as per IDM standards

Harris County Flood Control District
Flood Control review - Need to show and label Drainage Channel E116-00-00 with top of banks on the plat where it says Drainage Ditch per Plat (see uploaded regulations guidelines in uploaded PDF).

Parks & Recreation - Urban Forestry
No existing protected trees within building setback or city right-of-way.

Parks and Recreation
NA

Solid Waste
The proposed development exceeds the maximum number of residential units allowed to receive SWM services

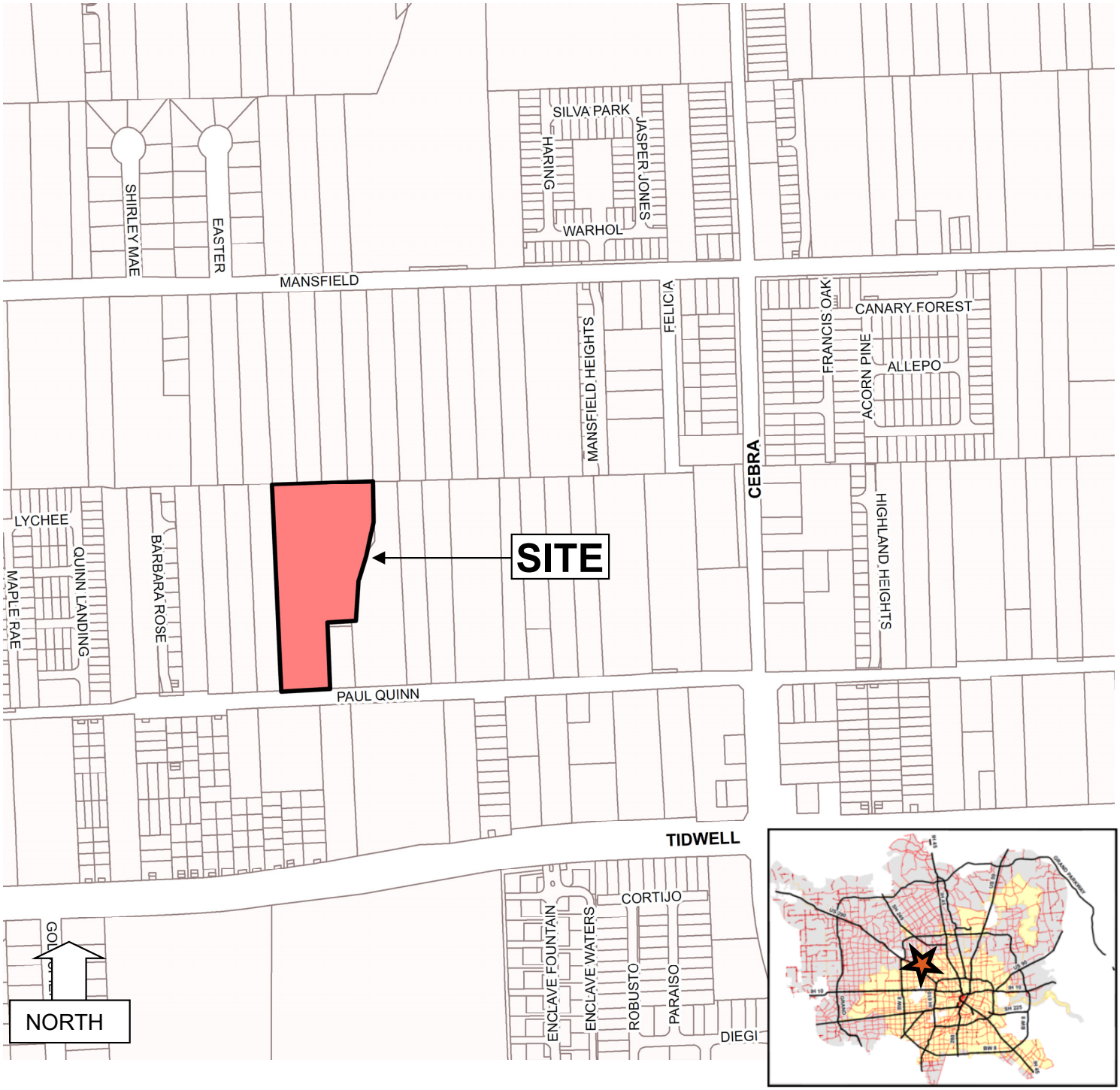
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM:115

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Oak View Heights

Applicant: CE Engineers & Development Consultants, INC



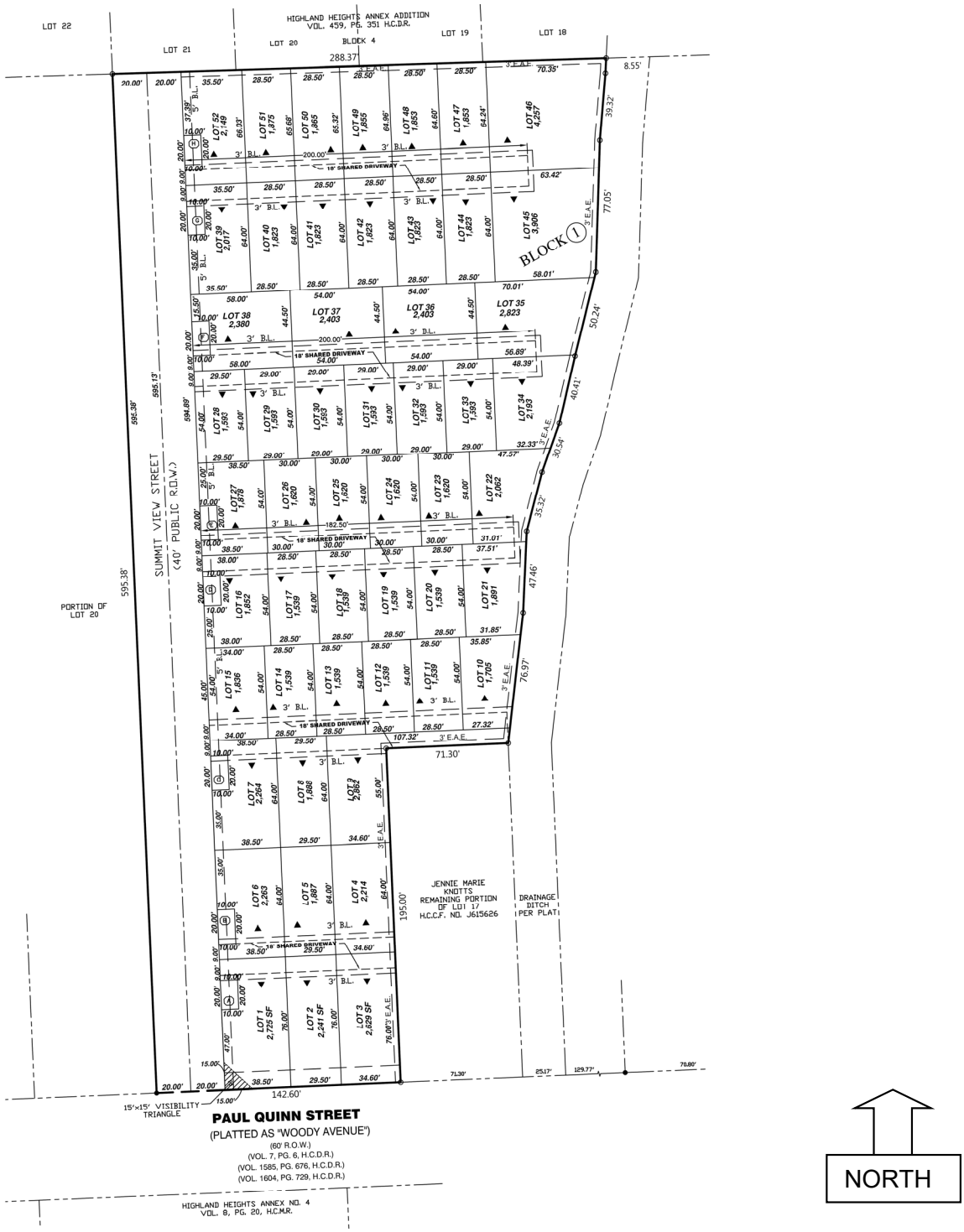
F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM:115

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Oak View Heights

Applicant: CE Engineers & Development Consultants, INC



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM:115

Planning and Development Department **Meeting Date: 10/16/2025**

Subdivision Name: Oak View Heights

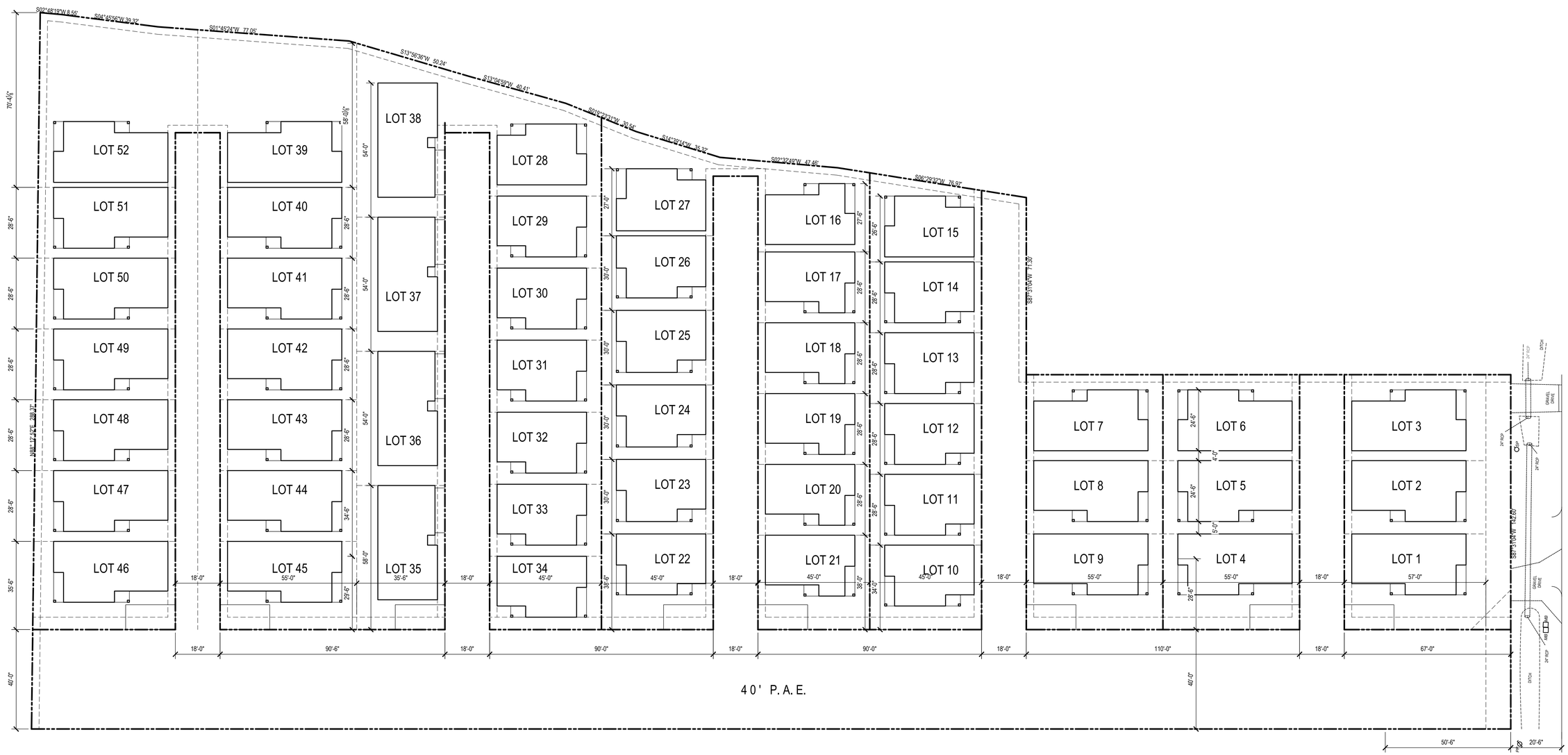
Applicant: CE Engineers & Development Consultants, INC



F- Reconsideration of Requirements

Aerial

52 LOTS



1 SITE PLAN
1/20"=1'-0"

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2016. ALL RIGHTS RESERVED.

The designers of Metro Living LLC are not, and do not represent to be, licensed architects. The designation Professional Building Designer (PBD) does not confer or imply any legal status in the State of Texas as a "registered professional". In Texas the practice of Commercial and Residential Design by a designer who is not a licensed architect is limited and permitted by exemptions to the Architect statute Chapter 1051.
The building design works depicted herein are the sole property of Metro Living LLC and may not be constructed or used without its express written permission. No permission to modify or reproduce any of these building design works, including without limitation the construction of any building, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the building depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Metro Living LLC and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

METRO LIVING

9610 Long Point Rd. Suite 220
Houston, Texas 77055
281.685.9561 Phone
832.767.6272 Fax
jose@metrolivingstudio.com

PROJECT: 25-54

New Home Development

2512 Paul Quinn
Houston, Texas 77091

REV.:	DATE:	DESCRIPTION:
	07/22/25	FOR REVIEW
	08/18/25	FOR REVIEW
	09/12/25	FOR REVIEW

SHEET TITLE:

SITE PLAN

SHEET NO:

A1.00

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application Number: 2025-1750
Plat Name: Oak View Heights
Applicant: Melissa Lopez
Date Submitted: 9/22/2025

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:
Propose 40' Right-of-Way for the proposed public street crossing from South to North Side

Chapter 42 Section: 122

Chapter 42 Reference:
Local Streets - "50 feet if adjacent to exclusively single-family residential lots, MUR's and other uses that are allowed on a 50 feet right-of-way in accordance with section 42-190"

Statement of Facts:
Acres Home Mobility Study suggests that a 40' ROW could be possible.
Variance Application added for more information.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2025-1750
Plat Name: Oak View Heights
Applicant: Melissa Lopez
Date Submitted: 9/22/2025

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Propose 40' Right-of-Way for the proposed public street crossing from South to North Side

Chapter 42 Section: 122

Chapter 42 Reference:
Local Streets - "50 feet if adjacent to exclusively single-family residential lots, MUR's and other uses that are allowed on a 50 feet right-of-way in accordance with section 42-190"

Statement of Facts
(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
The proposed property is 2.957 acres which was originally proposed to have 28' PAE streets. During the first review process, it was found by the planning department that this property was a prime location for a proposed public street that crossed from South to North of the property based on the Acre Home Mobility Study. This new found information caused major redevelopment from the owner's side. Having a 50' ROW would take away additional proposed lots which would case the development to be unfeasible.

(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;
Granting a 40' ROW is a suggested brought up during the "Acres Home Mobility Study", which would have adequate space for a proposed street, sidewalks, at safety buffers.

(3) The intent and general purposes of this chapter will be preserved and maintained;
We are still trying to comply with the city rules by creating a proposed public street instead of a 28' PAE. Please do note that doing a public street is more rigorous and

expensive than a 28' PAE as public streets, public streets and public utilities need to be done.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Granting this variance will not cause issues to the public health, safety or welfare. The proposed public street will be used for residential homes in the area to decongest traffic in the future and make it more efficient for people to come in and out of the area. In the future, this public street could also help emergency vehicles go around the area in a more efficient way.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship is not the sole justification of the variance, but doing a 50' ROW instead of a 40' ROW would make the proposed development not possible due to the fact that we would loose around 10 lots, which is around 19% of the proposed lots.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application Number: 2025-1750
Agendat Item: 115
PC Action Date: 10/16/2025 2:30 PM
Plat Name: Oak View Heights
Applicant: Melissa Lopez

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Section: 122
(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Propose 40' Right-of-Way for the proposed public street crossing from South to North Side

Basis of Recommendation:
The subject site is a nearly 3 acre property located in the Houston City Limit, north along Paul Quinn Street, west of Cebra Street and north of West Tidwell Road.
The applicant is proposing 52 lots and 8 parking reserves with the requirement to provide a north/south street. They are requesting a variance to allow a 40' wide ROW for public use instead of the required 50' wide ROW. Staff is in support of the request.
The site is within the boundary of the Acres Home Mobility study and is providing a north/south street within the intent of the study.
The drainage channel impacting the eastern boundary and the intersections pacing from Cebra make this an ideal alignment for the proposed ROW. The lots to the north that would extend this ROW are individually owned, 70' wide lots that would lose most feasible development oppotunities with the extension of a 50' Wide ROW.
As part of the Acres Home mobility study there were multiple proposed engineering layouts for 40' and 30' ROWs that could be dedicated in part of in whole to provide much needed ROW that would be less imposing on the commonly 70' wide lots of Acres Home.
The proposed 40' falls in line with the intent of the Acres Home Mobility study and its allowed engineering requirements for ROWS such as that being proposed.
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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or

would create an impractical development or one otherwise contrary to sound public policy;
Strict application would extend a 50' Wide ROW that detrimentally impact the average 70' Lots of the adjacent lots as the ROW extends to make connections.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the variance are the existing conditions of the adjacent properties, such as the 70' wide lots to the north and the drainage channel to the east creating an odd property shape and limited alignment opportunities.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The property will provide a much needed north/south street and would be meeting the allowable engineering standards as preemptively considered by the Acres Home Mobility Study. This verifies the intent of the ordinance is being 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 public health and safety but beneficially impact the ROW connectivity and the walkability of the area.

(5) Economic hardship is not the sole justification of the variance.
It is not economic hardship but the existing conditions of the surrounding properties that justify granting 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

Special Request Notice

ROR

September 25, 2025

NOTICE OF RECONSIDERATION REQUEST WITH VARIANCE

REFERENCE NUMBER : 2025-1750

PLAT NAME: Oak View Heights

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application for reconsideration request with a variance request for a property located at along Paul Quinn Street, west of Cebra Street. You are receiving this letter because you are listed in the Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area (300ft of the boundary of the proposed plat located within the city limits per the most recent property tax records) adjacent to this request.

The applicant is requesting a reconsideration of requirements with a variance request to propose a 40' right-of-way for the proposed public street crossing from south to north side in lieu of the ordinance required 50' R.O.W. Enclosed are copies of the reconsideration request with a variance, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, Melissa Lopez, with CE Engineers & Development Consultants, INC, on behalf of the developer, can be contacted at 726-437-3840 for additional information regarding this project.

You may also contact the Check-In Planner, Tammi Williamson, with the Planning and Development Department regarding this notice via email at Tammi.Williamson@houstontx.gov or call (832) 393-6623.

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.

The Houston Planning Commission will hold a public meeting to consider this application A sign with this information has also been posted on the site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, October 16, 2025 , at 2:30 PM

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

See reverse side for useful information.

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

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 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.

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

To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on this page explains more about the terminology used in this letter.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements
- **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.
- **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.
- **SITE PLAN:** A site plan is an architectural drawing that outlines the specific layout and design of a development project or property.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 26 members and meets per their adopted Commission meeting schedule available on Planning Department webpage.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Local Government Code 212.015, Chapter 42, Chapter 26, and Chapter 33 and prepares recommendations for Planning Commission consideration.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	116
Action Date:	10/16/2025
Original Action Date:	11/14/2024
Plat Name:	Bridgeland Creek Parkway Street Dedication Sec 11
Developer:	Bridgeland Development, LP, a Maryland limited partnership
Applicant:	BGE, Inc.
App No:	2024-2168
App Type:	Street dedication plat (SP)

Staff Recommendation:
Approve

Total Acreage:	7.3800	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	365S	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	117
Action Date:	10/16/2025
Original Action Date:	11/14/2024
Plat Name:	Buybite
Developer:	ADVANCE SURVEYING, INC
Applicant:	Advance Surveying, Inc.
App No:	2024-2167
App Type:	Class 2 subdivision plat (C2)

Staff Recommendation:
Approve

Total Acreage:	1.4140	Total Reserve Acreage:	1.4140
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77493	444C	ETJ

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:	118
Action Date:	10/16/2025
Original Action Date:	12/19/2024
Plat Name:	Lifetime Harvest Green
Developer:	LTF REAL ESTATE COMPANY, INC
Applicant:	Civil-Surv Land Surveying, L.C.
App No:	2024-2358
App Type:	Class 2 subdivision plat (C2)

Staff Recommendation:
Approve

Total Acreage:	13.6740	Total Reserve Acreage:	13.6740
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	566C	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	119
Action Date:	10/16/2025
Original Action Date:	11/14/2024
Plat Name:	Neighborly Storage Spring Stuebner
Developer:	LINDSAY INTERESTS, L.L.C., A TEXAS IITED LIABILITY COMPANY
Applicant:	Civil-Surv Land Surveying, L.C.
App No:	2024-2148
App Type:	Class 2 subdivision plat (C2)

Staff Recommendation:
Approve

Total Acreage:	4.1670	Total Reserve Acreage:	4.1670
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	77389	292P	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:	10/16/2025
Original Action Date:	01/09/2025
Plat Name:	Spring 2920
Developer:	HOUSTON 2920, LLC
Applicant:	Civil-Surv Land Surveying, L.C.
App No:	2024-2475
App Type:	Class 2 subdivision plat (C2)

Staff Recommendation:
Approve

Total Acreage:	2.6035	Total Reserve Acreage:	2.6035
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	77388	290R	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 121
Action Date: 10/16/2025
Original Action Date: 10/17/2024
Plat Name: Sundance Cove Sec 11
Developer: Clay Road 628 Development, LP., A Texas Limited Partnership
Applicant: EHRA
App No: 2024-2043
App Type: Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve

Total Acreage:	28.7400	Total Reserve Acreage:	9.5580
Number of Lots:	72	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	378P	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	122
Action Date:	10/16/2025
Original Action Date:	10/17/2024
Plat Name:	Sunnyside Crossing
Developer:	3h Engineering & Construction, Inc
Applicant:	PLS CONSTRUCTION LAYOUT, INC
App No:	2024-2027
App Type:	Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve

Total Acreage:	0.1148	Total Reserve Acreage:	0.0039
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7 South Side	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

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	123
Action Date:	10/16/2025
Original Action Date:	11/14/2024
Plat Name:	Warren Ranch Development
Developer:	Survey Solutions of Texas
Applicant:	Survey Solutions of Texas
App No:	2024-2219
App Type:	Class 2 subdivision plat (C2)

Staff Recommendation:
Approve

Total Acreage:	8.5213	Total Reserve Acreage:	7.7219
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	324S	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	124
Action Date:	10/16/2025
Original Action Date:	10/17/2024
Plat Name:	Wormhole East
Developer:	eStudio Group
Applicant:	Windrose
App No:	2024-1741
App Type:	Class 2 subdivision plat (C2)

Staff Recommendation:
Approve

Total Acreage:	0.2335	Total Reserve Acreage:	0.2335
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11 East Side Inside Loop	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77003	493R	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

Subdivision Name Change Approval Conditions

Agenda Item: 125
Action Date: 10/16/2025
Plat Name: Angsoh Properties
Original Action Date: 10/02/2025
Original Plat Name: Angosh Properties
Developer: Angsoh Frey LLC
Applicant: Owens Management Systems, LLC
App No: 2025-1708
App Type: Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve

Total Acreage:	1.2841	Total Reserve Acreage:	1.2841
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:	6 Southeast Side	Street Type (Category):	None
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77034	576K	City

Subdivision Name Change Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

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

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 10/16/2025
ITEM: 126

Applicant: SONIA DAWSON
Contact Person: SONIA DAWSON

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	25-0028	77365	5671	295Q	ETJ

EAST OF: SORTERS RD **NORTH OF:** MILLS BRANCH DR

ADDRESS: 25027 PLANTATION VALLEY

ACREAGE:

LEGAL DESCRIPTION:

BEING LOT 12, BLOCK 1 OF PLANTATION ESTATES SECTION TWO, AN UNRECORDED SUBDIVISION, SITUATED IN THE ROBERT HOWELL SURVEY, ABSTRACT NO. 254, 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

HOUSTON PLANNING COMMISSION

PUBLIC COMMENTS

THURSDAY October 16th, 2025 2:30 PM

Item 99: New Flores Estate
Item 101: Spring Stuebner Commerce Center
Item 107: Ace and Ivy River Oaks

Item 99: New Flores Estate

Written Comment:

1. Kenneth Stiewert
2. Susie and Johnny Rodriguez
3. Angela Nix

Outlook

2025-1420 Flores Estate

From sstiewert@aol.com <sstiewert@aol.com>
Date Tue 9/30/2025 10:35 AM
To PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

Re: Objection to Plat Change from Residential to Commercial
Property Address: 11827 Dula Lane, New Flores Estate

Dear Commissioners and Planning Staff,

I am writing to formally object to the proposed zoning change of the above-referenced property from **residential to commercial**. As a nearby property owner, I have serious concerns about the implications of this change for the community. My specific objections are as follows:

1. **Increased Tax Burden**
   Rezoning to commercial will substantially increase property taxes. This places an undue burden on nearby residential property owners who are not engaged in business operations. Additionally, this shift may negatively impact surrounding property values and future tax assessments.

2. **Un permitted Venue Already in Operation**
   A commercial venue is already operating on this property without proper permits or approvals—assuming it is still zoned residential. To date, there appear to be no septic or well permits, nor have occupancy or safety inspections been conducted. Approving a zoning change under these circumstances would set a dangerous precedent by rewarding noncompliance.

3. **Outdated Maps and Inaccurate Records**
   The maps provided to the public appear to be outdated and do not reflect recent changes made by Harris County Flood Control within the past year. It is essential that the Commissioners and Planning Staff rely on **current GIS and plat data** from Harris County before making a decision of this magnitude.

4. **Noise and Nuisance Issues**
   Commercial zoning does not exempt a property owner from adhering to **noise and nuisance ordinances**. The current venue has hosted late-night events that significantly disrupt neighboring homes. If the rezoning is approved, strict enforcement of noise standards and operating hours must be expected. Notably, longtime residents Jay and Jerry Sartor sold their property on East Morgan due to ongoing disturbances.

5. **Alcohol Policy and Public Safety**
   The venue is reportedly operating under a “bring your own alcohol” model. While this may currently avoid the need for a TABC license, rezoning to commercial could open the door

for future alcohol sales, raising serious safety, regulatory, and quality-of-life concerns for residents.

For these reasons, I respectfully request that the County deny the rezoning application unless and until the following conditions are met:

- A full investigation is conducted into existing code and permitting violations;
- Updated and accurate GIS/planning maps are made available to the public for review; and
- Clear assurances are provided that any future operations will be held accountable to noise, alcohol, and permitting regulations.

Thank you for your attention to this matter. Please confirm receipt of this objection and ensure it is entered into the public record for consideration at the upcoming hearing.

Respectfully,
Kenneth Stiewert
12002 E. Morgan

Outlook

Flores estate

From Angela Nix <angelalnix@gmail.com>
Date Tue 9/30/2025 1:16 PM
To PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>
Cc Powe-Phlegm, Dorianne - PD <Dorianne.Powe@houstontx.gov>

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

Good morning,

We are Susie & Johnny Rodriguez Lot # 14. On E. Morgan Dr. We are also concerned about everything that is going on behind our property. The smell of pigs, feather on my yards. That attracts fleas and ticks. Can anyone direct me to the right department to direct this matter? Also agree on updating the map. We have people coming to our house every Saturday night knocking on the door. Thinking it is the party hall that is behind us.

Thank you,

Susie & Johnny Rodriguez
11910 E. Morgan Dr. Lot#14 Block 1
832-876-6170
832-503-2388
susiejohnny1@hotmail.com

Outlook

New Flores Estate

From Angela Nix <angelalnix@gmail.com>
Date Wed 10/15/2025 8:01 AM
To PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>
Cc Powe-Phlegm, Dorianne - PD <Dorianne.Powe@houstontx.gov>

3 attachments (21 MB)
New Flores Estate 1.PNG; New Flores Estate 2.PNG; New Flores Estate 3.PNG;

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

To: Planning Commission

This is a follow up to the commission's meeting two weeks ago regarding the New Flores Estate.

I did notice yesterday that the plat change request is listed as 11827 Dula Lane, which is the personal residence of Pedro Flores. The Golden Petals Reception Hall is listed on their website as 11821 Dula Lane...so while I don't want either property to be changed to commercial, I don't think they're even requesting the right property?

Also, when I drove by yesterday, it appears that Dula Lane is a one lane road that leads to this property, which is a dead end that ends at a two acre detention pond the county built two years ago. That seems like a real hazard if there were an emergency situation, especially since the party hall holds 250 people...that's alot of cars that would be trapped if a fire occurred.

Additionally, per HCAD, the party building is 7,000 sq. feet…how many parking spots are legally required for that size building with a capacity of 250 people (per their website)? The black top area is not very large, so I'm curious if this is up to code?

The 3 attachments to this email are screen shots that were taken on 10/14/25 from the Golden Petals Reception Hall website (New Flores Estate property). This shows that even though this property was given a two week deferral by your committee, they had a client review about a wonderful event one week ago, and the owner thanked them for their review within the two week deferral time frame. They clearly continue to operate without proper permitting…

Here are updates on the New Flores Estate since the last planning committee meeting...

Called residential permitting 10/3/2025-9:15am (Friday)
Said they would send inspector out
Reference ID #C2510030001

Update call residential Permitting 10/10/2025 – 9:57am (Friday)
Inspector on site as we were talking, he was updating notes in system. **3 development violations found.**

Juana told me to call Fire Marshall and tell them about violations.

Called fire Marshall 10/10/2025- 10:03am (Friday)
Kailey told me to submit online anonymous complaint at HCFMO.net and that they would send their own inspector out
Submitted complaint with brief description of issues.

Called fire Marshall on 10/14/25…was told there are no updates in the system yet

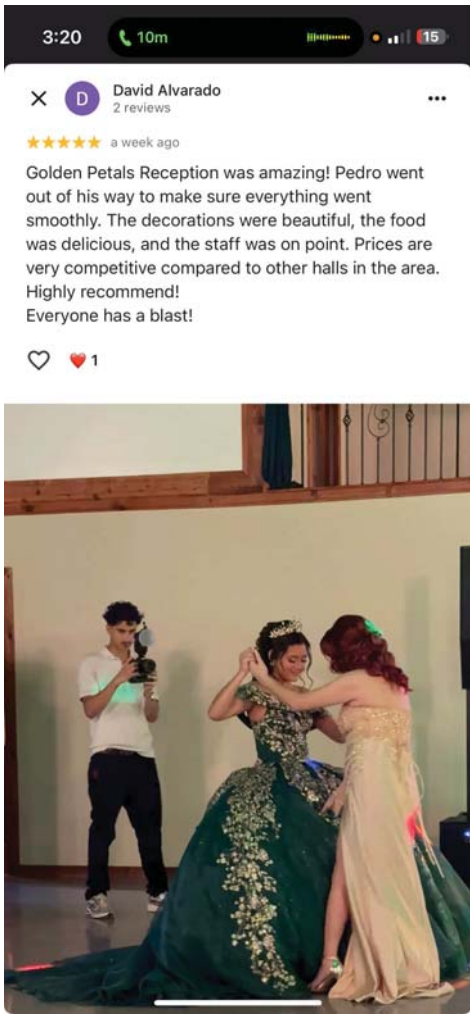
I'm really imploring the committee to deny this request...a party hall that holds 250 people that is loud and has alcohol should not be sandwiched in the middle of 17 homes...this will continue to be miserable for all of us for as long as we own our homes. If the planning commission votes to change the property to commercial, that is just a green light for more parties, alcohol sales, even worse noise issues, ticket sale events, and potentially new construction to enlarge the event space.

Thank you for your consideration.

Angela Nix
Cell: 281-546-7573
angelaLnix@gmail.com


3:36
5G
14
Jesus Fuenmayor
2 reviews
1
Photo 1 of 1
Golden Petals Reception (Owner)
2 weeks ago
I shared your kind words with my staff, who I'm really proud of too. We hope to serve you in your future events.


3:20
10m
15
Eric Euliarte
Local Guide · 10 reviews
0:01
0:29
My daughters XV
Golden Petals Reception (Owner)
2 weeks ago
Thanks for that great review. We feel like we've got the best customers in the world and clients like you make this work fun and meaningful for us. We hope to serve you in any of your future events!


3:20
10m
15
David Alvarado
2 reviews
a week ago
Golden Petals Reception was amazing! Pedro went out of his way to make sure everything went smoothly. The decorations were beautiful, the food was delicious, and the staff was on point. Prices are very competitive compared to other halls in the area. Highly recommend!
Everyone has a blast!
1

Item 101: Spring Stuebner Commerce Center

Written Comment:

1. Brenna Hoskins
2. Daniel Vasquez

Outlook

Spring stuebner commerce center

From Brenna Hoskins <brennahoskins24@gmail.com>
Date Wed 10/15/2025 1:23 PM
To PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

Reference 2025-1471

To whom it may concern,

We are residents in the Oakview Farms development right across the street. First off, putting a commercial site here would negatively impact the homes and residents already in the neighborhood decreasing their property values. Most importantly, this is a back country small road it that can not handle 18 wheelers and additional traffic. There are school busses that stop right outside the neighborhood for drop offs. This would be very unsafe for the kids getting on and off the school bus to have to worry about 18 wheelers coming and going. Please consider the safety of the kids in this neighborhood before going through with this project. A commercial site does not belong here. Thanks,
Brenna Hoskins

Get Outlook for iOS

Outlook

Spring Stuebner Commerce Park (2025-1471) Opposition to Proposed Development Safety and Traffic Concerns

From Daniel Vasquez <dvasquez@spiritscohort.com>
Date Wed 10/15/2025 2:32 PM
To PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

Dear Planning Commission Members,

My name is Daniel Vasquez, and I am a resident of Oakview Farms, located directly across from the proposed development Spring Stuebner Commerce Park (2025-1471). I am writing to **formally oppose this project moving forward as currently proposed**, due to significant **traffic, safety, and infrastructure concerns** that would negatively impact our community.

1. Unsafe Access on Spring Stuebner

The current plan would bring **18-wheelers and large commercial trucks** onto **Spring Stuebner**, a narrow two-lane road with **no sidewalks, no shoulders, and steep drainage ditches**. This road is already heavily used as one of the only **free east-west routes parallel to Highway 99**, and cannot safely accommodate additional large truck traffic.



2. Child and Pedestrian Safety

There is an active **school bus stop on Spring Stuebner** where children are picked up and dropped off daily. The absence of sidewalks or safe waiting areas already poses risks, which would be drastically worsened by the introduction of heavy truck traffic.





(photo showing no shoulders, narrow roads, bus stop, and nearby learning school, with proposed 18 wheeler entrance and exit in between child traffic)

3. Lack of Transparency and Traffic Impact Data

To date, **no Traffic Impact Analysis (TIA)** has been published for public review. Before any project of this scale is considered, residents deserve a clear understanding of its impact on traffic flow, safety, and infrastructure strain.

Given these factors, I strongly urge the Commission to **reject this project as currently designed**. Our community believes this site should be **redesigned for a different use** that does not involve heavy truck access or industrial operations on Spring Stuebner.

This corridor is already strained with existing traffic, and adding large truck activity would endanger pedestrians, increase congestion, and diminish neighborhood safety.

Thank you for your attention to this matter and for considering the safety and well-being of our residents.

Sincerely,

Daniel Vasquez

21830 White Oak View Dr, Oakview Farms Neighborhood.

Item 107: Ace and Ivy River Oaks

Written Comment:

1. Bernadatte Wolff
2. Alisha Renshaw
3. Brooks Elias
4. Jessie Amos
5. Judith Hetherington

Outlook

FW: Ace and Ivy River Oaks Ref Number: 2025-1515

From Williamson, Tammi - PD <Tammi.Williamson@houstontx.gov>
Date Mon 9/15/2025 8:22 AM
To PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>; Butler, Geoff - PD <Geoff.Butler@houstontx.gov>

1 attachment (16 KB)
My letter to Planning and Development.docx;

Tammi Williamson
Planner III
Development Services Division
Planning & Development Department
Main 832.393.6600 | Direct 832.393.6623

From: Bernadette Wolff <bernadettemwolff@gmail.com>
Sent: Sunday, September 14, 2025 9:46 PM
To: Williamson, Tammi - PD <Tammi.Williamson@houstontx.gov>
Subject: Ace and Ivy River Oaks Ref Number: 2025-1515

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

Hi Tammi,
I am a resident of River Oaks Square on Bammel Lane. I am kindly asking you to deliver this letter to the Planning & Development Department before Thursday, September 18, 2025.
I appreciate your help. Please contact me if you have any questions or require anything else from me.

Thank you,
Bernadette Wolff
713-553-4829

Bernadette M Wolff
2901 Bammel Lane #27
Houston, TX 77098
bernadettemwolff@gmail.com
713-553-4829

September 14, 2025

CITY OF HOUSTON
PLANNING & DEVELOPMENT
PO BOX 1562
HOUSTON, TX 77251-1562

RE: OPPOSITION TO PROPOSED PLAT ACE AND IVY RIVER OAKS
REFERENCE NUMBER 2025-1515

I am writing to respectfully express my opposition to the proposed mixed use development at the corners of West Alabama, Bammel Lane, and Eastside. I do appreciate the need for growth and development within Houston, but I have serious concerns about the negative impact this project will have on our neighborhood.

Traffic and Safety:
Bammel Lane, unfortunately, is already a speedway for fast cars, in addition to being a parking lot for Lamar High School students. This is already a traffic issue, and a potentially dangerous one. As a matter of fact, a student was struck by a car on Eastside Dr. just last week. There are three schools, a church, and a mosque all within walking distance of these corners. Our streets are already burdened by traffic and parking.

Nature of the neighborhood:
For the most part, this is a residential neighborhood. Having retail space, a pickleball court, and restaurants is not in keeping with the community. Many people walk along the sidewalks. We enjoy the green space, for walking our dogs. A "0" building line would delete this option for the homeowners in the neighborhood.

Flooding:
We already have issues with flooding and drainage. A "0" line green space would add to the problem

Overkill:
Just one block away from this proposed project, on Buffalo Speedway, a huge project is currently under construction. This will have multi-family housing, hotel space, retail space, and restaurants/bars. Do we really need more within such a short distance?
There are many other empty corners in the area that could be considered.

Thank you for your attention to this. I hope you will consider the homeowners who have been here and loved our neighborhood for many years.

Respectfully,

Bernadette Wolff

Outlook

Variance Request Comments Ref#:2025-1515

From Alisha Renshaw <alrenshaw@live.com>
Date Mon 9/15/2025 10:19 AM
To PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]
I'm writing to object to this development with its close proximity to Lamar High School. Eastside and West Alabama is already a congested intersection for student drop off and pick up and construction bordering Eastside, West Alabama and Bammel for construction of a 12-story building will be an incredible disruption to traffic patterns, not to mention learning. You can't even see the school in the rendering as it completed shadows the main learning buildings for Lamar. The noise from this project will likely be a hindrance to learning as there are a huge number of core classrooms with windows along Eastside. If there is a retain component, having the potential for alcohol sales this close to a school is also an issue, even if the "door to door" can technically be avoided. As a parent and resident of the neighborhood I strongly object to this development.



Alisha Renshaw
alrenshaw@live.com

Outlook

Ace & Ivy River Oaks: Ref #2025-1515

From Brooks Elias <belias@newregionalplanning.com>
Date Wed 9/24/2025 10:10 AM
To PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>

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To whom it may concern:

I am a resident of River Oaks Square located at 2901 Bammel Ln and I would like to voice my concerns against granting a variance for the above referenced project for Ace & Ivy River Oaks.
Having 0' clearance building line creates extreme safety concerns. Turning onto West Alabama is already tough. This building with 0' setback would create a blind left turn and a major hazard.
Additionally, this street is very busy as is with Churches, residents, Pooh Corner families + carpool, and Lamar HS. Students are constantly speeding up and down Bammel and traffic jams in the morning for them to find parking which is unfortunately allowed. Having another apartment building would create even more issues with increased traffic.
All that said, and besides being personally against this general development use, I think it would be a major disservice to home owners, pedestrians, Pooh Corner students/ families, and the community to allow this variance.
On behalf of all of River Oaks Square and the neighboring community: please do not allow this to happen.
Sincerely,

Brooks Elias | New Regional Planning, Inc.
1600 West Loop South | Suite 600 | Houston, TX 77027
O: 713.523.2929 | F: 713.523.1414
W: www.newregionalplanning.com

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Outlook

(No subject)

From Jessie Amos <jaamos98@gmail.com>
Date Wed 10/15/2025 11:34 AM
To PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>
Cc Butler, Geoff - PD <Geoff.Butler@houstontx.gov>

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Commissioners,

I again ask that the requested variance be denied. I submitted written comments before the October 2 hearing and spoke at that hearing. I'm unable to attend the October 16 hearing and am writing to reassert my objections to the variance.

The requested 0' foot lines impede visibility for vehicle and pedestrian traffic. West Alabama, Bammel Lane, and Eastside Street already are clogged with school and rush hour traffic. These streets cannot safely handle increased traffic from retail and pickleball spaces or the "expanded residential space" for which the applicant seeks a variance.

The proposed development will place a 0' line, multi-story building across from the River Oaks Square Townhomes. The development is not comparable to the Cabochon Apartments as the applicant states. That complex does not have retail or any public-accessible amenities. The building and the above-ground parking lots are set well back from the street. And the church to the north of the Cabochon also is set well back from the street. The proposed development does not fit into the existing neighborhood.

Thank you.
Jessie Amos
2901 Bammel Ln. #34
832.567.4998

Outlook

Fwd: River Oaks Square....2025-1515, Ace and Ivy River Oaks

From Judith Hethington <gunnlake8@gmail.com>
Date Tue 10/14/2025 4:26 PM
To PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>

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Sent from my iPad

Begin forwarded message:

From: Judith Hethington <gunnlake8@gmail.com>
Date: October 14, 2025 at 4:19:26 PM CDT
To: Goeff.Butler@houstontx.gov
Subject: River Oaks Square

Commissioners,

My name is Judith Hetherington, I own and live in #19&20, it was built as one large home, for the past 20 years.
Bammel Lane has a lot of traffic from Lamar High School, and other traffic that uses Bammel Lane as a short cut. Between Bammel and Alabama there is heavy traffic in the morning and evening. It's nothing to have dozens of cars lined up, trying to turn on to Alabama. Its the same way on Sacket, that borders on the east side of our neighborhood. Eastside, one street west of Bammel has the same problem of heavy traffic.
Having pickleball courts, open to the public, spot lights on until late, to say nothing about the noise factor, would be horrible for this upscale and quiet neighborhood.
If a midrise and retail stores are added to this area, our traffic will be compounded all day long.
I did sign the petition against this variance, when we were informed of this in September.
The proposed development will not create a safe space. The requested variance, along Bammel Lane, should not be granted.

Thank you.
Judith Hetherington
2901 Bammel Lane #19&20
713.780.9171