HOUSTON PLANNING COMMISSION

AGENDA

Thursday, August 20, 2026
2:30 p.m.

MEMBERS
Lisa M. Clark, *Chair*
M. Sonny Garza, *Vice Chair*
Bill Baldwin
Brooks Ballard
Barbara A. Carroll
Rodney Heisch
Daimian S. Hines
Randall L. Jones
Lydia Mares
Beatrice Naranjo
Cindy Pham
Stephen Pierce
Linda Porras-Pirtle
Juliet Serem
Dekecha Shepherd
Megan R. Sigler
Mark Sikes
Meera D. Victor

The Honorable Daniel Wong
Fort Bend County
The Honorable Adrian Garcia
Harris County
The Honorable Ritch Wheeler
Montgomery County

ALTERNATE MEMBERS
Hugo Sanchez
Fort Bend County
Patrick Mandapaka, Ph.D., AICP
Harris County
Scott Cain
Montgomery County

EX- OFFICIO MEMBERS
Carol Lewis, Ph.D.
Randy Macchi
Yuhayna H. Mahmud, AICP
Marcus Stuckett, P.E., CFM

SECRETARY
Vonn Tran

Meeting Policies and Regulations

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

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

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

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

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

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

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

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

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

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

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

11. Time limits will not apply to elected officials.

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

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

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

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

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

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

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

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

Website is: www.houstonplanning.com

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

Plat Tracker Home Page:
www.HoustonPlatTracker.org

SPEAKER GUIDELINES

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

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

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

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

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

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

COMMISSION OR GROUP: Planning Commission

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER_____

AGENDA ITEM NAME_____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

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

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

Houston Planning Commission
AGENDA

Thursday, August 20, 2026, at 2:30 p.m.
City Hall Annex, 900 Bagby St., Public Level, Houston, TX

CALL TO ORDER

Director's Report

Consideration of August 6, 2026, Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development Plats)

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

II. Establish a public hearing date of September 17, 2026

a. Aston Villas Plaza
b. Charlesmont Corner
c. Condav Business Park
d. Cresmere Place partial replat no 5
e. Estates at Knoll Street replat no 1
f. Island Lake Residence
g. Lomcrest Plaza replat no 1
h. Melbourne Place Sec 1 partial replat no 6
i. Park Enclave at St Augustine
j. Poco Estates
k. Reserves at Park Place
l. Reserves on Grover
m. Rivers Reef
n. Riverside Terrace Sec 6 partial replat no 4
o. Touchstone Park

III. Consideration of an Off-Street Parking Variance at 5800 Eastex Freeway (Ed Buckley)

IV. Consideration of an Off-Street Parking Variance at 13620 Memorial Drive (Ed Buckley)

V. Consideration of an Off-Street Parking Variance at 913 Sharpstown Center (Ramon Jaime-Leon)

VI. Public Hearing and Consideration of a Special Minimum Building Line for the 600-700 Block of Marshall Street in the Montrose Subdivision – MBL 90REN (Jacqueline Brown)

VII. Excuse the Absence of Commissioner Rodney Heisch

VIII. Public Comment

IX. Adjournment

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

HOUSTON PLANNING COMMISSION
MINUTES
THURSDAY, 6 AUGUST 2026
CITY HALL ANNEX, 900 BAGBY ST., PUBLIC LEVEL, HOUSTON, TX

CALL TO ORDER at 2:31 PM by M. Sonny Garca, Chair

Commissioners	Quorum - Present / Absent
Lisa M. Clark, Chair	Present
M. Sonny Garza, Vice Chair	Present
Bill Baldwin	Present
Brooks Ballard	Present
Barbra Caroll	Present
Rodney Heisch	*Absent*
Daimian S. Hines	*Absent*
Randall L. Jones	Present
Lydia Mares	Present
Beatrice Naranjo	Present
Cindy Pham	Present
Stephen Pierce	*Absent*
Linda Porras-Pirtle	Present
Juliet Serem	Present at 2:41 during Item 106
Dekecha Shepherd	*Absent*
Megan R. Sigler	Present
Mark Sikes	*Absent*
Meera D. Victor	Present
Scott Cain for Commissioner James Noack	*Absent*
Hugo Sanchez for The Honorable KP George	*Absent*
Patrick Mandapaka for The Honorable Adrian Garcia	*Absent*
Vonn Tran, Secretary	Present

Director's Report – Vonn Tran, Secretary and Director of the Houston Planning and Development Department, two announcements Plat Tracker has been enhanced and is now user friendly and second on 20 August 2026 the Planning Commission will be able to hear the MTFP application updates beginning at 1PM CST here at the City Annex right before the Planning Commission Meeting, the public will be allowed to speak on the proposed updates.

Approval of Minutes

Consideration of July 23, 2026, Planning Commission MTFP Amendment Requests Public Hearing and the Planning Commission Meeting Minutes
Commission action: Approved.

Motion: Garza Second: Carroll Vote: Unanimous

I. Platting Activity (Subdivision and Development plats)

a. Consent Subdivision Plats (1-52)
b. Replats (53-103)

Staff recommendation: Approve Item No's. 1 – 106, subject to the CPC 101 form conditions, save and except for Item(s) 10, 42, 86 and 87.
Commission action: Approved staff recommendations for all items excluding X and XX which were removed by abstaining commissioners. No Item(s) were removed for separate consideration.

Motion: Pham Vote: Carried
Second: Garza Abstaining: Mares

Consideration for abstained Items above.
Staff recommendation: Approve Item No's. 10, 42, 86 and 87 subjects to the CPC 101 form conditions.
Commission Action: Approved staff's recommendation.

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

No other Item(s) were removed for separate consideration

c. Replats requiring Public Hearings with Notification

104 Charlesmont Terrace

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

Motion: Baldwin Second: Sigler Vote: Unanimous

105 ENGLAND PARK PLAZA
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

106 FAULKNER ESTATES
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Garza Second: Victor Vote: Unanimous

107 FISHERS POINTE AT WAVERLY PARTIAL REPLAT NO 1
Staff recommendation: Defer, applicants request.
Commission action: Deferred per applicant's request.
Speaker(s): None
Motion: Baldwin Second: Mares Vote: Unanimous

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

109 IVEBA ESTATES AT SNOWDEN 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: Victor Second: Pham Vote: Unanimous

110 MARTIN DEVELOP DESIGN MCDANIELS REPLAT NO 1 -Withdrawn

111 MS CUBE DEWBERRY DEVELOPMENT
Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): None
Motion: Porras-Pirtle Second: Carroll Vote: Unanimous

112 Orange Grove Sec 2 partial replat no 2

Staff recommendation: Approve the plat subject to the conditions listed.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Speaker(s): Eric Clark, applicant, available for questions, Steve Mead

Motion: Garza Second: Ballard Vote: Unanimous

113 Parkway Oaks Sec 6 partial replat no 1

Staff recommendation: Defer, additional information requested.
Commission action: Deferred, additional information requested.
Speaker(s): None

Motion: Baldwin Second: Jones Vote: Unanimous

114 Residences at Dunlavy

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

Motion: Garza Second: Baldwin Vote: Unanimous

115 Romina Place

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: Serem Second: Victor Vote: Unanimous

116 Warwick Place partial replat no 2

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

Motion: Mares Second: Carroll Vote: Unanimous

117 White Oak Terrace Estates replat no 1

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.
Commission action: Deferred for two weeks for further study and review.
Speaker(s): John Brown – City of Houston Public Works

Motion: Baldwin Second: Ballard Vote: Unanimous

d. Subdivision Plats with Variance Requests

118 Anniston Sec 21

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: Garza Vote: Carried Abstaining: Mares

119 Cormont GP – Withdrawn

120 Enclave at Saint Charles

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

Motion: Garza Second: Ballard Vote: Unanimous

121 Huffmeister Business Complex

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: Naranjo Second: Garza Vote: Unanimous

122 Hunton Services Complex

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: Baldwin Vote: Unanimous

123 Mason Business GP

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

Motion: Mares Second: Jones Vote: Unanimous

124 Telge Hill Business Park

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

Motion: Mares Second: Victor Vote: Unanimous

125 Trails of Highland 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): None

Motion: Ballard Second: Naranjo Vote: Unanimous

e. Subdivision Plats with Special Exception Requests – None

f. Reconsiderations of Requirement

126 Hartley Reserve

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

Motion: Baldwin Second: Serem Vote: Unanimous

127 Southland Logistics Center

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: Pham Vote: Unanimous

g. Extensions of Approval

128	Aldine ISD Middle School Complex	Approved
129	Benders Grove	Approved
130	Enclave at Katy Hockley	Approved
131	Lakes of Bella Terra Reserve Sec 12	Approved

h. Name Changes – None

i. Certificates of Compliance

132	139 Long Road	Approved

j. Administrative – None

Staff recommendation: Approve staff recommendations for G, H, I and J Item(s) 128 – 132.
Commission action: Approved per staff's recommendation.
Speaker(s): None

Motion: Garza Second: Ballard Vote: Unanimous

k. Development Plats with Variance Requests

133 7390 Fannin Street

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

Motion: Baldwin Second: Sigler Vote: Unanimous

134 2346 QUENBY STREET
Staff recommendation: Approve.
Commission action: Approved the application.
Speaker(s): Jennifer Pool, applicant – available for questions

Motion: Baldwin Second: Garza Vote: Unanimous

II. ESTABLISH A PUBLIC HEARING DATE OF SEPTEMBER 3, 2026

a. Alabama Commons
b. Chapter at Bland Replat No. 1
c. Cruz Auto Shop
d. Eleanor Enclave
e. Galicia
f. LC Park
g. Perry Villas
h. Southland Place partial replat no 6
i. Sul Ross Views

Commission action: Accepted the September 3, 2026 public hearing date for Item II, a-i.
Speaker(s): None

Motion: Mares Vote: Unanimous
Second: Pham Opposed: None

III. EXCUSE THE ABSENCE OF COMMISSIONER BILL BALDWIN, JULIET SEREM, CINDY PHAM

No action needed Commissioners were all in attendance.

IV. PUBLIC COMMENT – None

V. ADJOURNMENT

There being no further business brought before the Commission; Chair Lisa Clark adjourned the meeting at 3:34 PM.

_____ _____
Lisa Clark, Chair Vonn Tran, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral	Staff's Recommendation
A. Consent Subdivision Plats				
1	Ambrose Court	C3F		Approve the plat subject to the conditions listed
2	Bayou Woods Sec 2 partial replat no 3 and extension	C3F		Approve the plat subject to the conditions listed
3	Braeswood Park Estate	C3F		Defer per Council Member's request
4	Bridgeland Creekland Village Reserve Sec 7	C3P	DEF1	Approve the plat subject to the conditions listed
5	Bridgeland Creekland Village Sec 26	C3F		Approve the plat subject to the conditions listed
6	Bridgeland Creekland Village Sec 40	C3F		Approve the plat subject to the conditions listed
7	Charlesmont Terrace	C3F		Approve the plat subject to the conditions listed
8	Cheema Reserve at Oakhurst	C2	DEF1	Approve the plat subject to the conditions listed
9	Cuartas Business Park LLC Vacating Plat	VF		Approve the plat subject to the conditions listed
10	Dixie Farm Business Park	C2		Approve the plat subject to the conditions listed
11	England Park Plaza	C3F		Approve the plat subject to the conditions listed
12	Farrell Development	C2		Defer Applicant request
13	Faulkner Estates	C3F		Approve the plat subject to the conditions listed
14	Fringewood Views	C3F		Approve the plat subject to the conditions listed
15	Fringewood Villas	C3F		Approve the plat subject to the conditions listed
16	Grand Northwest MUD Water Plant	C2		Approve the plat subject to the conditions listed
17	Grand Prairie Baethe Road Street Dedication and Reserves Sec 2	C3F		Approve the plat subject to the conditions listed
18	Grand Prairie Reserves Sec 2	C3F		Defer Additional information reqd
19	Harris County ESD No 21 Lutheran Church Road	C2		Approve the plat subject to the conditions listed
20	International Life Change Ministries	C3F		Approve the plat subject to the conditions listed
21	Jasek Farms Sec 3	C3F		Approve the plat subject to the conditions listed
22	Jasek Farms Sec 4	C3F		Approve the plat subject to the conditions listed

23	Jubilee Sec 24	C3P		Approve the plat subject to the conditions listed
24	Jubilee Warrenville Lane Street Dedication Sec 1 and Reserve	C3F		Approve the plat subject to the conditions listed
25	KBP Group II at Aldine Mail Route Road	C2		Approve the plat subject to the conditions listed
26	Kelvin Park	C3F		Approve the plat subject to the conditions listed
27	Kroozin Cypress	C2		Approve the plat subject to the conditions listed
28	Laurel Place Reserves	C3F		Approve the plat subject to the conditions listed
29	Lofts at Wayfarer	C3F		Approve the plat subject to the conditions listed
30	Mansfield Manor Preserve	C3F		Approve the plat subject to the conditions listed
31	Mansfield Vista	C3F		Approve the plat subject to the conditions listed
32	Martin View Heights	C3F		Approve the plat subject to the conditions listed
33	Mason Garden Place	C3F	DEF2	Approve the plat subject to the conditions listed
34	Mchard Road Tract Sec 2	C2		Approve the plat subject to the conditions listed
35	MS Cube Dewberry Development	C3F		Defer Chapter 42 planning standards
36	Octa Business Park GP	GP		Approve the plat subject to the conditions listed
37	Orange Grove Sec 2 partial replat no 2	C3F		Approve the plat subject to the conditions listed
38	Pineland Yard	C2		Approve the plat subject to the conditions listed
39	Premium Park	C2		Approve the plat subject to the conditions listed
40	Razo Place	C2	DEF1	Defer Chapter 42 planning standards
41	Reserve at Dia Den	C2		Approve the plat subject to the conditions listed
42	Rodeo Auxiliary Facilities GP	GP		Approve the plat subject to the conditions listed
43	Sunflower Acres	C3P		Approve the plat subject to the conditions listed

B. Replats

44	Almeda Villas	C2R	DEF1	Approve the plat subject to the conditions listed

45	Amira Detention Reserve Sec 2	C3R		Approve the plat subject to the conditions listed
46	Bremond Villas	C2R		Approve the plat subject to the conditions listed
47	Cypress Station Complex	C2R		Approve the plat subject to the conditions listed
48	Domatex Buschong	C2R		Defer Additional information reqd
49	El Taconazo	C2R		Approve the plat subject to the conditions listed
50	Enano Iron Gym	C2R		Approve the plat subject to the conditions listed
51	Esther Park Plaza	C2R		Approve the plat subject to the conditions listed
52	Fellows Village	C3R	DEF2	Approve the plat subject to the conditions listed
53	Grand Mission Reserves partial replat no 2	C2R		Approve the plat subject to the conditions listed
54	Harris County Toll Road Authority Facility	C2R		Approve the plat subject to the conditions listed
55	Hays Street Reserve	C3R		Approve the plat subject to the conditions listed
56	Hoffman Street Manor	C2R	DEF1	Approve the plat subject to the conditions listed
57	Homes at Rutland Street	C2R	DEF1	Approve the plat subject to the conditions listed
58	Hora Trucking Estate	C2R	DEF1	Defer Additional information reqd
59	Juergen Center	C2R		Defer for further study and review
60	Kenswick Commercial Park	C2R		Approve the plat subject to the conditions listed
61	Kickapoo Business Park West	C2R		Approve the plat subject to the conditions listed
62	Liberty Green	C2R		Defer Chapter 42 planning standards
63	Lopez Residence	C2R		Approve the plat subject to the conditions listed
64	Magnolia Oaks	C3R	DEF1	Approve the plat subject to the conditions listed
65	Mansfield Commons	C3R		Defer Chapter 42 planning standards
66	Midline Sec 9	C3R	DEF1	Defer Chapter 42 planning standards
67	Nuevo Patios	C2R	DEF1	Approve the plat subject to the conditions listed
68	Rodeo Auxiliary Facilities South	C2R	DEF1	Defer Applicant request
69	Rosalie Park Plaza	C2R		Approve the plat subject to the conditions listed

70	Schurmier Place replat no 1	C2R		Approve the plat subject to the conditions listed
71	Simmons Villas	C2R		Approve the plat subject to the conditions listed
72	Spring Green Development	C2R		Approve the plat subject to the conditions listed
73	Sundown Collective	C2R		Approve the plat subject to the conditions listed
74	Toliver Street Townhomes	C2R		Defer Chapter 42 planning standards
75	Townhomes at 21st Street	C2R		Defer Chapter 42 planning standards
76	Tuam Park Plaza	C2R		Approve the plat subject to the conditions listed

C. Replats requiring Public Hearings with Notification

77	Azeez Vista	C3N		Approve the plat subject to the conditions listed
78	Charlesmont Street Views	C3N		Approve the plat subject to the conditions listed
79	Fishers Pointe at Waverly partial replat no 1	C3N	DEF2	Approve the plat subject to the conditions listed
80	Gomez Bigwood Development	C3N		Approve the plat subject to the conditions listed
81	Parkway Oaks Sec 6 partial replat no 1	C3N	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
82	Saint Augustine Park	C3N		Approve the plat subject to the conditions listed
83	Warwick Place partial replat no 2	C3N	DEF2	Disapprove
84	White Chapel Estate	C3N		Approve the plat subject to the conditions listed
85	White Oak Terrace Estates replat no 1	C3N	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed

D. Subdivision Plats with Variance Requests

86	Aldine ISD Douglas MacArthur High School and Hambrick Middle School Campuses GP	GP		Defer HC Engineering request
87	Aldine ISD Nimitz High School	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
88	Aldine Westfield Industrial	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
89	Cormont Sec 1	C3P		Withdraw

90	Enclave at Saint Charles	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
91	Maxroys Corner	C2R		Defer Additional information reqd
92	Roman Rock Complex	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
93	Sims Orem Industrial	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
94	Telge Hill Business Park	C2	DEF2	Withdraw
95	Valley View at Northpark GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
96	Valley View at Northpark Sec 1	C3P		Approve the plat subject to the conditions listed
97	Westhaven Manor North Sec 2	C3P		Defer Applicant request
98	Wilburforce Park Plaza	C3R		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

99	Hartley Reserve	C2R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
100	Schurmier Residences	C3R		Defer Additional information reqd

G. Extension of Approval

101	Blue River Petcare Fairbanks Animal Clinic	C2		Approve
102	Cypress Square Retail	C2		Approve
103	Hattrick	C2		Approve
104	HC MUD 61 Water Plant no 2	C2		Approve
105	Jubilee LJ Scholars Way Street Dedication Sec 1	SP		Approve
106	Kickapoo Estates	C2R		Approve
107	Klein ISD Epps Island Elementary School	C2		Approve
108	MD Brothers Kermier	C2R		Approve
109	Plaza Xochimilco	C3F		Approve
110	Saint Tropez Sec 2	C3P		Approve
111	Sam Road Farm	C2		Approve
112	Sila Sec 16	C3F		Approve
113	Sila Sec 17	C3F		Approve

114	Sila Sec 20	C3P	Approve
115	Sila Sec 21	C3P	Approve
116	Spring High School	C3F	Approve
117	Subsea Spring Addition	C2	Approve
118	Town Site of Aldine partial replat no 2	C2R	Approve

H. Name Changes

None

I. Certificates of Compliance

119	20196 Heights Blvd	COC	Approve
120	23499 Roberts Road	COC	Approve

J. Administrative

None

K. Development Plats with Variance Requests

121	126 Cinnamon Oak Lane	DPV	Approve
122	13931 Pebblebrook Drive	DPV	Approve
123	3902 Tristan Street	DPV	Approve

Off-Street Parking with Variance Requests

III	5800 Eastex Freeway	PV	Approve
IV	13620 Memorial Drive	PV	Defer
V	913 Sharpstown Center	PV	Defer

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 08/20/2026
Plat Name: Ambrose Court
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2026-1342 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.8467	Total Reserve Acreage:	0.1431
Number of Lots:	22	Number of Multifamily Units:	
COH Park Sector:	8 Southwest 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	77045	572P	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)
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: 08/20/2026

Plat Name: Ambrose Court

Developer: CE Engineers & Development Consultants, Inc.

Applicant: CE Engineers & Development Consultants, INC

App No / Type: 2026-1342 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
A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please
attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit application 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.
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 C161-00-00 with top of banks and 120' HCFCD Fee at the eastern boundary of the plat; more drainage ROW for maintenance access may be needed (15' additional).

Parks & Recreation - Urban Forestry
There are protected trees within the setback. Coordinate with Urban Forestry for the removal and/or preservation of any protected trees. Utilize practical design alternatives per Chapter 33-155 to avoid removing protected trees.

Solid Waste
The proposed development does not qualify 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: 2
Action Date: 08/20/2026
Plat Name: Bayou Woods Sec 2 partial replat no 3 and extension
Developer: Reagan & Andre Architecture Studio
Applicant: Probstfeld & Associates, Inc.
App No / Type: 2026-1287 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.2226	Total Reserve Acreage:	0.0000
Number of Lots:	1	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:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77024	491G	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.
21.07 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))
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: 2

Action Date: 08/20/2026

Plat Name: Bayou Woods Sec 2 partial replat no 3 and extension

Developer: Reagan & Andre Architecture Studio

Applicant: Probstfeld & Associates, Inc.

App No / Type: 2026-1287 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
A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please
attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit application 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.
No building is allowed within any public utility easement.

Addressing
No Comment

HPW- TDO- Traffic
No Comments.

Harris County Flood Control District
Flood Control review - Need to show Channel top of banks at the south western corner of the plat (where Buffalo Bayou is, see regulations guidelines in uploaded PDF).

Parks & Recreation - Urban Forestry
There are protected trees within the setback. Coordinate with Urban Forestry for the removal and/or preservation of any protected trees. Utilize practical design alternatives per Chapter 33-155 to avoid removing protected trees.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 08/20/2026
Plat Name: Braeswood Park Estate
Developer: Adeo Homes LLC
Applicant: Adeo Homes LLC
App No / Type: 2026-1197 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Defer per Council Member's request.

Total Acreage:	0.7620	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	
COH Park Sector:	13 Southeast Side Inside Loop	Street Type (Category):	None
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

Conditions and requirements for approval:

Defer per Council Member's request.
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: 3
Action Date: 08/20/2026
Plat Name: Braeswood Park Estate
Developer: Adeo Homes LLC
Applicant: Adeo Homes LLC
App No / Type: 2026-1197 Class 3 subdivision final plat (C3F)

Staff Recommendation:

Defer per Council Member's 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--Shared driveways: CNP requires 5ˇ Building Lines for installation and maintenance of facilities.
2--042.026 PLAT: depicts a guy easement not shown on plat

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

HPW-OCE- Drainage and Utility
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.
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 - Plat is in the Floodplain. No comments.

Parks & Recreation - Urban Forestry
There are no protected trees within the building setback or City right-of-way.

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: 4
Action Date: 08/20/2026
Plat Name: Bridgeland Creekland Village Reserve Sec 7
Developer: Howard Hughes
Applicant: LJA Engineering, Inc.
App No / Type: 2026-1269 Class 3 subdivision preliminary plat (C3P)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	26.7000	Total Reserve Acreage:	24.8880
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	365B	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)
21.19 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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 4

Action Date: 08/20/2026

Plat Name: Bridgeland Creekland Village Reserve Sec 7

Developer: Howard Hughes

Applicant: LJA Engineering, Inc.

App No / Type: 2026-1269 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
Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern. ((NO storm quality permit for ETJ))
Ensure a minimum 10-foot clearance is maintained between public utilities and the building foundation.

Addressing
Duplicate street name.

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)
Provide 25' x 25' corner cutback at Bridgeland Creekland Village Dr and Jack Rd (IDM chapter 10-COH geometric design guidelines, 10-17)
Provide 25' x 25' corner cutback at Rio Medina Dr and Jack 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)
Driveways on plans need to conform with most current Harris County driveway regulations
UVE should be checked at Louetta Rd and Bridgeland Creekland Village Dr.
UVE should be checked at Bridgeland Creekland Village Dr and Jack Rd.
UVE should be checked at Rio Medina Trl and Jack Rd.
UVE should be checked at Rio Medina Trl and Louetta 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: 5
Action Date: 08/20/2026
Plat Name: Bridgeland Creekland Village Sec 26
Developer: Bridgeland Development, LP
Applicant: LJA Engineering, Inc.
App No / Type: 2026-1300 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	36.7790	Total Reserve Acreage:	17.1630
Number of Lots:	85	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	77447	365E	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.
38.07 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))
38.08 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: 5
Action Date: 08/20/2026
Plat Name: Bridgeland Creekland Village Sec 26
Developer: Bridgeland Development, LP
Applicant: LJA Engineering, Inc.
App No / Type: 2026-1300 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.
2--Per title report, Prior easement(s) (copy attached) to be included on plat:
Blanket or unplottable easements should be listed in the General Notes.
Recorded in CF#: Rp-2026-273138

HPW-HW- IDS
No Comments

HPW-OCE- Drainage and Utility
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)
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 shown does not match approved UVE exhibit, submit a revised exhibit to TPDUVE@eng.hctx.net (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: 6
Action Date: 08/20/2026
Plat Name: Bridgeland Creekland Village Sec 40
Developer: Bridgeland Development, LP
Applicant: LJA Engineering, Inc.
App No / Type: 2026-1319 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	30.9750	Total Reserve Acreage:	11.6910
Number of Lots:	72	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	77447	365A	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.
21.07 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)
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: 6
Action Date: 08/20/2026
Plat Name: Bridgeland Creekland Village Sec 40
Developer: Bridgeland Development, LP
Applicant: LJA Engineering, Inc.
App No / Type: 2026-1319 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
This plat is located in close proximity to a CenterPoint Energy Transmission Right of Way.

HPW-HW- IDS
No Comments

HPW-OCE- Drainage and Utility
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

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)
Change st name for Beals Creek Dr, too close to Beals Creek Ln (HC- approval and acceptance of infrastructure regulations, appendix K)
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: 7
Action Date: 08/20/2026
Plat Name: Charlesmont Terrace
Developer: Sierra Nevada Homes, LLC
Applicant: HRS and Associates, LLC
App No / Type: 2026-1288 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.5476	Total Reserve Acreage:	0.0000
Number of Lots:	3	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	77078	415Y	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)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))
39.09 Add Building Line Variance plat note: The Planning Commission granted a variance to allow three narrow lots within a subdivision that exceeds 15,000 square feet in size subject to specific conditions on 08/06/2026. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 08/20/2026
Plat Name: Charlesmont Terrace
Developer: Sierra Nevada Homes, LLC
Applicant: HRS and Associates, LLC
App No / Type: 2026-1288 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
A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please
attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit application 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 Houston˘s Infrastructure Design Manual for detention requirements.

Addressing
No Comment

HPW- TDO- Traffic
No comments

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

Parks & Recreation - Urban Forestry
None of the existing trees qualify for protection. Coordinate with Urban Forestry for removal per Chapter 33.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 08/20/2026
Plat Name: Cheema Reserve at Oakhurst
Developer: To be determined
Applicant: SEM SERVICES
App No / Type: 2026-1240 Class 2 subdivision plat (C2)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.1940	Total Reserve Acreage:	1.1940
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
Montgomery	77386	252X	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)
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.
21.02 Reference 42-41 through 42-51 for plat, general plan and street dedication plat graphical and legal requirements. (Sec 42-41 thru 51)
21.05 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))
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))
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))
38.01 Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (https://www.houstontx.gov/planning/Forms/) (Sec 42-42(5) & 44(6))
38.20 Recordation dedicatory acknowledgements and certificates do not conform to those requirements by Montgomery County. Contact staff Recordation Section for appropriate statements and requirements. (Fort Bend County Regulations of Subdivisions; Montgomery County Subdivision Rules & Regulations)
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: 08/20/2026
Plat Name: Cheema Reserve at Oakhurst
Developer: To be determined
Applicant: SEM SERVICES
App No / Type: 2026-1240 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--Required GHBA language is missing (see attached)

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. 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: 9
Action Date: 08/20/2026
Plat Name: Cuartas Business Park LLC Vacating Plat
Developer: ROC Homes LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2026-1312 Vacating Final (VF)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1371	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	
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	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.
38.22 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: 08/20/2026
Plat Name: Cuartas Business Park LLC Vacating Plat
Developer: ROC Homes LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2026-1312 Vacating Final (VF)

Staff Recommendation:

Approve the plat subject to the conditions listed

For Your Information:

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

CenterPoint
Release of Easement and/or Street Alley Closure Application required.

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

HPW-OCE- Drainage and Utility
No comment

Addressing
Please change Maxie Street to ALLEN STREET on the plat.

HPW- TDO- Traffic
No comments

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

Parks & Recreation - Urban Forestry
There are no protected trees within the building setback or City right-of-way.

Parks and Recreation
1) The "I hereby certify..." statement must be checked. 2) The existing survey does not distinguish the same number of existing DU's in the Parks and Open Space Table. 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.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call 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: 08/20/2026
Plat Name: Dixie Farm Business Park
Developer: TNRG
Applicant: The Pinnell Group, LLC
App No / Type: 2026-1277 Class 2 subdivision plat (C2)

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	14.9980	Total Reserve Acreage:	14.9980
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:	21 Southeast Side Outside Belt	Street Type (Category):	None
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77034	617B	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)
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.
21.25 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: 10
Action Date: 08/20/2026
Plat Name: Dixie Farm Business Park
Developer: TNRG
Applicant: The Pinnell Group, LLC
App No / Type: 2026-1277 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--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 application 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.
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 A119-05-03 with top of banks, where the drainage is indicated (see regulations guidelines in uploaded PDF).

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 182-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.

Parks & Recreation - Urban Forestry
There are protected trees within the setback. Coordinate with Urban Forestry for the removal and/or preservation of any protected trees. Utilize practical design alternatives per Chapter 33-155 to avoid removing protected trees.

Parks and Recreation
1) Add missing Unrestricted Reserves. 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: 11
Action Date: 08/20/2026
Plat Name: England Park Plaza
Developer: New Era Development & Land Services
Applicant: New Era Development & Land Services
App No / Type: 2026-1307 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1631	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	
COH Park Sector:	15 South 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	77021	533R	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)
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: 08/20/2026
Plat Name: England Park Plaza
Developer: New Era Development & Land Services
Applicant: New Era Development & Land Services
App No / Type: 2026-1307 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
A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please
attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit application 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.

Addressing
No Comment

HPW- TDO- Traffic
No Comments.

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

Parks & Recreation - Urban Forestry
There are no protected trees within the building setback or City right-of-way.

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 367-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.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 08/20/2026
Plat Name: Farrell Development
Developer: Farrell Road Development Ltd.
Applicant: Jeffrey Moon & Associates
App No / Type: 2026-1291 Class 2 subdivision plat (C2)

Staff Recommendation:
Defer Applicant request

Total Acreage:	6.9040	Total Reserve Acreage:	6.9040
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
Montgomery	77385	252Q	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.
21.07 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)
21.20 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))
33.04 Provide dedication for the widening of Robinson Rd., collector street. Reference Major Thoroughfare and Freeway Plan. (Sec 42-122)
35.01 The proposed location for major thoroughfare/collector does not conform to the current MTFP location. Revise plan to conform. See 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))
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: 12
Action Date: 08/20/2026
Plat Name: Farrell Development
Developer: Farrell Road Development Ltd.
Applicant: Jeffrey Moon & Associates
App No / Type: 2026-1291 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
Note 5 is not a Centerpoint note this is language required by the COH

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. 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: 13
Action Date: 08/20/2026
Plat Name: Faulkner Estates
Developer: Jake Patrick
Applicant: Patrick Planning Services, LLC
App No / Type: 2026-1278 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1182	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:

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)
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: 13
Action Date: 08/20/2026
Plat Name: Faulkner Estates
Developer: Jake Patrick
Applicant: Patrick Planning Services, LLC
App No / Type: 2026-1278 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
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.
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 - No comments.

Parks & Recreation - Urban Forestry
There are protected trees within the setback. Coordinate with Urban Forestry for the removal and/or preservation of any protected trees. Utilize practical design alternatives per Chapter 33-155 to avoid removing protected trees.

Solid Waste
The proposed development qualifies for SWM services.

Aviation
Plat is within the controllable airspace associated with William P. Hobby Airport as designated by COH Ordinance #2009-1301 (the Airport Hazard Area Ordinance). Detention facilities must drain to dry bottom 48 hours after a rain event per Federal Aviation Administration recommendations in Advisory Circular No. 150/5200-33C. Plat also has a 341-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.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call 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: 08/20/2026
Plat Name: Fringewood Views
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2026-1321 Class 3 subdivision final plat (C3F)

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	0.1653	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	455G	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)
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: 14
Action Date: 08/20/2026
Plat Name: Fringewood Views
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2026-1321 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
A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please
attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit application 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.

Addressing
No Comment

HPW- TDO- Traffic
No comments

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

Parks & Recreation - Urban Forestry
There are protected trees within the right-of-way and setback. Coordinate with Urban Forestry for the removal and/or preservation of any protected trees. Utilize practical design alternatives per Chapter 33-155 to avoid removing protected trees.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 08/20/2026
Plat Name: Fringewood Villas
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2026-1322 Class 3 subdivision final plat (C3F)

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	0.1653	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	455G	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)
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: 08/20/2026
Plat Name: Fringewood Villas
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2026-1322 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
A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please
attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit application 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.

Addressing
No Comment

HPW- TDO- Traffic
No comments

Harris County Flood Control District
Flood Control review No comments.

Parks & Recreation - Urban Forestry
There are protected trees within the right-of-way and setback. Coordinate with Urban Forestry for the removal and/or preservation of any protected trees. Utilize practical design alternatives per Chapter 33-155 to avoid removing protected trees.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 08/20/2026
Plat Name: Grand Northwest MUD Water Plant
Developer: Giro Realty, LTD
Applicant: Meta Planning + Design LLC
App No / Type: 2026-1338 Class 2 subdivision plat (C2)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.7600	Total Reserve Acreage:	1.7600
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	77447	325P	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.
21.19 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: 16
Action Date: 08/20/2026
Plat Name: Grand Northwest MUD Water Plant
Developer: Giro Realty, LTD
Applicant: Meta Planning + Design LLC
App No / Type: 2026-1338 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
Regarding the Sanitary Control Easement, the document does not mention an allowance for the installation of public utilities within the area. CenterPoint requests the following be added to the general notes with documented approval of said note by the grantee in said sanitary control easement:
˝CenterPoint Energy has rights to place gas and electric infrastructure within all utility easements hereby existing or dedicated by this plat and is not restricted by the Sanitary Control Easements recorded under H.C.C.F. No.: [ADD RECORDING REFERENCE]˛
Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Easement granted to Southwestern Bell Telephone.

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. 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)
Verify if ROW needs to be dedicated, adjacent PLAT to the north dedicated (ch 42-121)
Driveways on plans need to conform with most current Harris County driveway regulations
Bauer Rd should be paved to Harris County Standard before access will be allowed (HC- approval and acceptance of infrastructure regulations, 7.02)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 08/20/2026
Plat Name: Grand Prairie Baethe Road Street Dedication and Reser
Developer: Grand Prairie Development, LLC
Applicant: Pape-Dawson
App No / Type: 2026-1333 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	14.9120	Total Reserve Acreage:	8.0450
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	323Q	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))
38.08 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: 08/20/2026
Plat Name: Grand Prairie Baethe Road Street Dedication and Reser
Developer: Grand Prairie Development, LLC
Applicant: Pape-Dawson
App No / Type: 2026-1333 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
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)
Provide 25' x 25' corner cutbacks at Cloverfield Hill Rd and Baethe Rd (IDM chapter 10-COH geometric design guidelines, 10-17)
Maintenance agreement may be needed for non-standard ROW (HC- approval and acceptance of infrastructure regulations, CH 5.06)
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)
UVE should be checked at Cloverfield Hill Rd and Baethe Rd. 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: 18
Action Date: 08/20/2026
Plat Name: Grand Prairie Reserves Sec 2
Developer: Grand Prairie Development, LLC
Applicant: Pape-Dawson
App No / Type: 2026-1332 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	38.2202	Total Reserve Acreage:	36.3730
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	323V	ETJ

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.15 Grand Prairie Sec 13 or Kermier Road and Mallard crossing Drive Street Dedication and Reserve 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))
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))
38.08 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: 08/20/2026
Plat Name: Grand Prairie Reserves Sec 2
Developer: Grand Prairie Development, LLC
Applicant: Pape-Dawson
App No / Type: 2026-1332 Class 3 subdivision final plat (C3F)

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
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 K160-00-00 with top of banks where the drainage channel is located (see regulations guidelines in uploaded PDF).

Harris Engineer
This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO email at recordation. (TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)
Verify ROW width and amount of dedication for Mound Rd, road log calls out 60' ROW (ch 42-41, 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)
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: 08/20/2026
Plat Name: Harris County ESD No 21 Lutheran Church Road
Developer: Harris County ESD No 21 Lutheran Church Road
Applicant: Bowman Consulting Group
App No / Type: 2026-1182 Class 2 subdivision plat (C2)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	4.8450	Total Reserve Acreage:	4.8450
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	77377	287L	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.
38.22 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: 19
Action Date: 08/20/2026
Plat Name: Harris County ESD No 21 Lutheran Church Road
Developer: Harris County ESD No 21 Lutheran Church Road
Applicant: Bowman Consulting Group
App No / Type: 2026-1182 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
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. 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 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 08/20/2026
Plat Name: International Life Change Ministries
Developer: RMG-Roth Management Group
Applicant: Windrose
App No / Type: 2026-1325 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	8.0680	Total Reserve Acreage:	7.6090
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	77066	371E	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)
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: 20
Action Date: 08/20/2026
Plat Name: International Life Change Ministries
Developer: RMG-Roth Management Group
Applicant: Windrose
App No / Type: 2026-1325 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--prior easement: RP-2025-469561 UE should be shown on 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. 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

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 .
PLAT and Plans need to be approved by project manager Mike Chang prior to recordation (HC- approval and acceptance of infrastructure regulations, 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
Provide turn/curve signs for mitigation on site plans for substandard curve radius (IDM 10.3.03D, TMUTCD sec 2C.07)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 08/20/2026
Plat Name: Jasek Farms Sec 3
Developer: D.R. Horton
Applicant: Meta Planning + Design LLC
App No / Type: 2026-1329 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	26.7000	Total Reserve Acreage:	1.8630
Number of Lots:	141	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/Waller	77493	403R	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)
19.03 Easements dedicated by separate instrument shown on the plat and not located adjacent to a common property line must be vacated, abandoned and rededicated prior to recordation. (Sec 42-210)
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)
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 ********.
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)
21.15 Jasek Farms Sec 1 must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)
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.
34.02 Change street name(s) as indicated on the marked file copy. (Sec 41-22(b) & 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: 21
Action Date: 08/20/2026
Plat Name: Jasek Farms Sec 3
Developer: D.R. Horton
Applicant: Meta Planning + Design LLC
App No / Type: 2026-1329 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
Please required language to plat; add approved Aerial Easement Language and Absent Witten Aurthorization. I have uploaded it in others.

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.

Addressing
No Comment

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: 22
Action Date: 08/20/2026
Plat Name: Jasek Farms Sec 4
Developer: D.R. Horton
Applicant: Meta Planning + Design LLC
App No / Type: 2026-1327 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	28.8770	Total Reserve Acreage:	16.7260
Number of Lots:	113	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	77493	403R	ETJ

Conditions and requirements for approval:

01.00 Revise the County Commissioner's Acknowledgement. (County Regulations of Subdivisions)
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)
17.02 COS areas shall be restricted for the use of the owners of property in and the residents of the subdivision. COS reserves shall be owned, managed and maintained under a binding agreement among the owners of property in the subdivision. (Sec 42-183(f))
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)
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 ********.
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)
21.15 Jasek Farms Sec 3 must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)
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.
23.07 Add the Lot Size - Compensating Open Space Table and plat notes to the plat. (Sec 42-182 & 183)
38.01 Appendix A:Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (https://www.houstontx.gov/planning/Forms/) (Sec 42-42(5) & 44(6))
38.06 Appendix B: Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (https://www.houstontx.gov/planning/Forms/)
38.10 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))
38.15 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)
38.17 Appendix H: Certificate for Harris County Commissioners' Court is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (https://www.houstontx.gov/planning/Forms/) (232.0025, Texas Local Government code)
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 of approximately 2900˘ along the eastern GP boundary, by providing two stub streets subject to specific conditions on 05/16/2024. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 08/20/2026
Plat Name: Jasek Farms Sec 4
Developer: D.R. Horton
Applicant: Meta Planning + Design LLC
App No / Type: 2026-1327 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
No Comments

HPW-OCE- Drainage and Utility
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 - Portions of the plat are in the Floodplain. Need to include the note: 'Site drainage plans for the future development of this plat must be approved by the Harris County Flood Control District.'

Harris Engineer
This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026)
Jasek Farms Sec 3 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)
There does not appear to be any street name duplications with this plat, st names will need to match with Sec 3 (chapter 42-133, 41-22 (B-2))
County is responsible for permitting within Harris County limits
A TIA is required with site plans to determine traffic impacts based on most current Harris County TIA guidelines (HC-infrastructure regs, 12.02)
The following intersection Ironweed Ln at Pasturelight Path will have Intersection sight distance (ISD) exhibits included with the site development plans to be evaluated for unobstructed visibility easement (UVE) requirements (harris county/COH geometric guidelines 2012)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 08/20/2026
Plat Name: Jubilee Sec 24
Developer: 290 WR Holdings LP
Applicant: LJA Engineering, Inc.
App No / Type: 2026-1279 Class 3 subdivision preliminary plat (C3P)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	5.8000	Total Reserve Acreage:	0.0000
Number of Lots:	31	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	324P	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)
21.07 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))
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))
34.02 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: 23
Action Date: 08/20/2026
Plat Name: Jubilee Sec 24
Developer: 290 WR Holdings LP
Applicant: LJA Engineering, Inc.
App No / Type: 2026-1279 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.

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)
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)
There does not appear to be any street name duplications with this plat, st names will need to match with Jubilee Secs 14 and 23 (chapter 42-133, 41-22 (B-2))
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: 24
Action Date: 08/20/2026
Plat Name: Jubilee Warrenville Lane Street Dedication Sec 1 and Re
Developer: 290 WR Holdings LP
Applicant: LJA Engineering, Inc.
App No / Type: 2026-1272 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	6.2460	Total Reserve Acreage:	2.1030
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.
21.19 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: 24
Action Date: 08/20/2026
Plat Name: Jubilee Warrenville Lane Street Dedication Sec 1 and Re
Developer: 290 WR Holdings LP
Applicant: LJA Engineering, Inc.
App No / Type: 2026-1272 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
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. If the criteria conflicts with counties, the more restrictive criteria shall govern.
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

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)
Maintenance agreement may be needed for non-standard ROW (HC- approval and acceptance of infrastructure regulations, CH 5.06)
A TIA may be required with site plans to determine traffic impacts and may include segmental analysis on existing roadways 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
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)
Call out UVE area and provide square footage, area will need to match with approved UVE exhibit (ch 42-41)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 08/20/2026
Plat Name: KBP Group II at Aldine Mail Route Road
Developer: MD LAND DEVELOPMENT SERVICES INC
Applicant: MD LAND DEVELOPMENT SERVICES INC
App No / Type: 2026-1303 Class 2 subdivision plat (C2)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.2171	Total Reserve Acreage:	3.1597
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	77039	414F	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.
38.22 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: 25
Action Date: 08/20/2026
Plat Name: KBP Group II at Aldine Mail Route Road
Developer: MD LAND DEVELOPMENT SERVICES INC
Applicant: MD LAND DEVELOPMENT SERVICES INC
App No / Type: 2026-1303 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-- Prior easement(s) (copy attached) to be included on plat:
Blanket or unplottable easements should be listed in the General Notes.
Recorded in CF#: D939112

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. 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 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 404-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 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

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: 26
Action Date: 08/20/2026
Plat Name: Kelvin Park
Developer: Lovett Homes Intown Homes
Applicant: Tetra Land Services
App No / Type: 2026-1349 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1377	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	
COH Park Sector:	13 Southeast Side Inside Loop	Street Type (Category):	None
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77005	492Y	City

Conditions and requirements for approval:

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)
21.00 Make minor corrections and additions as indicated on the marked file copy.
32.02 Add note: The then-current fee in lieu of dedication shall be applied to the incremental (proposed minus existing) dwelling units. (Sec 42-254)
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: 08/20/2026
Plat Name: Kelvin Park
Developer: Lovett Homes Intown Homes
Applicant: Tetra Land Services
App No / Type: 2026-1349 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--Shared driveways: CNP requires 5ˇ Building Lines for installation and maintenance of facilities.
2--Rear lot line UE: An EAE cannot encroach on a UE that has facilities.
3--Notice: Recorded wet/dry eas occupy same area. 1186/733 UE, 1198/047 SSE to COH

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.
No building is allowed within any public utility easement.
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
No Comments.

Harris County Flood Control District
Flood Control review No comments.

Parks & Recreation - Urban Forestry
There are no protected trees within the building setback or City right-of-way.

Parks and Recreation
1) The "I hereby certify..." statement must be checked.

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: 27
Action Date: 08/20/2026
Plat Name: Kroozin Cypress
Developer: CET Limited
Applicant: Doshi Engineering & Surveying Company
App No / Type: 2026-1313 Class 2 subdivision plat (C2)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.7426	Total Reserve Acreage:	2.7426
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	77373	293Z	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.
21.20 Acreage in title and on plat must match at recordation.
38.13 Add 'M. Sonny Garza, Vice Chairman' on same line as Chair 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))
38.24 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: 27
Action Date: 08/20/2026
Plat Name: Kroozin Cypress
Developer: CET Limited
Applicant: Doshi Engineering & Surveying Company
App No / Type: 2026-1313 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 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. If the criteria conflicts with counties, the more restrictive criteria shall govern.
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

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)
Provide 25' x 25' corner cutback at Cypresswood Dr and Cypresswood Heights Dr (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)
Driveways on plans need to conform with most current Harris County driveway regulations
UVE should be checked at Cypresswood Heights/Quailgate Dr and Cypresswood Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 08/20/2026
Plat Name: Laurel Place Reserves
Developer: Roberts Markel Weinberg Butler Hailey, PC
Applicant: Windrose
App No / Type: 2026-1275 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	5.9160	Total Reserve Acreage:	5.9160
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	77396	376C	ETJ

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 GBIA 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.
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: 28
Action Date: 08/20/2026
Plat Name: Laurel Place Reserves
Developer: Roberts Markel Weinberg Butler Hailey, PC
Applicant: Windrose
App No / Type: 2026-1275 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
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. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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 270-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 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)
PLAT and Plans need to be approved by project manager Demetria Williams prior to recordation (HC- approval and acceptance of infrastructure regulations, 5.06)
A TIA is required with site plans to determine traffic impacts to include parking and traffic flow for recreational areas as well as sidewalks for access to adjacent subdivision 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: 29
Action Date: 08/20/2026
Plat Name: Lofts at Wayfarer
Developer: Jesse & Johnny Villareal
Applicant: Quiddity Engineering, LLC
App No / Type: 2026-1298 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.9800	Total Reserve Acreage:	2.9000
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	77075	575R	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)
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: 08/20/2026
Plat Name: Lofts at Wayfarer
Developer: Jesse & Johnny Villareal
Applicant: Quiddity Engineering, LLC
App No / Type: 2026-1298 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
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
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.
Stormwater quality permit is required.
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
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 9-502, and 9-504. Additionally, 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 168-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 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: 30
Action Date: 08/20/2026
Plat Name: Mansfield Manor Preserve
Developer: Oracle Mansfield Road, LLC
Applicant: MOMENTUM EGINEERING
App No / Type: 2026-1345 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1423	Total Reserve Acreage:	0.1423
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:	1 Northwest Side	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77091	451D	City

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
21.09 Add reason for replat in title block of the plat.
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))
38.08 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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 08/20/2026
Plat Name: Mansfield Manor Preserve
Developer: Oracle Mansfield Road, LLC
Applicant: MOMENTUM EGINEERING
App No / Type: 2026-1345 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
A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please
attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit application 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 Houston˘s Infrastructure Design Manual for detention requirements.

Addressing
No Comment

HPW- TDO- Traffic
No Comments.

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

Parks & Recreation - Urban Forestry
There are no impacts to protected trees within the building setback or City right-of-way.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 08/20/2026
Plat Name: Mansfield Vista
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2026-1351 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.9246	Total Reserve Acreage:	0.0917
Number of Lots:	39	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:

03.00 Master water meter is required per Houston Public Works (HPW), Water Design's Review . Coordinate with HPW- Water Design.
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: 31
Action Date: 08/20/2026
Plat Name: Mansfield Vista
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2026-1351 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
A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please
attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit application 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
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.
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
There are no protected trees within the building setback or City right-of-way.

Parks and Recreation
1) 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 developer acknowledges that the proposed development does not qualify 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: 32
Action Date: 08/20/2026
Plat Name: Martin View Heights
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2026-1334 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.9930	Total Reserve Acreage:	0.0180
Number of Lots:	19	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	77018	452H	City

Conditions and requirements for approval:

03.00 Master water meter is required per Houston Public Works (HPW), Water Design's Review . Coordinate with HPW- Water Design.
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: 32
Action Date: 08/20/2026
Plat Name: Martin View Heights
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2026-1334 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
A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please
attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit application 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
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.

Addressing
No Comment

HPW- TDO- Traffic
No comments

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

Parks & Recreation - Urban Forestry
There are no protected trees within the building setback or City right-of-way.

Solid Waste
The developer acknowledges that the proposed development does not qualify 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: 33
Action Date: 08/20/2026
Plat Name: Mason Garden Place
Developer: Y-Square Design LLC
Applicant: Chesterfield Development Services
App No / Type: 2026-1077 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.4320	Total Reserve Acreage:	0.3549
Number of Lots:	14	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	77450	486B	ETJ

Conditions and requirements for approval:

21.00 Make minor corrections and additions as indicated on the marked file copy.
34.11 Provide centerline tie to the existing street. (Sec 42-120-121 & 134)
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: 33
Action Date: 08/20/2026
Plat Name: Mason Garden Place
Developer: Y-Square Design LLC
Applicant: Chesterfield Development Services
App No / Type: 2026-1077 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--RES A: UEs cannot lie inside a wet reserve.
2--Notice: Plat has 28˘ Type II PAE Roads. Chapter 42 does not allow dedicated easements within lots. Easements to be taken by separate instrument.

HPW-HW- IDS
No comments

HPW-OCE- Drainage and Utility
Ensure a minimum 10-foot clearance is maintained between public utilities and the building foundation.

Addressing
No Comment

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

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)
Update access denied for lots 11-14 (ch 42-41)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 08/20/2026
Plat Name: Mchard Road Tract Sec 2
Developer: Kimley Horn
Applicant: Kimley Horn
App No / Type: 2026-1285 Class 2 subdivision plat (C2)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	68.4340	Total Reserve Acreage:	68.4340
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	77053	611K	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.
21.11 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))
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: 34
Action Date: 08/20/2026
Plat Name: Mchard Road Tract Sec 2
Developer: Kimley Horn
Applicant: Kimley Horn
App No / Type: 2026-1285 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 2nd paragraph: The 5x20 aerial easement language is outdated. See attached AE dedication language for correct dedication language.
2--Required GHBA language is missing (see attached)

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. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
No Comment

Fort Bend Engineer
1) Address comments on markup;
2) Submit FP to FBC for formal review;
3) Not all FBC comments are provided within 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: 35
Action Date: 08/20/2026
Plat Name: MS Cube Dewberry Development
Developer: MS Cube LLC
Applicant: Doshi Engineering & Surveying Company
App No / Type: 2026-1316 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.1466	Total Reserve Acreage:	0.1466
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:	15 South 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	77021	534N	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)
21.00 Make minor corrections and additions as indicated on the marked file copy.
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: 35
Action Date: 08/20/2026
Plat Name: MS Cube Dewberry Development
Developer: MS Cube LLC
Applicant: Doshi Engineering & Surveying Company
App No / Type: 2026-1316 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
The easements in the Title Report do not appear to reflect this property. Please review Title Report.

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

HPW-OCE- Drainage and Utility
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.
No building is allowed within any public utility easement.
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. Or provide a survey shows the sanitary sewer line is placed within the UE.

Addressing
Please make sure correct plat is uploaded. Legal description does not match.

HPW- TDO- Traffic
No Comments.

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.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call 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: 08/20/2026
Plat Name: Octa Business Park GP
Developer: OctaHomes
Applicant: Meta Planning + Design LLC
App No / Type: 2026-1352 General plan (GP)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	208.2000	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	77078	415V	City

Conditions and requirements for approval:

20.02 General Plan approval is for street patterns as shown on the plat only. (Sec 42-24(d))
20.04 The 100-year and/or 500-year floodplains and floodway as depicted on the FEMA map must be identified on the general plan. (Sec 42-24(b)(3))
21.17 Sections of a general plan (GP) shall be identified numerically and sequentially following the name of the GP. (Sec 42-24)
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)
34.04 Provide a second point of access to a public street when the total number of lots exceeds 150. (Sec 42-189)
35.03 The minimum spacing of intersections along a major thoroughfare is 600 feet. (Sec 42-127(b))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 08/20/2026
Plat Name: Octa Business Park GP
Developer: OctaHomes
Applicant: Meta Planning + Design LLC
App No / Type: 2026-1352 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 application 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 per the City of Houston Ordinance Ch. 19.

Addressing
No Comment

HPW- TDO- Traffic
1. For commercial-Residential 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. Survey not provided. Proposed street appears to have a conflict with existing power pole please coordinate with CenterPoint Energy to get it relocated if necessary.

3. 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 - Being a General Plan, it needs to show the Floodplain. Need to show and label Drainage Channel P125-00-00 with top of banks at the southern boundary of the plat; there may be the need to additional space for maintenance access between the channel and the detention pond shown on the plat (see regulations guidelines in uploaded PDF).

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 08/20/2026
Plat Name: Orange Grove Sec 2 partial replat no 2
Developer: DM Contractors, LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2026-1343 Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.7510	Total Reserve Acreage:	0.2422
Number of Lots:	13	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	77039	414K	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))
21.23 All appropriate engineering and surveying data shall be shown. (Sec 42-42 & 44)
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: 37
Action Date: 08/20/2026
Plat Name: Orange Grove Sec 2 partial replat no 2
Developer: DM Contractors, LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2026-1343 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
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.
Stormwater quality permit is required.

Addressing
Please add street names. Thank you!

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 376-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 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)
Required UVEs should be 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: 38
Action Date: 08/20/2026
Plat Name: Pineland Yard
Developer: Ramirez Investments
Applicant: Stewart Engineering Services LLC
App No / Type: 2026-1118 Class 2 subdivision plat (C2)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	8.0263	Total Reserve Acreage:	8.0263
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	77044	417X	ETJ

Conditions and requirements for approval:

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: 38
Action Date: 08/20/2026
Plat Name: Pineland Yard
Developer: Ramirez Investments
Applicant: Stewart Engineering Services LLC
App No / Type: 2026-1118 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. 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)
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: 39
Action Date: 08/20/2026
Plat Name: Premium Park
Developer: Nee Management LLC
Applicant: E.I.C. Surveying Company
App No / Type: 2026-1181 Class 2 subdivision plat (C2)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	15.7385	Total Reserve Acreage:	15.7385
Number of Lots:	0	Number of Multifamily Units:	
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	77433	326L	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.
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: 39
Action Date: 08/20/2026
Plat Name: Premium Park
Developer: Nee Management LLC
Applicant: E.I.C. Surveying Company
App No / Type: 2026-1181 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 existing easements on Title Report must be indicated on 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 Houston˘s Infrastructure Design Manual for detention requirements. 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 .
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 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: 40
Action Date: 08/20/2026
Plat Name: Razo Place
Developer: RAZO LAND
Applicant: Houston Platting
App No / Type: 2026-1079 Class 2 subdivision plat (C2)

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	1.9190	Total Reserve Acreage:	1.9190
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	77064	410B	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))
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)
38.08 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: 40
Action Date: 08/20/2026
Plat Name: Razo Place
Developer: RAZO LAND
Applicant: Houston Platting
App No / Type: 2026-1079 Class 2 subdivision plat (C2)

Staff Recommendation:

Defer Chapter 42 planning standards

For Your Information:

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

CenterPoint
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. 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 .
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: 41
Action Date: 08/20/2026
Plat Name: Reserve at Dia Den
Developer: DIA-DEN LTD.
Applicant: IDS Engineering Group
App No / Type: 2026-1273 Class 2 subdivision plat (C2)

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	36.9440	Total Reserve Acreage:	36.9440
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	77375	329E	City/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.
21.18 Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (Sec 42-41(3))
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))

1.) Easements, as per mark-up, must be recorded prior to recordation or removed from the plat.
2.) Provide easement exhibit at recordation.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 08/20/2026
Plat Name: Reserve at Dia Den
Developer: DIA-DEN LTD.
Applicant: IDS Engineering Group
App No / Type: 2026-1273 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 wet utility easements (WLE, SSE, DE, etc.) should not be running along and within dedicated or existing UEs.

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. If the criteria conflicts with counties, the more restrictive criteria shall govern.
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
Any work within proximities or taking access along 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)
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)
Show ROW widths for Northpointe Blvd, may need to dedicate ROW as it is a major thoroughfare on the COH MTFP (ch 42-41, 42-121)
Need to dedicate ROW for Coons Rd (ch 42-121)
Provide 25' x 25ˇ corner cutback (IDM chapter 10-COH geometric design guidelines, 10-17)
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 and may include segmental analysis on existing roadways based on most current Harris County TIA guidelines (HC-infrastructure regs, 12.02)
Driveways on plans on HC ROW need to conform with most current Harris County driveway regulations
UVE should be checked at Northpointe Blvd and Hwy 249. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
UVE should be checked at Northpointe Blvd and Coons Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 08/20/2026
Plat Name: Rodeo Auxiliary Facilities GP
Developer: Houston Livestock Show and Rodeo
Applicant: EHRA
App No / Type: 2026-1330 General plan (GP)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	316.4000	Total Reserve Acreage:	1.0000
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:	8 Southwest Side	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

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))
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.17 Sections of a general plan (GP) shall be identified numerically and sequentially following the name of the GP. (Sec 42-24)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 08/20/2026
Plat Name: Rodeo Auxiliary Facilities GP
Developer: Houston Livestock Show and Rodeo
Applicant: EHRA
App No / Type: 2026-1330 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
Approved. Note: Future separate plats that include a CenterPoint Transmission Corridor will require a Transmission Review in addition to a plat review.

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 application 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.
Stormwater quality permit is required.
No building is allowed within any public utility easement.
Ensure a minimum 10-foot clearance is maintained between public utilities and the building foundation.
The development is located within the floodplain, which requires an approved drainage plan per the City of Houston Ordinance Ch. 19.

Addressing
No Comment

HPW- TDO- Traffic
No Comments.

Harris County Flood Control District
Flood Control review - Need to show and label Drainage Channel C135-01-00 with top of banks, where the drainage easement is shown.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call 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: 08/20/2026
Plat Name: Sunflower Acres
Developer: Crystal Gonzalez
Applicant: Stewart Engineering Services LLC
App No / Type: 2026-1122 Class 3 subdivision preliminary plat (C3P)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	5.9700	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77532	379H	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.
21.01 This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40 & 44)
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)
21.11 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))
21.22 Provide an appropriate numeric and graphic scale: (20, 30, 40, 50, 60, or 100 feet). (Sec 42-42 & 44)
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.
38.11 Appendix F: Certification for Planning Commission is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (https://www.houstontx.gov/planning/Forms/) (Sec 42-42(5) & 44(6))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 08/20/2026
Plat Name: Sunflower Acres
Developer: Crystal Gonzalez
Applicant: Stewart Engineering Services LLC
App No / Type: 2026-1122 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. 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 .
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: 44
Action Date: 08/20/2026
Plat Name: Almeda Villas
Developer: Erick Coronado
Applicant: Apex Group
App No / Type: 2026-1230 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	9.6900	Total Reserve Acreage:	9.6900
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:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77075	575R	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 Hobby 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.
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: 44
Action Date: 08/20/2026
Plat Name: Almeda Villas
Developer: Erick Coronado
Applicant: Apex Group
App No / Type: 2026-1230 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 application 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
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 9-502, and 9-503. Additionally, 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 120-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 One. 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 08/20/2026
Plat Name: Amira Detention Reserve Sec 2
Developer: Johnson Development Services
Applicant: Meta Planning + Design LLC
App No / Type: 2026-1336 Class 3 subdivision preliminary replat (C3R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	14.3100	Total Reserve Acreage:	14.3100
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	77377	286T	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)
21.07 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)
21.11 Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
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))
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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 08/20/2026
Plat Name: Amira Detention Reserve Sec 2
Developer: Johnson Development Services
Applicant: Meta Planning + Design LLC
App No / Type: 2026-1336 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 check Title Report.
Please note that Electrical UE's cannot be in Detention, please check; Subject to that certain Easement granted to Reliant Energy HL&P, a division of Reliant Energy, Incorporated, in instrument dated January 20, 2000 filed for record February 9, 2000 under Clerk˘s File No. U217499 of the Official Public Records of Harris County, Texas

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)
Provide 25' x 25' corner cutback at Country Sunset Blvd and Holderrieth Rd (IDM chapter 10-COH geometric design guidelines, 10-17)
UVE should be checked at Country Sunset Blvd and Holderrieth Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
UVE should be checked at unnamed rd and Sage Rider Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 08/20/2026
Plat Name: Bremond Villas
Developer: Adeo Homes LLC
Applicant: Adeo Homes LLC
App No / Type: 2026-1198 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1090	Total Reserve Acreage:	0.0030
Number of Lots:	2	Number of Multifamily Units:	
COH Park Sector:	15 South Side Inside Loop	Street Type (Category):	None
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77004	494W	City

Conditions and requirements for approval:

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))
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.
21.07 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))
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))
38.08 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))
40.03 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: 46
Action Date: 08/20/2026
Plat Name: Bremond Villas
Developer: Adeo Homes LLC
Applicant: Adeo Homes LLC
App No / Type: 2026-1198 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 abbreviations on plat must be in Legend and/or notes of plat. Please add MRHC to legend.

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.
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
There are no protected trees within the building setback or City right-of-way.

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: 08/20/2026
Plat Name: Cypress Station Complex
Developer: MC 1 Cypress Station, LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2026-1348 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.7600	Total Reserve Acreage:	1.7600
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	77090	332P	ETJ

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)
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: 47
Action Date: 08/20/2026
Plat Name: Cypress Station Complex
Developer: MC 1 Cypress Station, LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2026-1348 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. 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 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 303-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 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)
Driveways on plans need to conform with most current Harris County driveway regulations
UVE should be checked at Wells Fargo Dr and Cypress Station Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 08/20/2026
Plat Name: Domatex Buschong
Developer: Dearborn Development, LLC
Applicant: Fulcrum Land Surveying LLC
App No / Type: 2026-1335 Class 2 subdivision replat (C2R)

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	3.6899	Total Reserve Acreage:	3.6899
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	77039	373X	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))
39.02 Staff requests a two week deferral to allow time for further study and review.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 08/20/2026
Plat Name: Domatex Buschong
Developer: Dearborn Development, LLC
Applicant: Fulcrum Land Surveying LLC
App No / Type: 2026-1335 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
All abbreviations on plat must be in Legend and/or notes of plat. HCMR; OPRRP; VOL; PG; CFN or any other abbreviation on 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. 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 .
Provide 15' x 15' corner cutback at Edgar Rd and Buschong St (IDM chapter 10-COH geometric design guidelines, 10-17)
Driveways on plans need to conform with most current Harris County driveway regulations
UVE should be checked at Edgar Rd and Buschong St. 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: 49
Action Date: 08/20/2026
Plat Name: El Taconazo
Developer: EL TACONAZO
Applicant: Civil-Con Consultants, LLC
App No / Type: 2026-1280 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1890	Total Reserve Acreage:	0.1890
Number of Lots:	0	Number of Multifamily Units:	
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	77009	453Y	City

Conditions and requirements for approval:

00.01 Revise the plat boundary accordingly to match with the revised registry drawing if needed. Refer to the marked copy.
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))
21.23 All appropriate engineering and surveying data shall be shown. (Sec 42-42 & 44)
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: 49
Action Date: 08/20/2026
Plat Name: El Taconazo
Developer: EL TACONAZO
Applicant: Civil-Con Consultants, LLC
App No / Type: 2026-1280 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 application 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.
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 - 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: 50
Action Date: 08/20/2026
Plat Name: Enano Iron Gym
Developer: FRANKLIN
Applicant: ICMC GROUP INC
App No / Type: 2026-1305 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.3593	Total Reserve Acreage:	0.3593
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:	2 North Side	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77093	454E	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.
21.23 All appropriate engineering and surveying data shall be shown. (Sec 42-42 & 44)
32.00 Add to general notes on face of plat: This property(s) is located in Park Sector number 2. (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. (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: 50
Action Date: 08/20/2026
Plat Name: Enano Iron Gym
Developer: FRANKLIN
Applicant: ICMC GROUP INC
App No / Type: 2026-1305 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 application 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.

Addressing
No Comment

HPW- TDO- Traffic
No Comments.

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

Parks & Recreation - Urban Forestry
There are protected trees within the setback. Coordinate with Urban Forestry for the removal and/or preservation of any protected trees. Utilize practical design alternatives per Chapter 33-155 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: 51
Action Date: 08/20/2026
Plat Name: Esther Park Plaza
Developer: New Era Development & Land Services
Applicant: New Era Development & Land Services
App No / Type: 2026-1309 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1653	Total Reserve Acreage:	0.1653
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	412S	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))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 08/20/2026
Plat Name: Esther Park Plaza
Developer: New Era Development & Land Services
Applicant: New Era Development & Land Services
App No / Type: 2026-1309 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
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
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.
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 - 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: 52
Action Date: 08/20/2026
Plat Name: Fellows Village
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2026-1155 Class 3 subdivision preliminary replat (C3R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	4.5558	Total Reserve Acreage:	0.4562
Number of Lots:	51	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	77047	572Y	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)
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)
21.07 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)
34.02 Change street name(s) as indicated on the marked file copy. (Sec 41-22(b) & 133)
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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 52

Action Date: 08/20/2026

Plat Name: Fellows Village

Developer: CE Engineers & Development Consultants, Inc.

Applicant: CE Engineers & Development Consultants, INC

App No / Type: 2026-1155 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
14˘ utility easements should be used for any dry utilities, exclusive to CNP facilities and shared.
16˘ utility easements should be used when it is anticipated that wet utilities are to share the easement (i.e., water or sewer pipes). If a plat depicts a 16˘UE and another wet UE (WLE, etc.) they should be considered as separate UEs and cannot run along and within but depicted as separate and adjacent UEs. Side-lot easements should be 10˘ wide perimeter or 5˘ on either side of lot line.

HPW-HW- IDS
A Wastewater and Water Capacity Reservation letter is required. When applying for the wastewater adn water capacity for your proposed project, please
attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit application 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
Stormwater quality permit is required.

Addressing
Please find new names for the failed streets. Also, please change the street type for Fellows from Street to Road.

HPW- TDO- Traffic
Just clarify, the reserve tables are not congruent with the plat layout

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

Parks & Recreation - Urban Forestry
There are protected trees within the right-of-way and setback. Coordinate with Urban Forestry for the removal and/or preservation of any protected trees. Utilize practical design alternatives per Chapter 33-155 to avoid removing protected trees.

Parks and Recreation
1) Correct the park sector note.

Solid Waste
The developer acknowledges that the proposed development does not qualify 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: 53
Action Date: 08/20/2026
Plat Name: Grand Mission Reserves partial replat no 2
Developer: Workhub National LLC
Applicant: Axiom Land Surveying, LLC
App No / Type: 2026-1326 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	5.0087	Total Reserve Acreage:	5.0087
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	526G	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.
38.04 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)
38.08 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: 53
Action Date: 08/20/2026
Plat Name: Grand Mission Reserves partial replat no 2
Developer: Workhub National LLC
Applicant: Axiom Land Surveying, LLC
App No / Type: 2026-1326 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
Please check title report, it appears that there are access easements and reciprocal agreements that affect this property; I have attached them in others for your review.

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. If the criteria conflicts with counties, the more restrictive criteria shall govern.
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

Fort Bend Engineer
1) Submit FP to FBC for formal review.
2) Not all FBC comments are provided within 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: 54
Action Date: 08/20/2026
Plat Name: Harris County Toll Road Authority Facility
Developer: County of Harris
Applicant: Civil-Surv Land Surveying LLC
App No / Type: 2026-1297 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	1.8500	Total Reserve Acreage:	1.8500
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:	17 Northeast Side Inside Loop	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	77009	453Z	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)
21.19 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: 54
Action Date: 08/20/2026
Plat Name: Harris County Toll Road Authority Facility
Developer: County of Harris
Applicant: Civil-Surv Land Surveying LLC
App No / Type: 2026-1297 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
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
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.
Stormwater quality permit is required.
There is 6" water line owned by City located inside the property. Need to dedicate water line easement.

Addressing
No Comment

HPW- TDO- Traffic
VT is Encroached with BL
Verify that visibility triangle is not being encroached by building line or any other elements that may impact visibility.

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

Parks & Recreation - Urban Forestry
There are protected trees within the right-of-way and setback. Coordinate with Urban Forestry for the removal and/or preservation of any protected trees. Utilize practical design alternatives per Chapter 33-155 to avoid removing protected trees.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 08/20/2026
Plat Name: Hays Street Reserve
Developer: LJA
Applicant: LJA Engineering, Inc.
App No / Type: 2026-1323 Class 3 subdivision preliminary replat (C3R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	3.2140	Total Reserve Acreage:	3.2140
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:	17 Northeast Side Inside Loop	Street Type (Category):	None
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and requirements for approval:

03.03 Provide written approval from Houston Public Works, Joint Referral Committee regarding the abandonment of a street, alley, or easement inside the City of Houston prior to recordation. A copy of the ordinance to abandon must be provided prior to recordation. Contact JRC at https://www.houstonpublicworks.org/joint-referral-committee for the application process. (Local Govt Code Sec 272.001 & Sec 2-237 and 2-238 of COH, Code of Ordinances)
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.
21.01 This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40 & 44)
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.
21.09 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))
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))
32.00 Add to general notes on face of plat: This property(s) is located in Park Sector number 17. (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. (Sec 42-251)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 08/20/2026
Plat Name: Hays Street Reserve
Developer: LJA
Applicant: LJA Engineering, Inc.
App No / Type: 2026-1323 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
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
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.
Stormwater quality permit is required.
There is 8" water line owned by City located inside the property. Need to dedicate water line easement. Or provide a survey shows the water line is placed within the UE.

Addressing
No Comment

HPW- TDO- Traffic
Please add to Terry abandonment to legal description.

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: 08/20/2026
Plat Name: Hoffman Street Manor
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2026-1224 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2342	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:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77028	454Q	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: 56
Action Date: 08/20/2026
Plat Name: Hoffman Street Manor
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2026-1224 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
A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please
attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit application 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.

Addressing
No Comment

HPW- TDO- Traffic
No comments.

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

Parks & Recreation - Urban Forestry
There are no protected trees within the 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: 57
Action Date: 08/20/2026
Plat Name: Homes at Rutland Street
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2026-1223 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1515	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:	Open Ditch	Utility District:	

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

Conditions and requirements for approval:

00.01 Add plat note. "Vehicular access to each lot is provided for by an approved public alley."
00.02 Add plat note. "Vehicular access to each lot is denied from Rutland St."
13.05 Add plat note. "Single-family residential lots shall have no front building line along the local street when utilizing an alley for access except 10-foot building line for corner lot(s). Add BL 156(d) illustration and notes to the plat. (Sec 42-156(d))"
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: 57
Action Date: 08/20/2026
Plat Name: Homes at Rutland Street
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2026-1223 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 application 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.
Ensure a minimum 10-foot clearance is maintained between public utilities and the building foundation.

Addressing
No Comment

HPW- TDO- Traffic
Recommend to proposed one shared driveway for both lots

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

Parks & Recreation - Urban Forestry
The two Live Oak trees within the right-of-way are 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.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 08/20/2026
Plat Name: Hora Trucking Estate
Developer: HORA TRUCKING
Applicant: VISTA CONSULTING ENGINEERS
App No / Type: 2026-1086 Class 2 subdivision replat (C2R)

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	2.4999	Total Reserve Acreage:	2.4999
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	77044	456H	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.
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.
21.19 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))
21.24 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))
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))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 08/20/2026
Plat Name: Hora Trucking Estate
Developer: HORA TRUCKING
Applicant: VISTA CONSULTING ENGINEERS
App No / Type: 2026-1086 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.

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 .
PLAT and Plans need to be approved by project manager Umar Latif prior to recordation (HC- approval and acceptance of infrastructure regulations, 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

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. 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: 59
Action Date: 08/20/2026
Plat Name: Juergen Center
Developer: Juergen Property, LLC a Texas Limited Liability Compan
Applicant: E.I.C. Surveying Company
App No / Type: 2026-1190 Class 2 subdivision replat (C2R)

Staff Recommendation:
Defer for further study and review

Total Acreage:	2.0000	Total Reserve Acreage:	1.8429
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	77447	324D	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)
38.23 Provide current title opinion in complete agreement with the plat. (Sec 42-45(2))
39.03 Harris County 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: 59
Action Date: 08/20/2026
Plat Name: Juergen Center
Developer: Juergen Property, LLC a Texas Limited Liability Compan
Applicant: E.I.C. Surveying Company
App No / Type: 2026-1190 Class 2 subdivision replat (C2R)

Staff Recommendation:
Defer for further study and review

For Your Information:

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

CenterPoint
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. Roberts Rd.

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. 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 ROW for Roberts Rd, it 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 Bauer Hockley Rd and Roberts 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: 60
Action Date: 08/20/2026
Plat Name: Kenswick Commercial Park
Developer: Grey Wolf Engineers
Applicant: Grey Wolf Engineers
App No / Type: 2026-1084 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	8.2171	Total Reserve Acreage:	8.2171
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	77338	335S	ETJ

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 GBIA 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.
21.19 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: 60
Action Date: 08/20/2026
Plat Name: Kenswick Commercial Park
Developer: Grey Wolf Engineers
Applicant: Grey Wolf Engineers
App No / Type: 2026-1084 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--Title Block: prior plat recording info is incorrect.
322.194 - INCORRECT REFERENCE
Tract is out of
337.001-PLAT-KENSWICK BUSINESS PLAZA (RES B)
322.149-PLAT-KENSWICK NORTH PARK REPLAT (RES E AND JACEAD DR)
318.105-PLAT-KENSWICK NORTH PARK (RES E AND JACEAD DR)

2-- JACEAD DR: Abandonment of a street, alley, or shared driveway requires a CNP review via a Street/Alley Closure application (attached).

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. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
No Comment

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 244-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.

Harris Engineer
This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026)
TxDOT may require a TIA. If so, Harris County needs to be included in any scoping meetings (HC-infrastructure regs, 12.02)
Driveways on plans 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)

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call 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: 08/20/2026
Plat Name: Kickapoo Business Park West
Developer: 3004 Aldine Bender Partners, LP
Applicant: Hovis Surveying Company
App No / Type: 2026-1296 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	34.5730	Total Reserve Acreage:	34.2743
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	77447	323C	City/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: 61
Action Date: 08/20/2026
Plat Name: Kickapoo Business Park West
Developer: 3004 Aldine Bender Partners, LP
Applicant: Hovis Surveying Company
App No / Type: 2026-1296 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
Please check recording information of easements, VO 4216 Pg 455 is HCDR; 45' Drainage Easements is HCDR, per Title Report.
Recorded Easements cannot be abandoned but must be released.
All abbreviations on plat must be in Legend and/or notes of plat, including recording abbreviations.

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. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing
No Comment

HPW- TDO- Traffic
No Comments.

Harris County Flood Control District
Flood Control review - Need to label channel with its ID #: L120-00-00 where the 180' drainage easement is located.

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)
ROW abandonment will need to be approved through epermits.
Verify ROW dedication for Kickapoo Rd (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 Kickapoo Rd and Hempstead Hwy. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 08/20/2026
Plat Name: Liberty Green
Developer: R & A Custom Builders
Applicant: A & M Services
App No / Type: 2026-1204 Class 2 subdivision replat (C2R)

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.3443	Total Reserve Acreage:	0.0000
Number of Lots:	5	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	494C	City

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.
12.00 The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (Sec 42-152(a))
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.
21.19 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))
23.00 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)
23.05 Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (Sec 42-184)
28.00 Existing conditions survey shall identify all applicable features. (Sec 42-56)
32.00 Add to general notes on face of plat: This property(s) is located in Park Sector number 17. (Sec 42-1 & Division 7)
32.08 Add 'In Lieu of Payment for Park Dedication' plat note: No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas, has been submitted and accepted by the City.' (Sec 42-253)
32.10 Add 'Combination of Public Park Land Dedication and Fee In Lieu' plat note: No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas, has been submitted and accepted by the City. (Sec 42-253)
38.02 Appendix A: Add single family paragraph in the dedicatory language.
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))
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)
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: 62
Action Date: 08/20/2026
Plat Name: Liberty Green
Developer: R & A Custom Builders
Applicant: A & M Services
App No / Type: 2026-1204 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--Shared driveways: CNP requires 5ˇ Building Lines for installation and maintenance of facilities.
2--Required GHBA language is missing (see attached)

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.

Addressing
No Comment

HPW- TDO- Traffic
Ensure rebuilding the existing sidewalk according to Infrastructure Design Manual standard.

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

Parks & Recreation - Urban Forestry
There are no protected trees within the building setback or city right-of-way. The existing Live Oak in the setback does not qualify for protection or preservation. If removal is needed, coordinate with Urban Forestry to obtain a Tree Removal Permit.

Parks and Recreation
1) Missing the Parks and Open Space table and all the Park 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: 63
Action Date: 08/20/2026
Plat Name: Lopez Residence
Developer: Martin DeJesus Lopez
Applicant: M & A Engineering
App No / Type: 2026-1289 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.5317	Total Reserve Acreage:	0.0000
Number of Lots:	1	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	77026	454P	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))
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: 63
Action Date: 08/20/2026
Plat Name: Lopez Residence
Developer: Martin DeJesus Lopez
Applicant: M & A Engineering
App No / Type: 2026-1289 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
Indicate 20' Building Line.

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 application 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.

Addressing
No Comment

HPW- TDO- Traffic
No Comments.

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

Parks & Recreation - Urban Forestry
There are no protected trees within the building setback or City right-of-way.

Parks and Recreation
1) The "I hereby certify..." statement must be checked.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 08/20/2026
Plat Name: Magnolia Oaks
Developer: Hearthstone Homes
Applicant: Cadniques Designs, LLC
App No / Type: 2026-0907 Class 3 subdivision preliminary replat (C3R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	2.0434	Total Reserve Acreage:	0.4673
Number of Lots:	12	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	77039	414H	ETJ

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)
13.11 Lots granted a 5' reduced building line under section 42-157 (alley, flag staff, Type 2 PAE, courtyard access drive, or shared driveway) must provide an entry feature facing the right-of-way in conformance with section 42-165. (Sec 42-157(c), 157(d) & 165)
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)
19.00 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)
21.07 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))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 08/20/2026
Plat Name: Magnolia Oaks
Developer: Hearthstone Homes
Applicant: Cadniques Designs, LLC
App No / Type: 2026-0907 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
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. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Lot 10 and 11 do not have direct access to the water and sanitary sewer. Please explain how they get access to water and sanitary sewer? If a master water meter is required, please call out the WME. This must be clear at final.

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 290-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 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 may be required with site plans to determine traffic impacts based on most current Harris County TIA guidelines to address safety concerns with tying into Homestead Rd (HC-infrastructure regs, 12.02) (HC TIA Guidelines)
Driveways on plans on public ROW need to conform with most current Harris County driveway regulations
UVEs shown do not match approved UVE exhibit, 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: 65
Action Date: 08/20/2026
Plat Name: Mansfield Commons
Developer: Top Gun Masonry
Applicant: Windrose
App No / Type: 2026-1324 Class 3 subdivision preliminary replat (C3R)

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	1.9620	Total Reserve Acreage:	0.3571
Number of Lots:	35	Number of Multifamily Units:	
COH Park Sector:	1 Northwest Side	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

Conditions and requirements for approval:

39.02 Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
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))
34.02 Change street name(s) as indicated on the marked file copy. (Sec 41-22(b) & 133)
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)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 08/20/2026
Plat Name: Mansfield Commons
Developer: Top Gun Masonry
Applicant: Windrose
App No / Type: 2026-1324 Class 3 subdivision preliminary replat (C3R)

Staff Recommendation:
Defer Chapter 42 planning standards

For Your Information:

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

CenterPoint
Any private roads and/or Private Access Easements (PAE) would be preferred to be also dedicated as Public Utility Easements (PUE) and identified as such within the notes or legend.

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 application 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
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.
Stormwater quality permit is required.

Addressing
Please submit a proper street name for "STREET STREET" and change Mansfield ROAD to STREET on the plat.

HPW- TDO- Traffic
Missing the table that shows which reserve is restricted to parking. Each subdivision plat providing for a single-family residential use on property located within the city that includes a shared driveway or a type 2 permanent access easement with six or more dwelling units shall provide one additional parking space for every six dwelling units.

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

Parks & Recreation - Urban Forestry
There are no protected trees within the building setback or City right-of-way.

Solid Waste
The developer acknowledges that the proposed development does not qualify 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: 66
Action Date: 08/20/2026
Plat Name: Midline Sec 9
Developer: Brookfield Properties
Applicant: LJA Engineering, Inc.
App No / Type: 2026-1192 Class 3 subdivision preliminary replat (C3R)

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	44.8000	Total Reserve Acreage:	31.4980
Number of Lots:	37	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:	Baybrook MD

County	Zip	Key Map ©	City / ETJ
Harris	77598	657D	ETJ

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)
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.
21.04 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 ********.
21.07 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)
21.11 Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
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))
34.02 Change street name(s) as indicated on the marked file copy. (Sec 41-22(b) & 133)
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.
39.02 Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
39.07 Subdivision plat submitted does not conform to the latest approved General Plan. Submit a revised GP. (Sec 42-77(1))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 08/20/2026
Plat Name: Midline Sec 9
Developer: Brookfield Properties
Applicant: LJA Engineering, Inc.
App No / Type: 2026-1192 Class 3 subdivision preliminary replat (C3R)

Staff Recommendation:

Defer Chapter 42 planning standards

For Your Information:

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

CenterPoint
Approve

HPW-HW- IDS
No Comments

HPW-OCE- Drainage and Utility
No comment

Addressing
Please find new street name for failed street.

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 234-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 - No comments.

Harris Engineer
There does not appear to be any street name duplications with this plat, st names need to match with Sec 10 (chapter 42-133, 41-22 (B-2))
Maintenance agreement may be needed for non-standard ROW (HC- approval and acceptance of 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)
UVE should be checked at Sycamore Shade Ln and Beamer Rd. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
UVE should be checked at Beamer Rd and FM 528. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)
The following intersection Mellow Springs Ln at Glow Creek Ln will have Intersection sight distance (ISD) exhibits included with the site development plans to be evaluated for unobstructed visibility easement (UVE) requirements (harris county/COH geometric guidelines 2012)

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 08/20/2026
Plat Name: Nuevo Patios
Developer: AB19 HOLDINGS, LLC
Applicant: Carranza Outsource Drafting
App No / Type: 2026-1139 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2800	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	
COH Park Sector:	11 East 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	77020	495J	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.
21.19 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))
23.00 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)
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: 67
Action Date: 08/20/2026
Plat Name: Nuevo Patios
Developer: AB19 HOLDINGS, LLC
Applicant: Carranza Outsource Drafting
App No / Type: 2026-1139 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--No dedicated easements found. CenterPoint requires a 14ˇ UE in front or rear of lots, or a 16ˇ UE if wet utilities are needed. Please inform Plat Review if there are alternative power plans (existing overhead power lines, easements by separate agreement).

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 application 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.

Addressing
No Comment

HPW- TDO- Traffic
No Comments.

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

Parks & Recreation - Urban Forestry
There are protected trees within the setback. Coordinate with Urban Forestry for the removal and/or preservation of any protected trees. Utilize practical design alternatives per Chapter 33-155 to avoid removing protected trees.

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 08/20/2026
Plat Name: Rodeo Auxiliary Facilities South
Developer: EHRA
Applicant: EHRA
App No / Type: 2026-1001 Class 2 subdivision replat (C2R)

Staff Recommendation:
Defer Applicant request

Total Acreage:	149.2900	Total Reserve Acreage:	149.2900
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:	8 Southwest Side	Street Type (Category):	None
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

Conditions and requirements for approval:

20.06 Street Dedication plat shall conform to the previously approved General Plan. Reference the GP for the street location(s) and width(s). (Sec 42-25)
21.00 Make minor corrections and additions as indicated on the marked file copy.
21.09 Add reason for replat in title block of the plat.
21.20 Acreage in title and on plat must match at recordation.
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)
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: 68
Action Date: 08/20/2026
Plat Name: Rodeo Auxiliary Facilities South
Developer: EHRA
Applicant: EHRA
App No / Type: 2026-1001 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
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 application 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.
Stormwater quality permit is required.
No building is allowed within any public utility easement.

Addressing
No Comment

HPW- TDO- Traffic
1- For commercial-Residential development an Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found in Chapter 15 of the Design Manual (IDM).
2- Coordinate with the Planning Department regarding sidewalk requirements and placement. The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the Planning Department, planning will communicate the process requirements. Contact the planning below for any sidewalk questions or concerns. http://www.houstontx.gov/planning/
3- If the proposed plat is proposing taking access along SH-288, ensure coordinating with TxDOT to furnish copy of TxDOT driveway access.
4- Recommend the proposed driveways is align with existing median opening; additionally, recommend providing left turn bays accessing the proposed site.
4-

Harris County Flood Control District
Flood Control review - Need to show and label Drainage Channel C135-01-00 with top of banks across the plat (see regulations guidelines in uploaded PDF).

TxDOT Advance Transportation Planning
The SH 288 widening project under CSJ ID 0598-01-106 (letting out to bid in FY 2029) appears to be staying within existing ROW lines, approve plat as submitted.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 08/20/2026
Plat Name: Rosalie Park Plaza
Developer: New Era Development & Land Services
Applicant: New Era Development & Land Services
App No / Type: 2026-1306 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1147	Total Reserve Acreage:	0.1147
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:	15 South 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	77004	493Z	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))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 08/20/2026
Plat Name: Rosalie Park Plaza
Developer: New Era Development & Land Services
Applicant: New Era Development & Land Services
App No / Type: 2026-1306 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 application 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.
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 - 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: 70
Action Date: 08/20/2026
Plat Name: Schurmier Place replat no 1
Developer: J&B RE Holdings LLC
Applicant: M2L Associates, Inc.
App No / Type: 2026-1318 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	10.6920	Total Reserve Acreage:	10.6920
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:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77048	574T	City

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)
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 ********.
21.11 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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 08/20/2026
Plat Name: Schurmier Place replat no 1
Developer: J&B RE Holdings LLC
Applicant: M2L Associates, Inc.
App No / Type: 2026-1318 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
Note: Dedication/title block plat name and acreage differ

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 application 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.
Stormwater quality permit is required.

Addressing
No Comment

HPW- TDO- Traffic
No Comments.

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 210-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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 08/20/2026
Plat Name: Simmons Villas
Developer: Paschal Homes, LLC
Applicant: AAB Homes, LLC
App No / Type: 2026-1132 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.2002	Total Reserve Acreage:	0.1038
Number of Lots:	1	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.
21.11 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.
21.25 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: 71
Action Date: 08/20/2026
Plat Name: Simmons Villas
Developer: Paschal Homes, LLC
Applicant: AAB Homes, LLC
App No / Type: 2026-1132 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

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 application 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 Houston˘s Infrastructure Design Manual for detention requirements.
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 - No comments.

Parks & Recreation - Urban Forestry
There are no protected trees within the 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: 72
Action Date: 08/20/2026
Plat Name: Spring Green Development
Developer: PHIL AR1, LLC
Applicant: Conley Land Services, LLC
App No / Type: 2026-1350 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	4.1900	Total Reserve Acreage:	4.1900
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	77494	524G	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.
21.11 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.
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: 08/20/2026
Plat Name: Spring Green Development
Developer: PHIL AR1, LLC
Applicant: Conley Land Services, LLC
App No / Type: 2026-1350 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-- Easements 2004018417, 2004064158: Document conveys rights to ˝The Public¸ (meaning all persons/entities) when rights should have been conveyed to the ˝local public utilities¸. Docs should be amended.

2--Prior easement(s) per Title Report CPL (copy attached) to be included on plat:
Blanket or unplottable easements should be listed in the General Notes.
Verify all applicable easements in title report are included on plat.
Recorded in CF#: 2004018417

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. If the criteria conflicts with counties, the more restrictive criteria shall govern.
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

Fort Bend Engineer
1) Address comments on FBC markup;
2) Submit FP to FBC for formal review;
3) Not all FBC comments are provided within this portal.

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

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: 73
Action Date: 08/20/2026
Plat Name: Sundown Collective
Developer: Elite Urban Development Holdings, LLC
Applicant: AAB Homes, LLC
App No / Type: 2026-1244 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1997	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	455E	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))
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.
21.20 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))

1.) Show and label 25' Deed restricted BL with record info; Show it alone with "and by plat" OR, If you intend to keep both, you must include the Deed Restricted BL note

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 08/20/2026
Plat Name: Sundown Collective
Developer: Elite Urban Development Holdings, LLC
Applicant: AAB Homes, LLC
App No / Type: 2026-1244 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 abbreviations on plat must be in Legend and/or notes of plat. Please add HCMR and HCCF to Legend

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 application 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.

Addressing
Change street type for Sundown to DRIVE.

HPW- TDO- Traffic
Survey does not show existing transmission pole. Please make sure the driveways provide enough clearance.

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

Parks & Recreation - Urban Forestry
There are no protected trees within the 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: 74
Action Date: 08/20/2026
Plat Name: Toliver Street Townhomes
Developer: PRO-SURV
Applicant: PROSURV
App No / Type: 2026-1293 Class 2 subdivision replat (C2R)

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.2889	Total Reserve Acreage:	0.0318
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:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77093	454K	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))
11.00 Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
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)
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.
22.00 This subdivision plat requires additional guest parking space(s). One additional guest parking space is required for every six dwelling units. Provide the additional parking table for single-family residential use on face of the plat. (Sec 42-186)
23.05 Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (Sec 42-184)
39.01 Staff requests a two week deferral for further study and review of the separately filed deed restrictions.
39.02 Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
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)
40.13 A shared driveway plat must provide a 3˝ emergency access easement along each subdivision plat boundary line that is not adjacent to a public street. The easement must be labeled and dimensioned and ˝Emergency Access Easement¸ must be spelled out completely. (Sec 42-145 (d))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 08/20/2026
Plat Name: Toliver Street Townhomes
Developer: PRO-SURV
Applicant: PROSURV
App No / Type: 2026-1293 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
Currently CenterPointˇs standard is a 5ˇBL on shared driveways in order to install and maintain facilities.

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

HPW-OCE- Drainage and Utility
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.

Addressing
Please remove Vine Street off Plat. Street does not exist.

HPW- TDO- Traffic
!. Please provide boundaries of proposed reserved parking.

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

Parks & Recreation - Urban Forestry
There are no protected trees within the building setback or City right-of-way.

Parks and Recreation
1) Correct the park sector note.

Solid Waste
The proposed development does not meet the frontage requirement to qualify 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: 75
Action Date: 08/20/2026
Plat Name: Townhomes at 21st Street
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2026-1294 Class 2 subdivision replat (C2R)

Staff Recommendation:
Defer Chapter 42 planning standards

Total Acreage:	0.1895	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	
COH Park Sector:	12 Northwest Side Inside Loop	Street Type (Category):	Public
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:

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))
28.00 Existing conditions survey shall identify all applicable features. (Sec 42-56)
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)
39.02 Staff requests a two week deferral to allow time for the applicant to provide revised (existing condition survey showing protected trees) information before noon next Wednesday.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 08/20/2026
Plat Name: Townhomes at 21st Street
Developer: CE Engineers & Development Consultants, Inc.
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2026-1294 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.

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 application 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 Houston˘s Infrastructure Design Manual for detention requirements.

Addressing
No Comment

HPW- TDO- Traffic
Please provide approx. distance to next public cross street.

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

Parks & Recreation - Urban Forestry
There are protected trees within the setback. Coordinate with Urban Forestry for the removal and/or preservation of any protected trees. Utilize practical design alternatives per Chapter 33-155 to avoid removing protected trees.

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 08/20/2026
Plat Name: Tuam Park Plaza
Developer: New Era Development & Land Services
Applicant: New Era Development & Land Services
App No / Type: 2026-1308 Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1147	Total Reserve Acreage:	0.1090
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:	15 South 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	77004	493Z	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))
38.04 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: 76
Action Date: 08/20/2026
Plat Name: Tuam Park Plaza
Developer: New Era Development & Land Services
Applicant: New Era Development & Land Services
App No / Type: 2026-1308 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 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 application 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.
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 - 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: 77
Action Date: 08/20/2026
Plat Name: Azeez Vista
Developer: To be determined
Applicant: SEM SERVICES
App No / Type: 2026-1062 Class 3 subdivision replat Public Hearing Notification (C3N)

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:	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:

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))
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)
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)
21.25 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))
23.06 Add plat note: Lot XX, Block XX shall be limited to one dwelling unit only. (Sec 42-184(3))
32.00 Add to general notes on face of plat: This property(s) is located in Park Sector number 15. (Sec 42-1 & Division 7)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 08/20/2026
Plat Name: Azeez Vista
Developer: To be determined
Applicant: SEM SERVICES
App No / Type: 2026-1062 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
All existing easements on Title Report must be indicated on 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 application 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.

Addressing
No Comment

HPW- TDO- Traffic
No Comments.

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

Parks & Recreation - Urban Forestry
There are no protected trees within the building setback or City right-of-way.

Parks and Recreation
1) Correct the park sector note.

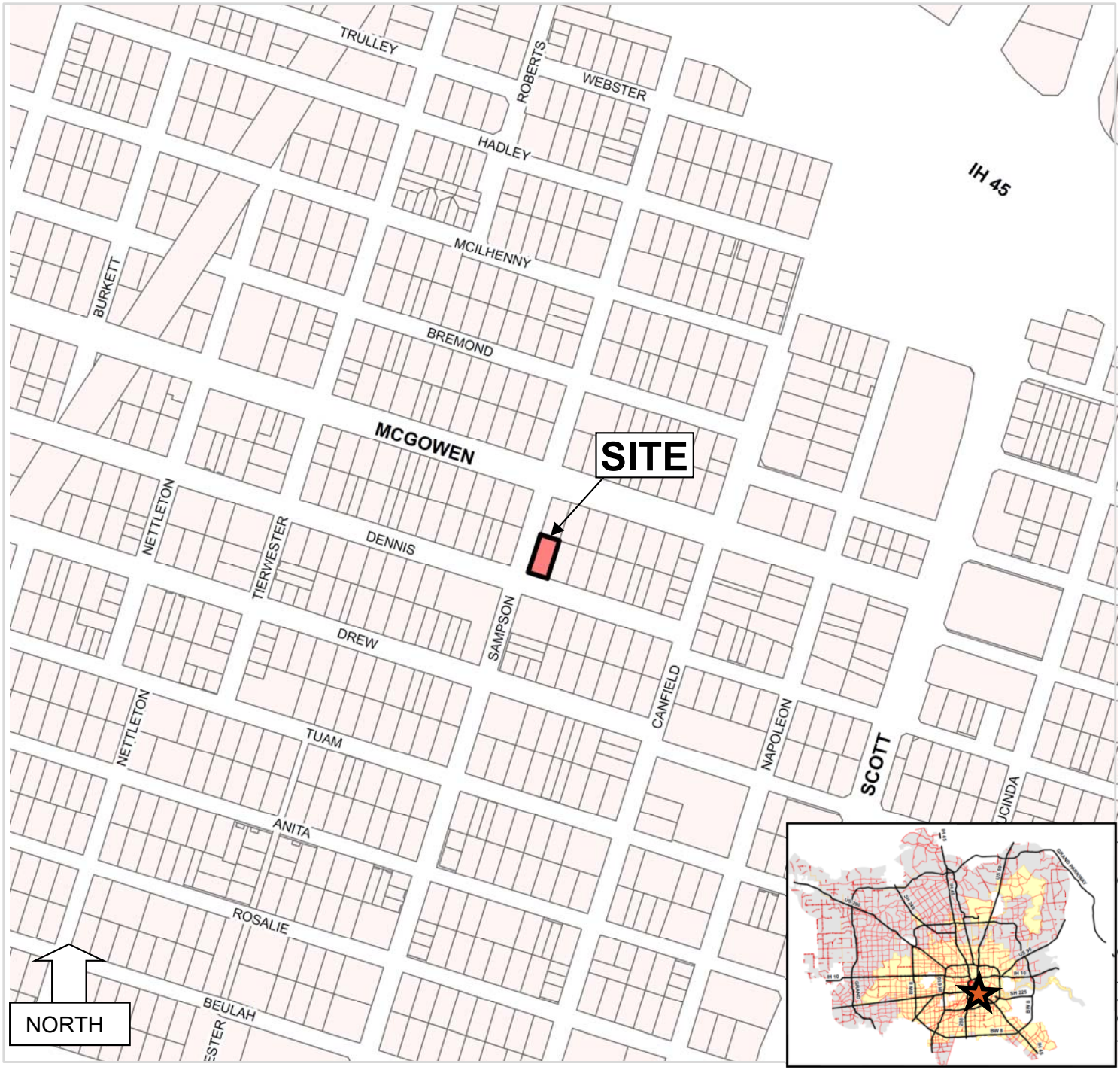
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 77

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Azeez Vista

Applicant: SEM SERVICES



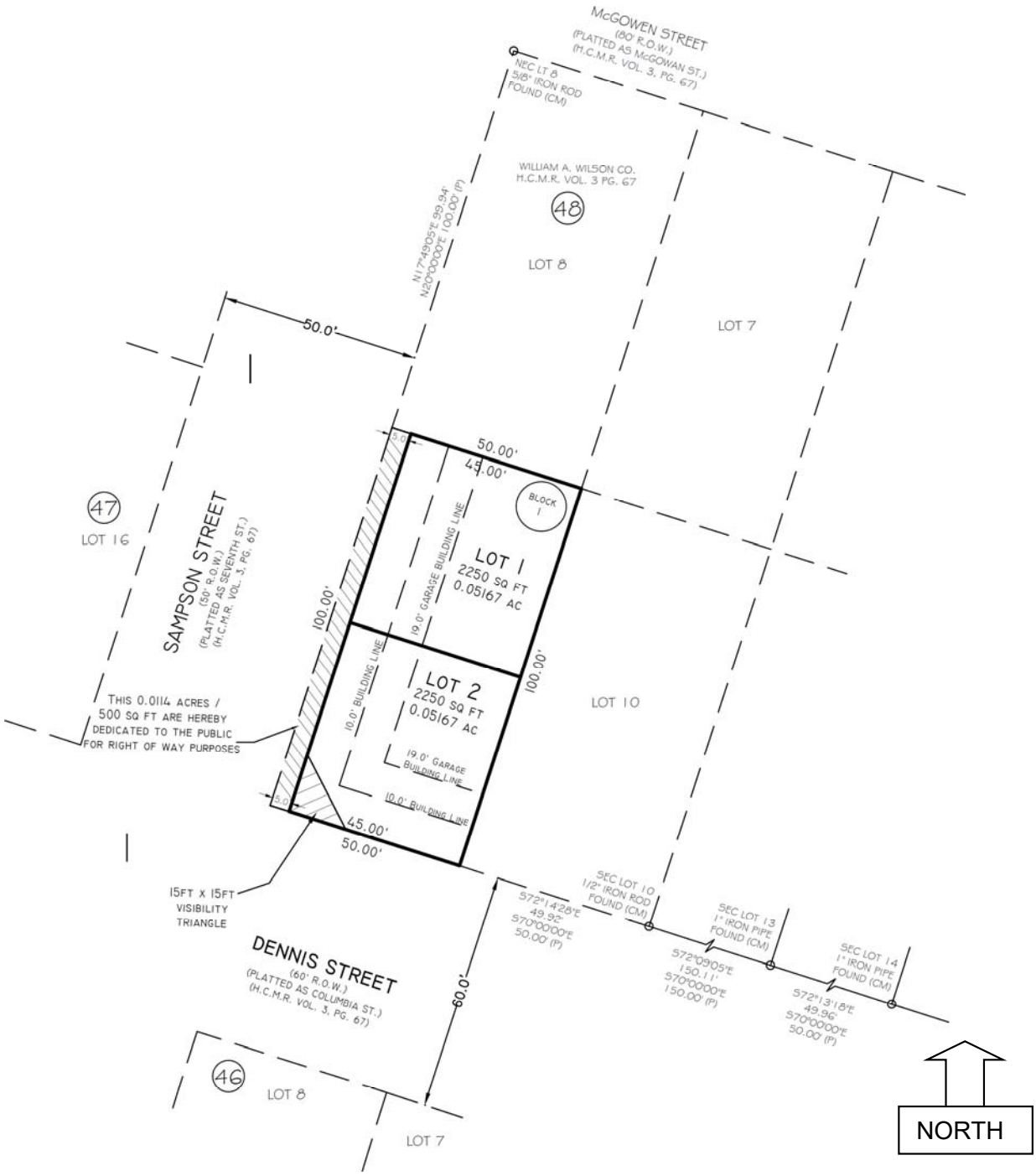
C – Public Hearings Site Location

Houston Planning Commission ITEM: 77

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Azeez Vista

Applicant: SEM SERVICES



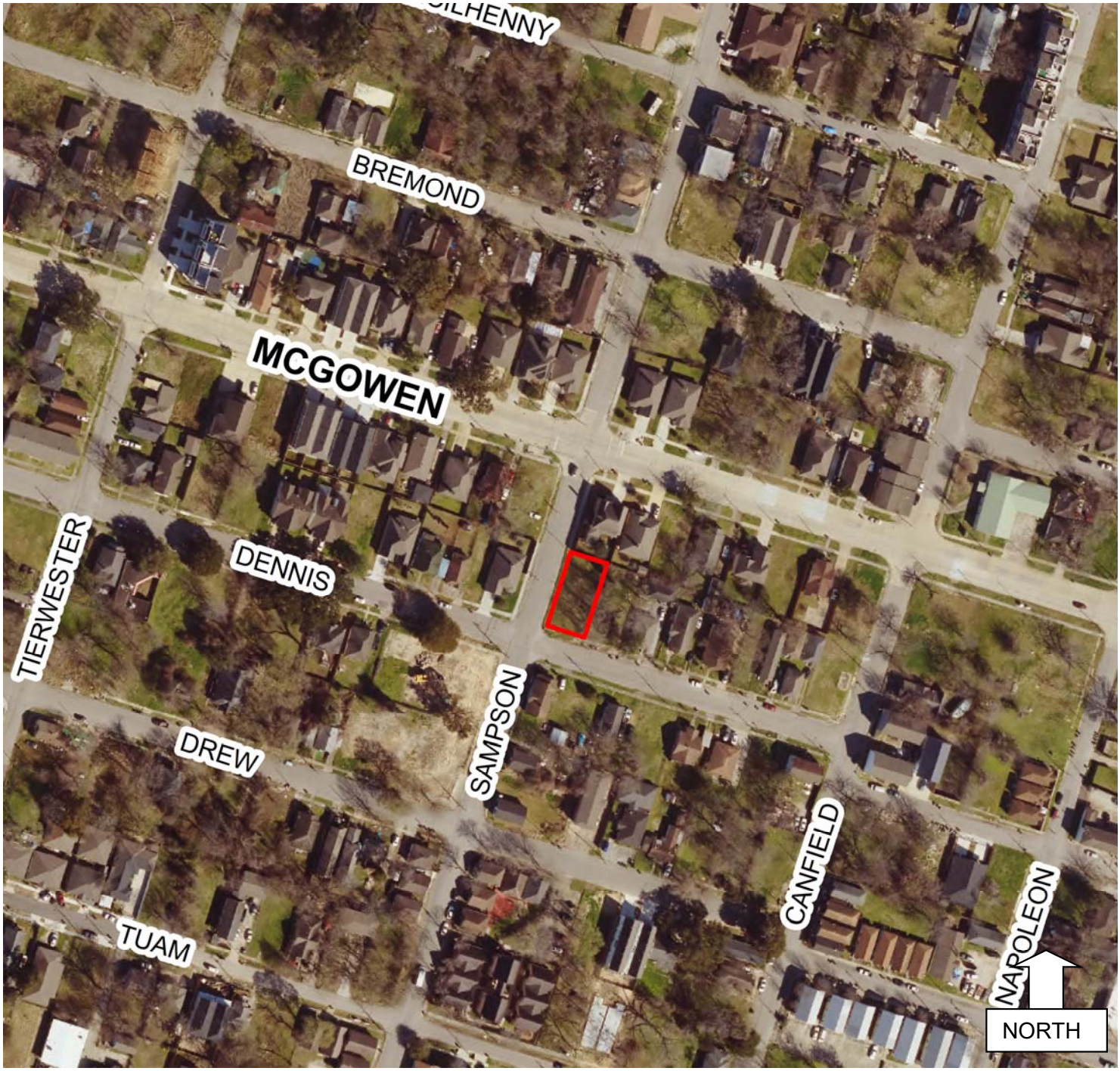
C – Public Hearings Subdivision

Houston Planning Commission ITEM: 77

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Azeez Vista

Applicant: SEM 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

July 28, 2026

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2026-1062

PLAT NAME：Azeez Vista

The Planning and Development Department has received a subdivision plat application to allow a full replatting of Wilson Place being as recorded in F.C No. 712425 of the Harris County Map Records. The property is located at 3401 Dennis Street; at the northeast corner of Sampson and Dennis St. 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 Department has mailed 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,Stephanie Mendoza, with SEM SERVICES, on behalf of the developer, can be contacted at 832-986-8208 for additional information regarding this project. You may also contact the 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 hearing to consider this application. A sign with this information has also been posted on the site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, August 20, 2026 , 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 • Joe Panzarella • 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 • Alejandra Salinas • 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.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. 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: 78
Action Date: 08/20/2026
Plat Name: Charlesmont Street Views
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2026-1056 Class 3 subdivision replat Public Hearing Notification (C3N)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1642	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	77078	415X	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: 78

Action Date: 08/20/2026

Plat Name: Charlesmont Street Views

Developer: 3h Engineering & Construction, Inc

Applicant: PLS CONSTRUCTION LAYOUT, INC

App No / Type: 2026-1056 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
A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please
attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit application 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 Houston˘s Infrastructure Design Manual for detention requirements.

Addressing
No Comment

HPW- TDO- Traffic
No comments

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

Parks & Recreation - Urban Forestry
There are no protected trees within the building setback or City right-of-way.

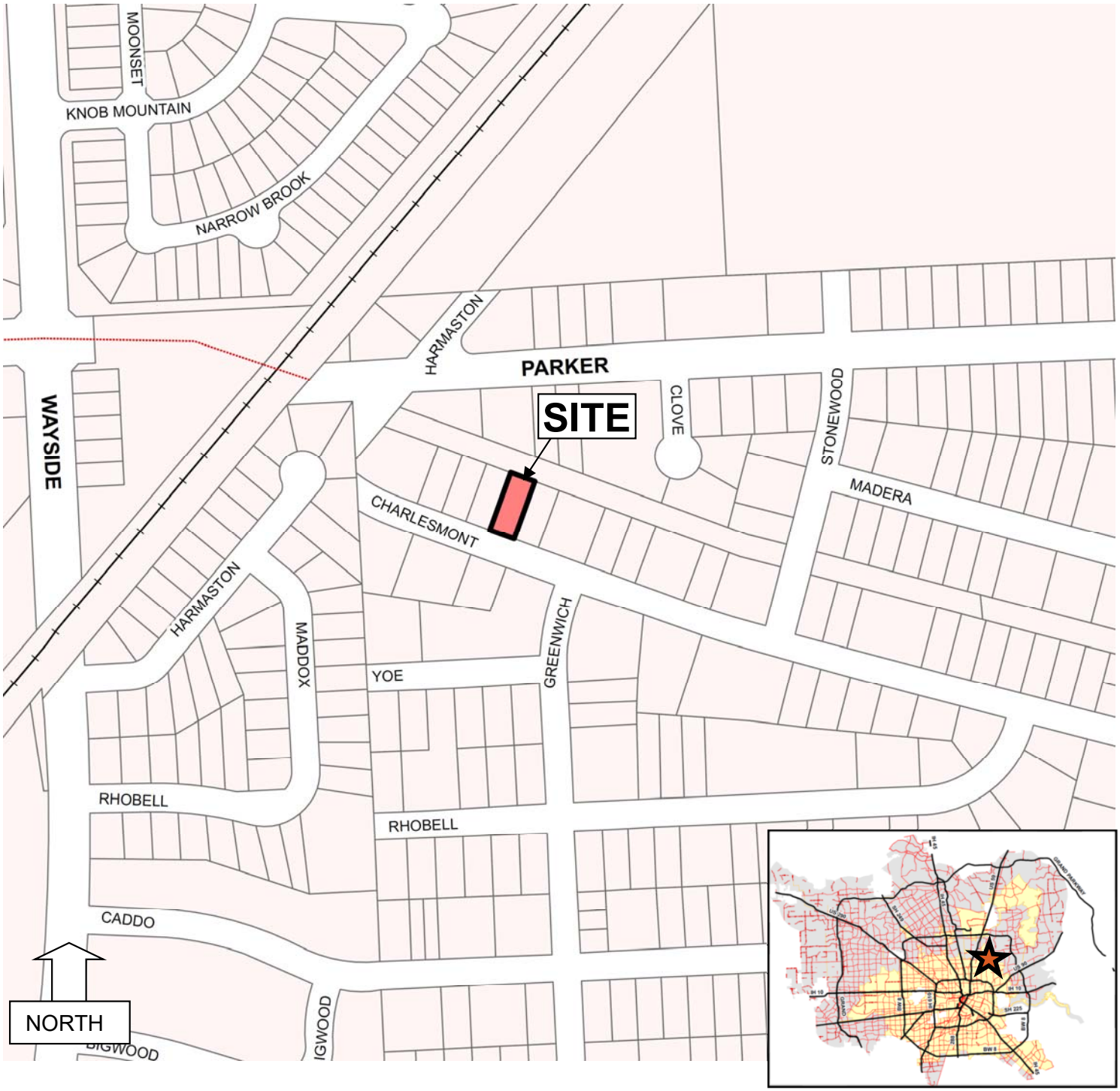
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 78

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Charlesmont Street Views

Applicant: PLS Construction Layout, Inc.



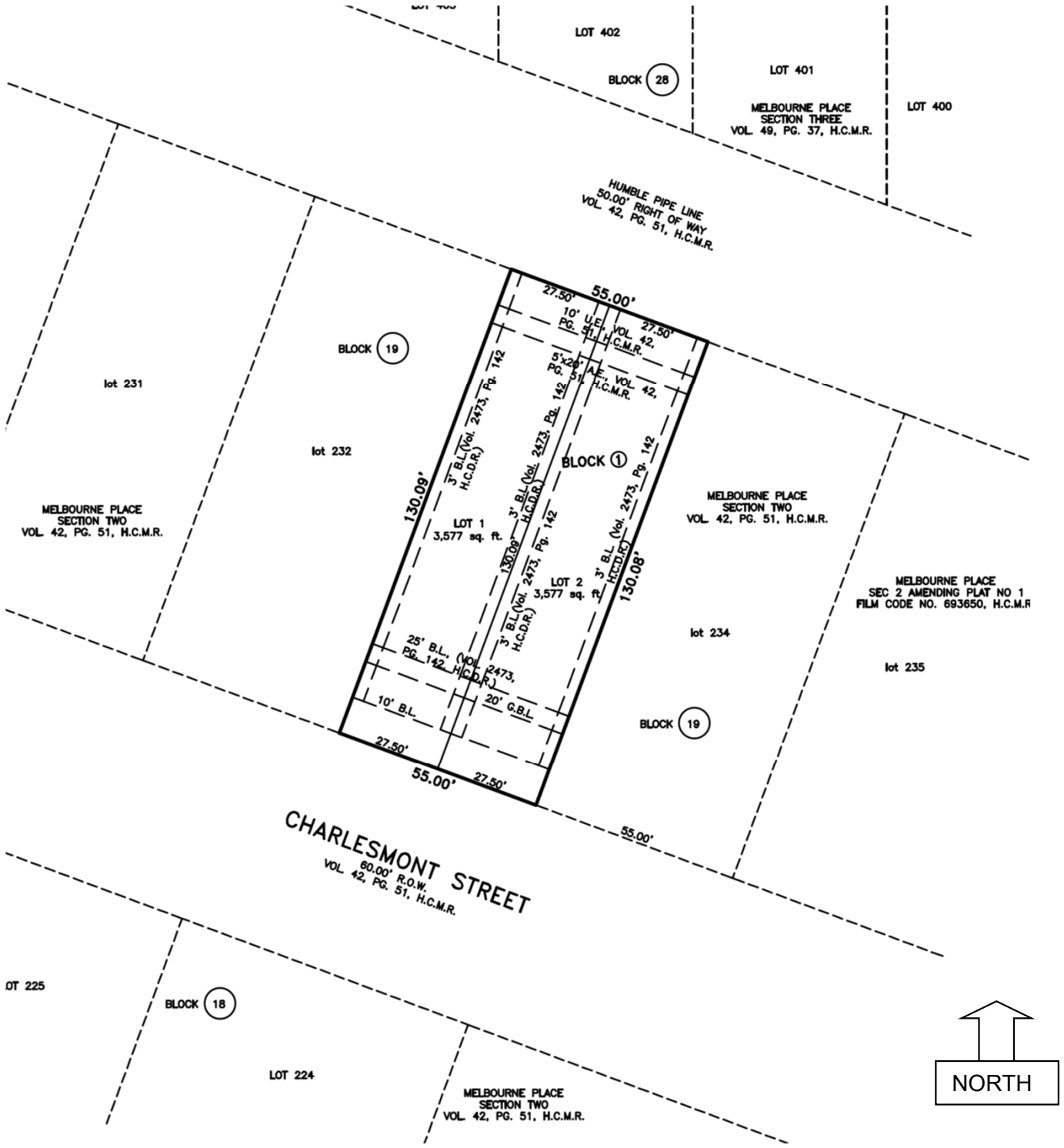
C – Public Hearings Site Location

Houston Planning Commission ITEM: 78

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Charlesmont Street Views

Applicant: PLS Construction Layout, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 78

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Charlesmont Street Views

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

July 28, 2026

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2026-1056

PLAT NAME：Charlesmont Street Views

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Melbourne Place Sec 2 being Lot 233, Block 19. as recorded in Volume 42, Page 51 of the Harris County Map Records. The property is located at 8021 Charlesmont Street; north along Charlesmont Street and west of Stonewood 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 Department has mailed 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 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 hearing to consider this application. A sign with this information has also been posted on the site.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, August 20, 2026 , 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 • Joe Panzarella • 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 • Alejandra Salinas • 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

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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.
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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.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. 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: 79

Action Date: 08/20/2026

Plat Name: Fishers Pointe at Waverly partial replat no 1

Developer: Frankel builder group

Applicant: South Texas Surveying Associates, Inc.

App No / Type: 2026-0867 Class 3 subdivision replat Public Hearing Notification (C3N)

Staff Recommendation:

Approve the plat subject to the conditions listed

Total Acreage:	0.1828	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	
COH Park Sector:	12 Northwest Side Inside Loop	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77008	452Z	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)
21.11 Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
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)
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: 79

Action Date: 08/20/2026

Plat Name: Fishers Pointe at Waverly partial replat no 1

Developer: Frankel builder group

Applicant: South Texas Surveying Associates, Inc.

App No / Type: 2026-0867 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 COMMENTS

HPW-HW- IDS
A Wastewater and Water Capacity Reservation letter is required. When applying for the wastewater adn water capacity for your proposed project, please
attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit application 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.

Addressing
No Comment

HPW- TDO- Traffic
No comments

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

Parks & Recreation - Urban Forestry
There are no protected trees within the building setback or City right-of-way.

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

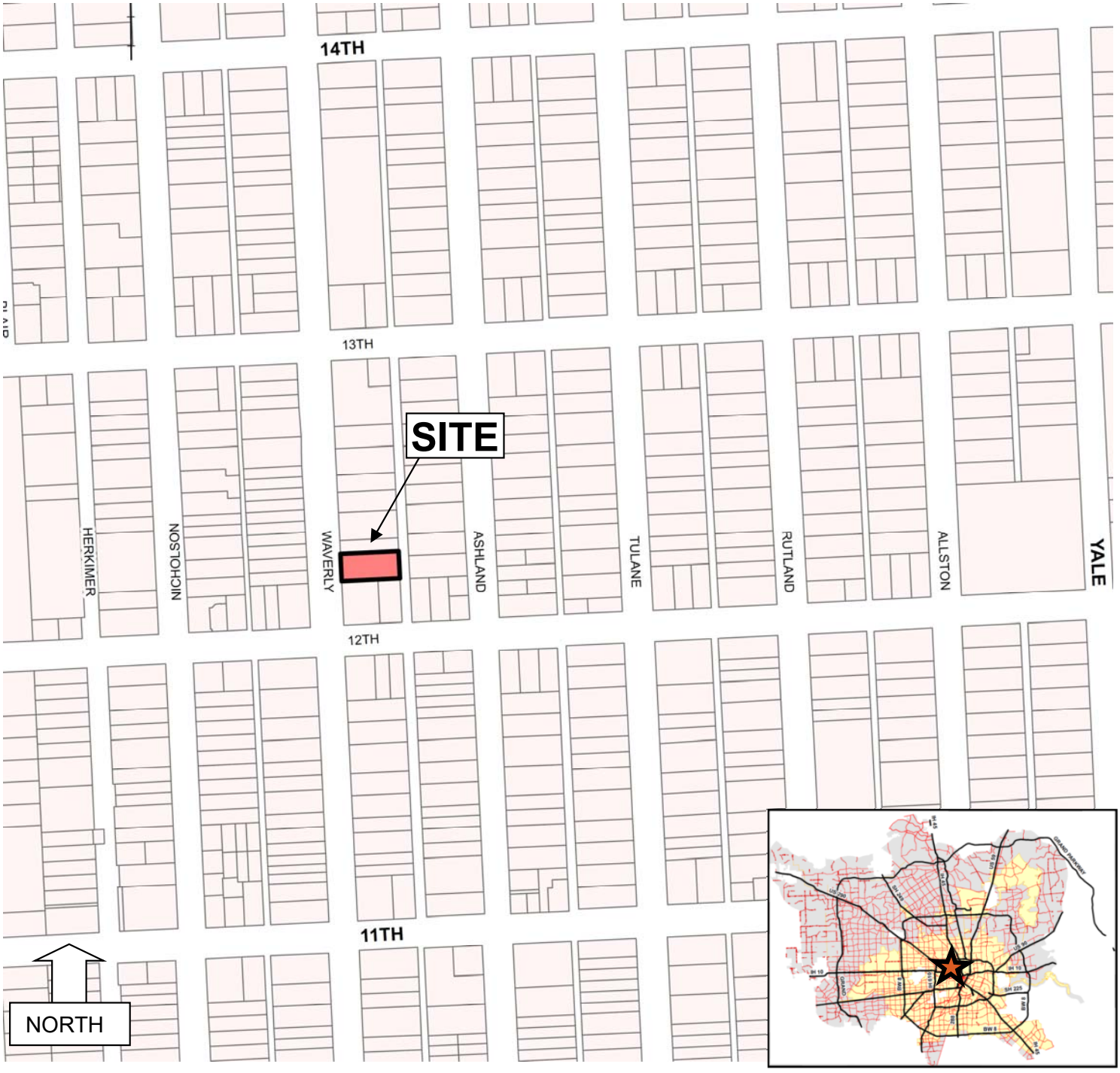
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 79

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Fishers Pointe at Waverly partial replat no 1 (DEF 2)

Applicant: South Texas Surveying Associates, Inc.



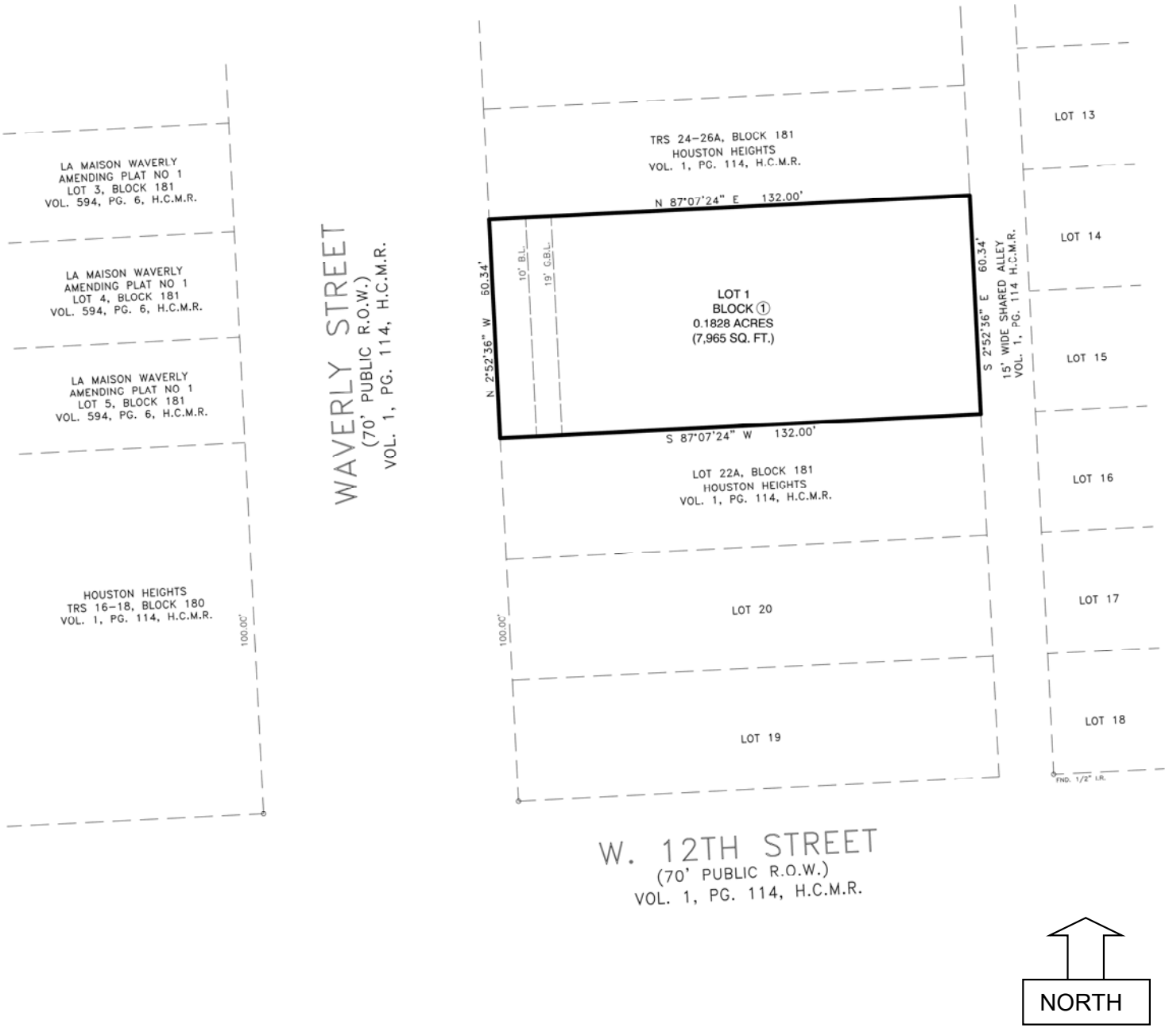
C – Public Hearings Site Location

Houston Planning Commission ITEM: 79

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Fishers Pointe at Waverly partial replat no 1 (DEF 2)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 79

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Fishers Pointe at Waverly partial replat no 1 (DEF 2)

Applicant: South Texas Surveying Associates, 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

June 29, 2026

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2026-0867

PLAT NAME：Fishers Pointe at Waverly partial replat no 1

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Fishers Pointe at Waverly and Houston Heights being Lot 2, Block 1, as recorded at Film Code No. 660148 H.C.M.R. and the south 30 feet of Lot 22, Block 181, as recorded in Vol.1 Pg. 114 H.C.M.R. The property is located at 1216 and 1220 Waverly Street; east along Waverly St between W 13th St and W 12th St. The purpose of the replat is to create 1 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 Department has mailed 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,Jason Barringer, with South Texas Surveying Associates, Inc., on behalf of the developer, can be contacted at 281-556-6918 for additional information regarding this project. You may also contact the planner John Cedillo, with the Planning and Development Department regarding this notice via email at John.Cedillo@houstontx.gov or call (832) 393-6633.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, July 23, 2026 , 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 • Joe Panzarella • 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 • Alejandra Salinas • 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.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. 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: 80
Action Date: 08/20/2026
Plat Name: Gomez Bigwood Development
Developer: George Rice Realty
Applicant: Doshi Engineering & Surveying Company
App No / Type: 2026-0946 Class 3 subdivision replat Public Hearing Notification (C3N)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1791	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	
COH Park Sector:	4 Northeast Side	Street Type (Category):	None
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77078	455B	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)
21.19 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 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: 80

Action Date: 08/20/2026

Plat Name: Gomez Bigwood Development

Developer: George Rice Realty

Applicant: Doshi Engineering & Surveying Company

App No / Type: 2026-0946 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
A Wastewater and Water Capacity Reservation letter is required. When applying for the wastewater adn water capacity for your proposed project, please
attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit application 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 Houston˘s Infrastructure Design Manual for detention requirements.

Addressing
No Comment

HPW- TDO- Traffic
No Comments.

Harris County Flood Control District
Flood Control review No comments.

Parks & Recreation - Urban Forestry
There are no protected trees within the building setback or City right-of-way.

Parks and Recreation
1) Correct the Parks and Open Space table.

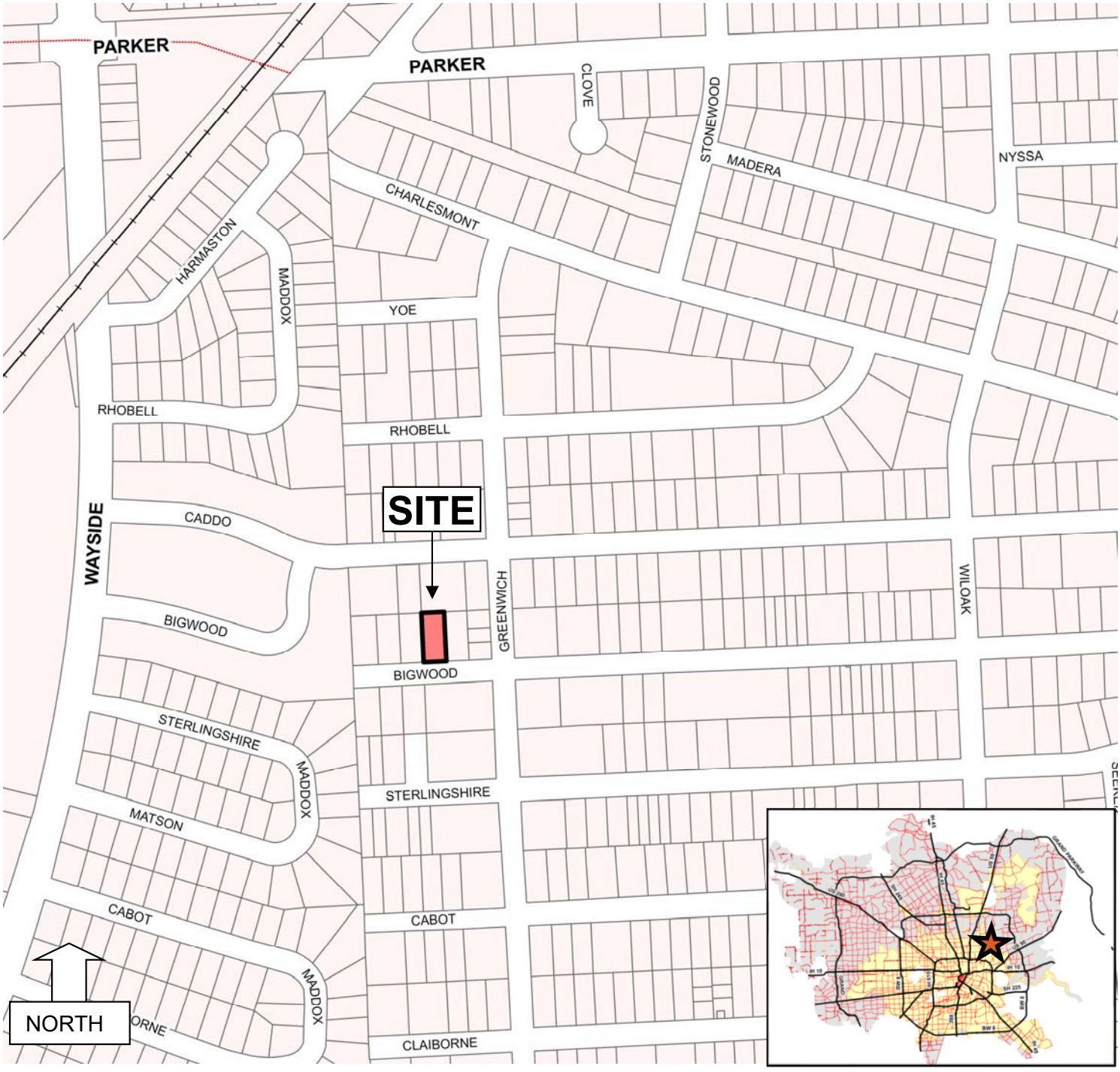
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 80

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Gomez Bigwood Development

Applicant: Doshi Engineering & Surveying Company



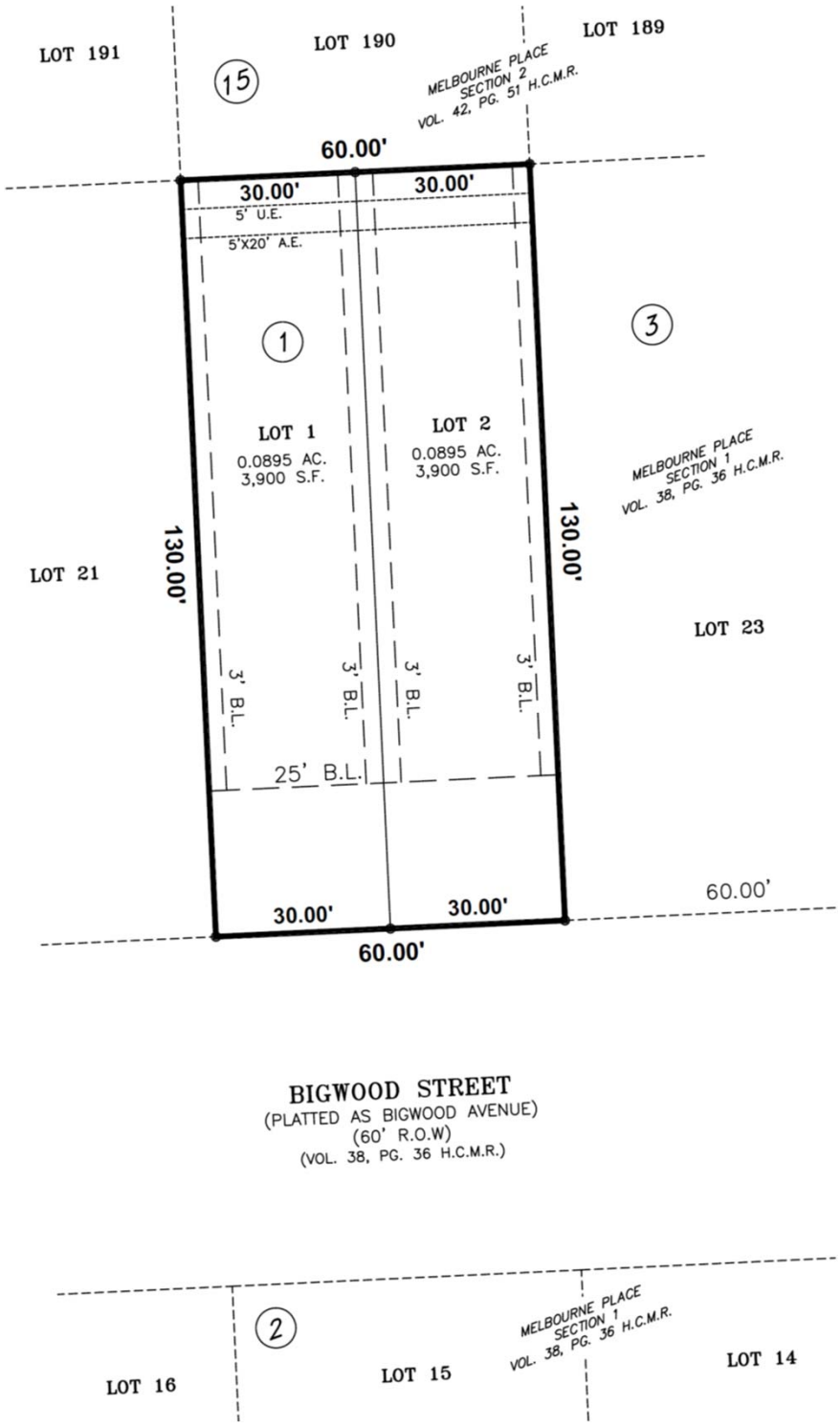
C – Public Hearings Site Location

Houston Planning Commission ITEM: 80

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Gomez Bigwood Development

Applicant: Doshi Engineering & Surveying Company



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 80

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Gomez Bigwood Development

Applicant: Doshi Engineering & Surveying Company



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

July 28, 2026

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2026-0946

PLAT NAME：Gomez Bigwood Development

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Melbourne Place Section One being Lot 22, Block 3, as recorded in Vol. 38, Pg. 36 of the Harris County Map Records. The property is located at north along Bigwood St and west of Greenwich St. The purpose of the replat is To create two single-family residential lots and to revise the building line.

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 Department has mailed 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,Hasmukh Doshi, with Doshi Engineering & Surveying Company, on behalf of the developer, can be contacted at 281-395-9906 for additional information regarding this project. You may also contact the 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 hearing to consider this application. A sign with this information has also been posted on the site.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, August 20, 2026 , 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 • Joe Panzarella • 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 • Alejandra Salinas • 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.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. 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: 81
Action Date: 08/20/2026
Plat Name: Parkway Oaks Sec 6 partial replat no 1
Developer: Harris Fort bend Counties MUD No 1
Applicant: Vogler & Spencer Engineering, Inc.
App No / Type: 2026-1002 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:	5.3150	Total Reserve Acreage:	5.3150
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:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	485N	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)
21.18 Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (Sec 42-41(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))

1.) Provide easement exhibit at recordation. Some easements listed in CPL do not reflect record info.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 81

Action Date: 08/20/2026

Plat Name: Parkway Oaks Sec 6 partial replat no 1

Developer: Harris Fort bend Counties MUD No 1

Applicant: Vogler & Spencer Engineering, Inc.

App No / Type: 2026-1002 Class 3 subdivision replat Public Hearing Notification (C3N)

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 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.).

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. If the criteria conflicts with counties, the more restrictive criteria shall govern.
No building is allowed within any public utility easement.

Addressing
No Comment

Fort Bend Engineer
1) Address all comments on plat markup;
2) Submit FP to FBC for formal review;
3) Not all FBC comments are provided in this portal.

HPW- TDO- Traffic
No comments.

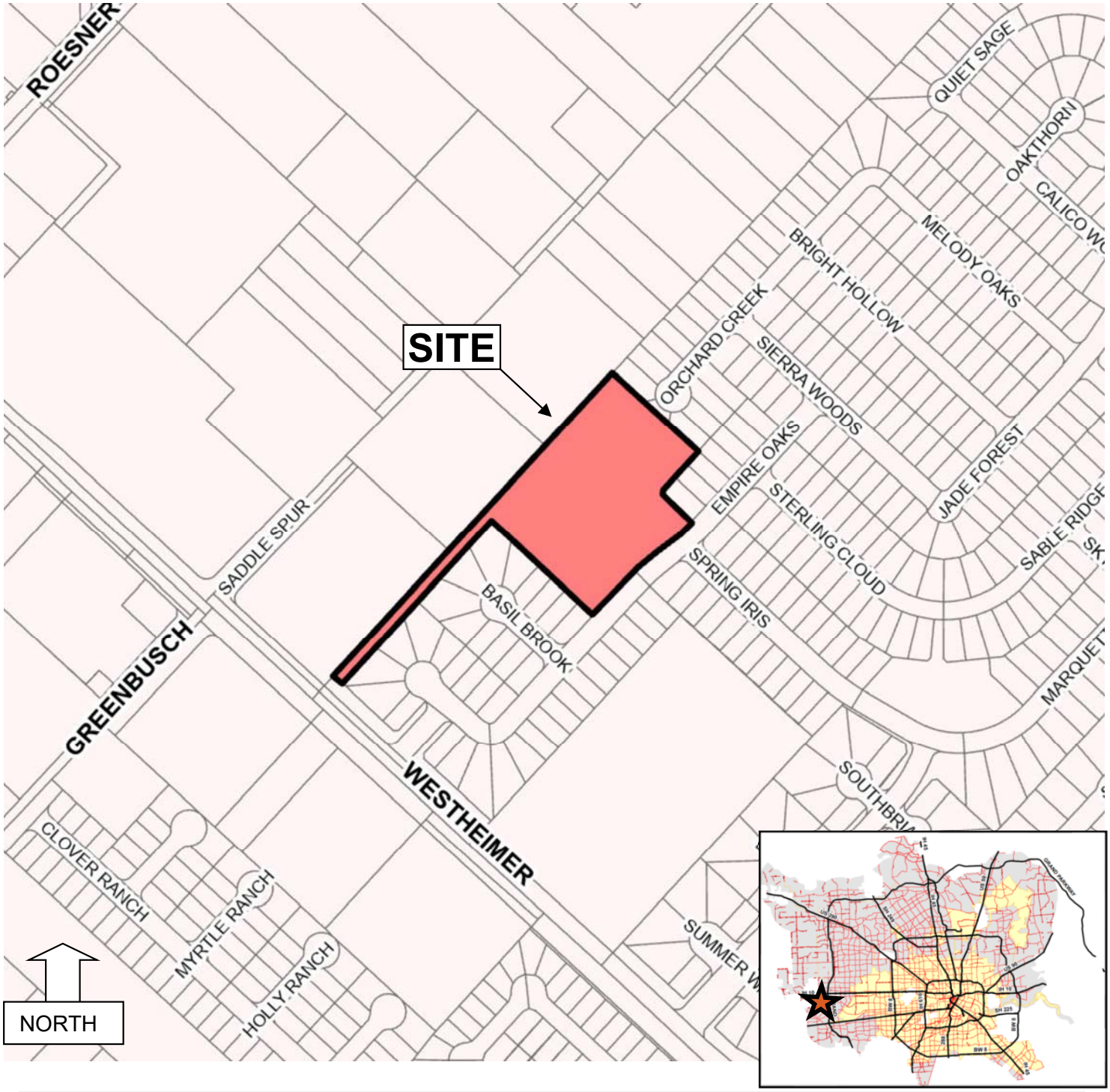
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 81

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Parkway Oaks Sec 6 partial replat no 1 (DEF 1)

Applicant: Vogler & Spencer Engineering, Inc.



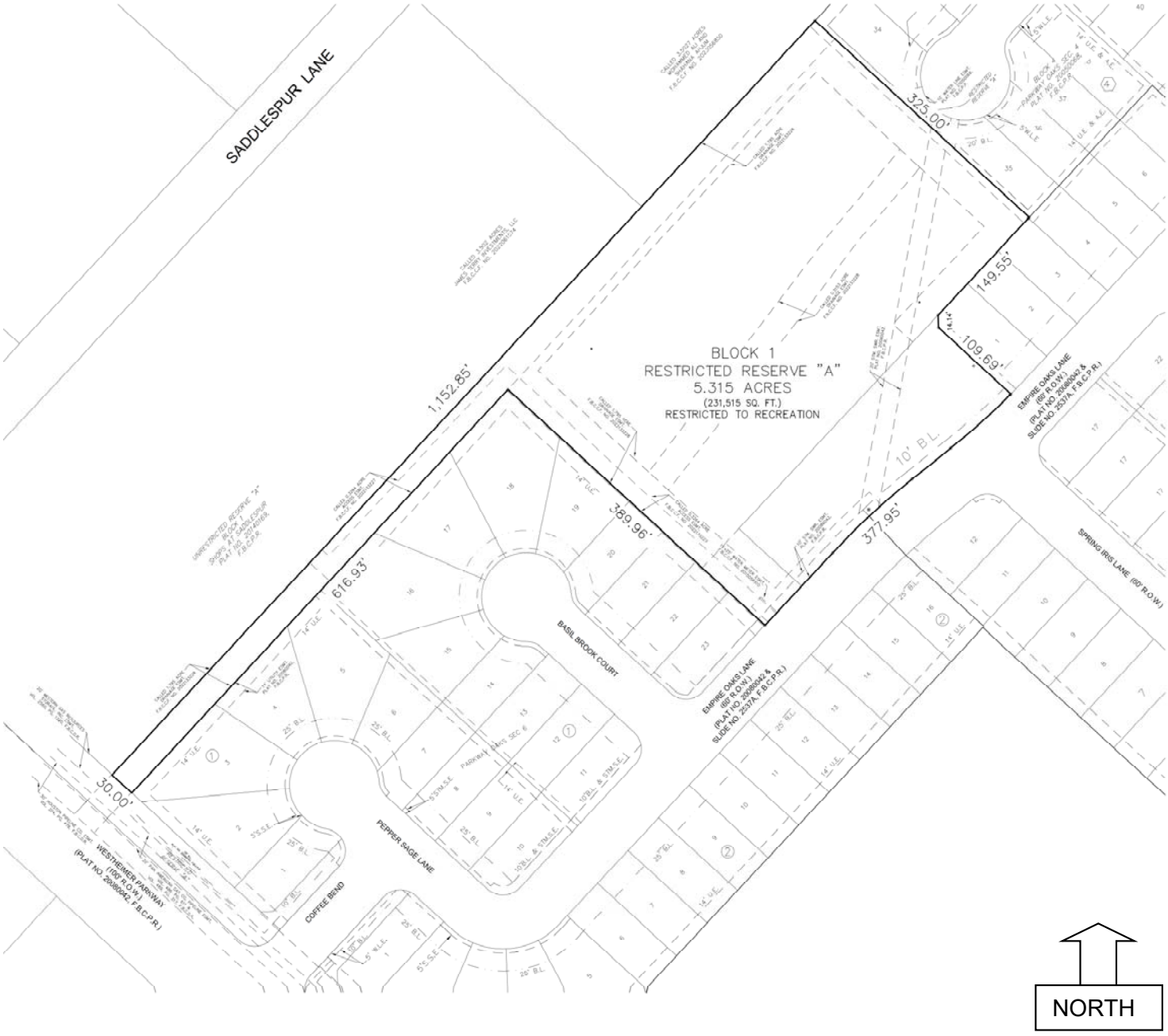
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 81

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Parkway Oaks Sec 6 partial replat no 1 (DEF 1)

Applicant: Vogler & Spencer Engineering, Inc.



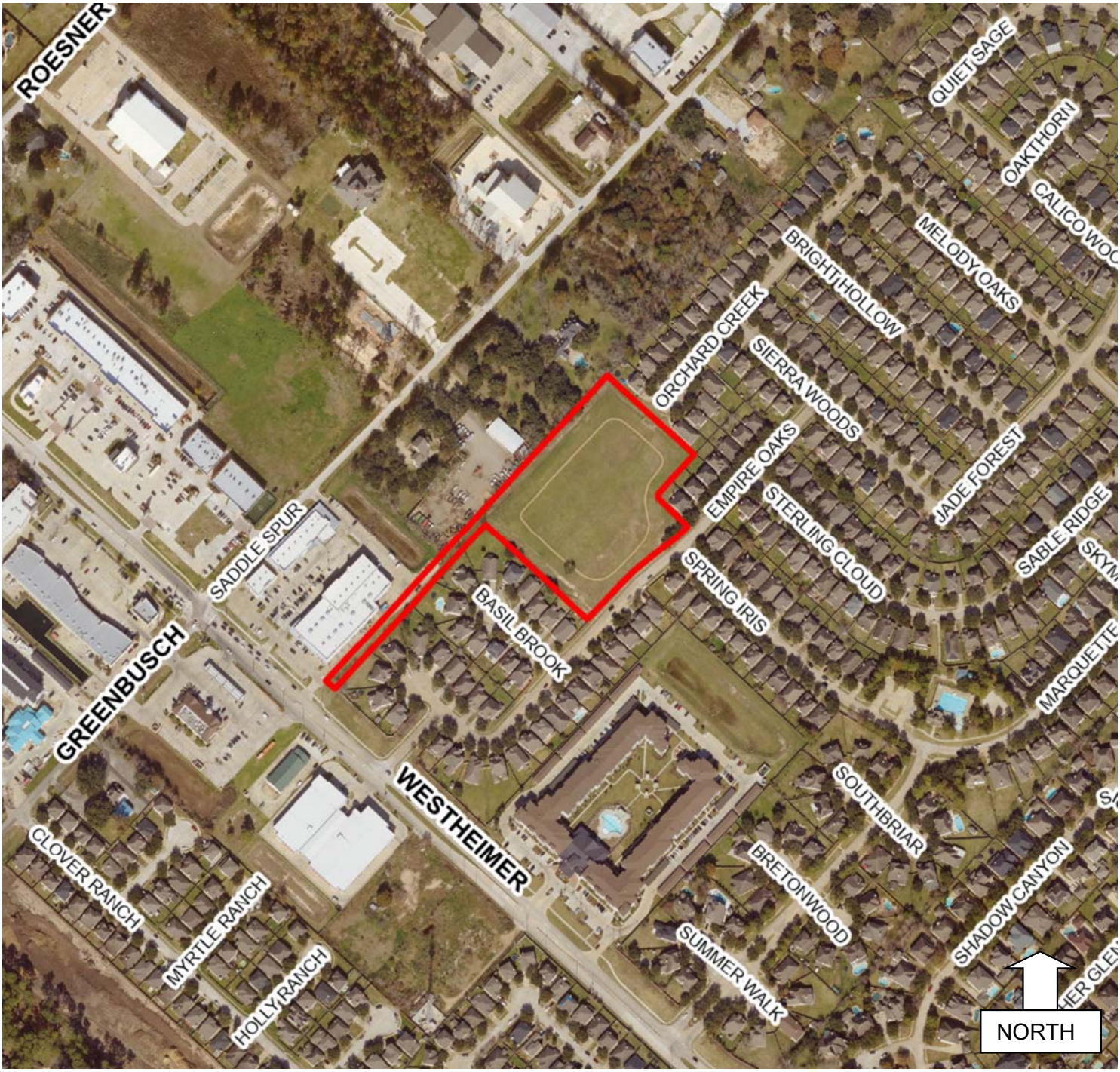
C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 81

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Parkway Oaks Sec 6 partial replat no 1 (DEF 1)

Applicant: Vogler & Spencer Engineering, Inc.



C – Public Hearings with Variance Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2026-1002
Plat Name: Parkway Oaks Sec 6 partial replat no 1
Applicant: Vogler & Spencer Engineering, Inc.
Date Submitted: 6/26/2026

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow reserves restricted to Drill Site and Landscape/Open Space to a Recreational Reserve

Chapter 42 Section: 42-193

Chapter 42 Reference:
A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space use:

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 strict application of the requirements of this chapter would create an undue hardship by limiting the reasonable and intended use of the property. The subject reserves were originally platted as separate Landscape/Open Space Reserve and Drill Site Reserve tracts, which restricts their ability to function as a unified recreational amenity for the neighborhood. The proposed replat combines these areas into a single Recreational Reserve, allowing the tract to be used, maintained, and improved as an integrated park and open space area for residents. Denial of the requested variance would unnecessarily limit the effective use of the land and impede the development of a cohesive recreational facility that serves the surrounding community. The proposed replat does not increase development intensity or adversely affect adjacent properties, but instead facilitates the reasonable use of the property for recreational purposes consistent with the overall intent of the community.

(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 this variance request are not the result of a hardship created or imposed by the applicant. The existing Landscape/Open Space Reserve

and Drill Site Reserve were established through prior platting actions and represent existing conditions of the property. The proposed replat is intended to consolidate these existing reserve areas into a single Recreational Reserve to provide a more functional and efficient recreational amenity for the neighborhood. The need for the variance arises from the existing configuration and designation of the reserve tracts, rather than from any action taken by the applicant to create the hardship. The requested variance will facilitate the orderly development, maintenance, and use of the property for recreational purposes and will enhance the benefit provided to residents of the community.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The request of replating the two restricted reserves with one recreational reserve will maintain the intent and purpose of this chapter. The proposed replat is creating a park which allows the community to come together for multiple activities along with a paved walking path without affecting the surrounding properties, increase development intensity or conflict with the objectives of the subdivision regulations.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The proposed recreation reserve will not affect the public's health, safety or welfare. Due to the added storm sewer, it will improve the drainage of the reserve which with help the surrounding residence. There will also be shaded areas and water fountains so people can keep cool and safe in the summer and lighting for more visibility in the evenings and early mornings.

(5) Economic hardship is not the sole justification of the variance.
The justification for the variance is added activity for the community which includes a walking trail, soccer field, a sand volleyball court along with other activities.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application Number: 2026-1002
Agendat Item: 81
PC Action Date: 8/20/2026 2:30 PM
Plat Name: Parkway Oaks Sec 6 partial replat no 1
Applicant: Vogler & Spencer Engineering, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Section: 42-193
(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow reserves restricted to Drill Site and Landscape/Open Space to a Recreational Reserve

Basis of Recommendation:
The subject site is 5.3 Acre property located in the Fort Bend County Extraterritorial Jurisdiction, northwest along Empire Oaks Lane, north of Westheimer Parkway, east of Roesner Road.
The applicant is proposing a single Recreation Reserve and is requesting a 42-193 Variance to allow site restricted to Drill Site, and Landscape and Open Space to be converted to Recreational Use, staff is in support of the request.
This is a replat of Reserves B & C, block 1 of Parkway Oaks Sec 6. Review by legal indicates the plat does not violate restrictions on the face of the plat or those filed separately.
The plat is intended to provide a recreational area, including a Soccer Field, Volleyball Court, and a Pavilion and includes a parking lot where there was once restricted landscape and open space.
As this is a 42-193 variance, the plat intends to alter the restricted use of a reserve within a residential subdivision. As such staff insists upon a letter of support from the existing HOA/Civic Association which has been provided.
Staff recommendation is to grant the 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
A majority of the 5+ acre property is restricted to Drill site, but the transition of the smaller open space/landscape reserve to recreation use has triggered the variance request. The intent of the ordinance is to protect residential area from uncharacteristic or invasive development. Strict application of the ordinance would require that the Open space reserve be restricted to existing use or residential but would still allow the Drill Site to exist which is a far more uncharacteristic and invasive land use for the residential subdivision than the proposed Recreation 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;
N/A

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the variance are that of the undesirable/uncharacteristic Drill Site use placed on the existing reserve. The unused Drill Site leaves a large property undeveloped and relegated to a potentially danger use that would be burdensome to the residential neighborhood. Granting the variance would allow the Drill site to be put to better use.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent of the ordinance is maintained as the 42-193 requirement is intended to protect the residents from uncharacteristic and undesirable development. The Community has provided a letter of support showing the propose development is not unwelcomed in the subdivision.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The granting of the variance is injurious to public health and safety and will, in fact, have a positive impact on the health and safety of the residents as it removes the potentially dangerous Drill Site use, and creates space that encourages more healthy, active engagement within the community.

(5) Economic hardship is not the sole justification of the variance.
It is not economic hardship but the removal of a potentially dangers land use and allowing a far more desirable use that is welcomed by the community.

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

July 13, 2026

NOTICE OF PUBLIC HEARING WITH VARIANCE

REFERENCE NUMBER : 2026-1002

PLAT NAME: Parkway Oaks Sec 6 partial replat no 1

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Parkway Oaks Sec 6 being Reserves "B" and "C," Block 1, as recorded in Plat Number 20080042 of the Plat Records of Fort Bend County, Texas. The property is located at northwest along Empire Oaks Lane, northeast of Westheimer Parkway, southeast of Roesner Road. The purpose of the replat is to create 1 (one) reserve restricted to recreation use.

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 Department has mailed 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, Patrick Cook, with Vogler & Spencer Engineering, Inc., on behalf of the developer, can be contacted at 713-782-0042 for additional information regarding this project. You may also contact the planner John Cedillo, with the Planning and Development Department regarding this notice via email at John.Cedillo@houstontx.gov or call (832) 393-6633.

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

PLANNING COMMISSION MEETING INFORMATION:
Thursday, August 6, 2026 , at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above. **Anyone attending the meeting must sign up on a designated form located at the entrance to the Council Chamber.**

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 • Joe Panzarella • 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 • Alejandra Salinas • Sallie Alcorn Controller: Chris Hollins

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.

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

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.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. 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: 82
Action Date: 08/20/2026
Plat Name: Saint Augustine Park
Developer: New Era Development & Land Services
Applicant: New Era Development & Land Services
App No / Type: 2026-1138 Class 3 subdivision replat Public Hearing Notification (C3N)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.1182	Total Reserve Acreage:	0.1182
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:	15 South 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	77021	533R	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)
Coordinate with Urban Forestry prior to final plat submittal. A tree located in the right-of-way (ROW) is identified on the existing conditions survey. Trees located partially or wholly within the City ROW are protected by Article VI of Ch. 33 of the Houston Code of Ordinances. Refer to Ch. 16 of the Infrastructure Design Manual for tree protection procedures. If removal is required, the procedure as outlined in 33-155 must be abided. No tree in the ROW may be removed without an approved tree removal permit.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 82

Action Date: 08/20/2026

Plat Name: Saint Augustine Park

Developer: New Era Development & Land Services

Applicant: New Era Development & Land Services

App No / Type: 2026-1138 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
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
A Wastewater and Water Capacity Reservation letter is required. When applying for the wastewater adn water capacity for your proposed project, please
attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.
Submit application 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.
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 - No comments.

Parks & Recreation - Urban Forestry
There are protected trees within the setback. Coordinate with Urban Forestry for the removal and/or preservation of any protected trees. Utilize practical design alternatives per Chapter 33-155 to avoid removing protected trees.

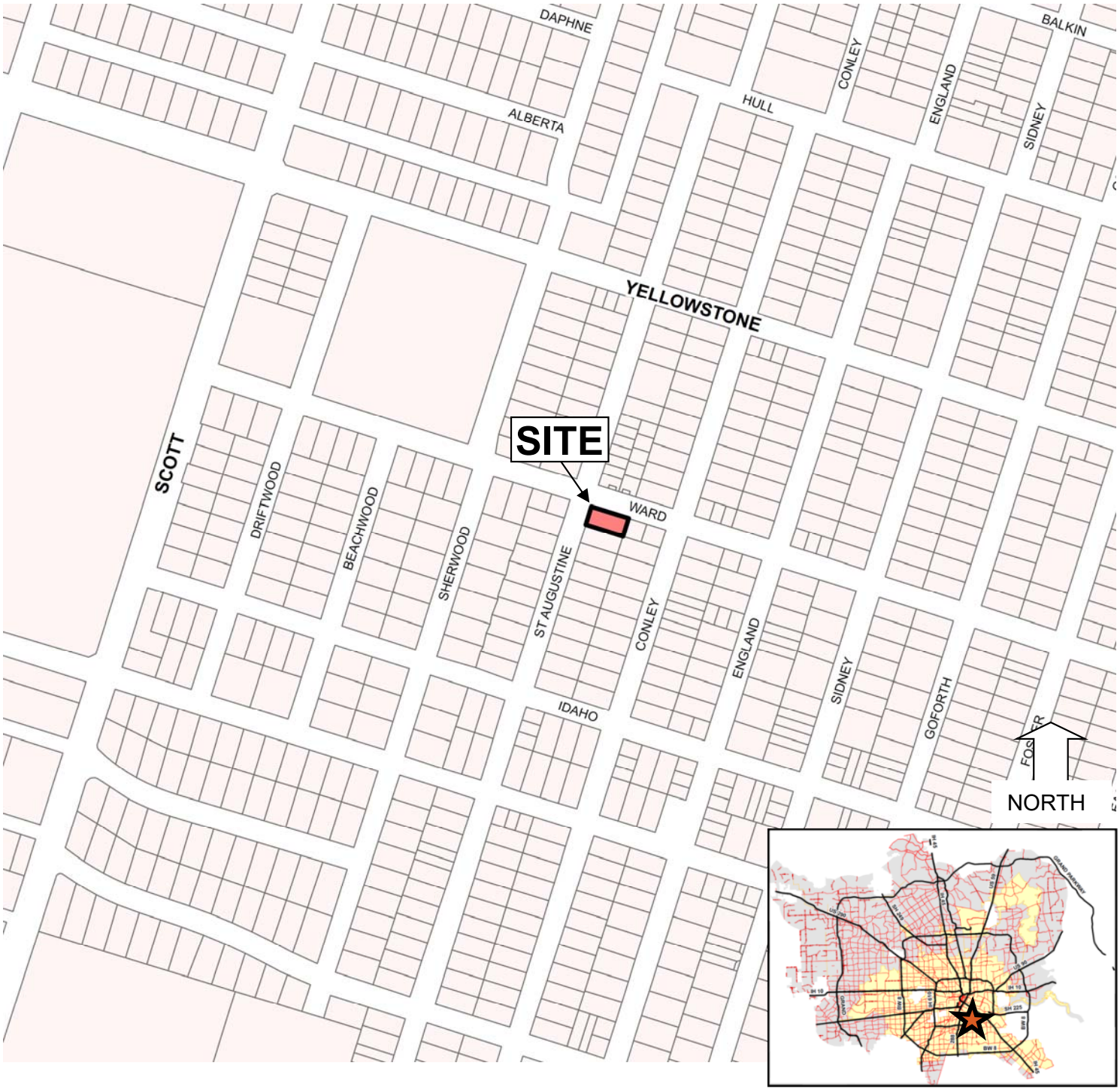
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 82

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Saint Augustine Park

Applicant: New Era Development & Land Services



C – Public Hearings

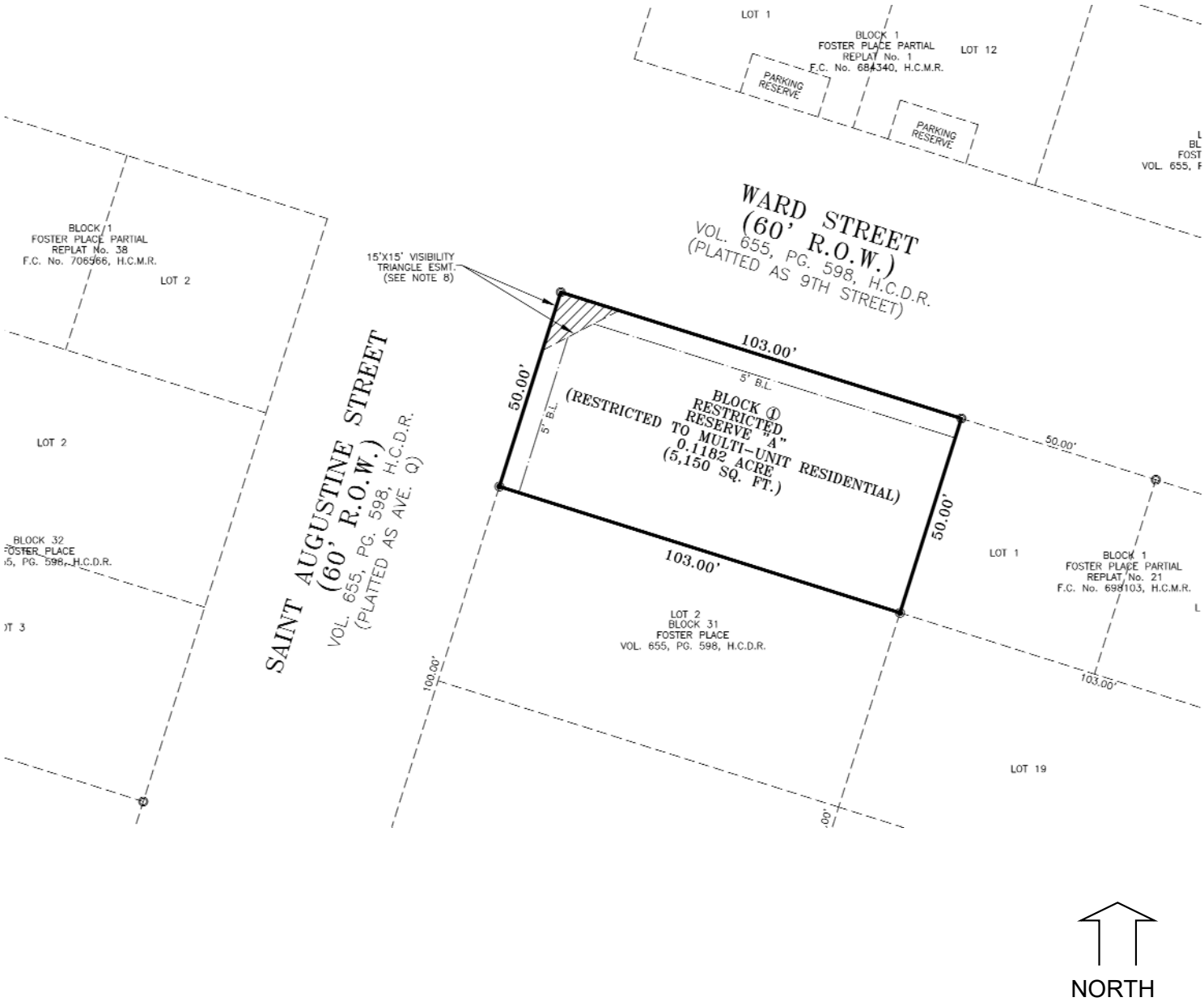
Site Location

Houston Planning Commission ITEM: 82

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Saint Augustine Park

Applicant: New Era Development & Land Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 82

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Saint Augustine Park

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
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www.houstontx.gov

Public Hearing Notice

PH

July 28, 2026

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2026-1138

PLAT NAME：Saint Augustine Park

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Foster Place being Lot 1, Block 31 as recorded in Vol. 655, Pg. 598 of the Harris County Deed Records. The property is located at the southeast intersection of Saint Augustine Street and Ward Street, east of Scott Street and south of Yellowstone Blvd. The purpose of the replat is to create 1 multi-unit residential 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 Department has mailed 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 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 hearing to consider this application. A sign with this information has also been posted on the site.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, August 20, 2026 , 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 • Joe Panzarella • 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 • Alejandra Salinas • Sallie Alcorn Controller: Chris Hollins

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TERMINOLOGY

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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: 83
Action Date: 08/20/2026
Plat Name: Warwick Place partial replat no 2
Developer: 3h Engineering & Construction, Inc
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2026-0890 Class 3 subdivision replat Public Hearing Notification (C3N)

Staff Recommendation:
Disapprove

Total Acreage:	0.1835	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	77016	454C	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.
39.00 Staff recommendation is disapproval for the following reasons: No proof of notice, violates deed restrictions

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 83

Action Date: 08/20/2026

Plat Name: Warwick Place partial replat no 2

Developer: 3h Engineering & Construction, Inc

Applicant: PLS CONSTRUCTION LAYOUT, INC

App No / Type: 2026-0890 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
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: BRELAND STREET

HPW-HW- IDS
A Wastewater and Water Capacity Reservation letter is required. When applying for the wastewater adn water capacity for your proposed project, please
attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.
Submit application 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.
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 at the northern boundary of the plat (see regulations guidelines in uploaded PDF).

Parks & Recreation - Urban Forestry
There are no protected trees within the building setback or City right-of-way.

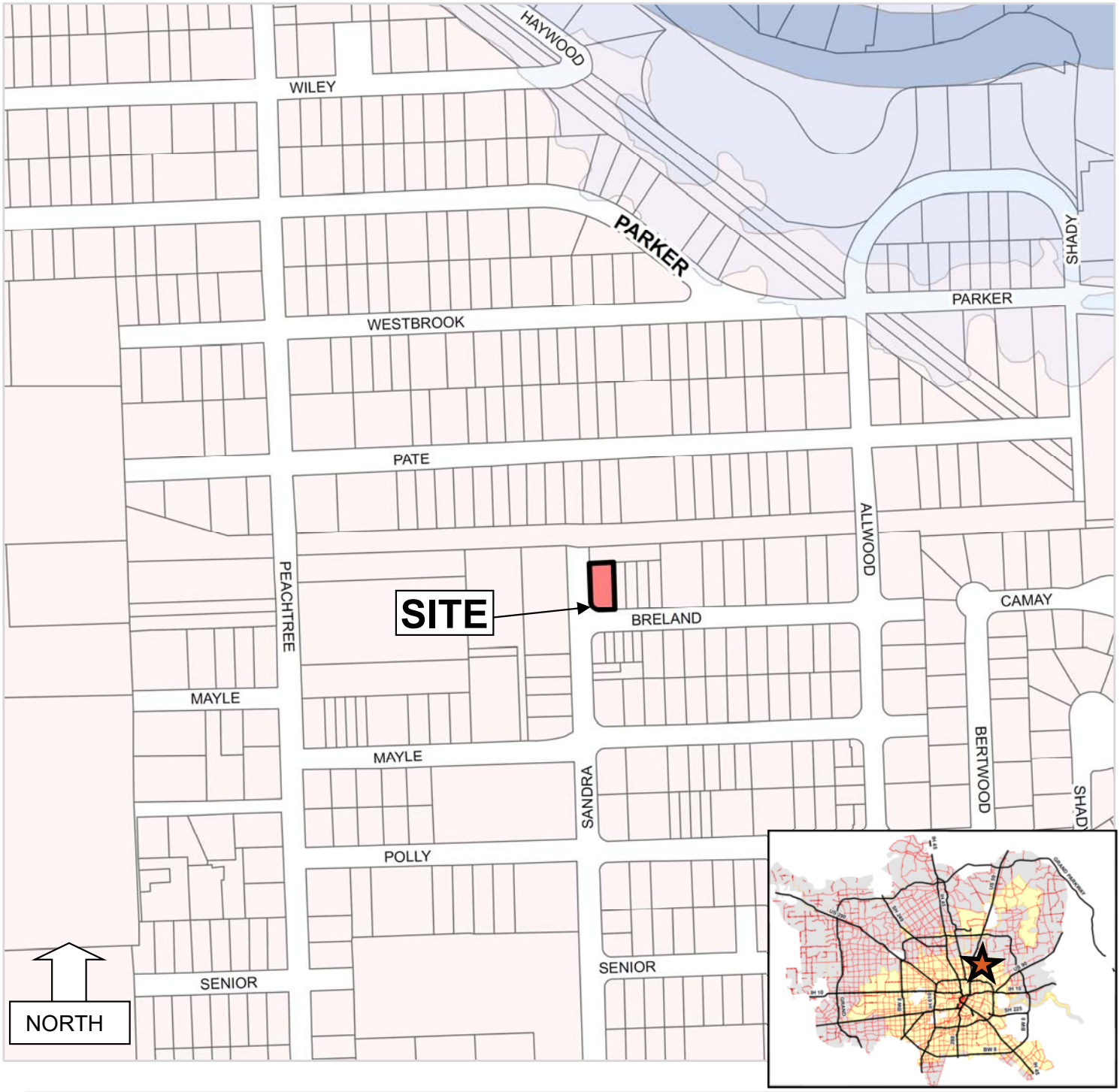
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 83

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Warwick Place partial replat no 2 (DEF 2)

Applicant: PLS Construction Layout, Inc



C – Public Hearings Site Location

Houston Planning Commission ITEM: 83

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Warwick Place partial replat no 2 (DEF 2)

Applicant: PLS Construction Layout, Inc



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 83

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Warwick Place partial replat no 2 (DEF 2)

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

June 29, 2026

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2026-0890

PLAT NAME：Warwick Place partial replat no 2

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Warwick Place partial replat no 1 being lots 1 and 2, Block 1, as recorded at Film Code No. 696982 of the Harris County Map Records. The property is located at 5701 and 5703 Breland Street; at the northeast intersection of Breland St and Sandra St. The purpose of the replat is to create 2 (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 Department has mailed 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,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 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 hearing to consider this application. A sign with this information has also been posted on the site.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, July 23, 2026 , 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 • Joe Panzarella • 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 • Alejandra Salinas • Sallie Alcorn Controller: Chris Hollins

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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **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: 84
Action Date: 08/20/2026
Plat Name: White Chapel Estate
Developer: To be determined
Applicant: SEM SERVICES
App No / Type: 2026-0969 Class 3 subdivision replat Public Hearing Notification (C3N)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	0.6944	Total Reserve Acreage:	0.6944
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:	8 Southwest Side	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77074	530S	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)
21.19 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)). Provide additional record information for White Chapel Lane or if no additional record information is found. Have a licensed surveyor measure the ROW and dimension the ROW width along the plat boundary and provide where the rods where found.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 08/20/2026
Plat Name: White Chapel Estate
Developer: To be determined
Applicant: SEM SERVICES
App No / Type: 2026-0969 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 map 34_9, 5'UE from a plane 20' feet above ground, see Warranty Deed RP-2021-27972
Please see easements 20110387530; and Lis Pendens F714161
All abbreviations on plat must be in Legend and/or notes of plat. Please add HCCF
Please check survey for the above easements.

HPW-HW- IDS
A Wastewater and Water Capacity Reservation letter is required. When applying for the wastewater adn water capacity for your proposed project, please
attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.
Submit application 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 Houston˘s Infrastructure Design Manual for detention requirements. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Please verify and update the road name on the plan to ensure accuracy.

Addressing
Please change street type for Consuela from Road to Drive.

HPW- TDO- Traffic
No Comments.

Harris County Flood Control District
Flood Control review Need to show and label Drainage Channel D118-16-00 with top of banks at the western boundary of the plat.

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

Houston Planning Commission ITEM: 84

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: White Chapel Estate

Applicant: SEM Services



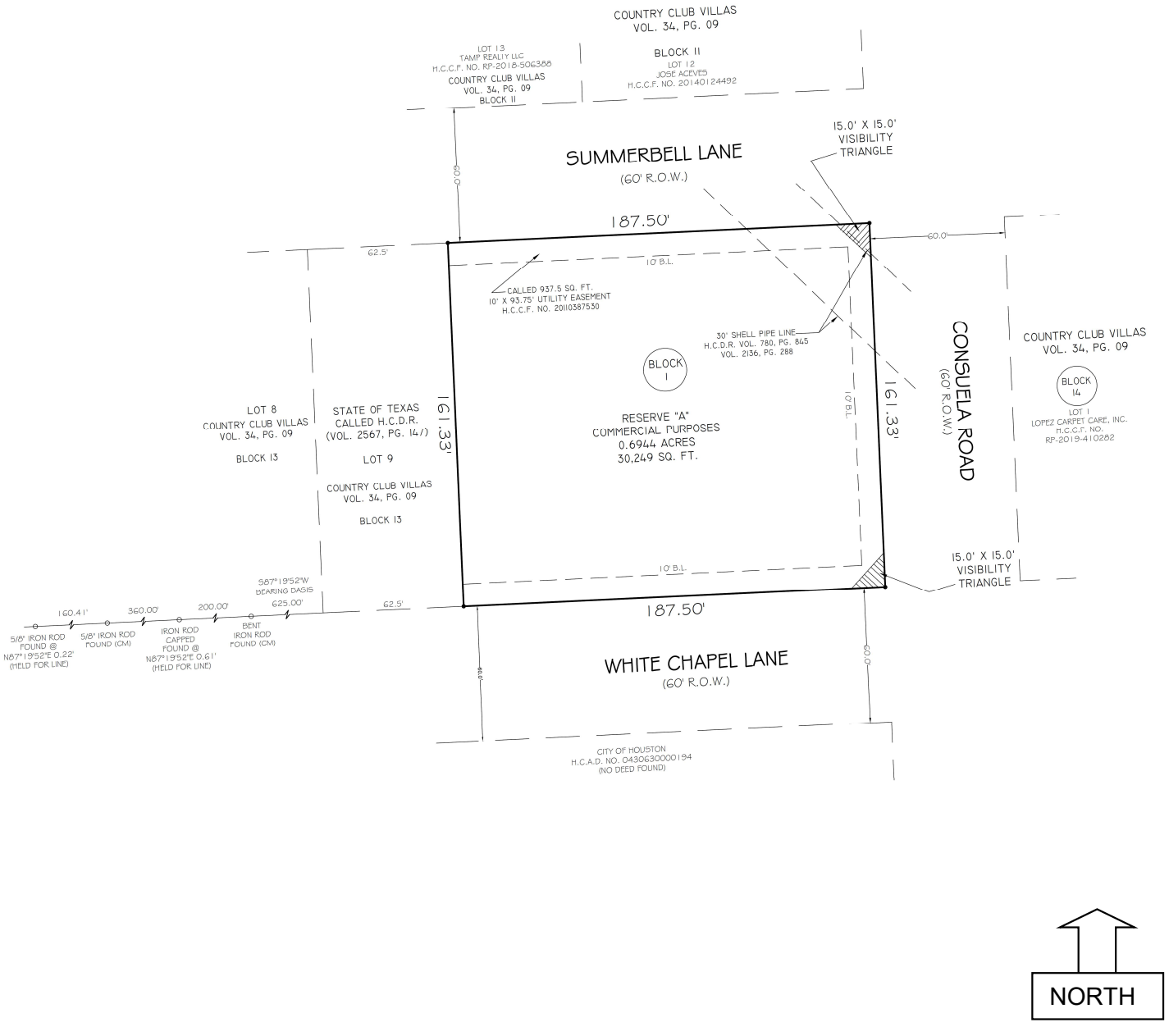
C – Public Hearings **Site Location**

Houston Planning Commission ITEM: 84

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: White Chapel Estate

Applicant: SEM Services



C – Public Hearings Subdivision

Houston Planning Commission ITEM: 84

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: White Chapel Estate

Applicant: SEM 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

July 28, 2026

NOTICE OF PUBLIC HEARING

REFERENCE NUMBER：2026-0969

PLAT NAME：White Chapel Estate

The Planning and Development Department has received a subdivision plat application to allow a partial replatting of Country Club Villas being the East 187.5' of Lot 9, Block 13, as recorded in Volume 34, Page 9 of the Harris County Map Records. The property is located at 9402 White Chapel Lane; at the northwest corner of Consuela Drive and White Chapel Lane, south along Summerbell Lane. The purpose of the replat is to create one 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 Department has mailed 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,Stephanie Mendoza, with SEM SERVICES, on behalf of the developer, can be contacted at 832-986-8208 for additional information regarding this project. You may also contact the 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 hearing to consider this application. A sign with this information has also been posted on the site.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, August 20, 2026, 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 • Joe Panzarella • 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 • Alejandra Salinas • 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.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. 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: 85
Action Date: 08/20/2026
Plat Name: White Oak Terrace Estates replat no 1
Developer: Acada, Inc
Applicant: Windrose
App No / Type: 2026-0987 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:	0.4582	Total Reserve Acreage:	0.0477
Number of Lots:	5	Number of Multifamily Units:	
COH Park Sector:	1 Northwest Side	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77091	411Z	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)
Add this note if the Planning Commission grants the variance: The Planning Commission granted a variance to allow a Parking Reserve to be located within 20 ft from right of way of a major thoroughfare subject to specific conditions on 08/20/2026. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 85

Action Date: 08/20/2026

Plat Name: White Oak Terrace Estates replat no 1

Developer: Acada, Inc

Applicant: Windrose

App No / Type: 2026-0987 Class 3 subdivision replat Public Hearing Notification (C3N)

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
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.
Consider providing WME if a master water meter is required.

Addressing
Please change street type to STREET for Garapan on the plat.

HPW- TDO- Traffic
No comments.

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

Parks & Recreation - Urban Forestry
There are no protected trees within the building setback or City right-of-way.

Parks and Recreation
1) Add missing Park note. No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of section 42-253 of the Code of Ordinances of the City of Houston, Texas, has been submitted and accepted by the City.

Solid Waste
The proposed development qualifies for SWM services.

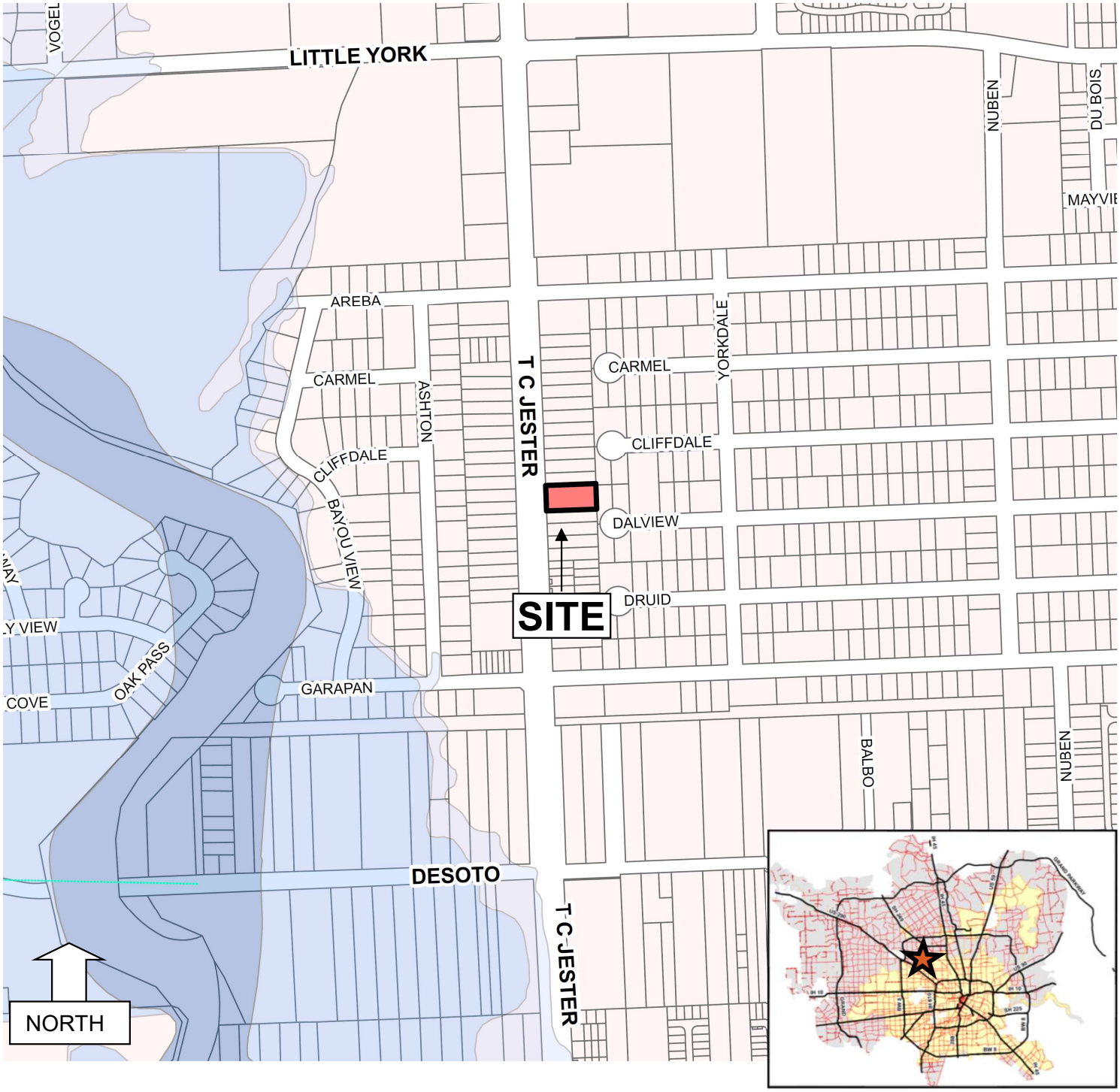
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 85

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: White Oak Terrace Estates replat no 1 (DEF 1)

Applicant: Windrose



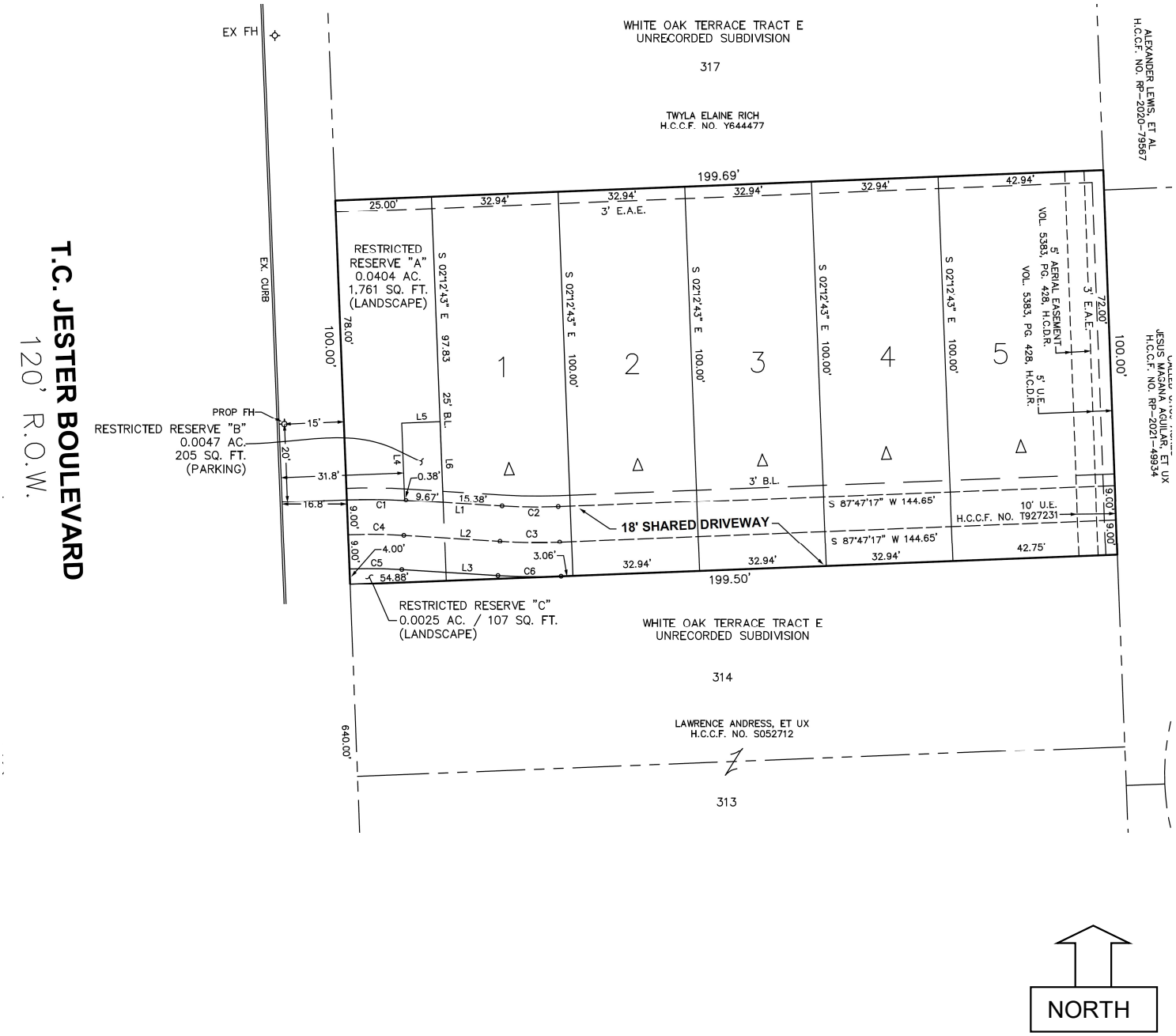
C – Public Hearings with Variance Site Location

Houston Planning Commission ITEM: 85

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: White Oak Terrace Estates replat no 1 (DEF 1)

Applicant: Windrose



C – Public Hearings with Variance Subdivision

Houston Planning Commission ITEM: 85

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: White Oak Terrace Estates replat no 1 (DEF 1)

Applicant: Windrose

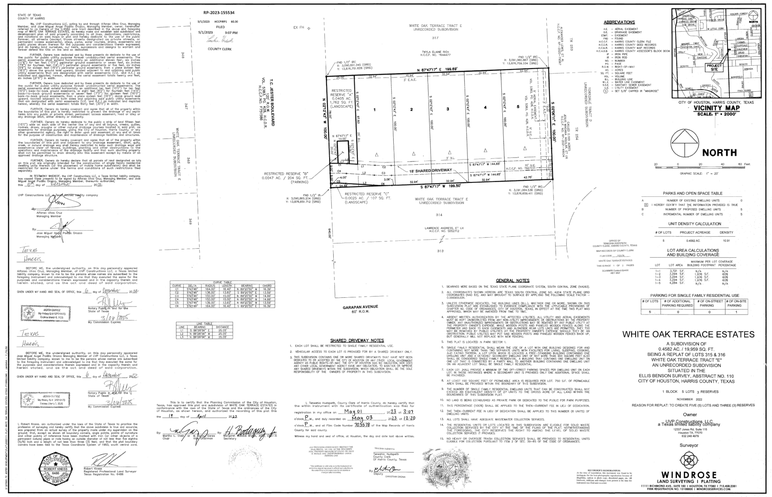


C – Public Hearings with Variance Aerial

FOR BLUEBEAM LABELING OCR:

A-100

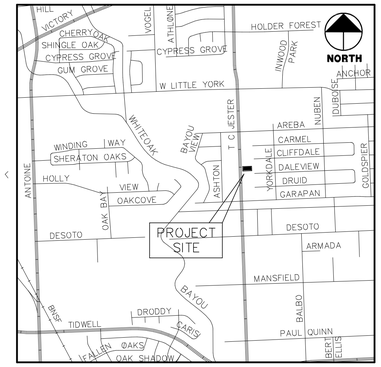
GENERAL SITE PLAN



SURVEY
1" = 400'-0"

LOT AREA CALCULATIONS AND BUILDING COVERAGE			
BLOCK-LOT	LOT AREA	MAXIMUN PER LOT BUILDING FOOTPRINT	COVERAGE PERCENTAGE
1-1	2,344 S.F.	1,512 S.F.	64.5%
1-2	2,372 S.F.	1,512 S.F.	64%
1-3	2,372 S.F.	1,512 S.F.	64%
1-4	2,372 S.F.	1,512 S.F.	64%

PARKING FOR SINGLE FAMILY RESIDENTIAL USE			
# OF LOTS	# OF ADDITIONAL PARKING REQUIRED	# OF ON-STREET PARKING	# OF ON-SITE PARKING
5	1	0	1



CITY OF HOUSTON, HARRIS COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 2000'



1 SITE PLAN
3/32" = 1'-0"

File Path: D:\Dv\2024\TC-JesterDesign\Revit\Revit\TC_Jester.rvt

CHECKED BY:
Checker
DRAWN BY:
Author
Plot Stamp:
8/17/2026 8:49:45 AM

WHITE OAK TERRACE STATES6536
TC JESTER BLVD - UNIT A & B

6536 TC JESTER BOULEVARD UNIT A & B
HOUSTON, TEXAS 77091

To the best of my knowledge, these plans are drawn to comply with owners specifications. Contractor and/or owner shall verify all dimensions, details and specifications before construction.
Designer will not be liable for for human error after construction is started. This document and design is property of Sonia Glavan Realstate Agent LLC. and may not be reproduced without prior written consent from Sonia Glavan Realstate Agent LLC.

CLIENT
NAME

DATE	PROJECT NUMBER
01/27/25	24003

DRAWING HISTORY

No.	Description	Date
	PERMIT REVISION 01	08/07/2025

GENERAL SITE PLAN

A-100

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application Number: 2026-0987
Plat Name: White Oak Terrace Estates replat no 1
Applicant: Windrose
Date Submitted: 6/15/2026

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:
Request reconsideration to reduce the Parking Reserve from the required 20' from the right of way of a major thoroughfare or major collector, and approval for the proposed location as shown on the submitted site plan.

Chapter 42 Section: Sec. 42-186. (e) 5 – Parking for Single-family residential uses

Chapter 42 Reference:
Sec. 42-186. (e) 5 – Parking for Single-family residential uses
(e) 5 The parking space shall not be placed where parking is prohibited by law, and the parking space shall be placed a minimum of 20 feet away from the right-of-way of a major thoroughfare, major collector, or existing protected bike lanes;

Statement of Facts:
The proposed single-family residential development includes a Parking Reserve as shown on the submitted site plan. Section 42-186(e)(5) requires that a Parking Reserve be located a minimum of 20 feet from the right-of-way of a major thoroughfare or major collector. The proposed Parking Reserve is located within the required 20-foot separation distance and therefore does not comply with the current standard. This reconsideration request seeks approval of the Parking Reserve in its proposed location. See variance request form.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2026-0987
Plat Name: White Oak Terrace Estates replat no 1
Applicant: Windrose
Date Submitted: 6/15/2026

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow a Parking Reserve to be located within 20 ft from right of way of a major thoroughfare

Chapter 42 Section: Sec. 42-186. (e) 5 – Parking for Single-family residential uses

Chapter 42 Reference:
Sec. 42-186. (e) 5 – Parking for Single-family residential uses
(e) 5 The parking space shall not be placed where parking is prohibited by law, and the parking space shall be placed a minimum of 20 feet away from the right-of-way of a major thoroughfare, major collector, or existing protected bike lanes;

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The subject property is constrained by its frontage along TC Jester Boulevard, a designated major thoroughfare. The recently adopted requirement that parking reserves be located a minimum of 20 feet from a major thoroughfare right-of-way significantly limits the developable area available for a functional duplex residential layout. Similar residential developments and recorded plats approved by the City in 2017 and 2018 permitted parking reserves in comparable locations. Strict application of the current requirement would necessitate a substantial redesign of the site plan, including building placement, internal circulation, utility coordination, and lot configuration. The requested variance is necessary to accommodate a practical residential development pattern while maintaining orderly development consistent with the character of similar previously approved projects

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances necessitating this variance are not self-created. The need for the variance arises from the property's frontage along a designated major thoroughfare and from changes to the City of Houston development regulations adopted after

similar developments and plats were approved under prior standards. The applicant did not create these physical conditions or regulatory changes and has designed the project in a manner that minimizes the extent of the requested relief.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The requested variance will preserve the intent and general purposes of Chapter 42. The purpose of the parking reserve setback requirement is to promote safe and orderly development adjacent to major thoroughfares. The proposed site design maintains safe vehicular circulation, adequate visibility, appropriate access management, and compatibility with surrounding development patterns. The variance is limited in scope and does not undermine the objectives of the ordinance.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Granting the variance will not adversely affect public health, safety, or welfare. The proposed parking reserve area will not interfere with traffic operations, sight distances, pedestrian circulation, emergency access, or utility infrastructure. The site will continue to comply with all other applicable development standards, and the requested relief will not create adverse impacts on neighboring properties or the public.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship is not the sole basis for this request. The variance is necessitated by the physical characteristics of the property, its frontage along a major thoroughfare, and the practical site planning constraints created by the recently adopted parking reserve setback requirement. Strict compliance would result in a less functional residential development pattern and would require significant modifications to circulation, lot arrangement, and infrastructure design. The requested relief is based primarily on sound planning and development considerations rather than economic impacts.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application Number: 2026-0987
Agendat Item: 85
PC Action Date: 8/20/2026 2:30 PM
Plat Name: White Oak Terrace Estates replat no 1
Applicant: Windrose

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Section: Sec. 42-186. (e) 5 – Parking for Single-family residential uses **(Sec. 42-47 and Sec. 42-81)**
Specific Variance is being sought and extent of variance:
To allow a Parking Reserve to be located within 20 ft from right of way of a major thoroughfare

Basis of Recommendation:
The site is in Houston Corporate Limits east along TC Jester Boulevard south of Little York Road and north of Garapan Street. The reason for replat is to increase the density from 5 dwelling units to 10 dwelling units. The applicant is also requesting a variance to allow a parking reserve to be located within 20 ft from right-of-way of a major thoroughfare TC Jester Boulevard. Staff is in support of this request. The subject site is a replat of five lots, one parking reserve and a landscaping reserve created in 2023 prior to the changes of the ordinance that occurred in November 2023. At the time when the subdivision was first created the location of the parking space was allowed. The applicant is only increasing density, and no additional lots or parking spaces are required with the replat. The applicant has pushed the parking reserve closest to the 25ft building line to allow a safe distance for maneuverability and will be approximately 15 feet from the property line and from the back of the curb to the parking reserve 31 feet. The development is conducive to the residential character of the neighborhood and provide more housing options in this area. Review by Legal indicates this plat will not violate restrictions on the face of the plat or those filed separately. Houston Public Works have no objections to the request. Staff's recommendation is to Grant the requested variance and approve the plat per the CPC 101 form conditions.

Statement of Facts
(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
The applicant is replatting the property to add the number of dwelling units to the Density table. The same single family residential layout is proposed, and the applicant has pushed back the location of the reserve to provide a safer area for maneuverability and ingress and egress.

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The unusual characteristics are the plat was recorded and the development could have occurred with the recorded layout.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
Granting the variance are not the result of a hardship created or imposed by the applicant. The ordinance changed and now the applicant is trying to be in compliance as much as he can without changing his lot layout.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Allowing the parking reserve to be close as it can to the 25ft building line and allowing more dwelling units to provide more housing for the community, the intent and general purposes of this chapter will be preserved and maintained.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Granting of the variance will not be injurious to the public health, safety or welfare. It will add in the residential character and development of the neighborhood.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship is not the sole justification of the variance. At the time when the subdivision was first created the location of the parking space was allowed. The applicant is only increasing density, and no additional lots or parking spaces are required with the replat. The applicant has pushed the parking reserve closest to the 25ft building line to allow a safe distance for maneuverability and will be approximately 15 feet from the property line and from the back of the curb to the parking reserve 31 feet.

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

July 13, 2026

NOTICE OF PUBLIC HEARING WITH RECONSIDEARATION OF REQUIREMENT

REFERENCE NUMBER：2026-0987

PLAT NAME：White Oak Terrace Estates replat no 1

The Planning and Development Department has received a subdivision plat application to allow a full replatting of White Oak Terrace Estates being as recorded at Film Code No. 703578 of the Harris County Map Records. The property is located at east along TC Jester Blvd between Areba St and Garapan St. The purpose of the replat is to modify the density table by increasing the number of dwelling units from 5 to 10 and to place the required guest parking space within 20 feet from the right-of-way of a major thoroughfare.

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 Department has mailed 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 Reconsideration of requirement being requested with this application.

The applicant, David Hernandez, 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 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 hearing to consider this application. A sign with this information has also been posted on the site.

PLANNING COMMISSION MEETING INFORMATION:
Thursday, August 6, 2026 , at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above. **Anyone attending the meeting must sign up on a designated form located at the entrance to the Council Chamber.**

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 • Joe Panzarella • 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 • Alejandra Salinas • Sallie Alcorn Controller: Chris Hollins

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.

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

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.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate. 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: 86
Action Date: 08/20/2026
Plat Name: Aldine ISD Douglas MacArthur High School and Hambric
Developer: Gratia Geomatics
Applicant: SDZ Engineering and Consulting PLLC
App No / Type: 2026-1301 General plan (GP)

Staff Recommendation:
Defer HC Engineering request

Total Acreage:	73.9900	Total Reserve Acreage:	0.0000
Number of Lots:	0	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	77039	414F	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))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 08/20/2026
Plat Name: Aldine ISD Douglas MacArthur High School and Hambric
Developer: Gratia Geomatics
Applicant: SDZ Engineering and Consulting PLLC
App No / Type: 2026-1301 General plan (GP)

Staff Recommendation:
Defer HC Engineering 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
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. If the criteria conflicts with counties, the more restrictive criteria shall govern.
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

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 330-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 - Need to show and label Drainage Channel P118-19-00 with top of banks at the southern boundary where the variable drainage is shown (see regulations guidelines in uploaded PDF).

Harris Engineer
This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO email at recordation. (TLGC-242.001h/HC-Infrastructure Regulations, CH 5.06)
A TIA 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)

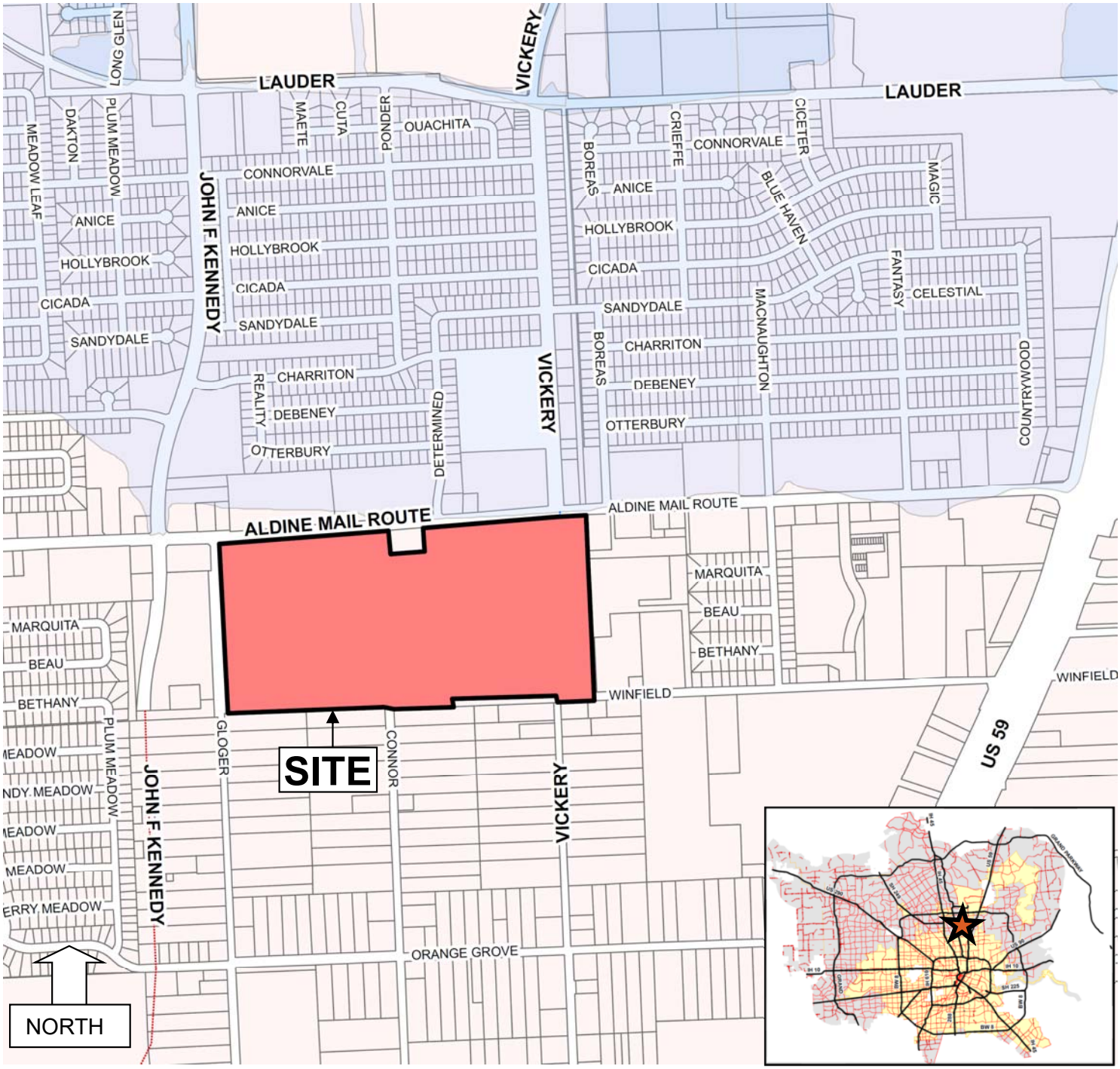
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 86

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Aldine ISD Douglas MacArthur High School and Hambrick Middle School Campuses GP

Applicant: SDZ Engineering and Consulting PLLC



D – Variances

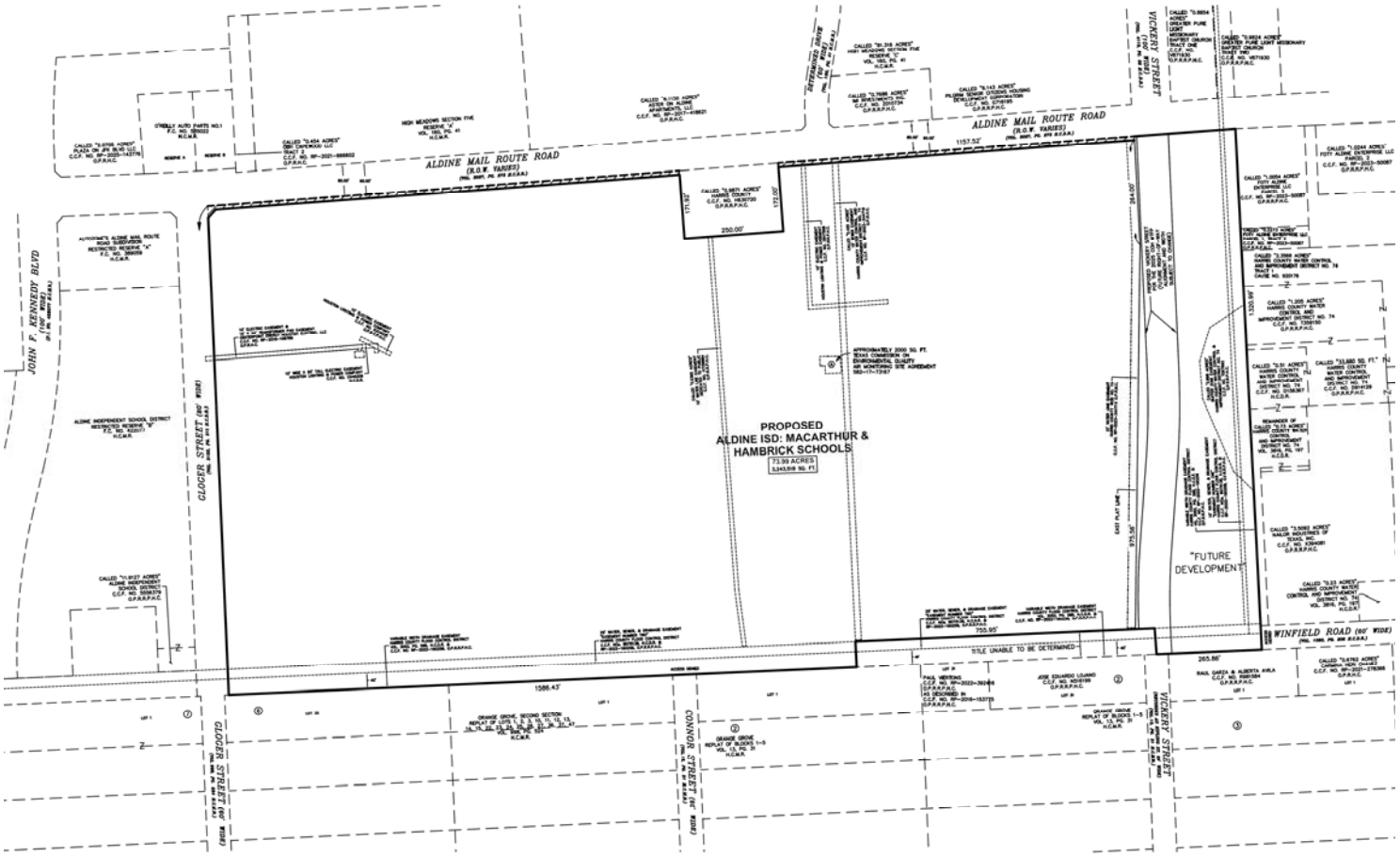
Site Location

Houston Planning Commission ITEM: 86

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Aldine ISD Douglas MacArthur High School and Hambrick Middle School Campuses GP

Applicant: SDZ Engineering and Consulting PLLC



NORTH

D – Variances **Subdivision**

Houston Planning Commission ITEM: 86

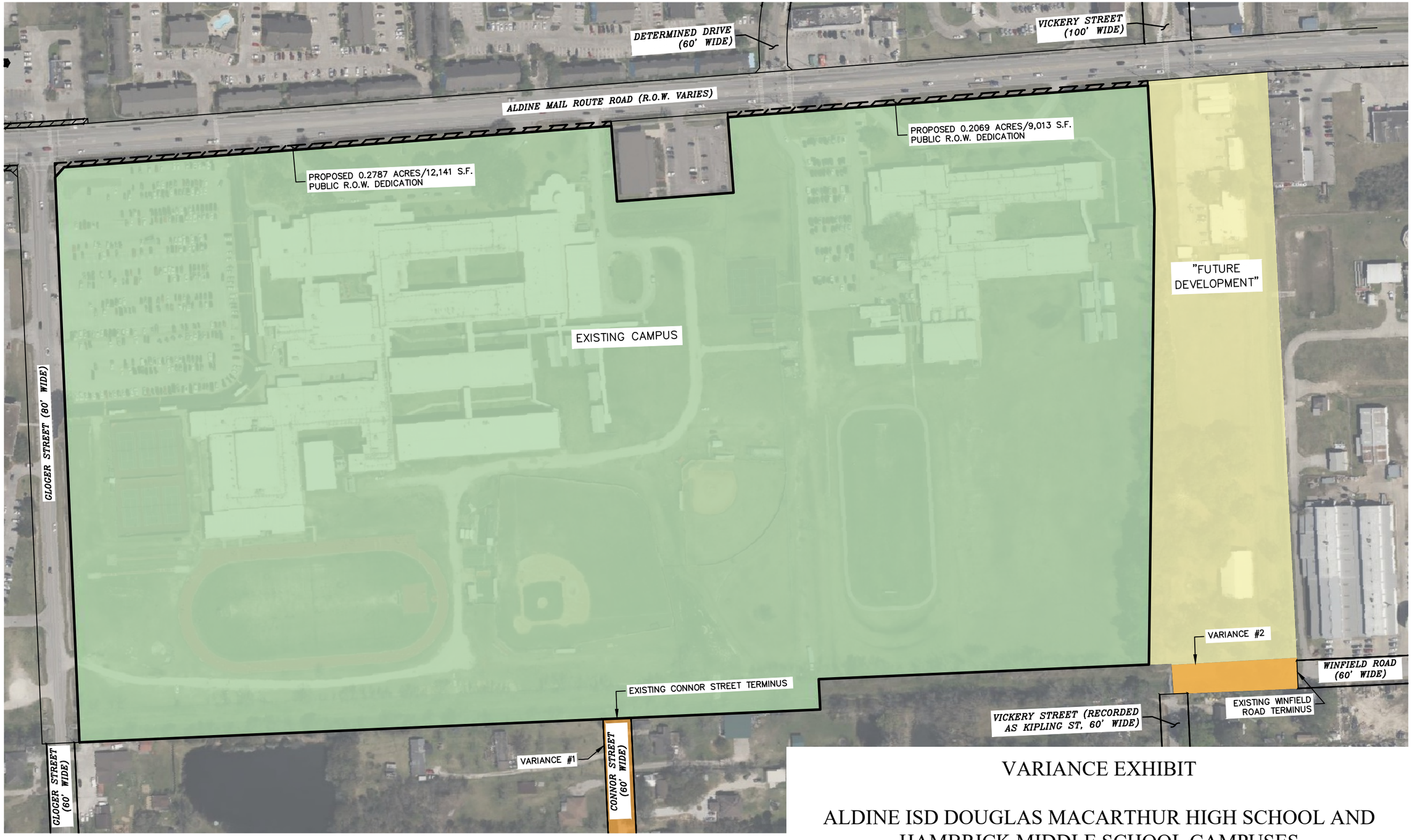
Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Aldine ISD Douglas MacArthur High School and Hambrick Middle School Campuses GP

Applicant: SDZ Engineering and Consulting PLLC



D – Variances **Aerial**



N

0 200 400

SCALE 1"=200'

VARIANCE EXHIBIT

ALDINE ISD DOUGLAS MACARTHUR HIGH SCHOOL AND HAMBRICK MIDDLE SCHOOL CAMPUSES

65.56 Acres of Land
Harris County, Texas

Date: Aug 6, 2026
Gratia Geomatics #1046-02-00-001

GRATIA GEOMATICS LLC
22928 Kuykendahl Road Suite B, Spring, TX 77389
OFFICE - (281) 205-7564
TBPELS Firm No. 10194563
gratiageomatics.com

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2026-1301
Plat Name: Aldine ISD Douglas MacArthur High School and Hambrick Middle School Campuses GP
Applicant: SDZ Engineering and Consulting PLLC
Date Submitted: 8/7/2026

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To not extend Connor Street or terminate with a cul-de-sac.

Chapter 42 Section: 134

Chapter 42 Reference:
Sec. 42-134. – Street Extension.
(a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted.

Statement of Facts
(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
The proposed subdivision plats the existing Aldine ISD Douglas MacArthur High School and Hambrick Middle School campuses, a long-established institutional use bounded by Gloger Street, Connor Street, Winfield Road, and Aldine Mail Route Road.

Connor Street presently terminates at the southern boundary of the campus. The proposed General Plan preserves the future Connor Street right-of-way to the subdivision boundary; however, there is no corresponding public street improvement beyond the project limits that would allow the roadway to function as a through connection. Requiring construction of an isolated street segment at this time would not improve public circulation, mobility, or connectivity and would terminate at an existing property boundary. The proposed General Plan preserves the ultimate right-of-way necessary for future connectivity while recognizing the existing institutional development pattern and surrounding roadway network.

According to Section 42-134(a), a stub street is not required to be extended where, among other criteria: (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; (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. These specific

criteria are satisfied in this instance. Connor Street is not designated, in this location, as a collector or major thoroughfare on the City of Houston Major Thoroughfare and Freeway Plan (MTFP), and its extension is not required to satisfy intersection spacing requirements under Chapter 42. Furthermore, Connor Street is not shown as a through street on any currently approved general plan for this area, and its extension would not advance or connect to any planned residential or collector street network. Extension of the street would not serve any residential development, as it would be required to cross an existing Harris County Flood Control channel and dead-end into the existing school campus. Also, terminating with a cul-de-sac is not a viable option, as directly to the north of the existing Connor Street terminus is an existing Harris County Flood Control channel.
Strict compliance with the street extension requirement would, in this instance, result in a development outcome contrary to sound public policy — compelling the construction of roadway infrastructure that serves no adjacent development, and provides no improvement to public circulation or access.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the granting of the variance are the result of existing physical conditions. The existing Connor Street terminus, surrounding ownership pattern, and established roadway network are conditions that predate the applicant's subdivision. Connor Street currently terminates at or adjacent to the subject property. These existing roadway configurations, surrounding ownership patterns, and previously established public infrastructure were not created by the applicant and therefore do not constitute a hardship created or imposed by Aldine Independent School District

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent of the Chapter 42 street extension requirement is to promote connectivity, ensure adequate circulation, and support the extension of the street network in a manner that serves adjacent development. In this instance, granting the variance fully preserves that intent. The City's MTFP serves as the framework for ensuring mobility and connectivity throughout the community. Connor Street, in this location, is not designated as a collector or major thoroughfare, confirming that it is not contemplated as a functional link in the surrounding circulation network. Requiring its extension into the Aldine ISD campus' would not advance connectivity in any meaningful way. Existing access to the campuses from Gloger Street, and Aldine Mail Route Road remains unchanged, emergency access is fully maintained, and the City's long-term transportation planning objectives are preserved through the dedication of future right-of-way. The overall existing street network has been designed and built to provide appropriate internal circulation and access consistent with Chapter 42, without the need for an extension that serves no public purpose.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Granting this variance will not be injurious the public health, safety, or welfare. The existing campuses are currently served by an established public street system that provides adequate vehicular circulation, emergency access, school operations, and access for public services. The extension of Connor Street would be of no benefit to users and could introduce vehicular safety concerns near stormwater infrastructure.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship is not the basis for this request. The justification is founded on the existing physical development of the property, the established surrounding roadway network, and the absence of corresponding roadway extensions on adjacent properties. The request preserves future public connectivity while avoiding infrastructure that cannot presently function within the City's transportation system. The variance is therefore supported by sound planning principles, existing site conditions, and the practical application of Chapter 42 rather than construction costs alone.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2026-1301
Plat Name: Aldine ISD Douglas MacArthur High School and Hambrick Middle School Campuses GP
Applicant: SDZ Engineering and Consulting PLLC
Date Submitted: 8/7/2026

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To not extend Winfield Street or terminate with a cul-de-sac.

Chapter 42 Section: 134

Chapter 42 Reference:
Sec. 42-134. – Street Extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted.

Statement of Facts
(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
The proposed subdivision plats the existing Aldine ISD Douglas MacArthur High School and Hambrick Middle School campuses, a long-established institutional use bounded by Gloger Street, Connor Street, Winfield Road, and Aldine Mail Route Road

Winfield Road presently terminates at the southeastern boundary of the campus. The proposed General Plan preserves the future Winfield Road right-of-way to the subdivision boundary; however, there is no corresponding public street improvement beyond the project limits that would allow the roadway to function as a through connection. Requiring construction of an isolated street segment at this time would not improve public circulation, mobility, or connectivity and would terminate at an existing property boundary. The proposed General Plan preserves the ultimate right-of-way necessary for future connectivity while recognizing the existing institutional development pattern and surrounding roadway network.

According to Section 42-134(a), a stub street is not required to be extended where, among other criteria: (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; (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. These specific

criteria are satisfied in this instance. Winfield Road is not designated, in this location, as a collector or major thoroughfare on the City of Houston Major Thoroughfare and Freeway Plan (MTFP), and its extension is not required to satisfy intersection spacing requirements under Chapter 42. Furthermore, Winfield Road is not shown as a through street on any currently approved general plan for this area, and its extension would not advance or connect to any planned residential or collector street network. Extension of the street would not serve any residential development, as it would be required to cross an existing Harris County Flood Control channel and dead-end into the existing school campus. Also, terminating with a cul-de-sac is not a viable option, as directly to the west of the existing Winfield Road terminus is an existing Harris County Flood Control channel.
Strict compliance with the street extension requirement would, in this instance, result in a development outcome contrary to sound public policy — compelling the construction of roadway infrastructure that serves no adjacent development, and provides no improvement to public circulation or access

(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 request is driven by existing site conditions associated with platting an established school campus. The existing Winfield Road terminus, surrounding ownership pattern, and established roadway network are conditions that predate the applicant's subdivision. Winfield Road currently terminates at or adjacent to the subject property. These existing roadway configurations, surrounding ownership patterns, and previously established public infrastructure were not created by the applicant and therefore do not constitute a hardship created or imposed by Aldine Independent School District.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent of the Chapter 42 street extension requirement is to promote connectivity, ensure adequate circulation, and support the extension of the street network in a manner that serves adjacent development. In this instance, granting the variance fully preserves that intent. The City's MTFP serves as the framework for ensuring mobility and connectivity throughout the community. Winfield Road, in this location, is not designated as a collector or major thoroughfare, confirming that it is not contemplated as a functional link in the surrounding circulation network. Requiring its extension into the Aldine ISD campus' would not advance connectivity in any meaningful way. Existing access to the campuses from Gloger Street, and Aldine Mail Route Road remains unchanged, emergency access is fully maintained, and the City's long-term transportation planning objectives are preserved through the dedication of future right-of-way. The overall existing street network has been designed and built to provide appropriate internal circulation and access consistent with Chapter 42, without the need for an extension that serves no public purpose.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Granting this variance will not be injurious the public health, safety, or welfare. The existing campuses are currently served by an established public street system that provides adequate vehicular circulation, emergency access, school operations, and access for public services. The extension of Winfield Road would be of no benefit to users and could introduce vehicular safety concerns near stormwater infrastructure.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship is not the basis for this request. The justification is founded on the existing physical development of the property, the established surrounding roadway network, and the absence of corresponding roadway extensions on adjacent properties. The request preserves future public connectivity while avoiding infrastructure that cannot presently function within the City's transportation system. The variance is therefore supported by sound planning principles, existing site conditions, and the practical application of Chapter 42 rather than construction costs alone.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application Number: 2026-1301
Agendat Item: 86
PC Action Date: 8/20/2026 2:30 PM
Plat Name: Aldine ISD Douglas MacArthur High School and Hambrick Middle School Campuses GP
Applicant: SDZ Engineering and Consulting PLLC

Staff Recommendation: Defer HC Engineering request

Chapter 42 Section: 134; 134
(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To not extend Connor Street or terminate with a cul-de-sac.; To not extend Winfield Street or terminate with a cul-de-sac.

Basis of Recommendation:
N/A

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

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

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 08/20/2026
Plat Name: Aldine ISD Nimitz High School
Developer: ALDINE ISD
Applicant: Quiddity Engineering, LLC
App No / Type: 2026-1344 Class 2 subdivision replat (C2R)

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	119.7222	Total Reserve Acreage:	118.7363
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:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77073	333S	ETJ

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 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.
21.08 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.
34.03 Change street name ending(s)/suffix as indicated on the marked file copy. (Sec 41-22 & 133)
35.00 Provide dedication for the widening of E Hardy Road, a major thoroughfare. Reference Major Thoroughfare and Freeway Plan. (Sec 42-121 & 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))
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)
* A pedestrian connection to Roseheath Lane is required to be provided.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 08/20/2026
Plat Name: Aldine ISD Nimitz High School
Developer: ALDINE ISD
Applicant: Quiddity Engineering, LLC
App No / Type: 2026-1344 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
Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please see Blanket Easement RP-2017-236235, attached in others.
All abbreviations on plat must be in Legend and/or notes of plat. Please add SWBT or any other abbreviation not noted.

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. If the criteria conflicts with counties, the more restrictive criteria shall govern.
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
Please change Thorne street type to DRIVE.

Harris County Flood Control District
Flood Control review - Need to label Drainage Channel K111-00-00 at the northwestern boundary of the plat; also need to show and label Drainage Channel K211-00-00 and 60' Public Easement going across 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)
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)
Need to dedicate ROW to E Hardy Rd, it is a major thoroughfare on the COH MTFP (ch 42-121)
Extend or terminate in a cul de sac st Roseheath Ln (ch 42-134)
Provide 25' x 25' corner cutback at W W Thorne Blvd and E Hardy 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)
Driveways on plans need to conform with most current Harris County driveway regulations

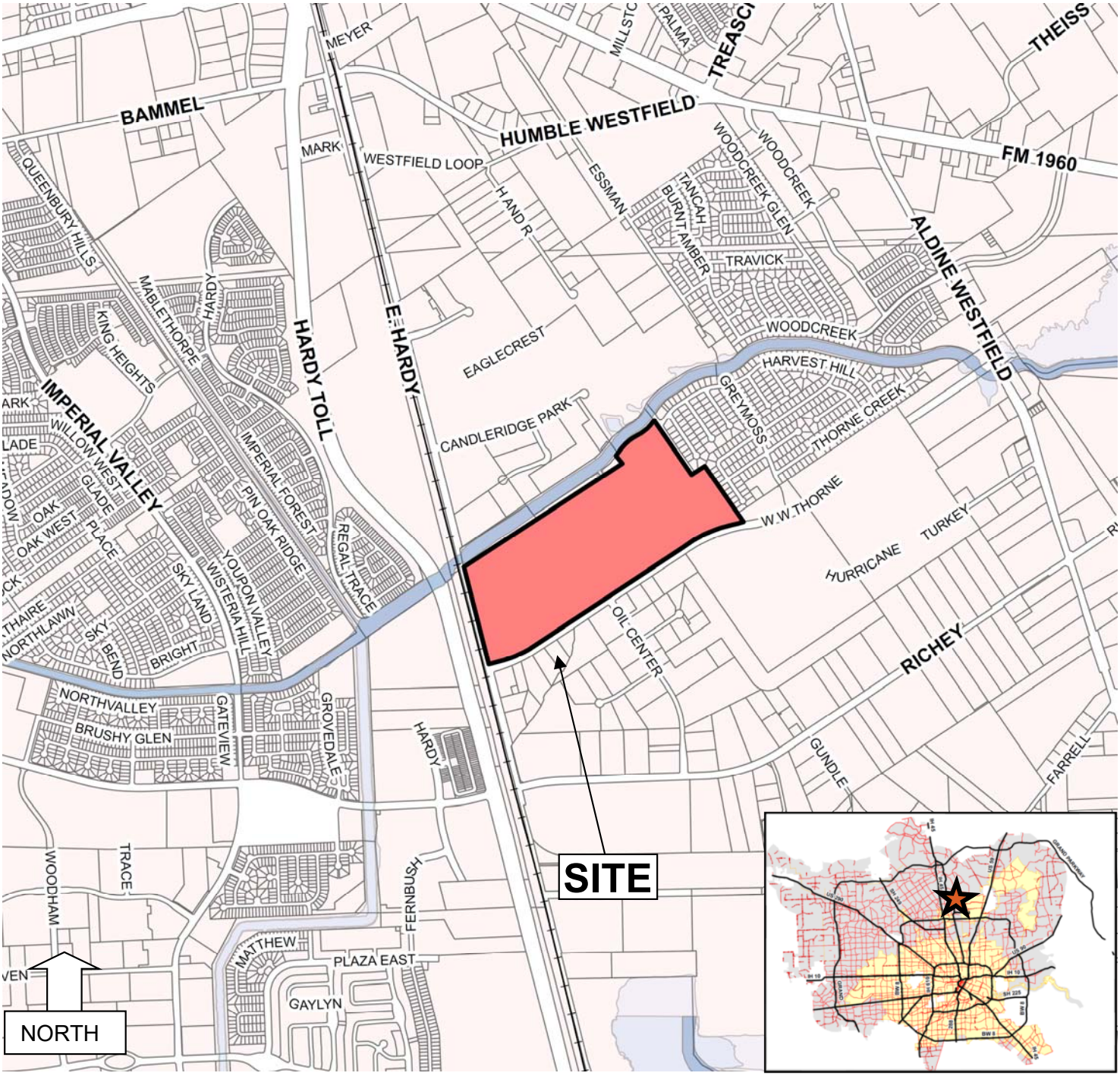
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 87

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Aldine ISD Nimitz High School

Applicant: Quiddity Engineering, LLC



D – Variances

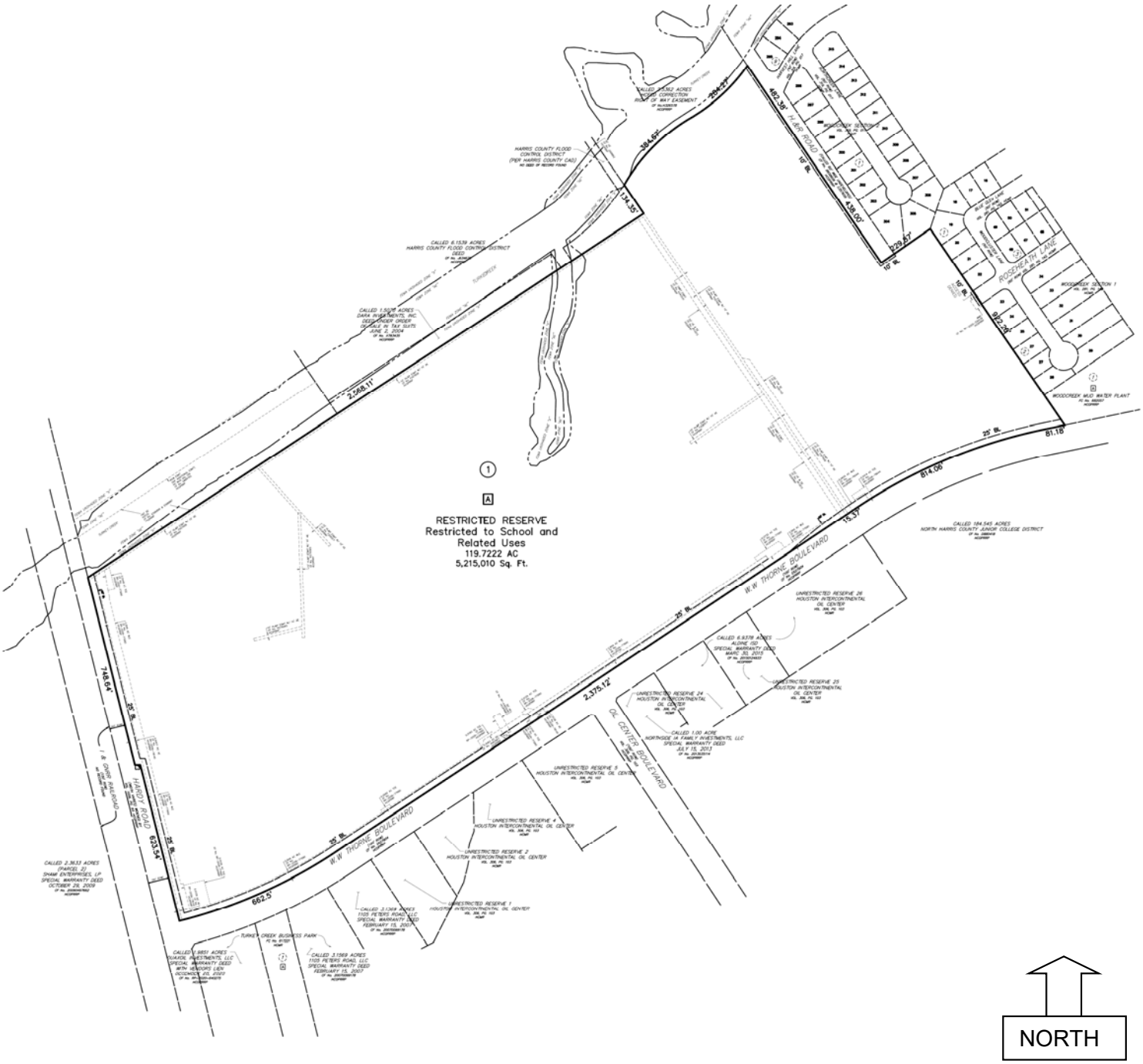
Site Location

Houston Planning Commission ITEM: 87

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Aldine ISD Nimitz High School

Applicant: Quiddity Engineering, LLC



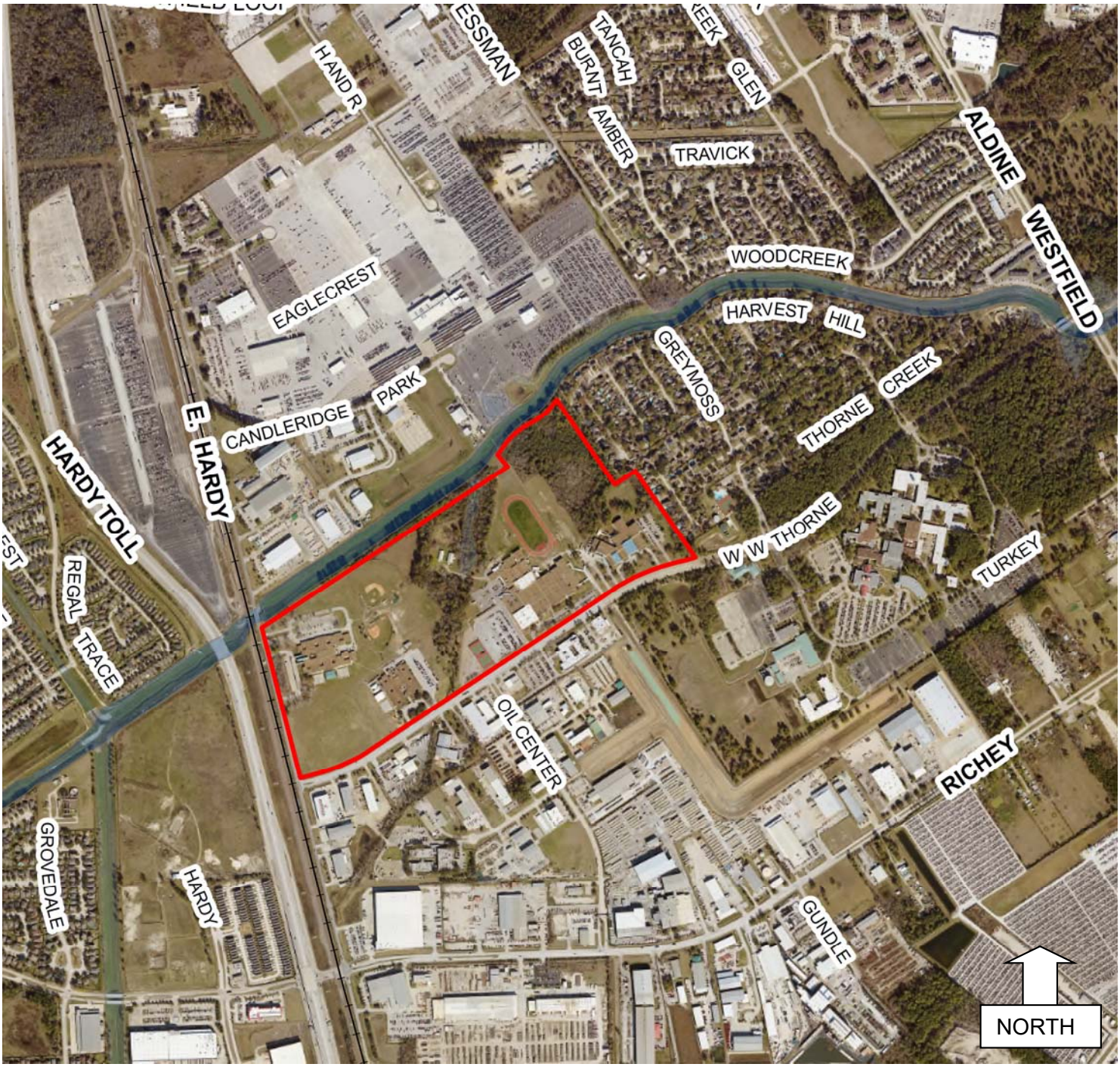
D – Variances **Subdivision**

Houston Planning Commission ITEM: 87

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Aldine ISD Nimitz High School

Applicant: Quiddity Engineering, LLC



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2026-1344
Plat Name: Aldine ISD Nimitz High School
Applicant: Quiddity Engineering, LLC
Date Submitted: 8/10/2026

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To not extend nor terminate with a cul-de-sac- H&R Road and Roseheath Lane.

Chapter 42 Section: 134, 127, 128

Chapter 42 Reference:
Sec. 42-134. - Street extension.
(a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted 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.
Sec. 42-127. - Intersections of major thoroughfares.
(a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.
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; or
(2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or

would create an impractical development or one otherwise contrary to sound public policy;
The site is located within the City of Houston's ETJ, Harris County, on the north side of WW Thorne Boulevard, east of the Hardy Toll Road and south of Turkey Creek. The proposed site to be platted consists of existing school sites. A portion of the plats eastern boundary is adjacent to an undeveloped public street – H&R Road that was dedicated as a roadway easement for public ROW purposed by separate instrument in 1963 by CF No B658606 and 1966 by CF No C357659. The ROW was never constructed and stubs into the proposed ISD property. Requiring the extension or termination of H&R Road is impractical and contrary to sound public policy. The ROW was never constructed after it was dedicated by separate instrument and does not extend north over the adjacent Turkey Creek. Furthermore, platted property to the north – GST Subdivision- recorded in April 2009 (FC No. 629002 HCMR), abandoned a portion of said ROW though its site via Harris County Commissioners Court – HCCF 20070252207 and terminated the northern portion of the street with a cul-de-sac.

Roseheath Lane, a 60' ROW was platted and recorded in 1978 with the adjacent Woodcreek Section 1 single family subdivision (FC No. Vol 281 , page 142 HCMR). The ROW which stubs into the plat's eastern boundary, is one (1) lot deep thereby allowing for vehicular turnaround. There is also signage at the intersection of Roseheath Lane and Woodcluster Lane – indicating there is "no outlet" along Roseheath Lane.
The proposed ISD site has adequate access and frontage on WW Thorne Boulevard and E Hardy Road. Traffic distribution and circulation for the single family residential subdivision – Woodcreek Sec 1, is addressed by the existing public street network.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
H&R Road that was dedicated as a roadway easement for public ROW purposed by separate instrument in 1963 by CF No B658606 and 1966 by CF No C357659. The ROW was never constructed and stubs into the proposed ISD property. The ROW is not needed for intersection spacing requirements and does not extend north over the adjacent Turkey Creek. Furthermore, platted property to the north – GST Subdivision- recorded in April 2009 (FC No. 629002 HCMR), abandoned a portion of said ROW though its site via Harris County Commissioners Court – HCCF 20070252207.
Roseheath Lane, a 60' ROW was platted and recorded in 1978 with the adjacent Woodcreek Section 1 single family subdivision (FC No. Vol 281 , page 142 HCMR). The ROW which is one (1) lot deep stubs into the plat's eastern boundary.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The general purpose of the chapter will be preserved and maintained with the existing street network. H&R Road is not needed for block length purposes as the proposed ISD site has adequate access and frontage on WW Thorne Boulevard and E Hardy Road. Roseheath Lane, platted and recorded in 1978 stubs into the plat's eastern boundary, is one (1) lot deep thereby allowing for vehicular turnaround. There is also signage at the intersection of Roseheath Lane and Woodcluster Lane – indicating there is "no outlet" along Roseheath Lane. Traffic distribution and circulation for the single family residential subdivision – Woodcreek, is addressed by the existing public street network.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Granting of the variance will not be injurious to the public health, safety or welfare. The proposed ISD site has adequate access and frontage on WW Thorne Boulevard and E Hardy Road. Traffic distribution and circulation for the single family residential subdivision – Woodcreek, is addressed by the existing public street network.

(5) Economic hardship is not the sole justification of the variance.
Sole justification for the variance is not solely based on economic hardship. Requiring the extension of H&R Road and Roseheath Lane is impractical and contrary to sound public policy. H&R Road was never constructed after it was dedicated by separate instruments recorded in 1963 and 1966 and does not extend north over the adjacent Turkey Creek. Roseheath Lane, platted and recorded in 1978 with the adjacent Woodcreek Section 1, is one (1) lot deep thereby allowing for vehicular turnaround. There is also signage at the intersection of Roseheath Lane and Woodcluster Lane – indicating there is “no outlet” along Roseheath Lane. The proposed ISD site has adequate access and frontage on WW Thorne Boulevard and E Hardy Road. Traffic distribution and circulation for the single family residential subdivision – Woodcreek, is addressed by the existing public street network.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application Number: 2026-1344
Agendat Item: 87
PC Action Date: 8/20/2026 2:30 PM
Plat Name: Aldine ISD Nimitz High School
Applicant: Quiddity Engineering, LLC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Section: 134, 127, 128
(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To not extend nor terminate with a cul-de-sac- H&R Road and Roseheath Lane.

Basis of Recommendation:
The site is located within Houston's Extraterritorial Jurisdiction, in Harris County, east of E Hardy Road, north of E Richey Road, and south of FM 1960. The applicant is proposing a reserve restricted to school and related uses and is requesting a variance to exceed intersection spacing along E Hardy Road and W.W. Thorne Drive by not extending Roseheath Lane and H and R Road, nor to terminate the stub streets in a cul-de-sac. Staff is in support of the request.
The site is an existing school site. H and R Road was dedicated by separate instrument in 1963 and 1966. Roseheath Lane was dedicated within the Woodcreek Sec 1 subdivision in 1978. Northeast of the subject site, across Turkey Creek, a portion of H and R Road was already abandoned through Commissioner's Court in 2007 with the replatting of GST Subdivision, which was also granted variances to exceed intersection spacing, similar to this request. The remainder segment of H and R Road at the subject site's northeastern boundary is unimproved. Requiring the extension to W W Thorne Drive would intersect in close proximity to one of the two existing public streets that provide access to the residential neighborhood to the east (Woodcreek Sec 1 & 2). Requiring the extension of Roseheath Lane through the existing school site to E Hardy Road will likewise not provide significant improvement to the area's traffic circulation. Both Harvest Hill Lane (the improved street that intersects H and R Road) and Roseheath Lane are one lot in depth and would otherwise meet the exception not requiring the streets to terminate in a cul-de-sac except for the excessive intersection spacing. Additionally, a pedestrian connection to Roseheath Lane is required to be provided. Harris County Engineering has voiced no objections to the request. Therefore, staff's recommendation is to grant the requested variance and approve the plat subject to CPC 101 form conditions.

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
Strict application of the ordinance would require one north-south public right-of-way to extend through H and R Road to W W Thorne Drive and one east-west public right-of-way to extend from Roseheath Lane to E Hardy Road. The property is an existing, developed school site. Requiring the extension of H and R Road, an unimproved right-of-way that does not extend north of Turkey Creek due to a previous abandonment, will not substantially improve circulation. Requiring the extension of Roseheath Lane would bisect the school campuses and intersect E Hardy within close proximity to W W Thorne Drive, an established through-street. Requiring a cul-de-sac dedication for H and R Road is impractical: the right-of-way is not improved, there are no parcels that require it for access, and the northern portion has already been abandoned. Requiring a cul-de-sac dedication for Roseheath Lane is contrary to sound public policy: the stub street is one lot in depth (120 feet) so clearly visible from the intersection and would not otherwise be required to be terminated in a cul-de-sac except for the excessive intersection spacing along E Hardy Road, which was granted by the adjacent property when platted. The current school site has access to the existing public streets, E Hardy Road and W W Thorne Drive.

(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 street network and the existing developed condition of the subject site.

(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. If the two stub streets were to be extended, they would intersect within close proximity to existing public rights-of-way and not improve overall traffic circulation. The intent of the street termination standards is to ensure adequate mobility is provided for on dead-end streets. H and R Road is a remanent portion of unimproved right-of-way, and Roseheath Lane is only served by two lots, with its terminus is visible from the intersection.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Granting of the variance will not be injurious to the public health, safety, or welfare. The existing school site, which consists of multiple campuses, is the entirety of the property from W W Thorne Drive to Turkey Creek and from E Hardy Road to western edge of the residential subdivision. The Woodcreek subdivisions have two points of access to W W Thorne east of the school site, while the subject site has its frontage and access from both W W Thorne Drive and E Hardy Road.

(5) Economic hardship is not the sole justification of the variance.
Primary justification for granting the variance is the existing development and street network.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 08/20/2026
Plat Name: Aldine Westfield Industrial
Developer: Kimley Horn
Applicant: Kimley Horn
App No / Type: 2026-1304 Class 2 subdivision plat (C2)

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	19.8790	Total Reserve Acreage:	19.8790
Number of Lots:	0	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	77073	373C	ETJ

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)
21.00 Make minor corrections and additions as indicated on the marked file copy.
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)
38.17 Appendix H: Certificate for Harris County Commissioners' Court 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))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 08/20/2026
Plat Name: Aldine Westfield Industrial
Developer: Kimley Horn
Applicant: Kimley Horn
App No / Type: 2026-1304 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
This plat is located in close proximity to a CenterPoint Energy Transmission Right of Way.

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. 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 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.

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

HPW- TDO- Traffic
No Comments.

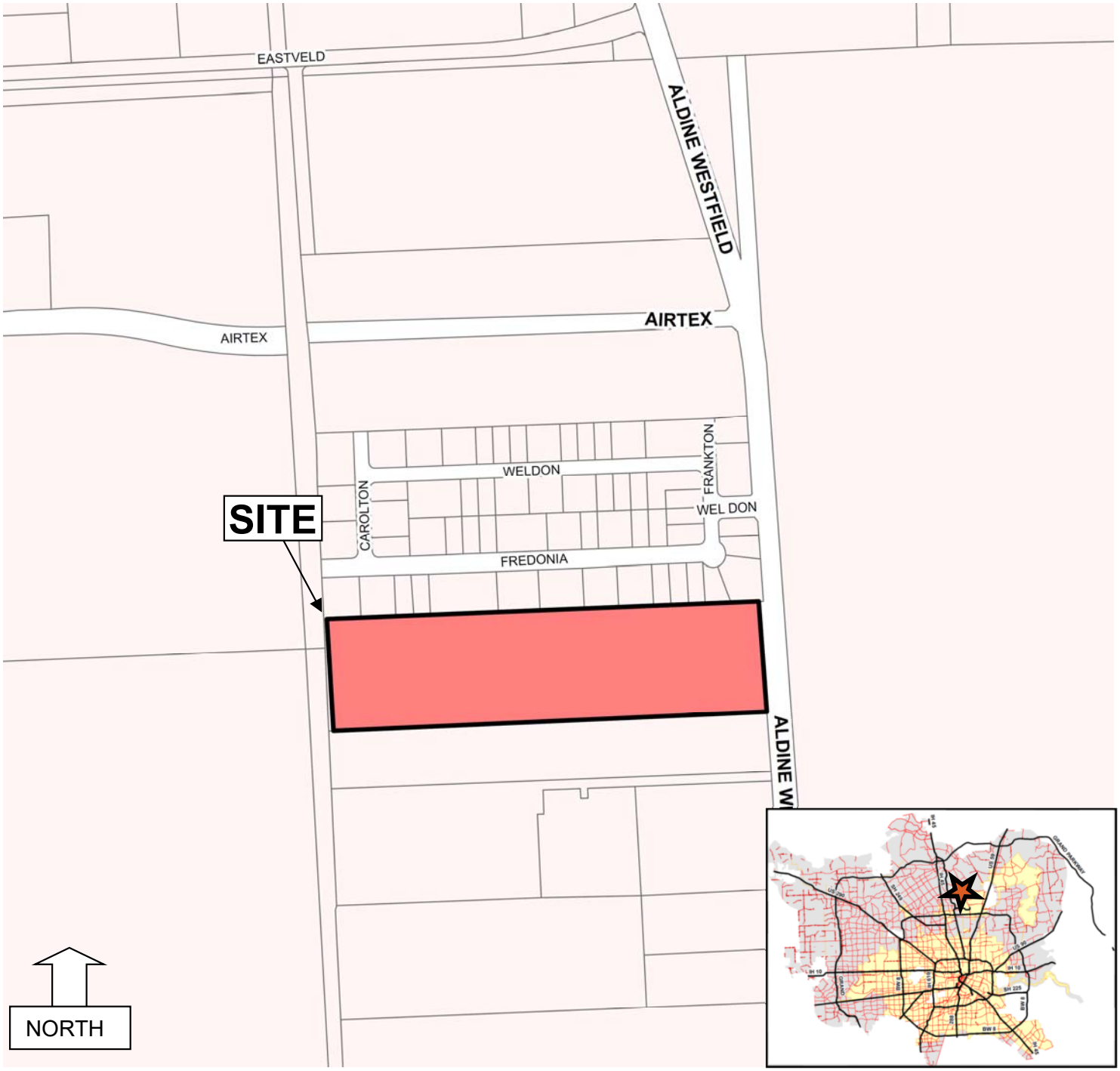
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Houston Planning Commission ITEM: 88

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Aldine Westfield Industrial

Applicant: Kimley Horn



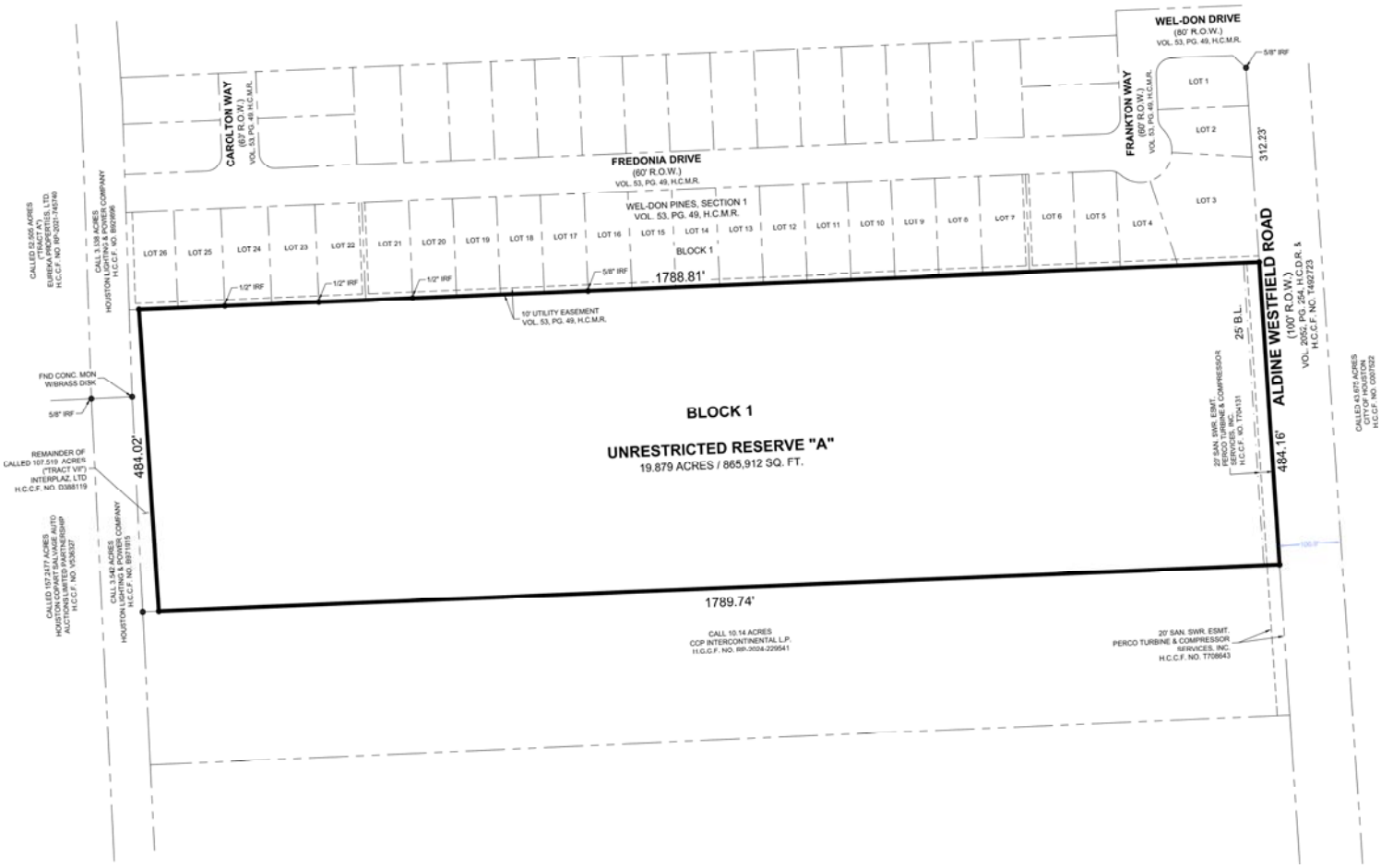
D – Variances **Site Location**

Houston Planning Commission ITEM: 88

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Aldine Westfield Industrial

Applicant: Kimley Horn



D – Variances **Subdivision**

Houston Planning Commission ITEM: 88

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Aldine Westfield Industrial

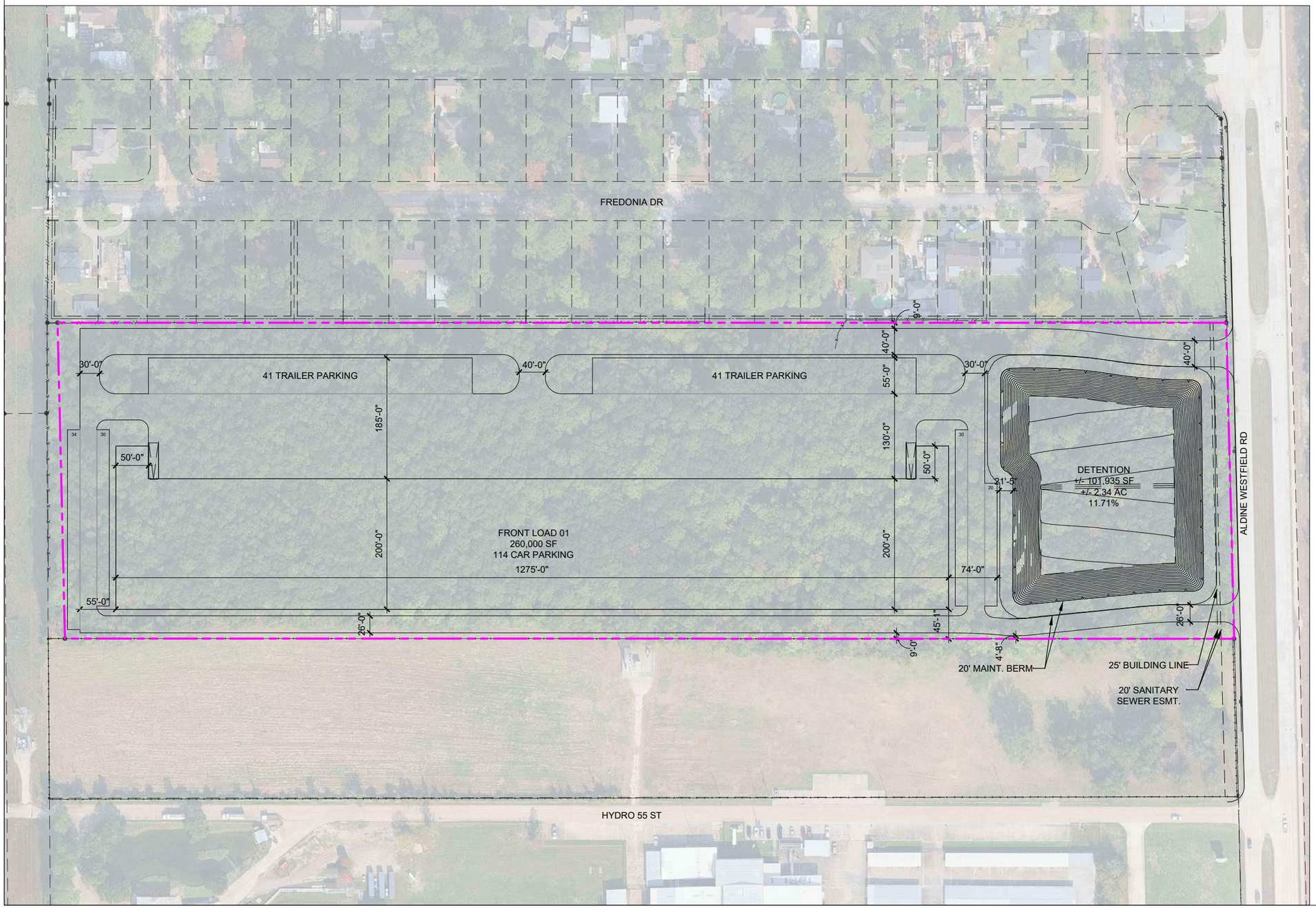
Applicant: Kimley Horn



D – Variances **Aerial**

OVERALL SITE PLAN

SITE AREA : +/-865,911 SF (19.87 AC) | BUILDING AREA : +/- 260,000 SF | COVERAGE : 30.02% | PARKING : 114



CITY OF HOUSTON, TEXAS OFF-STREET PARKING REQUIREMENTS:

OFFICE: 2.5 SPACES PER 1000 SF
WAREHOUSE: 1.0 SPACES PER 7000 SF

FRONT LOAD 01: 260,000 SF
OFFICE (10)%: 26,000 = 65
WAREHOUSE: 234,000 = 34
PARKING REQUIRED: 99
PARKING PROVIDED: 114

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0 40' 80' 160' 320'

* PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. * BOUNDARY LINES AND EASEMENTS ARE PRELIMINARY & REQUIRE VERIFICATION - SURVEY NOT PROVIDED. * ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT/ ENTRY DESIGNS ARE FINALIZED.
* RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES. * PRELIMINARY DETENTION CALCULATIONS. CALCULATIONS ARE SUBJECT TO CHANGE AND NEED TO BE CONFIRMED BY A LICENSED ENGINEER. *

ALDINE WESTFIELD
a project for
SCANNELL PROPERTIES

powers brown architecture

HOUSTON | 05 NOVEMBER 2025 | TEXAS | 251186

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2026-1304
Plat Name: Aldine Westfield Industrial
Applicant: Kimley Horn
Date Submitted: 8/8/2026

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Allow the applicant to exceed local street intersection spacing requirements by not providing new north/south or east/west oriented local streets through the subject tract as part of the proposed industrial development.

Chapter 42 Section: 42-128

Chapter 42 Reference:
(a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements:
(1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The site is located on the west side of Aldine Westfield Road, approximately 1,100 feet south of E Airtex Drive, and contains 19.879 acres. The applicant proposes industrial development on a tract with an approximate depth of 1,789 feet. Strict application of the local street intersection spacing requirement would require new north/south and east/west local street extensions through the site; however, there are no existing local streets adjacent to the tract that provide logical points of continuation.
The surrounding development pattern limits the feasibility and public benefit of requiring additional local streets. Wel-Don Pines Section 1 is located immediately north of the tract, the GE Oil & Gas facility is located to the south, and an established auto-related use is located to the west. These existing conditions do not provide practical opportunities for new local street connections or meaningful extension of the local street network.
Requiring new local streets through the site would create isolated street segments with limited connectivity value while materially affecting the proposed industrial layout. The variance is therefore supported by the physical characteristics of the tract

and the established surrounding development pattern, and strict application of the requirement would be impractical and contrary to sound public policy.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The applicant's variance request is supported by the existing physical and development conditions surrounding the subject property. The single-family residential neighborhood of Wel-Don Pines Section 1 to the north, existing GE Oil & Gas facility to the south, and auto-related use to the west are established developments that are not the result of any action by the applicant.
Further, there are no existing local streets immediately adjacent to the subject tract that would provide logical connections for new north/south or east/west streets. The circumstances requiring the variance therefore arise from the existing configuration and development of the surrounding area and are not hardships created or imposed by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purposes of Chapter 42 will be preserved and maintained by granting the requested variance because the proposed development will continue to provide reasonable access and circulation without requiring the dedication and construction of local street segments that would not result in a meaningful extension of the surrounding street network.
The local street intersection spacing requirements are intended to promote block length standards, internal circulation, and connectivity between adjacent properties. In this case, the existing development pattern surrounding the subject tract limits the opportunity for additional local street connections. Wel-Don Pines Section 1 is located north of the site, the GE Oil & Gas facility is located south of the site, and George Bush Intercontinental Airport is located less than 1,000 feet to the west. These existing conditions do not provide logical points for the continuation of new north/south or east/west local streets through the property.
Aldine Westfield Road provides an established roadway connection along the eastern boundary of the tract, with access to Rankin Road to the south and E Airtex Drive to the north. Requiring additional local streets through the site would create isolated street segments with limited connectivity value and would not materially improve the surrounding transportation network. Therefore, granting the variance will preserve the intent and general purposes of Chapter 42 while allowing development of the property in a manner consistent with the existing surrounding land uses.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The variance will not be injurious to public health, safety, or welfare because the proposed relief would not eliminate an existing roadway connection or disrupt an established local street network. There are no existing local streets immediately adjacent to the subject tract that would be disconnected or adversely affected by the requested variance. Existing development, including the international airport limits traffic generation to the site and creates a situation where fewer street intersections are necessary.
Instead, requiring new local streets through the property would introduce additional intersections and internal roadway infrastructure in an area where surrounding development does not provide logical continuation of those streets. The existing

residential neighborhood to the north, GE Oil & Gas facility to the south, auto related use to the west, and airport use to the east effectively limit the ability of any new local streets to provide meaningful through connectivity.
Avoiding unnecessary street connections will allow the applicant to maintain a functional industrial site plan while preserving the existing surrounding roadway network. Accordingly, the requested variance will not adversely affect the public health, safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.
Economic impact is not the primary nor sole justification for the variance. Although requiring new north/south and east/west local streets through the subject property would materially affect the proposed industrial site plan, the primary basis for the request is the lack of logical connectivity created by the existing development pattern surrounding the property.
There are no existing local streets adjacent to the subject tract that would provide meaningful connections for the proposed new streets. The residential neighborhood to the north, oil and gas facility to the south, pull-a-part facility to the west, and airport to the east limit the usefulness and practicality of creating additional local street corridors.
Accordingly, the requested variance is based primarily on the physical characteristics of the property, the established surrounding development pattern, and the lack of a substantial public benefit from requiring additional local streets through the site, rather than solely on the economic impact to the applicant.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application Number: 2026-1304
Agendat Item: 88
PC Action Date: 8/20/2026 2:30 PM
Plat Name: Aldine Westfield Industrial
Applicant: Kimley Horn

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:
Allow the applicant to exceed local street intersection spacing requirements by not providing new north/south or east/west oriented local streets through the subject tract as part of the proposed industrial development.

Basis of Recommendation:
The site is located within Houston's Extraterritorial Jurisdiction, in Harris County, west and along Aldine Westfield Road, south of E Airtex Road, and north of Rankin Road. The applicant is proposing an unrestricted reserve and requesting a variance to allow excessive intersection spacing by not requiring a north-south street. Staff is in support of the request.
The applicant is intending to use the site for industrial purposes. The property adjacent to the subject site's northern boundary is within a recorded subdivision (Wel-done Pines Sec 1, recorded in 1956) of developed lots without a stub street. Although the intersection spacing along Aldine Westfield Road is more than 5,600 feet, the ordinance does not require a local street to cross the CenterPoint-owned transmission corridor; therefore, no variance is needed not to provide a public street west. Because the property depth is approximately 1800 feet, a public street could be provided from Aldine Westfield and turn to stub into the southern boundary. This is impractical, however, due to the recorded subdivision in the southern third of this block. Any street provided east of the CenterPoint fee strip between E Airtex and Rankin Road would not provide meaningful connectivity to the region. Harris County Engineering has voiced no objections to the request. Therefore, staff's recommendation is to grant the requested variance and approve the plat subject to CPC 101 form conditions.

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or

would create an impractical development or one otherwise contrary to sound public policy;
Strict application of the ordinance would require public street dedication to stub into the southern plat boundary to address excessive intersection spacing from Aldine Westfield Road to the west; however, requiring a public street from Aldine Westfield Road to then turn south is impractical. The CenterPoint electrical transmission corridor is located parallel to and less than 2,000 feet from Aldine Westfield Road making local street connectivity in this portion of the block difficult. Additionally, both the abutting northern boundary property (Wel-Don Pines) and the southern property at the intersection with Rankin Road (Baker Hughes Rankin Center) are recorded subdivisions without a stub street, allowing for no connection except back to Aldine Westfield Road.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the granting of the variance are the existing recorded subdivisions at the north and south portions of the existing block and the CenterPoint fee strip at the western boundary, creating a local street barrier from further connectivity.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent of the intersection spacing requirements is to ensure an adequate street grid is in place to provide sufficient access and circulation internally and for the area. The block is bounded by three major thoroughfares and an electrical utility corridor. The ordinance does not require any local streets to cross the CenterPoint fee strip, therefore any local street connectivity would be limited to the eastern 1,800 feet of the block along Aldine Westfield Road, however both the northern and southern portions are already within recorded subdivisions without potential public street connections.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Granting of the variance will not be injurious to the public health, safety, or welfare. Besides Wel-Don Pines subdivision, the block is developed as commercial or undeveloped large-acreage tracts with frontage on Aldine Westfield Road.

(5) Economic hardship is not the sole justification of the variance.
The primary justification for granting the variance is the existing conditions of the block and limited ability for local street connectivity.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 08/20/2026
Plat Name: Cormont Sec 1
Developer: D.R. HORTON - TEXAS, LTD.
Applicant: DHI Engineering, LLC
App No / Type: 2026-1203 Class 3 subdivision preliminary plat (C3P)

Staff Recommendation:
Withdraw

Total Acreage:	12.8970	Total Reserve Acreage:	4.2080
Number of Lots:	165	Number of Multifamily Units:	
COH Park Sector:	10 West Side North IH 10	Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and requirements for approval:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 08/20/2026
Plat Name: Cormont Sec 1
Developer: D.R. HORTON - TEXAS, LTD.
Applicant: DHI Engineering, LLC
App No / Type: 2026-1203 Class 3 subdivision preliminary plat (C3P)

Staff Recommendation:
Withdraw

For Your Information:

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

CenterPoint
˝Easements will be acquired by separate instrument¸.

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 application 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
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.
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
There are protected trees within the right-of-way and setback. Coordinate with Urban Forestry for the removal and/or preservation of any protected trees. Utilize practical design alternatives per Chapter 33-155 to avoid removing protected trees.

Solid Waste
The proposed development does not qualify for SWM services.

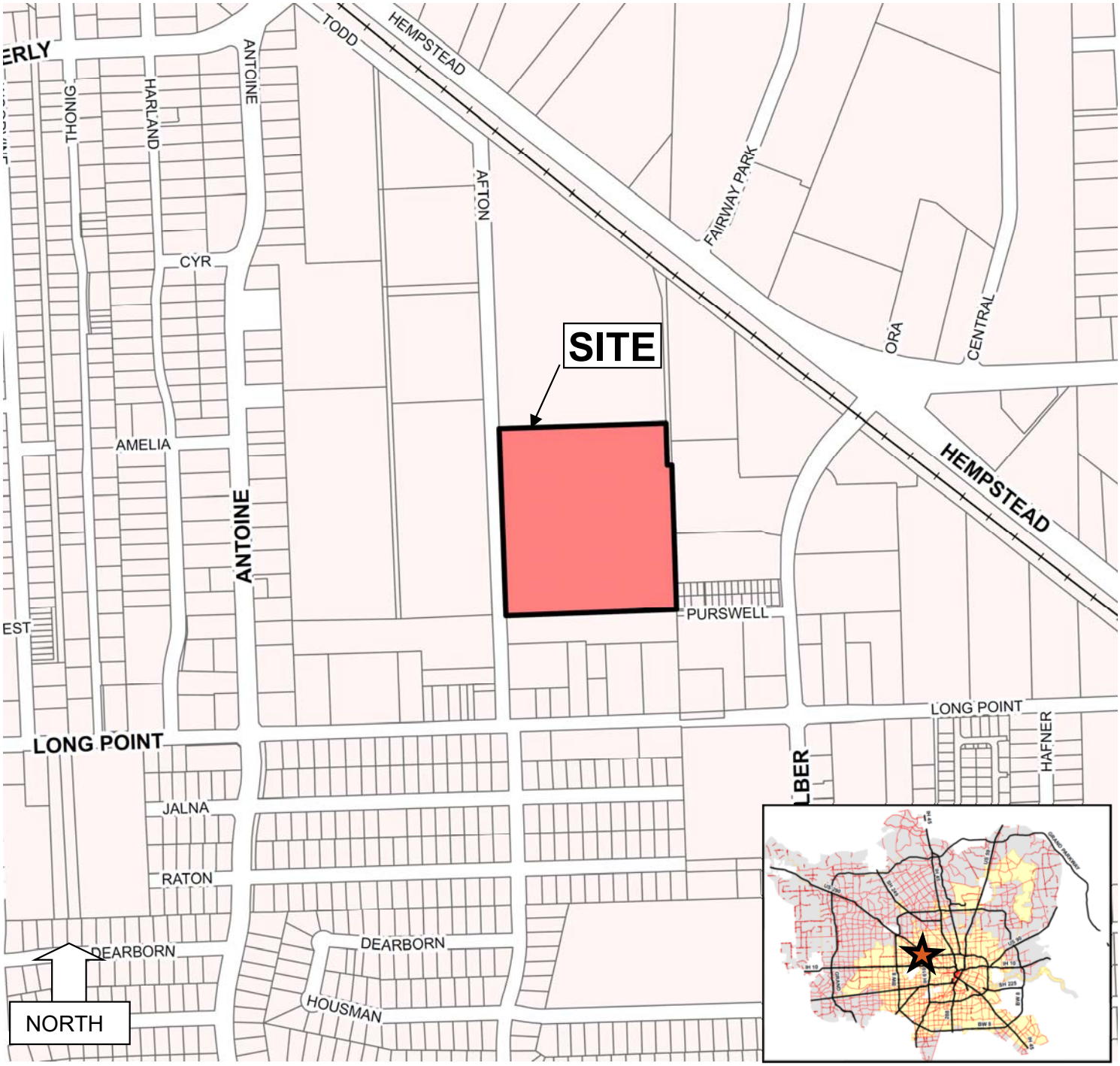
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 89

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Cormont Sec 1

Applicant: DHI Engineering, LLC



D – Variances

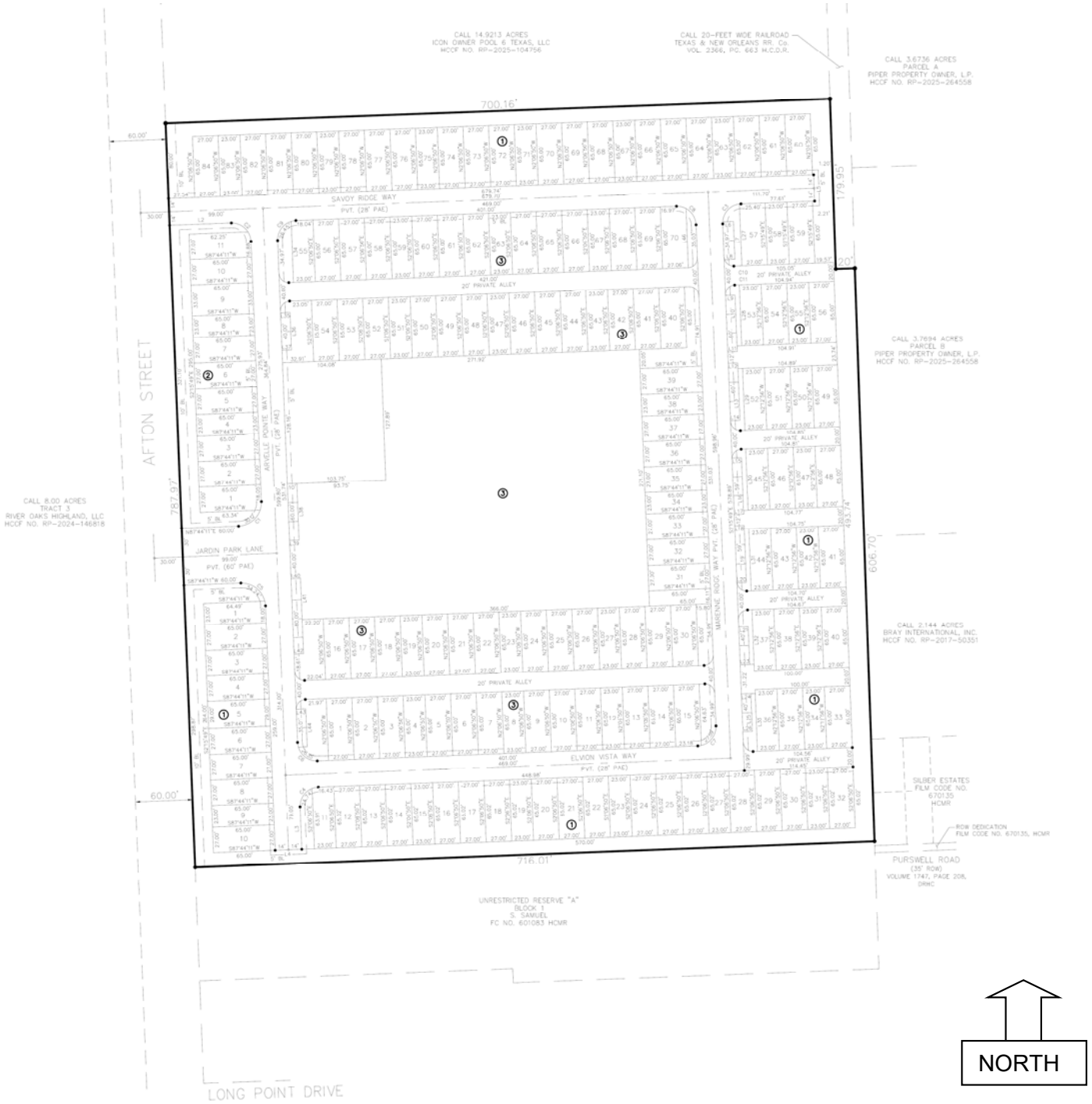
Site Location

Houston Planning Commission ITEM: 89

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Cormont Sec 1

Applicant: DHI Engineering, LLC



D – Variances Subdivision

Houston Planning Commission ITEM: 89

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Cormont Sec 1

Applicant: DHI Engineering, LLC



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2026-1203
Plat Name: Cormont Sec 1
Applicant: DHI Engineering, LLC
Date Submitted: 7/24/2026

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
42-188. To allow residential lots proposed to derive vehicular access from a 20-foot-wide private alley while maintaining frontage along a compensating open space reserve and greenbelt corridor.

Chapter 42 Section: 188

Chapter 42 Reference:
Sec. 42-188(a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section except for lots within courtyard style development in accordance with section 42-194.

Statement of Facts
(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
The proposed subdivision has been designed around a central greenbelt and open space corridor that will serve as a community amenity, drainage feature, and pedestrian trail system. The proposed design increases the number of homes that overlook and activate the open space system, providing additional visual surveillance, pedestrian engagement, and long-term usability of the greenbelt corridor.
The development pattern emphasizes residential lots fronting onto the greenbelt, with homes oriented toward the open space to create an attractive and pedestrian-friendly neighborhood environment.
Strict application of Section 42-188 would require the affected lots to comply with the standard access requirements, substantially limiting the ability to create a cohesive greenbelt-oriented development pattern. The proposed 20-foot-wide private alley system provides vehicular access from the rear of the lots while allowing homes to front onto the open space corridor.
The requested variance supports sound planning principles by promoting walkability, enhancing neighborhood aesthetics, increasing visibility and activation of open space amenities, and creating a development pattern that encourages pedestrian activity and community interaction. The proposed design maintains suitable access for residents, visitors, service providers, and emergency responders while achieving a superior planning outcome compared to a traditional subdivision layout.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting this request arise from the site's planned integration of residential development, open space reserves, pedestrian trails, and drainage infrastructure into a unified community design. The proposed lot configuration is intended to maximize frontage along the greenbelt corridor and provide future residents with enhanced access to community amenities.
The requested variance is not the result of a hardship created by the applicant. Rather, it is the result of a deliberate planning effort to create a high-quality residential environment that incorporates substantial open space and promotes pedestrian-oriented development. The proposed alley-loaded design represents a common planning approach used to improve neighborhood character and preserve open space amenities within residential communities.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and purpose of Chapter 42 will be preserved by providing safe and functional access to all residential lots while promoting orderly and efficient development. The proposed private alley system will continue to provide adequate vehicular access to each lot and will be designed in accordance with applicable engineering and development requirements.
The requested variance does not eliminate access or reduce the functionality of the subdivision. Instead, it facilitates a development pattern that enhances neighborhood character, promotes walkability, preserves open space frontage, and provides meaningful recreational opportunities for future residents. The overall objectives of Chapter 42 will remain fully satisfied.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Approval of the requested variance will not adversely impact public health, safety, or welfare. All lots will continue to have adequate vehicular access through the proposed private alley system, and the development will comply with applicable engineering, drainage, utility, fire protection, and emergency access requirements.
The proposed greenbelt and trail corridor will provide additional community benefits by improving pedestrian connectivity, expanding recreational opportunities, and enhancing the overall quality of life for future residents. The requested variance therefore supports, rather than detracts from, the public welfare.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship is not the basis for this request. The primary purpose of the variance is to implement a development pattern that provides enhanced open space amenities, improved pedestrian connectivity, and a more attractive neighborhood environment.
The proposed alley-loaded lots allow homes to front onto a shared greenbelt and trail corridor, creating a stronger relationship between residential development and

community open space. The requested variance advances sound planning and urban design principles by encouraging walkability, preserving community amenities, and creating long-term value for future residents. Any economic considerations are secondary to these broader community planning objectives.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application Number: 2026-1203
Agendat Item: 89
PC Action Date: 8/20/2026 2:30 PM
Plat Name: Cormont Sec 1
Applicant: DHI Engineering, LLC

Staff Recommendation: Withdraw

Chapter 42 Section: 188
(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
42-188. To allow residential lots proposed to derive vehicular access from a 20-foot-wide private alley while maintaining frontage along a compensating open space reserve and greenbelt corridor.

Basis of Recommendation:
The applicant has requested that this item be withdrawn at this time.

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

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

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

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

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

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

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

Special Request Notice

VAR/SE

July 29, 2026

NOTICE OF VARIANCE

REFERENCE NUMBER：2026-1203

PLAT NAME：Cormont Sec 1

The Planning and Development Department has received a subdivision plat application with a variance request for the property located at the east side of Afton Street, north of Long Point Road. Pursuant to the City of Houston's Code of Ordinances, Chapter 42, the Department has mailed written notice of this application with special request to all property owners within 300ft of the boundary of the proposed plat per the most recent property tax records.

The applicant is requesting a variance to allow residential lots to derive vehicular access from a 20-foot-wide private alley while maintaining frontage along a compensating open space reserve and greenbelt corridor. Enclosed are copies of the variance request, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, Gerardo Morales, with DHI Engineering, LLC, on behalf of the developer, can be contacted at 281-500-4238 for additional information regarding this project. You may also contact the Planner, Maria Tobar, with the Planning and Development Department regarding this notice via email at Maria.Tobar@houstontx.gov or call (832) 393-6521.

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, August 20, 2026 , at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above. **Anyone attending the meeting must sign up on a designated form located**

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 • Joe Panzarella • 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 • Alejandra Salinas • Sallie Alcorn Controller: Chris Hollins

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: 08/20/2026
Plat Name: Enclave at Saint Charles
Developer: Lone Star Urban Dwellings, LLC
Applicant: Buchanan Ventures, Inc.
App No / Type: 2026-1069 Class 2 subdivision replat (C2R)

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	0.1299	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	
COH Park Sector:	15 South Side Inside Loop	Street Type (Category):	None
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris			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)
21.11 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.
21.25 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: 90
Action Date: 08/20/2026
Plat Name: Enclave at Saint Charles
Developer: Lone Star Urban Dwellings, LLC
Applicant: Buchanan Ventures, Inc.
App No / Type: 2026-1069 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
1. CenterPoint requires a 10' BL adjacent to road right-of-way with overhead facilities which applies to: Alabama Street
2. Aerial Language is incorrect; document provided.

HPW-HW- IDS
A Wastewater and Water Capacity Reservation letter is required. When applying for the wastewater adn water capacity for your proposed project, please
attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit application 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.
Consider providing WME if a master water meter is required.

Addressing
No Comment

HPW- TDO- Traffic
The plat does not clearly define the shared driveway access in combination with the access easement, please included details of curb radius and length of the access easement. Additionally, please include turning radius for vehicles accessing Lot 3.

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

Parks & Recreation - Urban Forestry
There are no protected trees within the building setback or City right-of-way.

Parks and Recreation
1) Missing the Parks and Open Space table and all the Park 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: 90

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Enclave at Saint Charles (DEF 1)

Applicant: Buchanan Ventures, Inc.



D – Variances

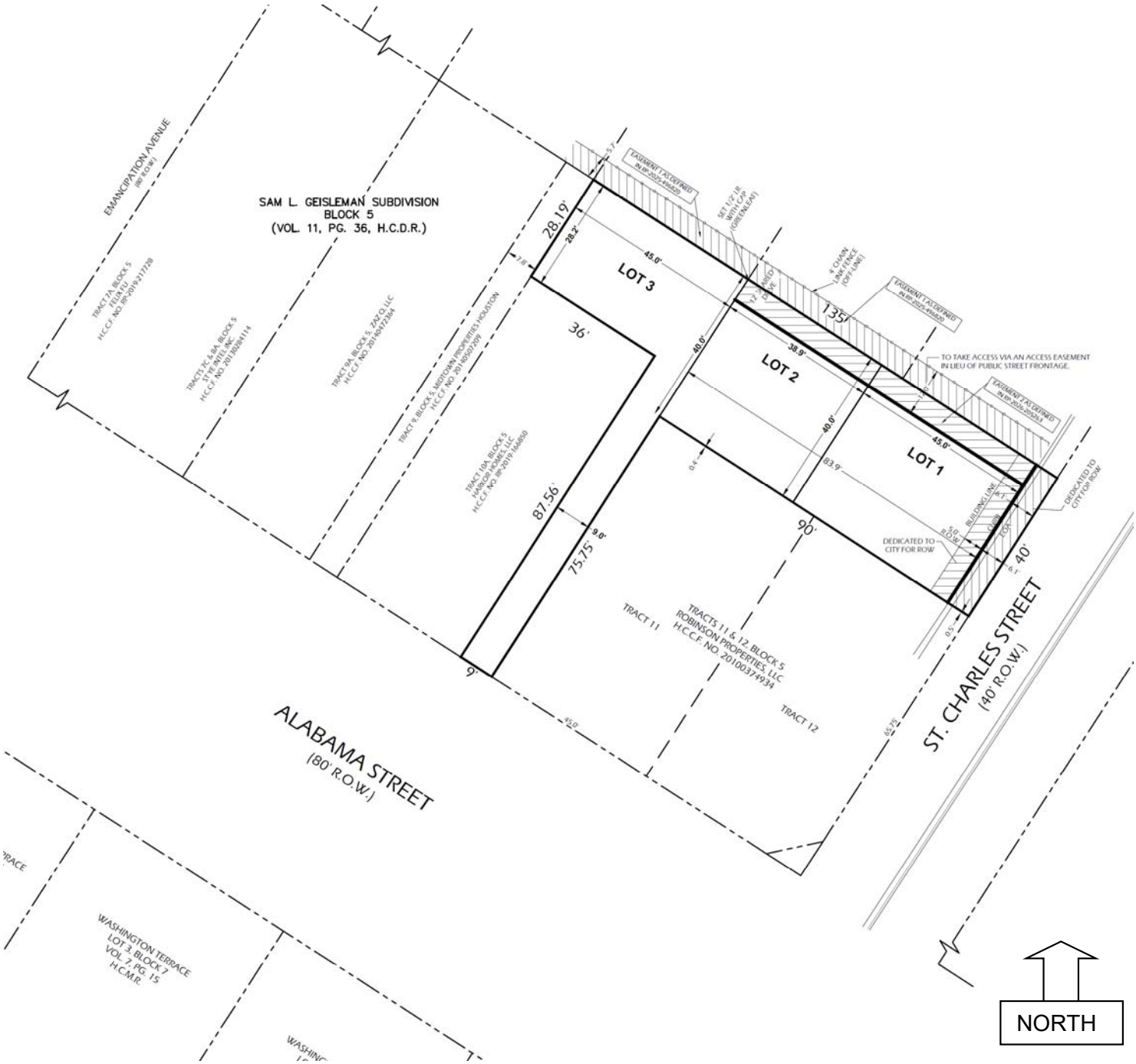
Site Location

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Enclave at Saint Charles (DEF 1)

Applicant: Buchanan Ventures, Inc.



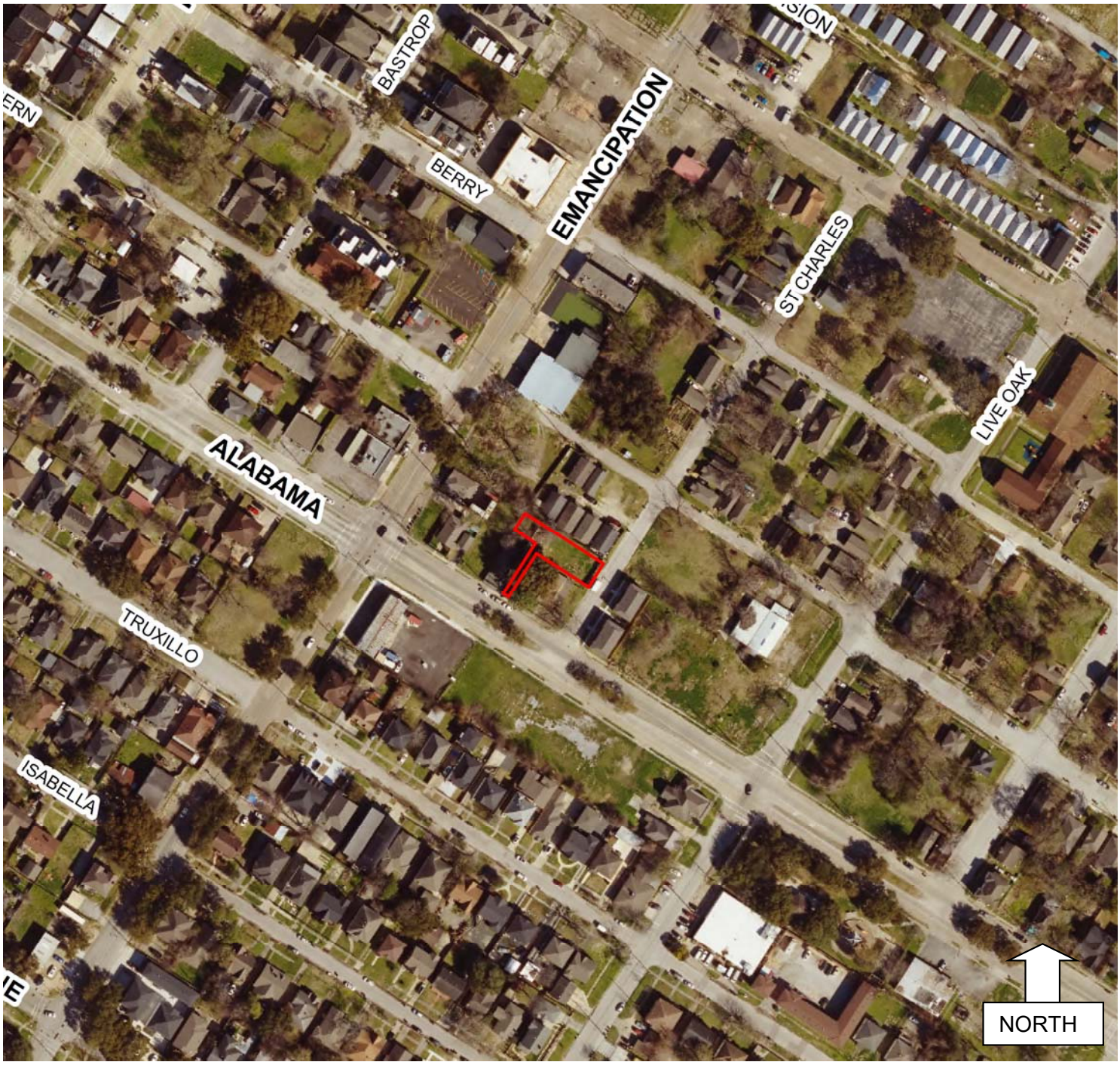
D – Variances Subdivision

Houston Planning Commission ITEM: 90

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Enclave at Saint Charles (DEF 1)

Applicant: Buchanan Ventures, Inc.



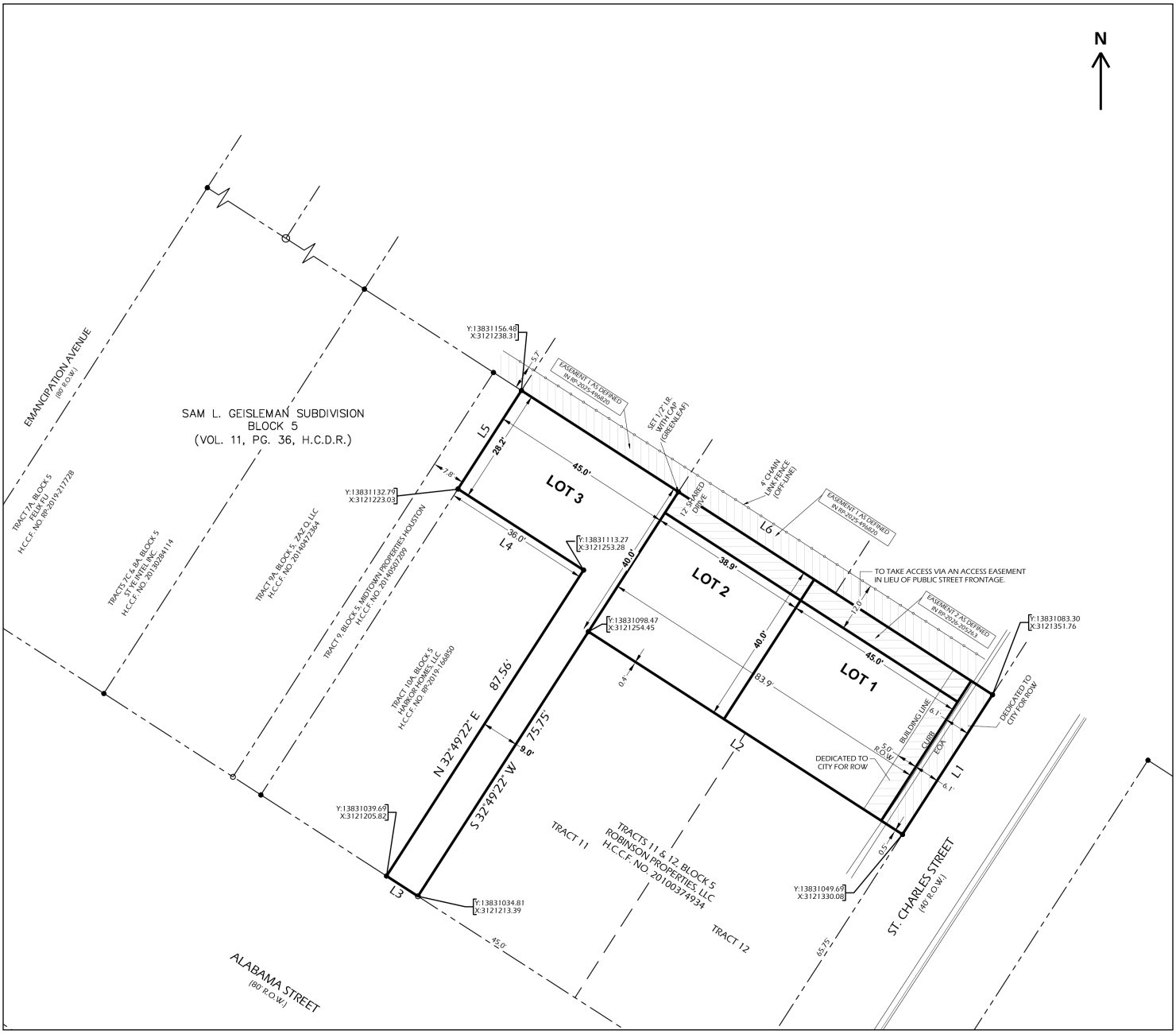
D – Variances Aerial

EXHIBIT

ACCESS EASEMENT EXHIBIT

Depicting Access to Lots 1, 2, and 3, Block 1
"ENCLAVE AT SAINT CHARLES" — A Replat of 3716 & 3710 St. Charles Street
Houston, Harris County, Texas | Reference #2026-1069

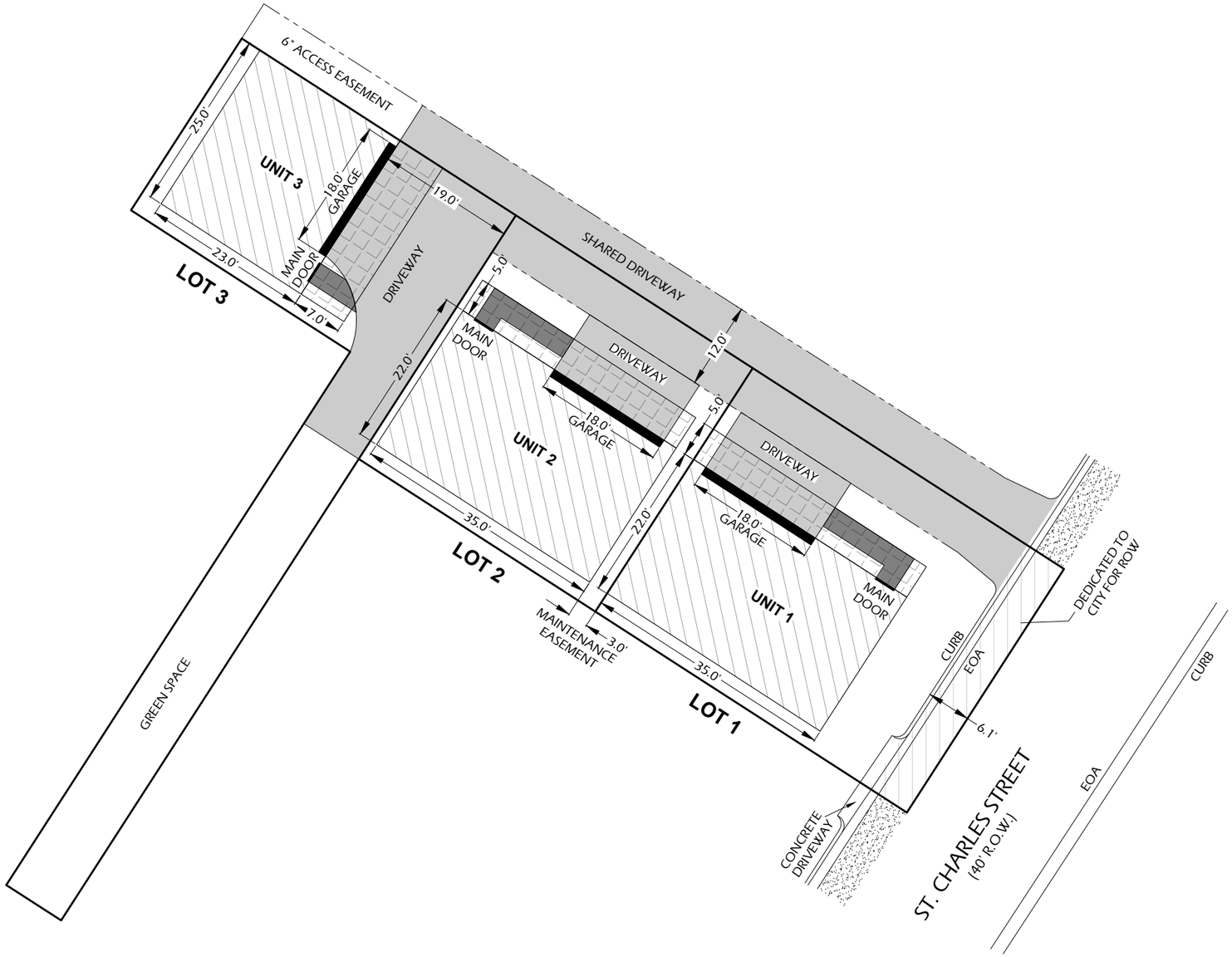
Site plan excerpted from the recorded/pending subdivision plat of Enclave at Saint Charles
(Daniel W. Goodale, RPLS No. 4919, Greenleaf Land Surveys, LLC, Firm No. 10193977)



KEY — RECORDED INSTRUMENT CROSS-REFERENCE

"EASEMENT 1 AS DEFINED IN RP-2025-496820" =	6.00' Non-Exclusive Ingress and Egress Easement (Victor L. Herrera); not created by this plat
"EASEMENT 2 AS DEFINED IN RP-2026-205263" =	6.00' Shared Driveway and Access Easement, hereby dedicated by this plat

Together, the two 6.00' easements form a continuous 12.00' wide shared driveway and fire-access corridor from St. Charles Street serving Lots 1, 2, and 3, per Plat Note 16 and the Section 42-156 variance request.



SITE PLAN

BUILDING FOUNDATION

2nd FLOOR OVERHANG

LOT 1	40' wide x 45' deep
LOT 2	40' wide by 39' deep
LOT 3	28' wide by 45' deep and a side space of 12' wide by 9' deep

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2026-1069
Plat Name: Enclave at Saint Charles
Applicant: Buchanan Ventures, Inc.
Date Submitted: 6/29/2026

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow lots to take access via an access easement in lieu of public street frontage.

Chapter 42 Section: 42-156

Chapter 42 Reference:
§42-156 — Lot Access Requirements (Division 4 — Lots and Reserves). Each lot shall have access to a street or shared driveway that meets the requirements of this chapter. Lots 1, 2, and 3, Block 1 take vehicular access exclusively through a combined 12-foot shared driveway corridor consisting of a 6-foot easement within the subject property (H.C.C.F. No. RP-2026-205263) and a 6-foot ingress/egress easement on the neighboring Herrera property (H.C.C.F. No. RP-2025-496820). COH Planning staff confirmed at the June 15, 2026 pre-submittal meeting that taking access through an easement on a neighboring property requires a variance under §42-156.

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The subject property presents three compounding unusual physical characteristics that together make compliant independent vehicular access for each lot physically impossible without crossing the neighboring Herrera property. First, and most critically, Lot 3 is physically landlocked. The rearmost lot in the inline configuration faces toward St. Charles Street but has no independent vehicular connection to it. The 3710 St. Charles parent tract has an L-shaped geometry with a 9-foot tail corridor to West Alabama Street — a configuration established by the original Geiselman Addition platting (Vol. 11, Pg. 36, H.C.D.R.) that cannot be altered without acquiring adjacent parcels. That corridor is too narrow for a compliant driveway and cannot be widened. This physical landlocking of Lot 3 is the root cause of the entire shared easement arrangement. Second, the inline three-lot configuration running back from St. Charles Street is the only practical arrangement for the combined 0.1299-acre parcel, placing Lots 2 and 3 physically behind Lot 1 and entirely

dependent on the access easement in lieu of public street frontage for any street connection. Third, the available width within the subject property boundary along the access easement in lieu of public street frontage is only 6 feet — insufficient to construct a compliant shared driveway meeting COH Standard Detail 02754-01A (Type B, minimum 12 feet) without incorporating the neighboring Herrera easement (H.C.C.F. No. RP-2025-496820). The Herrera easement is a physical necessity imposed by the inherited geometry of the combined parcel, not a preference. Strict application of §42-156 without accommodation for the Herrera easement and the landlocked condition of Lot 3 would render the three-lot subdivision entirely infeasible and contrary to sound urban infill residential development policy

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The landlocked condition of Lot 3, the interior position of Lot 2, and the need to cross the Herrera neighboring property easement all arise from pre-existing physical conditions inherited with the parent tracts — not from any design decision initiated by Lone Star Urban Dwellings, LLC. The landlocked condition of Lot 3 is a direct product of the 3710 St. Charles parent tract geometry — an L-shaped parcel with a 9-foot tail corridor to West Alabama Street, recorded in the original Geiselman Addition plat (Vol. 11, Pg. 36, H.C.D.R.) long before Lone Star Urban Dwellings, LLC acquired the property. Lone Star Urban Dwellings, LLC acquired the 3710 tract on October 30, 2025 (H.C.C.F. No. RP-2025-433623) in its existing configuration and cannot alter the tail corridor width without acquiring adjacent parcels. The Herrera ingress/egress easement (H.C.C.F. No. RP-2025-496820) was dated December 12, 2025 and recorded December 17, 2025 — after Lone Star Urban Dwellings, LLC acquired the 3710 tract on October 30, 2025. The Herrera easement was negotiated by Lone Star Urban Dwellings, LLC with Victor L. Herrera as a direct, necessary response to the inherited physical access constraints of the combined parcel — specifically the inability to construct a compliant 12-foot access easement in lieu of public street frontage within the subject property boundary alone, and the physical landlocking of the 3710 tract main body from St. Charles Street. The fact that Lone Star Urban Dwellings, LLC negotiated the Herrera easement after acquisition confirms that the access problem was inherited with the parcel, not created by Lone Star Urban Dwellings, LLC. The recordation of the access easement in lieu of public street frontage by Lone Star Urban Dwellings, LLC (H.C.C.F. No. RP-2026-205263, recorded May 26, 2026) was equally a direct necessary response to the inherited physical constraints. Lone Star Urban Dwellings, LLC did not create any of the conditions that necessitate taking access through the Herrera neighboring property easement.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Section 42-156 is intended to ensure that each residential lot has safe, usable vehicular access to a public street. The combined 12-foot driveway corridor — formed by the 6-foot access easement granted by Lone Star Urban Dwellings, LLC (H.C.C.F. No. RP-2026-205263) and the neighboring Herrera 6-foot ingress/egress easement (H.C.C.F. No. RP-2025-496820) — is designed to COH Standard Detail 02754-01A (Type B Shared Driveway, R=4.00') and provides permanent, recorded vehicular access running with the land for all three proposed lots, including the otherwise landlocked Lot 3. The garages on Lots 1 and 2 are oriented perpendicular to the access easement in lieu of public street frontage, and the garage on Lot 3

faces the access easement in lieu of public street frontage directly — each lot has direct, functional vehicular access to St. Charles Street through the shared corridor. The intent of Chapter 42 — safe, lawful vehicular access to every residential lot — is fully preserved and maintained by this arrangement. Granting this variance is the only means by which Lot 3 can function as a buildable, accessible single-family residential lot. Without the variance, Lot 3 remains permanently vehicularly landlocked and unbuildable. The permanent recording of both easement instruments in the Harris County Official Public Records ensures the access arrangement is binding and perpetual for all three lots.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The combined 12-foot access easement in lieu of public street frontage meets COH Type B Shared Driveway standards (COH Standard Detail 02754-01A, November 2023), providing compliant emergency vehicle access to all three proposed lots including the otherwise landlocked Lot 3. Per Section 9 of H.C.C.F. No. RP-2026-205263, the easement area is intended to function in part as a fire-access lane serving the benefited property and no owner shall take any action that would impair such fire-access function. The subject property is located in FEMA Flood Zone X (minimal flood hazard) and is fully served by City of Houston utilities, HPD Beat 10H50, and Full City Service solid waste collection (Garbage Tuesday). Because no lot has a garage or driveway approach facing St. Charles Street, there is no vehicular conflict with the pedestrian zone along St. Charles. Lot 3 additionally has pedestrian access via the 9-foot West Alabama tail corridor. Denying this variance would leave Lot 3 permanently vehicularly landlocked and unbuildable — a worse outcome for the neighborhood and public welfare than granting it.

(5) Economic hardship is not the sole justification of the variance.
The primary and controlling justification for this variance is the physical landlocking of Lot 3 — it has no independent vehicular access to any public street and is entirely dependent on the access easement in lieu of public street frontage crossing the Herrera property to reach St. Charles Street. This is a physical condition, not an economic one. The need to cross the Herrera neighboring property easement is physically mandated by the inherited geometry of the combined parcel — the 6-foot corridor width within the subject property boundary, the inline lot configuration, and the 9-foot West Alabama tail that cannot serve as a compliant driveway. While Lone Star Urban Dwellings, LLC acknowledges that denial of this variance would render Lot 3 economically unbuildable — a secondary consequence of the physical landlocking — the economic consequence flows entirely from the physical constraint, not from any financial decision. Economic hardship is not the sole or primary basis for this request.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application Number: 2026-1069
Agendat Item: 90
PC Action Date: 8/20/2026 2:30 PM
Plat Name: Enclave at Saint Charles
Applicant: Buchanan Ventures, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Section: 42-152
(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow lots to take access via an access easement in lieu of public street frontage.

Basis of Recommendation:
The subject site is an over 5,600 Sq ft property located in the Houston City Limits; west along Saint Charles Street, north along Alabama Street, east of Emancipation Avenue.
The applicant is proposing 3 single-family residential lots and is requesting a variances; 1- To allow three lots to take access via and access easement in lieu of public street frontage. Staff is in support of the request.
The plat intends to combine an existing 6' wide access easement in the adjacent property (Shown in red) with a 6’ wide access easement recently created within the subject site (Shown in blue) to provide an overall 12’ wide access easement to allow vehicular access to the 3 lots. The existing curb and the pavement of Saint Charles Street currently encroach the site to 6.1' which is being dedicated to the ROW. The plat was deferred at the last commission to prove viable vehicular accessibility in the limited easement and to provide a letter of support from the neighbor to the north, who is providing the other 6’ easement. There was also a request for a reduced 5’ BL, but the applicant has repealed that request and is meeting the 10’ BL requirement and denying direct vehicular access to from lot 1 to Saint Charles.
The site is in an unusual formation that makes access difficult and hinders viable subdivision options available in Ch. 42. In pursuit of viable accessibility, the applicant acquired a easement form the neighbor to the north, who has also provided a letter of support of the proposed development.
In the deferral the applicant has provided a traffic study to show the functioning vehicular access and turning radii, which has been approved by Public Works. The garages show to be 21’ from the far side of the access easement which does exceed the 20’ minimum required by the IDM.
Staff recommendation is to grant the requested variance and approve the plat, subject to CPC101 form conditions.

Statement of Facts
(1a) The imposition of the terms, rules, conditions, policies and standards of

this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
N/A

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The site is in a rare formation and under limited ability to acquire the additional land needed for viable development. Granting the variance would allow the applicant to utilize an existing access easement on the neighbor's property and allow more buildable area for the subject site.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the variance are that of the odd shape and formation of the site, which limits viable development options for the site.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent will be met as the overall 12' wide access easement is on par with the 12' shared driveway spacing requirements allowed by the ordinance, and exceeds the 20' spacing width by providing 21' from the back of easement to the garage door.

(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 as the vehicular access and turning radii have been reviewed and approved by HPW Traffic .

(5) Economic hardship is not the sole justification of the variance.
It is not economic hardship but the odd formation and shape of the site and its limited ability to acquire more land to create more viable development that justifies the granting of the variance.

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

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www.houstontx.gov

Special Request Notice

VAR/SE

July 30, 2026

NOTICE OF VARIANCE

REFERENCE NUMBER：2026-1069

PLAT NAME：Enclave at Saint Charles

The Planning and Development Department has received a subdivision plat application with a variance request for the property located at 3716 Saint Charles Street, west along St Charles Street, north of Alabama Street, east of Emancipation Avenue. Pursuant to the City of Houston's Code of Ordinances, Chapter 42, the Department has mailed written notice of this application with special request to all property owners within 300ft of the boundary of the proposed plat per the most recent property tax records.

The applicant is requesting a variance to allow lots to take access via an access easement in lieu of public street frontage., and to allow a 5-foot building line on Lot 1, Block 1 along St. Charles Street. Enclosed are copies of the variance request, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, Armando Buchanan, with Buchanan Ventures, Inc., on behalf of the developer, can be contacted at 713-398-2502 for additional information regarding this project. You may also contact the Planner, John Cedillo, with the Planning and Development Department regarding this notice via email at John.Cedillo@houstontx.gov or call (832) 393-6633.

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, August 6, 2026 , 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 • Joe Panzarella • 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 • Alejandra Salinas • 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: 08/20/2026
Plat Name: Maxroys Corner
Developer: NNE, Inc.
Applicant: Gruller Surveying LLC
App No / Type: 2026-1020 Class 2 subdivision replat (C2R)

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	
COH Park Sector:	12 Northwest Side Inside Loop	Street Type (Category):	None
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

Conditions and requirements for approval:

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))
05.05 Add the following note to the face of the plat (SWD): No heavy or oversize trash collection service shall be provided to residential units eligible for collection pursuant to item 2 of Sec 39-65 of the Code of Ordinances. (Sec 39-65)
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.
23.05 Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (Sec 42-184)
36.03 Subdivision plat with Variance or Special Exception does not comply with the notification requirements described by Chapter 42. (Sec 42-83 & 84)
38.01 Appendix A:Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (https://www.houstontx.gov/planning/Forms/) (Sec 42-42(5) & 44(6))
39.05 Notification requirements have not be met. (Sec 42-49 & 83)
39.09 Add Building Line Variance plat note: The Planning Commission granted a variance to allow the site to have frontage along a ROW less than 50' in width and to allow no 4' shared driveway offset subject to specific conditions on 8/20/2026. 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 offsets per the ordinance
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)
40.05 Indicate the direction of vehicular entry to each garage from the shared driveway (>). (Sec 42-145(a)(4) & 145(e))
40.06 A shared driveway with a 12-foot width must comply with the performance standards. (Sec 42-146(a))
40.13 A shared driveway plat must provide a 3˘ emergency access easement along each subdivision plat boundary line that is not adjacent to a public street. The easement must be labeled and dimensioned and ˝Emergency Access Easement¸ must be spelled out completely. (Sec 42-145 (d))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 08/20/2026
Plat Name: Maxroys Corner
Developer: NNE, Inc.
Applicant: Gruller Surveying LLC
App No / Type: 2026-1020 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
Currently CenterPoint˘s standard is a 5˘BL on shared driveways in order to install and maintain facilities.

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

HPW-OCE- Drainage and Utility
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.
Ensure a minimum 10-foot clearance is maintained between public utilities and the building foundation.

Addressing
Please show where Petty Street continues up to Maxroy Street.

HPW- TDO- Traffic
Access of a min of 20-ft should be provided to allow safe two-way traffic to the proposed residential development

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

Parks & Recreation - Urban Forestry
There are no protected trees within the building setback or City right-of-way.

Parks and Recreation
1) The "I hereby certify..." statement must be checked.

Solid Waste
The proposed development qualifies for SWM services.

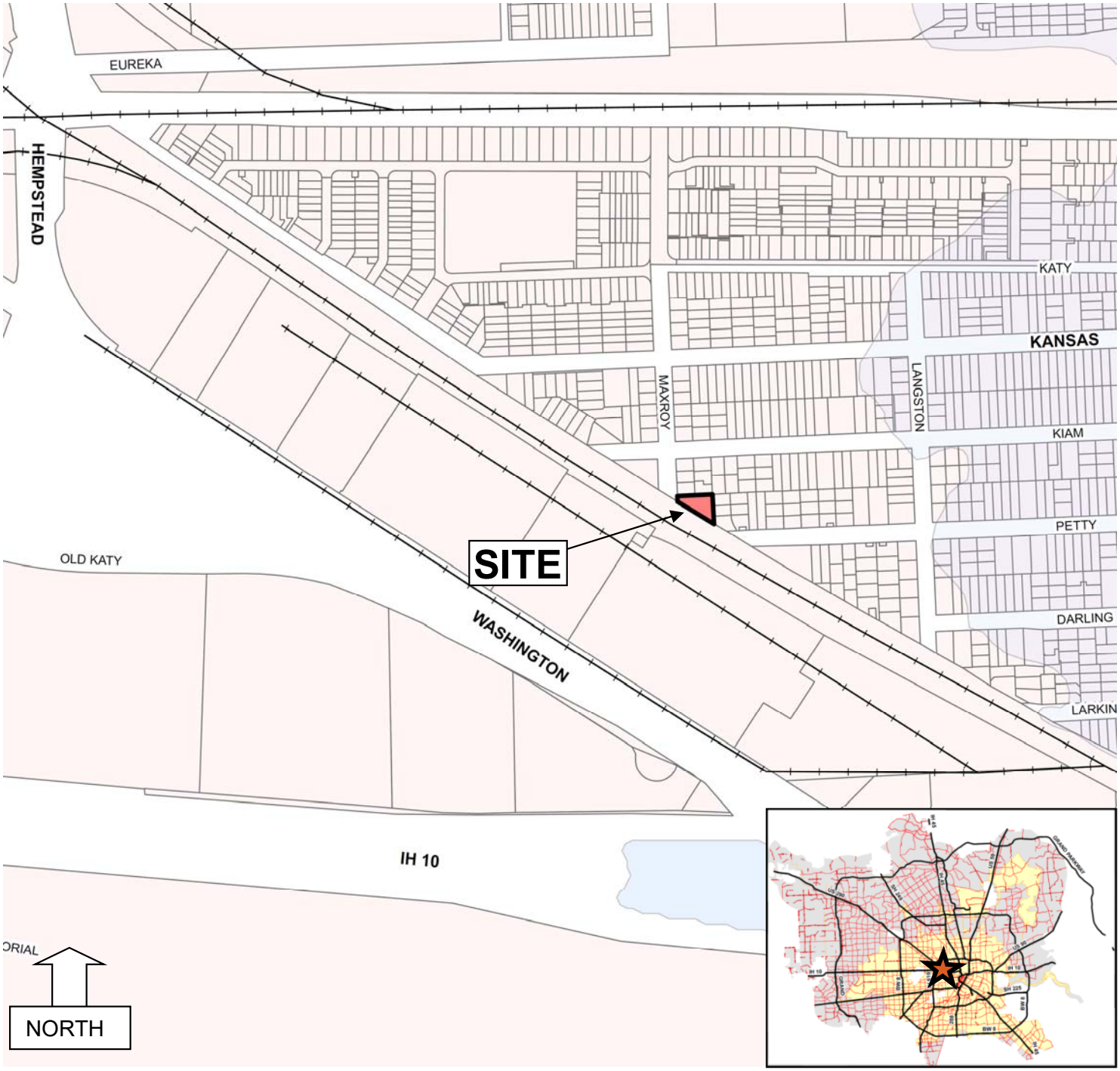
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Maxroys Corner

Applicant: Gruller Surveying LLC



D – Variances

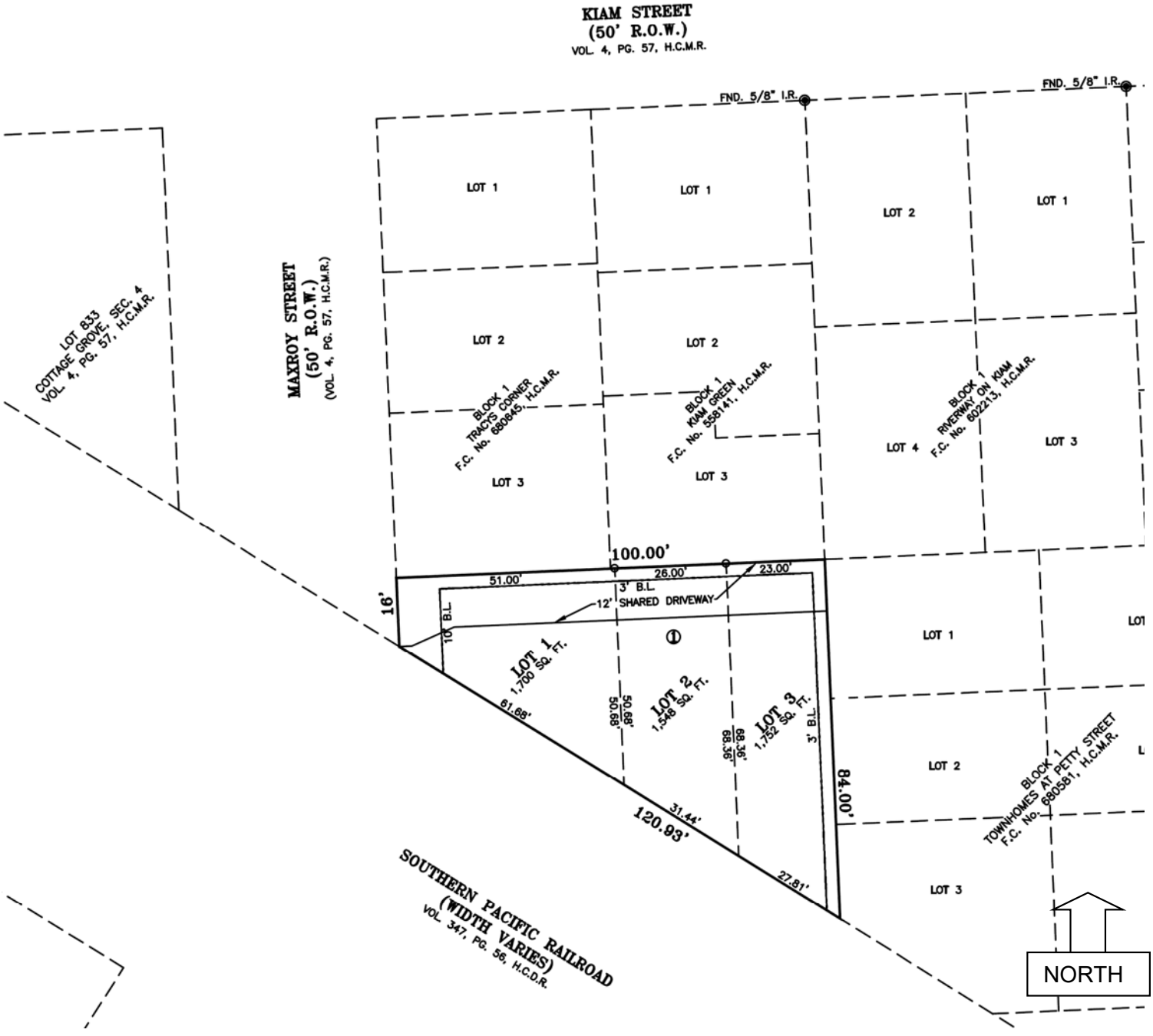
Site Location

Houston Planning Commission ITEM: 91

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Maxroys Corner

Applicant: Gruller Surveying LLC



D – Variances Subdivision

Houston Planning Commission ITEM: 91

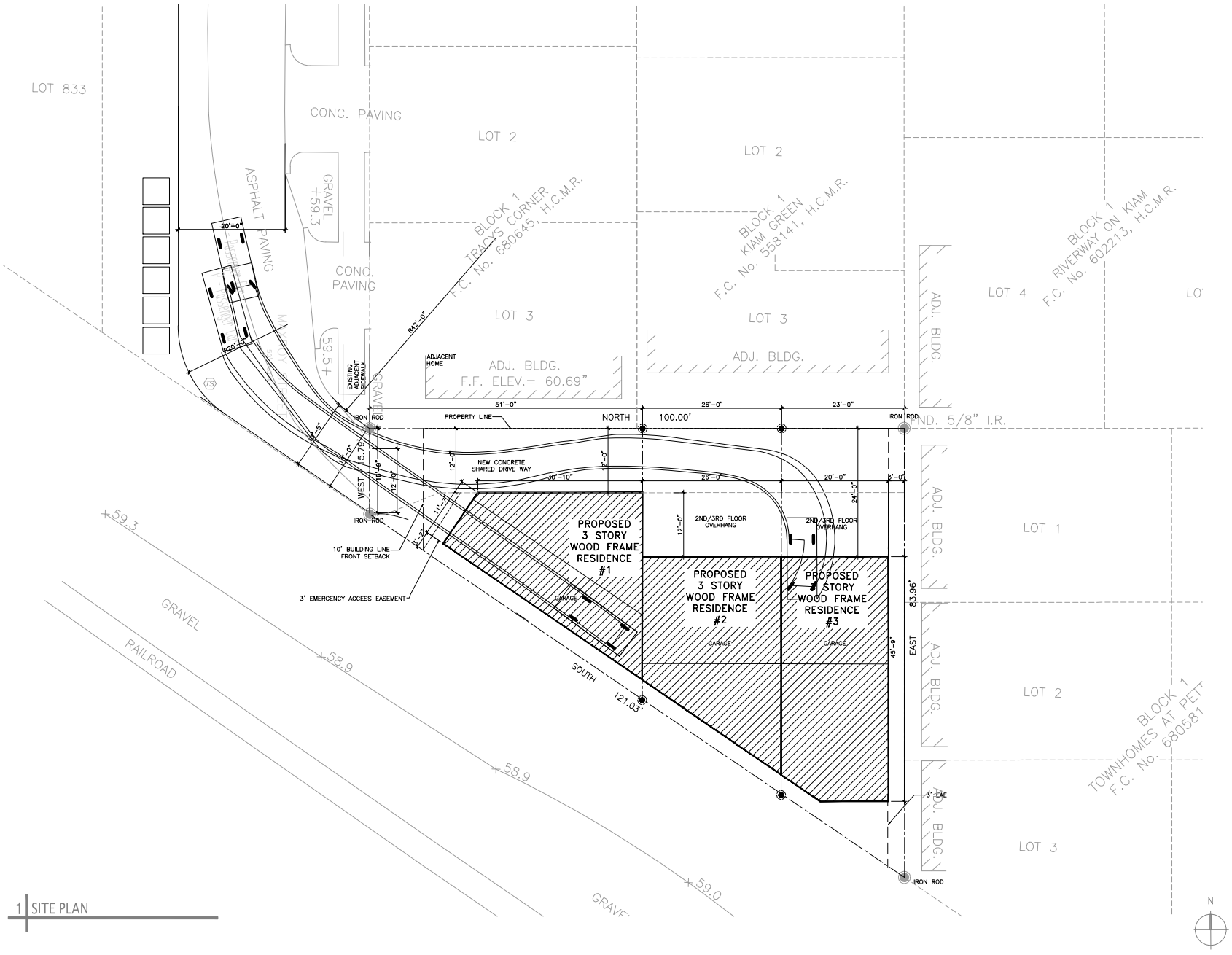
Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Maxroys Corner

Applicant: Gruller Surveying LLC



D – Variances Aerial



1 SITE PLAN

NO.	DESCRIPTION	DATE
1		7/20/2026

SCALE:

DATE:

SITE PLAN

A-100

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2026-1020
Plat Name: Maxroys Corner
Applicant: Gruller Surveying LLC
Date Submitted: 6/26/2026

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow lots with less than the minimum required frontage along the public right-of-way, to allow access from a public right-of-way of insufficient width, to allow no shared driveway offset

Chapter 42 Section: 122, 145(b)(3), 185

Chapter 42 Reference:
Sec. 42-122. - Right-of-way widths. 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.
Sec. 42-145. - General layout and arrangement for all shared driveways. (b) A shared driveway shall not intersect with a type 2 permanent access easement, a private alley, or connect to, or be the extension of, a shared driveway created by an adjacent subdivision. A shared driveway shall intersect with at least one type 1 permanent access easement or public street that is not an alley in accordance with the following requirements: (3) The shared driveway shall be set back at least four feet from the boundary of the subdivision plat measured at the point of intersection with the public street.
Sec 42-185 - Minimum width of a lot. (a) The minimum width of any lot along a street or shared driveway shall be 20 feet unless otherwise allowed by this ordinance.

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 applicable subdivision requirements, including the frontage, right-of-way width, and driveway offset provisions, would result in an impractical development due to the existing physical characteristics of the property. The narrow access easement serving three lots under common ownership, combined with the limited frontage and the existing public right-of-way width, constrains the site's ability to comply with the ordinance while maintaining functional access. Requiring the four-foot offset at the street frontage would further reduce the effective width and

operational functionality of the shared driveway. The requested variances allow coordinated shared access to all three lots through a single driveway, promote safe and efficient vehicular circulation, minimize curb cuts along the public street, and preserve the intent of the subdivision regulations.

(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 these variance requests are not the result of a hardship created or imposed by the applicant. They arise from the property's existing physical configuration, including the narrow access easement, the limited frontage along the public right-of-way, and the existing right-of-way width serving the site. The requested variances are necessary to provide safe, coordinated, and functional access to the three lots and are based on existing site conditions rather than any action taken by the applicant.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The requested variances preserve the intent and general purposes of this chapter by facilitating coordinated access to three lots through a shared driveway, reducing the number of curb cuts along the public street, and promoting safe and orderly vehicular circulation. Although the lots will have reduced frontage and access from an existing right-of-way of insufficient width, the proposed design provides safe and functional access while remaining consistent with the objectives of the subdivision regulations. Granting the variances will not adversely affect the public interest or surrounding properties.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Granting the requested variances will not be injurious to the public health, safety, or welfare. The proposed development provides safe and efficient access to the three lots through a coordinated shared driveway, despite the reduced frontage, access from an existing right-of-way of insufficient width, and the requested 0-foot driveway offset. The design minimizes curb cuts, promotes orderly vehicular circulation, and maintains safe access for residents, visitors, and emergency service vehicles. The requested variances are limited in scope and will not adversely affect surrounding properties or the public interest.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship is not the sole justification for the requested variances. The request is based on the existing physical characteristics of the property, including the narrow access easement, limited frontage along the public right-of-way, and the existing right-of-way width serving the site. The requested variances are necessary to provide coordinated, safe, and functional access to the three lots through a shared driveway while maintaining an efficient site design that is consistent with the intent and objectives of the subdivision regulations.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application Number: 2026-1020
Agendat Item: 91
PC Action Date: 8/20/2026 2:30 PM
Plat Name: Maxroys Corner
Applicant: Gruller Surveying LLC

Staff Recommendation: Defer Additional information reqd

Chapter 42 Section: 122, 145(b)(3)
(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow access from a public right-of-way of insufficient width, to allow no shared driveway offset

Basis of Recommendation:
N/A

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

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

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

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

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

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

CITY OF HOUSTON
Planning & Development Department

John Whitmire
Mayor

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

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F. 832.393.6661
www.houstontx.gov

Special Request Notice

VAR/SE

July 30, 2026

NOTICE OF VARIANCE

REFERENCE NUMBER：2026-1020

PLAT NAME：Maxroys Corner

The Planning and Development Department has received a subdivision plat application with a variance request for the property located at the eastern side of Maxroy Street, south of Kiam Street. Pursuant to the City of Houston's Code of Ordinances, Chapter 42, the Department has mailed written notice of this application with special request to all property owners within 300ft of the boundary of the proposed plat per the most recent property tax records.

The applicant is requesting a variance to allow lots with less than the minimum required frontage along the public right-of-way, to allow access from a public right-of-way of insufficient width, and to allow no shared driveway offset. Enclosed are copies of the variance request, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, Aldo Perez, with Gruller Surveying LLC, on behalf of the developer, can be contacted at 713-333-1466 for additional information regarding this project. You may also contact the 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, August 20, 2026 , at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above. **Anyone attending the meeting must sign up on a designated form located**

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 • Joe Panzarella • 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 • Alejandra Salinas • Sallie Alcorn Controller: Chris Hollins

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: 92
Action Date: 08/20/2026
Plat Name: Roman Rock Complex
Developer: Roman Rock LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2026-1238 Class 2 subdivision plat (C2)

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	5.8277	Total Reserve Acreage:	5.8277
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:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77061	575B	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 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.
38.06 Appendix B: Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (https://www.houstontx.gov/planning/Forms/)
38.22 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 the site to exceed intersection spacing by not extending nor terminating Tipperary Lane with a cul-de-sac subject to specific conditions on 8/20/2026. 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: 92
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Staff Recommendation:

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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
A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please
attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit application 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.
Stormwater quality permit is required.

Addressing
No Comment

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

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

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 9-502, and 9-503. Additionally, 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 87-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 One. Additionally, any structure must be reported to the FAA via Obstruction Evaluation / Airport Airspace Analysis (OEAAA) Portal.

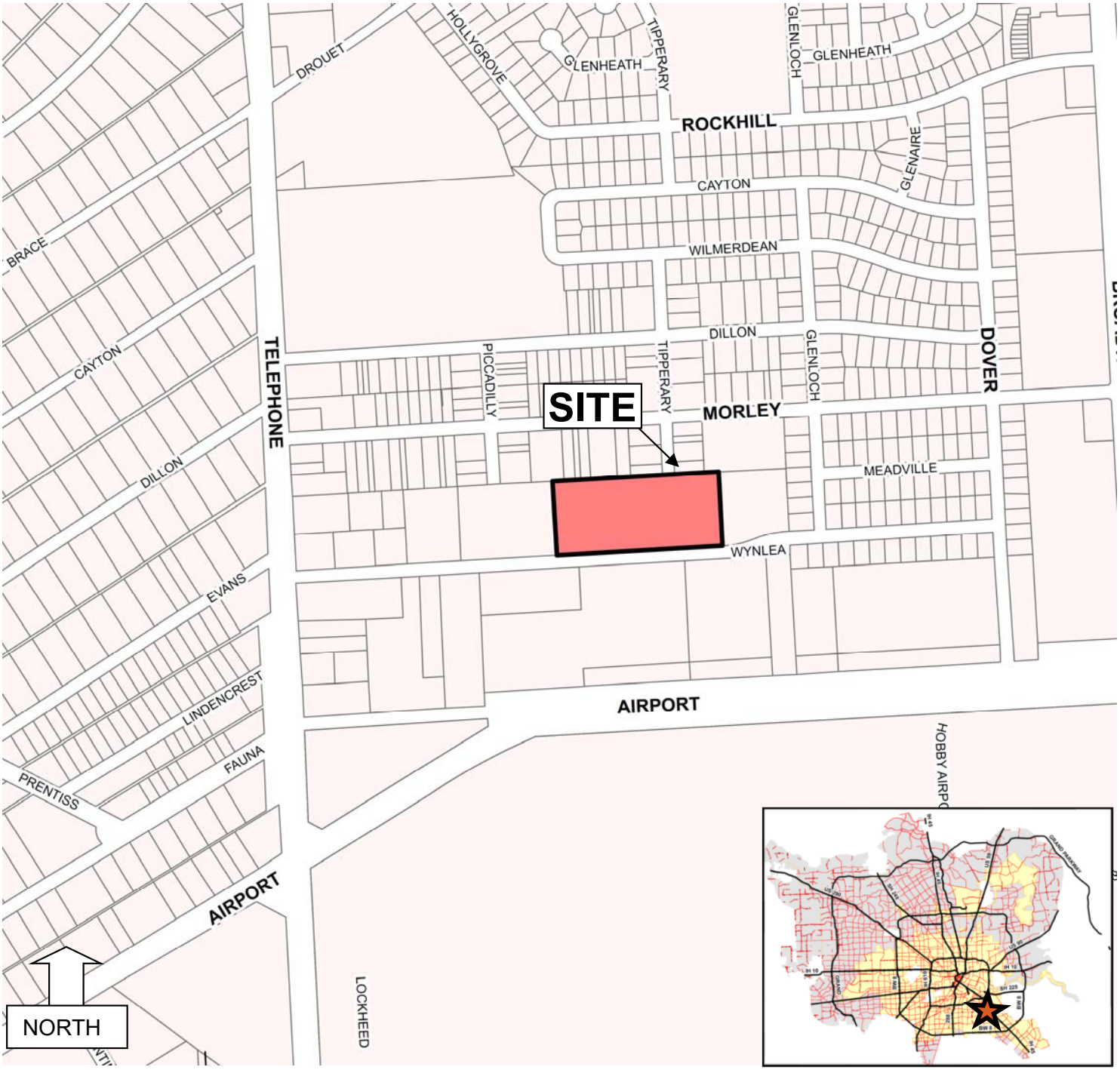
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Roman Rock Complex

Applicant: Owens Management Systems, LLC



D – Variances

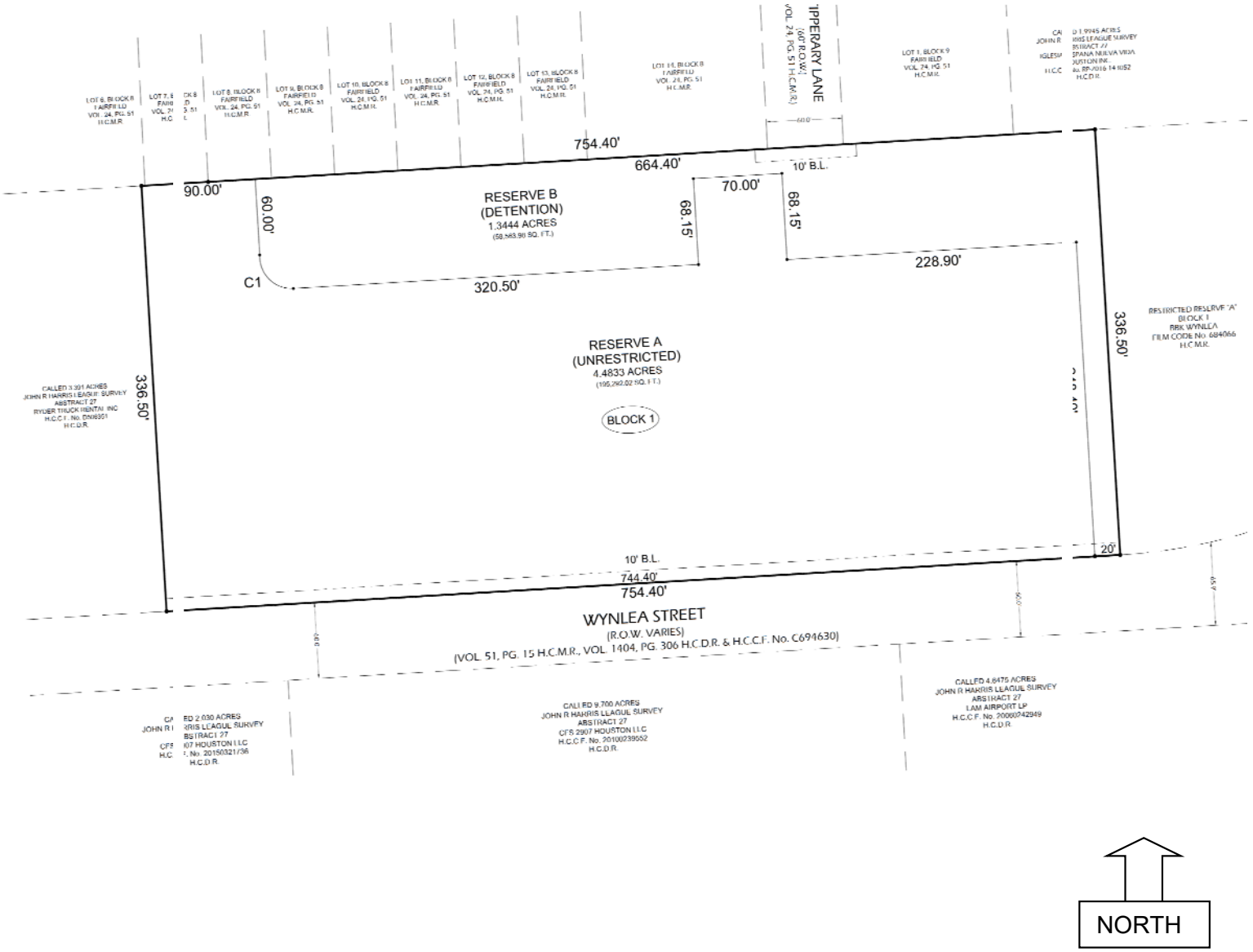
Site Location

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Roman Rock Complex

Applicant: Owens Management Systems, LLC



D – Variances Subdivision

Houston Planning Commission ITEM: 92

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Roman Rock Complex

Applicant: Owens Management Systems, LLC



D – Variances Aerial

NORTH



ROMAN ROCK COMPLEX - VARIANC EXHIBIT - JULY 2026

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2026-1238
Plat Name: Roman Rock Complex
Applicant: Owens Management Systems, LLC
Date Submitted: 7/27/2026

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Specific Variance is being sought and extent of variance: To not exceed street intersection spacing along the north boundary of the site and along Wynlea Street and to not extend or terminate with a cul-de-sac Tipperary Lane.

Chapter 42 Section: 42-128 & 42-134

Chapter 42 Reference:
(a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements:
(1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;
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;

Sec. 42 134. Street Extension
(a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted 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

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

The site is located within the City of Houston limits, north of Airport Blvd and East of Telephone Road, both major thoroughfares. It is south of morley Street, a Collector street, in a commercial area adjacent to a residential zone. The site is out of the John R Harris League Survey, Abstract 27 and it has not been previously platted. The purpose of the plat is to create an unrestricted reserve and a detention reserve. The owner is proposing an office & warehouse development.

The site has street frontage on the southern boundary along Wynlea Street, a 60 feet wide right-of-way, classified as local street. Along the northern boundary it has a stub street, Tippery Lane, a 60 feet wide right of way, classified as a local street. Two variances are being requested with this site. Variance 1:Not to exceed street intersection spacing along the north boundary of the site and along Wynlea Street. Variance 2: to not extend or terminate with a cul-de-sac Tipperary Lane.

Strict application of the ordinance requires a north-south street or east - west street along a local street or plat boundary every 1400 feet.

The distance along Wynlea Street from Telephone Road, a major thoroughfare (MTF), to the next north - south street (Glenloch Drive, a local street) is approximately 2370 feet. East of Glenloch Drive, Wynlea Street intersects with Dover Street that connects to Airport Boulevard, a MTF, to the south. North of Wynlea Street is Morley Street, an east - west local street that has 2 north south - streets (Picadilly Drive and Tipperary Lane). These two streets are partially constructed to connect to Wynlea Street.

Requiring a north - south street through the subject site would create an impractical development since it will bisect the site and it will not benefit traffic circulation on this area. A better location for a north- south street to connect Wynlea Street with Morley Street and meet the intersection spacing requirement for this block is Piccadilly Drive. Piccadilly Drive is located at 1400 feet measured from Glenloch Drive and at approximately 890 feet measured from Telephone Road. Tipperary Lane is located at approximately 620 feet measured from Glenloch Drive and at approximately 1684 feet measured from Telephone Road. If a street is extended from Morley Street to Wynlea Street, Picadilly Drive will be the best option since it will satisfy the intersection spacing requirements along the entire block.

The tract south of Picadilly Drive is out of acreage and it has not been platted making a future connection to Wynlea Street possible.

In addition to this, extending a north - south street through the site will not improve traffic circulation since it cannot be extended further south to connect to Airport Boulevard since it is not required for street intersection spacing along the MTF, at this location, under the MTF street intersection spacing requirements.

Not providing a north - south street at this location will not affect the traffic circulation nor street connectivity in this area. Wynlea Street has street connections to three MTFs, Telephone Road, Broadway Street and Airport Boulevard. The existing street grid within the MTF grid in this area (Telephone Road, Airport Boulevard, Broadway Street and Bellfort Avenue) has good street connectivity to the north, south , east and west.

Strict application of the ordinance requires the extension of a stub street into the adjacent property at the time the adjacent property is platted.

Tipperary Lane is a dead end street that gives access to 6 tracts. Only one is currently developed and it also has access to Morley Street. Tipperary Lane meets 4 of the 5 criterias to not be extended. Since it is not one lot in depth the street is required to be extended. Requiring the extension of the street will not benefit traffic circulation in this area or enhance the street connectivity. Currently, there is good street connectivity in this area. If a street needs to be extended it will be Picadilly Drive west of Tipperary Lane. This street is at 1400 feet from Glenloch Drive and at approximately 890 feet from Telephone Road. This street satisfies the ordinance requirement for street intersection spacing on this block. In addition to this, it is being requested to not terminate the street with a cul-de-sac since it will be impractical because it is a small block and there is no traffic circulation on this street to justify the termination with a cul-de-sac.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant since there is already a portion of a north - south street, Picadilly Drive, that satisfies the intersection spacing requirements for this block. If Tipperary Lane is extended south through the subject site a second north - south street will still be required west of Tipperary lane to meet the intersection spacing requirement. As a result, the extension of Tipperary Lane through the subject site to provide a north - south street will not be practical for this area.

(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 since the block where the site is located already has a portion of a north -south street that can satisfy the intersection spacing requirement along Wynlea Street with the future connection of Picadilly Drive from Morley Street. In addition to this, the area has good street connectivity since the site has access to three MTFs through the existing street grid.

(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 since the site currently has access to three MTFs through the existing street grid. Not providing a north - south street at this location and not extending or terminating Tipperary Street with a cul-de-cac will not create an unsafe environment for the traffic circulation on this area or the residential area east of the site since there is a good street connectivity in this location. In addition to this, the commercial and residential areas have quick access to a MTF each reducing the possibility of mixing commercial and residential traffic.
The development includes a fencing around the perimeter of the property with

(5) Economic hardship is not the sole justification of the variance.
Economic hardship is not the sole justification of the variances since a north -south street at this location could not be extended south of Wynlea street because the MTF street intersection spacing requirement is different to the local street requirements. For this reason, a north-south street south of the site couldn’t be connected to Airport Boulevard. As a result, providing a street at this location will be impractical. Also,

terminating Tipperary Lane in a cul-de-sac will be impractical since no traffic circulation exists on that portion of the street.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application Number: 2026-1238
Agendat Item: 92
PC Action Date: 8/20/2026 2:30 PM
Plat Name: Roman Rock Complex
Applicant: Owens Management Systems, LLC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Section: 42-128 & 42-134
(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Specific Variance is being sought and extent of variance: To not exceed street intersection spacing along the north boundary of the site and along Wynlea Street and to not extend or terminate with a cul-de-sac Tipperary Lane.

Basis of Recommendation:
The site is located within the Houston City Limits, Harris County, east of Telephone Road, west of Dover Street, and north along Wynlea Street. The applicant is proposing an unrestricted reserve and a reserve for detention and is requesting a variance to exceed local street intersection spacing by not extending nor terminating Tipperary Lane with a cul-de-sac. Staff is in support of the request. The current block length between Telephone Road and Glenloch Drive measures approximately 2,730'. Strict application of the ordinance would require the extension of Tipperary Lane through the property. However, requiring the street extension would not provide a significant benefit to traffic circulation or connectivity. The existing street grid, which includes multiple north-south and east-west major thoroughfare and collector streets, provides sufficient traffic circulation and connectivity in this area.

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 current block length between Telephone Road and Glenloch Drive measures approximately 2,730'. Strict application of the ordinance would require the extension of Tipperary Lane through the property. However, requiring the street extension would not provide a significant benefit to traffic circulation or connectivity. The existing street grid, which includes multiple north-south and east-west major thoroughfare and collector streets, provides sufficient traffic circulation and connectivity in this area.

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

N/A

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The current block length between Telephone Road and Glenloch Drive measures approximately 2,730'. Strict application of the ordinance would require the extension of Tipperary Lane through the property. However, requiring the street extension would not provide a significant benefit to traffic circulation or connectivity. The existing street grid, which includes multiple north-south and east-west major thoroughfare and collector streets, provides sufficient traffic circulation and connectivity in this area.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The existing street grid, which includes multiple north-south and east-west major thoroughfare and collector streets, provides sufficient traffic circulation and connectivity in this area.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The existing street grid, which includes multiple north-south and east-west major thoroughfare and collector streets, provides sufficient traffic circulation and connectivity in this area.

(5) Economic hardship is not the sole justification of the variance.
The current block length between Telephone Road and Glenloch Drive measures approximately 2,730'. Strict application of the ordinance would require the extension of Tipperary Lane through the property. However, requiring the street extension would not provide a significant benefit to traffic circulation or connectivity. The existing street grid, which includes multiple north-south and east-west major thoroughfare and collector streets, provides sufficient traffic circulation and connectivity in this area.

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

July 28, 2026

NOTICE OF VARIANCE

REFERENCE NUMBER：2026-1238

PLAT NAME：Roman Rock Complex

The Planning and Development Department has received a subdivision plat application with a variance request for the property located at north along Wynlea Street, east of Telephone Road, and west of Glenloch Drive. Pursuant to the City of Houston's Code of Ordinances, Chapter 42, the Department has mailed written notice of this application with special request to all property owners within 300ft of the boundary of the proposed plat per the most recent property tax records.

The applicant is requesting a variance to exceed street intersection spacing along the north boundary of the site and to not extend nor terminate Tipperary Lane with a cul-de-sac. Enclosed are copies of the variance request, the proposed subdivision plat and any exhibits provided by the applicant.

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 Planner, Petra Hsia, with the Planning and Development Department regarding this notice via email at Petra.Hsia@houstontx.gov or call (832) 393-6626.

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, August 20, 2026 , 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 • Joe Panzarella • 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 • Alejandra Salinas • 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

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- **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: 93
Action Date: 08/20/2026
Plat Name: Sims Orem Industrial
Developer: Fidelis
Applicant: Weisser Engineering & Surveying
App No / Type: 2026-1145 Class 3 subdivision preliminary plat (C3P)

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	34.0700	Total Reserve Acreage:	34.0700
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:	8 Southwest Side	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77047	573J	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)
21.11 Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
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)
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. (Sec 42-251)

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 08/20/2026
Plat Name: Sims Orem Industrial
Developer: Fidelis
Applicant: Weisser Engineering & Surveying
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Staff Recommendation:

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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.

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 application 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.
Stormwater quality permit is required.
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
No Comments.

Harris County Flood Control District
Flood Control review - Need to show channel C100-00-00 top of banks at the northern boundary of the plat.

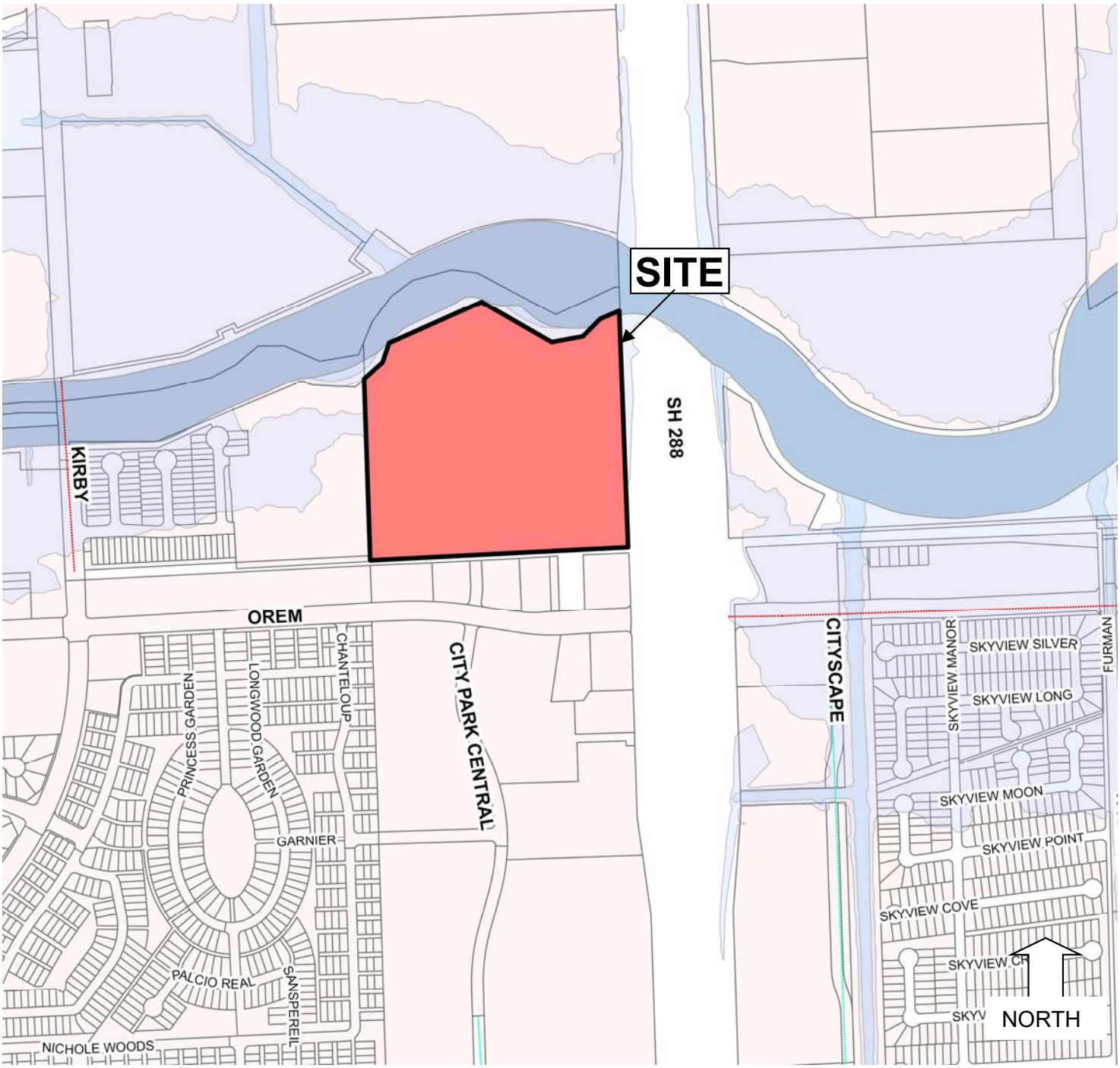
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Sims Orem Industrial

Applicant: Weisser Engineering & Surveying



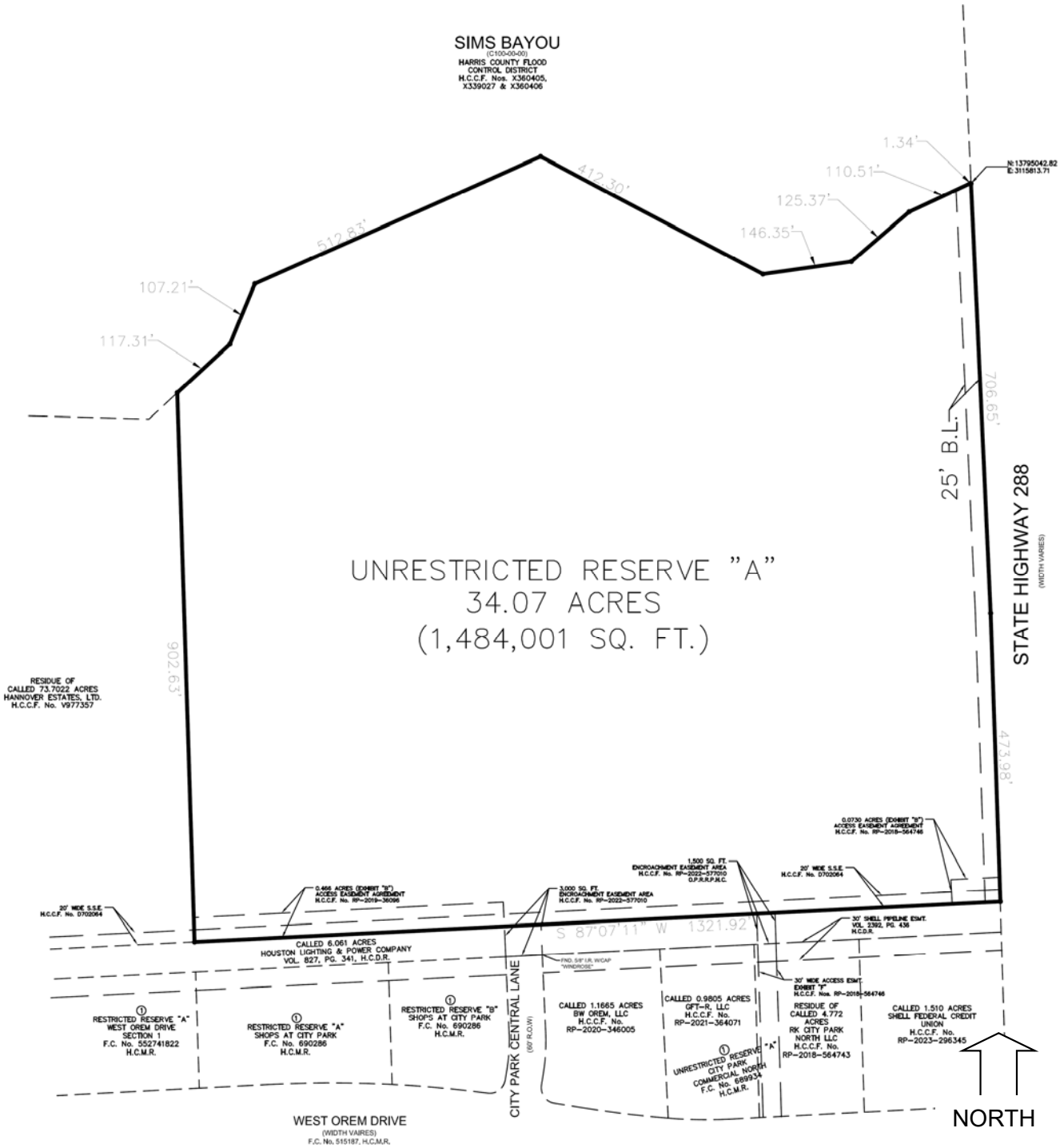
D – Variances **Site Location**

Houston Planning Commission ITEM: 93

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Sims Orem Industrial

Applicant: Weisser Engineering & Surveying



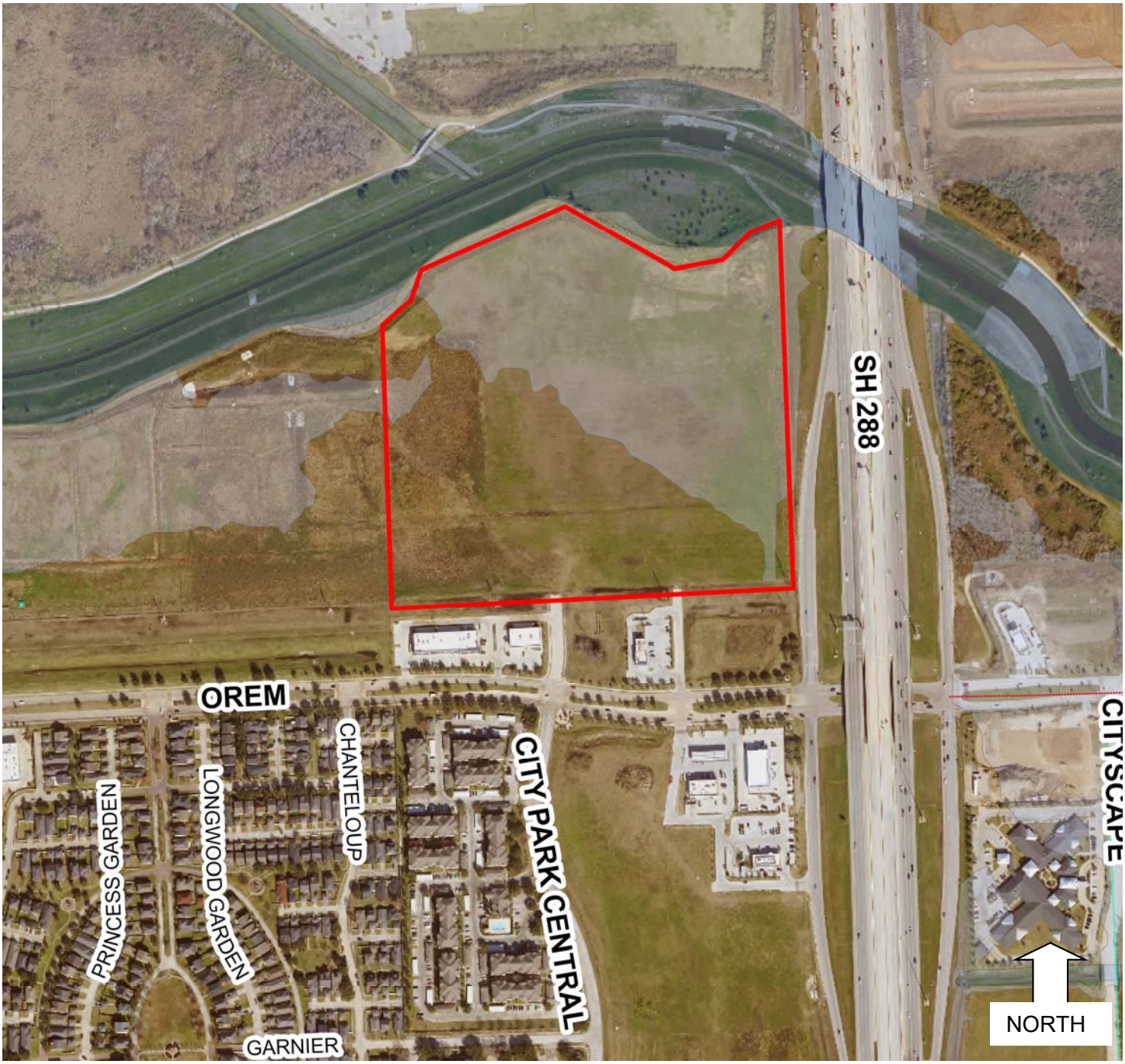
D – Variances **Subdivision**

Houston Planning Commission ITEM: 93

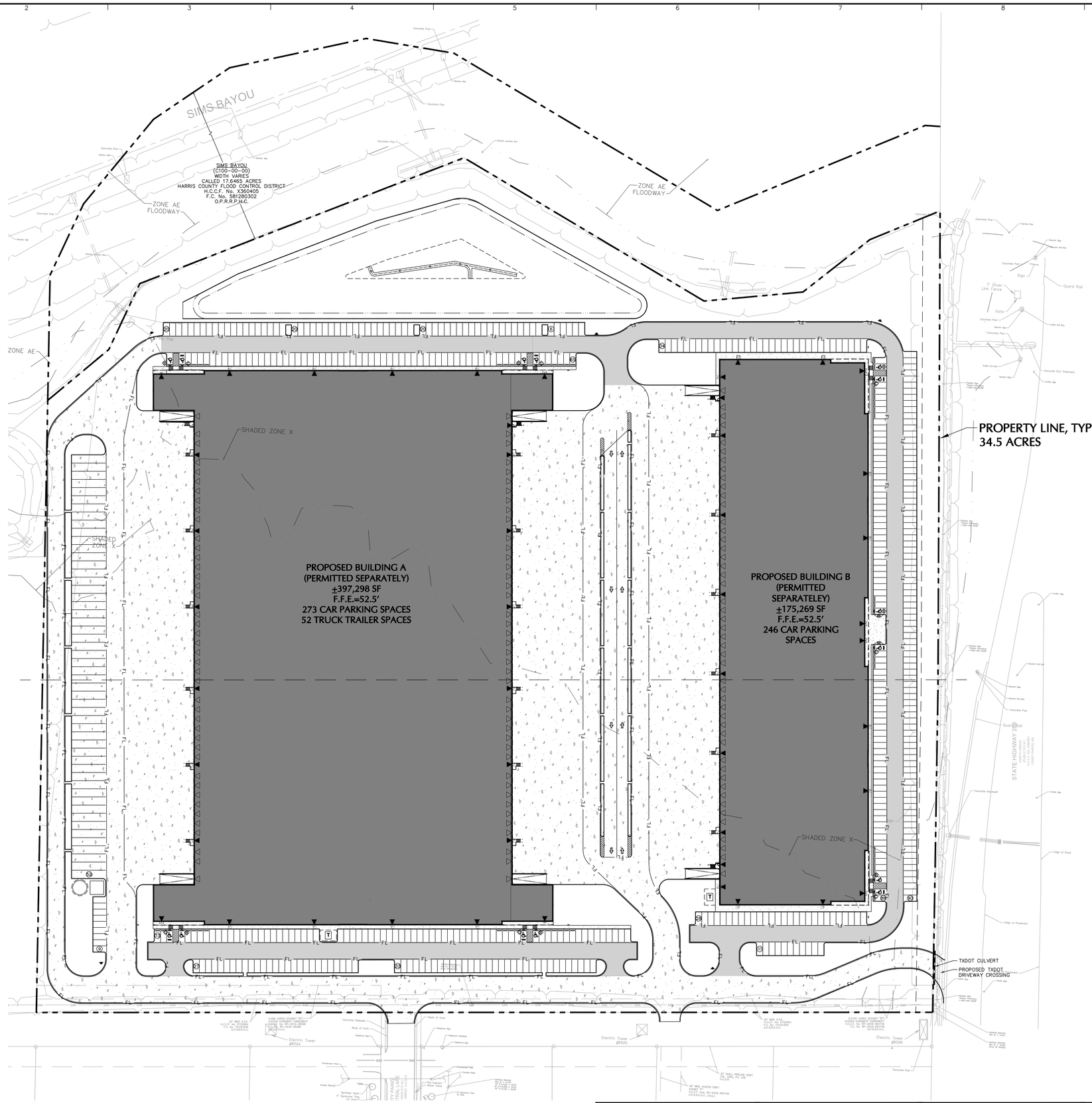
Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Sims Orem Industrial

Applicant: Weisser Engineering & Surveying



D – Variances Aerial



SCALE: 1 INCH = 60 FEET

PAVEMENT LEGEND	
	SIDEWALK CONCRETE
	LIGHT DUTY CONCRETE
	REGULAR DUTY CONCRETE
	HEAVY DUTY CONCRETE

SIGN LEGEND

STOP R1-1 | RESERVED PARKING R7-8T | RESERVED PARKING VAN ACCESSIBLE R7-8T, R7-8P

ALL SIGNS AND PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST REGULATIONS BY TEXAS DEPARTMENT OF TRANSPORTATION.

IMPERVIOUS AREAS

POND A	= 73,124 SF
POND B	= 8871.65 SF
BUILDING A	= 397,298 SF
BUILDING B	= 175,269 SF
PAVING TOTAL	= 609,390 SF
TOTAL	= 1,263,953 SF

PARKING REQUIREMENTS

	SQUARE FOOTAGE	REQUIRED NUMBER OF SPACES
WAREHOUSE	515,310.3	515,310.3 SF/7,000 SF = 74 SPACES
OFFICE	57,256.7	1,000 SF = 3 SPACES (MIN.) 57,256.7 SF/1,000 SF * 3 = 172
TOTAL CAR PARKING SPACES REQUIRED:		246 SPACES
TOTAL CAR PARKING SPACES PROVIDED:		522 SPACES
TRUCK TRAILER PARKING PROVIDED:		0
TOTAL ADA PARKING SPACES REQUIRED :		14 ADA SPACES (7 VAN)
TOTAL ADA PARKING SPACES PROVIDED :		14 ADA SPACES (7 VAN)

NOTE:
1.ROADWAY WILL SUPPORT A LOAD OF 90,000 LBS. AND IS ALL-WEATHER CONCRETE OR ASPHALT PER APPENDIX D, SECTION D102.1 (IFC 2021 AMENDMENTS)

2.CONSTRUCTION ADJACENT TO HARRIS COUNTY FLOOD CONTROL DISTRICT RIGHT-OF-WAY REQUIRES:

HCFCD 48-HR PRE-CONSTRUCTION NOTICE

48-HOUR NOTICE MUST BE PROVIDED TO HARRIS COUNTY FLOOD CONTROL DISTRICT AT DCID@HCFCD.HCTX.NET.

FAILURE TO PROVIDE THIS NOTICE COULD RESULT IN PROJECT DELAYS.

THIS FORM CAN BE DOWNLOADED AT:
https://www.eng.hctx.net/Portals/23/Publications/Reg1810.pdf

Date	Description	No.
Revisions		

STATE OF TEXAS
WALTER K BOGARDUS
119534
LICENSED PROFESSIONAL ENGINEER

SIGNATURE 06/26/2026 DATE SIGNED

KYLE BOGARDUS
PROFESSIONAL ENGINEER TX Lic. No. 119534

LANGAN
Langan Engineering and Environmental Services, LLC.
840 Gessner Road, Suite 740
Houston, TX 77024
T: 281.675.7900 F: 281.675.7901 www.langan.com
TBPE FIRM REG. #F-13709

Project
OREM DRIVE WAREHOUSE DEVELOPMENT
HOUSTON
HARRIS COUNTY TEXAS

Drawing Title
OVERALL SITE PLAN

Project No.	510136501
Date	12/10/2025
Drawn By	DW
Checked By	EC

CS100

Project No. 510136501

© 2025 Langan

Date: 6/30/2026 Time: 15:08 User: ashaik Style Table: Langan.stb Layout: CS100 Document Code: 510136501-0501-CS101-01015

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2026-1145
Plat Name: Sims Orem Industrial
Applicant: Weisser Engineering & Surveying
Date Submitted: 7/13/2026

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To not extend nor terminating the stub street of Geronimo Arrow Lane in a Cul-De-Sac.

Chapter 42 Section: 134(a)

Chapter 42 Reference:
Sec. 42-134 - Street Extension (a)1,2,4,5:
(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; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter.

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
Strict application of the ordinance requiring the extension or termination of Geronimo Arrow Lane in a cul-de-sac would result in a highly impractical development layout and directly contradict the City's sound public policy of protecting residential neighborhoods. This is due to the following unique circumstances:

-Creation of an Impractical, Isolated Infrastructure "Gap": Section 1 of the adjacent Sky View subdivision was platted on November 22, 2024, without a vehicular turnaround. Skyview General Plan submitted back in 2018 conceptually showed "Section 2" extending Geronimo Arrow Lane to our western property line, no plat has been submitted for Section 2 in over eight years. The Skyview developers appear to

shown no further interest in the expansion. Forcing the applicant to construct a cul-de-sac or extend a road to connect to an unrecorded, non-existent subdivision phase creates an isolated, non-functioning "gap" of pavement that leads nowhere. It permanently fractures a contiguous the proposed plat of Sim Orem Industrial for infrastructure that serves no municipal or logistical purpose.

-Direct Conflict with Sound Public Policy: The subject property is a 34.07-acre site designated for commercial warehouse development, strategically located near State Highway 288 and West Orem Drive with primary access via City Park Central Lane (a corridor currently operating and designed for commercial traffic). The City of Houston's clear public policy is to buffer and protect residential neighborhoods from the impacts of heavy industrial and commercial operations.

-Severe Public Safety Hazards: If this stub-street connection is enforced, it creates a physical gateway for heavy freight and commercial logistics traffic to cut directly into a quiet family neighborhood. Mixing heavy commercial vehicles with residential pedestrian traffic and local passenger vehicles introduces severe safety hazards on minor residential streets.

Lastly, because this site meets all requirements for a street extension exception under Sec. 42-134(a), forcing a connection or a cul-de-sac on this commercial boundary is entirely impractical. It creates a development that is fundamentally contrary to sound public policy, compromising community safety and orderly urban planning.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The hardship is entirely a result of external, historical factors outside the applicant's control. The unrecorded stub street originates from a third-party residential General Plan submitted by a separate developer in 2018. The applicant had no role in proposing this residential connection, nor do they control the unsubmitted, inactive and dormant Sky View Section 2. Furthermore, the applicant cannot control the fact that the residential developer failed to plat Section 2 over the last eight years, creating the inactive infrastructure gap that exists today. The applicant is simply responding to the realities of the surrounding properties as they exist.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purposes of Chapter 42 will be preserved and maintained. The variance strictly adheres to the intent of Sec. 42-134(a), which explicitly outlines exceptions to street extensions to prevent impractical or hazardous infrastructure. The unrecorded stub street is a local residential road, not a major thoroughfare or collector, the proposed development will not extend residential use and The extension of the street is not required to meet the intersection spacing requirements of this chapter.

Preserving the separation between this commercial warehouse site and the dormant unrecorded residential subdivision maintains orderly development and safeguards public safety. It prevents heavy commercial freight from being routed through a residential neighborhood, ensuring traffic circulation remains safe, efficient, and compatible with surrounding land uses as intended by Chapter 42.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
By eliminating the street extension, the City prevents heavy commercial warehouse truck traffic from filtering into the quiet, residential Sky View neighborhood. This preserves pedestrian safety for local families, prevents structural damage to residential roads, and upholds the City's core planning policy of separating incompatible industrial operations from residential communities. Furthermore, because the adjacent Section 2 General Plan has been inactive since 2018, denying the extension avoids creating a dead-end, non-functioning infrastructure gap that would attract illegal dumping or security issues.

(5) Economic hardship is not the sole justification of the variance.
This variance request is driven entirely by public safety, land-use compatibility, and sound urban planning, not economic hardship.

The primary justification is the preservation of neighborhood safety by preventing heavy commercial truck traffic from routing into a quiet, residential community. Furthermore, because the adjacent Sky View Section 2 developer abandoned their project after 2018, forcing a street extension here would mandate the construction of a non-functioning infrastructure gap that connects to nothing.

The applicant is fully prepared to comply with Chapter 42 standard requirements; the variance is requested solely because forcing a connection between an industrial warehouse facility and a residential stub street violates basic planning principles and introduces unnecessary traffic hazards to local families.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application Number: 2026-1145
Agendat Item: 93
PC Action Date: 8/20/2026 2:30 PM
Plat Name: Sims Orem Industrial
Applicant: Weisser Engineering & Surveying

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Section: 134(a)
(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To not extend nor terminating the stub street of Geronimo Arrow Lane in a Cul-De-Sac.

Basis of Recommendation:
The site is located within Houston's corporate limits, in Harris County, along the west side of State Highway 288, south of Sims Bayou and north of W Orem Drive. The applicant is proposing one unrestricted reserve and is requesting a variance not to require the extension of a proposed stub street from the west nor to terminate it in a cul-de-sac. Staff is in support of the request. The site is currently vacant but proposed to be utilized as a commercial warehouse development. The property adjacent to the west is part of the Sky View General Plan intended for residential lots that proposes a public street to stub into this property's boundary; only Sec 1 has been recorded with Geronimo Arrow Lane as the proposed east-west street; however, due to the stub street shown on an approved general plan, the proposed stub street is required to be addressed. The subject site has frontage along State Highway 288, a controlled access freeway, which at this location is an exit ramp. The site will take access from the south through City Park Central Lane to W Orem Drive, through existing access easements across the CenterPoint fee strip. With the current layout of the general plan, the length of the stub street would be approximately 120 feet with only three lots using it for access. At this time, no section plat has been submitted for Sec 2. Houston Public Works has voiced no objections to the request. Therefore, staff's recommendation is to grant the requested variance and approve the plat subject to CPC 101 form conditions.

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or

would create an impractical development or one otherwise contrary to sound public policy;
Strict application of the ordinance would require the proposed street from the adjacent general plan to be extended through the subject site. However, any street extension would intersect with State Highway 288, a controlled access freeway. Requiring a public street to be extended into the property that cannot connect to the east and not required to connect north or south is not practical. Requiring a cul-de-sac is likewise contrary to sound public policy because only Sky View Sec 1 is recorded and Sec 2 has not been submitted.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the granting of the variance are due to the controlled access freeway to the east and the approved general plan street layout to the west.

(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. South of Sims Bayou, the intersection spacing along State Highway 288 is approximately 1400 feet and along Kirby Drive is approximately 900 feet. North of Sims Bayou is Houston Sports Park and a Houston Community College campus. If developed, the Sky View general plan will take access from Kirby Drive. Likewise, the subject site, a proposed industrial use, will take access from the south to W Orem Drive.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Granting of the variance will not be injurious to the public health, safety, or welfare. Sky View development has access to Kirby Drive, and the subject site has frontage along State Highway 288 but will take access from the south. No public street would be permitted to intersect State Highway 288 at this location.

(5) Economic hardship is not the sole justification of the variance.
The primary justification for granting the variance is the existing street grid, the CenterPoint fee strip and that State Highway 288 is controlled access.

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

July 28, 2026

NOTICE OF VARIANCE

REFERENCE NUMBER：2026-1145

PLAT NAME：Sims Orem Industrial

The Planning and Development Department has received a subdivision plat application with a variance request for the property located at north of W. Orem Drive and west along State Highway 288. Pursuant to the City of Houston's Code of Ordinances, Chapter 42, the Department has mailed written notice of this application with special request to all property owners within 300ft of the boundary of the proposed plat per the most recent property tax records.

The applicant is requesting a variance to not extend nor terminate Geronimo Arrow Lane in a Cul-De-Sac Enclosed are copies of the variance request, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, Thomas Forschner, with Weisser Engineering & Surveying, on behalf of the developer, can be contacted at 281-579-7300 for additional information regarding this project.You may also contact the 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 Planning and Development Department staffis currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission isthe 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, August 20, 2026 , at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above. **Anyone attending the meeting must sign up on a designated form located at the entrance to the Council Chamber .**

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 • Joe Panzarella • 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 • Alejandra Salinas • Sallie Alcorn Controller: Chris Hollins

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: 94
Action Date: 08/20/2026
Plat Name: Telge Hill Business Park
Developer: THE NATIONAL REALTY GROUP
Applicant: The Pinnell Group, LLC
App No / Type: 2026-1090 Class 2 subdivision plat (C2)

Staff Recommendation:
Withdraw

Total Acreage:	12.5120	Total Reserve Acreage:	12.3290
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:	Open Ditch	Utility District:	

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

Conditions and requirements for approval:

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 08/20/2026
Plat Name: Telge Hill Business Park
Developer: THE NATIONAL REALTY GROUP
Applicant: The Pinnell Group, LLC
App No / Type: 2026-1090 Class 2 subdivision plat (C2)

Staff Recommendation:
Withdraw

For Your Information:

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

Harris County Flood Control District
Flood Control review - Need to show and label Drainage Channel K142-10-00 at the western boundary of the plat (see regulations guidelines in uploaded PDF).

Harris Engineer
This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026)
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)
PLAT and Plans need to be approved by project manager Michael Turner prior to recordation (HC- approval and acceptance of infrastructure regulations, 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

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. If the criteria conflicts with counties, the more restrictive criteria shall govern.
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

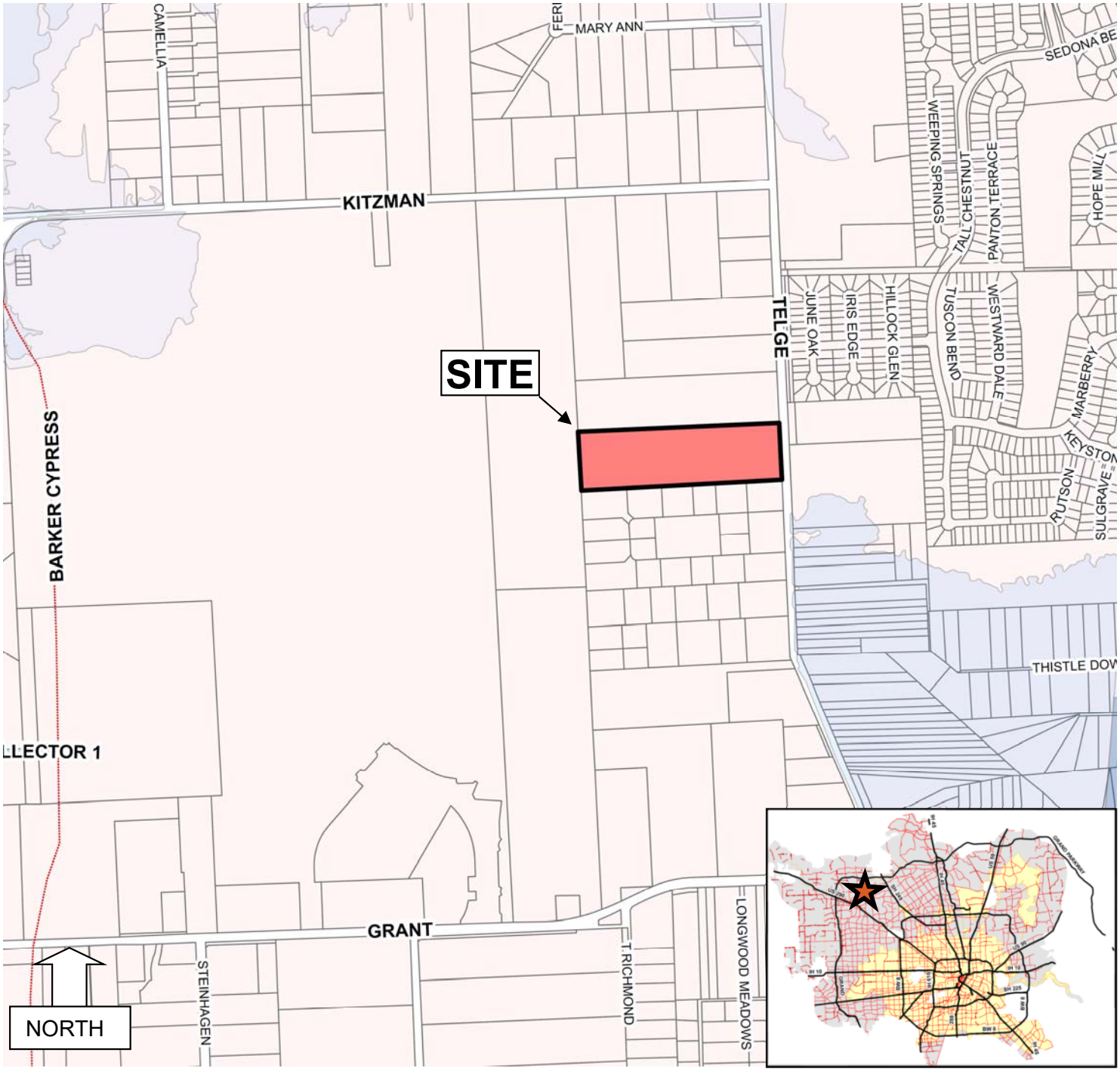
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Telge Hill Business Park (DEF 2)

Applicant: The Pinell Group, LLC



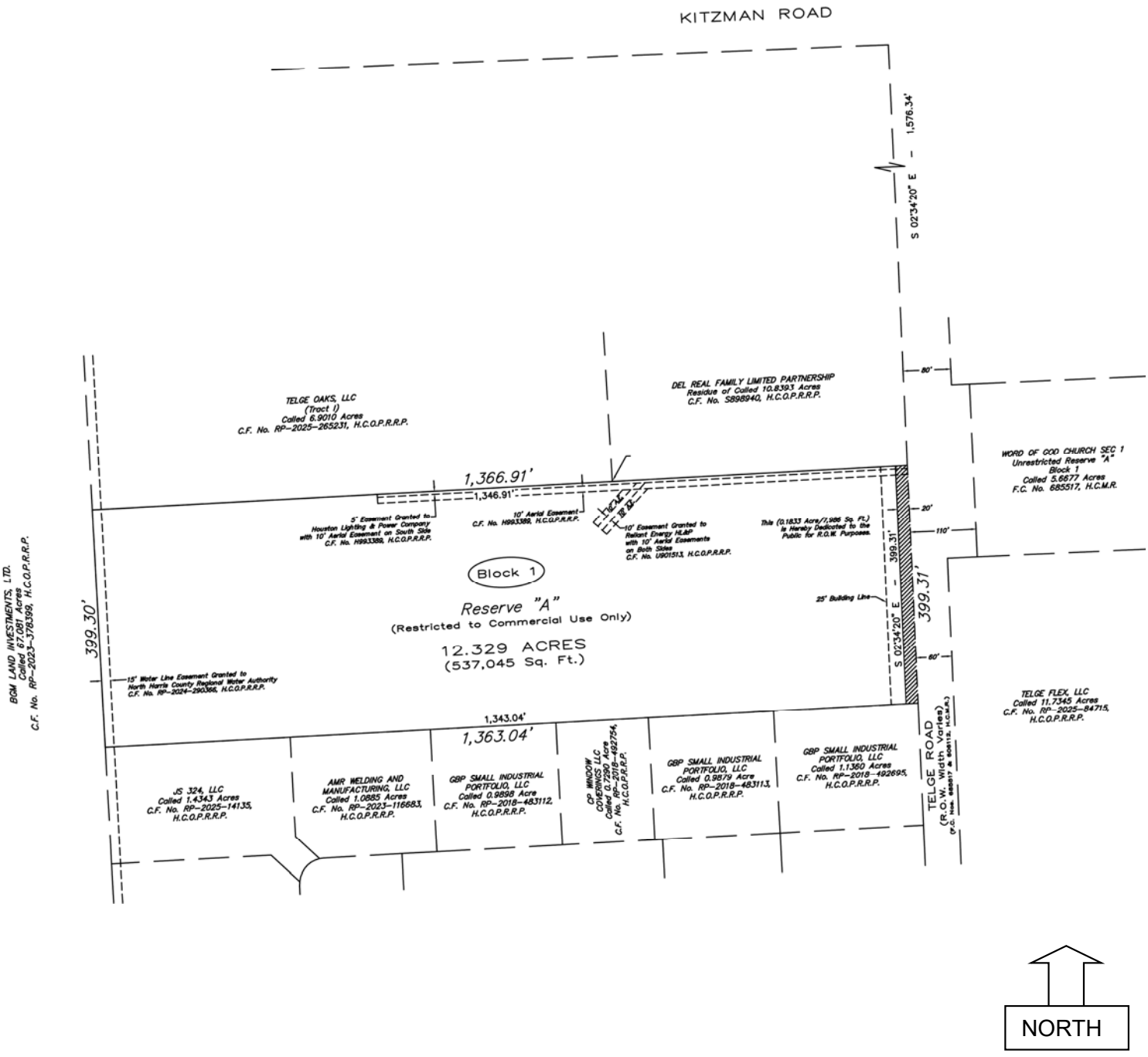
D – Variances **Site Location**

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Telge Hill Business Park (DEF 2)

Applicant: The Pinell Group, LLC



D – Variances **Subdivision**

Houston Planning Commission ITEM: 94

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Telge Hill Business Park (DEF 2)

Applicant: The Pinell Group, LLC



D – Variances

Aerial

PROPOSED DETENTION BASIN

PROPOSED BUILDING

PROPOSED BUILDING

PROPOSED BUILDING

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2026-1090
Plat Name: Telge Hill Business Park
Applicant: The Pinnell Group, LLC
Date Submitted: 7/10/2026

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
to exceed 2,600 feet along the west side of Telge Road by not extending a stub street

Chapter 42 Section: 42-127

Chapter 42 Reference:
Section Number (42-127 Intersections of Major Thoroughfares)

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;
The owners of this 12.512 acres are platting their property (hereinafter referred to as “the property”) into one Block and one Reserve to create a commercial and light industrial business park. Most of the property will be comprised of medium sized buildings, paving, parking, detention pond and a common ingress/egress easement down the middle of the property. This development will have large box trucks and 18 wheelers flowing in and out of the property on a daily basis.

The Quarry on Grant General Plan, located west of the property shows a 50’ road terminating at the west line of the property. The dedication of an east/west street (hereinafter referred to as “the street”) through the property would force a connection to said road and greatly diminish the development on the north side of the property. The developer of Quarry on Grant likely intended to extend the 50’ road into the property for future access to more residential housing located on the property and to access Telge Road; However, the street will not benefit this new development, nor will it improve local traffic circulation inside future sections of Quarry on Grant. Moreover, after discussions with the developer of Quarry on Grant, the developer expressed concern regarding heavy commercial traffic driving through the residential development on a daily basis, and is in support of this variance request.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the granting of the variance are logical. The dedication of the street will not improve local traffic circulation, nor will it improve this proposed commercial development. The developer of Quarry on Grant is opposed to heavy commercial traffic transiting through the neighborhood. If the property was to be a residential development, then the dedication of the street would be logical and would benefit Quarry on Grant and the subject property.

(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 of the property was developing a residential subdivision, the dedication of the street could benefit Quarry on Grant as another ingress/egress point to Telge Road; However, introducing commercial traffic into a residential community is not recommended.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Currently, there is nothing injurious to the public health, safety and welfare on the property. By granting the requested variance, there will continue to be nothing injurious to the public health, safety and welfare; However, if the dedication of the street is required, Quarry on Grant will be subject to unnecessary commercial traffic that could create public health and a safety hazard, and potentially damage the infrastructure within Quarry on Grant.

(5) Economic hardship is not the sole justification of the variance.
This request is not based on economic reasons. It is a matter of a logistical solution to prohibit the dedication of the street through the property that will ultimately mix heavy commercial and residential traffic.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application Number: 2026-1090
Agendat Item: 94
PC Action Date: 8/20/2026 2:30 PM
Plat Name: Telge Hill Business Park
Applicant: The Pinnell Group, LLC

Staff Recommendation: Withdraw

Chapter 42 Section: 42-127
(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
to exceed 2,600 feet along the west side of Telge Road by not extending a stub street

Basis of Recommendation:
The applicant has requested that this item be withdrawn at this time.

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

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

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 08/20/2026
Plat Name: Valley View at Northpark GP
Developer: Woodmere Development Co., LTD
Applicant: Pape-Dawson
App No / Type: 2026-1346 General plan (GP)

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	35.5700	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
Montgomery	77365	295U	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))
20.05 Add note on the General Plan: Portions of the property included in this General Plan lie within the known floodway and the 100 and 500-year floodplains. As each section or parcel is platted and developed, the then-current standards of City of Houston [or if ETJ: Harris County] drainage, elevation, and building?regulations must be adhered to. (Sec 42-24(b)(3))
21.00 Make minor corrections and additions as indicated on the marked file copy.
34.04 Provide a second point of access to a public street when the total number of lots exceeds 150. (Sec 42-189)

Add note if variance is granted : The Planning Commission granted a variance to allow minimum intersection spacing less than 600' along Sorters Road & Edgemere Street, subject to specific conditions on 08/20/2026. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 08/20/2026
Plat Name: Valley View at Northpark GP
Developer: Woodmere Development Co., LTD
Applicant: Pape-Dawson
App No / Type: 2026-1346 General plan (GP)

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
No comment.

Addressing
No Comment

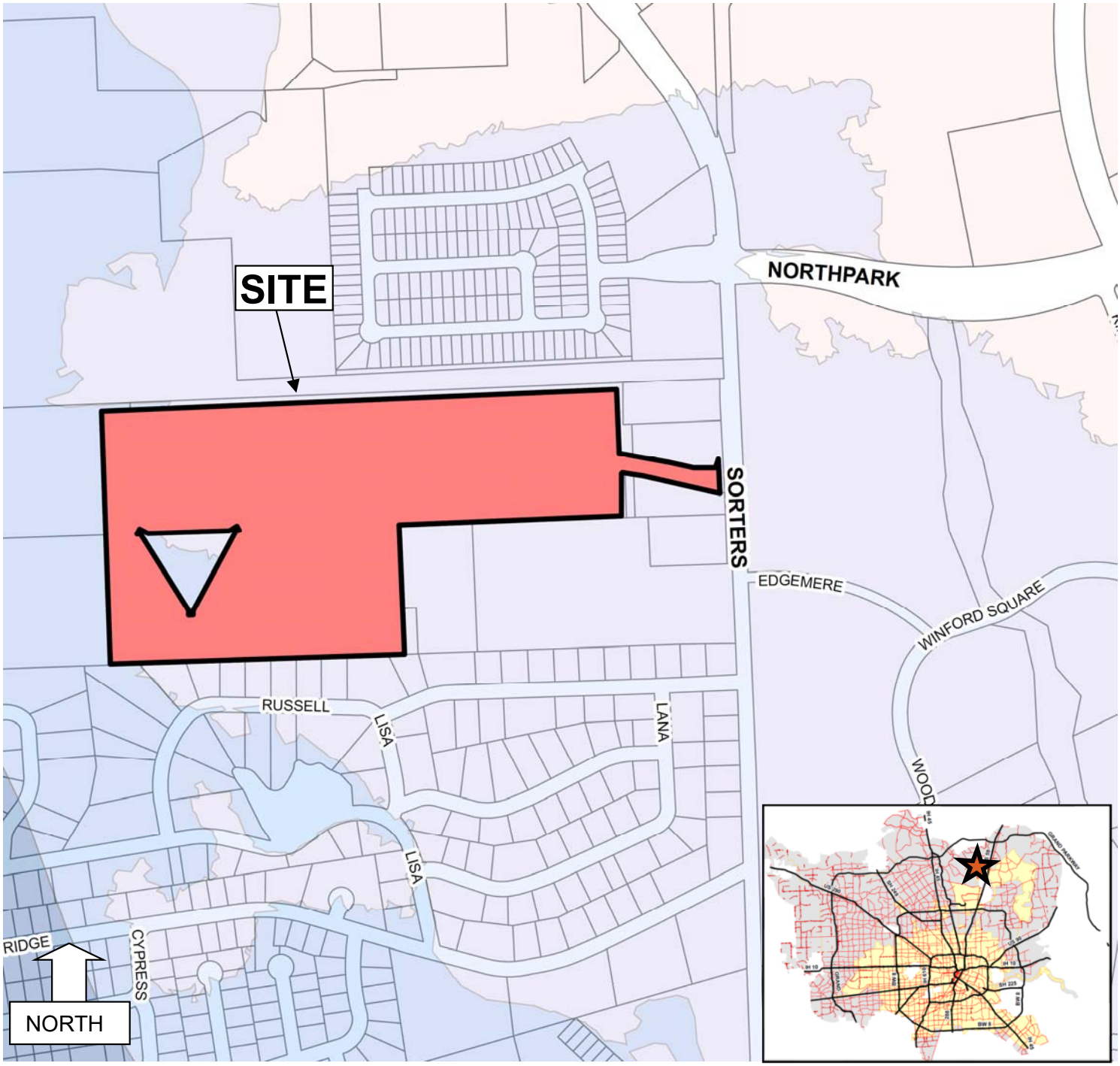
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Valley View at Northpark GP

Applicant: Pape-Dawson



D – Variances

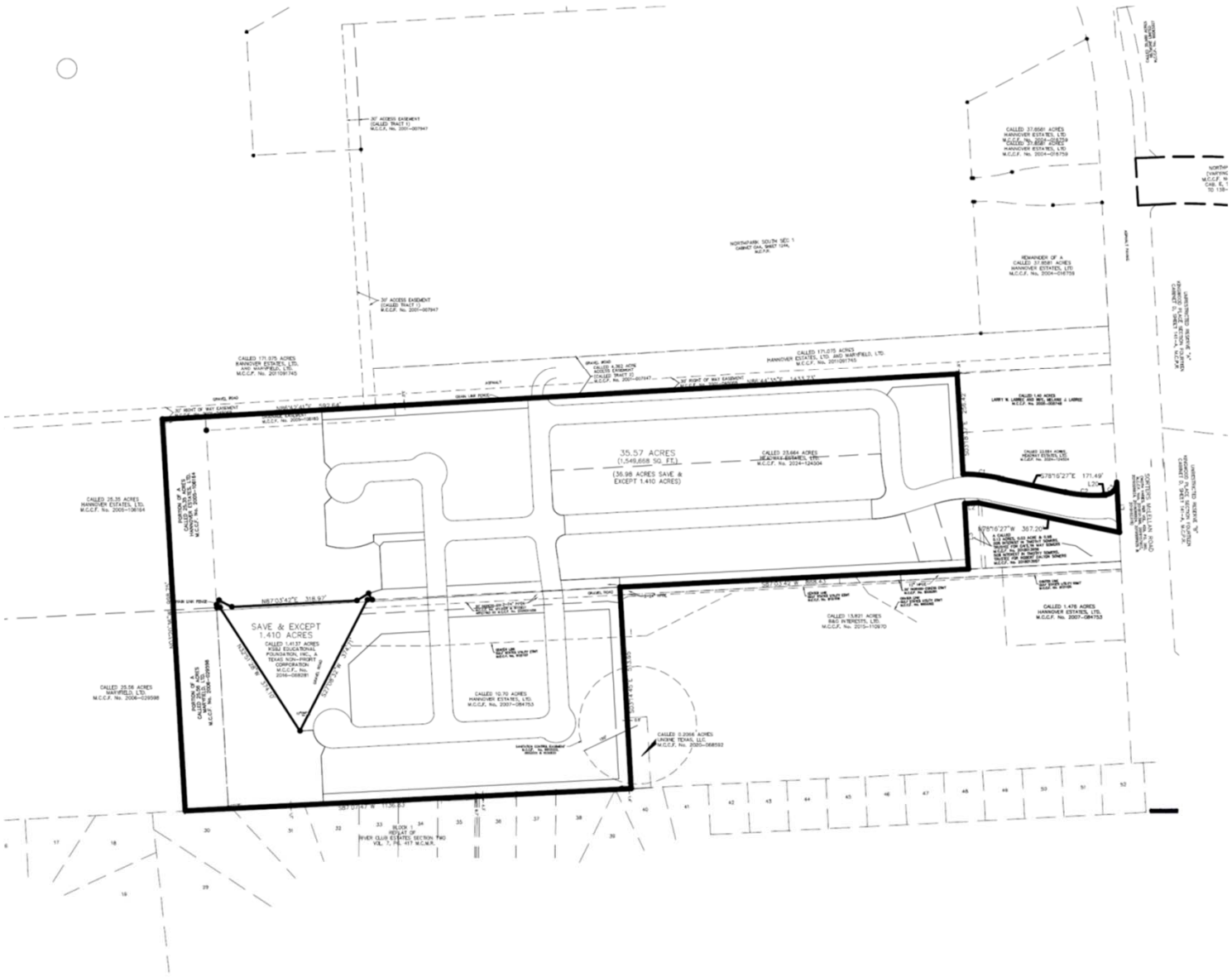
Site Location

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Valley View at Northpark GP

Applicant: Pape-Dawson



D – Variances

Subdivision

Houston Planning Commission ITEM: 95

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Valley View at Northpark GP

Applicant: Pape-Dawson



D – Variances Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2026-1346
Plat Name: Valley View at Northpark GP
Applicant: Pape-Dawson
Date Submitted: 8/10/2026

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Intersections along a major thoroughfare may be spaced less than 600 feet apart.

Chapter 42 Section: 127(b)

Chapter 42 Reference:
42-127(b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

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 code requirement would create and undue hardship as the proposed entrance to the development is the only option available due to ownership boundary constraints. The land is otherwise feasible for development.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The circumstances supporting the granting of the Variance request are not the result of a hardship created or imposed by the applicant, but are the result of the existing ownership boundary and proposed roads from adjacent development in the area.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The intent and general purpose will be preserved and maintained as well as they can be given the project constraints, which in this case allows for only a single option.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The proposed entry meets intersection spacing to the intersection to the north. The variance for the spacing to the south is for ROW on the opposite side of the street.

Our entry is along a straight stretch of road. A secondary emergency access to Sorters Mcclellan Rd. is being provided via access easement.

(5) Economic hardship is not the sole justification of the variance.
Economic hardship is not the sole justification of the variance. As required by Chapter 42 a property must have ROW frontage in order to be platted. Without this variance the tract cannot be developed or even platted.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application Number: 2026-1346
Agendat Item: 95
PC Action Date: 8/20/2026 2:30 PM
Plat Name: Valley View at Northpark GP
Applicant: Pape-Dawson

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Section: 127(b)
(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
Intersections along a major thoroughfare may be spaced less than 600 feet apart.

Basis of Recommendation:
The site is located in the ETJ of Montgomery County west along Sorters Road, south of Northpark Drive and north of Kingwood Drive. The applicant is requesting a variance to allow minimum intersection spacing of less than 600' along a major thoroughfare.
Staff is in support of the request.
The general plan is intended for a residential development with one access point from M.T.F Sorters Road. The ordinance requires intersections along a major thoroughfare to be spaced a minimum of 600' apart from one another.
In this scenario, the entrance into the G.P is roughly 300' Edgemere Drive to the south. Typically, we would ask for the street to be shifted north in order to meet the requirement. However, shifting the street further north would place the intersection within 600' of the Northpark Drive. Most importantly, Edgemere Street is a paper street which is not constructed and does not affect vehicular traffic along Sorter Road. Staff recommends granting the requested variance and approving the plat subject to the CPC 101 form.

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;

The hardship is based on the location of the entrance of the general plan. The site cannot be shifted (north) to meet the spacing requirement because it would not meet minimum spacing from Northpark Drive to the north.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The roadway of Sorters Road is two lane with no median openings. The unimproved (Edgemere) R.O.W will not impact the existing roadway.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The ROW of Edgemere is dedicated but has not been constructed. This will not have an impact on vehicular traffic.

(5) Economic hardship is not the sole justification of the variance.
The hardship is related to the location of the proposed plat and it's proximity to existing street intersections.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 08/20/2026
Plat Name: Valley View at Northpark Sec 1
Developer: Woodmere Development Co., LTD
Applicant: Pape-Dawson
App No / Type: 2026-1340 Class 3 subdivision preliminary plat (C3P)

Staff Recommendation:
Approve the plat subject to the conditions listed

Total Acreage:	12.1600	Total Reserve Acreage:	1.7650
Number of Lots:	59	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
Montgomery	77365	295U	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))

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 08/20/2026
Plat Name: Valley View at Northpark Sec 1
Developer: Woodmere Development Co., LTD
Applicant: Pape-Dawson
App No / Type: 2026-1340 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
Dedication Page is missing.
Add all abbreviations to legend, ex MCCF, MCPR.

HPW-HW- IDS
No Comments

HPW-OCE- Drainage and Utility
UEs should not be in along roadways, have UEs in the back or side lot only.
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
Duplicate Street names. Please provide alternatives.

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

HPW- TDO- Traffic
No comments

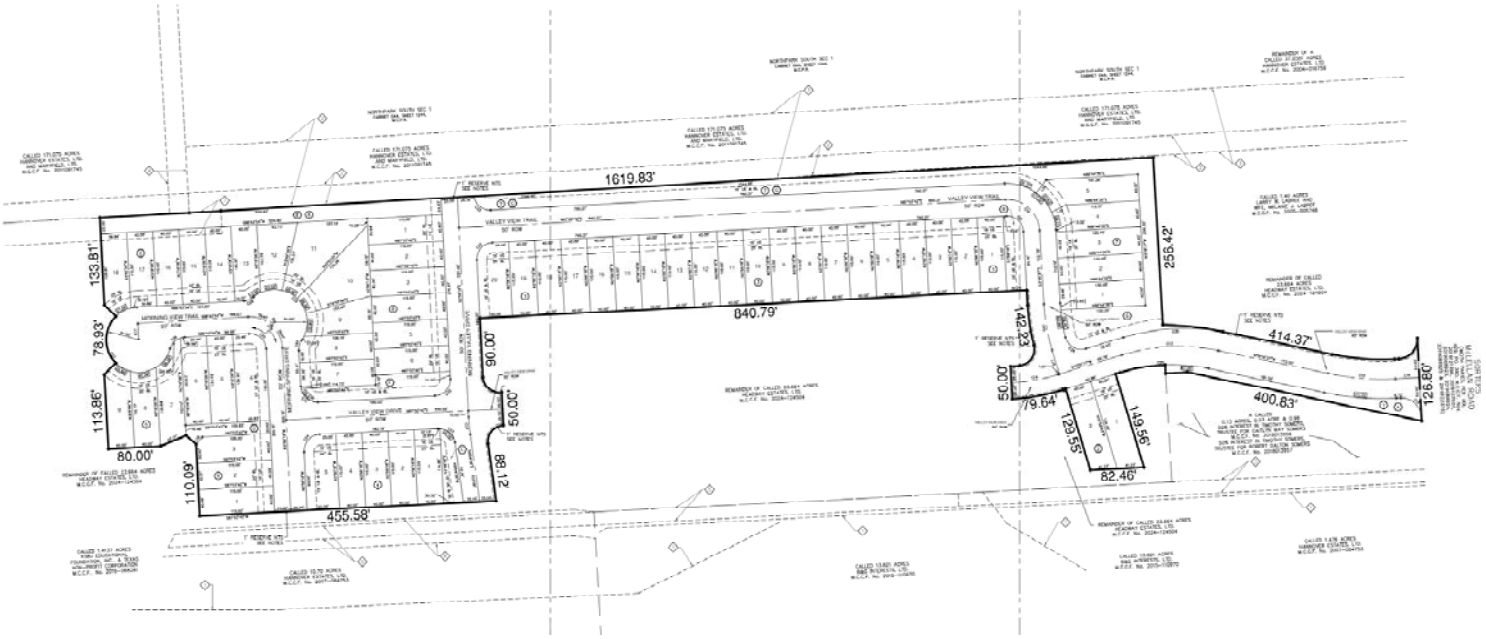
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 96

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Valley View at Northpark Sec 1

Applicant: Pape-Dawson



NORTH

D – Variances Subdivision

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 08/20/2026
Plat Name: Westhaven Manor North Sec 2
Developer: LGI HOMES - TEXAS, LLC, a Texas limited liability com
Applicant: Pape-Dawson
App No / Type: 2026-1286 Class 3 subdivision preliminary plat (C3P)

Staff Recommendation:
Defer Applicant request

Total Acreage:	9.1790	Total Reserve Acreage:	0.5310
Number of Lots:	61	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	77484	242T	ETJ

Conditions and requirements for approval:

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: 97
Action Date: 08/20/2026
Plat Name: Westhaven Manor North Sec 2
Developer: LGI HOMES - TEXAS, LLC, a Texas limited liability com
Applicant: Pape-Dawson
App No / Type: 2026-1286 Class 3 subdivision preliminary plat (C3P)

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
No comments

HPW-OCE- Drainage and Utility
UEs should not be in along roadways, have UEs in the back or side lot only.
Consider providing WME if a master water meter is required.
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 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)
Westhaven Manor North Sec 1 will need to be recorded prior to or simultaneously with this PLAT (ch 42-120)
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)
There does not appear to be any street name duplications with this plat, st name will have to match with Sec 1 (chapter 42-133, 41-22 (B-2))
A TIA is required with site plans to determine traffic impacts based on most current Harris County TIA guidelines (HC-infrastructure regs, 12.02)
The following intersections Verdant Forest Trl at Daylight Commons Dr and Lost Boars Trl at Daylight Commons Dr will have Intersection sight distance (ISD) exhibits included with the site development plans to be evaluated for unobstructed visibility easement (UVE) requirements (harris county/COH geometric guidelines 2012)

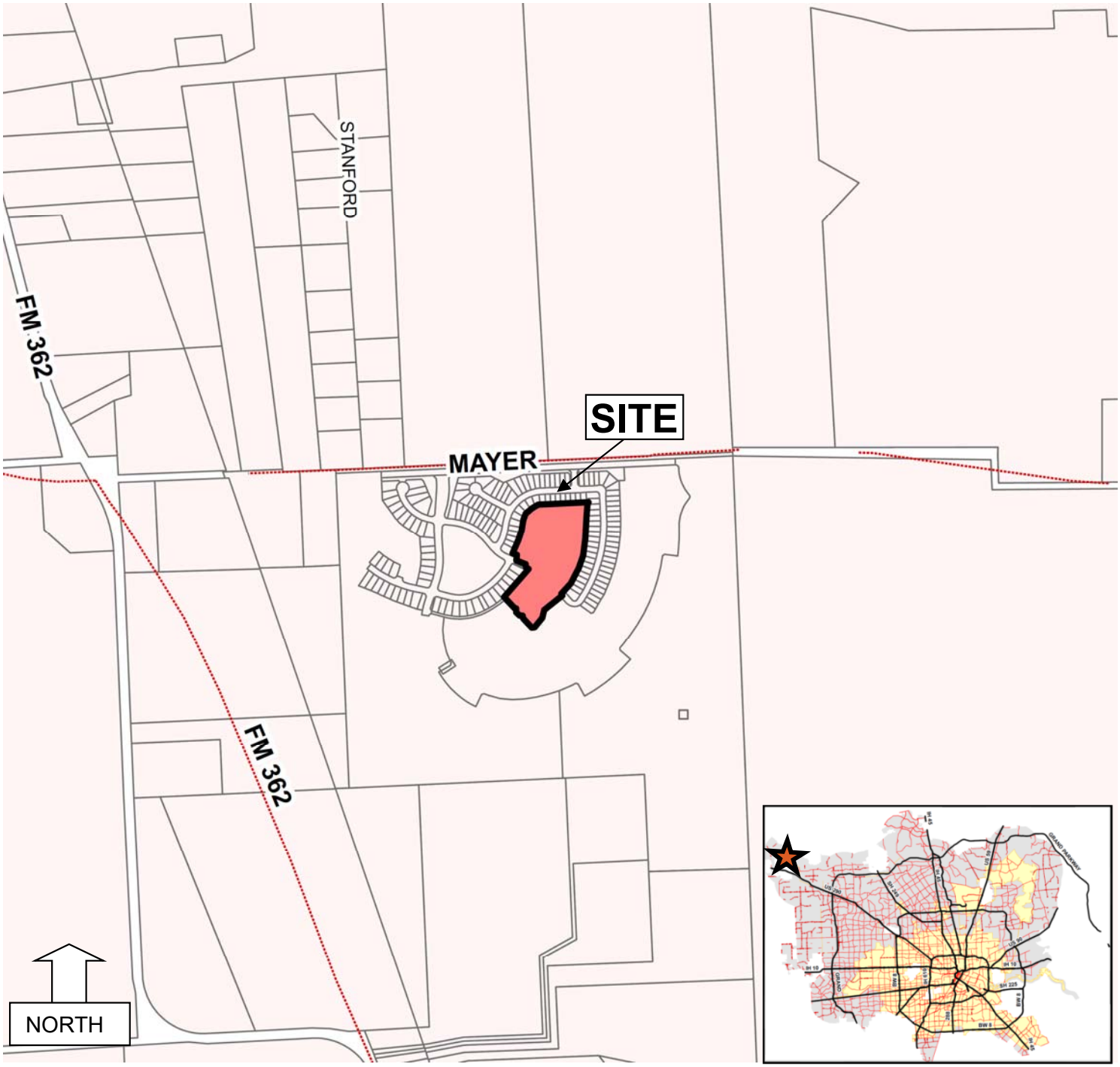
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Westhaven Manor North Sec 2

Applicant: Pape-Dawson



D – Variances

Site Location

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Westhaven Manor North Sec 2

Applicant: Pape-Dawson



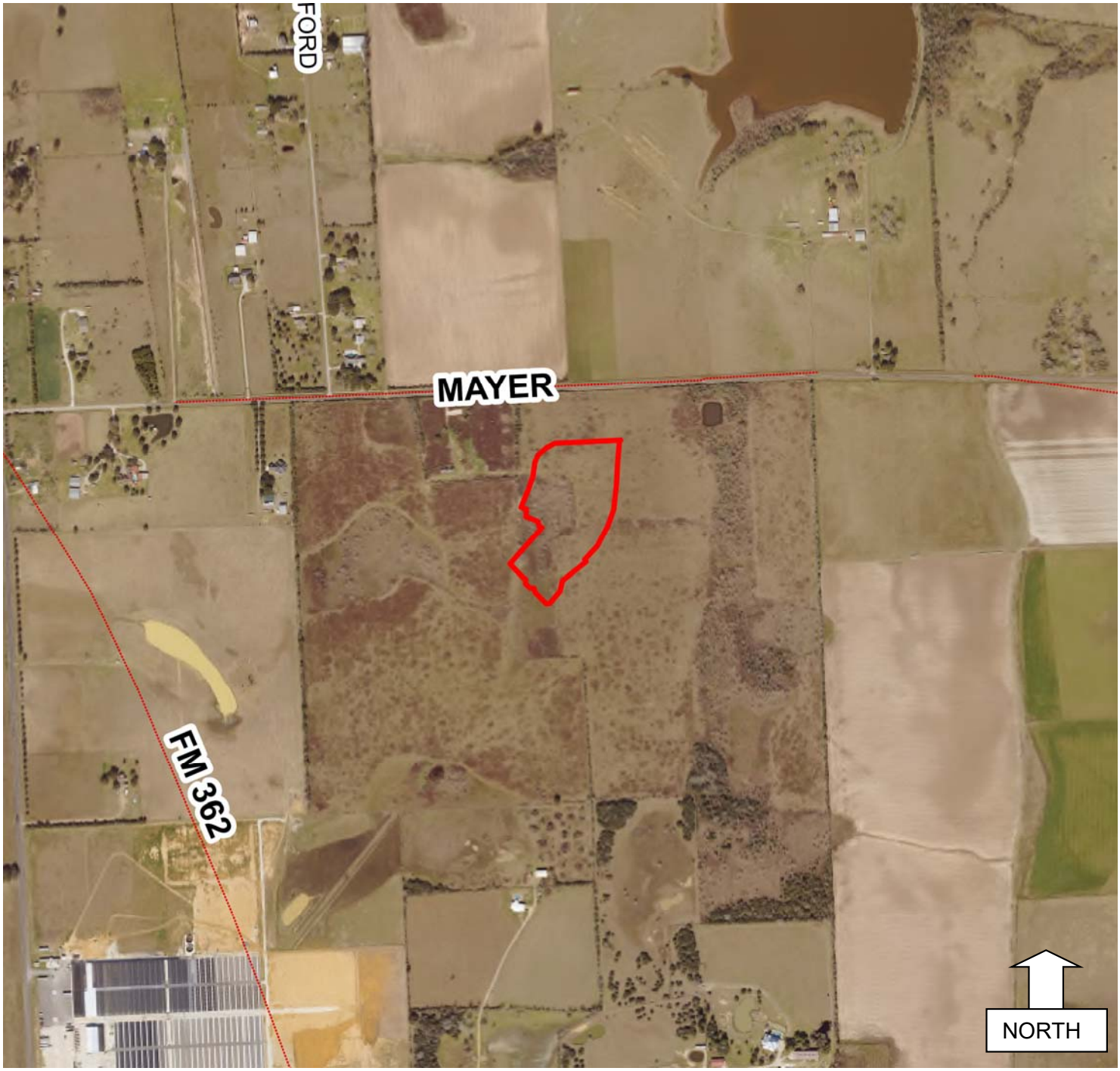
D – Variances Subdivision

Houston Planning Commission ITEM: 97

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Westhaven Manor North Sec 2

Applicant: Pape-Dawson



D – Variances Aerial

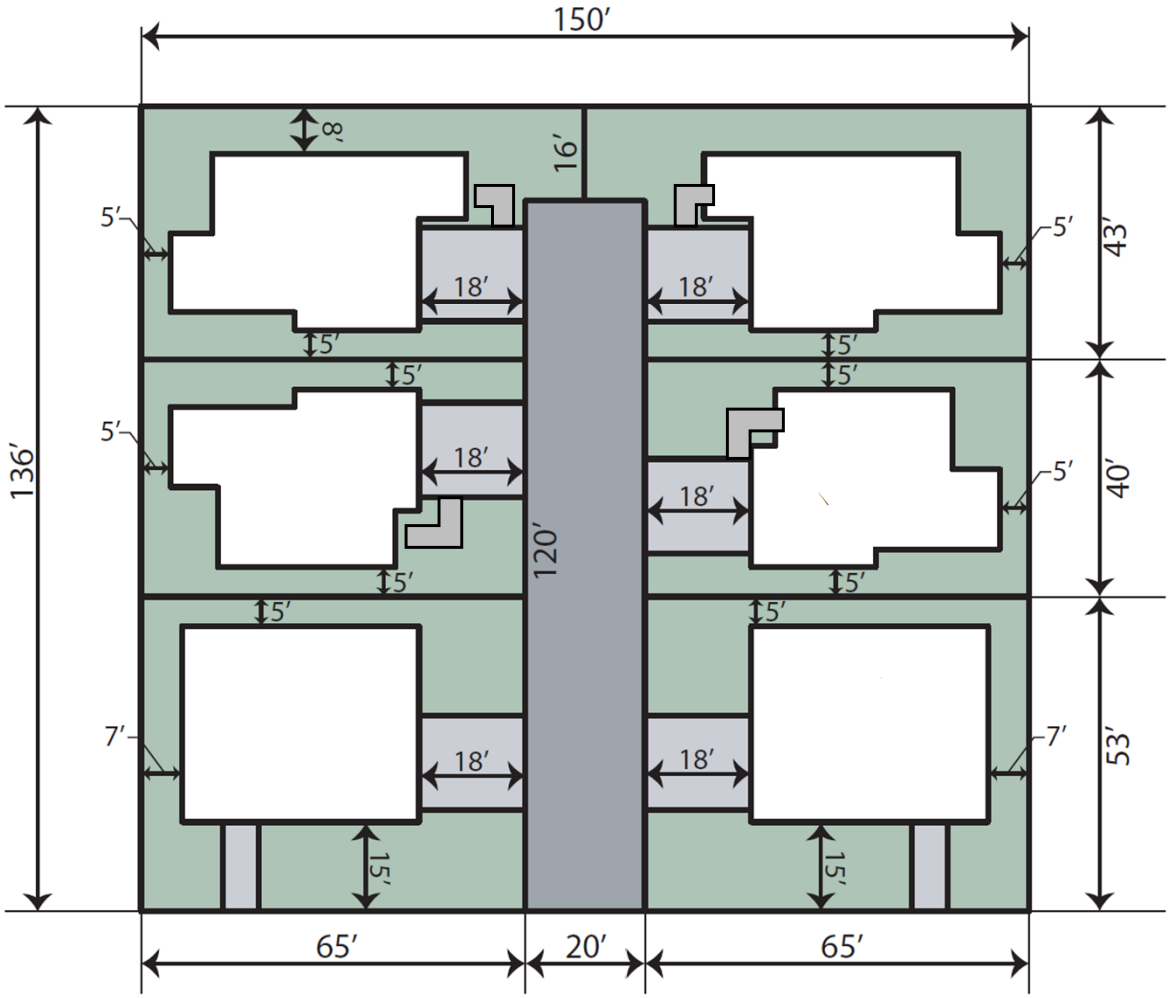


EXHIBIT FOR

VILLAS 2.0

PAPE-DAWSON ENGINEERS
HOUSTON I SAN ANTONIO I AUSTIN I FORT WORTH I DALLAS
10350 RICHMOND AVE, STE 200 I HOUSTON, TX 77042 I 713.428.2400
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10193974

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITATES SHOWN ON THIS MAP ARE INTENDED.

0 10 20 30 40
1" = 20'
PLANNER: SEAN WILLIAMS
3/16/23

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2026-1286
Plat Name: Westhaven Manor North Sec 2
Applicant: Pape-Dawson
Date Submitted: 8/7/2026

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow single family residential lots to take access from a 22-foot-wide alley.

Chapter 42 Section: 188(a) Lot access to streets.

Chapter 42 Reference:
(a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section.

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
Westhaven Manor Sec 2 proposes 61 single family lots. This variance applies to 17 of the lots. They are intended to be developed as a cluster lot concept where each lot has vehicular access via a 22-foot-wide private alley. The private alley pavement width is 20 feet wide.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The cluster concept as presented is a newer concept that creates some options and diversity for potential buyers who might be relocating. This concept targets potential residents who might not want a large yard to maintain. This concept allows diversity and creates a usable solution for ingress and egress for both vehicular and pedestrians using an alleyway that looks and mimics a normal street. It also creates a closer sense of community among the neighborhood as well as more affordable home options for this constant growing county as more people move.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The greater intent of this chapter will be preserved as this cluster concept creates something similar to the shared driveway and PAE/PUE as defined in Chapter 42.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The proposed 22-foot-wide private alley will not put the public at risk as this design layout is subject to a section of the property with only one public street to reduce the amount of traffic going through this development to just those who reside there. These clusters serve four to six homes with no more than three lots deep and the spacing between the private alleys exceeds street spacing requirements.

(5) Economic hardship is not the sole justification of the variance.
This request is not about economic hardship. The minimum width of an alley is 20 feet wide as defined by Chapter 42. The proposed 22 feet wide private alley provides a balanced approach that takes a combination of Chapter 42's shared driveway and private access driveways concepts.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application Number: 2026-1286
Agendat Item: 97
PC Action Date: 8/20/2026 2:30 PM
Plat Name: Westhaven Manor North Sec 2
Applicant: Pape-Dawson

Staff Recommendation: Defer Applicant request

Chapter 42 Section: 188(a) Lot access to streets.
(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To allow single family residential lots to take access from a 22-foot-wide alley.

Basis of Recommendation:
Defer per applicants request

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

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

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

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

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

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

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 08/20/2026
Plat Name: Wilburforce Park Plaza
Developer: New Era Development & Land Services
Applicant: New Era Development & Land Services
App No / Type: 2026-1144 Class 3 subdivision preliminary replat (C3R)

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	1.0005	Total Reserve Acreage:	0.0876
Number of Lots:	10	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	77091	412W	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)

Add note if variance is granted : The Planning Commission granted a variance to allow excessive intersection spacing along Wilburforce Street by not providing a north/south street through the tract, subject to specific conditions on 08/20/2026. 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: 98
Action Date: 08/20/2026
Plat Name: Wilburforce Park Plaza
Developer: New Era Development & Land Services
Applicant: New Era Development & Land Services
App No / Type: 2026-1144 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
Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Guy wire easement C342172 in Title.

HPW-HW- IDS
A Wastewater and Water Capacity Reservation letter is required. When applying for the wastewater adn water capacity for your proposed project, please
attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.
Submit application 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.
Stormwater quality permit is required.

Addressing
Please find a street name that is not the name of a person, and list in it in the streets tab.

HPW- TDO- Traffic
No comments

Harris County Flood Control District
Flood Control review - Need to show and label Drainage Channel E118-03-00 at the southern boundary of the plat; also, add the use 'for drainage' on Reserve D.

Parks & Recreation - Urban Forestry
There are no protected trees within the building setback or City right-of-way.

Parks and Recreation
1) 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 meet the frontage requirement to qualify for SWM services.

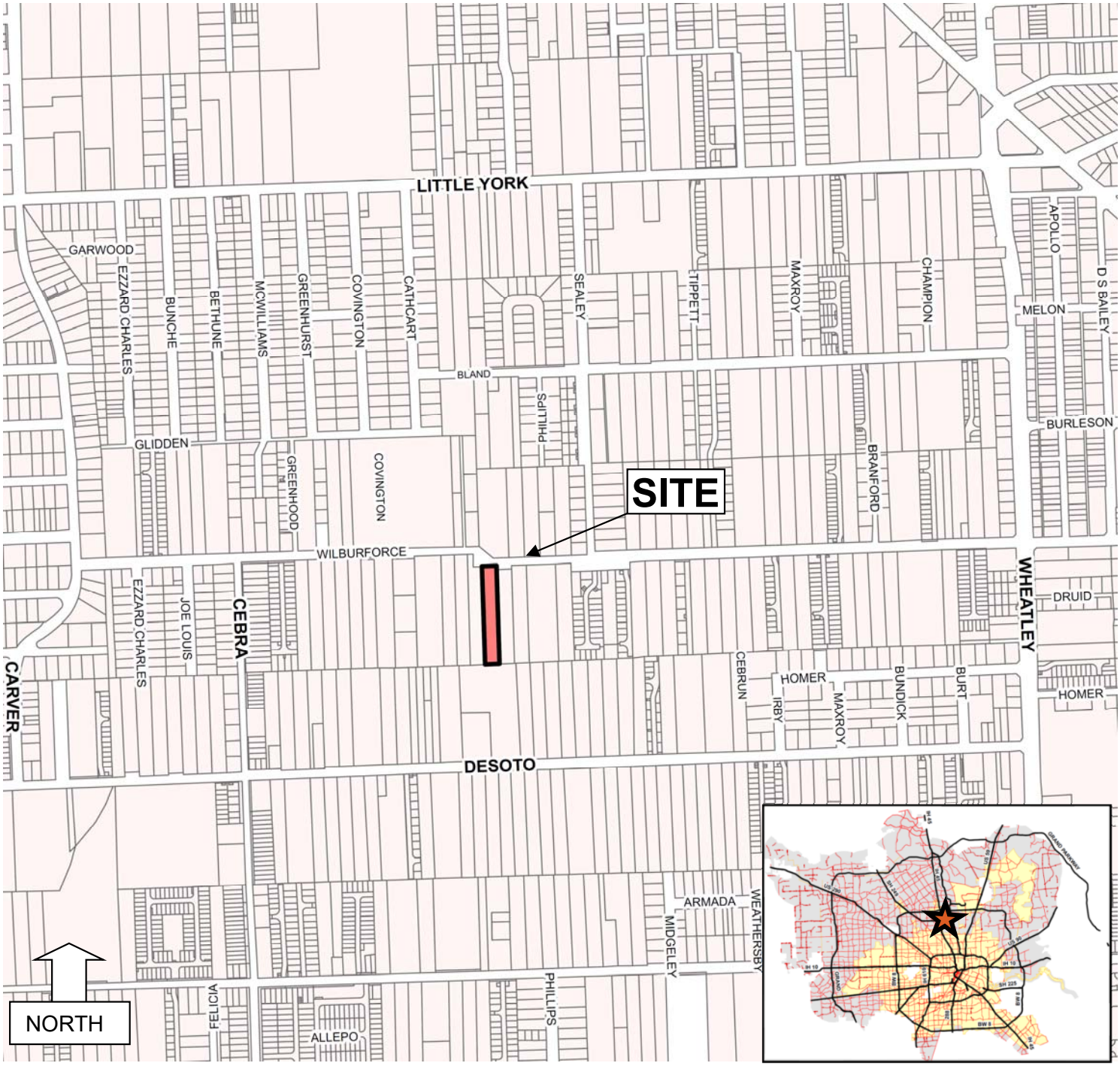
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Wilburforce Park Plaza

Applicant: New Era Development & Land Services



D – Variances

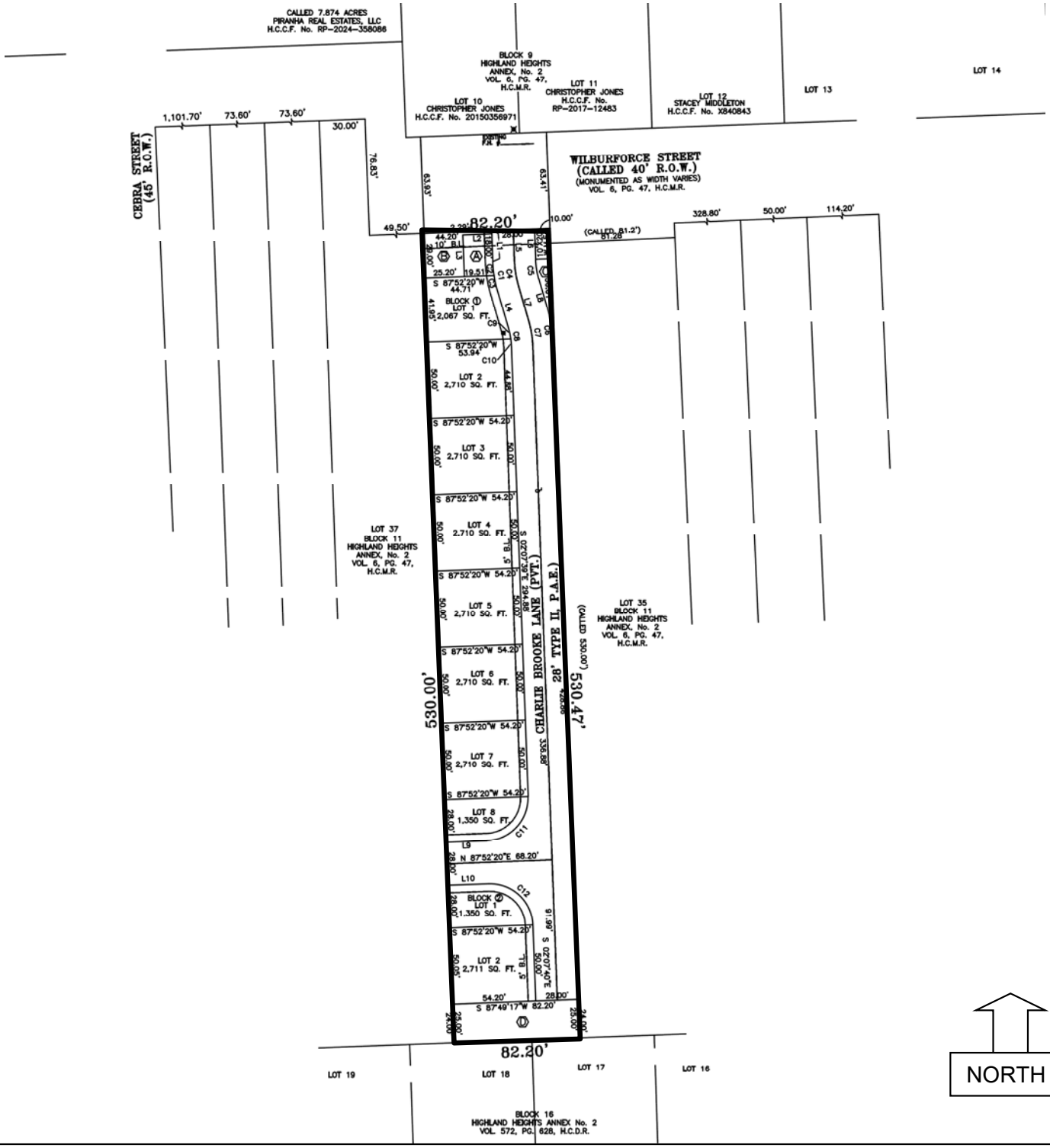
Site Location

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Wilburforce Park Plaza

Applicant: New Era Development & Land Services



D – Variances **Subdivision**

Houston Planning Commission ITEM: 98

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Wilburforce Park Plaza

Applicant: New Era Development & Land Services



D – Variances

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2026-1144
Plat Name: Wilburforce Park Plaza
Applicant: New Era Development & Land Services
Date Submitted: 7/12/2026

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To exceed intersection spacing along Wilberforce street by not providing a north/south street through the plat.

Chapter 42 Section: 42-128

Chapter 42 Reference:
Intersections of Local Streets. Specifically, Section 42-128(a)(1), requiring intersecting local streets at intervals of approximately 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
4. (1a) / (1b)
Strict application of Chapter 42 would create an impractical development because of the property's physical dimensions, limited frontage, and elongated configuration. Requiring an additional public street would eliminate multiple proposed residential lots, disrupt the internal circulation system, remove guest parking and reserve areas, reduce usable open space, increase public infrastructure and maintenance costs, require unnecessary pavement, utilities, drainage facilities, and right-of-way dedication, and provide little additional connectivity because Schurmier Road already functions as the principal transportation corridor serving the area.
The proposed subdivision has been intentionally designed to maximize residential housing while maintaining safe circulation, emergency access, and compliance with all other applicable City development standards

(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 circumstances supporting this request were not created by the applicant. They result from the property's existing size, shape, frontage, surrounding development pattern, and the established roadway network.
The applicant is simply seeking to develop the property in a manner that is

compatible with surrounding residential development while utilizing existing public infrastructure efficiently.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Approval of the requested variance preserves the intent and purpose of Chapter 42 because the proposed subdivision provides thirty-three new single-family homes, utilizes existing public infrastructure efficiently, provides safe internal circulation through a professionally designed private street system, includes guest parking, reserve tracts, landscaped open space, maintains emergency vehicle accessibility, promotes orderly neighborhood development, creates a cohesive residential community compatible with surrounding development, and avoids unnecessary public infrastructure that would provide limited transportation benefit.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Granting the requested variance will not be detrimental to the public health, safety, or welfare. The proposed development has been designed with safe internal circulation, adequate emergency access, guest parking, open space, and direct access to Schurmier Road. Fire, EMS, utility, and service access can be provided efficiently without requiring an additional public street.
The subdivision improves the property by replacing underutilized land with a well-planned residential community that promotes housing opportunities, neighborhood stability, and responsible land development

(5) Economic hardship is not the sole justification of the variance.
The requested variance is not based solely on economic hardship. Rather, it is supported by sound planning principles, the property's unique physical configuration, the surrounding development pattern, efficient utilization of existing infrastructure, limited public benefit associated with constructing an additional roadway, and the City's broader objectives of encouraging residential housing and responsible urban development. Approval of the variance represents a balanced planning solution that advances the public interest while preserving the intent of Chapter 42.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application Number: 2026-1144
Agendat Item: 98
PC Action Date: 8/20/2026 2:30 PM
Plat Name: Wilburforce Park Plaza
Applicant: New Era Development & Land Services

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 along Wilberforce street by not providing a north/south street through the plat.

Basis of Recommendation:
The site is located in northwest Houston, in the Acres Home area, west of Wheatly road, south of Little York and along Wilburforce Road. The applicant is requesting a variance to exceed local intersection spacing along Wilbforce Street by not providing a north/south street through the tract. Staff is in support of the request.
The site is located within the Acres Home Mobility Study Area which identifies ideal street connections necessary to improve traffic circulation in the area.
This block bounded by Cebra Street and Wheatley Street is roughly 4,000' in length. As stated, the mobility study recommended a street connection located mid block. Staff recently approved a plat which dedicated 1/2 of the necessary R.O.W in order to make a connection from Wilburforce Street to Cebra Street. We believe one street connection along this block will alleviate circulation concerns.
Also, the property is roughly 80' in width. Requiring a 50' R.O.W through the property could result in a disproportionate request based on the size of the property.
Staff has not received any objection to the request, staff recommends granting the requested variance and approving the plat subject to the cpc 101 form conditions.

Statement of Facts
(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
The property is roughly 80' in width. Requiring a 50' R.O.W through the property could result in a disproportionate request based on the size of the property.

(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 narrow width of the property is the first factor for supporting the request. The second is that the mobility study has identified a tract (located mid block) that is more practical location for a street connection.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The mobility study identified properties within the block that are best suited (based on size and location) for a street connection. We've determined that one street connection from Wilburforce Street to Cebra Street is sufficient enough to improve traffic circulation along the block of Wilburforce and Cebra Street.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
The exiting block length of +4,000' will be decreased with a north/south street connection from plat located near the mid block.

(5) Economic hardship is not the sole justification of the variance.
The justification for granting the variance is related to the size and location of the property and not economic 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

July 28, 2026

NOTICE OF VARIANCE

REFERENCE NUMBER：2026-1144

PLAT NAME：Wilburforce Park Plaza

The Planning and Development Department has received a subdivision plat application with a variance request for the property located at 1825 Wilburforce Street. Pursuant to the City of Houston's Code of Ordinances, Chapter 42, the Department has mailed written notice of this application with special request to all property owners within 300ft of the boundary of the proposed plat per the most recent property tax records.

The applicant is requesting a variance to exceed intersection spacing along Wilberforce Street by not providing a north/south street through the plat. Enclosed are copies of the variance request, the proposed subdivision plat and any exhibits provided by the applicant.

The applicant, Nahom Tesfa, with New Era Development & Land Services, on behalf ofthe developer, can be contacted at 713-470-9280 for additional information regarding this project.You may also contact the 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 Planning and Development Department staffis currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission isthe 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, August 20, 2026 , at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above. **Anyone attending the meeting must sign up on a designated form located**

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 • Joe Panzarella • 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 • Alejandra Salinas • Sallie Alcorn Controller: Chris Hollins

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: 08/20/2026
Plat Name: Hartley Reserve
Developer: 1102 Realty, LLC
Applicant: DVJ GROUP
App No / Type: 2026-1115 Class 2 subdivision replat (C2R)

Staff Recommendation:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Total Acreage:	4.9015	Total Reserve Acreage:	4.9015
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	77093	414P	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.
21.11 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.
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))

1.) Access easement for Reserve B must be recorded by separate instrument prior to recordation.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

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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.

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. 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 .
Access easement will need to be recorded prior to recordation. (Chapter 42-212)
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

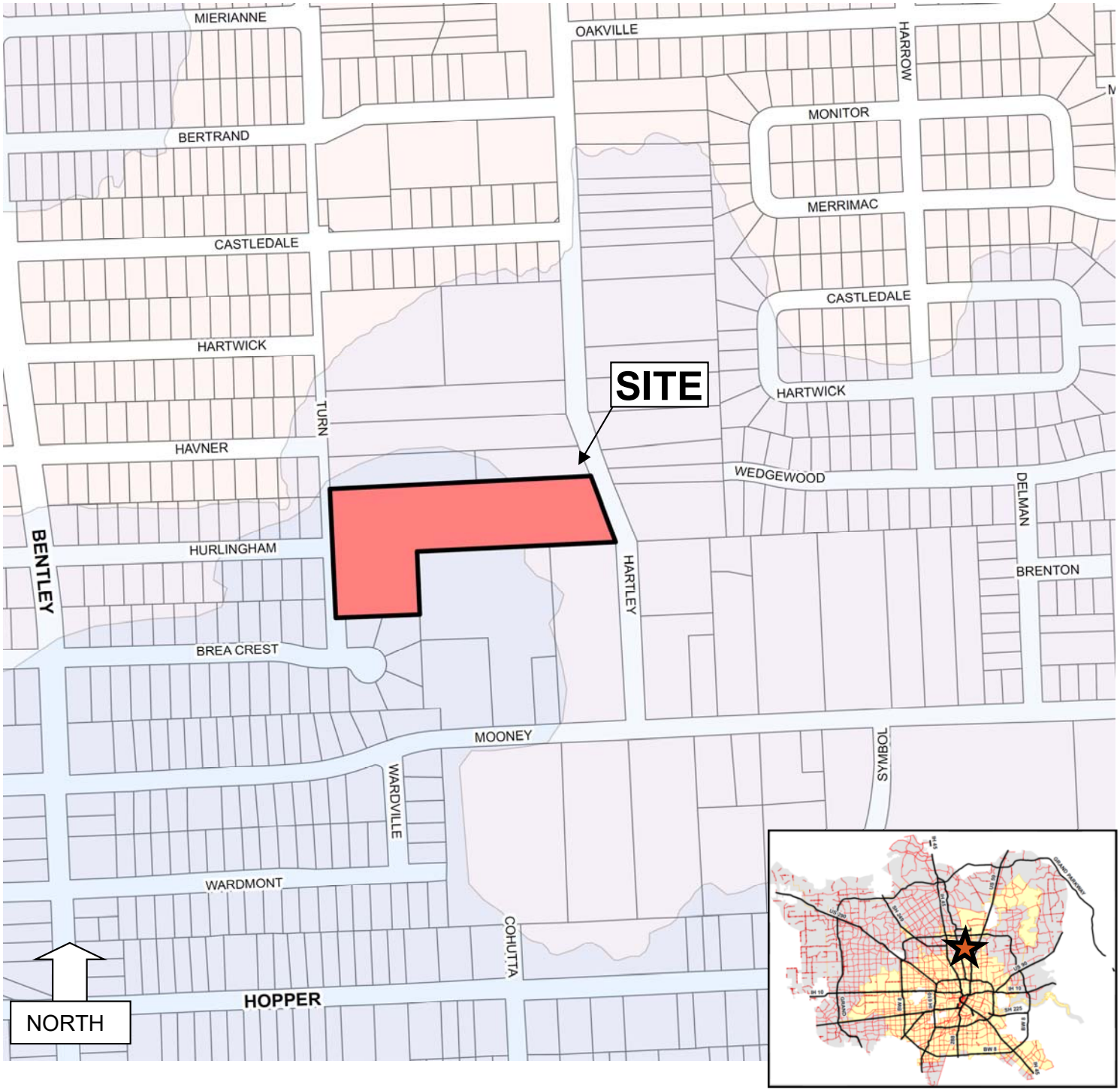
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Hartley Reserve (DEF 1)

Applicant: DVJ GROUP



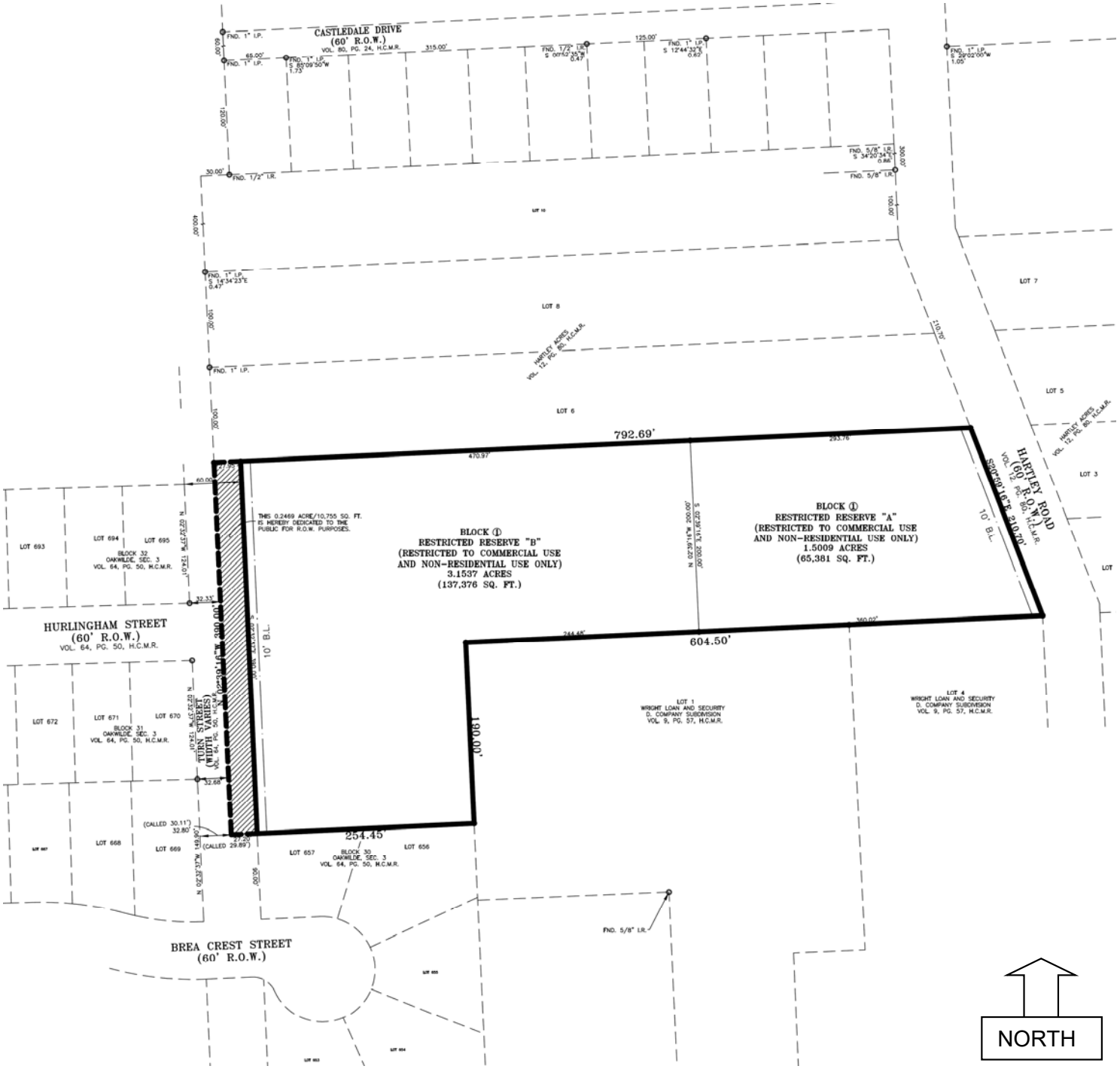
F- Reconsideration of Requirements Site Location

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Hartley Reserve (DEF 1)

Applicant: DVJ GROUP



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 99

Planning and Development Department **Meeting Date: 08/20/2026**

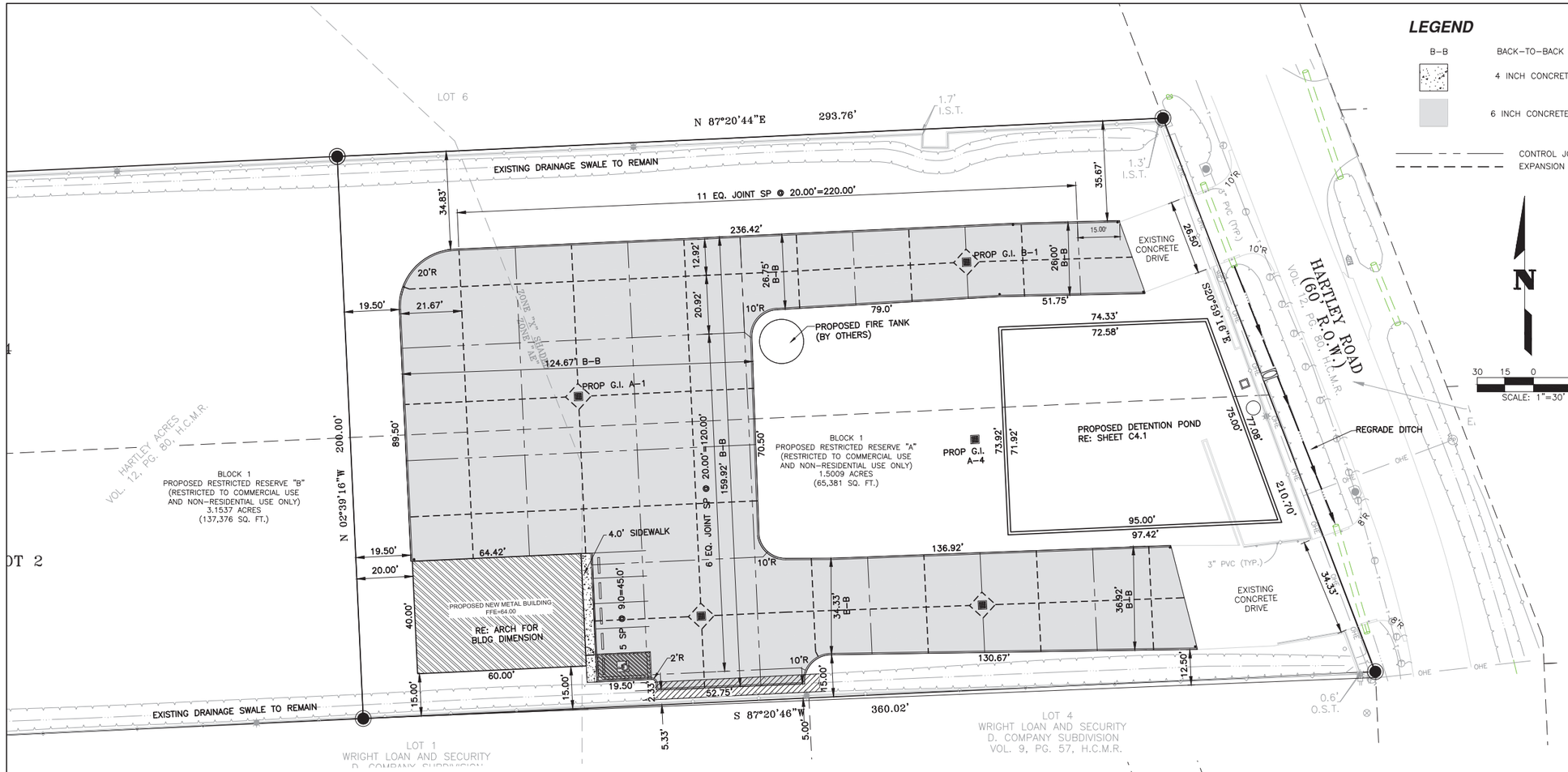
Subdivision Name: Hartley Reserve (DEF 1)

Applicant: DVJ GROUP



F- Reconsideration of Requirements

Aerial



LEGEND

- B-B — BACK-TO-BACK OF CONCRETE CURB
- 4 INCH CONCRETE PAVEMENT
- 6 INCH CONCRETE PAVEMENT (PRIVATE)
- CONTROL JOINT (CJ)
- EXPANSION JOINT (EJ)

N

30 15 0 30
SCALE: 1"=30'

FLOODPLAIN INFORMATION

THIS TRACT LIES IN ZONE "X", SHADED, AREAS DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN AND IN THE ZONE "AE", AREAS DETERMINE TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN, AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP PANEL NUMBER 48201C0490L, EFFECTIVE DATE 6/18/2007
100 YR BFE=61.4'
500 YR DFE=62.0'

BENCHMARK INFORMATION

HARRIS COUNTY REFERENCE MARK NO. 150320
FROM THE INTERSECTION OF ALDINE WESTFIELD ROAD AND BERTRAND STREET, TRAVEL EAST ON BERTAND STREET APPROXIMATELY 0.7 MILE TO BRIDGE MONUMENT IS LOCATED ON THE DOWNSTREAM SIDE OF THE SIDEWALK AT BRIDGE
ELEVATION: 63.09' (NAVD 1998, 2001 ADJUSTED)

TBM
A MAG NAIL SET ON CENTERLINE OF HARTLEY ROAD AS SHOWN ELEV=62.12

FIRE LANE STRIPING/MARKINGS

ALL REQUIRED FIRE LANES SHALL BE PROVIDED AND MAINTAINED WITH FIRE LANE STRIPING THAT CONSISTS OF A MINIMUM SIX INCH (6") WIDE RED BACKGROUND STRIPE WITH FOUR INCH (4") HIGH WHITE LETTERS STATING " FIRE LANE NO PARKING TOW-AWAY ZONE" TO BE PAINTED UPON THE RED STRIPE EVERY TWENTY FEET (20') ALONG THE ENTIRE LENGTH OF THE FIRE LANE SHOWING THE EXACT BOUNDARY OF THE FIRE LANE.

THE FIRE LANE MARKINGS SHALL BE UPON THE VERTICAL SURFACE OF THE CURB

ON CURB-LESS DRIVEWAYS, THE DESIGN SHALL BE A TWELVE INCH (12") WIDE RED BACKGROUND STRIPE WITH SIX INCH (6") HIGH WHITE LETTERS STATING "FIRE LANE NO PARKING TOW-AWAY ZONE" TO BE PAINTED UPON THE RED STRIPE EVERY TWENTY FEET (20') ALONG THE ENTIRE LENGTH OF THE FIRE LANE SHOWING THE EXACT BOUNDARY OF THE FIRE LANE

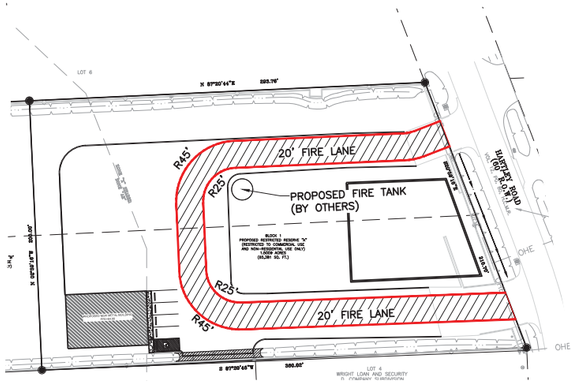
FIRE LANE – TOW-AWAY ZONE SIGNS, PAVEMENT STRIPING OR PAINTED WHEEL STOPS SHALL ALSO BE PLACED AT THE END OF ANY PARKING ROWS THAT EXTEND INTO THE OR WITHIN (5) FEET OF AN APPROVED ACCESS ROAD.

PAVING NOTES:

1. PAVING AND SUBGRADE MATERIALS AND PROCEDURES TO BE IN CONFORMANCE WITH PROJECT DRAWINGS, SOILS REPORT, DETAILS ON PLANS AND PROJECT SPECIFICATIONS.
2. CONTRACTOR SHALL CUT AND FILL SITE AS REQUIRED TO OBTAIN FINISHED ELEVATIONS SHOWN ON PLANS. COMPACT SELECTED BACKFILL TO 95% STANDARD PROCTOR DENSITY AS PER ASTM D-698.
3. CONTRACTOR TO PROVIDE TEMPORARY MEASURES TO CONTROL STORM WATER RUN OFF DURING CONSTRUCTION AS REQUIRED TO MINIMIZE EROSION AND POLLUTION. (REF. SHT "C3.0" , "C3.1")
4. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS FROM CONTROLLING GOVERNMENTAL AGENCIES
5. SITE PREPARATION OF THE SUBGRADE SHALL BE 6" BELOW PAVEMENT. SUBGRADE SHALL BE STABILIZED AND COMPACTED IN ACCORDANCE WITH TXDOT SPECIFICATION ITEM 247, TYPE A OR D, GRADE 1. SUBGRADE SHALL BE STABILIZED WITH LIME-FLY ASH STABILIZED SUBGRADE PER ITEM 265 IN ACCORDANCE WITH TXDOT 2004 STANDARD SPECIFICATIONS. THE MIXTURE SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY (AS PER ASTM D-698) WITH THE MOISTURE CONTENT WITHIN ±2% OF OPTIMUM MOISTURE CONTENT. THE HYDRATED LIME/FLYASH BLEND SHALL BE APPLIED AT THE RATE OF 2 TO 3% LIME BY DRY UNIT WEIGHT OR 10 TO 15 POUNDS OF LIME PER SQUARE YARD OF SURFACE AREA FOR A DEPTH OF 6 INCHES AND 7 TO 8% FLY ASH BY DRY SOIL WEIGHT OR 35 TO 40 POUNDS OF FLY ASH PER SQUARE YARD OF SURFACE AREA FOR A DEPTH OF 6 INCHES.
6. THE PORTLAND CEMENT CONCRETE MIX SHOULD HAVE A MINIMUM CONCRETE PAVEMENT STRENGTH OF 3,500 PSI @ AT 28 DAYS. REFERENCE GEOTECHNICAL REPORT FOR RECOMMENDED MINIMUM FLEXURAL STRENGTH/MODULUS OF RUPTURE. COARSE AGGREGATE SHALL HAVE A MINIMUM DIAMETER OF ONE AND ONE-HALF (1-1/2) INCHES. TRAFFIC SHALL BE PROHIBITED ON NEWLY CONSTRUCTED PAVEMENT. SAW CUT PAVEMENT JOINTS SHALL BE COMPLETED WITHIN 6 TO 12 HOURS AFTER CONCRETE IS PLACED.
7. CONCRETE SHALL BE CURED BY PROTECTING IT AGAINST LOSS OF MOISTURE, RAPID TEMPERATURE CHANGE, FOR AT LEAST 3 DAYS AFTER CONCRETE PLACEMENT.
8. REINFORCING STEEL SHALL BE NEW BILLET STEEL AS FOLLOWS: REBAR SHALL CONFORM TO ASTM A615, GRADE 60 FOR ALL BARS, WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
9. ALL PAVING SHALL BE CONSTRUCTED ON A STRAIGHT LINE GRADE BETWEEN ELEVATIONS SHOWN ON THE PLANS. CONTRACTOR SHALL CONFIRM IN THE FIELD THAT ALL PAVED AREAS ARE CONSTRUCTED TO DRAIN WITHOUT HOLDING WATER.
10. ISOLATION JOINTS SHALL BE PLACED AT ALL LOCATIONS THAT SITE PAVING & SIDEWALKS ABUT TO THE BUILDING AND OTHER SITE STRUCTURES. ISOLATION JOINTS SHALL HAVE A REMOVABLE TOP STRIP AND SHALL BE SEALED WITH PAVING JOINT SEALANT. (REF. SHT. "C8.1")
11. EXACT JOINT LOCATION SHALL BE SET IN FIELD & TO BE IN ACCORDANCE WITH THE ACI MANUAL OF CONCRETE PRACTICE JOINT SPACING RECOMMENDATIONS..
12. CONTRACTOR SHALL CONFIRM EXISTING ELEVATIONS ADJOINING PROPOSED PAVING TO ASSURE THAT COMPLETE PAVING WILL PROPERLY DRAIN AND WILL NOT OBSTRUCT EXISTING DRAINAGE.
13. CONTRACTOR TO REFERENCE GEOTECHNICAL REPORT FOR PROCEDURES, MATERIALS AND DESIGN RECOMMENDATIONS.

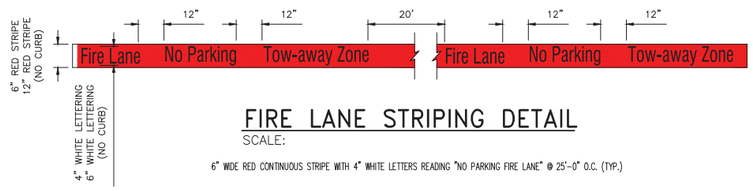
NOTES:

1. PRIOR TO COMMENCING CONSTRUCTION, VERIFY ACCESS DRIVE LOCATIONS, ELEVATIONS, AND LAYOUT. NOTIFY ENGINEER OF ANY DISCREPANCIES FROM THESE PLANS IMMEDIATELY.
2. ALL PAVEMENT DIMENSIONS ARE TO THE BACK OF CURB UNLESS NOTED OTHERWISE.
3. ALL RADII SHOWN ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE FLAGMEN, SIGNING, STRIPING AND WARNING DEVICES, ETC., DURING CONSTRUCTION IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". CONTRACTOR SHALL MAINTAIN AT LEAST ONE LANE OF TRAFFIC IN ONE DIRECTION DURING WORKING HOURS OR PROVIDED ALL-WEATHER DETOURS AROUND CONSTRUCTION SITE, PROVIDE PUBLIC NOTIFICATION, AND USE UNIFORMED POLICE OFFICERS TO CONTROL TRAFFIC AS NEEDED.
5. EXISTING PAVEMENTS, CURBS, SIDEWALKS AND DRIVEWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED TO CITY/COUNTY STANDARDS. ALL ASPHALT AND CONCRETE DRIVEWAYS EXCAVATED DURING CONSTRUCTION SHALL BE BACKFILLED WITH STABILIZED MATERIAL AND RETURNED TO EXISTING CONDITIONS. SEE CITY/COUNTY STANDARD PAVING DETAILS FOR REQUIREMENTS.
6. EXISTING ROADS AND/OR RIGHT-OF-WAYS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO AS GOOD OR BETTER THAN THE CONDITION PRIOR TO COMMENCING THE WORK, UPON COMPLETION OF THE PROJECT. AFTER DISTURBED AREAS HAVE BEEN COMPLETED TO THE LINES, GRADES, AND CROSS-SECTIONS SHOWN ON THE PLANS, SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANS AND SPECIFICATION TO ESTABLISH ADEQUATE VEGETATION COVERAGE TO ELIMINATE EROSION.
7. HANDICAP ACCESSIBLE PARKING SPACES SHALL CONFIRM TO THE REQUIREMENTS OF THE 2010 AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN OF SEPTEMBER 15, 2010 UNLESS NOTED OTHERWISE
8. ALL PARKING LOT CURBING TO BE CAST IN PLACE CONCRETE, UNLESS NOTED OTHERWISE.
9. ALL LIMITS OF PAVEMENT TO BE CURBED UNLESS NOTED OTHERWISE.
10. ALL STANDARD PARKING SPACES TO BE 9 FEET IN WIDTH BY 18 FEET IN LENGTH, WITH 25 FOOT AISLES UNLESS NOTED OTHERWISE.
11. ALL PAVEMENT STRIPING TO BE PAINTED WITH TWO COATS OF PAINT.
12. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF BUILDING



FIRE APPARATUS LANE

SCALE: N.T.S.



FIRE LANE STRIPING DETAIL

SCALE:

6" WIDE RED CONTINUOUS STRIPE WITH 4" WHITE LETTERS READING "NO PARKING FIRE LANE" @ 25'-0" O.C. (TYP.)

FIRE LANE

1. "**FIRE LANE NO PARKING TOW-AWAY ZONE**" TO BE PAINTED THE ENTIRE LENGTH OF DEDICATED FIRE LANE.
2. FIRE LANE MARKINGS SHALL BE PLACED UPON THE VERTICAL SURFACE OF CURBS.
3. WHERE THE ABOVE FIRE LANE MARKINGS ARE DETERMINED TO BE INADEQUATE IN CONTROLLING TRAFFIC OR NOT PRUDENT TO THE APPLICATION, THE PROPERTY OWNER WILL BE REQUIRED TO POST APPROVED FIRE LANE SIGNS IN PLACE OF PAINTED AREAS OF THE ROADWAY BOTH PUBLIC AND PRIVATE.
4. WHEN RESTRIPING, ADDITIONS TO THE EXISTING FIRE LANES ARE NOT ALLOWED WITHOUT PRIOR APPROVAL OF THE FIRE DEPARTMENT.
5. FIRE APPARATUS ACCESS ROADS 20 FEET TO 26 FEET WIDE SHALL BE POSTED ON BOTH SIDES AS A FIRE LANE.
6. FIRE APPARATUS ACCESS ROADS MORE THAN 26 FEET WIDE TO 32 FEET WIDE SHALL BE POSTED ON ONE SIDE OF THE ROAD AS A FIRE LANE
7. WHERE A FIRE HYDRANT IS LOCATED ON A FIRE APPARATUS ACCESS ROAD, THE MINIMUM ROAD WIDTH SHALL BE 26 FEET.

MAINTENANCE

ALL DESIGNATED FIRE LANES/FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE MAINTAINED AND KEPT IN A STATE OF GOOD REPAIR AT ALL TIMES BY THE OWNER OR PERSON IN CONTROL OF THE PREMISES. UPON NOTIFICATION THAT THE FIRE LANE IS NOT CLEARLY MARKED, THE FIRE LANE SHALL BE REPAIRED OR REPAINTED TO MEET THE CITY CODE. FAILURE TO MAINTAIN THE FIRE LANE SHALL CONSTITUTE A VIOLATION OF THE FIRE CODE.

THIS DESIGN SHALL BE UTILIZED UNLESS OTHERWISE APPROVED BY THE CHIEF, FIRE MARSHAL OR AN AUTHORIZED REPRESENTATIVE OF THE FIRE DEPARTMENT.

STATE OF TEXAS
DANIEL VILLA, JR.
102455
LICENSED
PROFESSIONAL ENGINEER
4/13/2026

REV NO.	DESCRIPTION	DATE	APP
1			

1102 REALTY FENCE MATERIAL YARD

11345 HARTLEY ROAD
HOUSTON, TX 77093

C3.0 - CIVIL SITE PLAN

DVJ GROUP ENGINEERS • SURVEYORS
ENGINEERING FIRM NO. F-22322
SURVEYING FIRM NO. 10194609
8116 FRY ROAD, SUITE 402
CYPRESS, TEXAS 77433
281.213.2517

DRAWN BY: YFV	SCALE: AS SHOWN	PROJECT No.: 25-0565
CHECKED BY: DVJ	DATE: 4/13/2026	SHEET: 7 OF 15

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application Number: 2026-1115
Plat Name: Hartley Reserve
Applicant: DVJ GROUP
Date Submitted: 7/10/2026

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:
Specific Variance is being sought and extent of variance: To exceed intersection spacing along Hartley Rd and to not provide a East/West street between Castledale Dr and Mooney Rd.

Chapter 42 Section: 128

Chapter 42 Reference:
Each local street shall intersect with a street that meets the requirements of subsection at least every 1400 feet

Statement of Facts:
Our development project is currently subject to intersection spacing standards that would typically require the dedication of an east/west public street through our property. However, we are requesting relief from this requirement due to significant site constraints that make compliance infeasible. The primary challenge preventing us from providing an East/West street connection through the property is the fact that a 60’ R.O.W. would need to be placed either along the Northern edge of the property or directly through the middle of the property, leaving the applicant with tracts that would be infeasible for their development in either scenario.

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2026-1115
Plat Name: Hartley Reserve
Applicant: DVJ GROUP
Date Submitted: 7/10/2026

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To exceed intersection spacing along Hartley Rd and to not provide a East/West street between Castledale Dr and Mooney Rd.

Chapter 42 Section: 128

Chapter 42 Reference:
Each local street shall intersect with a street that meets the requirements of subsection at least every 1400 feet

Statement of Facts
(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR
Our development project is currently subject to intersection spacing standards that would typically require the dedication of an east/west public street through our property. However, we are requesting relief from this requirement due to significant site constraints that make compliance infeasible. The primary challenge preventing us from providing an East/West street connection through the property is the fact that a 60’ R.O.W. would need to be placed either along the Northern edge of the property or directly through the middle of the property, leaving the applicant with tracts that would be infeasible for their development in either scenario.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The proposed development on Reserve “A” of the Hartley Reserve plat is primarily intended for the storage of construction materials, the function of which is heavily dependent on sufficient open space to operate with. Dedicating 60’ of R.O.W. on either the Northern or Southern edge of this reserve would constrain this development to the point of infeasibility, as it is already operating within tight margins for this style of development.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Currently, most of the properties in the areas along Hartley Rd, Castledale Dr, and Mooney Rd are more closely connected to Major Thoroughfares through these existing R.O.W.'s than they would be via a new mid-block R.O.W.. Additionally, the distance along Hartley Rd from the centerlines of Castledale Dr and Mooney Rd is approximately 1,421', putting the applicant extremely close to meeting the standards. For these reasons, we believe that dedicating an East/West street at this location would have little to no effect on maintaining the overall intent and general purpose of this chapter in the area.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Although there's a proposed development of Reserve "A" of this plat, Reserve "B" is to be left undeveloped, meaning the construction of a new street through permeable land with existing drainage features could disrupt essential stormwater management systems, increase flooding risk, and potentially cause unintended environmental impacts. By avoiding construction through these sensitive areas, the proposed site layout preserves the integrity of drainage infrastructure and maintains public safety. Furthermore, adequate access to and from the site is already provided via existing roadway infrastructure, and no connectivity gaps will result that would impede emergency response, traffic circulation, or neighborhood accessibility.

(5) Economic hardship is not the sole justification of the variance.
While the cost of constructing a road through the property would indeed be substantial due to the need for extensive grading, drainage modifications, and potential environmental mitigation, the primary basis for this request is the overall infeasibility of the development that this new road would lead to.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application Number: 2026-1115
Agendat Item: 99
PC Action Date: 8/20/2026 2:30 PM
Plat Name: Hartley Reserve
Applicant: DVJ GROUP

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Section: 128
(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To exceed intersection spacing along Hartley Rd and to not provide a East/West street between Castledale Dr and Mooney Rd.

Basis of Recommendation:
The subject site is a 4.6 Acre property located in the Harris County Extraterritorial Jurisdiction, spanning between Hartley Road and Turn Street, north of Hopper Road and east of Bentley Street.
The applicant is proposing two Commercial/Non-Residential Reserves and is requesting a variance to exceed intersection spacing by not providing an east/west street through the site. Staff is in support of the request.
The site plan shows the intent to improve upon the existing lay-down/storage yard while maintaining the same commercial use.
The variance states part of the justification is to not burden the residential subdivision to the west with Heavy Industrial traffic and that there is no planned development for the western Reserve. However, the proposed western reserve is restricted to the same use as the lay-down yard and would have no other means of access except that of the residential streets.
In coordination with Staff and the County Engineering Dept, the applicant has agreed to Deny Reserve B vehicular access to Turn Street and provide an access easement to give Reserve B access to Hartley Road. The existing intersection spacing along Hartley is 1460’ which is only a 4% deviation from the standard and not disproportionate to the ordinance.
Staff recommendation is to grant the variance and approve the plat to subject to CPC101 form conditions.

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

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or

would create an impractical development or one otherwise contrary to sound public policy;
The subject site is intended to expand its existing laydown yard/storage use and maintain a large detention pond. Placing an east/west street at the location would impose heavy commercial traffic through the residential subdivision to the west. The current blockface length along Hartlye Road is 1460', being only 60' or 4 perfect more than the standard and would not be an infeasible intersection spacing.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;
The site intends to maintain its existing use and is platting to improve the site for continued use. The heavy commercial traffic maintained and created would be burdensome on the residential subdivision to the west. The existing intersection spacing on Hartly is only a 4% deviation and would qualify for a special exception, under which a hardship would not be required.

(3) The intent and general purposes of this chapter will be preserved and maintained;
The 1400' intersection spacing requirement affecting the site is currently at 1460'. This 4% deviation is not disproportionate to the ordinance and is within the intent of the chapter.

(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 as the current intersection spacing is not disproportionate to the ordinance and the proposed plat would detour potential heavy commercial traffic away from residential streets onto ROW that functions as collectors.

(5) Economic hardship is not the sole justification of the variance.
It is not economic hardship but the acceptable existing intersection spacing and the incompatible traffic in the residential subdivision that justify the variance.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 08/20/2026
Plat Name: Schurmier Residences
Developer: New Era Development & Land Services
Applicant: New Era Development & Land Services
App No / Type: 2026-1045 Class 3 subdivision preliminary replat (C3R)

Staff Recommendation:
Defer Additional information reqd

Total Acreage:	2.0000	Total Reserve Acreage:	0.0368
Number of Lots:	33	Number of Multifamily Units:	
COH Park Sector:	7 South 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	77048	574S	City

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.

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 08/20/2026
Plat Name: Schurmier Residences
Developer: New Era Development & Land Services
Applicant: New Era Development & Land Services
App No / Type: 2026-1045 Class 3 subdivision preliminary replat (C3R)

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
Easements to be taken by separate instrument.

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 application 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.
Stormwater quality permit is required.
The WME should be adjacent to the ROW.

Addressing
No Comment

HPW- TDO- Traffic
No comments

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

Parks & Recreation - Urban Forestry
There are protected trees within the setback. Coordinate with Urban Forestry for the removal and/or preservation of any protected trees. Utilize practical design alternatives per Chapter 33-155 to avoid removing protected trees.

Solid Waste
The proposed development does not qualify for SWM services.

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

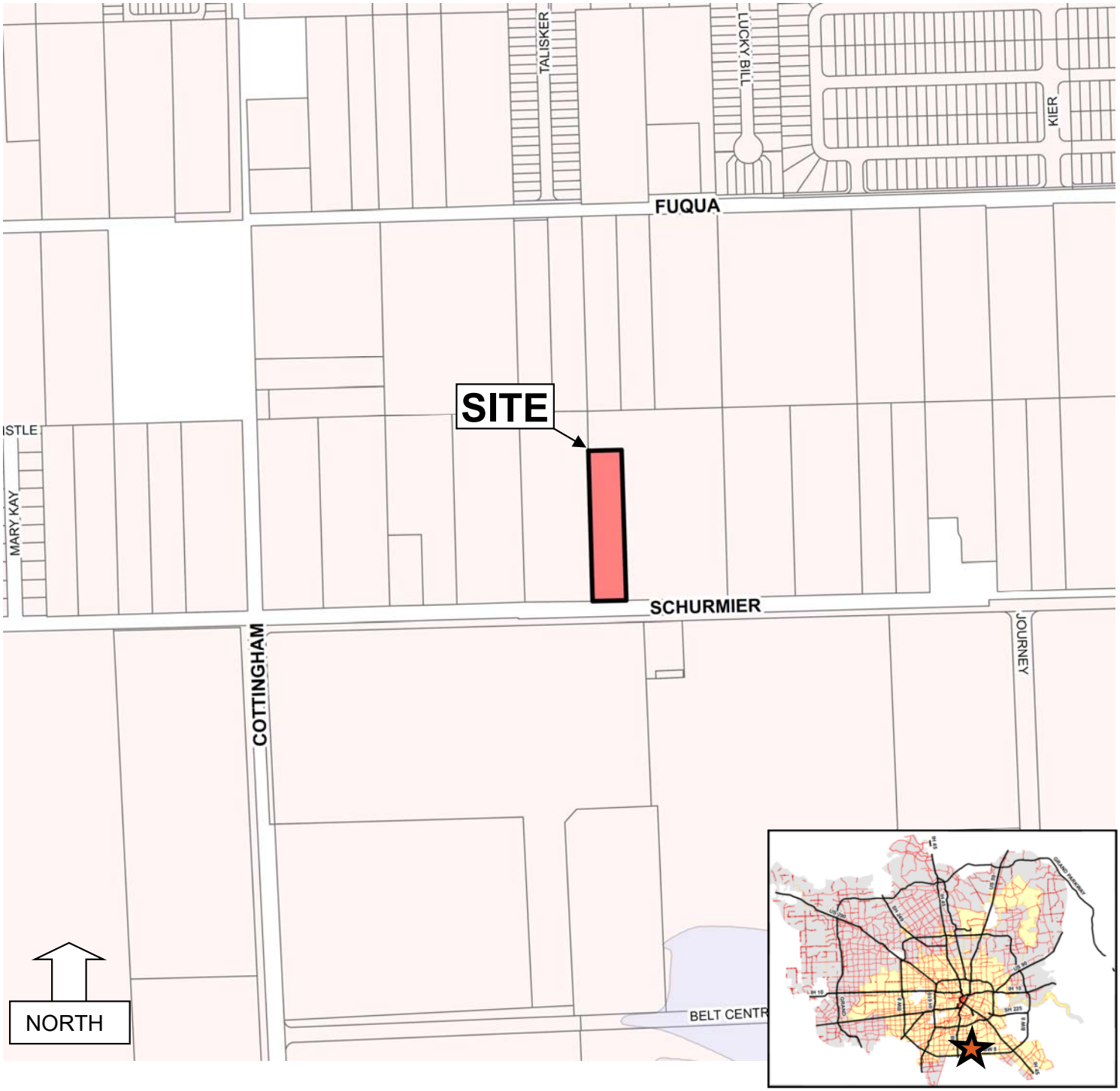
Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Schurmier Residences

Applicant: New Era Development & Land Services



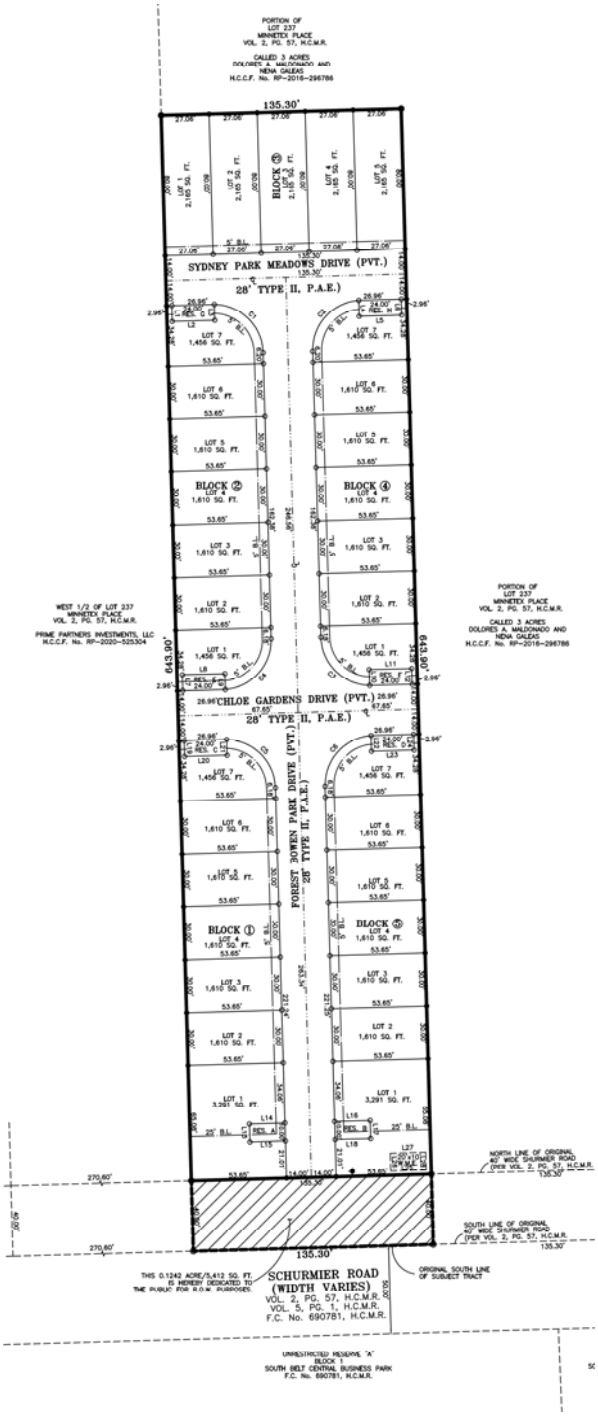
F- Reconsideration of Requirements **Site Location**

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Schurmier Residences

Applicant: New Era Development & Land Services



F- Reconsideration of Requirements Subdivision

Houston Planning Commission ITEM: 100

Planning and Development Department **Meeting Date: 08/20/2026**

Subdivision Name: Schurmier Residences

Applicant: New Era Development & Land Services



F- Reconsideration of Requirements

Aerial

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Reconsideration Of Requirement Request Form

Application Number: 2026-1045
Plat Name: Schurmier Residences
Applicant: New Era Development & Land Services
Date Submitted: 6/28/2026

(Sec. 42-47 and Sec. 42-81)
Specific requirement or condition being sought:
To allow the proposed subdivision to deviate from the 1,400-foot local street intersection spacing requirement by permitting the development without constructing an additional intersecting public street where no logical future street connection exists.

Chapter 42 Section: 128

Chapter 42 Reference:
Sec. 42-128(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:
See Variance

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S
Variance Request Form

Application Number: 2026-1045
Plat Name: Schurmier Residences
Applicant: New Era Development & Land Services
Date Submitted: 6/28/2026

(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To exceed intersection spacing along Schurmier Road by not providing a north-south public street

Chapter 42 Section: 128

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

(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 consists of a thoughtfully designed residential community containing thirty-three detached single-family homes served by a private internal street, guest parking areas, landscaped reserves, and open space amenities. The development provides safe vehicular circulation, emergency access, pedestrian connectivity, and efficient utilization of existing public infrastructure while maintaining compatibility with the surrounding neighborhood. Strict application of Chapter 42 would create an impractical development because of the property's physical dimensions, limited frontage, and elongated configuration. Requiring an additional public street would eliminate multiple proposed residential lots, disrupt the internal circulation system, remove guest parking and reserve areas, reduce usable open space, increase public infrastructure and maintenance costs, require unnecessary pavement, utilities, drainage facilities, and right-of-way dedication, and provide little additional connectivity because Schurmier Road already functions as the principal transportation corridor serving the area.
The proposed subdivision has been intentionally designed to maximize residential housing while maintaining safe circulation, emergency access, and compliance with all other applicable City development standards.

(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 this request were not created by the applicant. They result from the property's existing size, shape, frontage, surrounding development pattern, and the established roadway network.
The applicant is simply seeking to develop the property in a manner that is compatible with surrounding residential development while utilizing existing public infrastructure efficiently.

(3) The intent and general purposes of this chapter will be preserved and maintained;
Approval of the requested variance preserves the intent and purpose of Chapter 42 because the proposed subdivision provides thirty-three new single-family homes, utilizes existing public infrastructure efficiently, provides safe internal circulation through a professionally designed private street system, includes guest parking, reserve tracts, landscaped open space, maintains emergency vehicle accessibility, promotes orderly neighborhood development, creates a cohesive residential community compatible with surrounding development, and avoids unnecessary public infrastructure that would provide limited transportation benefit.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;
Granting the requested variance will not be detrimental to the public health, safety, or welfare. The proposed development has been designed with safe internal circulation, adequate emergency access, guest parking, open space, and direct access to Schurmier Road. Fire, EMS, utility, and service access can be provided efficiently without requiring an additional public street.
The subdivision improves the property by replacing underutilized land with a well-planned residential community that promotes housing opportunities, neighborhood stability, and responsible land development.

(5) Economic hardship is not the sole justification of the variance.
The requested variance is not based solely on economic hardship. Rather, it is supported by sound planning principles, the property's unique physical configuration, the surrounding development pattern, efficient utilization of existing infrastructure, limited public benefit associated with constructing an additional roadway, and the City's broader objectives of encouraging residential housing and responsible urban development. Approval of the variance represents a balanced planning solution that advances the public interest while preserving the intent of Chapter 42.

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT
Variance Request Form

Application Number: 2026-1045
Agendat Item: 100
PC Action Date: 8/20/2026 2:30 PM
Plat Name: Schurmier Residences
Applicant: New Era Development & Land Services

Staff Recommendation: Defer Additional information reqd

Chapter 42 Section: 128
(Sec. 42-47 and Sec. 42-81)
Specific Variance is being sought and extent of variance:
To exceed intersection spacing along Schurmier Road by not providing a north-south public street

Basis of Recommendation:
Defer, additional information required to determine R.O.W width along Schurmier Road.

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
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www.houstontx.gov

Special Request Notice

ROR

July 29, 2026

NOTICE OF RECONSIDERATION REQUEST WITH VARIANCE

REFERENCE NUMBER : 2026-1045

PLAT NAME: Schurmier Residences

The Planning and Development Department has received a subdivision plat application for reconsideration request with a variance for a property located at 5025 Schurmier Road, between Cottingham Street and S Wayside Drive. Pursuant to the City of Houston's Code of Ordinances, Chapter 42, the Department has mailed written notice of this application with special request to all property owners within 300ft of the boundary of the proposed plat per the most recent property tax records.

The applicant is requesting a reconsideration request with a variance to allow excessive intersection spacing along Schurmier Road by not providing a north-south public street. Enclosed are copies of the reconsideration request with variance, the proposed subdivision plat and any exhibits provided by the applicant.

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 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, August 20, 2026 , at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by attending the meeting at City Council Chamber listed above. **Anyone attending the meeting must sign up on a designated form located at the entrance to the Council Chamber.**

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 • Joe Panzarella • 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 • Alejandra Salinas • Sallie Alcorn Controller: Chris Hollins

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:	101
Action Date:	08/20/2026
Original Action Date:	10/30/2025
Plat Name:	Blue River Petcare Fairbanks Animal Clinic
Developer:	REM HVCNW, LLC, A TEXAS LIMITED LIABILITY COMPANY
Applicant:	Civil-Surv Land Surveying LLC
App No:	2025-1768
App Type:	Class 2 subdivision plat (C2)

Staff Recommendation:
Approve

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

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:	102
Action Date:	08/20/2026
Original Action Date:	10/16/2025
Plat Name:	Cypress Square Retail
Developer:	Aro Partners
Applicant:	Civil-Con Consultants, LLC
App No:	2025-1653
App Type:	Class 2 subdivision plat (C2)

Staff Recommendation:
Approve

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

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:	103
Action Date:	08/20/2026
Original Action Date:	09/18/2025
Plat Name:	Hattrick
Developer:	L Etape USA, LLC, A Texas Limited Liability Company
Applicant:	Texas Professional Surveying
App No:	2025-1507
App Type:	Class 2 subdivision plat (C2)

Staff Recommendation:
Approve

Total Acreage:	5.5400	Total Reserve Acreage:	5.5400
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	77375	249X	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:	104
Action Date:	08/20/2026
Original Action Date:	10/16/2025
Plat Name:	HC MUD 61 Water Plant no 2
Developer:	Harris Co Mud 61
Applicant:	A & S Engineers, Inc.
App No:	2025-1813
App Type:	Class 2 subdivision plat (C2)

Staff Recommendation:
Approve

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

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:	105
Action Date:	08/20/2026
Original Action Date:	09/18/2025
Plat Name:	Jubilee LJ Scholars Way Street Dedication Sec 1
Developer:	290 WR Holdings LP
Applicant:	LJA Engineering, Inc.
App No:	2025-1590
App Type:	Street dedication plat (SP)

Staff Recommendation:
Approve

Total Acreage:	4.1320	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	324Q	ETJ

Extension of Approval Notes:

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	106
Action Date:	08/20/2026
Original Action Date:	09/18/2025
Plat Name:	Kickapoo Estates
Developer:	To be determined
Applicant:	SEM SERVICES
App No:	2025-1544
App Type:	Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve

Total Acreage:	4.9829	Total Reserve Acreage:	0.0000
Number of Lots:	3	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	77484	283Q	ETJ

Extension of Approval Notes:

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	107
Action Date:	08/20/2026
Original Action Date:	10/16/2025
Plat Name:	Klein ISD Epps Island Elementary School
Developer:	KLEIN INDEPENDENT SCHOOL DISTRICT
Applicant:	LUPHER,LLC
App No:	2025-1811
App Type:	Class 2 subdivision plat (C2)

Staff Recommendation:
Approve

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

Extension of Approval Notes:

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	108
Action Date:	08/20/2026
Original Action Date:	09/18/2025
Plat Name:	MD Brothers Kermier
Developer:	MD Brothers, Inc
Applicant:	The Interfield Group
App No:	2025-1573
App Type:	Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve

Total Acreage:	4.0000	Total Reserve Acreage:	4.0000
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	

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

Extension of Approval Notes:

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	109
Action Date:	08/20/2026
Original Action Date:	09/04/2025
Plat Name:	Plaza Xochimilco
Developer:	Cisneros Design Studio
Applicant:	Windrose
App No:	2025-1555
App Type:	Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve

Total Acreage:	0.8901	Total Reserve Acreage:	0.8901
Number of Lots:	0	Number of Multifamily Units:	
COH Park Sector:	2 North Side	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

Extension of Approval Notes:

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	110
Action Date:	08/20/2026
Original Action Date:	09/04/2025
Plat Name:	Saint Tropez Sec 2
Developer:	Saint-Tropez Laguna Azure, LLC
Applicant:	LJA Engineering, Inc.
App No:	2025-1568
App Type:	Class 3 subdivision preliminary plat (C3P)

Staff Recommendation:
Approve

Total Acreage:	24.2100	Total Reserve Acreage:	1.5990
Number of Lots:	103	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	77336	259W	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:	111
Action Date:	08/20/2026
Original Action Date:	10/02/2025
Plat Name:	Sam Road Farm
Developer:	None
Applicant:	Texas Land Maps
App No:	2025-1595
App Type:	Class 2 subdivision plat (C2)

Staff Recommendation:
Approve

Total Acreage:	1.0002	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	527Z	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:	112
Action Date:	08/20/2026
Original Action Date:	10/02/2025
Plat Name:	Sila Sec 16
Developer:	Friendswood Development Company
Applicant:	BGE, Inc.
App No:	2025-1671
App Type:	Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve

Total Acreage:	42.3500	Total Reserve Acreage:	17.3706
Number of Lots:	140	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	77336	298C	ETJ

Extension of Approval Notes:

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	113
Action Date:	08/20/2026
Original Action Date:	10/02/2025
Plat Name:	Sila Sec 17
Developer:	MILLROSE PROPERTIES TEXAS, LLC
Applicant:	BGE, Inc.
App No:	2025-1672
App Type:	Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve

Total Acreage:	26.4400	Total Reserve Acreage:	5.6720
Number of Lots:	99	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	77336	298C	ETJ

Extension of Approval Notes:

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	114
Action Date:	08/20/2026
Original Action Date:	09/18/2025
Plat Name:	Sila Sec 20
Developer:	Friendswood Development Company
Applicant:	BGE, Inc.
App No:	2025-1599
App Type:	Class 3 subdivision preliminary plat (C3P)

Staff Recommendation:
Approve

Total Acreage:	13.9500	Total Reserve Acreage:	0.6500
Number of Lots:	88	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	77336	298D	ETJ

Extension of Approval Notes:

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	115
Action Date:	08/20/2026
Original Action Date:	09/18/2025
Plat Name:	Sila Sec 21
Developer:	Friendswood Development Company
Applicant:	BGE, Inc.
App No:	2025-1600
App Type:	Class 3 subdivision preliminary plat (C3P)

Staff Recommendation:
Approve

Total Acreage:	17.7900	Total Reserve Acreage:	1.9460
Number of Lots:	116	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	77336	298D	ETJ

Extension of Approval Notes:

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	116
Action Date:	08/20/2026
Original Action Date:	10/02/2025
Plat Name:	Spring High School
Developer:	SPRING INDEPENDENT SCHOOL DISTRICT, A TEXAS POLITICAL SUBDIVISION
Applicant:	Civil-Surv Land Surveying LLC
App No:	2025-1603
App Type:	Class 3 subdivision final plat (C3F)

Staff Recommendation:
Approve

Total Acreage:	208.8900	Total Reserve Acreage:	208.3360
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	77373	292M	ETJ

Extension of Approval Notes:

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	117
Action Date:	08/20/2026
Original Action Date:	10/16/2025
Plat Name:	Subsea Spring Addition
Developer:	HUNTING ENERGY SERVICES, LLC
Applicant:	Civil-Surv Land Surveying LLC
App No:	2025-1823
App Type:	Class 2 subdivision plat (C2)

Staff Recommendation:
Approve

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

Extension of Approval Notes:

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Meeting CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item:	118
Action Date:	08/20/2026
Original Action Date:	09/18/2025
Plat Name:	Town Site of Aldine partial replat no 2
Developer:	DAVID L. BARBER
Applicant:	Texas Professional Surveying
App No:	2025-1479
App Type:	Class 2 subdivision replat (C2R)

Staff Recommendation:
Approve

Total Acreage:	2.7540	Total Reserve Acreage:	2.7540
Number of Lots:	0	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	77060	373X	ETJ

Extension of Approval Notes:

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CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/20/2026
ITEM: 119

Applicant: VICTOR REVUELTA/ CONCEPCION G ENCINIA
Contact Person: CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	26-0014	77357	5874	257R	ETJ

WEST OF: GALAXY BLVD **NORTH OF:** GRAND PARKWAY

ADDRESS: 20196 HEIGHTS BLVD, NEW CANEY, TEXAS.

ACREAGE:

LEGAL DESCRIPTION:

LOT 10, BLOCK 2, OF NEW CANEY HIGHTS, SECTION 1, SITUATED IN THE SEMORE GARSEE SURVEY, ABSTRACT NO. 229, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION: Approve

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 08/20/2026
ITEM: 120

Applicant: ALETA WHITELAW/HENRY KEEN
Contact Person: HENRY KEEN

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	26-0015	77357	5774	256M	ETJ

EAST OF: LOOP 494 **NORTH OF:** ROBERTS RD

ADDRESS: 23499 ROBERTS ROAD, NEW CANEY, TX.

ACREAGE:

LEGAL DESCRIPTION:

BEING A COMBINED TRACT OF 5.5 ACRES, MORE OR LESS, COMPOSED OF TWO TRACTS CONTAINING 3.6 ACRES AND 1.9 ACRES, SITUATED IN THE WILLIAM LYNCH SURVEY, ABSTRACT NO. 308, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residential/Business

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Meets criteria

ADDITIONAL INFORMATION
PLANNING COMMISSION ACTION: Approve

BASIS OF PLANNING COMMISSION ACTION: *(SEE ABOVE STAFF EVALUATION)*

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 121

Meeting Date: 8/20/26

Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Tri-Tech Surveying Co.	Tom Duecker	281-830-2309	

PROPERTY ADDRESS	PROJECT NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
126 Cinnamon Oak Lane	25102102	77079	4957A	489L	G

HCAD ACCOUNT NUMBER(S): 0940440000056

PROPERTY LEGAL DESCRIPTION: Lot 56, Block 2, Memorial Glen Sec. 1

PROPERTY OWNER OF RECORD: Newmark Homes Houston LLC

ACREAGE (SQUARE FEET): 8,800 sq. ft.

WIDTH OF RIGHTS-OF-WAY: Cinnamon Oak Lane: 60 ft.; Hermitage Lane: 60 ft.

EXISTING PAVING SECTION(S): Cinnamon Oak Lane: 26 ft.; Hermitage Lane: 26 ft.

OFF-STREET PARKING REQUIREMENT: 2 spaces

OFF-STREET PARKING PROVIDED: 2 spaces

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Vacant

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 5,141 sq. ft. single-family residence

PURPOSE OF VARIANCE REQUEST: To request a 10-foot building line in lieu of the city ordinance 20-foot garage building line along Hermitage Lane, a local street, for a new single-family residence.

CHAPTER 42 REFERENCE(S): Sec. 42-156. - Collector and local streets—Single-family residential.

(c) Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of section 42-157 of this Code.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 121

Meeting Date: 8/20/26

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): Site is requesting a variance due to deed restrictions that impose unusually deep rear setbacks, significantly limiting the buildable area of the property. Under a strict application of Chapter 42, a 20-foot setback along Hermitage Lane would deprive the applicant of reasonable use of the land. The proposed reduced setback aligns with existing deed restrictions, maintains the original subdivision intent, and is consistent with other homes in the area that observe a 10-foot setback along Hermitage Lane. The request is not the result of an applicant-created hardship, does not compromise the intent of Chapter 42, would not negatively impact public health or safety given the low-traffic cul-de-sac location, and is not based on economic hardship—only on enabling reasonable property development within both City requirements and deed restrictions.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request.

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

Imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship due to deed restrictions on the property that outline rear setbacks that supersede the City of Houston's typical requirements. With the rear setbacks taken into account a 20' build line setback would deprive the applicant of reasonable use of the land. A reduced front setback that adheres to the current deed restrictions would allow for a more buildable property. The property is proposing driveway access o of Hermitage Ln, but the front of the home will be facing Cinnamon Oak Ln. Other properties in the subdivision have similar layouts with a 10' setback along Hermitage Ln.

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

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

The hardship is not a result of a hardship imposed by the applicant but rather by deed restrictions on the property that call for extensive rear setbacks. A 20' setback along Hermitage Ln. would unnecessarily reduce the amount of buildable area on the property.

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

The intent of this chapter would still be preserved and maintained. By allowing a reduced setback that adheres to deed restrictions, the property would be allowed to be built the way it was intended when originally platted. Also, the

house will not be fronting Hermitage Ln. so a 10' setback along the side of the lot would conform to the typical Chapter 42 standards.

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

This property lies within the beginning of a cul-de-sac with very low traffic. Allowing 10 more feet of buildable area along the side of the lot would not be injurious to the public health, safety, or welfare.

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

Economic hardship has nothing to do with the requested variance, rather to allow for more buildable area that deed restrictions combined with Chapter 42 requirements have reduced the buildable area on the property drastically.

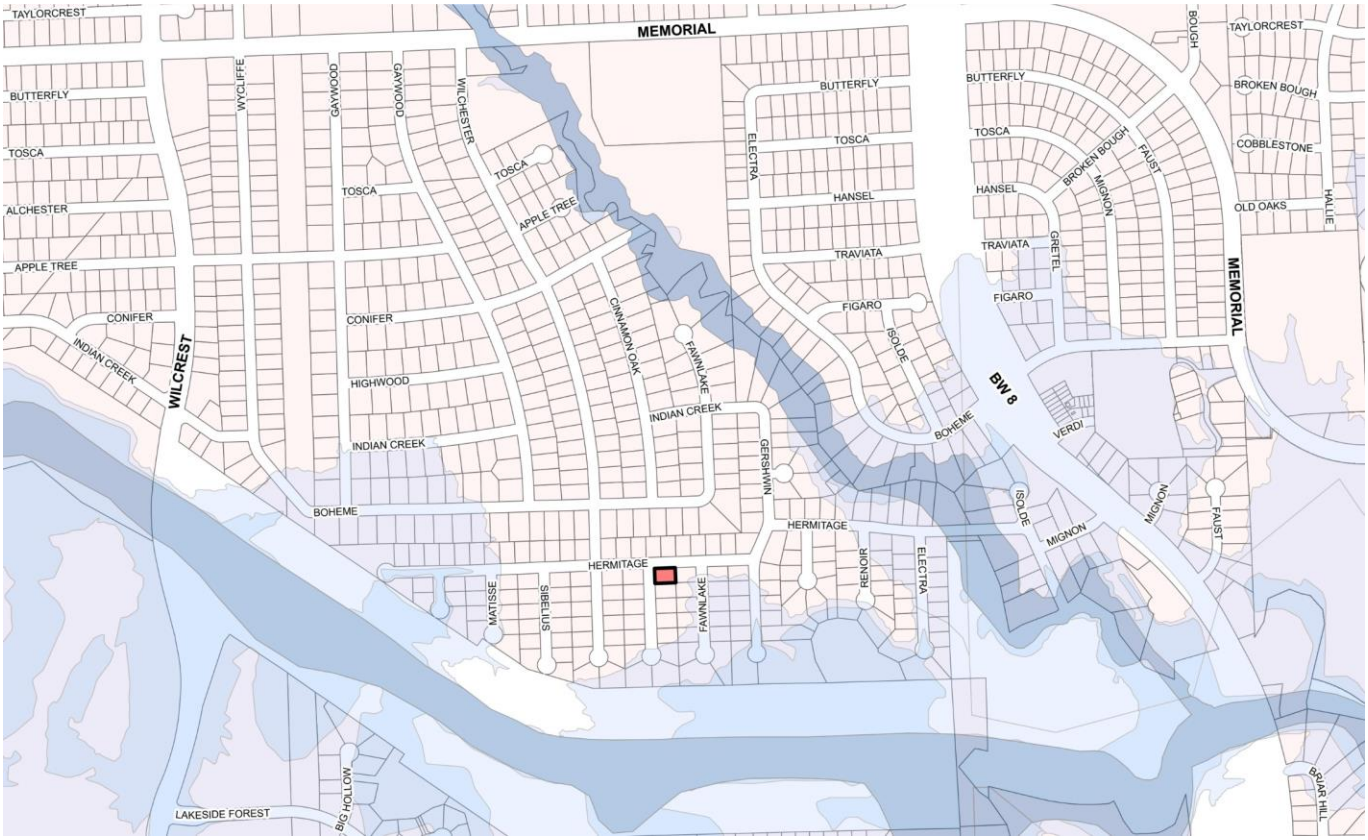
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

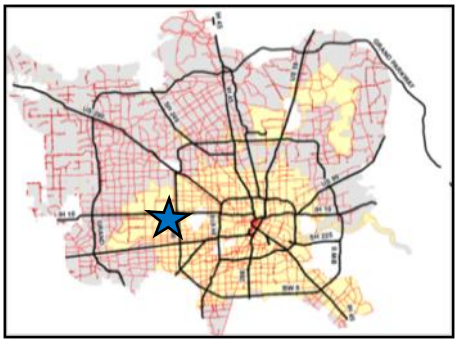
ITEM: 121

Meeting Date: 8/20/26

Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 121

Meeting Date: 8/20/26

Aerial Map



DEVELOPMENT PLAT VARIANCE

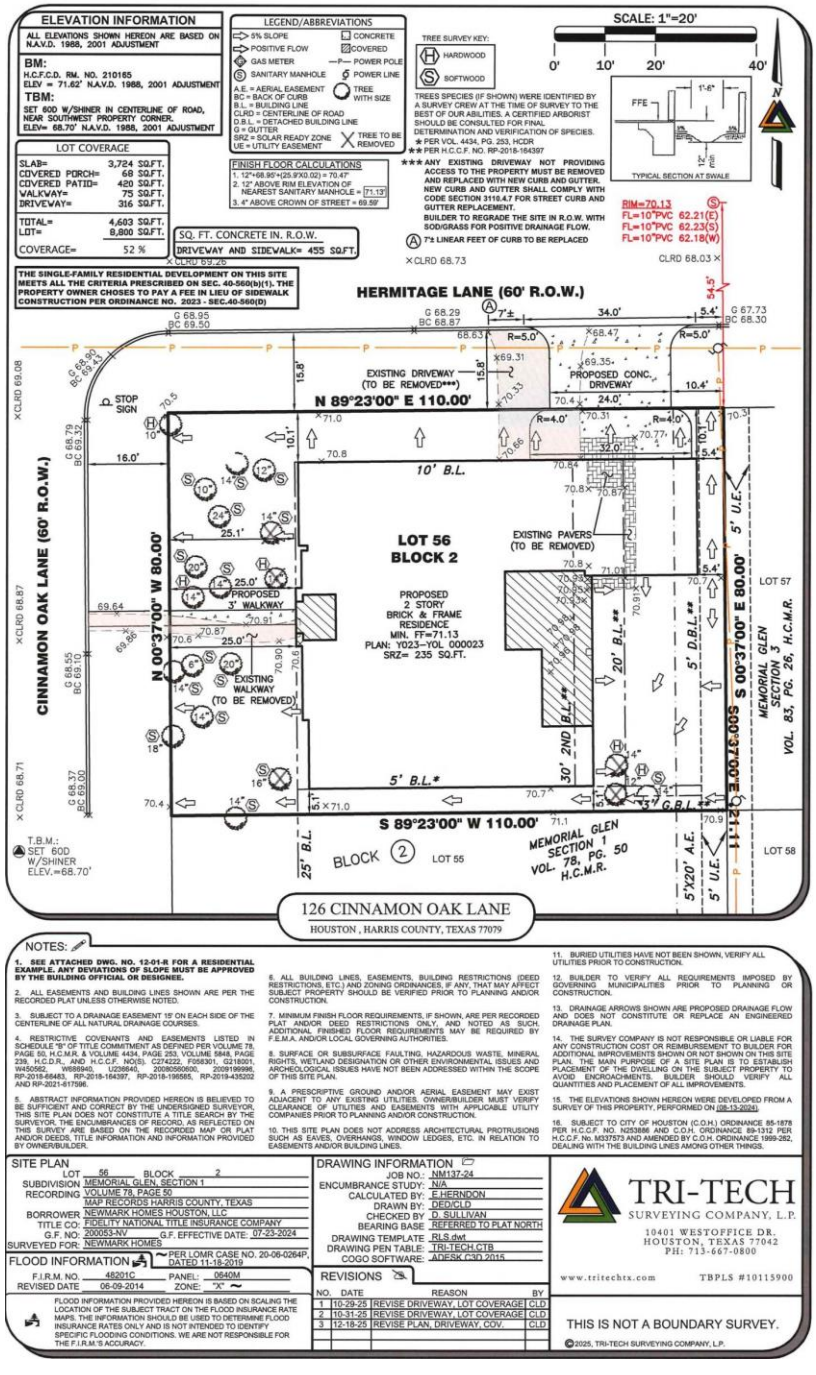
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 121

Meeting Date: 8/20/26

Site Plan



DEVELOPMENT PLAT VARIANCE

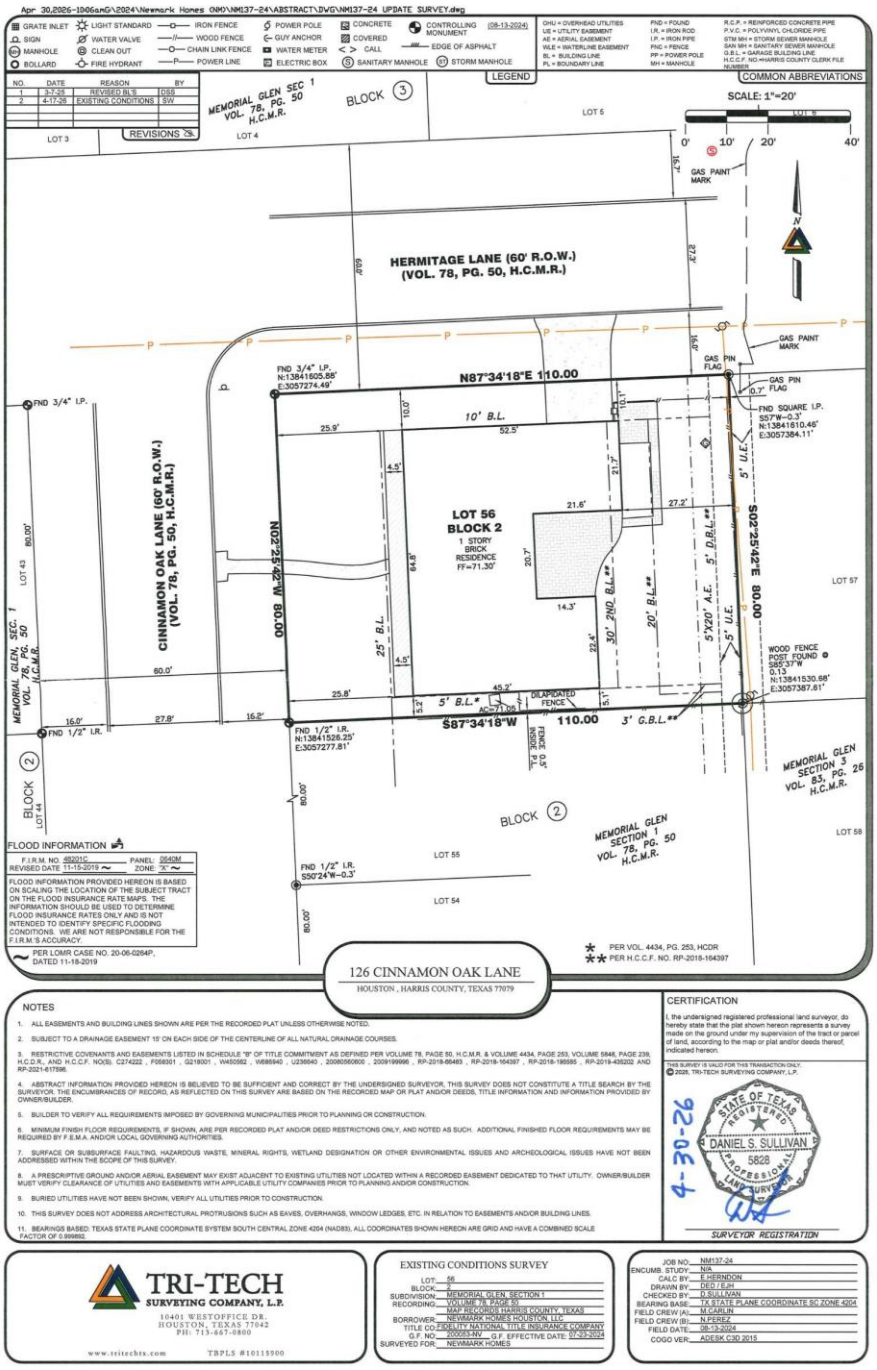
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 121

Meeting Date: 8/20/26

Survey



DEVELOPMENT PLAT VARIANCE

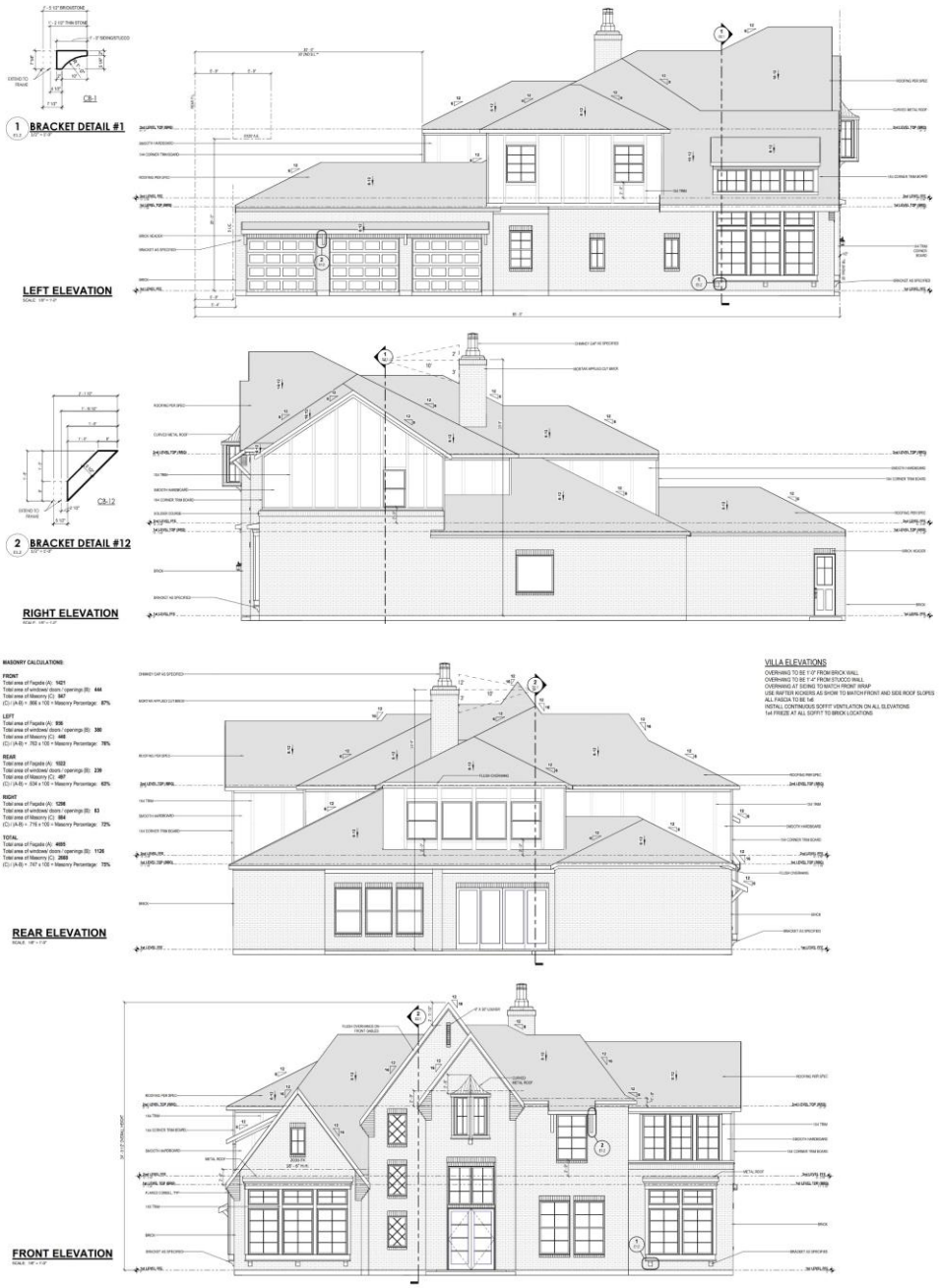
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 121

Meeting Date: 8/20/26

Elevations



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 121

Meeting Date: 8/20/26

Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located south of Memorial Drive and West of Beltway 8 at the southeast corner of the Hermitage Lane and Cinnamon Oak Lane intersection. The applicant is proposing a new single-family residence and is requesting a reduced garage building line of 10' along Hermitage Lane instead of the ordinance required 20' for garages and carports.

The subdivision was platted with a 10' building line along Hermitage Lane before the 20' garage building line ordinance was established, and the existing home and garage were constructed with the same building line of 10'.

The requested setback leaves approximately 27 feet between the home and the street and will comply with the 15'x15' visibility triangle.

The site is located within a well-developed existing neighborhood with no sidewalks.

The home would be built to a setback consistent with the surrounding neighborhood.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 121

Meeting Date: 8/20/26

Houston Planning Commission

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 122

Meeting Date: 8/20/26

Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
GLS Construction	Gary Sawyer	832-928-8127	

PROPERTY ADDRESS	PROJECT NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
13931 Pebblebrook Drive	26050674	77079	4857B	489E	G

HCAD ACCOUNT NUMBER(S): 0951130000001

PROPERTY LEGAL DESCRIPTION: Lot 1, Block 3 Nottingham Sec 1

PROPERTY OWNER OF RECORD: Kyle and Lindsey McKnight

ACREAGE (SQUARE FEET): 11,250 sq. ft.

WIDTH OF RIGHTS-OF-WAY: Pebblebrook Drive: 60 ft.; N Kirkwood Road: 100 ft.

EXISTING PAVING SECTION(S): Pebblebrook Drive: 28 ft.; N Kirkwood Road: 75 ft.

OFF-STREET PARKING REQUIREMENT: Two spaces

OFF-STREET PARKING PROVIDED: Two spaces

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Two-story brick and frame single-family residence. Detached one-story garage.

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Residential addition and interior remodel (approx. 1,000 sq. ft. addition)

PURPOSE OF VARIANCE REQUEST: To request a 20-foot building line in lieu of the ordinance required 25-foot building line along N. Kirkwood Road, a major thoroughfare, for a residential remodel and addition.

CHAPTER 42 REFERENCE(S): Sec. 42-152. - Building line requirement along major thoroughfares.

(a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 122

Meeting Date: 8/20/26

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The subject property is an existing single-family residence located on a corner lot at 13931 Pebblebrook Drive. The certified 2013 identified a 25-foot building line along Pebblebrook Drive and a 20-foot building line along Kirkwood Road. The owners purchased the property in 2017 relying on that survey, and their architect designed the proposed addition accordingly. During permit review, the city determined that because Kirkwood Road is classified as a Major Thoroughfare, a 25-foot setback from Kirkwood would be required. Although the owners relied in good faith on the certified survey, they now respectfully request this variance to resolve the issue and proceed with construction.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request.

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

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

Strict application of Chapter 42 makes the project impractical because of the property's unique corner-lot configuration adjacent to a major thoroughfare. The increased setback significantly reduces the available building envelope while the requested variance still maintains substantial setbacks and is consistent with surrounding residential development.

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

The circumstances were not created by the applicants. They relied on a certified survey prepared before their ownership and designed the project in good faith based on that survey.

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

Granting the variance preserves the intent of Chapter 42 by maintaining neighborhood character, appropriate setbacks, and compatibility with surrounding homes.

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

Granting the variance will not be injurious to public health, safety, or welfare. The project will comply with all applicable building, engineering, drainage, and fire code requirements.

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

Economic hardship is not the sole justification. The request is based on the property's unique configuration and the applicants' good-faith reliance on the existing certified survey.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

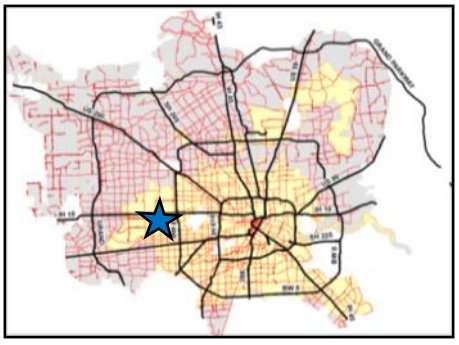
ITEM: 122

Meeting Date: 8/20/26

Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

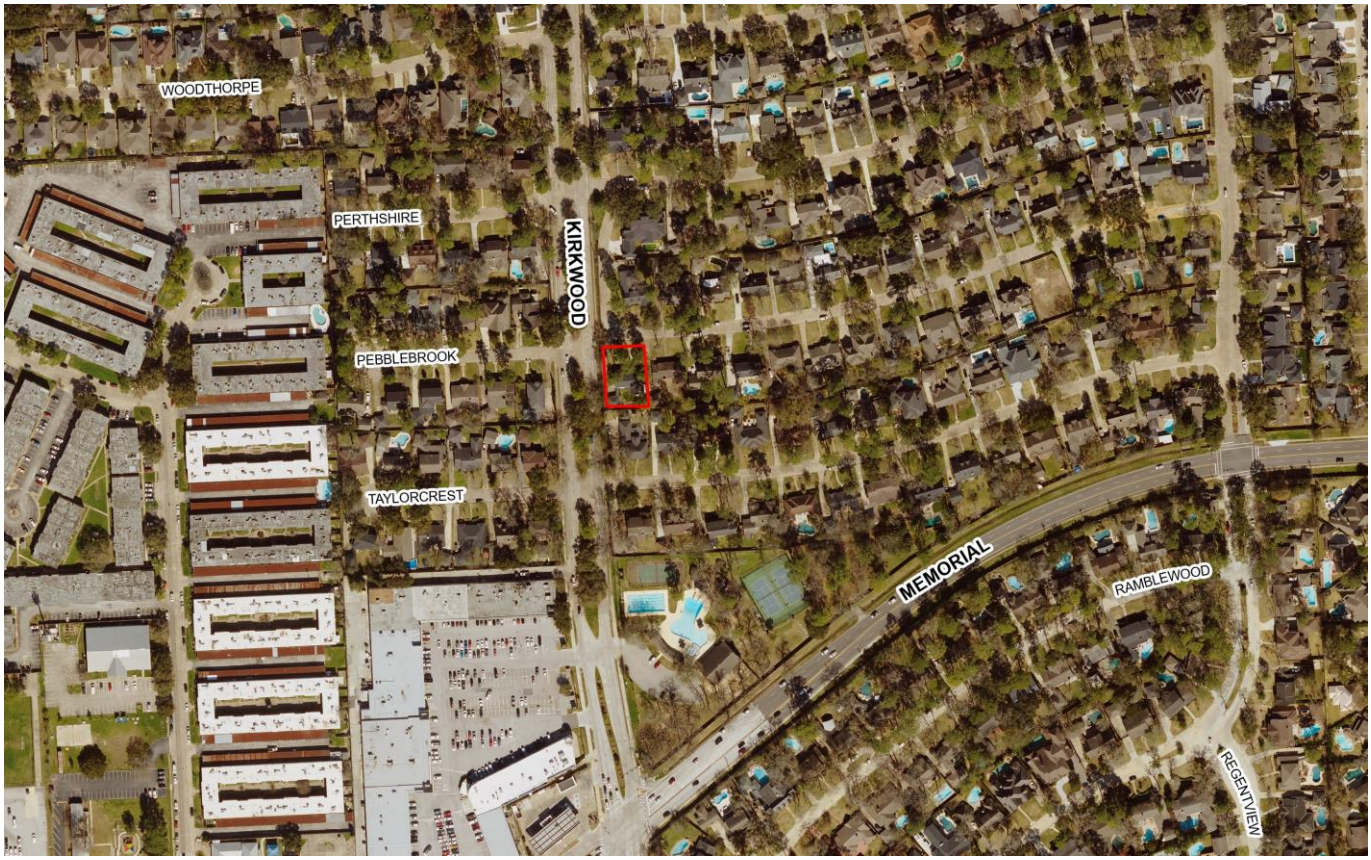
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 122

Meeting Date: 8/20/26

Aerial Map



DEVELOPMENT PLAT VARIANCE

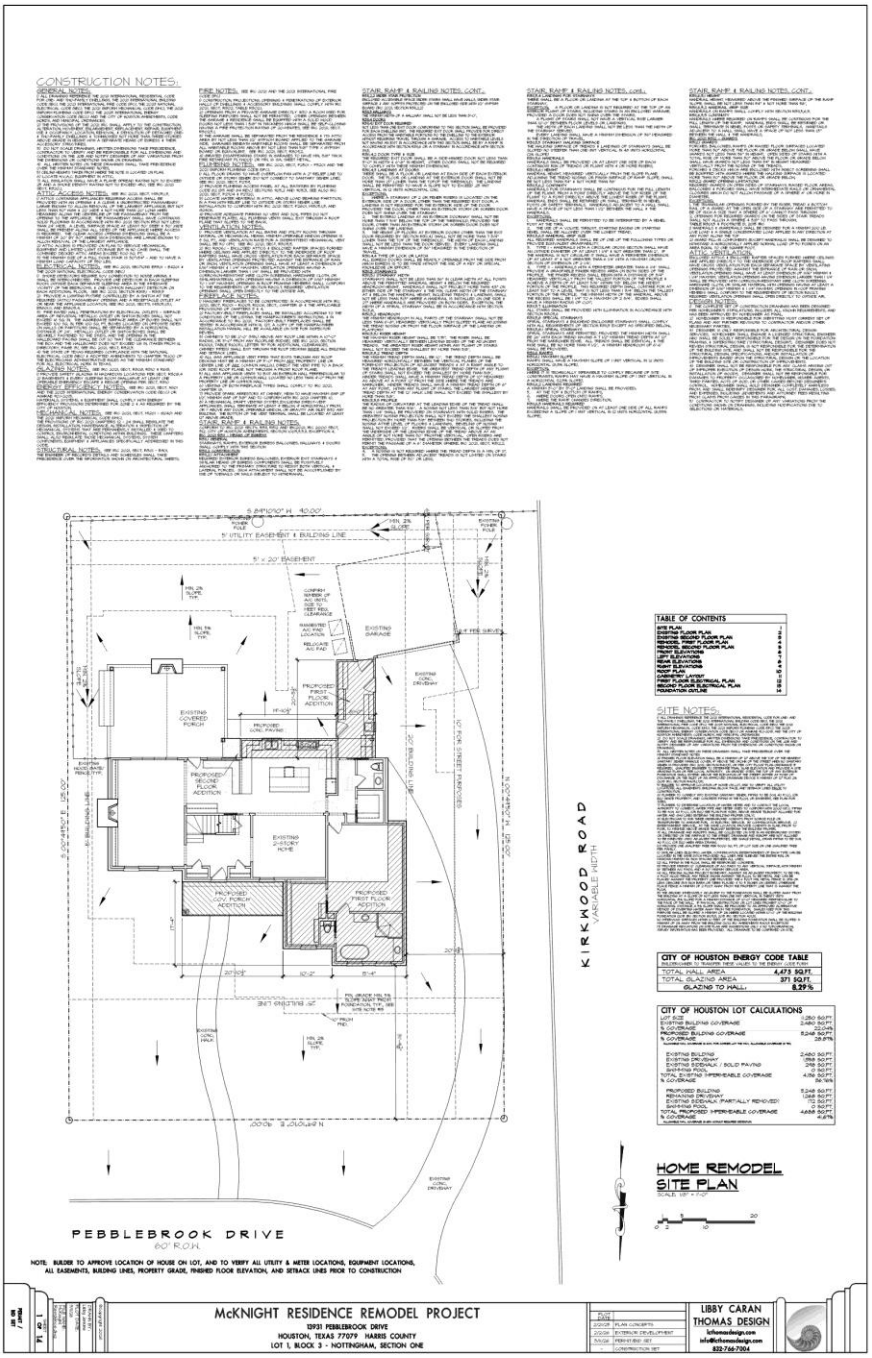
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 122

Meeting Date: 8/20/26

Site Plan



DEVELOPMENT PLAT VARIANCE

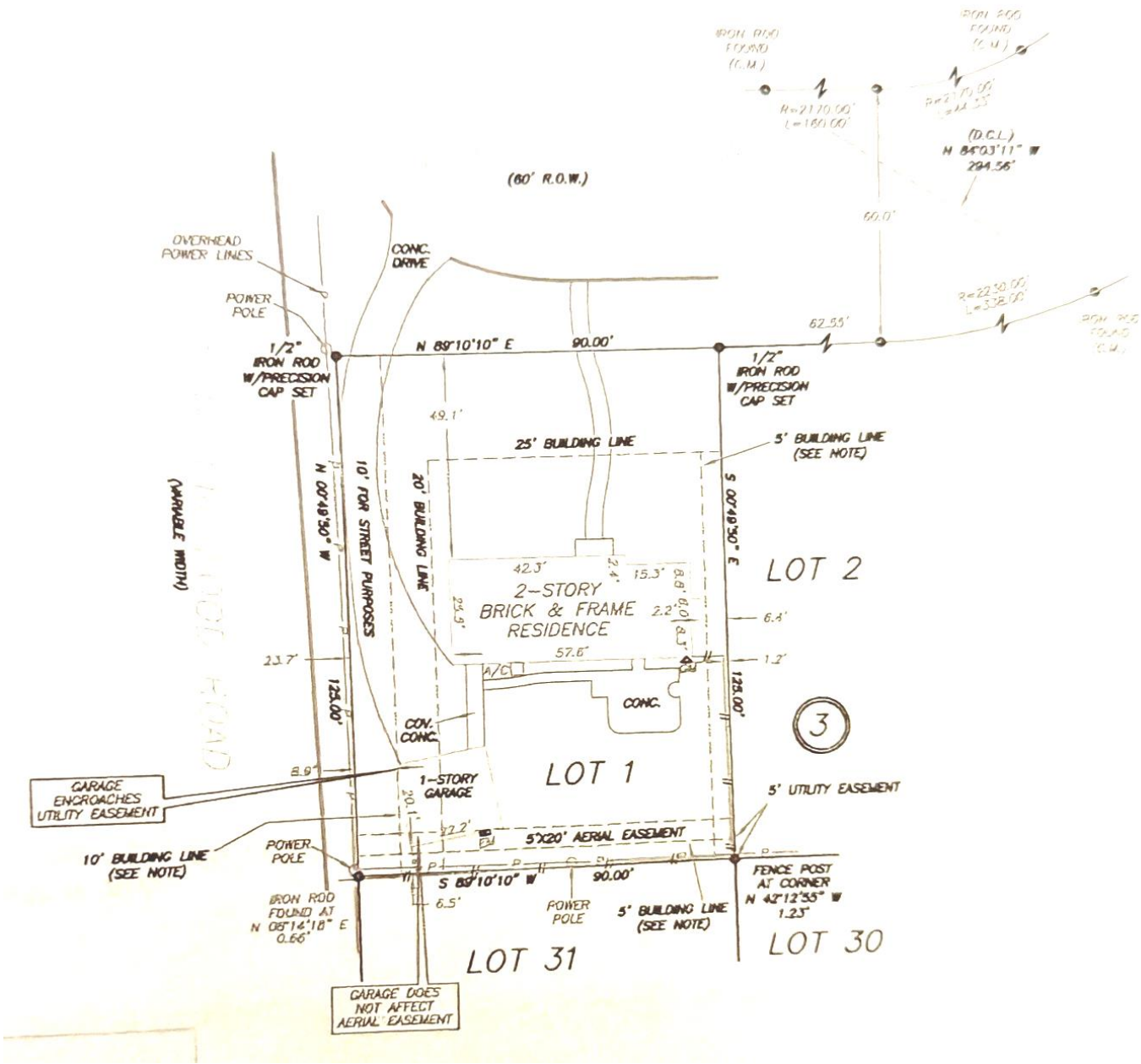
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 122

Meeting Date: 8/20/26

Survey



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 122

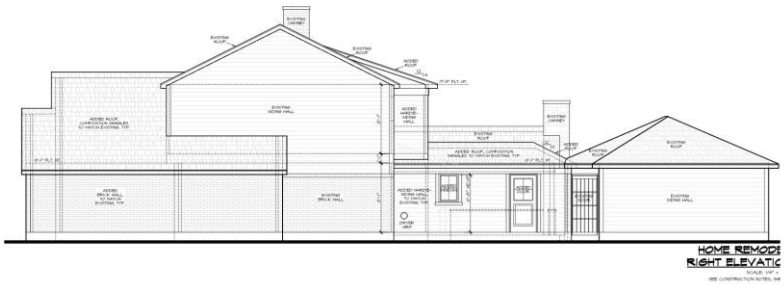
Meeting Date: 8/20/26

Elevations









DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 122

Meeting Date: 8/20/26

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located north of Memorial Drive and West of Beltway 8 at the southeast corner of the North Kirkwood Road and Pebblebrook intersection. The applicant is proposing an addition to an existing single-family residence and is requesting a reduced building line of 20' along North Kirkwood Road instead of the ordinance required 25' along major thoroughfares.

The subdivision was platted with a 20' building line before the 25' building line for major thoroughfares was established, and the existing home was built across the 25' building line with the closest point being at 8.9' from the property line.

Due to the original 20' building line shown on the plat many nearby homes are built to a similar setback and are also encroaching into the 25' building line.

The existing home is taking access from the local street which does not extend all the way to North Kirkwood Road and the proposed additions would keep the existing access point intact.

The requested setback would not result in any visibility concerns along the major thoroughfare as the site is blocked by a landscaped buffer area with a sidewalk and fence.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 123

Meeting Date: 8/20/26

Houston Planning Commission

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Permit Pros	Ramie Elizondo	832-715-1781	

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3902 Tristan Street	26056245	77021	5455C	533L	D

HCAD ACCOUNT NUMBER(S): 0752370050001

PROPERTY LEGAL DESCRIPTION: Lot 1, Block 5, Scott Terrace Sec 1

PROPERTY OWNER OF RECORD: Milton D Adams Jr

ACREAGE (SQUARE FEET): 6,480 sq. ft.

WIDTH OF RIGHTS-OF-WAY: Tristan Street: 60 ft.; Scott Street: 80 ft.

EXISTING PAVING SECTION(S): Tristan Street: 24 ft.; Scott Street: 60 ft.

OFF-STREET PARKING REQUIREMENT: Two spaces

OFF-STREET PARKING PROVIDED: Two spaces

LANDSCAPING REQUIREMENTS: Complies

LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Single family home, 1,172 sq. ft.

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Addition, 165 sq. ft.

PURPOSE OF VARIANCE REQUEST: To request a 10-foot building line in lieu of the ordinance required 25-foot building line along Scott Street, a major thoroughfare, for a residential remodel and addition.

CHAPTER 42 REFERENCE(S): Sec. 42-152. - Building line requirement along major thoroughfares.

(a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: 123

Meeting Date: 8/20/26

Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): We are requesting a variance from the side building line requirement established by the ordinance, which requires a 25-foot setback from the right side property line. The current building line runs directly through the middle of the existing home, significantly limiting the property's ability to be reasonably improved.

The proposed addition would expand the existing kitchen and provide space for a much-needed utility room. The addition will remain in line with the existing footprint of the home and will **not** encroach beyond the original platted 10-foot building line. As a result, the request does not seek to extend the home further into the side yard than was originally permitted but rather to allow a modest expansion consistent with the existing building alignment.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request.

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

Adhering to the 25-foot setback significantly reduces the usable building footprint for the home limiting the ability to make updates and improve the functionality of the home that aligns with the character of the neighborhood.

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

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

This restriction creates practical difficulties as a result of zoning regulations applied after the property was platted.

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

Granting this variance will not negatively impact neighboring properties or the character of the area. Many surrounding homes were built in accordance with the original plat and have challenges with the 25' side setback. Our request ensures consistency within the community.

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

Granting the variance is consistent with the intent of the zoning regulations by supporting reasonable residential improvements without creating additional impacts on neighboring properties.

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

The request preserves the established character of the property while allowing a practical improvement that enhances the home's functionality and livability.

DEVELOPMENT PLAT VARIANCE

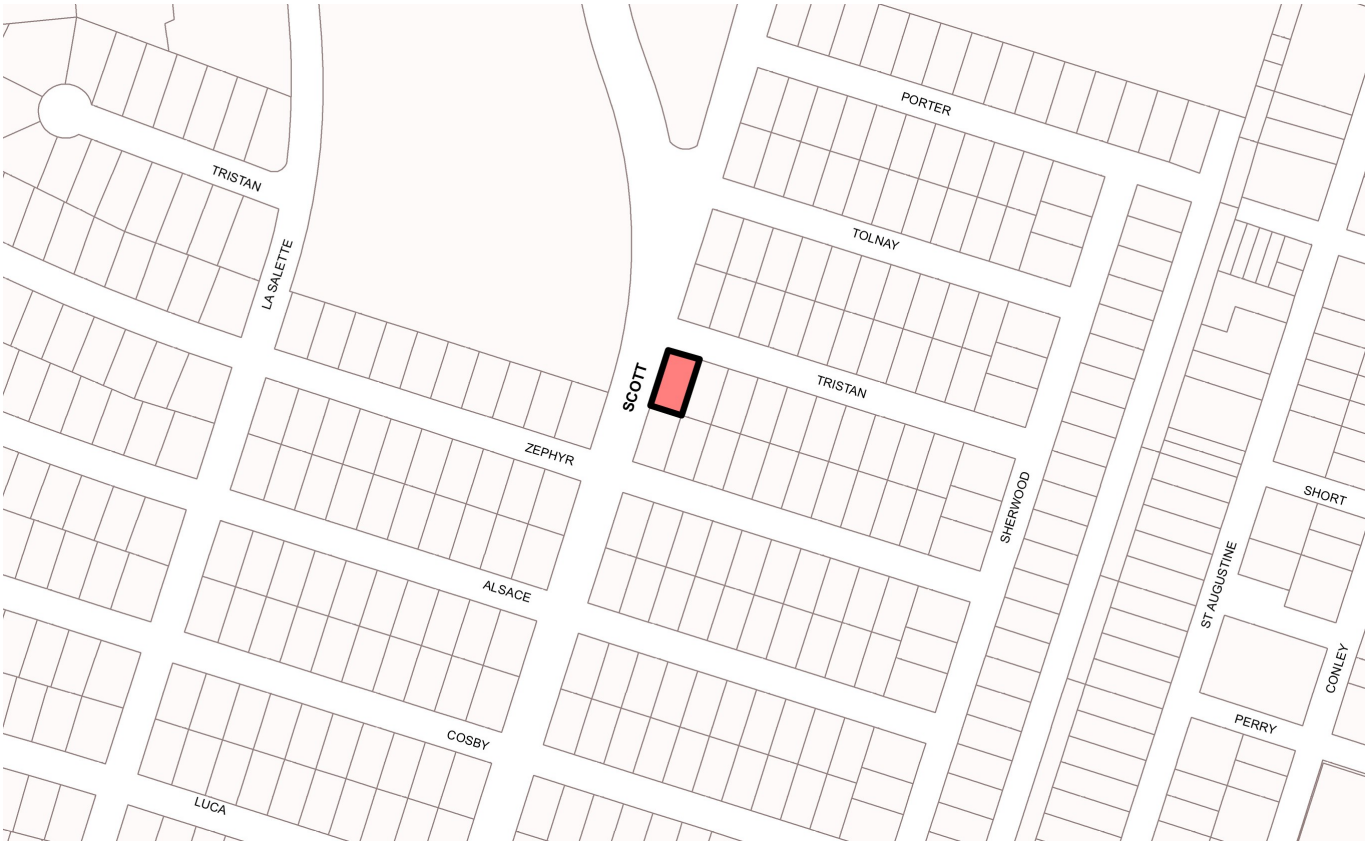
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

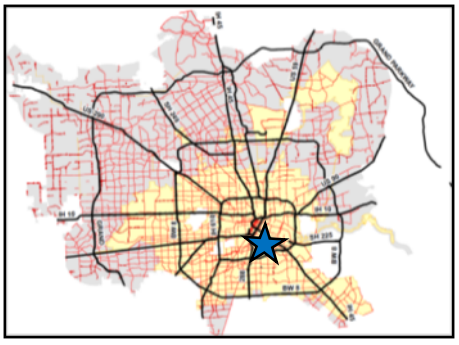
ITEM: 123

Meeting Date: 8/20/26

Location Map



NORTH



DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 123

Meeting Date: 8/20/26

Aerial Map



DEVELOPMENT PLAT VARIANCE

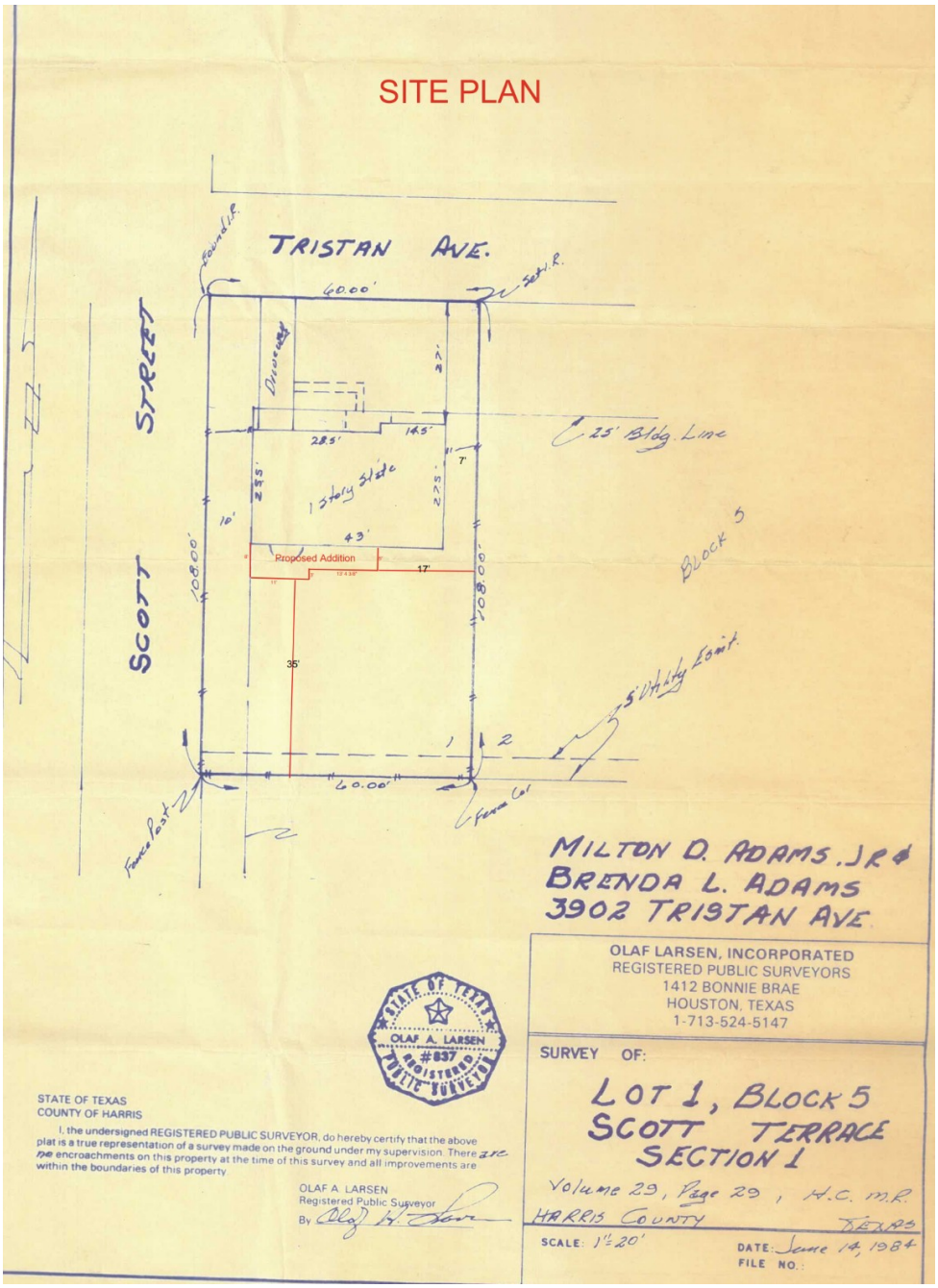
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 123

Meeting Date: 8/20/26

Site Plan/Survey



DEVELOPMENT PLAT VARIANCE

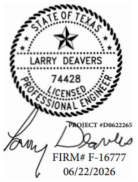
PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 123

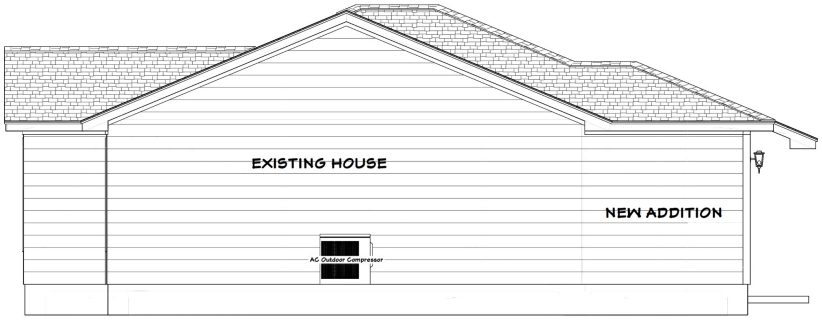
Meeting Date: 8/20/26

Elevations

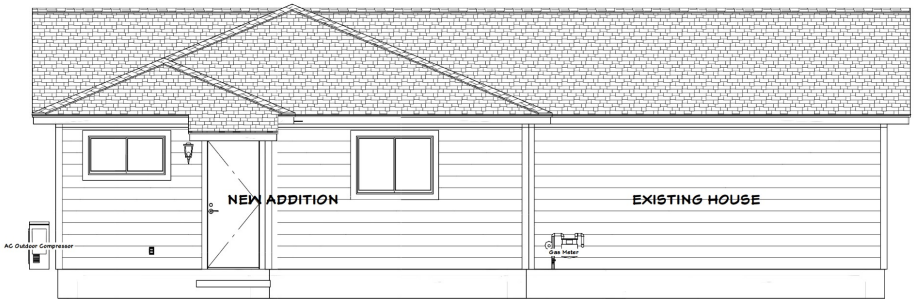




LEFT SIDE



RIGHT SIDE



REAR

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: 123

Meeting Date: 8/20/26

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation:
Good afternoon.
the property is located south of Old Spanish Trail along the east of Scott Street at the southeast corner of Scott Street and Tristan Street.

The applicant is requesting development plat variance to request a 10' building line in lieu of the 25' building line along Scott Street for a residential addition.

this is an existing site that consists of a property that is 60' by 108' that contains a 1-story single family structure. The existing structure is currently adhering to a 25' building line along local street and a 10' building line along Scott Street now known as a major thoroughfare. The proposal is only a small addition to the single-family residence to expand the kitchen which will maintain the same setback as the existing house along Scott Street.

- The distance from the back of curb to the proposed improvements is approximately **11 feet** in total the proposed addition would be 21' from back of curb, which is consistent with the site's existing layout.
- The vehicle access is still maintained along the local street.
- The original subdivision was platted with a **10-foot building line** along Scott Street, making this request consistent with the established framework.

Staff is in support of the request.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:

DEVELOPMENT PLAT VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 8/20/26

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
PBK Architects	Naihao Fan	713-965-0608	

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5800 Eastex Freeway	26041814	77026	5459B	454T	B

HCAD ACCOUNT NUMBER(S): 1180940010001
PROPERTY LEGAL DESCRIPTION: Reserve A, Block 1, Barbara Jordan High School
PROPERTY OWNER OF RECORD: Houston ISD
ACREAGE (SQUARE FEET): 690,426 sq. ft.
WIDTH OF RIGHTS-OF-WAY: Kelly Street: 150 ft.; Eastex Freeway: 400 ft.
EXISTING PAVING SECTION(S): Kelly Street: 126 ft.; Eastex Freeway: 330 ft.
OFF-STREET PARKING REQUIREMENT: 338 spaces
OFF-STREET PARKING PROVIDED: 231 spaces
LANDSCAPING REQUIREMENTS: Complies

EXISTING STRUCTURE(S) [SQ. FT.]: 118,800 sq. ft. school
PROPOSED STRUCTURE(S) [SQ. FT.]: 28,959 sq. ft.

PURPOSE OF VARIANCE REQUEST: To provide 231 parking spaces in lieu of the ordinance required 338 spaces for an addition to the Northside Launchpad Barbara Jordan Career Center.

CHAPTER 26 REFERENCE(S): Sec. 26-492. - Parking spaces for certain types of use classifications.

The construction of a building or alteration of a building or tract for any of the following types of use classifications shall provide the required number of parking spaces, or the incremental increase in the number of parking spaces in the case of an alteration, as shown below for that use classification.

Class 5. Religious and Educational: c. School (public, denominational, or private): 3. Senior high school 1.0 parking space per every 3 occupants

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 8/20/26

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): Houston ISD is requesting a parking variance for the Northside Launchpad Barbara Jordan Career Center expansion/addition project. The proposed parking supply is less than the quantity required by code due to the unique operational characteristics of the facility. The campus serves high school students in a Career and Technical Education (CTE) program where transportation is primarily provided by district-operated school buses, student drivers are not permitted, and parent drop-off/pick-up activity is minimal. As a result, parking demand is significantly lower than that of a traditional high school campus and is primarily limited to staff and occasional visitors. The proposed parking supply is adequate to support the intended use of the facility while maintaining safe and efficient site circulation. Granting the variance will not adversely impact surrounding properties, public streets, or public safety.

APPLICANT'S STATEMENT OF FACTS:

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

Strict application of the parking requirements would create an impractical development due to the unique operational characteristics of the proposed facility and the existing site conditions. The Barbara Jordan Career Center is a specialized Career and Technical Education (CTE) campus that operates differently from a traditional high school. Students are transported primarily by Houston ISD buses from their home campuses, student parking is not permitted, and parent drop-off/pick-up activity is minimal. As a result, actual parking demand is significantly lower than the parking demand assumed by the standard requirements. Requiring additional parking spaces would result in unnecessary paving and reduced site area available for educational programming, campus circulation, and operational functions while providing little practical benefit. The proposed parking supply reflects the actual transportation and operational needs of the facility.

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

The circumstances supporting the granting of this variance are not self-imposed by the applicant. The reduced parking demand is inherent to the educational model of the Barbara Jordan Career Center, which relies on district-provided transportation and serves students who do not drive to campus. The project is an expansion of an existing educational facility and the parking demand characteristics are a function of the school's operational program rather than any action taken by the applicant to avoid compliance with parking regulations

OFF-STREET PARKING VARIANCE

(3) The intent of this article is preserved;

The intent and general purposes of the parking regulations will be preserved. The purpose of the parking requirements is to ensure adequate parking is available to support the proposed use while minimizing impacts on adjacent properties and public rights-of-way. A parking occupancy study prepared by Quiddity Engineering observed a maximum utilization of only 45 spaces out of 231 existing parking spaces (19% occupancy) during a typical school day. Even with the proposed expansion increasing student capacity from 3,000 to 4,330 students, projected peak parking occupancy is estimated at only 65 spaces, or 28% of the existing parking supply. Therefore, the existing parking inventory is more than adequate to support the expanded facility while preserving the intent of the parking ordinance.

(4) The parking provided will be sufficient to serve the use for which it is intended;

The number of proposed parking spaces will be sufficient to serve the intended use. A parking occupancy study conducted on April 7 and April 8, 2026 documented a maximum occupancy of 45 vehicles within the existing 231-space parking lot. The study further evaluated the proposed 45% increase in school capacity and determined that peak parking demand would increase to approximately 65 occupied spaces, resulting in a projected parking occupancy of only 28% of the available parking supply. The study concluded that the existing 231 parking spaces are sufficient to serve the expanded campus and its anticipated operational needs. Accordingly, the proposed parking supply is adequate for faculty, staff, visitors, and campus operations.

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

Granting the variance will not be injurious to the public health, safety, or welfare. The proposed parking supply is supported by observed parking demand and a professional engineering parking occupancy study. The study demonstrates that substantial excess parking capacity exists under current operations and will continue to exist following the proposed campus expansion. Students arrive and depart primarily by school bus, student parking is prohibited, and parent vehicle activity is limited. Therefore, granting the variance is not expected to create overflow parking, traffic congestion, or adverse impacts to adjacent properties or public streets. The site will continue to provide safe and efficient circulation for vehicles, buses, pedestrians, faculty, staff, and visitors.

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

N/A

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 8/20/26

STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

(3) The intent of this article is preserved;

(4) The parking provided will be sufficient to serve the use for which it is intended;

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

(1) The location of the proposed building and the proposed off-site parking facility.

(2) Existing and potential parking demand created by other occupancies in the vicinity.

(3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.

(4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.

(5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.

(6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

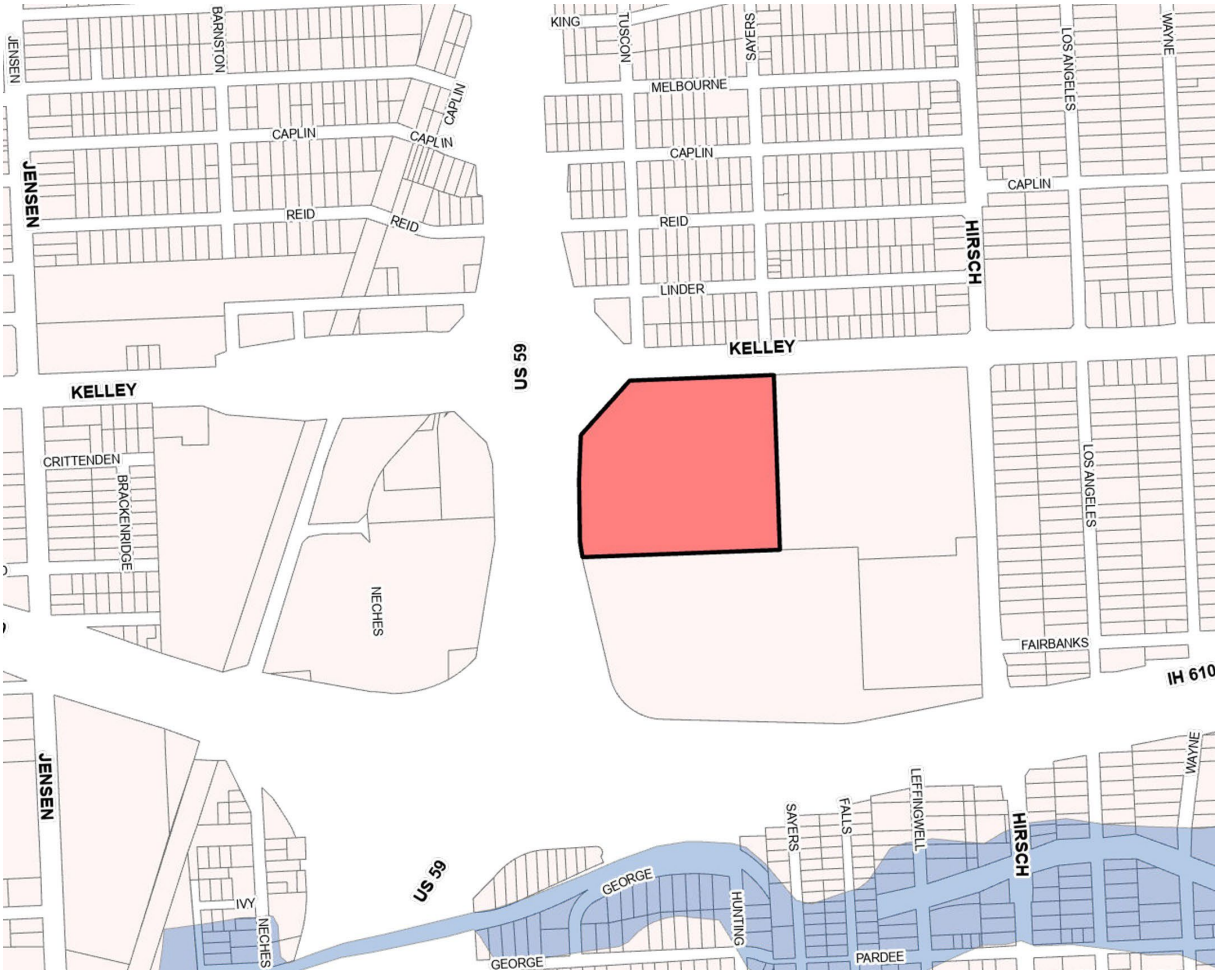
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 8/20/26

Location Map



NORTH



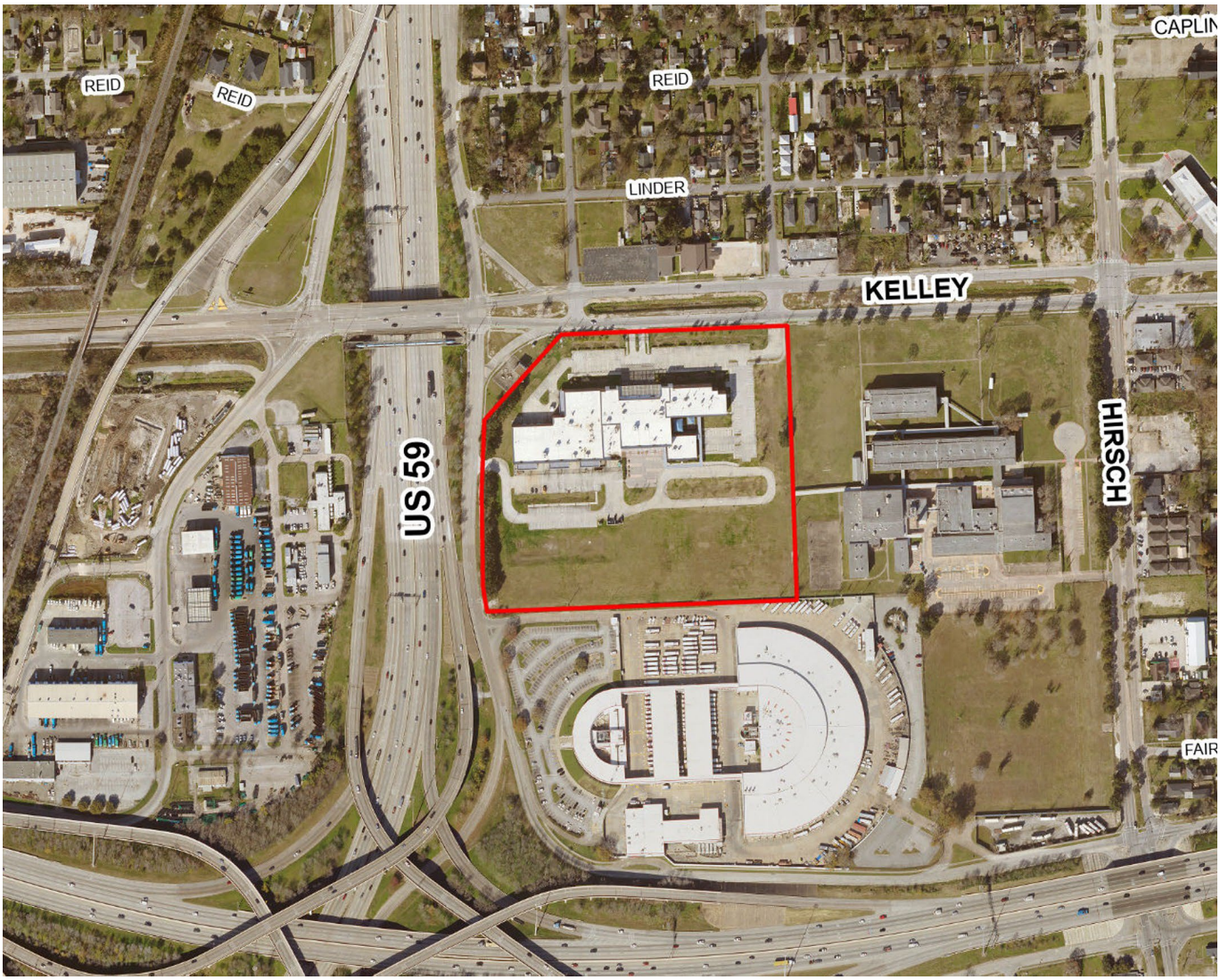
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 8/20/26

Aerial Map



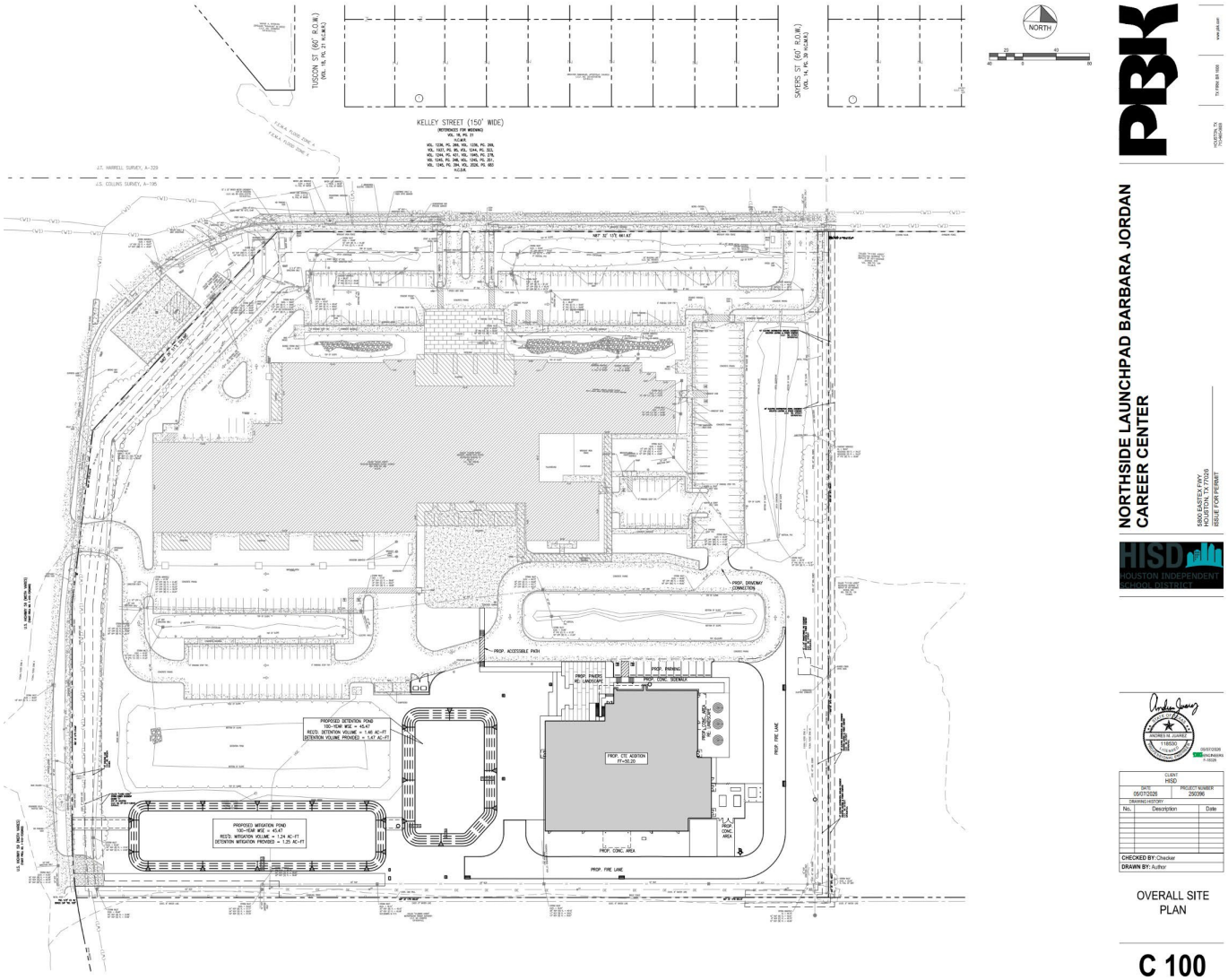
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 8/20/26

Site Plan



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 8/20/26

Elevations



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: III
Meeting Date: 8/20/26

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located west of Hirsch Road and north of 610 Loop at the southeast corner of Interstate 59 and Kelley Road. The applicant is proposing an addition to the Barbara Jordan Career Center, and is requesting to provide 231 parking spaces in lieu of the ordinance required 338 spaces.

The site provides career training programs for high school students who attend in half-day blocks and are primarily brought in by bus from their home campuses, so the existing parking areas are used almost exclusively by staff.

An April 2026 parking study provided by the applicant found a maximum parking usage of 45 spaces. The proposed expansion will increase potential campus occupancy by 45%, which would translate to a demand of 65 spaces, well within the 231 parking spaces provided.

The site is bounded by METRO offices and maintenance facilities, Francis Scott Key Middle School and major thoroughfares and freeways, significantly limiting any potential for spillover parking in residential areas.

Because of limited student traffic, a study showing minimal demand, and low potential for spillover traffic, staff recommendation is to approve the variance request.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV
Meeting Date: 08/20/2026

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Sanchez Design Studio, LLC	Oliver Sanchez	832.533.6019	

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
13620 Memorial Dr Houston, TX 77079	25114633	77079	4857	489F	G

HCAD ACCOUNT NUMBER(S): 0985620000028

PROPERTY LEGAL DESCRIPTION: Reserve F Block 6, Wilchester West Section 1

PROPERTY OWNER OF RECORD: 13600 Memorial Drive Center LLC

ACREAGE (SQUARE FEET): 0.5367998163 Acres

WIDTH OF RIGHTS-OF-WAY: 100’

EXISTING PAVING SECTION(S): 44’-55’

OFF-STREET PARKING REQUIREMENT: 43 Spaces

OFF-STREET PARKING PROVIDED: 32 Spaces

LANDSCAPING REQUIREMENTS: NA – No Improvements

EXISTING STRUCTURE(S) [SQ. FT.]:8,400

PROPOSED STRUCTURE(S) [SQ. FT.]: No New Proposed Structures

PURPOSE OF VARIANCE REQUEST: To provide 32 parking spaces in lieu of the ordinance required 43 spaces for a mixed-use redevelopment project.

CHAPTER 26 REFERENCE(S): Sec. 26-492 – Parking spaces for certain types of use classifications, establishing minimum parking requirements for retail, office, educational, art studio, and assembly uses within the proposed mixed-use development.

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
Meeting Date: 08/20/2026

Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Shared parking analysis for tenants requires a total of 43 spaces. There are 45 existing spaces striped on site, 14 of which are partially in the R.O.W. but have been existing and used for several years. (since before tenant first moved into the center)

APPLICANT'S STATEMENT OF FACTS:

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

Strict compliance with the off-street parking requirements would substantially limit the reasonable use of the property due to existing site constraints, including the size, configuration, and physical characteristics of the lot. Providing the required number of parking spaces on site would require significant alterations to the site that would reduce the property's functional utility and compromise the existing development. The requested variance will allow the property to be reasonably maintain its existing developed state.

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

The need for the requested variance arises from existing site conditions and physical limitations that are inherent to the property, rather than any action taken by the applicant. These constraints existed prior to the proposed development and are not self-created. The requested variance represents the minimum relief necessary to accommodate the proposed use while continuing to satisfy the overall objectives of the City's parking regulations. Furthermore, the city itself issued permits for the build-out, which at this time is complete. Those issued permits were strictly followed and the construction has passed all required inspections. A significant investment has been made by the tenants because of the permits granted by the City. Had this been brought up at the time of permit submission, it would have been addressed or the build-out would have not occurred.

OFF-STREET PARKING VARIANCE

(3) The intent of this article is preserved;

The purpose of the off-street parking regulations is to ensure that adequate parking is available while protecting adjacent properties and the public right-of-way. The requested variance preserves this intent because the tenant mix naturally distributes parking demand throughout the day. The Pilates studio primarily operates during the morning hours when demand from the restaurant tenants is minimal. Conversely, the restaurants experience their highest parking demand during the evening hours after the Pilates studio has concluded most of its daily classes. This complementary operating schedule allows the existing parking supply to efficiently serve multiple users without creating overlapping peak demand.

(4) The parking provided will be sufficient to serve the use for which it is intended;

The proposed parking supply has been carefully evaluated based on the anticipated occupancy, operational characteristics, and expected parking demand of the proposed use. Furthermore, the parking analysis is using the City of Houston's approved Shared Parking Table. Even so – the business hours of the tenant in question are heavily weighted between 6 AM and 12 PM, which further reduces the parking need at the busiest time of day. The parking provided is adequate to accommodate employees, visitors, and patrons under normal operating conditions. Furthermore, the project benefits from its location within an established urban area where multiple transportation options are available, reducing reliance on private vehicles. As a result, the proposed parking supply is expected to function effectively without creating parking deficiencies.

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

Approval of the requested variance will not adversely affect public health, safety, or welfare. The project maintains safe vehicular and pedestrian circulation, complies with applicable fire and life safety requirements, and preserves adequate access for emergency vehicles and service functions. The requested parking reduction is not anticipated to create hazardous traffic conditions, excessive on-street parking, or other impacts that would negatively affect neighboring properties or the surrounding community.

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

This criterion is not applicable, as the subject property is not subject to the requirements of Article VII, Chapter 33 of the City of Houston Code of Ordinances.

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: IV
Meeting Date: 08/20/2026

Houston Planning Commission

STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

(3) The intent of this article is preserved;

(4) The parking provided will be sufficient to serve the use for which it is intended;

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

(1) The location of the proposed building and the proposed off-site parking facility.

(2) Existing and potential parking demand created by other occupancies in the vicinity.

(3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.

(4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.

(5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.

(6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

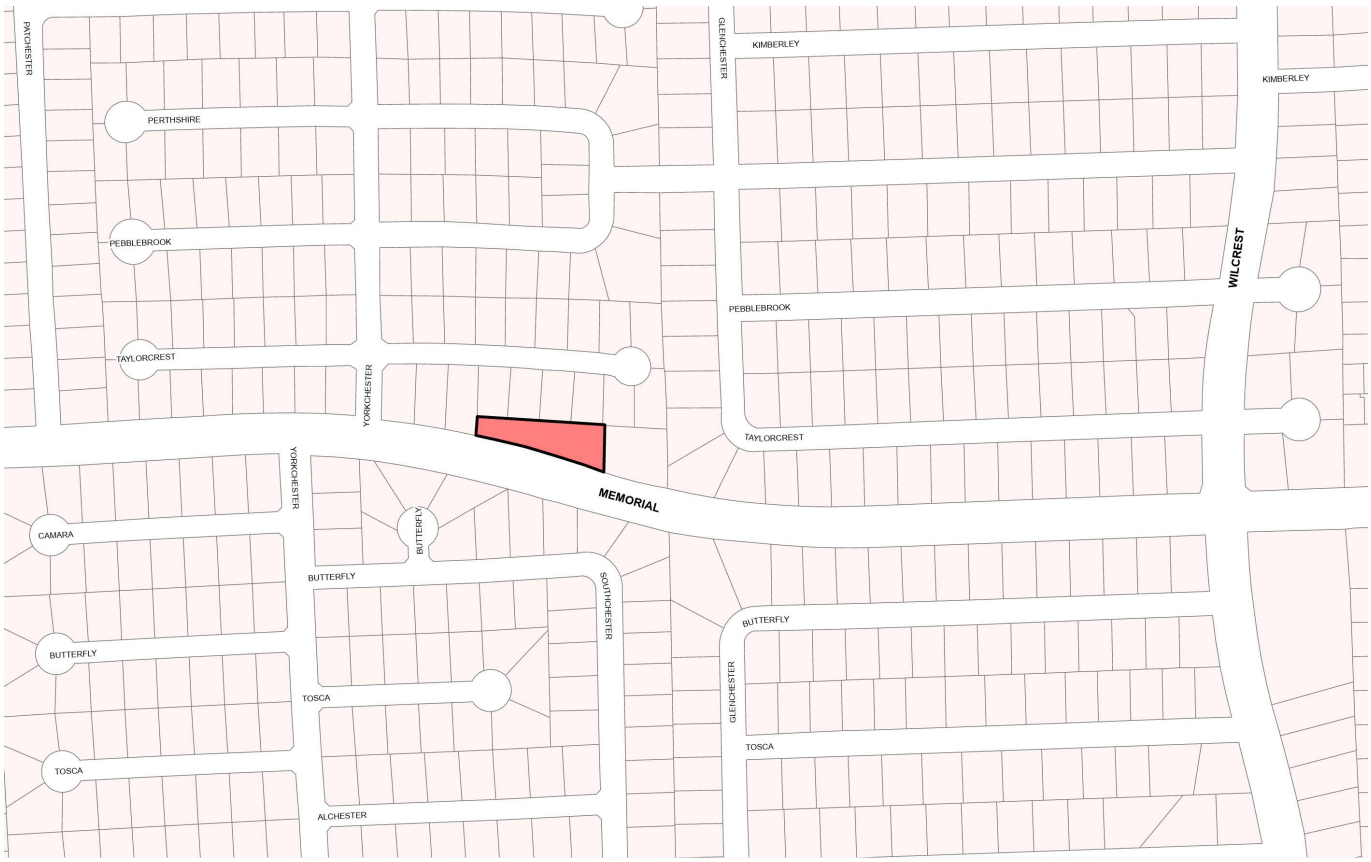
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV
Meeting Date: 08/20/2026

Location Map



NORTH



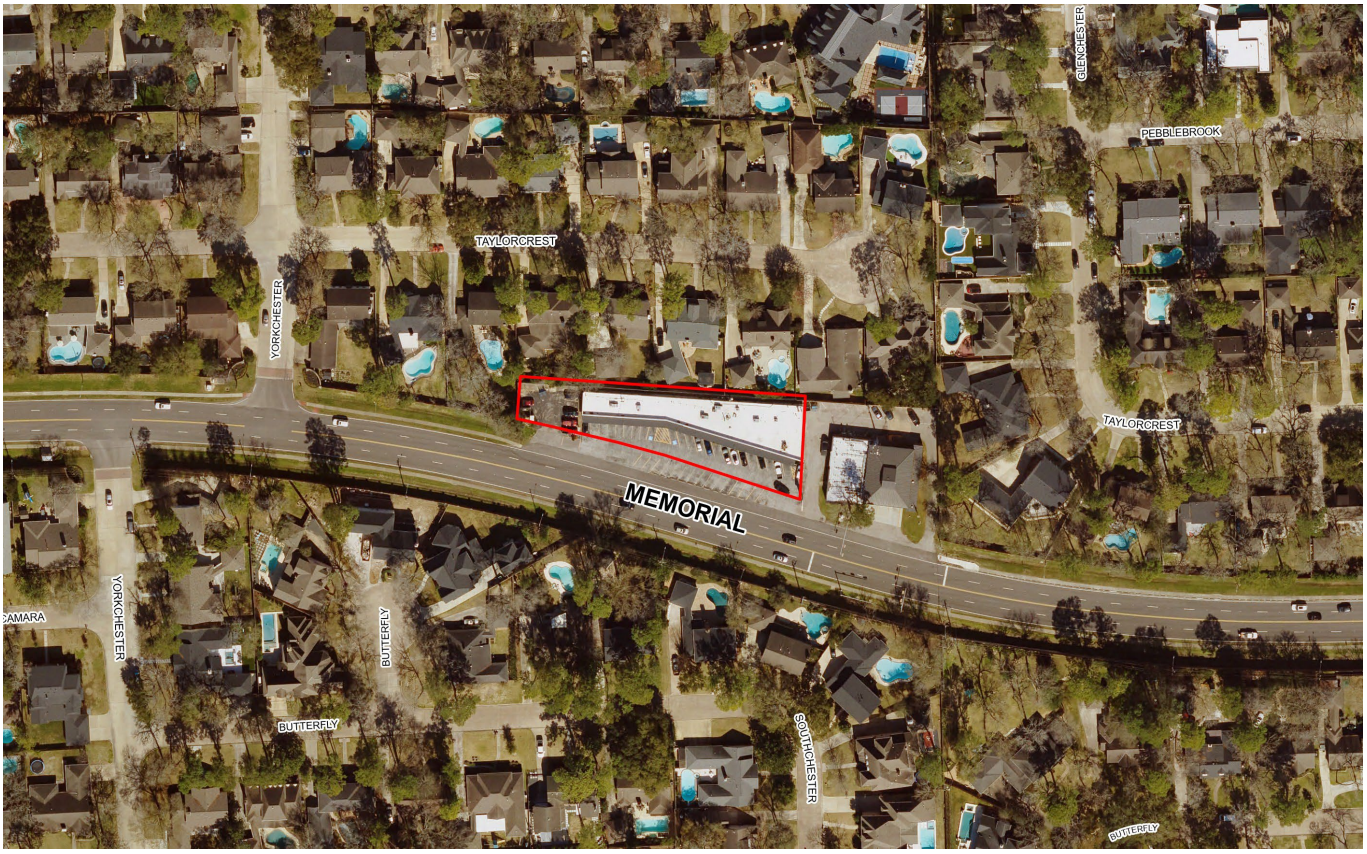
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV
Meeting Date: 08/20/2026

Aerial Map



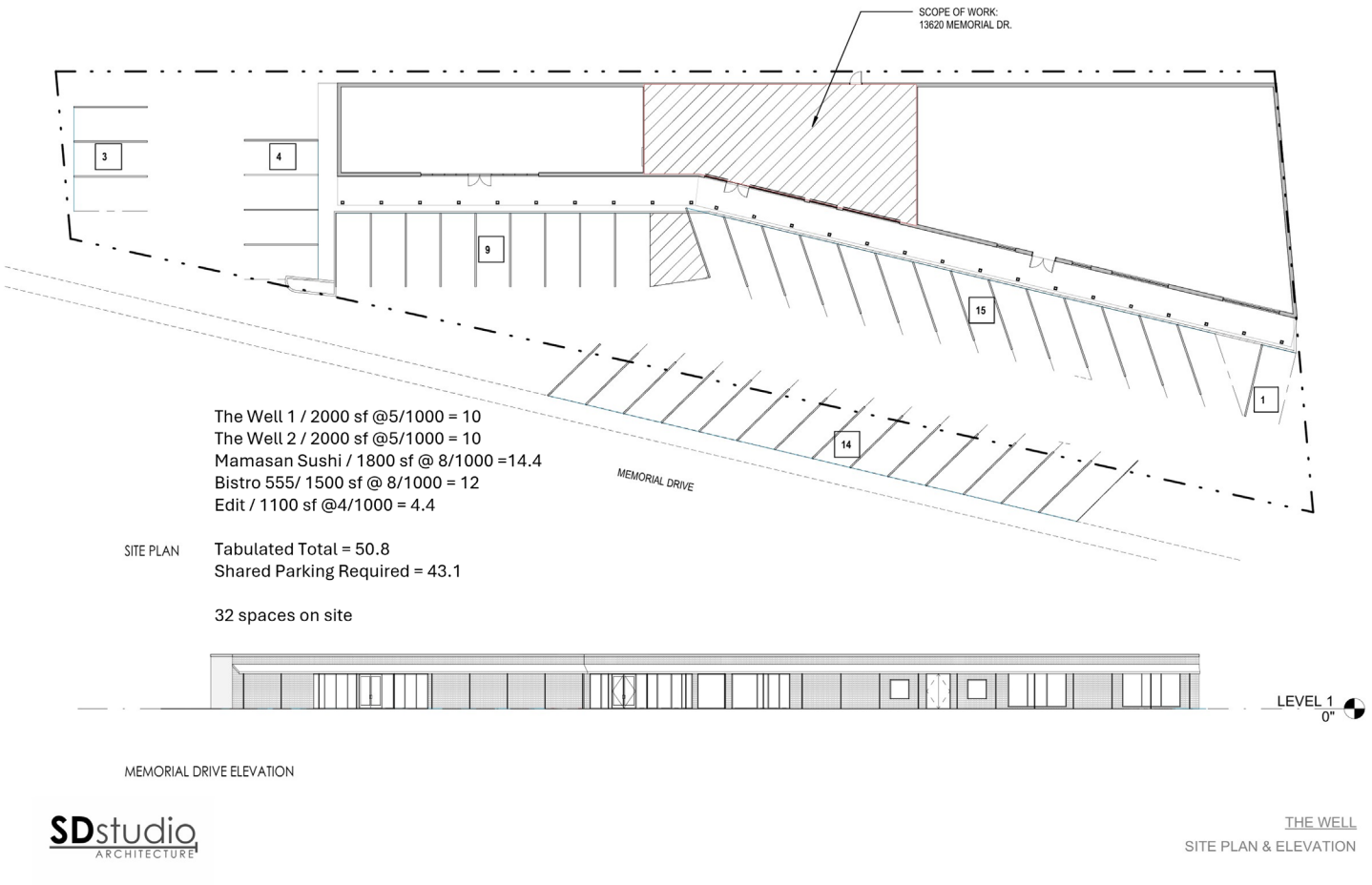
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV
Meeting Date: 08/20/2026

Site Plan/Elevation



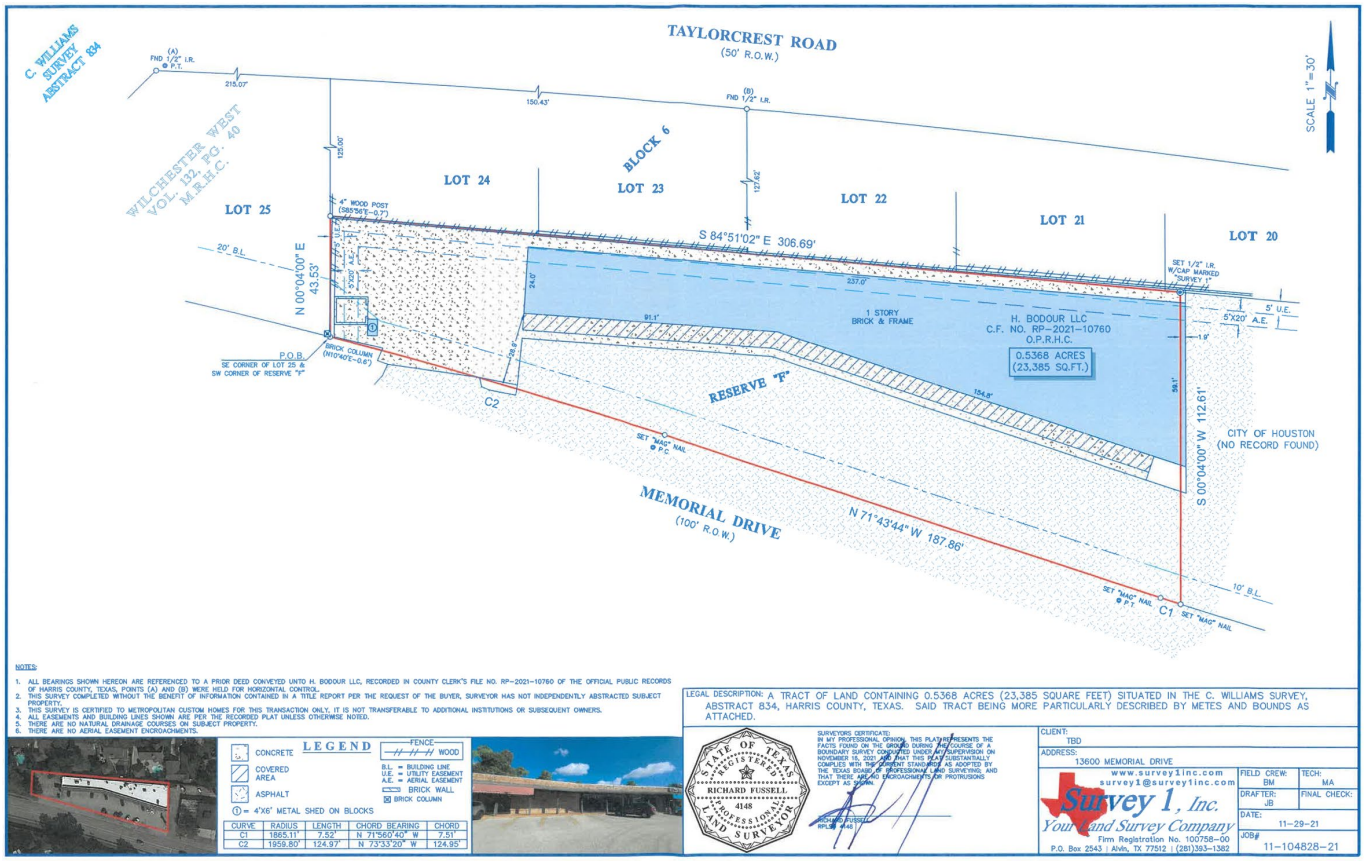
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV
Meeting Date: 08/20/2026

Survey



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: IV
Meeting Date: 08/20/2026

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation: The site is west of N. Wilcrest Drive along the north side of Memorial Drive east of Yorkchester Drive. The applicant is proposing to expand a pilates studio into an existing tenant space in a shopping center and is requesting to provide 32 parking spaces in lieu of the ordinance required 43 spaces.

The current tenant mix includes two restaurants, the pilates studio, and a retail shop. No exterior work or changes to the parking lot are proposed.

Staff recommendation is to defer the request for further study and review.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: V
Meeting Date: 8/20/26

VARIANCE REQUEST APPLICATION

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Baker Katz	Martin Mendoza	713-600-4251	

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
913 Sharpstown Center	26030235	77036	5055D	530G	J

HCAD ACCOUNT NUMBER(S): 0930660000065

PROPERTY LEGAL DESCRIPTION: Tracts 24A-1 24B 24B-1 24B-1A 24B-2 24B-4 & 24C, Block 24, Sharpstown Industrial Park Sec. 2

PROPERTY OWNER OF RECORD: BK PlazAmericas LTD

ACREAGE (SQUARE FEET): 36.316 Acres (1,581,925 sf)

WIDTH OF RIGHTS-OF-WAY: Bellaire - 120' / Fondren - 100' / Hwy 59 - 300' / Clarewood - 60'

EXISTING PAVING SECTION(S): Bellaire - 110' / Fondren - 75' / Hwy 59 - 300' / Clarewood - 38'

OFF-STREET PARKING REQUIREMENT: 4 spaces per 1,000 sq. ft.

OFF-STREET PARKING PROVIDED: 2.3 spaces per 1,000 sq. ft.

LANDSCAPING REQUIREMENTS: Complies

EXISTING STRUCTURE(S) [SQ. FT.]: 831,516 sq. ft. commercial retail center

PROPOSED STRUCTURE(S) [SQ. FT.]: Estimated 926,655 sq. ft. commercial retail center

PURPOSE OF VARIANCE REQUEST: To request a parking ratio of 2.3 spaces per 1,000 sq. ft. of gross floor area (GFA) in lieu of the ordinance required 4 parking spaces per 1,000 sq. ft. GFA for a regional shopping center (more than 100,000 sq. ft. leasable GFA).

CHAPTER 26 REFERENCE(S): Section 26-492 Parking spaces for certain types of use classifications / Class 8. Retail Services, letter 'h' Shopping center (regional) over 10,000 square feet of GFA (4.0 parking spaces for every 1,000 feet of GFA)

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V
Meeting Date: 8/20/26

Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The parking ratio reduction variance is requested to support a multi-phase redevelopment of PlazAmericas that addresses longstanding site limitations and upgrades the property to current parking and circulation standards. The existing parking areas were designed with undersized parking stalls and substandard one-way drive aisles, with stall dimensions ranging from approximately 7′-8″ × 16′-6″ to 8′-6″ × 17′-6″ and drive aisles measuring between 18′-6″ and 20′-8″. These conditions contribute to inefficient vehicle circulation and recurring congestion throughout the site.

The overall PlazAmericas mall is comprised of multiple parcels under different ownerships that collectively form the larger development. Due to these established property boundaries, limited site acreage, and shared infrastructure, the subject property, PlazAmericas, cannot reasonably accommodate the City of Houston requirement of 4 parking spaces per 1,000 square feet of GFA while also meeting current larger parking stall and drive aisle design and safety standards.

The proposed renovations will expand and increase parking stalls dimensions to meet current City requirements and reconfigure drive aisles to 24-foot-wide two-way circulation, significantly improving safety, accessibility, and overall functionality. While these improvements result in a reduced total number of parking spaces, they eliminate inefficient configurations and better reflect actual parking demand across the site. Redevelopment will occur in multiple phases, beginning with demolition of an existing, substantially underutilized parking garage (currently operating only on its first level) and construction of a new grocery store.

Subsequent phases will further modernize the site by removing underutilized parking areas and converting them into landscaped green spaces, including landscaped areas and islands that enhance site aesthetics, improve pedestrian safety, and support stormwater management. The requested variance enables these improvements to be implemented in a manner that is safe, efficient, and consistent with the physical constraints and operational needs of the property.

APPLICANT'S STATEMENT OF FACTS:

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

Yes, the imposition of the applicable terms, rules, conditions, policies, and standards would deprive the property owner of the reasonable use of the land and existing building. The current parking conditions on the site are inefficient due to undersized parking stalls and substandard drive aisles, which contribute to congestion and poor circulation. Please refer to the Existing Overall Mall Site Plan "SK-0" with notes that identify the existing parking deficiencies. The proposed parking renovations are intended to correct these deficiencies by increasing stall dimensions and reconfiguring drive aisles to create a safer, more efficient parking layout. Please refer to the New

OFF-STREET PARKING VARIANCE

Overall Mall Site Plan “SK-1” with notes that identify the mall and parking improvements. This improved design will distribute parking demand more evenly across the site, reduce congestion, and minimize the overconcentration of parking in limited areas where larger stalls currently exist and customers preferentially park. If the requested variance for a reduced parking ratio is denied, the project would be forced to retain or reintroduce undersized parking stalls and inadequate drive aisles in order to meet numerical parking requirements. This outcome would undermine the functionality, safety, and usability of the site, thereby limiting the owner’s ability to reasonably use and improve the property in a manner consistent with current standards and operational needs.

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

The hardship supporting this variance was not created by the owner or applicant. It is the result of long-standing site conditions, including how the original mall property has been subdivided over the years into multiple ownerships. As a result, the subject site’s current property boundaries, acreage, and available square footage cannot reasonably accommodate a parking ratio of four spaces per 1,000 square feet of gross floor area while also meeting City of Houston–approved parking stall and drive aisle dimensions. Existing conditions include undersized parking stalls, narrow drive aisles, and limited land area, all of which contribute to inefficient circulation and congestion.

The proposed redesign focuses on increasing stall sizes and providing properly sized, two-way drive aisles to improve safety and overall parking efficiency. Forcing the site to meet numerical parking requirements alone does not reflect actual visitor and customer demand, as parking is currently concentrated in specific areas with larger stalls while other parking areas across the site remain underutilized. Granting the variance supports public safety, orderly development, and adequate circulation, whereas denial would require continued reliance on undersized stalls and inadequate aisles, limiting the reasonable use of the property. Existing parking usage is concentrated in specific areas, while the remaining parking areas throughout the site are largely underutilized.

(3) The intent of this article is preserved;

The Applicant affirms that all items in the Statement of Facts have been reviewed and addressed, and that factual and relevant information has been provided in support of the requested variance. The submitted materials preserve the purpose and intent of the article and are submitted for review and consideration by the Planning Commission and the Board.

(4) The parking provided will be sufficient to serve the use for which it is intended;

Yes. The parking provided will be sufficient to serve the use for which it is intended. The proposed project replaces inefficient and underutilized parking configurations with an improved parking layout that meets current City standards and enhances circulation and safety. An existing underutilized parking garage will be demolished to allow for a new grocery store. Parking demand associated with this change will be addressed through newly planned and improved parking on the pad sites along Bellaire Boulevard and the Highway 59 feeder road, which provide better circulation and functionality. The additional parking capacity in these areas will help offset the reduction of existing parking spaces. As part of the redesigned parking layout, additional landscape areas and landscaped islands are being introduced to improve site appearance, enhance vehicular and pedestrian safety, and support improved

stormwater detention. These coordinated improvements to parking efficiency, circulation, landscaping, and site functionality are key considerations supporting the request for a reduced parking ratio variance.

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

Yes. Granting the requested variance will not be injurious to the public health, safety, or welfare. The proposed design promotes orderly development through improved site layout, enhanced circulation, added landscaping, and environmental considerations that collectively support safe and responsible use of the property.

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

N/A

OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V
Meeting Date: 8/20/26

Houston Planning Commission

STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

(1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;

(2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;

(3) The intent of this article is preserved;

(4) The parking provided will be sufficient to serve the use for which it is intended;

(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and

(6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

(1) The location of the proposed building and the proposed off-site parking facility.

(2) Existing and potential parking demand created by other occupancies in the vicinity.

(3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.

(4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.

(5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.

(6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

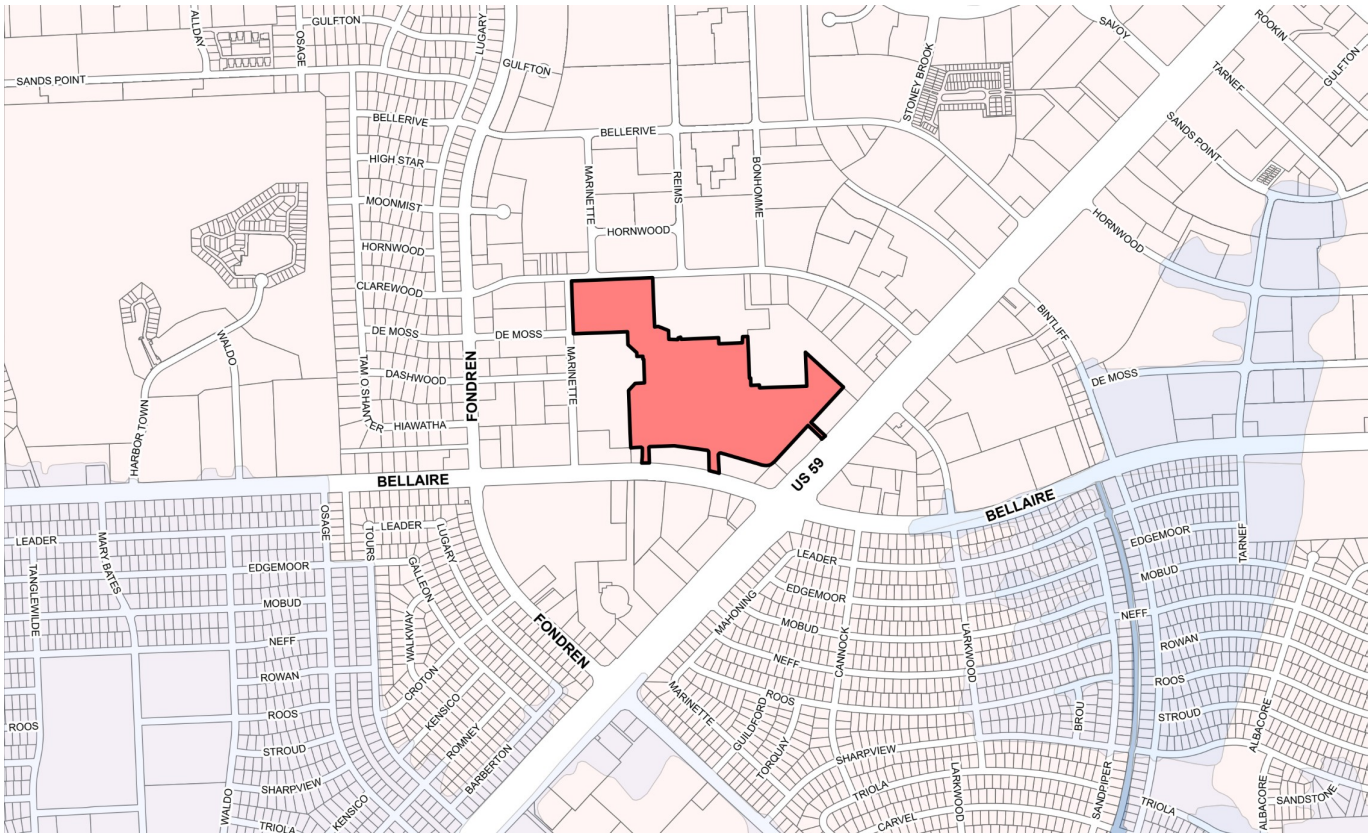
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

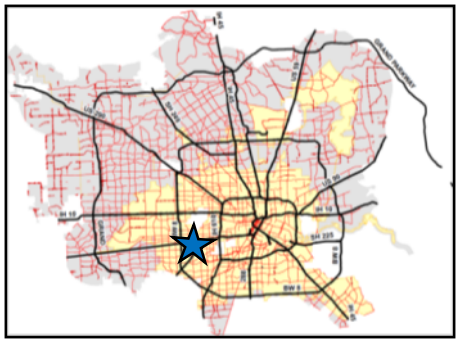
Houston Planning Commission

ITEM: V
Meeting Date: 8/20/26

Location Map



NORTH



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: V
Meeting Date: 8/20/26

Aerial Map



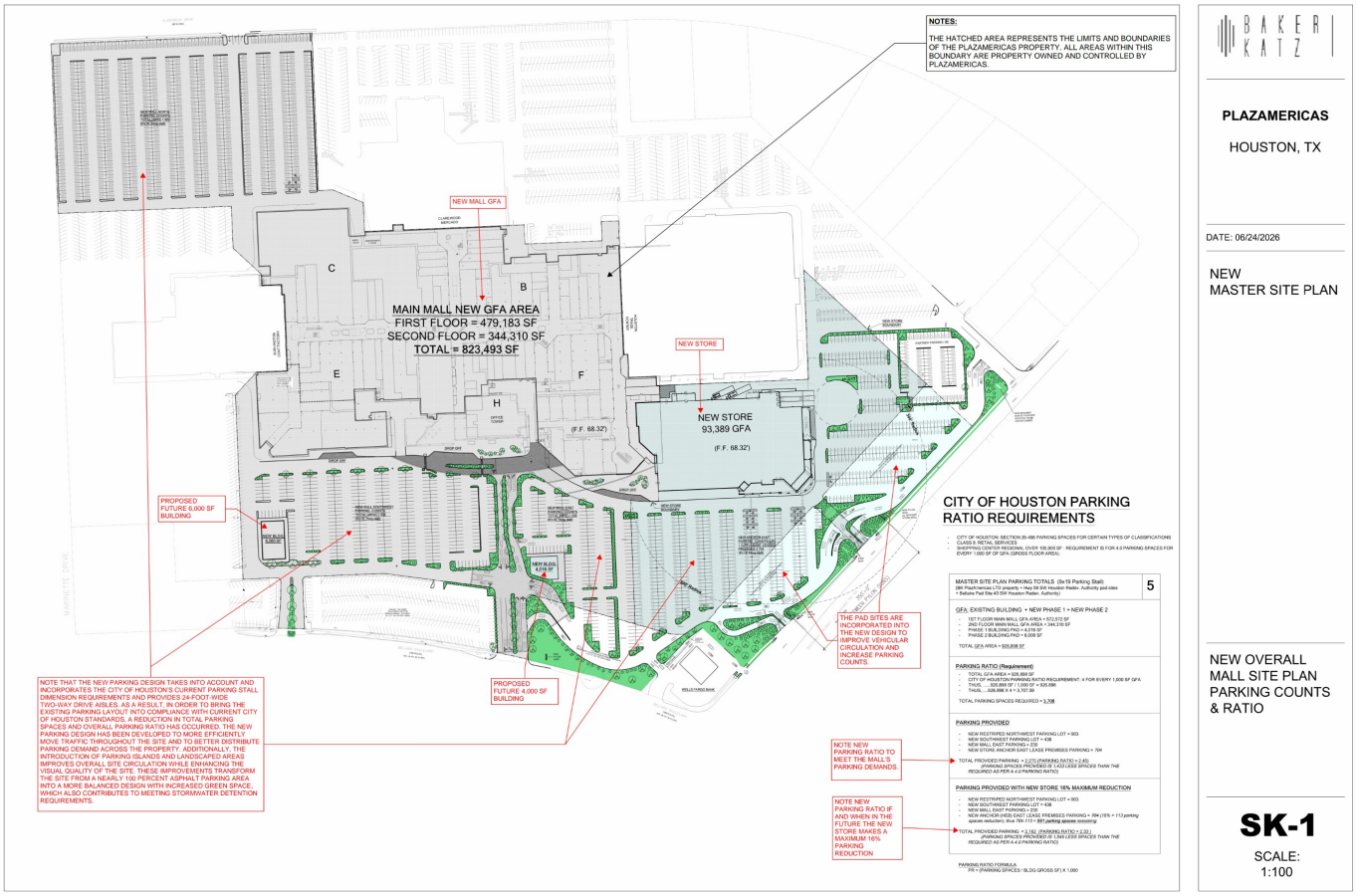
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: V
Meeting Date: 8/20/26

Site Plan



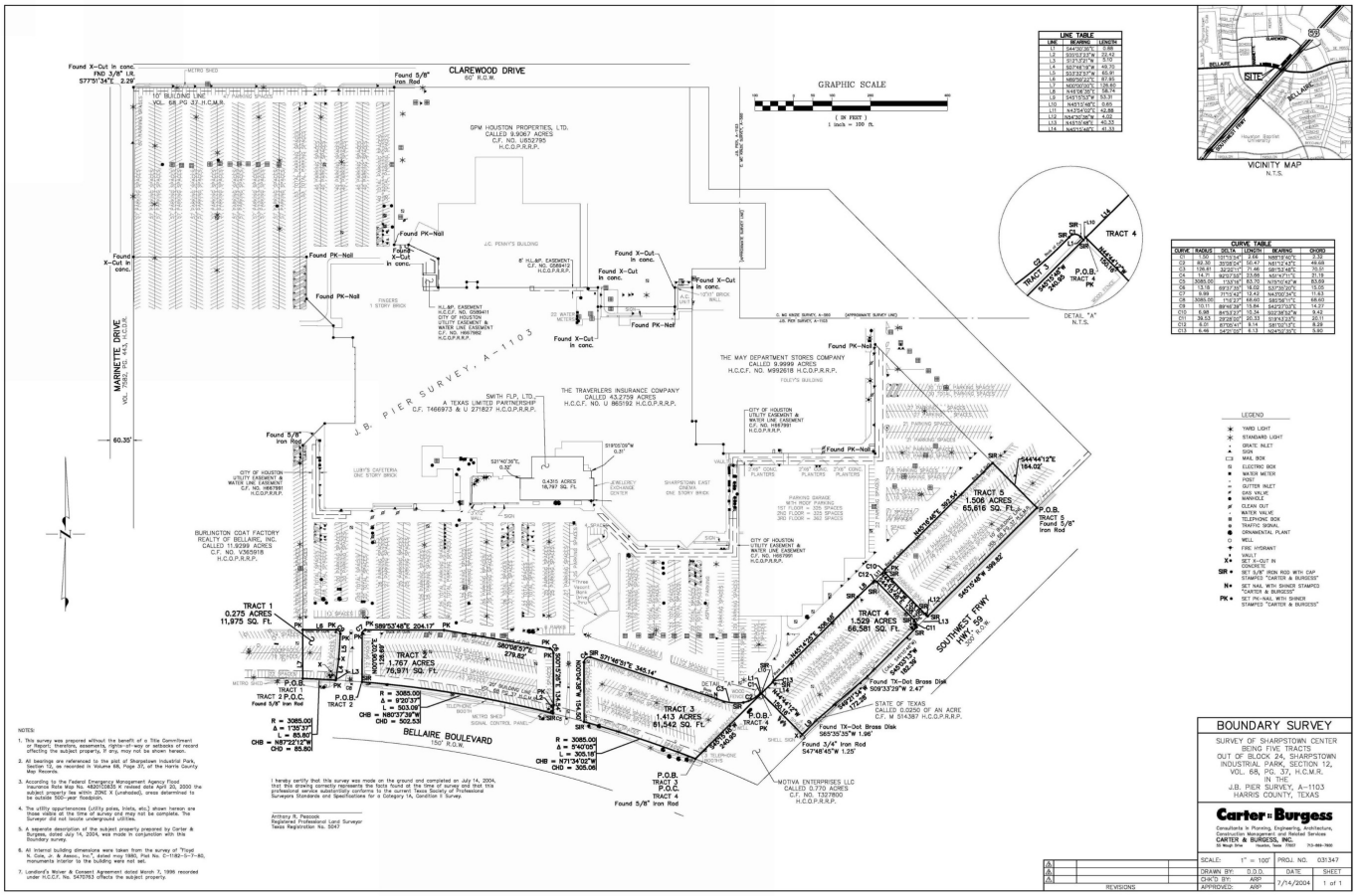
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: V
Meeting Date: 8/20/26

Survey



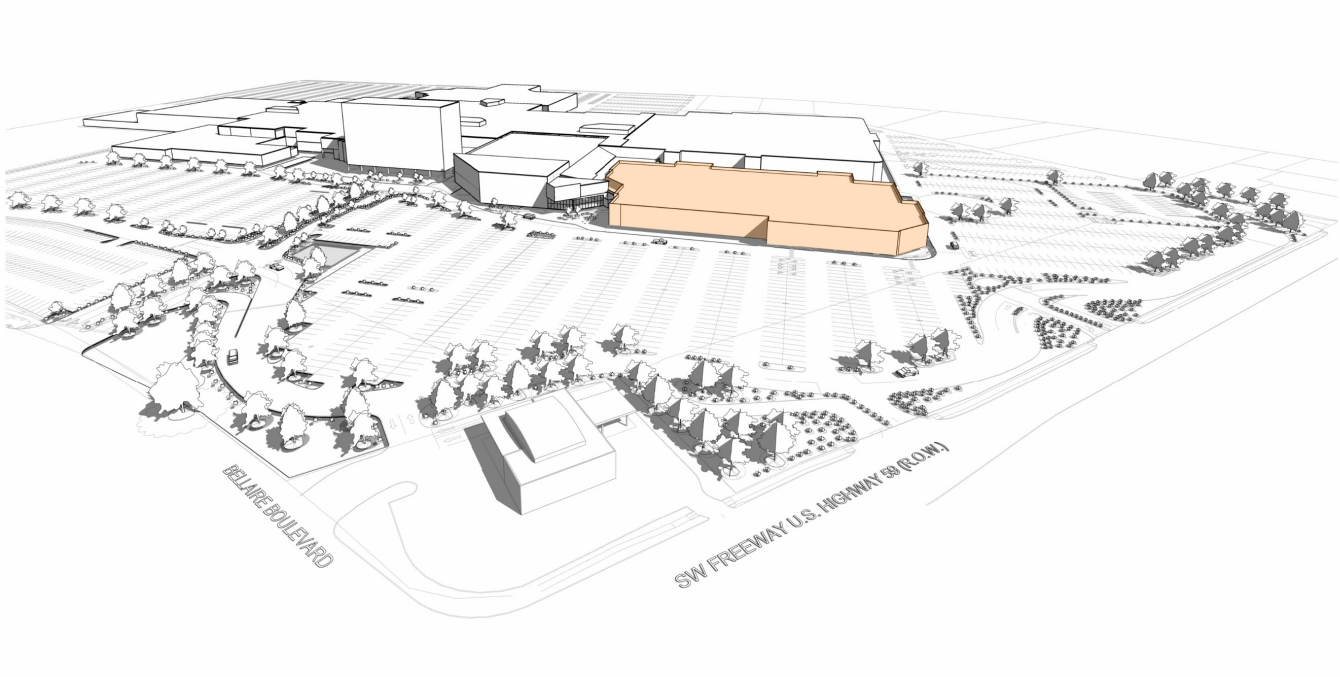
OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

ITEM: V
Meeting Date: 8/20/26

Rendering



OFF-STREET PARKING VARIANCE

PLANNING & DEVELOPMENT DEPARTMENT

ITEM: V
Meeting Date: 8/20/26

Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation:
The site is located north of Bellaire Blvd and northwest of US 59

The applicant is requesting a parking variance to allow a parking ratio of 2.3 spaces per 1,000 square feet, instead of the Chapter 26 requirement of 4 spaces per 1,000 square feet for a regional shopping center (over 100,000 sq ft).

Staff Recommendation is to defer for further research.

Planning Commission Action:

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:

OFF-STREET PARKING VARIANCE

AGENDA: VI

SMBLB Application No. 90REN: 600 - 700 block of Marhsall Street, south side, between Audobon Place and Stanford Street

BACKGROUND:
The Planning and Development Department received an application for the renewal of a Special Minimum Building Line Block (SMBLB) for the 600 - 700 block of Marshall Street, south side, between Audobon Place and Stanford Street. Analysis shows that a minimum building line of 22'-0" exists for the blockfaces. One protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-170. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:
Once an application is determined to be complete, the Planning Director notifies all owners of property within the proposed SMBLB. Any property owner who wishes to protest the creation of the requirement area may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- receives no timely protest filed by a property owner within the proposed SMBLB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMBLB.

Should the application not meet one or more of the above criteria, the application must be forwarded to the Planning Commission for public hearing and consideration. After close of the public hearing, the Planning Commission shall consider the following:

- that the boundaries of the proposed SMBLB include all properties within at least one blockface and no more than two opposing blockfaces;
- that the establishment of the SMBLB will further the goal of preserving the building line character of the area; and
- that the proposed SMBLB has a building line character that can be preserved by the establishment of a minimum building line, taking into account the age of the neighborhood, age and architectural features of the structures, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements, the Commission must forward the application to City Council for consideration. City Council approval of the SMBLB is enforceable for forty years from the effective date of the ordinance

STAFF ANALYSIS:
This application includes twelve (12) properties along the 600 - 700 block of Marshall Street, south side, between Audobon Place and Stanford Street.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMBLB include all properties within at least one blockface and no more than two opposing blockfaces;*
  The application comprises of one blockface, on the south side, of Marshall Street between Audobon Place and Stanford Street.
- *Establishment of the SMBLB will further the goal of preserving the building line character of the area;*
  A minimum building line of 22'-0" exists on eleven (11) of the twelve (12) properties in the area. One (1) property had a building line of less than 22'-0". Zero (0) properties are vacant.
- *The proposed SMBLB has a building line character that can be preserved by the establishment of a minimum building line, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area;*
  The subdivision was platted in 1914, and most of the houses were constructed in the 1920s and 1930s. The establishment of a 22'-0" minimum building line will help preserve the building line character of the area.
- *The minimum building line for this application was determined by finding the constructed building line that represents a minimum standard for at least 70% of the structures in the proposed SMBLB;*
  A building line of 22'-0" or greater exists for eleven (11) of the twelve (12) structures in the proposed area, which represents 95% of the structures in the area.

Public notice of the public hearing was transmitted to all property owners on the block.

ATTACHMENTS:
1. Staff Analysis Summary Page
2. Map of Proposed Special Minimum Building Line Block
3. Map of Support/Protest
4. Letters of Support/Protest
5. Application
6. Location Map

SPECIAL MINIMUM BUILDING LINE BLOCK RENEWAL

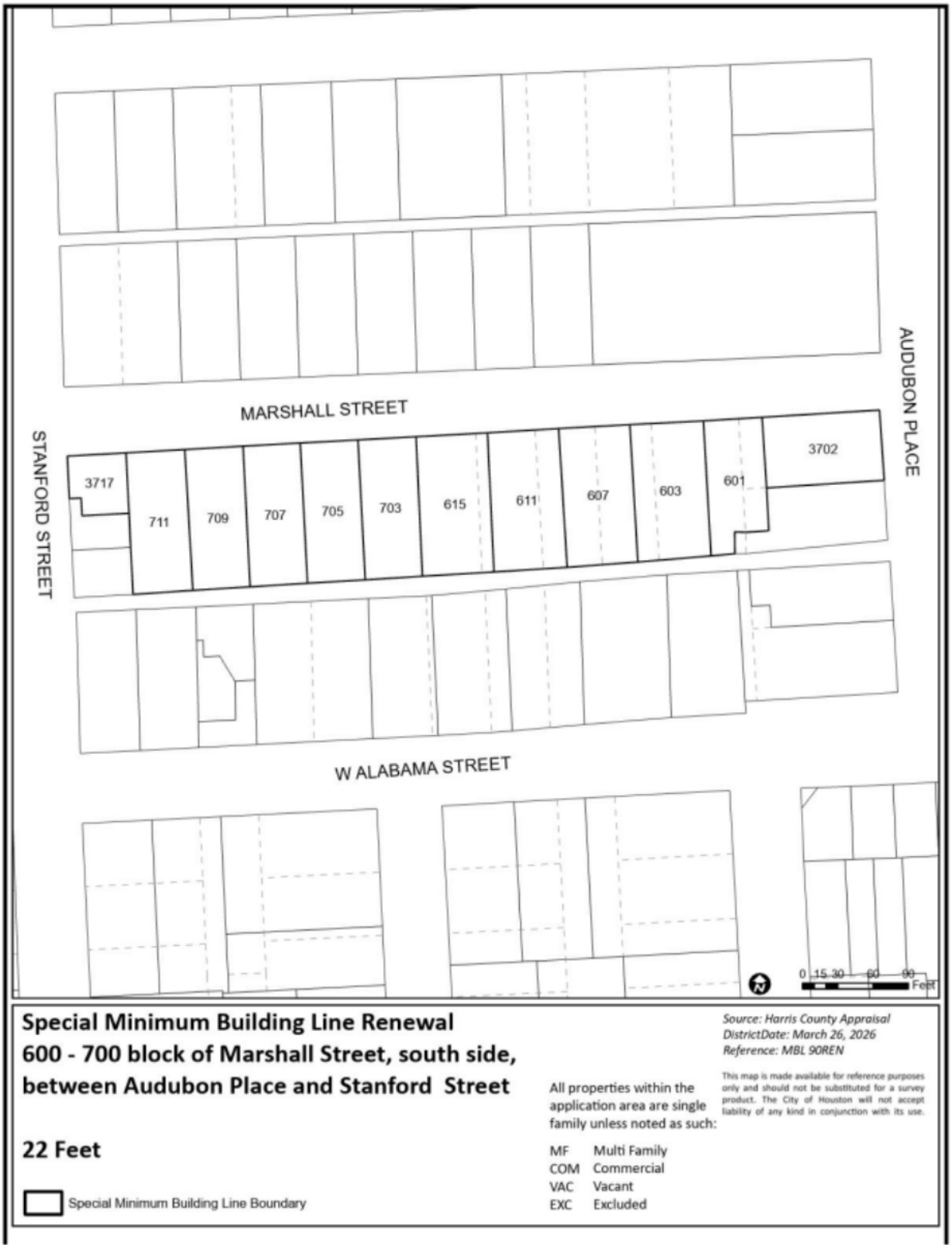
Application No.	90REN	Building Line to Renew (in Feet)	22
Date Received:	2/17/2026	Date Complete:	3/30/2026
Street(s) Name:	Marshall Street	Description:	600 - 700 block of Marshall Street
Cross Streets:	Audobon Place	and	Stanford Street
Side(s) of street:		and	south

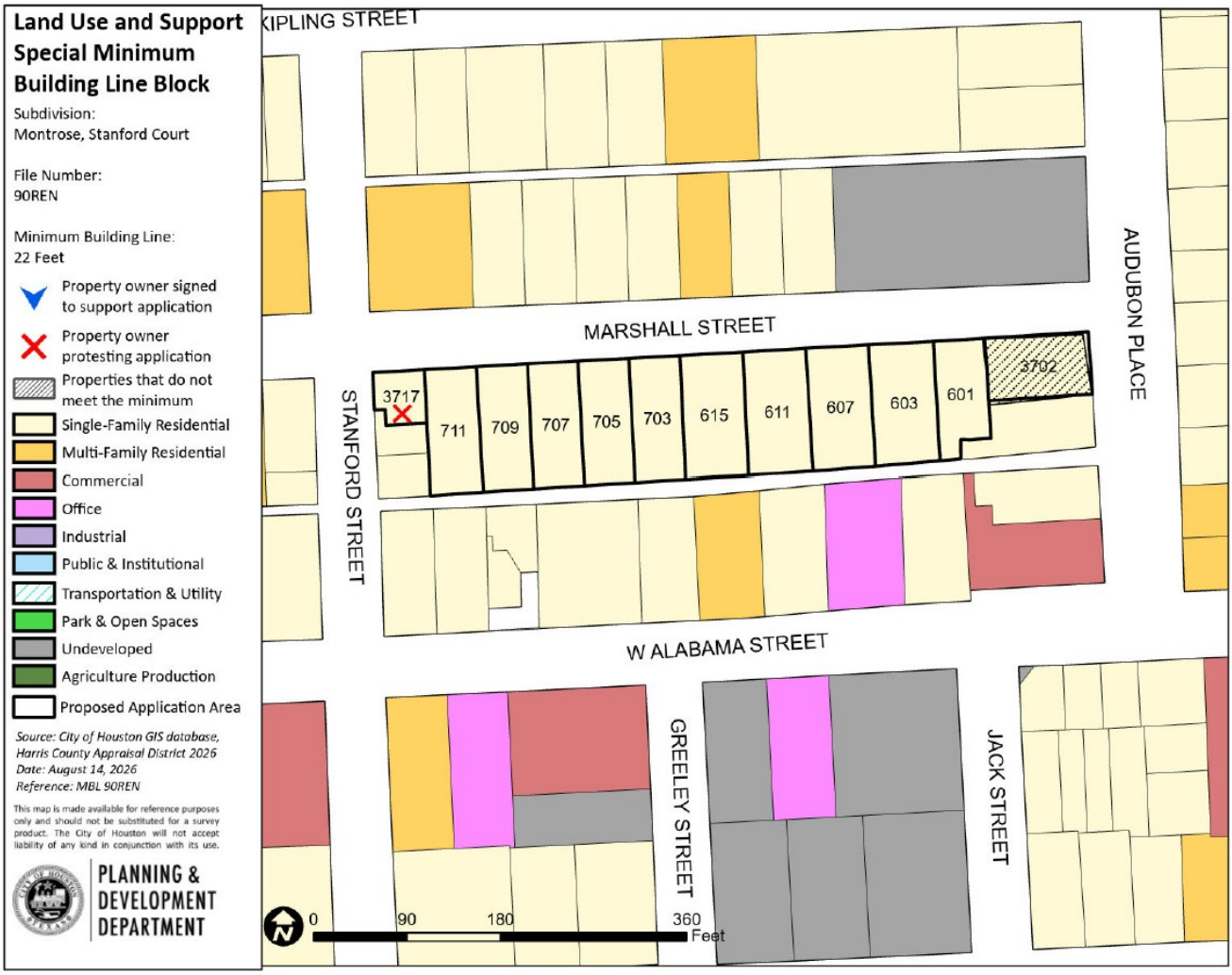
Single Family Calculation:

Percentage of area developed or restricted to no more than two SFR units per lot (must be greater than 50%):

12	# developed or restricted to no more than two SFR Units	or	100%	of the total number of SFR lots in the Proposed Application Area
0	# of Multifamily Lots		This application qualifies for a 22-Foot Special Minimum Building Line Block Renewal	
0	# of Commercial Lots			
0	# of Vacant Lots			
12	Total Lots			

Property Description	Land Use	Original Building Line (in Feet)	Current Building Line (in Feet)	Lot size (in Sq. Feet)	Building Line is the same and/or Meet MBL?
3717 (LT 1 BLK 1)	SFR	0	22	2,418	Yes
711 (LT 6 BLK 17)	SFR	22	22	6,000	Yes
709 (LT 5 BLK 17)	SFR	22	22	6,000	Yes
707 (LT 4 BLK 17)	SFR	25	25	6,000	Yes
705 (LT 3 BLK 17)	SFR	25	25	6,000	Yes
703 (LT 2 BLK 17)	SFR	25	25	6,000	Yes
615 (LT 1 BLK 17 & TR 10A BLK 15)	SFR	22	22	7,200	Yes
611 (TRS 10 & 11A BLK 15)	SFR	22	22	7,200	Yes
3702 (TR 1A BLK 15)	SFR	10	10	6,000	Yes
607 (TRS 11 & 12 BLK 15)	SFR	31	31	7,020	Yes
603 (TRS 3 7 12A BLK 15)	SFR	27	27	6,944	Yes
601 (TRS 1 2A & 3A BLK 15)	SFR	26	26	5,140	Yes


MARSHALL STREET
STANFORD STREET
AUDUBON PLACE
W ALABAMA STREET
3717
711
709
707
705
703
615
611
607
603
601
3702
0 15 30 60 90
Feet
Special Minimum Building Line Renewal
600 - 700 block of Marshall Street, south side,
between Audubon Place and Stanford Street
22 Feet
Special Minimum Building Line Boundary
All properties within the application area are single family unless noted as such:
MF Multi Family
COM Commercial
VAC Vacant
EXC Excluded
Source: Harris County Appraisal
DistrictDate: March 26, 2026
Reference: MBL 90REN
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.


Land Use and Support
Special Minimum
Building Line Block
Subdivision:
Montrose, Stanford Court
File Number:
90REN
Minimum Building Line:
22 Feet
Property owner signed to support application
Property owner protesting application
Properties that do not meet the minimum
Single-Family Residential
Multi-Family Residential
Commercial
Office
Industrial
Public & Institutional
Transportation & Utility
Park & Open Spaces
Undeveloped
Agriculture Production
Proposed Application Area
Source: City of Houston GIS database, Harris County Appraisal District 2026
Date: August 14, 2026
Reference: MBL 90REN
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.
PLANNING & DEVELOPMENT DEPARTMENT
KIPLING STREET
MARSHALL STREET
W ALABAMA STREET
STANFORD STREET
GREELEY STREET
JACK STREET
AUDUBON PLACE
3717
711
709
707
705
703
615
611
607
603
601
3702
0
90
180
360
Feet

Written Protest – Special Minimum Building Line Block Renewal, Application MBL 90REN (600-700 Block of Marshall Street)

From Isaac Menendez [redacted]
Date Fri 4/17/2026 11:29 AM
To Brown, Jacqueline - PD <Jacqueline.Brown@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.]

Ms. Brown,

I am writing to formally protest the Special Minimum Building Line Block Renewal application referenced above, as it pertains to my property. Please treat this email as a timely written protest under Section 42-170 of the Code of Ordinances, submitted in response to the City's notice dated April 7, 2026.

Property information:
- Owner: Isaac I. Menendez
- Address: 3717 Stanford Street, Unit A, Houston, TX 77006-4676
- HCAD Account: 1279680010001
- Legal Description: LT 1 BLK 1, Stanford Court
- Application Reference: MBL 90REN

Specifically, I respectfully request that my property be excluded from the proposed application area. My lot is materially different in character and dimension from the other lots within the proposed boundary, and applying a uniform 22-foot minimum building line to it would produce an inconsistent and inequitable result — the opposite of the consistency the renewal is intended to preserve.

Grounds for protest:

1. Lot size and configuration are fundamentally different. My lot is 2,418 square feet, per the Harris Central Appraisal District. The other lots within the proposed application area along the 600-700 block of Marshall Street are traditional single-family lots, most of which are approximately 6,000 to 8,000 square feet or larger — roughly two to three times the size of mine. A 22-foot setback that is reasonable on a 5,500 SF lot is disproportionate, and potentially prohibitive, on a 2,418 SF lot.

2. Property type is different. My property is a townhome within the Stanford Court development (a platted townhome subdivision with common elements), not a detached single-family home on an independent lot. HCAD classifies the improvement as "Townhome (with Common Element)." The neighborhood-character rationale cited in the City's notice — preserving the pattern of single-family setbacks — does not describe my property.

3. My property is at the end of the block and does not front Marshall Street in the same manner as the other affected lots. As shown on the City's own map accompanying the April 7, 2026 notice, my lot sits at the western terminus of the block, adjacent to Stanford Street. The other identified addresses (601, 603, 607, 611, 615, 703, 705, 707, 709, 711) front Marshall Street in a continuous row. Including a corner townhome parcel in a Marshall Street block-line renewal treats dissimilar properties as if they were similar.

4. A uniform 22-foot building line would create a hardship unique to my property. Given the 2,418 SF lot size, a 22-foot minimum building line materially constrains any future rebuilding, renovation, or redevelopment of my unit in a way that it would not constrain the larger single-family lots on the block.

For the reasons above, I respectfully request that:

(a) My property at 3717 Stanford Street, Unit A (HCAD Account 1279680010001) be excluded from the application area for MBL 90REN; and

(b) If the City is unwilling to exclude the property administratively, that this written protest be made part of the record and that I be provided written notice of any public hearing scheduled on the application, so that I may appear and be heard.

Please acknowledge receipt of this protest in writing and confirm that it has been logged against Application MBL 90REN before the protest deadline. I am also mailing a hard copy of this letter to the Planning & Development Department at P.O. Box 1562, Houston, TX 77251-1562.

Thank you for your attention to this matter. I can be reached at this email address or at the property address above.

Respectfully,

Isaac I. Menendez
3717 Stanford Street, Unit A
Houston, TX 77006-4676

Outlook

600-700 Marshall Street - Speical Minimum Building Line Block

From Nathaniel Peneguy <[redacted]>
Date Tue 8/18/2026 8:55 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.]

Planning Commission,

Thank you for taking up the renewal of the special minimum building line block for our street. As a two time homeowner on this block of Marshall street, I am in full support of maintaining this setback. We selected our neighborhood because of the feel and importance of maintaining a true historic area of Houston. Continuing the existing setback will support the preservation of our historic neighborhood by ensuring the existing historic homes remain front and center on each property.

Thank you for your consideration,
Nathaniel Peneguy

709 Marshall Street (Current Homeowner)
618 Marshall Street (Previous Homeowner 2012-2025)

Outlook

Case # MBL90REN

From Scott McNallan <[redacted]
Date Tue 8/18/2026 4:00 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.]

My name is Scott McNallan and I live at 601 Marshall St, Houston TX 77006.
I am writing about case # MBL90REN and the area in question: 600-700 block of Marshall St (south side) between Audubon Place and Stanford Street.
I support the renewal of the Special Minimum Building Line Block Application to maintain the quality and experience of the historic neighborhood. I am an architect and I was drawn to this neighborhood because of the old oak lined roads and the historic single family residential architecture.
The neighborhood is a great example of Jane jacobs description of gradations of public and private space. The front yard is still visually public and connects our private spaces and lives to the broader neighborhood community. Our houses face the street with stoops or covered porches that allows us to feel secure but still connected to one another. I hope our neighborhood will maintain this sense of community and the renewal of this setback requirement is one step in the right direction.

Thank you,
Scott
Scott McNallan AIA
[redacted]

Outlook

Special Minimum Lot Line Request- Audubon Place

From Blanca Silva-Solis [redacted]
Date Tue 8/11/2026 10:59 AM
To PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>
Cc Andrew Solis [redacted]

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

Hello City of Houston Planning Department,

I am writing to you today on behalf of my husband and myself at 705 Marshall St to confirm our unwavering support of the continuation of the special minimum building line block. We intentionally live in a historic community to preserve not only the architecture but also the line of site of our block which would be under threat should the ordinance not be renewed.

Thank you so much for your consideration and looking forward to a positive result for not only our block but our entire neighborhood and community. Please don't hesitate to reach out should you have any questions.

Blanca Silva-Solis
705 Marshall St

--
Blanca Silva-Solis
Co-Founder, Cut Above Spirits
[redacted]
@drinkcutabove | drinkcutabove.com

Outlook

MBL90REN - Support for maintaining the existing minimum building line setback 700 block Marshall St.

From Rachel Kaufman [redacted]
Date Sun 8/9/2026 12:21 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.]

Rachel Kaufman
711 Marshall St.
Houston, TX 77006

August 9, 2026

Houston Planning and Development Department
Re: Support for Maintaining the Existing Minimum Building Line Setback on Marshall St.

Dear Members of Houston Planning and Development,

I am writing to express my strong support for maintaining the current minimum building line setback requirements on Marshall St. These setbacks are a defining feature of our historic neighborhood and play an essential role in preserving its historic character, livability, and long-term value.

Reducing or eliminating the existing setback requirements would allow construction to encroach closer to the street, diminishing the aesthetic integrity that has been carefully preserved for generations. Maintaining the current minimum building line setback also protects important community interests beyond aesthetics. Consistent setbacks help preserve mature landscaping, maintain privacy, support neighborhood walkability, and ensure that any new development remains compatible with the scale and character of surrounding historic properties.

Historic neighborhoods derive much of their significance from the relationship between buildings and the spaces around them—not simply from the buildings themselves. The established setbacks are an integral component of that historic fabric.

I respectfully urge the Planning Commission to maintain the existing minimum building line setback requirements.

Thank you for your time and consideration.

Outlook

Special Minimum Building Line Block Application Renewal 600-700 Block of Marshall Street, south side between Audubon Place and Stanford Street

From Vicki Cicack [redacted]
Date Fri 7/31/2026 1:14 PM
To PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>
Cc Anita Bryant <[redacted]

[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 Jacqueline Brown,

Please accept this email as my confirmation in support of the referenced setback. The area in question has an identifiable building line character. Also, the setback will preserve the building line character. Further, there is sufficient neighborhood support for the application; and the application otherwise complies with Chapter 42.

We want to maintain the character, the original intent and continuity of the historic neighborhood and street design.

Thank you for your attention to this matter,

Regards,

Outlook

MBL90REN Statement

From Bryce Kaufman [redacted]
Date Wed 8/12/2026 10:36 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.]

To the Members of the Houston Planning Commission:

I am a homeowner on the block affected by this application, and I respectfully submit this letter in support of the renewal of the Special Minimum Building Line.

As someone who lives on this block, I have seen firsthand how the existing Special Minimum Building Line has preserved the established development pattern and contributed to the character and livability of our neighborhood. Our block has a well-defined and consistent building line, with homes set back in a manner that creates an attractive, cohesive streetscape and fosters a sense of openness and continuity.

Renewing the Special Minimum Building Line will further the purpose of Chapter 42 by preserving this established building line character. Without the renewal, future construction could be built significantly closer to the street than the surrounding homes, disrupting the consistent appearance of the block and undermining the character that residents have worked to maintain.

The existing setback also promotes compatibility between new and existing homes, preserves open space along the street, maintains light and air between structures, supports landscaping and mature trees, and protects the reasonable expectations of homeowners who have invested in this neighborhood in reliance on its established development pattern.

As a homeowner directly affected by this application, I strongly support the renewal and believe it continues to serve the interests of both current and future residents. The continued support of property owners on the block demonstrates that these protections remain important to preserving the unique character of our neighborhood.

For these reasons, I respectfully request that the Planning Commission recommend approval of the renewal of the Special Minimum Building Line.

Thank you for your consideration.

Sincerely,

Bryce Kaufman

711 Marshall St, Houston, Texas 77006

[redacted]

Special Minimum Building Line Block (SMBLB)
Application to Renew

PLANNING & DEVELOPMENT DEPARTMENT

Main Applicant Information (required)

Full Name: Anita Bryant Date: 2-13-26

Address: 611 Marshall St
Street Address Apartment/Unit #

Houston TX 77006
City State ZIP Code

Phone: [redacted] Email: [redacted]

Are you a property owner within the application boundary? YES ☑ NO ☐ If no, what is your relation to the application boundary?

Did you have a preliminary meeting with the Planning & Development Department? YES ☑ NO ☐ If yes, what was the date of the meeting? 2-13-26

Does the application boundary have deed restrictions? YES ☑ NO ☐ If yes, do they address a Minimum Building Line? No

Describe the location of the application boundary. (Example: "Houston Subdivision Section 1, Blocks 1 and 2, Lots 1-24" or "1600 Block of Planning and Development Street, north and south sides")

600-700 Blocks of Marshall St (south side) between Audubon Pl & Stanford St

Signature of applicant: ABryant

Alternate Applicant Information (optional)

Full Name: Christopher Bryant Date: 2-13-26

Address: 611 Marshall St
Street Address Apartment/Unit #

Houston TX 77006
City

Phone: [redacted] Email: [redacted]

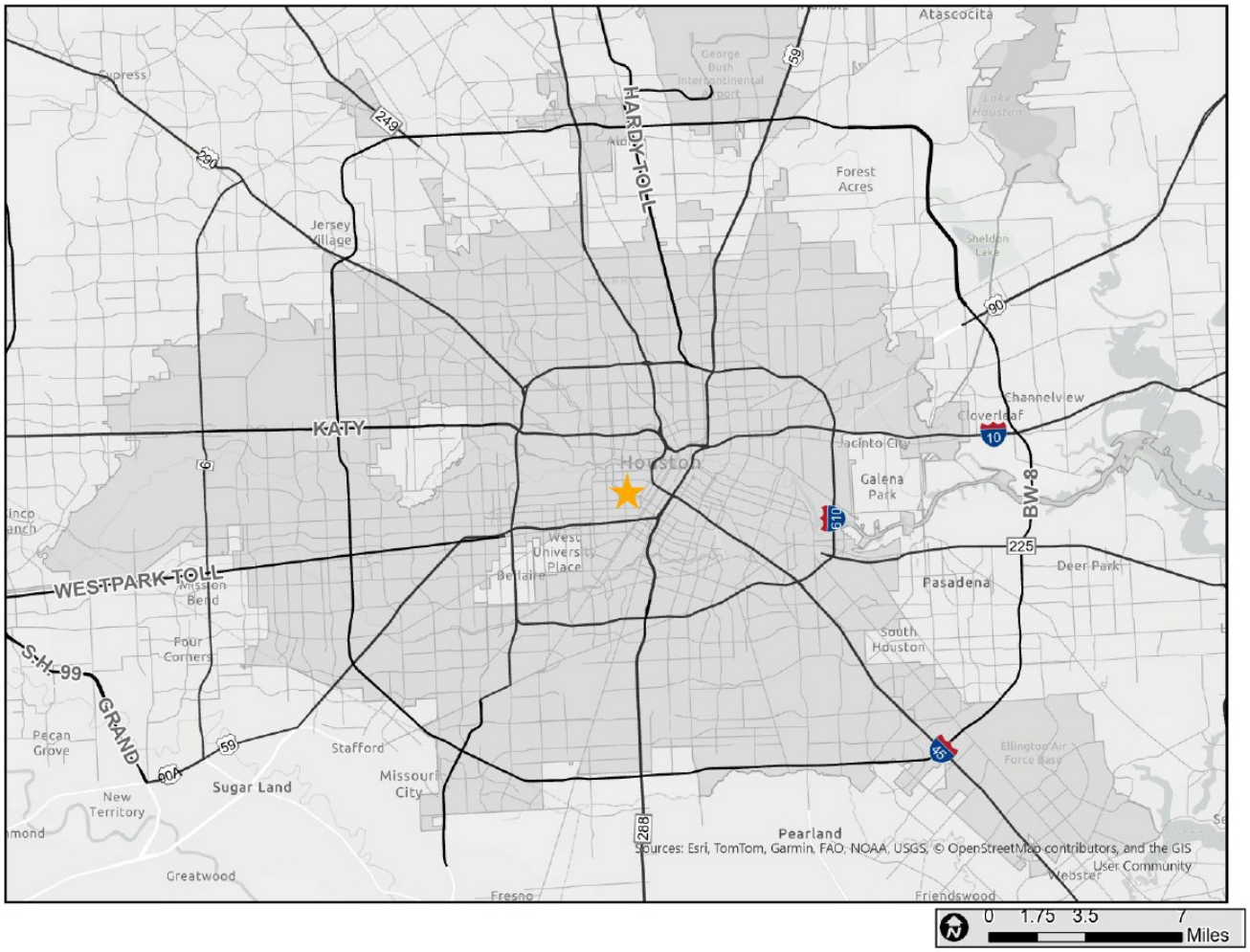
Signature of alternate applicant: Christopher Bryant

Application Information (STAFF USE ONLY)

File Number: #90 Super Neighborhood:

File Number renewed: 90REN Planner Assigned: Jackie

City Council District: C


Atascocita
Cypress
249
290
HARDY TOLL
59
George Bush Intercontinental Airport
Lake Houston
Forest Acres
Jersey Village
Sheldon Lake
90
Channelview
Cloverleaf
10
KATY
Houston
Jacinto City
Galena Park
610
BW-8
225
Deer Park
Pasadena
West University Place
Bellaire
WEST PARK TOLL
Mission Bend
Four Corners
South Houston
S H 99
GRAND
Pecan Grove
Stafford
90A
Sugar Land
Missouri City
New Territory
Ellington Air Force Base
268
Pearland
Greatwood
Fresno
Friendswood
Webster
User Community
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS
0 1.75 3.5 7
Miles

HOUSTON PLANNING COMMISSION

PUBLIC COMMENTS

THURSDAY August 20th, 2026, 2:30 PM

Item 32: Martin View Heights

Item 81: Parkway Oaks Sec 6 partial replat no 1

Item 88: Aldine Westfield Industrial

Item 91: Maxroys Corner

Item 121: 126 Cinnamon Oak Lane

Item 123: 3902 Tristan Street

IV – 13620 Memorial Drive

V – 913 Sharpstown Center

VI – SMBL Renewal for the 600-700 Block of Marshall Street

Item 32: Martin View Heights

1. IHRC (questions)

Outlook

UBLIC COMMENT FOR RECORD – Martin View Heights, Application 2026-1334 – IHRC Questions and Request for Clarification

From Independence Heights <independenceheightstx@gmail.com>
Date Wed 8/19/2026 1:27 PM
To PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>; PD - Planning Public <planningdepartment@houstontx.gov>
Cc revmackey@HIM4life.org <revmackey@him4life.org>; heritageparadefestival@yahoo.com <heritageparadefestival@yahoo.com>

[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 afternoon,

I am requesting the current staff and agency review comments and supporting documentation for **Martin View Heights, Application No. 2026-1334**, which is scheduled for consideration by the Houston Planning Commission.

Dear Chair and Members of the Houston Planning Commission:

The Independence Heights Redevelopment Council (IHRC) respectfully submits the following written public comment regarding **Martin View Heights, Application No. 2026-1334**, for inclusion in the official Planning Commission record.

IHRC has reviewed the submitted final plat. The plat identifies **19 single-family dwelling units on 0.9993 acres, a gross density of 19.01 dwelling units per acre**, and identifies several private infrastructure and service arrangements associated with the development.

Specifically, the plat identifies:

- A **private water system**;
- **Private water lines and private fire hydrants**;
- **Permanent private access easements** that are not public rights-of-way; and
- Residential units that are **ineligible for City solid-waste collection** at the time of filing.

IHRC has reviewed the publicly accessible PlatTracker materials and has not located supporting agency documentation addressing these matters. Accordingly, IHRC respectfully requests that the following questions be **entered into and addressed as part of the public record for Application 2026-1334**:

1. Private Water System

What City department, governmental agency, or other authorized entity reviewed the proposed private water system serving the 19 dwelling units, and what documentation establishes that the system will provide adequate and reliable water service?

2. Private Fire Hydrants

What agency reviewed the proposed private fire hydrant system and fire-protection configuration? Has the Houston Fire Department or appropriate fire authority reviewed the proposed arrangement, including fire-flow requirements and emergency access?

3. Long-Term Maintenance

The plat states that the private water system and fire hydrants will be maintained by the owner and/or owners' management association. What legal or recorded mechanism establishes responsibility for the continued operation, maintenance, repair, and funding of these systems after the individual residential lots are sold?

4. Private Access

The plat identifies permanent private access easements that have not been dedicated to or accepted by the City as public rights-of-way. What entity will be responsible for maintaining these access areas, and has the configuration been reviewed for adequate fire, emergency, utility, and service access?

5. Solid-Waste Collection

The plat states that the residential units are ineligible for City solid-waste collection services at the time of filing. What private solid-waste collection arrangement will serve the 19 dwelling units, and where is the applicable solid-waste collection plan or review documentation?

6. Drainage and Stormwater

What drainage and stormwater analysis was performed for the proposed 19 dwelling units on approximately one acre, and what stormwater-management facilities or improvements are required as a result of the development?

7. Wastewater

The plat states that all lots shall have adequate wastewater collection services. What agency reviewed wastewater service for the proposed 19 dwelling units, and what documentation supports that determination?

8. Agency Review

Please identify the City departments, governmental agencies, or other reviewing authorities responsible for evaluating the private water, private fire protection, private access, solid-waste, wastewater, and drainage components of this application, and identify whether their reviews resulted in any conditions, requirements, or unresolved issues.

IHRC's Request

IHRC is **not asking the Planning Commission to substitute its judgment for the technical agencies responsible for these systems**. Rather, IHRC is requesting transparency regarding the reviews that have occurred and the conditions imposed on this development.

Because these matters directly affect the long-term operation, safety, access, and service of a 19-dwelling-unit development within the Independence Heights Neighborhood, IHRC respectfully requests that:

1. **This written comment be included in the official record for Application 2026-1334;**
2. The questions above be acknowledged and addressed on the record to the extent they fall within the jurisdiction of the Commission or the responsible reviewing agencies; and
3. Any applicable agency review, approval, condition, or outstanding issue be identified for the public record.

IHRC supports responsible investment and quality housing in Independence Heights. Our request is that development proceed with appropriate transparency and assurance that the infrastructure and long-term service responsibilities identified on the final plat have been properly reviewed and assigned.

Thank you for including IHRC's comments in the official record.

Sincerely,

Tonia Wells
Executive Director
Independence Heights Redevelopment Council

Item 81: Parkway Oak Sec 6 partial replat no 1

1. Chase Evans

Outlook

Parkway Oaks Sec 6 Partial Replat No 1 (PN:2026-)

From Robert Evans <c.evans23@yahoo.com>
Date Mon 7/6/2026 10:42 AM
To PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>; PD - Planning Variances <planning.variances@houstontx.gov>

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I noticed the signs placed giving notice of public hearing with variance.

This field was owned by the residents of Parkway Oaks. Our HOA president is married to the Vice President of the MUD district who conducted the 'friendly condemnation' of this property.

Reserve B is currently restricted as a Drill site, which would keep anything from being built on it. Reserve C is restricted landscape, which would keep anything from being built on it.

The MUD already had a bond bid to build a park on this piece of property, and it did not pass. The MUD is pushing to make the park happen through other means. The notice that was put up should not be considered valid as the number for Patrick Cook at Vogler & Spencer Engineering is not a working number.

I've seen the preliminary plan for the park, and it will add a relatively significant amount of impervious area to a green space. This field is the only thing that kept over 50 houses from flooding during Harvey. The plan that was shared will add parking to the currently restricted landscape place on Empire Oaks. The driveways in the subdivision are fairly short and pushes many people to parking on the street. This replat and subsequent park project would also add traffic to an already congested neighborhood.

As the phone number listed for, what I can only assume is the engineer for the replat and park project, is a non-working number; Who can I contact to review a copy of the replat application? Has an engineering review been completed? Has a drainage analysis been completed? Has a traffic study been completed?

Thank you,
Chase Evans, LEED AP

Item 88: Aldine Westfield Industrial

1. Lydia Fuentez

Outlook

RE: Reference number 2026-1304

From PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>
Date Tue 8/18/2026 1:59 PM
To Lydia Fuentez <lydia.fuentez@gmail.com>
Cc PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>

Good Afternoon. The applicant is intending to develop the site as office/warehouse use. The platting stage is to set up the land for future development. As the project continues in the process, they will be required to meet all of Harris County Engineering's requirements, including for detention/drainage. Please let me know if you have any further questions that I can help to clarify or to provide you with the appropriate contact information.

Tammi Williamson
Planner IV
Development Services Division
Planning & Development Department
Main 832.393.6600 | Direct 832.393.6623

From: Lydia Fuentez <lydia.fuentez@gmail.com>
Sent: Friday, August 14, 2026 3:01 PM
To: PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>
Subject: Reference number 2026-1304

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What type of structure would be built on this section, our neighborhood has really bad drainage and adding more concrete around it would make it even worse
Thank you

Item 91: Maxroys Corner

1. Shea Prihoda
2. Anne Yvonne

Good morning,

Attached is my comment letter on Variance reference number 2026-1020, Maxroys Corner, which is scheduled for the planning commission meeting tomorrow at 2:30 PM.

Respectfully,

Shea Prihoda

August 19, 2026

To the Houston Planning Commission,

I am writing regarding Variance Application Reference Number 2026-1020, Plat Name "Maxroys Corner," scheduled for consideration at the Planning Commission meeting on Thursday, August 20, 2026. I am a tenant at 2404 Maxroy Street adjacent to this property and am submitting this comment for the meeting record.

I am asking the Commission to require Houston Fire Department review of fire apparatus access for this site before taking action on the variance, based on the following measurements I have personally taken at the site:

1. Existing road length: The distance from the cross street to the current end of pavement on the existing road is approximately 140 feet. The proposed development would extend access beyond this point to serve all three lots. Any extension beyond roughly 10 feet would place the total dead-end run over 150 feet, which is significant because Houston Fire Code Appendix D requires that dead-end fire apparatus access roads exceeding 150 feet be provided with specific width and turnaround provisions under Table D103.4. To my knowledge, no turnaround is currently shown or provided.

2. Existing road width: At the corner of my driveway apron, the distance to the edge of existing asphalt at the current dead end is only 9.5 feet at its widest. This is far below the Houston Fire Code's general minimum fire apparatus access road width of 20 feet, and well short of the 28-foot inside turning radius the Houston Fire Department requires for apparatus access roadways.

Given these measurements, I do not see how a fire engine or ambulance could physically access the rear of this site, or turn around once there, without backing the full length of the street. I have the same concern about a resident's or visitor's personal vehicle needing to reverse the entire block if it meets an oncoming vehicle or a parked emergency vehicle, since there does not appear to be room for two vehicles to pass or for any vehicle to turn around.

Separately, I would ask the Commission to clarify whether the existing 9.5-foot width of the road nearest the subject lot is also intended to accommodate construction traffic during the building of three houses on this site — concrete trucks, framing and roofing deliveries, dumpsters, and other equipment. If the road is not being widened or repaved as part of this project, I question whether it can realistically support construction access in addition to the emergency and daily-use access concerns raised above.

I recognize the Planning Commission's review of this variance is governed by the criteria in the applicant's Statement of Facts, including whether granting the variance "will not be injurious to the public health, safety, or welfare" and whether strict application would otherwise create an impractical development given the property's physical characteristics. I respectfully submit that these criteria cannot be fully evaluated without a formal Houston Fire Department determination that fire apparatus access and turnaround requirements can be met, and without clarity on how construction access will be accommodated on a road this narrow.

I request that the Commission either defer action on this application until Fire Department access review is completed, or require documentation of that review and a construction access plan as a condition of any approval.

Thank you for your consideration and for including this comment in the meeting record. I've included a few pictures of the current street on the following pages for reference.

Respectfully,



Shea Prihoda
2404 Maxroy St.
512-418-6389
sheaprihoda@icloud.com



End of Maxroy St. in current form

Outlook

Variance 2026-1020 Comment Letter_ Rodriguez

From R Family <rdzfamily10@gmail.com>
Date Wed 8/19/2026 8:53 AM
To PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>; Petra.Shia@houstontx.gov <Petra.Shia@houstontx.gov>

1 attachment (2 MB)
Variance 2026-1020 Comment Letter_ Rodriguez.docx;

[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,

Please find our letter attached in response to VARIANCE REQUEST Application No. 2026-1020 — Plat Name: "Maxroys Corner" Agenda Item, Planning Commission Meeting of Thursday, August 20, 2026, 2:30 PM.

If you have any questions or concerns, please feel free to reach out -

Best,
Anna Yvonne Rodriguez
210-663-5845
Jorge Rodriguez
210-663-5793

Anna Yvonne & Jorge Rodriguez 2404 Maxroy Street Houston, Texas 77007 210-663-5845 | rdzfamily10@gmail.com

August 18, 2026

Houston Planning Commission c/o Development Services Division Houston Planning & Development Department P.O. Box 1562 Houston, Texas 77251-1562

Submitted via email: speakercomments.pc@houstontx.gov

Copy to: Petra.Shia@houstontx.gov, Planner

RE: OPPOSITION TO VARIANCE REQUEST Application No. 2026-1020 — Plat Name: "Maxroys Corner" Agenda Item, Planning Commission Meeting of Thursday, August 20, 2026, 2:30 PM

Dear Chair and Members of the Commission:

We are the owners of the property at **2404 Maxroy Street, Houston, Texas 77007**, which directly adjoins the tract proposed for platting as "Maxroys Corner." We received the Department's notice dated July 30, 2026, and we write to **oppose the requested variances** and to ask the Commission to **deny the application**, or in the alternative to **defer it** pending Houston Fire Department review and proper re-posting of notice on the site.

We have three substantive objections and one procedural request.

---

1. The requested variances would leave the rear unit without adequate emergency vehicle access.

The applicant seeks relief from three separate standards at once:

- **Sec. 42-185** — minimum lot width of 20 feet along a street or shared driveway;
- **Sec. 42-145(b)(3)** — the four-foot setback of a shared driveway from the plat boundary at the point of intersection with the public street; and
- **Sec. 42-122** — right-of-way width for local streets.

Taken individually each of these might read as a technical deviation. Taken together on a single narrow easement serving three units in a row, they compound into a genuine life-safety problem. The unit farthest from Maxroy Street would be reachable only by traveling the full length of a constrained shared driveway that the applicant concedes is already at its functional limit.

The applicant's own filing makes this point better than I can. In justifying the elimination of the four-foot offset, the applicant states that requiring it "would further reduce the effective width and operational functionality of the shared driveway." That is an acknowledgment, on the record, that this driveway has no width to give up. A driveway with no margin at the throat is not a driveway that a pumper, a ladder truck, or an ambulance with a gurney can be expected to negotiate under emergency conditions.

For reference, the Houston Fire Code (2021 IFC as adopted) requires fire apparatus access roads to have an unobstructed width of not less than **20 feet** and unobstructed vertical clearance of not less than **13 feet 6 inches** (Sec. 503.2.1) and requires that access extend to within **150 feet** of all portions of the exterior walls of the first story of a building, measured by an approved route (Sec. 503.1.1). Houston Fire Department LSB Standard No. 03 further requires a 20-foot minimum width for dead-end access roads and an approved turnaround where such a road exceeds 150 feet.

We respectfully ask the Commission to require before acting on this application:

- **A written Houston Fire Department review** confirming that the last of the three units can be reached in compliance with Sec. 503.1.1 and 503.2.1, and that apparatus can turn around or back out safely;
- **A dimensioned exhibit** showing the actual clear, unobstructed width of the shared driveway at the street throat and along its full length not the easement width, but the width available after fencing, columns, utility meters, service equipment, air-conditioning pads, steps, and stoops are accounted for; and
- **Confirmation of the vertical clearance** along the driveway, including any overhangs, balconies, and utility lines.

If HFD cannot confirm that access, the variance should not be granted. A defect of this kind is not curable after the plat is recorded and the units are built.

2. The cumulative deviation from the ordinance is substantial.

Reading the application as a whole, the deviations sought exceed **six feet** below what Chapter 42 requires.

Six feet is not a rounding error on a driveway of this width — it is roughly a third of the required clear width, and it is the difference between an apparatus that can enter and one that cannot. The variance standard in Sec. 42-47 requires that the intent and general purposes of the chapter be preserved and that the grant not be injurious to the public health, safety, or welfare. A deviation of this magnitude, stacked across three provisions, does not meet that standard.

The risk does not fall only on the developer. It falls on the future residents of these three units, who will have no practical remedy once the configuration is built, and on my property at 2404 Maxroy, which sits immediately adjacent to a driveway that emergency apparatus may be unable to use. Fire that cannot be reached from the driveway is fire that spreads to the neighbors.

3. The required on-site notification sign was never posted. What is on the site does not come close to meeting the Department's standard.

The Department's notice letter states that "a sign with this information has also been posted on the site." No compliant sign has been posted.

The Planning & Development Department's published *Information & Reference Guide* for variance and special exception requests sets out the site signage standard. The same standard appears in both the subdivision plat and development plat editions of the guide:

- **Minimum sign size: 4 feet by 8 feet**
- **Sign location:** not more than 15 feet from each public right-of-way
- **Sign lettering:** must be legible from the public right-of-way
- **One notification sign** facing each street or private roadway adjacent to the site
- **Required content:** the subdivision name and project reference number, the purpose of the variance(s), the proposed land uses, and the date, time and place of the meeting at which the Commission will next consider the application
- **Timing:** the sign must be installed **on the submittal date**, and photographs of it emailed to the Department by 5:00 p.m. that same day

What is actually posted on this site is a **sheet of paper no larger than approximately 8 by 10 inches**, not properly mounted, and now rain-damaged to the point of illegibility. A 4-foot by 8-foot sign is 32 square feet. An 8-by-10-inch sheet of paper is about one-half of one square foot — **less than two percent of the required sign area.** This is not a sign that was posted correctly and then deteriorated. It is not a sign at all.

The timeline compounds the problem. The applicant's variance request form shows a submittal date of **June 26, 2026**. Site signage was therefore required to be in place from that date forward. That is roughly **eight weeks** during which the neighborhood was entitled to legible, conspicuous, 32-square-foot notice of this request and did not receive it — which is also why the paper posting has had two months of Houston summer weather to become unreadable.

We are attaching dated photographs showing the posting as it currently exists and its position relative to Maxroy Street.

We would also draw the Commission's attention to a related point. The guide requires the applicant to submit **photographs of each sign, taken from the adjacent right-of-way as a citizen would see it from a parked vehicle in front of the property**, and requires that the sign be legible in those photographs. We respectfully ask the Commission to direct staff to produce the sign photographs submitted with Application No. 2026-1020 on or about June 26, 2026, and compare them against the photographs we are attaching. If the submitted photographs depict a compliant 4-by-8 sign, then either that sign was removed or it was never installed as represented.

The guide further provides that **failure to maintain signs on site until final action by the Commission may result in deferral or disapproval of the application.** That provision exists precisely for this situation.

Posted notice exists so that the affected public can participate. Here it has failed entirely. Neighbors who rely on the on-site posting rather than on mailed notice have had no practical notice of this hearing, and the record before the Commission is therefore incomplete. We ask that the Commission **defer this item** and direct that a compliant 4-foot by 8-foot sign be posted, in durable and weather-resistant form, legible from Maxroy Street, and maintained for the full period required before this application is heard.

4. A request regarding the mailed notification area.

The Department's notice letter states that written notice was mailed to property owners within 300 feet of the plat boundary. The Department's published guidance for variance applications describes a notice area consisting of a radius around the plat boundary **together with** notification of properties along or across from a blockface abutting any street or private roadway extending 500 feet from the plat, measured along the centerline.

We raise this as a question rather than an allegation, since we cannot verify from the notice what was actually mailed. We simply ask that staff confirm on the record that the notification area used for Application No. 2026-1020 satisfies the current requirements of Sec. 42-83, including any blockface component. Given that the on-site sign was not posted as required, mailed notice was the only notice most neighbors could have received, and it is worth confirming that it reached everyone it was supposed to reach.

Requested action

For the reasons above, we respectfully request that the Commission **deny** the variances sought in Application No. 2026-1020. If the Commission is not prepared to deny the application, we ask that it **defer** the item pending (a) written Houston Fire Department confirmation of compliant emergency access to all three units, and (b) installation of a compliant 4-foot by 8-foot notification sign, maintained on site for the full required period so that the neighborhood has the notice the ordinance entitles it to.

Thank you for your consideration. We ask that this letter be made part of the meeting record. We **do not** intend to appear and speak at the August 20, 2026 meeting because we are traveling for work.

Respectfully submitted,

Anna Yvonne & Jorge Rodriguez Owners, 2404 Maxroy Street, Houston, Texas 77007 210-663-5845 | rdzfamily10@gmail.com

Enclosures: dated photographs of the posting at the site, taken from Maxroy Street

Item 121: 126 Cinnamon Oak Lane

1. Kyle Sajdak

Outlook

Fwd: Protest of Variance Request 25102102 – 10' Garage Setback on Hermitage Lane

From Kyle Sajdak <kyle.sajdak@gmail.com>
Date Wed 8/19/2026 12:23 PM
To PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>; PD - Planning Variances <planning.variances@houstontx.gov>

5 attachments (6 MB)
Screenshot 2026-08-09 at 12.18.45 PM.jpeg; IMG_3054.jpeg; IMG_8498.jpeg; IMG_8499.jpeg; Aerial View.jpg;

[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 City of Houston Planning and Development Department,

I am writing to formally oppose the requested variance for a 10-foot garage setback on Hermitage Lane for the proposed new home (**Reference Number 25102102**). As a nearby homeowner, I am concerned that granting this variance would negatively affect the safety, character, parking, drainage, and overall consistency of our neighborhood.

First, the requested setback would be inconsistent with the established pattern of homes along Hermitage Lane. The homes on the street generally maintain a greater setback from the road, and there have also been recent new home constructions in the neighborhood that have complied with the applicable setback requirements. **This demonstrates that there is no genuine hardship unique to this property that would justify granting a variance, rather than simply a desire to maximize the buildable area of the lot**.

Importantly, the builder has also stated in writing that they have the ability to update their plans to comply with the setback requirements, but that they first wanted to pursue a variance. I have attached a screenshot of this communication for reference. This further concerns me because it suggests that the requested variance is not necessary due to a physical hardship or inability to develop the property, but instead is being pursued as a preferred alternative to modifying the plans.

I am also particularly concerned about safety and visibility. There are many children on our street, and placing a garage and potentially a substantial portion of the home only 10 feet from the street could reduce sight lines and create additional hazards for pedestrians, children, and vehicles.

The reduced setback would also create practical parking concerns. A typical truck is approximately 20 feet long, meaning that a 10-foot setback would make it difficult or impossible for vehicles to be parked fully within the driveway without extending substantially toward or into the street. This could result in more vehicles being parked on Hermitage Lane, further reducing visibility, increasing congestion, and negatively affecting the aesthetics and safety of the neighborhood.

Additionally, I am concerned about the potential drainage impact. Some homes in our neighborhood were impacted by Hurricane Harvey, making drainage and stormwater management an especially important consideration. Granting the variance could allow the builder to utilize additional space on the lot and construct a larger footprint than would otherwise be possible, potentially reducing permeable area and increasing runoff onto neighboring properties.

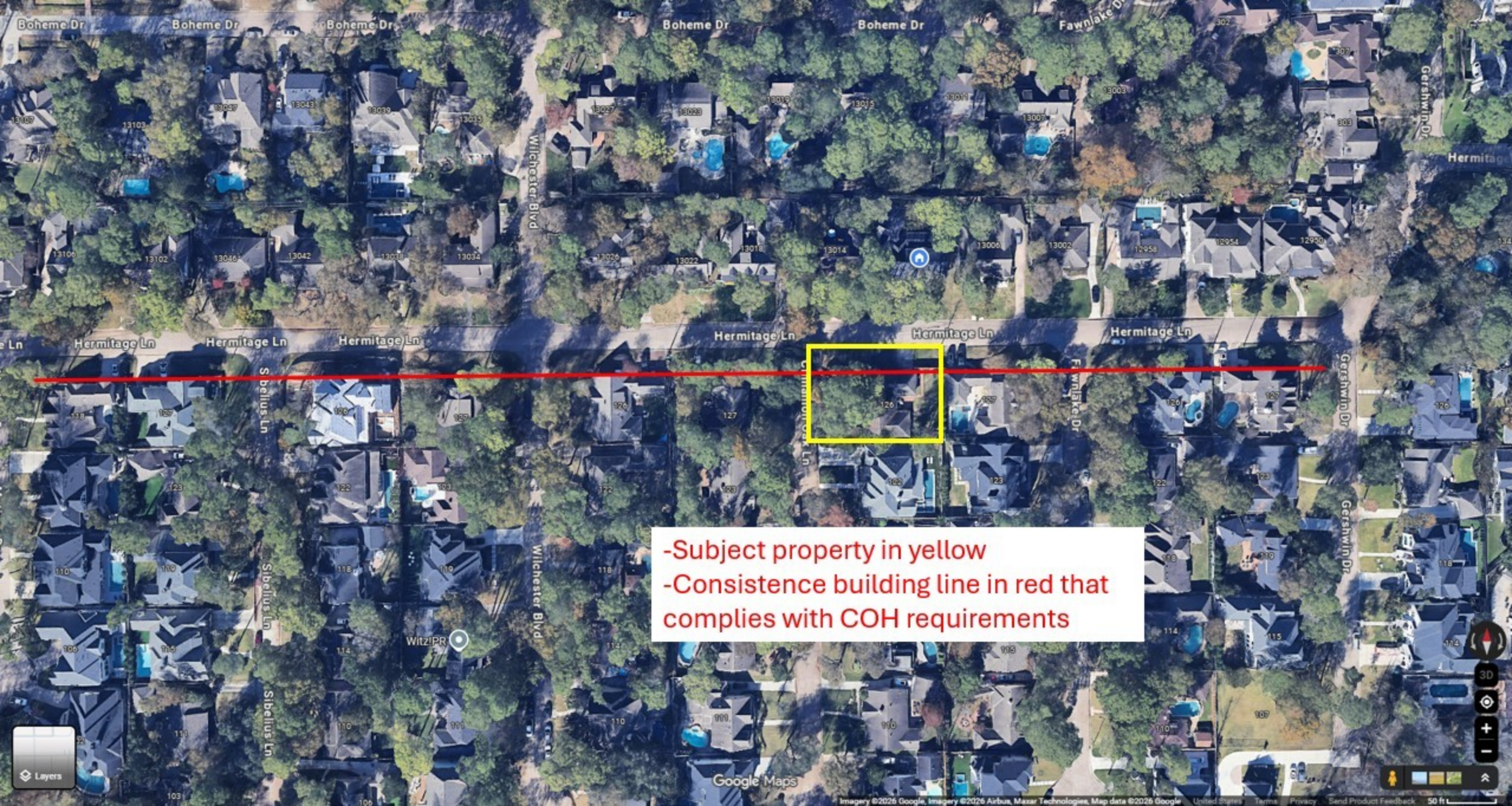
Finally, there are existing power and utility lines directly over the proposed driveway area. Moving the structure closer to the street could create additional concerns regarding the relationship between the new construction, the driveway, and these existing utilities that service the rest of the neighborhood.

For these reasons, I respectfully request that the City deny the requested 10-foot garage setback variance and require the proposed home to comply with the established setback requirements. I believe doing so would better protect neighborhood safety, preserve consistency with surrounding homes, maintain adequate parking and visibility, and minimize potential drainage impacts on neighboring properties.

Thank you for considering the concerns of the surrounding homeowners. I respectfully ask that this letter and attachments be included in the record for the variance request.

Sincerely,

Kyle Sajdak
13010 Hermitage Ln
Houston, TX 77079
346-803-6528


-Subject property in yellow
-Consistence building line in red that complies with COH requirements
Boheme Dr
Hermitage Ln
Wilchester Blvd
Sibelius Ln
Fawnlake Dr
Gershwin Dr
Witz PR
Google Maps

Item 123: 3902 Tristan Street

1. Karolyn D Williams

Outlook

Opposition to Variance Request - 3902 Tristan 77021

From Karolyn Drisdale Williams <diamondlifedeuce@yahoo.com>
Date Thu 8/13/2026 2:16 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.]

Good afternoon,

I am writing to respectfully express my opposition to the requested variance for the property at 3902 Tristan Houston, Texas 77021.

As a 60-year resident of this neighborhood, I have a deep appreciation for the character, design, and uniformity of our community. The neighborhood was thoughtfully designed with a consistent appearance that has contributed to its identity and appeal for generations.

I believe it is important that we preserve the original character and uniformity of the neighborhood and avoid exceptions that could alter the established design or set a precedent for future variances.

I respectfully ask that the variance request be denied and that we continue to honor the vision and standards under which our neighborhood was originally developed.

Thank you for considering the perspective of a longtime resident who has watched and cared about this community for six decades.

Respectfully,

Karolyn D. Williams
60-Year Resident

Item IV: 13620 Memorial Drive

1. Kate Robart
2. Carly Walker
3. Sable Grimes
4. Nan Ross
5. Michelle Brelsford
6. Linsay Scott
7. Mark A. Miller
8. Rachelle Scott
9. Mariel Swicki
10. Ben Delony
11. Mark and Laura Miller
12. Samantha Rodriguez
13. Kyle Ross
14. Jessi McBrayer
15. Gulia Preng
16. Nicole Ebner
17. Wyatt McCulloch
18. Emily Grownery
19. Emily Hammer
20. Meredith Collins
21. Stephanie Beauchamp
22. Lauren Edlund
23. Dani Sitjhoff
24. Lily Dubose
25. Katherine O’Mara
26. Jenna Penland
27. Ashleigh Bulson
28. Stacy Krostag
29. Emma Dubiel

30. Jennifer Trevino
31. Garrison Fuller
32. Ruth Carruthers
33. Christina S
34. Siqi Luo
35. Jessica Gray
36. Lynn Walters
37. Abby Garrett
38. Sarah Katherine
39. Ariana Amort
40. Hope Erwin
41. Callie Johnson
42. Jeni Williams
43. Jessica Marshall
44. Ashley Zustovich
45. Blair Ebbs
46. Becca Bendele
47. Bethany Dickinson
48. Danielle Wright
49. Kim-Anh Patel
50. Casey Sherlock
51. Kelli Hardin
52. Taylor Baucum
53. Sarah Bernstein
54. Brett Stephanow
55. Kasyn Armstrong
56. Robert Sawicki

Outlook

The Well Parking Variance Approval

From Kate Robart <robart.kate@gmail.com>
Date Wed 8/19/2026 2:23 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.]

To Whom It May Concern:

I am writing as the owner of **The Well Pilates** to respectfully request that the City of Houston approve our pending parking variance.

This request is extraordinarily important to our business, our employees, and the significant investment we have made in this location. Without approval of the variance, we are facing the very real possibility of being forced to close our doors. Such an outcome would be devastating, particularly because it is preventable.

Our business currently employs **14 people** whose jobs and livelihoods would be directly affected by a closure. These are real people and families who depend on this business for their income. We take our responsibility to our employees seriously, and the possibility of losing these jobs because of a parking requirement is deeply concerning.

We have also invested **hundreds of thousands of dollars in build-out costs alone** to create and operate this business. That investment was made in good faith and with the intention of building a successful, lasting business in our community. Beyond our build-out investment, we have devoted substantial time, resources, and effort to establishing this location, hiring and training our employees, developing a loyal customer base, and becoming part of the surrounding community.

We understand and respect the City's responsibility to establish and enforce parking and development standards. We are not asking for those standards to be disregarded. Rather, we are asking the City to consider the specific circumstances of our property and the severe practical consequences that would result from strict application of the parking requirement in this instance.

The purpose of a variance process is to provide reasonable flexibility when the circumstances warrant it. We believe our situation is precisely the type of circumstance in which that discretion is both appropriate and necessary.

The consequences of denying this variance would be disproportionate. A functioning business could be forced to close, **14 employees could lose their jobs, and hundreds of thousands of dollars of investment could be lost**. Conversely, granting the variance would allow an existing business to remain open, preserve these jobs, protect a substantial investment in the property, and allow us to continue serving our customers and contributing to Houston's economy.

We are not asking the City for financial assistance or special treatment. We are simply asking for a reasonable accommodation that will allow us to continue operating the business we have worked so hard to build.

For us, this is not an abstract zoning or parking issue. **It is about whether a real Houston business employing 14 people will be able to remain open.** We sincerely hope the City will weigh that impact carefully when considering our request.

I respectfully urge the City of Houston to approve our parking variance and help prevent an unnecessary and devastating closure. We are committed to working cooperatively with the City and are willing to consider reasonable measures or conditions that may help address any concerns associated with the variance.

Thank you for your time, consideration, and careful review of our request.

Sincerely,

Kate Robart
Owner

--
Kate Robart
+1.832.407.0094
www.thewellpilatesstudio.com

Outlook

Support for The Well Parking Variance

From Carly Walker <carlybwalker6@gmail.com>
Date Wed 8/19/2026 2:08 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.]

To Whom it may concern:

I attend regular workout classes at the Well studio and wanted to share my support for them and am very surprised by the claims that there is an issue with The well parking interfering with their businesses. I've never come, even at lunch time ,and seen the lot being too full or have an issue with not finding a space. There has never looked to be an issue from my account of people not being able to access the restaurant or boutique in the center so I'm confused it
would come up as a possible hindrance to their business. This studio is very important to my wellness routine and I have found a strong community here. The Well does a ton to give back to the community and provides a positive place for us to workout. Please allow them to continue operating their business as usual.

Sincerely,
Carly Walker

--
Carly Walker

Outlook

Re: Support for The Well Parking Variance

From Sable Grimes <sablebossow@gmail.com>
Date Wed 8/19/2026 1:55 PM
To Sable Grimes <sablebossow@gmail.com>
Cc 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.]

To add to my comments,

I am actually having lunch at a restaurant in the strip center right now. There are zero classes happening at the well or studio yet the parking is at capacity. I also found it very odd that people were standing in the parking lot taking pictures of the parking lot during this time.

However, when I took class this morning, finding parking was not an issue.

My family and I love all the business in this strip center. I hope that we can continue to maintain desirable growth for our community.

832-627-3806

> On Aug 19, 2026, at 12:06 PM, Sable Grimes <sablebossow@gmail.com> wrote:
>
> To Whom It May Concern:
>
> I'm writing in support of Well Studio's request for a permanent Certificate of Occupancy and parking variance.
> Well Studio has been a wonderful addition to the community, and I've personally found the studio to be a welcoming and positive place. In my experience attending classes, parking has not been an issue. I carpool with a friend anytime that we book classes together. I also see several participants that live nearby walking to the studio
>
> I attend classes in the mid to late morning times during the week. I have also found that it has encouraged me to frequent other establishments in the strip center, making a Friday lunch after workout with friends a routine.

I hope the City will consider the actual day-to-day experience of the studio's members and allow Well Studio to continue operating at this location permanently. It is a valuable part of the community, and I would love to see it remain here.

Thank you for considering my perspective.

Sable Grimes
832-627-3806

Outlook

Opposition to Parking Variance Request – The Well, 13620 Memorial Drive

From Nan Ross <nkoziolek@yahoo.com>
Date Tue 8/18/2026 9:19 AM
To PD - Planning Public <planningdepartment@houstontx.gov>; 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 Houston Planning Commission,

I am writing to express my opposition to the off-street parking variance requested for the expansion of The Well on Memorial Drive.

My family lives at 13635 Taylorcrest Road, immediately adjacent to this property, and we already experience the effects of inadequate parking at this location. I am concerned that allowing an expanded use without adequate, reliable parking will further shift the property's parking demand onto the surrounding residential neighborhood.

According to the submitted site plan, the property has 32 parking spaces on site and is relying on an additional 14 spaces located within an easement to satisfy its shared parking requirement of 43.1 spaces. Because the property does not meet the shared parking requirement without counting those 14 easement spaces, I believe the Commission should closely examine whether those spaces are legally and reliably available to serve this property on an ongoing basis. If continued access to those spaces cannot be guaranteed, they should not be relied upon to demonstrate that adequate parking exists.

Separate from the easement issue, I also question whether the shared-parking requirement of 43.1 spaces accurately reflects the actual parking demand generated by the businesses on this property. Shared parking makes sense when different uses experience peak demand at different times. Here, however, The Well operates scheduled classes whose arrival and departure times can overlap directly with peak dining hours at the two restaurants located on the property. These uses can generate significant parking demand at the same time, particularly during evening class and dinner hours. For that reason, I question whether the shared-parking calculation accurately reflects the actual simultaneous demand for parking at this location.

We are already seeing the consequences of insufficient parking at this property, even before the proposed expansion of The Well.

Vehicles regularly overflow onto Taylorcrest and the surrounding residential streets. Cars park near the intersection of Yorkchester and Memorial, where they can obstruct sight lines for drivers entering and exiting the neighborhood and for residents exiting nearby driveways, including ours. With Memorial Drive being a busy roadway, reduced visibility for vehicles entering and exiting the neighborhood creates a significant safety concern.

Additional overflow parking also brings additional vehicle traffic onto Taylorcrest, a residential street predominantly made up of families with children. Taylorcrest is also a school bus route. More vehicles driving through the neighborhood, searching for parking, turning around, and parking along the street increases safety concerns for children, pedestrians, school buses, and residents entering and exiting their homes. A greater number of vehicles parked along the street could also impede access for emergency vehicles when every second matters.

We have also observed vehicles parking over the sidewalk and grassy area along Memorial between the parking lot and Yorkchester. This blocks pedestrian access along the sidewalk and can interfere with people safely accessing and using the nearby bus stop.

These are not hypothetical concerns about what might happen if the variance is approved. We are already experiencing overflow parking, obstructed visibility, increased neighborhood traffic, and improper parking associated with the existing uses of this property. Expanding The Well without ensuring sufficient and reliable parking would reasonably be expected to make these existing problems worse.

The surrounding residential neighborhood should not become the overflow parking solution for a commercial property. A business choosing to expand its operations should be responsible for ensuring that its location can adequately accommodate the parking demand generated by that expansion. The business should have conducted the necessary due diligence to ensure the location could support its proposed operations rather than relying on a variance that could transfer the resulting parking and traffic burden to neighboring residents.

For these reasons, I respectfully ask the Planning Commission to deny the requested off-street parking variance. I also ask the Commission to carefully evaluate whether the 14 easement spaces can appropriately be counted as permanent and reliable parking and whether the shared-parking calculation accurately accounts for the overlapping peak demand created by two restaurants and scheduled classes at The Well.

The existing conditions demonstrate that parking demand at this property is already affecting the surrounding neighborhood. Approving an expansion without adequate,

dependable parking would only increase those impacts and the associated safety concerns for the residents who live here.

Thank you for considering the concerns of the residents who are directly affected by this request.

Sincerely,

Nan Ross
13635 Taylorcrest Road
Houston, Texas

Sent from Yahoo Mail for iPhone

Outlook

Support for The Well Parking Variance

From Brelsford, Michelle <mbrelsford@velaw.com>
Date Wed 8/19/2026 1:24 PM
To PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>
Cc Brelsford, Michelle <mbrelsford@velaw.com>

[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 City of Houston,

I am writing in support of The Well and its request for a parking variance.

I have been a member of the studio since 2025 and have personally experienced the parking situation when attending classes. In my experience, I have always been able to find parking without difficulty, and I have not found that the studio's classes to create a parking issue for the other businesses in the center.

The studio has become a meaningful part of my routine and community. I appreciate having a welcoming, well-run studio in this location, and I believe it is a valuable addition to the neighborhood. The class schedule also makes it easy for members to come and go without creating significant parking conflicts with the surrounding businesses during peak hours.

I hope the City will consider the firsthand experiences of the studio's members and allow The Well to continue operating at this location permanently.

Thank you for your consideration. Please feel free to contact me directly at 832-477-4569 if you have any questions.

Best,
Michelle

Michelle Brelsford
Senior Lateral Associate Recruitment Manager
Vinson&Elkins
E mbrelsford@velaw.com
W +1.713.758.2299
845 Texas Avenue
Suite 4700
Houston, TX 77002

Outlook

parking variance: The Well

From Linsay Scott <thegoodieedit@gmail.com>
Date Wed 8/19/2026 12:10 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 and Development Department,

I am writing to respectfully oppose the parking variance request submitted by The Well Pilates for its expansion at our shopping center.

As a neighboring business owner, I witness the parking situation every day, and it has already reached an unsustainable level without any additional expansion.

At this very moment, during The Well's 11:30 a.m. class—which coincides with the busiest lunchtime period for the shopping center—cars are continuously circling the parking lot searching for available spaces. When they cannot find parking, many drivers simply leave. Others attempt to park along the street because the parking lot is full. An even worse occurrence would be if customers decide to park in the neighborhood behind the center. It has happened multiple times already.

The lack of parking is not hypothetical; it is happening every day. We regularly see customers abandon their visits because there is nowhere to park. This affects every business in the center, not just mine.

Today alone, a customer parked in one of our designated store parking spaces, briefly entered our boutique for only a few seconds, and then left to dine at a neighboring restaurant, leaving our own customers without access to the parking intended for our business. This type of overflow parking has become commonplace.

Granting a parking variance for additional square footage without providing the parking that such an expansion requires will only intensify an already serious problem. The current parking supply cannot adequately support the existing demand, much less additional occupancy.

I respectfully ask that the City consider the real-world conditions occurring at this property rather than theoretical parking calculations. The existing parking shortage is already impacting customers, neighboring businesses, and traffic circulation throughout the shopping center. Approving a variance would further reduce accessibility for all tenants and their customers.

Thank you for your time and consideration of the concerns of the businesses that rely on adequate customer parking to remain viable.

--




EDIT
Bistro Mistral
NOTICE OF OFF-STREET PARKING VARIANCE REQUEST
METROPOLITAN
EDIT
Moroccan Sushi
Bistro Mistral

Outlook

Parking Variance Notice #25114633

From Mark A. Miller <mamiller53@comcast.net>
Date Wed 8/19/2026 12:53 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.]

Attached are pictures of the cars parking on both Yorkchester and Tayloircrest Road because the parking lot is filled beyond it's present capacity. The blue car had a Pilates client who got out with his Pilates bad/matt. The variance has not been decided and these pictures show over flow parking today at lunch. Please consider these plhotos in your decision.

Respectfully,

Mark Miller (and Laura Miller)











Outlook

Parking

From Rachelle Scott <blondie_vb20@yahoo.com>
Date Wed 8/19/2026 12:47 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.]

Hello!
To whom it may concern. I have tried multiple times to visit The Edit (at 13614 Memorial Drive) to shop, and eat at the restaurant next door- but I can NEVER find parking. It's super frustrating. I am at a loss of what to do.
Is there anyway you can help!

Thanks,
Rachelle

[https://]**Rachelle Richardson** [https://]
@PartyandCoHTX
(713) 724-1599
www.Partyand.co







Best,

Mariel Sawicki
(281) 705-4860
@mariel.sawicki.art

Sent from my iPhone

On Aug 18, 2026, at 10:13 PM, Mariel Sawicki <marielelise@gmail.com> wrote:

Dear Sir or Madam,

I am writing to bring attention to a parking issue at the small shopping center just outside of my neighborhood, Wilchester, at 13614 Memorial Drive.

I frequently visit a boutique there named EDIT, where I've gotten to know and respect the owner, Linsay Ferreira, who greatly contributes to our local community. My family also frequently visits the sushi restaurant next door, Mamasan, where the waitstaff recognizes us and continues conversations with myself and my daughters from past visits.

Over the past year, parking has become increasingly difficult at this small center. I believe it's due to a new workout facility that has opened; I've noticed that the small lot is often full during class times, making it difficult for customers to access the other businesses. Attendants from the gym will park on our neighborhood streets and walk to the shopping center as overflow. I've driven by the center on multiple occasions and not been able to visit due to lack of parking.

I certainly understand the value of having different businesses in our community, but I'm concerned that the lack of parking is negatively impacting these small locally owned businesses. I hope the City might consider whether there are any solutions and whether the business is appropriate for this small shopping center.

Thank you for your consideration and support. I appreciate it!

Sincerely,

Mariel Sawicki

13318 Barryknoll Lane
Houston, Tx 77079
281-705-4860

Outlook

Re: The Well Pilates Studio

From bcdelony <bcdelony@gmail.com>
Date Wed 8/19/2026 11:11 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.]

To whom it may concern,

My name is Ben Delony, and I am a returning resident of Houston as of this summer. Moving back to a city after multiple years away always presents itself with plenty of challenges, but mostly that of finding and maintaining true community. I have been lucky enough to find this within The Well in the Memorial neighborhood, and am writing to express my views regarding the parking hearing.

I have been attending and teaching at The Well for a little over two months now, and have never encountered a situation where parking was limited or unavailable at any time of day. All of the classes are finished by 12 or 12:30, leaving ample room for the lunch rushes of adjacent businesses. As an instructor, I am occasionally present in the afternoons for administrative and training sessions, and I have never witnessed the parking lot full. This has me fervent in my belief that our class schedule at The Well does not adversely affect our neighbors.

What I witness in the community or our clients and our staff is nothing short of remarkable, a true community for people to come together, connect, and move in a safe, accessible area. None of our clients have ever had any issue finding parking, and I implore you to expand The Well's permanent permit of occupancy so that we may accommodate our loyal clientele. The area flourishes thanks to **all** of the business present, and I am excited for The Well's future.

Please let me know if you'd like more elaboration regarding my thoughts, and I'd be happy to expound further.

Thank you,
Ben Delony

Outlook

Parking Variance Notice #25114633

From Mark A.Miller <mamiller53@comcast.net>
Date Mon 8/17/2026 12:37 PM
To PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>

1 attachment (33 KB)
Subject- Planning Commission 2.pdf;

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

Attached are comments regarding Reference #25114633. I am not able to come to the meeting in person due to a scheduling conflict.

Thank you for your consideration. If you have any questions, you can contact me via this email address or my phone: (713) 922-6260.

Respectfully,

Mark Miller (and Laura Miller)

Subject: Planning Commission Public Meeting – Reference No. 25114633

My husband, Mark Miller, and I (Laura Miller) are opposed to the granting of a Parking Variance at 13620 Memorial Drive. We have lived in our house for 26 years and seen an increase in parking overflow into our neighborhood.

While a gym might sound good to some, it definitely will create problems for our cul-de-sac. The current businesses in the strip center cannot expand their parking enough to fill their own needs at times during the day, much less an additional gym that will require additional spaces above what is already there. During busy times, we have seen cars parked not only along Yorkchester Drive but also on our cul-de-sac, Taylorcrest Road.

Additionally, the intersection of Memorial Drive, Yorkchester and Taylorcrest Road is very busy in the mornings and afternoons with buses picking up elementary, middle school and high school students.* Cars parking on the streets would eliminate visibility, narrow the road, and potentially endanger the students and the parents waiting to drop off/pick up their kids. While the 7am to 8am time slot would probably not be affected, the afternoon certainly would.

If for some reason the city had to do work along the easement in front of the shopping center and those spaces were impacted for some amount of time, overflow would certainly move into our neighborhood and streets.

We have reviewed the parking space data and see that the present 32 spaces on site are well below 50.8 needed and the shared 43.1 spaces the city has calculated for the present businesses. The variance request allows a new business to move into the shopping center without creating any new spaces.

We feel that maintaining the current parking guidelines is the most reasonable decision in order to protect our current traffic situation and our students.

** Buses leaving Westchester Academy and Wilchester Elementary regularly use Yorkchester throughout the day to access Memorial Drive neighborhoods south of Memorial.*

Outlook

Support for The Well Parking Variance

From Samantha Rodriguez <rodriguez.samantha1662@gmail.com>
Date Wed 8/19/2026 10:30 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.]

Good morning,

I would like to share my personal experience with the Well Pilates studio and why I believe they should be allowed to continue operating where they are at permanently. I've been going to the Well for a little over a year now and it has changed my life completely. It's not just a class, but it feels like a close family that I know will always be there. Not only that, but they have helped with my fitness goals and my mental health. Their class times have always been flexible and I never had an issue with the parking there nor do I believe it interferes with my ability to visit other businesses if I choose to. In fact, I had visited one of the businesses there and did not have an issue with parking, especially because when I went classes were not going on. Thank you for taking the time to read my email and I truly hope you consider keeping the Well Pilates where they are at as they have played a huge positive impact on me.

Best Regards,
Samantha Rodriguez

Outlook

Opposition to Parking Variance Request – The Well, 13620 Memorial Drive

From Kyle Ross <kyle_ross@yahoo.com>
Date Tue 8/18/2026 9:23 AM
To PD - Planning Public <planningdepartment@houstontx.gov>
Cc 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 Houston Planning Commission,

I am writing to oppose the parking variance requested for the expansion of The Well at 13620 Memorial Drive.

I live on Taylorcrest Road, directly adjacent to this property, and parking from the businesses at this location already impacts our residential neighborhood. My concern is that expanding The Well without sufficient and dependable parking will increase an existing problem and place an even greater parking and traffic burden on the surrounding streets.

According to the submitted site plan, the property has 32 parking spaces on site and is relying on an additional 14 spaces located within an easement to meet its shared parking requirement of 43.1 spaces. Since the property does not meet that requirement without including the easement spaces, I believe there should be careful consideration of whether those 14 spaces can truly be considered permanent and reliable parking for this property. If their continued availability is not guaranteed, they should not be relied upon to satisfy the property's parking needs.

I also have concerns about the shared-parking calculation itself. Shared parking assumes that the different businesses on a property have parking demands that peak at different times. In this case, there are two restaurants in addition to The Well, which operates scheduled classes. Evening classes can occur at the same time as peak dinner hours at both restaurants. Customers may therefore be arriving at all three businesses during the same period, rather than sharing spaces because their busiest times are different.

This is especially concerning because overflow parking is already occurring before The Well's proposed expansion. Vehicles regularly park along Taylorcrest and near Yorkchester and Memorial. Cars parked close to Yorkchester can obstruct visibility for vehicles entering and exiting the neighborhood and for residents pulling out of nearby driveways. Given the volume and speed of traffic on Memorial Drive, maintaining clear sight lines in this area is an important safety issue.

Taylorcrest is a residential street with many families and children, and it is also a school bus route. Additional commercial traffic and vehicles searching for parking, turning around, and parking along

the street create additional safety concerns for children, pedestrians, school buses, and residents. Heavy street parking could also make access more difficult for emergency vehicles.

I have also observed vehicles parking over the sidewalk and grassy area along Memorial between the parking lot and Yorkchester. This obstructs the sidewalk and can interfere with pedestrian access to the nearby bus stop.

These concerns are based on conditions that residents are already experiencing, not simply what could potentially happen in the future. Overflow parking from this property is already reaching Taylorcrest and the surrounding area. Expanding another business at the property without sufficient parking will only increase that pressure.

A commercial property's parking needs should be accommodated by the property itself rather than being pushed into an adjacent residential neighborhood. A business expanding its operations should ensure that its chosen location can support the parking demand it generates rather than relying on a variance that could shift the consequences of inadequate parking onto nearby residents.

For these reasons, I respectfully ask the Planning Commission to deny the parking variance request for The Well at 13620 Memorial Drive. I also ask that the Commission closely evaluate whether the 14 easement spaces should be relied upon to meet the parking requirement and whether the shared-parking calculation realistically accounts for the overlapping demand of two restaurants and scheduled classes at The Well.

Thank you for considering the concerns of residents who live directly adjacent to this property.

Sincerely,

Kyle Ross
Taylorcrest Road

Outlook

Support for The Well Pilates

From Kasyn Armstrong <kasyn2010@gmail.com>
Date Tue 8/18/2026 5:24 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.]

Hi,

I'm writing as a member of The Well Pilates ahead of the hearing this Thursday. I just wanted to share how much I love having The Well in the Memorial area and how much it means to the local community.

So many of us live nearby, and having a studio that is convenient and accessible to the community is such a great thing for the area. In my experience, there is always plenty of available parking when I attend classes, including during the daytime, and I've never felt that parking at The Well has been an inconvenience to the surrounding businesses.

The Well has created such a great community, and I hope the current parking situation can remain as it is. Thank you for taking the time to hear from the members who love and support the studio!

Best,
Kasyn

Sent from my iPhone

Outlook

Parking Concerns

From Robert Sawicki <robert.sawicki@gmail.com>
Date Wed 8/19/2026 10:11 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.]

To whom it may concern:

I am writing regarding a parking issue at the shopping center near my neighborhood at 13614 Memorial Drive.

My family frequently visits Mamasan, our favorite sushi restaurant, and my wife enjoys shopping at EDIT, a boutique owned by a local neighbor. These are two locally owned businesses we really enjoy and want to continue supporting. Over the past year, parking at this center has become increasingly difficult. The small lot is often full during class times of one of the tenants, a pilates studio named The Well, and their customers frequently park on our neighborhood streets as overflow.

I hope the City will consider whether the operation of a Pilates studio is appropriate for such a small shopping center.

Thank you for your consideration and support of our local businesses.

Sincerely,
Robert Sawicki

Outlook

Support for The Well Parking Variance

From Jessi McBrayer <jessizimm@gmail.com>
Date Wed 8/19/2026 9:55 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.]

Good morning,

I am reaching out in support of the parking variance request for The Well Pilates and Studio on Memorial Drive.

I have lived in this community for 8 years and absolutely love what The Well has brought to this area. Their fitness studio brings women together in the community for a common purpose and it has had a positive impact.

I understand that parking can be a concern but I have never had an issue finding a parking space during the year and a half that I have attended classes at The Well. Additionally, attendees are always very respectful with parking (no doubling parking or illegal parking) in my experience. I have also never heard of a parking issue from my friends in the area coming to the restaurants or shops in the same facility.

I hope that this parking variance request and permanent Certificate of Occupancy can move forward. Thank you for taking the time to read my note.

Jessi McBrayer

Outlook

Support for The Well Parking Variance

From Gulia Preng <gpreng@gmail.com>
Date Tue 8/18/2026 7:21 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.]

We love having this workout studio in our neighborhood
There is no issue for other tenants as everyone is done working out before lunch time and dinner time
The other businesses had no visibility till people started going to the studio.. most people didnt know they even existed

Kind regards,
Gulia Preng

Outlook

The Well

From Nicole Ebner <nhebner1@gmail.com>
Date Wed 8/19/2026 9:41 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.]

Morning,
As a neighbor to The Well, it's been wonderful to have a studio so close to home. As the weather gets cooler, many of us enjoy walking to their location! The strip center they are located in has struggled to maintain complete occupancy for years and years and it seems silly that not an over abundance of parking spots may be a reason to shut down a thriving, beneficial business.

Thanks for listening!
Nicole Ebner
Sent from my iPhone

Outlook

Support for The Well Parking Variance

From McCulloch, Wyatt @ Houston <Wyatt.McCulloch@cbre.com>
Date Wed 8/19/2026 8:29 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.]
To Whom It May Concern,

I'm writing in support of the parking variance request for The Well studio.

I've been attending classes there for the least several months, and in my experience, parking has never been an issue when attending classes. The studio's class schedule works well with the surrounding businesses — I've consistently been able to find parking without any difficulty, and I've never felt that my visits interfered with access to the other tenants in the center.

The Well is a genuinely positive part of this community, and I'd hate to see it unable to continue operating permanently in this location over a parking concern that, from my firsthand experience, simply hasn't been a real problem.

I hope the City will consider granting this variance and allowing The Well to remain a permanent part of the neighborhood.

Thank you for your time.

Wyatt McCulloch
Senior Vice President
CBRE | Advisory & Transaction Services
2800 Post Oak Blvd., Suite 225 | Houston, TX 77056
C 713 548 6809
wyatt.mcculloch@cbre.com| LinkedIn

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Outlook

Support for The Well Parking Variance

From Emily Growney <emily@emilysole.com>
Date Tue 8/18/2026 7:26 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.]

Hello,

I am writing on behalf of The Well Pilates Studios on Memorial Dr.

I have been an active member of The Well community since its doors opened. I have never had a problem parking when I go to class 5 days a week at 7:30am. In fact, there is always ample parking when I arrive and depart.

This studio has been so wonderful in my community (Wilchester) where I have lived and own my home for the last 15 years. The owners have been generous with their time and have built a wonderful community of neighbors. It has been such a positive impact on our neighborhood!

I also have visited the other businesses more than I ever have since joining The Well. There are such wonderful businesses in that shopping center.

Thank you for your time,
Emily Growney

13519 Myrtlea Dr.
Houston,TX 77079
(504) 810-6543

Outlook

Parking for The Well

From Emily Hammer <emspears@gmail.com>
Date Wed 8/19/2026 8:27 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.]

To Whom It May Concern,

I am writing in support of The Well Pilates Studio's request for a permanent Certificate of Occupancy and parking variance. I have visited The Well almost every day for more than four months, at a variety of times including mornings, afternoons, and early evenings, and I have never had any difficulty finding parking. In my experience, there is consistently plenty of available parking in the center, and I have never felt that parking at The Well made it difficult for me or other customers to access the surrounding businesses. The Well has become an important part of my routine and the community, and I would very much like to see it continue operating at this location. Based on my firsthand experience, I believe the parking concerns do not reflect the actual parking situation I have encountered as a frequent customer.

Thank you for considering my experience and perspective.

Best,
Emily

Outlook

Support for The Well Parking Variance

From Meredith Collins <us5collins@yahoo.com>
Date Wed 8/19/2026 7:33 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.]

Good Afternoon-

I started going to The Well in January 2026. It has been a great addition to my workouts. I go to class twice a week in the mornings. I have never had a problem with parking and the other businesses in the strip are not even open that early. In fact going to The Well has introduced me to businesses in the strip which I would not have noticed otherwise.

I would be extremely disappointed if The Well was not approved for parking. It is something I look forward to every week. The location is great and the community (instructors and clients) is so welcoming. The Well is a bright spot in my day!! Please approve the parking permit!!

Thank You -

Meredith Collins

Sent from Yahoo Mail for iPhone

Outlook

The Well Parking

From Stephanie K. Beauchamp <stephanie.krimm@gmail.com>
Date Tue 8/18/2026 7:31 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.]

Hi!

I am reaching out because I am a regular member at The Well Pilates and The Well Studio. Please consider giving them a permanent parking permit so that members like me can continue to show up, prioritize health and be part of this amazing community. I love the other businesses in that strip and I feel that The Well's hours do not significantly conflict with any of their regular or high business hours. It's so important to allow us to utilize this space and we promise to leave quickly and not take up space longer than the one hour we are there! It's such a wonderful community and place to get fit and belong!

Thank you so much!

Stephanie Beauchamp
Area Director
Young Life West Houston
(713) 657- 5015



Outlook

Support for The Well Parking Variance

From Lauren Edlund <laurenledlund@gmail.com>
Date Tue 8/18/2026 7:32 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.]

To the City of Houston Planning Commission,

I am writing in support of The Well and its request for a parking variance.

I am a regular client of The Well and attend Pilates classes at the studio multiple times each week. In my experience, parking has never been an issue when attending class. I have consistently been able to find a parking space without difficulty, and I have never experienced a situation where a class at The Well appeared to create an unreasonable burden on parking within the center.

The Well has also become an important part of my weekly routine and a wonderful addition to the Houston community. The studio provides a welcoming, positive environment that encourages health, strength, and overall well-being. I value having a high-quality fitness studio like this in a convenient neighborhood location.

Based on my personal experience as someone who is at the property regularly, I strongly support allowing The Well to continue operating permanently at its current location. I hope the City will take into consideration the experiences of those of us who regularly visit the studio and see firsthand how the parking is actually utilized throughout the day.

Thank you for your consideration.

Sincerely,
Lauren Edlund

Sent from my iPhone

Outlook

Supper for The Well parking variance

From dani.sijthoff@gmail.com <dani.sijthoff@gmail.com>
Date Wed 8/19/2026 7:22 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.]

Hello! Dropping a note to express my support for the well studio and Pilates on memorial. I am so thrilled to have a work out studio in close proximity and have been to over 120 classes in past year including quite a few at new studio the past month. In all those classes, I've never had an issue finding parking or seen the lot completely full. It is so great to see livelihood in that shopping center again and have somewhere close to drive community and health.

Thanks,

Dani Sijthoff
Sent from my iPhone

Outlook

Support for The Well Parking Variance

From Lily DuBose <lilydubose@gmail.com>
Date Tue 8/18/2026 7:36 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 City of Houston Planning Commission,

I am writing to show my support for The Well and their parking variance.

I have been going to The Well since they opened and absolutely love having them in our community. I have never had a problem finding a parking spot when I come for class, and parking has never kept me from visiting any of the other businesses in the center.

The Well has worked so hard to build their business and create such a positive and welcoming place for our community. I don't believe the other businesses in the center should get to decide whether The Well is able to stay, especially when parking has never been an issue in my experience.

I really hope you will allow The Well to continue operating at this location. They have worked incredibly hard and are a wonderful addition to our community!

Thank you,

Lily DuBose

Outlook

Support for The Well Parking Variance

From Kate O'Mara <kateomara1@gmail.com>
Date Tue 8/18/2026 7:44 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 City of Houston,

I am writing to you in relation to the parking variance request for The Well, located on 13610 Memorial Drive.

I very much appreciate and support The Well. I was first encouraged to come by a friend who lives inside the loop and I am forever thankful that she did. I frequent the Well on a weekly basis. Usually at 5:30 AM but now my children are in school full-time I do like to attend classes later in the morning. At times, this has encouraged me to visit the other stores and restaurants that are in the strip. Ones that I wouldn't attend otherwise.

The Well has made a very meaningful difference in my life. Never have I been a person to consistently workout until I came to The Well. It's addictive and rewarding. I feel a huge difference not only in my fitness but in my general selfceare. At 40+ years old it is no mean feat, but one that will realistically have a tangible and sustaining effect on the rest of life. That's a pretty big attribution to a place that no other place has been able to do before. I fully support The Well and any request they make.

Regards,
Katherine O'Mara

12315 Huntingwick Drive
917-697-5662

Outlook

Support for The Well Parking Variance

From Jenna Penland <jenna.d.penland@gmail.com>
Date Tue 8/18/2026 7:55 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.]

To Whom It May Concern,

I am writing in support of the parking variance for The Well.

I live in Wilchester, the neighborhood immediately surrounding The Well, and I also attend Pilates classes there regularly. The Well has become such an important part of my life and an incredibly positive addition to our community. Kate and Kristin have created something truly special. They have created a welcoming, encouraging community where people can prioritize their health, connect with others, and genuinely feel known and cared for.

As someone who is at The Well frequently, I can also speak firsthand to my experience with parking. I have consistently been able to find parking when attending classes and have never felt that The Well's class schedule created a parking problem within the center. I have also never experienced a situation where a class interfered with my ability to access another business in the center.

Kate and Kristin operate their studio very thoughtfully. They care deeply about their members, their neighbors, and the surrounding community, and it is evident that they have been intentional about how and when classes are scheduled.

As a Wilchester resident, local pediatrician, and small business owner myself, I have tremendous respect for what it takes to build a business that truly serves its community. Kate and Kristin are doing exactly that. The Well is the kind of locally owned business that makes our community better, and I would be incredibly disappointed to see something as solvable as a parking variance prevent them from continuing the wonderful work they are doing in this location.

I wholeheartedly support allowing The Well to continue operating permanently in its current space and respectfully ask that the City approve their parking variance.

Thank you for your consideration,

Jenna Penland, MD

Outlook

Support for The Well Parking Variance

From Ashleigh Bulson <ashleigh.bulson@gmail.com>
Date Wed 8/19/2026 7:22 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.]

Hello -

I'm writing in support of The Well Studio's request for a permanent parking variance and Certificate of Occupancy.

I have personally attended classes at the studio for over a year and have consistently found parking to be available and convenient during class times. Further more, the studio is a wonderful addition to the community, and I believe its schedule and use of the parking area have not created the parking issues that might be assumed based solely on class capacity.

I strongly support allowing the studio to remain at this location permanently and continue serving the community.

Thank you,

Ashleigh Bulson

Outlook

In Support of The Well's Studio Parking Variance Request

From Stacy Krostag <stacykrostag@gmail.com>
Date Tue 8/18/2026 7:58 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.]

To Whom It May Concern,
I am writing to voice my support for The Well's parking variance request as part of their permanent Certificate of Occupancy process with the City of Houston.

My daughter and I attend classes at the studio together in the mornings and Monday evenings and it has made a real difference in both of our physical health and overall wellness. It's become a meaningful part of our routine that we both look forward to. I've also seen firsthand how the studio brings the community together, with people of all ages attending class side by side.

Attending classes there has also introduced me to the other businesses in the same parking lot. Before taking classes at The Well, I had never been a customer of Mamasan Sushi, and hadn't visited the French restaurant in nearly a decade- and had not once stepped into Edit clothing shop nearby. Since starting classes, I've become a regular patron of both restaurants and the clothing shop as well.

In all my visits, I have never once had a problem finding parking, whether I was there for class or stopping by the other businesses. From what I've personally experienced, the studio's class schedule does not create any conflict with parking availability for the surrounding businesses.

I would very much like to see the City allow the studio to continue operating permanently at this location, as it has been a positive presence for my family, our community, and, from what I've seen, for the broader shopping center as well.

Thank you for taking the time to consider my experience.

Sincerely,
Stacy Krostag

Outlook

Support for The Well Parking Variance

From Emma Dubiel <emmamerdian@gmail.com>
Date Wed 8/19/2026 7:00 AM
To PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>
Cc The Well <hi@thewellpilatesstudio.com>

[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 Whom It May Concern,

I am writing to express my support for The Well and its continued operation at its current location. The Well has become much more than a fitness studio - it has created a welcoming, positive community and has become an important part of the area for so many of us.

Personally, The Well has had such a positive impact on my life. It provides a space where I can prioritize my health, connect with others, and be part of a community that encourages and supports one another. The environment the studio has created is truly special, and I believe having businesses like The Well in this location adds tremendous value to the surrounding community.

In my experience attending classes, parking has not been an issue. I have been able to find a parking space during class times, even when the center is busy. I have also never felt that The Well's classes have prevented me from accessing or visiting any of the other businesses in the center.

In fact, I believe The Well brings additional people and activity to the center and can benefit the neighboring businesses. Members are already coming to the property for class, which gives them an opportunity to visit other businesses before or after their workout and creates additional foot traffic within the center.

I would sincerely like to see the City allow The Well to continue operating at this location permanently. The studio has built a strong community, positively impacted its clients, and created a business that people genuinely value. Losing this location would mean losing a space that has become an important part of many people's routines and lives.

Thank you for taking the time to consider the impact The Well has had on its members and the surrounding community. I hope you will support allowing The Well to remain and continue serving this community for years to come.

Sincerely,

Emma Dubiel

Outlook

Support for The Well Parking Variance

From Jenny Fly Trevino Realtor <jennyflygirlradio@gmail.com>
Date Tue 8/18/2026 11:17 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.]

To Whom It May Concern,

My name is Jennifer Treviño, and I'm a regular client at The Well Studio, located at 13610 Memorial Dr, Houston, TX 77079. I'm writing to share my support for their parking variance request as they work toward securing their permanent Certificate of Occupancy.

I attend classes, and in my experience, parking has never been an issue. I've always been able to find a spot easily, and I've never noticed the studio's classes interfering with the flow of business or parking availability for the other tenants in the center.

This studio has become a meaningful part of my routine and wellbeing. I'd genuinely hate to see that impacted.

I hope the City will take firsthand experiences like mine into consideration and allow The Well to continue operating permanently at this location.

Thank you for your time and consideration.

Sincerely,
Jennifer Treviño

Outlook

The Well Pilates Studio

From Garrison Fuller <garrison.fuller@gmail.com>
Date Tue 8/18/2026 7:59 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.]

Good evening!

I just wanted to reach out and share just how important the studio is for myself and all of its members especially with the new studio that just opened. We have nothing like this in our memorial area and it is beyond a workout facility, it is a community and a family that we all come to disconnect for an hour together.

I have not had any issues with parking, especially with how the owners have staggered the schedule to accommodate the busier hours.

I hope this issue can be rectified and we can continue to support our Well family!

Garrison Fuller

Outlook

The Well Pilates Studio

From Ruth Carruthers <ruthlcarruthers@gmail.com>
Date Tue 8/18/2026 10:47 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.]

To the City of Houston Planning & Development Department,

I am writing to voice my support for The Well Pilates and their request for a permanent Certificate of Occupancy at their current location, as they navigate an upcoming parking variance hearing.

I have been a member of The Well Pilates for over a year and attend classes 4-5 times per week. This studio has become an important part of my routine — it has been genuinely valuable for me both physically and mentally, and it's also fostered a real sense of community that I don't take for granted. Losing access to this studio, or seeing it forced to relocate, would be a real loss not just for me but for the many others who rely on it the same way.

I want to speak directly to the parking concerns that are part of this hearing. In all my time attending classes, I have never had trouble finding parking. It has consistently been easy and convenient, even during regular class times. I've also never noticed my visits creating any conflict with the other businesses in the center — I haven't experienced any competition for spots or difficulty getting in and out.

This kind of arrangement is not unusual for boutique fitness studios in Houston. Comparable studios such as LHTX in River Oaks and Studio Pulse in the Heights operate in similarly configured properties, sharing limited parking with neighboring businesses whose busiest hours run from late morning through lunch and into the early evening — and those arrangements coexist without issue. The Well Pilates' schedule reflects the same natural separation: the majority of classes take place in the morning, before roughly 10 to 11 a.m., which is before many of the neighboring businesses in the center have even opened for the day.

I understand that parking is a legitimate concern for any business sharing a property, and I don't want to speak for or against the other tenants in the center. I simply want to share what I've personally experienced as someone who is actually there multiple times a week: **parking has not been a problem.**

I hope the City will take these firsthand experiences into account and allow The Well Pilates to continue operating permanently at this location. This studio contributes value to our Memorial neighborhood and I'd hate to see that put at risk over a concern that, in my direct experience, hasn't materialized.

Thank you for your time and consideration.

Sincerely,

Ruth Carruthers



Ruth Carruthers
Principal & Realtor | Carruthers Real Estate Group
ruth.carruthers@compass.com
512.636.4706

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Outlook

Support for The Well Parking Variance

From Christina Stirneman <cstirneman@gmail.com>
Date Tue 8/18/2026 8:04 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 City of Houston Planning Commission,

I am writing in support of The Well Pilates Studio and its request for a parking variance.

I have been a member of The Well for a year and a half, and this week I will take my 100th class. What started as a place for me to work out has become so much more than that. The positive and supportive community The Well has created has helped me find myself and my strength again, and it has become an incredibly meaningful part of my life and my weekly routine.

I attend classes approximately four times a week and have experienced the parking lot at a wide variety of times. Historically, I primarily attended the 9:30 a.m. weekday classes, along with occasional 11:30 a.m. classes and Sunday afternoon classes. More recently, I have transitioned to the 5:30, 6:00, and 6:30 a.m. classes, which, in my experience, are some of the studio's most well-attended classes. Importantly, those classes take place early in the morning, when there appears to be very little activity at the neighboring businesses.

Across all of these different class times—including some of the studio's busiest—I have never had an issue finding a parking space. I have also never experienced The Well interfering with my ability to visit another business in the center.

In fact, my experience has been just the opposite. Because I am already at The Well several times a week, its location has led me to visit neighboring businesses that I likely would not have visited otherwise. The studio brings me to the center and has actually increased my exposure to and patronage of the surrounding businesses.

The Well has created something truly special for its members and for this community. I sincerely hope the City will approve the variance and allow the studio to continue operating permanently in this location.

Thank you for considering my firsthand experience and my support for The Well.

Sincerely,
Christina Stirneman

Outlook

Support for The Well Parking Variance

From Siqi Luo <luo_siqi@yahoo.com>
Date Tue 8/18/2026 10:31 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.]

To the City of Houston,

I'm writing in support of The Well's request for a parking variance and permanent Certificate of Occupancy.

I've personally attended classes at The Well and have generally found parking to be available when I've been there. In my experience, the studio's class schedule and the way members arrive and leave do not create the parking problems that might be assumed based solely on the number of people who can attend a class.

The Well has also been a meaningful part of my life and has created a welcoming, positive space in our community. I would really like to see the studio be able to continue operating at this location permanently.

I hope you'll consider the firsthand experiences of the people who actually use the property and attend classes when considering The Well's parking variance request.

Thank you for your consideration.

Siqi

Outlook

Against for The Well Parking Variance

From Jessica Gray <jessica.crawford.gray@gmail.com>
Date Tue 8/18/2026 10:13 PM
To PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>

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To Whom it May Concern,

I live in Wilchester and against the well parking variance. We don't want customers parking on our streets. Our streets aren't that wide and a lot parking on the street would be horrible for our neighborhood.

Thanks,
Jessica

Outlook

Support for The Well Parking Variance

From Lynn Walters <ljwal81@gmail.com>
Date Tue 8/18/2026 8:11 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.]

To whom it may concern:

I wanted to reach out about the parking variance request for The Well — I hope the City will consider approving it.
I'll
I've been going to morning classes there for a while now, and honestly it's become one of the best parts of my week. It's not just a workout — it's a place where you see the same faces regularly, people of all different ages, and there's a real sense of community that's built up around it.

One thing I didn't expect was how much it changed the way I use that whole shopping center. Before I started taking classes, I'd honestly never stopped in at the restaurants or the clothing store next door. Now I'm there all the time — before or after class, or just on the weekends. And in all the times I've gone, parking has never once been an issue for me.

Based on what I've actually seen going there multiple times a week, I don't think The Well's classes create any real conflict with parking for the other businesses. I'd really appreciate it if the City would grant the permanent Certificate of Occupancy so this studio can keep serving the neighborhood.

Thanks for reading and for considering this.

Lynn Walters

Outlook

Parking at Edit

From Abby Garrett <ajbgarrett@gmail.com>
Date Tue 8/18/2026 10:08 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.]

Hello-
I'm am writing about a parking variance request that has arisen in the lot where one of my favorite boutiques, Edit (13614 Memorial Drive) is located. The parking situation in that lot is not great as I have tried to visit Edit on several occasions and there have been no spots, same with several of the restaurants. I can only imagine this hurts these small businesses. When there is no parking, people go elsewhere. Please consider this at the variance hearing. Thank you
Abby Garrett
Sent from my iPhone

Outlook

The Well Pilates/Studio

From SK T <sarahktrimble@gmail.com>
Date Tue 8/18/2026 8:15 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.]

Hi there,

I am writing on behalf of the Well Pilates Studio parking variance hearing. I just want to say what a gift this studio has been to the community and to me personally. There aren't any other studios like the Well in our area — it was such an answer to prayer and just an exciting new addition to the neighborhood. I would be devastated if it were to have to close its doors due to something so silly as parking. I know the studio works hard to revolve its' schedule around the other tenants of the strip center so that it does NOT affect their parking. Please consider all of these things when making your decision. I would not be the only person truly heartbroken to see the doors closed.

Thank you,

Sarah Katherine Bernstein

Outlook

Parking issues

From Ariana Amort <ariana823@msn.com>
Date Tue 8/18/2026 9:59 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.]

I am writing this email to bring to your attention the parking issues at 13614 memorial drive. It's becoming a huge inconvenience to eat or shop there. My family loves Mamansan Sushi and Bistro Mistral - the latter a gem of an eatery for our neighborhood for more than a decade. The shop, Edit, employs students and brings in good clientele to the area. It's a great shop and I'd hate to lose an amazing small business. I appreciate the business at the Well, but the parking needs to increase, is there something that can be done?

Thanks for your attention on this matter from a concerned neighbor.

Ariana Amort
13711 Pinerock Lane
Houston, Tx 77079

Sent from my iPhone

Outlook

Support for The Well Parking Variance

From Hope Erwin <ehopeerwin@gmail.com>
Date Tue 8/18/2026 8:15 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.]

Hello,

My name is Hope Erwin and I am a regular attender of The Well Studio. I am writing to ask you to please grant the parking variance in order for The Well Studio to remain open. I attend class at The Well regularly. I believe the latest class of the day ends by 10:30 am. At that time only one other business in the shopping center is open, and even that one has only been for 30 min. But all that being said, the space was available for rent and I can't imagine a business being sold a lease and then being told that their customers can't park there.

I have never once been to either The Well Studio or The Well Pilates and seen the parking lot full/not been able to find a spot. The location is in a prime location for many of the women in this community who attend the workout classes. I am a mom of three young kids, and like many others, am trying to grab a quick workout in between dropping off/picking up my kids. I know many others enjoy the early 6 am class before heading to work - well before anything else in the shopping center is open.

Please please allow parking for The Well Studio to continue and do not penalize them for opening a successful business.

Kind regards,
Hope Erwin

Outlook

Support for The Well Parking Variance

From Callie Johnson <callie.johnson@eastexcrude.com>
Date Tue 8/18/2026 9:59 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.]

Hi there!

The Well has been such a light and joy in our community! As a mom of four kids, my time at The Well is the only hour per day I get to spend on myself. Please give them a permit of occupancy. I am so thankful for my community at The Well and hope the parking issues can be easily remedied for the good of our community.

Thank you,

Callie Johnson
Cell: (903) 767-0852

Outlook

The well parking conundrum

From Jeni de la Williams <jenidelawilliams@icloud.com>
Date Tue 8/18/2026 9:56 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.]

To whom it may concern,
I have been paying for a membership since January 2025 at The Well Pilates, and recently purchased a membership at The Well Studio. I take classes before 11:00 am and have yet to have a problem with parking. I support this studio because it's in my 'backyard'. I have learned from the grit to work hard and commit to personal health from the owners/teachers which is something I look up to and respect.
Thank you, Jeni Williams 713-818-0789, 77043

Outlook

Support for The Well parking variance

From Jessica Marshall <jgoswitz5@gmail.com>
Date Tue 8/18/2026 9:44 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.]

Hi!

I am emailing in support of The Well occupancy parking request. I have attended The Well for over a year now and am so thankful for the impact they have had on my health. They care about their clients beyond the class. I know this first hand with their support while our baby was in the NICU for 5 and a half weeks. I am truly grateful for them. It would be a huge loss for the neighborhood if they do not get the parking they need. In regards to parking, I have never ran into any issues finding a spot. And have easily dined at The Bistro with no parking interferences as well.

Sincerely,
Jessica Marshall

Outlook

Support for The Well Parking Variance

From Ashley Zustovich <ashleyzustovich@gmail.com>
Date Tue 8/18/2026 9:40 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.]

To whom it may concern:

I'm writing to express my strong support for granting the variance for The Well Parking.

I understand there have been concerns regarding parking, but I hope the City will also consider the studio's actual operating hours and impact. Most classes are held during off-peak hours for the other businesses, and the neighboring businesses have reserved parking spaces directly in front of their businesses, which helps minimize any potential conflict.

More importantly, this studio has become a meaningful part of the community. It got me exercising regularly again, introduced me to new people, and has made me stronger than I ever imagined I could be. It is exactly the kind of small, community-focused business I hope our city will support.

I would be incredibly disappointed to see the studio lose its ability to operate because of a parking concern that seems manageable given the nature and hours of the business.

Thank you for your time and consideration.

Best,
Ashley Zustovich

Sent from my iPhone

Outlook

Support for The Well Pilates Studio

From Blair Ebbs <blair.ebbs@gmail.com>
Date Tue 8/18/2026 9:01 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.]

To whom it may concern,

I am writing in support of The Well Pilates Studio regarding the upcoming hearing related to parking.

I have attended classes at The Well and can say from personal experience that parking has never been an issue for me. I have always been able to find parking when attending a class and have never experienced the parking situation as disruptive or inadequate.

Since opening, The Well has become such a positive addition to the area. The studio has created a wonderful sense of community and a welcoming place for people to come together while supporting their health and wellness. It also brings consistent foot traffic to the area, which benefits the adjoining businesses as clients often shop, dine, or run errands nearby before or after class.

The Well is more than simply a Pilates studio—it has become a valued part of the community. It would be a tremendous loss to its clients, neighboring businesses, and the surrounding area if parking requirements ultimately forced the studio to close.

I hope the City will take into consideration the real-world experience of those of us who regularly visit The Well, as well as the positive impact the studio has had on the community and surrounding businesses.

Thank you for your time and consideration.

Sincerely,
Blair Ebbs

Sent from my iPhone

Outlook

Support for The Well Parking Variance

From beccabendele@gmail.com <beccabendele@gmail.com>
Date Tue 8/18/2026 8:57 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.]

To Whom It May Concern,

I am writing in support of The Well's parking variance request and its continued operation in the Memorial community.

I regularly attend classes at The Well and have always been able to find parking without difficulty. I have never had to leave because I could not find a parking space, and I have never felt that The Well has prevented me from accessing any of the other businesses in the center. In fact, when I attend class, I have observed that the other businesses continue to have available reserved parking.

The Well has become a meaningful part of my routine and the Memorial community. I also frequently visit other businesses in the area before or after my classes, including going to dinner and shopping. Having these businesses conveniently located near The Well is a benefit to me and encourages me to support other local businesses as well.

Based on my personal experience, I believe The Well's current location is a positive addition to the community and that its parking needs can be accommodated without negatively impacting the neighboring businesses. I respectfully ask that the City approve The Well's parking variance and allow the studio to continue operating permanently in this location.

Thank you for considering my firsthand experience and input.

Sincerely,
Becca Bendele

Outlook

The Well Pilates/Studio Parking Variance

From Bethany Dickinson <bethany.dickinson@yahoo.com>
Date Tue 8/18/2026 9:33 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 City Planning/Variance Committee,

I am writing in strong support of the parking variance request for The Well Pilates and Studio.

Having this Pilates studio so close to our neighborhood has been a wonderful addition to our community. It provides a welcoming place where women (men too) can prioritize their health, encourage one another, and challenge each other to be their best selves. In turn, we are better equipped to show up as our best selves for our families, our neighbors, and the broader community.

What makes this studio particularly valuable is that it is not simply another business—it provides an important wellness resource for the women and families who live nearby. Many of us can walk or make a very short trip to attend classes, making it a convenient and accessible part of our daily routines.

I also understand that the studio has made a genuine effort to be considerate of the businesses around it. They have intentionally scheduled classes around the lunch rush in an effort to minimize any impact on the neighboring restaurants and their customers. It is disappointing that the restaurants have not been supportive of this effort, particularly given the positive role the studio plays in the surrounding community.

I respectfully ask that the City consider the broader community benefit of this business when evaluating the parking variance. The studio has become a meaningful resource for health, connection, and wellness, and I believe it deserves the opportunity to continue serving our community.

Thank you for your consideration and for recognizing the value that small, community-focused wellness businesses can bring to our neighborhoods.

Sincerely,

Bethany Dickinson

Outlook

The well Pilates studio

From Danielle Davis <danielle.davis37@gmail.com>
Date Tue 8/18/2026 9:32 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.]

To whom it may concern:

I am writing this email to share my experience with parking at The Well Pilates and Studio, as I understand there is an upcoming parking hearing. I have been attending classes at The Well 4-5x per week since they opened. I have never noticed or experienced any issues with parking or any shortage of parking in that time.

As a member of the community, and a home owner in Wilchester West, I can't emphasize enough, the immense gratitude and positive impact The Well has had on not only my life, but countless community members that live in and outside the neighborhood. If something were to happen that would force the studio to close its doors because of parking, it would have a devastating impact to dozens of women and families I personally know in the area.

Additionally, I want to highlight that I shop at Edit and dine at Mamasan and Bistro 555 often and have NEVER experienced an issue with parking while The Well has been in business.

Please consider this heartfelt email as a plea to keep The Well open and allow our community to continue to stay healthy and connected in a way we haven't seen before.

Sincerely,

Danielle Wright
Wilchester West Resident
832-465-4670

Get Outlook for iOS

Outlook

Support for The Well Parking Variance

From Kim-Anh Patel <kimanhn@gmail.com>
Date Tue 8/18/2026 9:24 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.]

Hello,

I'm writing to share my support for The Well's parking variance and for allowing the studio to remain in this location permanently.

I discovered The Well over a year ago, and it has become the only workout class I consistently attend every week. I truly love the studio, and it has been so motivating to have a local place where I feel comfortable working out and feel good in my body. Having a welcoming studio like this close to home has made such a positive difference for me.

I regularly attend the 7:30 or 8:30 a.m. classes, and I have never had an issue finding parking. Most of the other businesses in the center don't open until 10 a.m. or later, so I'm usually in and out before they even open their doors. From my personal experience, I have not seen The Well's classes create a parking issue or interfere with my ability to access the other businesses in the center, like going to Mamasan Sushi for lunch or dinner.

I fully support The Well being able to continue operating here permanently. It has become a meaningful part of my weekly routine and a place I know many others in the community value as well.

Thank you for your time and consideration.

Best,
Kim-Anh Patel

Outlook

Support for The Well Parking Variance

From Casey Sherlock <caseys@greenwoodking.com>
Date Tue 8/18/2026 9:11 PM
To PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>

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Please allow the variance

Casey Sherlock Koehler
Broker Associate
Greenwood King Properties
713.702.1532
caseys@greenwoodking.com

Sent from my iPhone
[Greenwood King Properties - Leading Real Estate Company]
<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.greenwoodking.com%2F&data=05%7C02%7Cspeakercomments.pc%40houstontx.gov%7C33fcbe20b8c745fddce908defd972daa%7C57a85a10258b45b4a519c96c7721094c%7C0%7C0%7C639227022904547088%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=Lt2FHZqc1OiUgpLbC6XmaNN0%2FqqdUuJjBuyiADaVDuU%3D&reserved=0>

Outlook

Support for The Well Parking Variance

From Kelli Hardin <kellirhardin@gmail.com>
Date Tue 8/18/2026 9:19 PM
To PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>

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To whom it may concern,

I am a regular at The Well and have loved that the location is so close to my neighborhood. I typically take the 5:30am or 6:30am classes and in my experience have been one of the few cars in the parking lot.

I do frequent the shopping center to visit EDIT from time to time on the weekends and have never noticed any parking issues.

I would ask that the city let The Well remain in its location to help support the many moms in our neighborhood that love their classes and community.

Thank you,
Kelli Hardin

Outlook

Support for The Well Parking Variance

From Taylor Baucum <taylor.s.baucum@gmail.com>
Date Tue 8/18/2026 9:18 PM
To PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>

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To whom it may concern-

I would like to write in support of the parking variance for the Well Pilates Studio on Memorial drive. The Well has been a wonderful addition to my life and I would like it to have a permanent spot. I usually workout at 5:30/6 AM or 9:30 AM and have never had an issue finding a parking spot. There has always been plenty of parking and multiple spots left over for other businesses. The well has given me joy to workout again and move my body while also getting to workout with friends and community. This location is 7 minutes from my house and is imperative so I can get home quickly to my children. Please pass the parking variance.

Thanks,
Taylor Baucum
Sent from my iPhone

Outlook

The Well Pilates/Studio

From SK T <sarahktrimble@gmail.com>
Date Tue 8/18/2026 8:15 PM
To PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>

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Hi there,

I am writing on behalf of the Well Pilates Studio parking variance hearing. I just want to say what a gift this studio has been to the community and to me personally. There aren't any other studios like the Well in our area — it was such an answer to prayer and just an exciting new addition to the neighborhood. I would be devastated if it were to have to close its doors due to something so silly as parking. I know the studio works hard to revolve its' schedule around the other tenants of the strip center so that it does NOT affect their parking. Please consider all of these things when making your decision. I would not be the only person truly heartbroken to see the doors closed.

Thank you,

Sarah Katherine Bernstein

Outlook

Support for The Well Parking Variance

From Christina Stirneman <cstirneman@gmail.com>
Date Tue 8/18/2026 8:04 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 City of Houston Planning Commission,

I am writing in support of The Well Pilates Studio and its request for a parking variance.

I have been a member of The Well for a year and a half, and this week I will take my 100th class. What started as a place for me to work out has become so much more than that. The positive and supportive community The Well has created has helped me find myself and my strength again, and it has become an incredibly meaningful part of my life and my weekly routine.

I attend classes approximately four times a week and have experienced the parking lot at a wide variety of times. Historically, I primarily attended the 9:30 a.m. weekday classes, along with occasional 11:30 a.m. classes and Sunday afternoon classes. More recently, I have transitioned to the 5:30, 6:00, and 6:30 a.m. classes, which, in my experience, are some of the studio's most well-attended classes. Importantly, those classes take place early in the morning, when there appears to be very little activity at the neighboring businesses.

Across all of these different class times—including some of the studio's busiest—I have never had an issue finding a parking space. I have also never experienced The Well interfering with my ability to visit another business in the center.

In fact, my experience has been just the opposite. Because I am already at The Well several times a week, its location has led me to visit neighboring businesses that I likely would not have visited otherwise. The studio brings me to the center and has actually increased my exposure to and patronage of the surrounding businesses.

The Well has created something truly special for its members and for this community. I sincerely hope the City will approve the variance and allow the studio to continue operating permanently in this location.

Thank you for considering my firsthand experience and my support for The Well.

Sincerely,
Christina Stirneman

Outlook

Reference Number 25114633 13620 Memorial Drive

From Brett Stephanow <brettstephanow@gmail.com>
Date Wed 8/5/2026 11:19 AM
To PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>

1 attachment (16 KB)
Denial - Parking Variance Notice to CoH.docx;

[This message came from outside the City of Houston email system. Please be careful while clicking links, opening attachments, or replying to this email.]

August 5, 2026

Houston Planning Commission
City of Houston Planning and Development Department
P.O. Box 1562
Houston, TX 77251-1562
Sent via email: speakercomments.pc@houstontx.gov

Re: Objection to Off-Street Parking Variance – Reference #25114633, 13620 Memorial Drive, Houston, TX 77079 – Planning Commission Meeting, August 20, 2026

Dear Members of the Planning Commission:

I am writing to formally object to the parking variance requested by Sanchez Design Studio, LLC for the property located at 13620 Memorial Drive (Reference #25114633). I own property within the notification area for this project and will be directly affected by the outcome of this application.

The applicant is requesting approval to provide 32 parking spaces where the Off-Street Parking Ordinance requires 43 for this mixed-use shopping center. This is a reduction of more than 25 percent below the minimum standard. My primary concern is that this shortfall will not stay contained on site. When a commercial center of this size and tenant mix; which includes multiple restaurants and a fitness studio, does not have enough on-site parking, whereby, the overflow inevitably spills onto the surrounding residential streets, including Taylorcrest, Yorkchester, and the other neighborhood streets adjacent to the property.

The applicant's own submission notes that 14 of the 45 spaces currently striped on site are partially located within the public right-of-way, meaning the property does not even reliably have the 45 spaces cited, let alone the 43 required. Relying on a shared-parking analysis and staggered business hours to justify a permanent reduction in required parking does not address what happens on evenings and weekends when multiple tenants are open simultaneously, precisely when neighborhood streets are least able to absorb overflow parking without disrupting residents.

I respectfully ask the Commission to deny this variance, or at minimum to require the applicant to demonstrate a concrete, enforceable plan to prevent spillover parking onto residential streets before any reduction is approved. Granting this request as submitted would shift the burden of inadequate parking from the commercial property onto the surrounding neighborhood.

If the Commission is inclined to approve this variance despite these concerns, I ask that approval be conditioned on concrete safeguards, such as restriping or removal of the right-of-way encroachments, periodic parking utilization monitoring, and a defined remedy if overflow parking onto residential streets is documented after approval. A permanent reduction in the required parking should not be granted without a mechanism to hold the property accountable if the shared-parking assumptions prove incorrect in practice.

Thank you for considering my comments as part of the official record for this application.

Item V: 913 Sharpstown Center

1. Anwar Hairder

Outlook

Subject: Public Comment: Parking Variance Request - Reference Number: 26010235

From Haider Anwar <anwar_haider@outlook.com>
Date Wed 8/5/2026 7:06 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.]

To:
Subject: Public Comment: Parking Variance Request - Reference Number: 26010235

Dear Houston Planning Commission,

I am writing to formally submit my public comments regarding the upcoming parking variance request for 913 Sharpstown Center (Reference Number: 26010235).

As a resident at 7510 Hornwood Drive (Unit 1602), my property is located directly adjacent to this shopping center. I have serious concerns regarding the proposal to lower the parking ratio to 2.3 spaces per 1,000 square feet.

Reducing the available on-site parking at this commercial development will likely create a massive spillover effect. Visitors and employees unable to find spots at the shopping center will resort to parking along Hornwood Drive or attempting to park inside nearby residential complexes. This will directly cause increased traffic congestion, blockages, and safety hazards in our immediate neighborhood.

I urge the Commission to deny this variance request unless the applicant can prove a realistic, alternate solution that prevents commercial traffic from overwhelming our residential spaces.

Thank you for your time and for considering the neighborhood's quality of life.

Sincerely,
Anwar Haider
7510 Hornwood Drive, Unit 1602
Houston, TX 77036

Item VI: SMBL Renewal for the 600-700 Block of Marshall Street

1. Rachel Kaufman
2. Bianca Silva-Solis
3. Bryce Kaufman
4. Scott McNallan
5. Nathaniel Peneguay
6. Vicki Cicack

Outlook

MBL90REN - Support for maintaining the existing minimum building line setback 700 block Marshall St.

From Rachel Kaufman <rlekaufman@gmail.com>
Date Sun 8/9/2026 12:21 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.]

Rachel Kaufman
711 Marshall St.
Houston, TX 77006

August 9, 2026

Houston Planning and Development Department
Re: Support for Maintaining the Existing Minimum Building Line Setback on Marshall St.

Dear Members of Houston Planning and Development,

I am writing to express my strong support for maintaining the current minimum building line setback requirements on Marshall St. These setbacks are a defining feature of our historic neighborhood and play an essential role in preserving its historic character, livability, and long-term value.

Reducing or eliminating the existing setback requirements would allow construction to encroach closer to the street, diminishing the aesthetic integrity that has been carefully preserved for generations. Maintaining the current minimum building line setback also protects important community interests beyond aesthetics. Consistent setbacks help preserve mature landscaping, maintain privacy, support neighborhood walkability, and ensure that any new development remains compatible with the scale and character of surrounding historic properties.

Historic neighborhoods derive much of their significance from the relationship between buildings and the spaces around them—not simply from the buildings themselves. The established setbacks are an integral component of that historic fabric.

I respectfully urge the Planning Commission to maintain the existing minimum building line setback requirements.

Thank you for your time and consideration.

Sincerely,
Rachel Kaufman

Outlook

Special Minimum Lot Line Request- Audubon Place

From Blanca Silva-Solis <blanca@drinkcutabove.com>
Date Tue 8/11/2026 10:59 AM
To PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>
Cc Andrew Solis <andrew@drinkcutabove.com>

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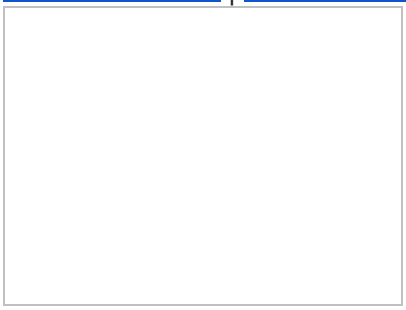
Hello City of Houston Planning Department,

I am writing to you today on behalf of my husband and myself at 705 Marshall St to confirm our unwavering support of the continuation of the special minimum building line block. We intentionally live in a historic community to preserve not only the architecture but also the line of site of our block which would be under threat should the ordinance not be renewed.

Thank you so much for your consideration and looking forward to a positive result for not only our block but our entire neighborhood and community. Please don't hesitate to reach out should you have any questions.

Blanca Silva-Solis
705 Marshall St

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Blanca Silva-Solis
Co-Founder, Cut Above Spirits
(m) 281.219.8703
@drinkcutabove | drinkcutabove.com



Outlook

MBL90REN Statement

From Bryce Kaufman <brycekaufman@gmail.com>
Date Wed 8/12/2026 10:36 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.]

To the Members of the Houston Planning Commission:

I am a homeowner on the block affected by this application, and I respectfully submit this letter in support of the renewal of the Special Minimum Building Line.

As someone who lives on this block, I have seen firsthand how the existing Special Minimum Building Line has preserved the established development pattern and contributed to the character and livability of our neighborhood. Our block has a well-defined and consistent building line, with homes set back in a manner that creates an attractive, cohesive streetscape and fosters a sense of openness and continuity.

Renewing the Special Minimum Building Line will further the purpose of Chapter 42 by preserving this established building line character. Without the renewal, future construction could be built significantly closer to the street than the surrounding homes, disrupting the consistent appearance of the block and undermining the character that residents have worked to maintain.

The existing setback also promotes compatibility between new and existing homes, preserves open space along the street, maintains light and air between structures, supports landscaping and mature trees, and protects the reasonable expectations of homeowners who have invested in this neighborhood in reliance on its established development pattern.

As a homeowner directly affected by this application, I strongly support the renewal and believe it continues to serve the interests of both current and future residents. The continued support of property owners on the block demonstrates that these protections remain important to preserving the unique character of our neighborhood.

For these reasons, I respectfully request that the Planning Commission recommend approval of the renewal of the Special Minimum Building Line.

Thank you for your consideration.

Sincerely,

Bryce Kaufman

711 Marshall St, Houston, Texas 77006

Outlook

Case # MBL90REN

From Scott McNallan <scottmcnallan@gmail.com>
Date Tue 8/18/2026 4:00 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.]

My name is Scott McNallan and I live at 601 Marshall St, Houston TX 77006.
I am writing about case # MBL90REN and the area in question: 600-700 block of Marshall St (south side) between Audubon Place and Stanford Street.
I support the renewal of the Special Minimum Building Line Block Application to maintain the quality and experience of the historic neighborhood. I am an architect and I was drawn to this neighborhood because of the old oak lined roads and the historic single family residential architecture.
The neighborhood is a great example of Jane jacobs description of gradations of public and private space. The front yard is still visually public and connects our private spaces and lives to the broader neighborhood community. Our houses face the street with stoops or covered porches that allows us to feel secure but still connected to one another. I hope our neighborhood will maintain this sense of community and the renewal of this setback requirement is one step in the right direction.

Thank you,
Scott
Scott McNallan AIA
215-796-7138

Outlook

600-700 Marshall Street - Speical Minimum Building Line Block

From Nathaniel Peneguy <npeneguy@gmail.com>
Date Tue 8/18/2026 8:55 PM
To PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>

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Planning Commission,

Thank you for taking up the renewal of the special minimum building line block for our street. As a two time homeowner on this block of Marshall street, I am in full support of maintaining this setback. We selected our neighborhood because of the feel and importance of maintaining a true historic area of Houston. Continuing the existing setback will support the preservation of our historic neighborhood by ensuring the existing historic homes remain front and center on each property.

Thank you for your consideration,
Nathaniel Peneguy

709 Marshall Street (Current Homeowner)
618 Marshall Street (Previous Homeowner 2012-2025)

Outlook

Special Minimum Building Line Block Application Renewal 600-700 Block of Marshall Street, south side between Audubon Place and Stanford Street

From Vicki Cicack <vcicack@icloud.com>
Date Fri 7/31/2026 1:14 PM
To PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>
Cc Anita Bryant <awbintx@gmail.com>

[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 Jacqueline Brown,

Please accept this email as my confirmation in support of the referenced setback. The area in question has an identifiable building line character. Also, the setback will preserve the building line character. Further, there is sufficient neighborhood support for the application; and the application otherwise complies with Chapter 42.

We want to maintain the character, the original intent and continuity of the historic neighborhood and street design.

Thank you for your attention to this matter,

Regards,