

# HOUSTON PLANNING COMMISSION

## AGENDA

THURSDAY, DECEMBER 21, 2023  
2:30 PM



IN-PERSON MEETING LOCATION: COUNCIL CHAMBER, CITY HALL ANNEX  
OR

VIRTUAL MEETING Via: [Join the Meeting via this link](#)

WEB: [bit.ly/44HVXwX](https://bit.ly/44HVXwX)

OR

CALL [+1 936-755-1521](tel:+19367551521)

CONFERENCE ID: 968 623 283#

SUBMIT WRITTEN COMMENTS OR SIGN UP TO SPEAK AT:

[speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov)

MAKE COMMENTS BY PHONE AT: 832-393-6624  
(24 HOURS IN ADVANCE)

# PLANNING COMMISSION MEMBERS



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

The Honorable KP George  
*Fort Bend County*  
The Honorable Lina Hidalgo  
*Harris County*  
Commissioner James Noack  
*Montgomery County*

## **ALTERNATE MEMBERS**

J. Stacy Slawinski, P.E.  
Maggie Dalton  
*Fort Bend County*  
Patrick Mandapaka, PhD, AICP  
*Harris County*  
Scott Cain  
*Montgomery County*

## **EX- OFFICIO MEMBERS**

Carol Lewis, Ph.D.  
Carol Haddock, P.E.  
Yuhayna H. Mahmud, AICP  
Tina Petersen, Ph.D., P.E.

## **SECRETARY**

Margaret Wallace Brown

## 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 for virtual meetings:

1. Anyone wishing to speak before the Commission should sign up to speak via phone 832-393-6624 or email [Speakercomments.pc@houstontx.gov](mailto:Speakercomments.pc@houstontx.gov), 24 hours in advance.
2. If the speaker wishes to discuss a specific item on the agenda of the Commission, it should be noted in the email or when the speaker calls.
3. All comments submitted 24 hours in advance in writing will be made part of the agenda under- public comments.
4. Keep your phone or computer on "MUTE" unless identified by the Chair to speak. When your name is called, unmute your phone by pressing your mute button or \*6, or unmute your computer. State your name, spell your last name, and make your comments. When you are done, please mute yourself.
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.
5. Speakers will be allowed two minutes each for specially called hearing items, replats with notice, variances, and special exceptions.
6. Speakers will be allowed 1 minute each for all consent agenda items.
7. If a speaker has a translator (foreign language or sign language), that individual will be given twice the amount of time.
8. 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.

9. Time limits will not apply to elected officials.
10. No speaker is permitted to accumulate speaking time from another person.
11. Time devoted to answering any questions from the Commission is not charged against allotted speaking time.
12. 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.
13. 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 832-393-6600. Staff can either incorporate materials within the Agenda packets, or can forward or distribute at the meeting.

### 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](http://www.houstonplanning.com)

E-mail us at:  
Planning and Development  
[Anna.Sedillo@houstontx.gov](mailto:Anna.Sedillo@houstontx.gov)

Plat Tracker Home Page:  
[www.HoustonPlatTracker.org](http://www.HoustonPlatTracker.org)



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# SPEAKER GUIDELINES

www.HoustonPlanning.com or (832) 393-6600

WELCOME to a meeting of the City’s Planning and Development Department. Your input is valued. Commissioners take action 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.**

**Virtual Electronic Meeting Rules:** See adjustments for remote meeting participation on our web pages at [www.houstonplanning.com](http://www.houstonplanning.com). Call 832-393-6624 for details or email comments to: [Speakercomments.pc@houstontx.gov](mailto:Speakercomments.pc@houstontx.gov). The Chair may also choose to recognize speakers during the meeting.

**Physical Meeting Rules:** 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. Speaker’s time cannot be allocated to another person. Speaker’s times are normally 1-2 minutes or as otherwise identified.

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. There may also be questions for you, from the Chair or recognized Commissioners, before you return to your seat. 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 stations at departure.

**Commission or Group:**

## 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

The Houston Planning Commission will conduct this meeting both in-person and virtual via Microsoft Teams. The Commission will have the option of participating by videoconference using Microsoft Teams in accordance with the provision of Section 551.127 of the Texas Government Code that have not been suspended by order of the Governor. This platform will allow for two-way video/audio communication with the members of the Houston Planning Commission who choose to attend virtually.

To join the December 21, 2023 Houston Planning Commission please see the following options:

- In-person meeting at: 900 Bagby Street, City Council Chamber, Public Level, Houston, Texas
- Microsoft Teams by installing the Microsoft Teams app; or  
Web Browser: [bit.ly/44HVXwX](https://bit.ly/44HVXwX); or
- Phone: [+1 936-755-1521](tel:+19367551521) Conference ID: 968 623 283#

[Visit website \(https://plattracker.houstontx.gov/edrc/Login.aspx\) for agenda details.](https://plattracker.houstontx.gov/edrc/Login.aspx)

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

## **Houston Planning Commission**

### **December 21, 2023 2:30 p.m.**

#### **Call to Order**

##### **Director's Report**

##### **Consideration of the December 7, 2023 Planning Commission Meeting Minutes**

- I. End of the year report and mapping resources (Jennifer Ostlind and Sona Sunny)**
- II. Platting Activity (Subdivision and Development plats)**
  - a. Consent Subdivision Plats (Arum Lee)
  - b. Replats (Arum Lee)
  - c. Replats requiring Public Hearings with Notification (Arum Lee, Dorianne Powe-Phlegm, Wilson Calvert, and John Cedillo)
  - d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Tammi Williamson, Wilson Calvert, and Geoff Butler)
  - e. Subdivision Plats with Special Exception Requests (John Cedillo)
  - f. Reconsiderations of Requirement (Geoff Butler)
  - g. Extensions of Approval (Antwanysha Johnson)
  - h. Name Changes (Antwanysha Johnson)
  - i. Certificates of Compliance (Antwanysha Johnson)
  - j. Administrative
  - k. Development Plats with Variance Requests
- III. Establish a public hearing date of January 25, 2024**
  - a. Amherst Springs
  - b. Augusta Addition partial replat no 7
  - c. Dorchester Crossing
  - d. Fairway Townhomes
  - e. Golden Tree Estates at Locke Lane
  - f. National Creekside Reserve on Wallisville
  - g. Neyland Heights
  - h. West Bend Sec 1 partial replat no 2
- IV. Consideration of a Hyde Park Hotel/Motel located at 704 Hyde Park Blvd (Wilson Calvert)**
- V. Public Comment**
- VI. 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, 7 DECEMBER 2023**  
**CITY HALL ANNEX, CITY COUNCIL CHAMBER – PUBLIC LEVEL**  
**MICROSOFT TEAMS - BIT.LY/44HVXWX**  
**PHONE 1 936-755-1521 MEETING ID: 968 623 283#**

Call to Order at **2:30 PM** by Martha L. Stein

<b>Commissioners</b>	<b>Quorum - Present / Absent / Remote</b>
Martha L. Stein, Chair	Present; left at 5:00 before Item II
M. Sonny Garza, Vice Chair	Present; chaired from 5:00 to end of meeting
Susan Alleman	Present
Bill Baldwin	Present
Lisa Clark	Present
Michelle Colvard	Present
Rodney Heisch	Present
Daimian S. Hines	Present
Randall L. Jones	Present
Sami Khaleeq	Present
Lydia Mares	Present
Linda Porras-Pirtle	Present at 3:26 during items 137 and 138
Kevin Robins	Present
Ian Rosenberg	Present at 2:48 during item 136
Megan R. Sigler	Present
Zafar Tahir	Present at 3:28 during items 137 and 138
Meera D. Victor	<b>Absent</b>
Libby Viera-Bland	Present
Scott Cain for Commissioner James Noack	<b>Absent</b>
Maggie Dalton for The Honorable KP George	<b>Absent</b>
Patrick Mandapaka for The Honorable Lina Hidalgo	Present at 2:37 during consideration of minutes
Margaret Wallace Brown	Present; left at 3:24 during Item 137 Returned at 4:58 during item 158
Dipti Mathur, Acting Secretary	Present at 3:24 to 4:57

**Ex Officio Members** • Carol Lewis • Carol Haddock • Yuhayna H. Mahmud

**LEGAL DEPARTMENT** – Kim Mickelson – Yolanda Woods

**CHAIR’S REPORT** – Marty Stein, welcome statement, and plat announcements

**DIRECTORS REPORT** – Margaret Wallace Brown, Director; announced truck route plan.

## APPROVAL OF MINUTES

Consideration of the November 16, 2023, Planning Commission Meeting Minutes

Action: Approved.

Motion: Baldwin

Vote: Unanimous

Second: Clark

Abstaining: None

### I. PLATTING ACTIVITY (SUBDIVISION AND DEVELOPMENT PLATS)

#### a. CONSENT SUBDIVISION PLATS (1-59)

#### b. REPLATS (60-131)

Staff recommendation: Approve **Item No's. 1 – 131**, subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendations, except for items removed for separate consideration.

Speaker(s): None

Motion: Clark

Vote: Unanimous

Second: Khaleeq

Abstaining: None

Staff recommendation: Approve recommendations for **Item No.'s 6, 7, 12, 18, 19, 41, 87 and 101**, subject to the CPC 101 form conditions.

Commission Action: Approved staff's recommendations.

Motion: Jones

Vote: Carried

Second: Robins

Abstaining: Heisch, Sigler

#### c. REPLATS REQUIRING PUBLIC HEARINGS WITH NOTIFICATION

#### 132 AISLA HOMES MONTRIDGE – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Sigler

Vote: Unanimous

Second: Clark

Abstaining: None

#### 133 ALICE GROVE – APPROVE

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: Heisch

Vote: Unanimous

Second: Viera-Bland

Abstaining: None

#### 134 BAKER STEEL PROPERTIES – DEFER

Staff recommendation: Defer applicant request.

Commission action: Deferred application per applicant's request.

Speaker(s): Joyce Owens – available for questions

Motion: Baldwin

Vote: Unanimous

Second: Alleman

Abstaining: None

**ITEMS 135, 143 AND 144 WERE PRESENTED TOGETHER**

**135 EAST LAKE HOUSTON PARKWAY AND RESERVES – APPROVE**

Staff recommendation: Approve the plats subject to the conditions listed.

Commission action: Approved the plats subject to the CPC 101 form conditions.

Speaker(s): Eddie Lentz, Erin Bruening, Larry Maxwell, Diana Maxwell, Michael Martin, Coy Sloan, Matt Holland, John Henshaw, Dustin Gillock, Kim Gabryszwski, Patsy Hoover, Nancy Diosdado, Barry Besnecker, Pam Workman, Ellen Everett, Jimmy Everett, John Delapasse, Jodi Lamb, Ronnie Lamb, Colleen Lees, Kimberly Thompson, Leonard Willett, Judith Willett, Erica Garcia, Amanda Holbrook, Cory Holbrook, Dora Garcia, Arturo Garcia, Ryan Buza, Jason L. Fowell, Sarah Harvey, Trey Hamilton, Deanna Delapasse, Sharon Workman, Edward Lentz – signed up/did not speak.

Motion: Garza

Vote: Unanimous

Second: Hines

Abstaining: None

**143 SYNOVA SEC 1 – APPROVE**

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Motion: Clark

Vote: Unanimous

Second: Heisch

Abstaining: None

**144 SYNOVA SEC 5 – GRANT AND APPROVE**

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.

Motion: Jones

Vote: Unanimous

Second: Mares

Abstaining: None

**136 ENGLAND LANDING – APPROVE**

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: Clark

Vote: Unanimous

Second: Mares

Abstaining: None

**ITEMS 137 AND 138 WERE PRESENTED TOGETHER.**

**137 FIFTH WARD CHURCH OF CHRIST COMMUNITY DEVELOPMENT – APPROVE**

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): Monica Fontenot-Poindexter, applicant; John Daniels, Leonard Patterson, Angela Knight– supportive; Delaney Luna, Jocelyn Ramirez, Sandra Buntin, Marshall Lathan, Claudia Reyna – opposed; Richard Smith with Houston Public Works  
Tim Jones, Curtis Doyle – signed up/did not speak

Motion: Garza

Vote: Unanimous

Second: Hines

Abstaining: None





**ITEMS 143 AND 144 WERE TAKEN TOGETHER WITH ITEM 135 ABOVE.**

143 SYNOVA SEC 1 – APPROVE

144 SYNOVA SEC 5 – APPROVE

145 VAZQUEZ ESTATES ON ALASKA – DEFER

Staff recommendation: Defer further deed rests review requested.

Commission action: Deferred the application for further study and review.

Speaker(s): None

Motion: Garza

Vote: Unanimous

Second: Jones

Abstaining: None

146 WESTHAVEN ESTATES SEC 1 PARTIAL REPLAT NO 10 – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): Jon P. Berglund, Michael Webb, Duke Dresser, Jack John Varcados, Bill Ikard - opposed

Motion: Baldwin

Vote: Unanimous

Second: Viera-Bland

Abstaining: None

147 WESTHEIMER VIEWS – APPROVE

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: Garca

Vote: Unanimous

Second: Khaleeq

Abstaining: None

148 WINNETKA VISTA – APPROVE

Staff recommendation: Approve the plat subject to the conditions listed.

Commission action: Approved the plat subject to the CPC 101 form conditions.

Speaker(s): Kimberly Quagin- position not stated; Dave Strickland, applicant – available for questions

Motion: Mares

Vote: Unanimous

Second: Alleman

Abstaining: None

**d. SUBDIVISION PLATS WITH VARIANCE REQUESTS**

149 ADMINISTRATION CAMPUS GP - GRANT AND APPROVE

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.

Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Mandapaka

Vote: Unanimous

Second: Viera-Bland

Abstaining: None



156 NORTH PARK SOUTH SEC 1 – WITHDRAWN

157 NORTHWEST HARRIS COUNTY MUD 21 AND 22 WELL SITE NO 3 - GRANT AND APPROVE

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): Jon Strange, applicant - supportive

Motion: Jones

Vote: Unanimous

Second: Mandapaka

Abstaining: None

158 TOWN SITE OF ALDINE PARTIAL REPLAT NO 2 – GRANT AND APPROVE

Staff recommendation: Grant the requested variance(s) and approve the plat subject to the conditions listed.

Commission action: Granted the requested variance(s) and approved the plat subject to the CPC 101 form conditions.

Speaker(s): None

Motion: Mandapaka

Vote: Unanimous

Second: Clark

Abstaining: None

159 VECINO HOMES AT STONEWALL - GRANT AND APPROVE

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): Misty Staunton, Keith Redmond – singed up/did not speak

Motion: Garza

Vote: Unanimous

Second: Baldwin

Abstaining: None

**e. SUBDIVISION PLATS WITH SPECIAL EXCEPTION REQUESTS – None**

**f. RECONSIDERATIONS OF REQUIREMENT**

160 LEXEN COURT – DEFER

Staff recommendation: Defer Additional information requested.

Commission action: Deferred the application for further information.

Speaker(s): Carl Sandin – signed up/did not speak

Motion: Viera-Bland

Vote: Carried

Second: Garza

Abstaining: None

**g. EXTENSIONS OF APPROVAL**

- 161 Aldine ISD WW Thorne Stadium Complex Approved
- 162 Bridgeland Creek Parkway Street Dedication Sec 9 Approved
- 163 Bridgeland Prairie Refuge Crossing Reserve Approved

164	Bridgeland Prairieland Crossing Street Dedication Sec 2	Approved
165	Bridgeland Prairieland Private School Reserve	Approved
166	Harris County MUD no 406 Water Well no 3	Approved
167	Jhakaas at Meadowlake Court	Approved
168	Q and S Enterprises LLC	Approved
169	Robins Landing Sec 2	Approved
170	Solanna Parkland Drive and Marvelous Place Street Dedication	Approved

**h. NAME CHANGES – None**

**i. CERTIFICATES OF COMPLIANCE**

171	22991 White Oak Lane	Approved
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Staff recommendation: Approve staff recommendations for **G, H, and I, Items 161 – 171.**

Commission Action: Approved **Items 161 – 171** per staff recommendations.

Speaker(s): None

Motion: Khaleeq

Vote: Carried

Second: Clark

Abstaining: Heisch – 162,166,170

Sigler – 162,163,164

**j. ADMINISTRATIVE**

172 **NEST AT PAUL QUINN – OMIT**

Staff recommendation: Omit.

Commission Action: Omitted.

Speaker(s): None

Motion: Garza

Vote: Unanimous

Second: Jones

Abstaining: None

**k. DEVELOPMENT PLATS WITH VARIANCE REQUESTS – None**

**^VICE CHAIR GARZA BEGAN CHAIRING.**

**II. ESTABLISH A PUBLIC HEARING DATE OF JANUARY 11, 2024**

- a. Bradford Estates replat no 1
- b. Christian Heights
- c. Cotton Oaks Estates replat no 1
- d. Cresmere Place partial replat no 4
- e. Glenhaven Plaza
- f. Kentshire Place Sec 1 partial replat no 3
- g. Long Point Acres partial replat no 8
- h. McWorter
- i. Newhaven Place partial replat no 4
- j. Red Haw Heights
- k. Saint Augustine Manor
- l. Santa Rosa

- m. Shadywood partial replat no 2
- n. Shotwell Center
- o. Springdale Homes
- p. Woolworth Estates

Staff recommendation: Establish a public hearing date of January 11, 2024, for Item II, a-p.

Commission action: Established a public hearing date of January 11, 2024, for Item II, a-p.

Speaker(s): None

Motion: Alleman  
Second: Khaleeq

Vote: Unanimous  
Abstaining: None

### III. PUBLIC COMMENT- None

### IV. ADJOURNMENT

There being no further business brought before the Commission, Vice Chair M Sonny Garza adjourned the meeting at **5:05 PM**.

Motion: Hines  
Second: Mares

Vote: Unanimous  
Abstaining: None

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M. Sonny Garza, Vice Chair

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Margaret Wallace Brown, Secretary

<b>Item No.</b>	<b>Subdivision Plat Name</b>	<b>App Type</b>	<b>Deferral</b>	<b>PC Action</b>
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**A-Consent**

1	Aisla Homes Montridge	C3F		Approve the plat subject to the conditions listed
2	Alice Grove	C3F		Approve the plat subject to the conditions listed
3	Barr Landing	C3F		Approve the plat subject to the conditions listed
4	Bower Landing	C2	DEF1	Approve the plat subject to the conditions listed
5	Bridgeland Prairieland Village Sec 10	C3F	DEF1	Approve the plat subject to the conditions listed
6	Candela Sec 13	C3F		Approve the plat subject to the conditions listed
7	Candela Sec 14	C3F		Defer Additional information reqd
8	Candela Sec 16	C3F		Approve the plat subject to the conditions listed
9	Candela Sec 17	C3F		Approve the plat subject to the conditions listed
10	Clodine Residences	C3F		Defer Chapter 42 planning standards
11	Cypress Green Sec 13	C3F		Approve the plat subject to the conditions listed
12	Cypress Green Sec 14	C3F		Approve the plat subject to the conditions listed
13	Daisyetta Development	C1		Approve the plat subject to the conditions listed
14	Dearborn Place partial replat no 2	C3F		Approve the plat subject to the conditions listed
15	Development at FM 529	C2		Approve the plat subject to the conditions listed
16	Diaz Village	C2	DEF1	Approve the plat subject to the conditions listed
17	East Belt Logistics Park	C2		Defer Chapter 42 planning standards
18	Edgewood Village East GP	GP		Approve the plat subject to the conditions listed
19	Fifth Ward Church of Christ Community Development	C3F		Approve the plat subject to the conditions listed
20	Fifth Ward Church of Christ Resource Development	C3F		Approve the plat subject to the conditions listed
21	Four Seasons at Clodine	C2		Approve the plat subject to the conditions listed
22	Franks Acre	C2		Approve the plat subject to the conditions listed
23	Fry Road Tract Sec 1	C2		Approve the plat subject to the conditions listed
24	Fryer Villas	C2		Defer Chapter 42 planning standards
25	Grand Mason Sec 6	C3F		Approve the plat subject to the conditions listed
26	Grand Prairie Highlands Sec 10	C3P		Approve the plat subject to the conditions listed
27	Grand Prairie Highlands Sec 12	C3P		Approve the plat subject to the conditions listed
28	Indus Oak Residence	C3F	DEF1	Approve the plat subject to the conditions listed
29	Jardin Botanico	C2	DEF1	Approve the plat subject to the conditions listed
30	Jarvis Business Park	C2		Approve the plat subject to the conditions listed

**Platting Summary****Houston Planning Commission****PC Date: December 21, 2023**

<b>Item No.</b>	<b>Subdivision Plat Name</b>	<b>App Type</b>	<b>Deferral</b>	<b>PC Action</b>
31	Kermier Road and Mallard Crossing Drive Street Dedication and Reserve	C3P		Approve the plat subject to the conditions listed
32	Key Villas	C3F		Defer Additional information reqd
33	Kickapoo Road Street Dedication Sec 2	C3P	DEF1	Approve the plat subject to the conditions listed
34	Lakeside Views	C3F		Approve the plat subject to the conditions listed
35	Maharaj Residence	C2		Approve the plat subject to the conditions listed
36	Majestic Landing	C3F		Approve the plat subject to the conditions listed
37	Malabar Place partial replat no 1	C3F		Approve the plat subject to the conditions listed
38	Mansfield Reserve	C3F		Defer Additional information reqd
39	Melbourne Villas	C3F		Approve the plat subject to the conditions listed
40	MRM Texas Builders LLC at Spring Cypress Road	C2		Approve the plat subject to the conditions listed
41	New Orleans Street Estates	C3F		Approve the plat subject to the conditions listed
42	Newport Pointe Sec 5	C3F		Approve the plat subject to the conditions listed
43	Parker Place Eighty One Zero One	C3F		Defer Additional information reqd
44	Plaza Estates at Eichwurzlel	C2	DEF1	Approve the plat subject to the conditions listed
45	Quarry on Grant GP	GP		Approve the plat subject to the conditions listed
46	Ralston Lakes Sec 2	C3F	DEF1	Approve the plat subject to the conditions listed
47	Refuge Temple Ministries Sec 1	C3P		Approve the plat subject to the conditions listed
48	Reserves at Wilshire and Veterans Memorial	C2		Approve the plat subject to the conditions listed
49	Shelburne Point	C3F		Approve the plat subject to the conditions listed
50	SMT Houston VII	C2		Approve the plat subject to the conditions listed
51	Stroker Acres	C2		Approve the plat subject to the conditions listed
52	Sundance Cove Detention Pond B	C2		Approve the plat subject to the conditions listed
53	Sundance Cove Detention Pond C and Recreation Center	C2		Approve the plat subject to the conditions listed
54	Sundance Cove Sec 8	C3P		Approve the plat subject to the conditions listed
55	Sundance Cove Sec 9	C3P		Approve the plat subject to the conditions listed
56	Sunset Ridge East Reserve Sec 4	C2	DEF1	Approve the plat subject to the conditions listed
57	Teal Gardens	C3F		Approve the plat subject to the conditions listed
58	Telge Ranch North Sec 2	C3P		Approve the plat subject to the conditions listed
59	Trillium Sec 6	C3P		Approve the plat subject to the conditions listed
60	View at Millstone	C3F		Defer Chapter 42 planning standards
61	Waheed Plaza	C2		Approve the plat subject to the conditions listed



<b>Item No.</b>	<b>Subdivision Plat Name</b>	<b>App Type</b>	<b>Deferral</b>	<b>PC Action</b>
62	Wander Interests GP	GP		Approve the plat subject to the conditions listed
63	West Ford Landing	C2		Approve the plat subject to the conditions listed
64	Westhaven Estates 1 partial replat no 10	C3F		Approve the plat subject to the conditions listed
65	Westheimer Views	C3F		Approve the plat subject to the conditions listed
66	Winnetka Vista	C3F		Approve the plat subject to the conditions listed

**B-Replats**

67	Acres Home Estates	C2R		Approve the plat subject to the conditions listed
68	Burkett Estates	C2R		Approve the plat subject to the conditions listed
69	Calvin Village	C2R		Approve the plat subject to the conditions listed
70	Capital Garage	C2R		Defer Chapter 42 planning standards
71	Cardenas Plaza	C2R	DEF1	Approve the plat subject to the conditions listed
72	CJV Holding at South Victory	C2R	DEF1	Approve the plat subject to the conditions listed
73	Cordova Apartments	C2R		Approve the plat subject to the conditions listed
74	Crosby Car Wash	C2R	DEF1	Approve the plat subject to the conditions listed
75	Development on Fairbanks North Houston	C2R		Approve the plat subject to the conditions listed
76	Elysian Meadows	C2R	DEF1	Approve the plat subject to the conditions listed
77	Emancipation Court	C2R		Defer Chapter 42 planning standards
78	Energy Gateway District partial replat no 1 and extension	C2R		Approve the plat subject to the conditions listed
79	Forest Drive Plaza	C2R		Approve the plat subject to the conditions listed
80	Garcia Gomez Reserve	C2R	DEF1	Approve the plat subject to the conditions listed
81	Golden Forest Estates	C2R	DEF1	Approve the plat subject to the conditions listed
82	Harmony Villages	C2R		Approve the plat subject to the conditions listed
83	Harris County Hospital District Alief replat no 1 and extension	C2R		Approve the plat subject to the conditions listed
84	Highland Garden Place	C2R	DEF1	Approve the plat subject to the conditions listed
85	Highland Heights Point	C2R	DEF1	Approve the plat subject to the conditions listed
86	Iglesia El Redentor Reserve	C2R		Defer per HPW- TDO- Traffic request.
87	Keys Estates at Carmen Street	C2R		Defer Additional information reqd
88	Lincoln Heights Corner	C2R		Approve the plat subject to the conditions listed
89	McDaniel Estates for Shotwell	C2R		Approve the plat subject to the conditions listed
90	McKel Hollow	C2R	DEF1	Approve the plat subject to the conditions listed
91	Meadowcroft Acres partial replat no 1	C2R		Approve the plat subject to the conditions listed

<b>Item No.</b>	<b>Subdivision Plat Name</b>	<b>App Type</b>	<b>Deferral</b>	<b>PC Action</b>
92	Naeem Place at Blossom on Memorial Park	C2R		Approve the plat subject to the conditions listed
93	Newport Grove Sec 1	C3R		Approve the plat subject to the conditions listed
94	Noah Pointe	C2R		Approve the plat subject to the conditions listed
95	North Bound Housing	C3R		Approve the plat subject to the conditions listed
96	Park Street at Mainer	C2R		Approve the plat subject to the conditions listed
97	Prisco Village	C2R		Approve the plat subject to the conditions listed
98	Regency Lofts Extension	C2R	DEF1	Approve the plat subject to the conditions listed
99	Rosalie Village	C2R	DEF1	Approve the plat subject to the conditions listed
100	South Main Plaza replat no 1 and extension	C2R	DEF1	Withdrawn
101	Sunset Heights Villas	C2R		Approve the plat subject to the conditions listed
102	Sunset Valley Sec 1	C3R		Approve the plat subject to the conditions listed
103	Sunset Valley Sec 3	C3R		Approve the plat subject to the conditions listed
104	Tawhid Towne Plaza	C2R		Approve the plat subject to the conditions listed
105	Toledo Oaks	C2R		Approve the plat subject to the conditions listed
106	Tower Estates	C2R		Approve the plat subject to the conditions listed
107	Walters Plaza	C2R		Approve the plat subject to the conditions listed
108	Wilmington Gardens	C2R		Approve the plat subject to the conditions listed
109	Winfield Road Village	C2R		Approve the plat subject to the conditions listed
110	Zalini Group Allen Street Estate	C2R		Defer for further study and review

**C-Public Hearings Requiring Notification**

111	Ade Arc Properties	C3N		Approve the plat subject to the conditions listed
112	Baker Steel Properties	C3N	DEF1	Withdrawn
113	Dearborn Place partial replat no 4	C3N		Approve the plat subject to the conditions listed
114	England Village	C3N		Approve the plat subject to the conditions listed
115	FIF Theresa Street Development	C3N		Disapprove
116	Glen Manor Estates	C3N		Defer Applicant request
117	Goforth Manor	C3N		Approve the plat subject to the conditions listed
118	Haddick Villas	C3N		Approve the plat subject to the conditions listed
119	Lexington Green	C3N		Approve the plat subject to the conditions listed
120	Ley Road Landing	C3N		Approve the plat subject to the conditions listed
121	Lozier Villas First Venture	C3N		Withdrawn

<b>Item No.</b>	<b>Subdivision Plat Name</b>	<b>App Type</b>	<b>Deferral</b>	<b>PC Action</b>
122	Maggie Village	C3N		Approve the plat subject to the conditions listed
123	North Church Reserve	C3N	DEF1	Withdrawn
124	South Court partial replat no 1	C3N		Approve the plat subject to the conditions listed
125	Vazquez Estates on Alaska	C3N	DEF1	Disapprove
126	Washington Terrace partial replat no 11	C3N		Approve the plat subject to the conditions listed
127	West Bend Sec 1 partial replat no 1	C3N		Approve the plat subject to the conditions listed
128	Westheimer Crossing	C3N		Approve the plat subject to the conditions listed

**D-Variances**

129	Avalon School of Massage	C2R		Defer Additional information reqd
130	City of Houston Sims Bayou Water Well No 8	C2	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
131	Cypress Rosehill GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
132	Gated Rentals Crosby	C2		Defer Applicant request
133	Harris County Emergency Service District No 7	C3P	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
134	Indian Springs Sec 4	C3P		Defer Applicant request
135	Silver Center	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
136	Wisteria GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed

**E-Special Exceptions**

137	Grand Prairie Highlands Sec 11	C3P		Grant the requested special exception(s) and Approve the plat subject to the conditions listed
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**F-Reconsideration of Requirements**

138	Lexen Court	C3R	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
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**G-Extensions of Approval**

139	Anderson Lake Sec 3	EOA		Approved
140	Colonial Heights	EOA		Approved
141	Greenville Estates	EOA		Approved
142	Jackson Village	EOA		Approved
143	Katy Islamic Center replat no 2 and extension	EOA		Approved
144	Metro Maintenance of Way	EOA		Approved

**Platting Summary****Houston Planning Commission****PC Date: December 21, 2023**

<b>Item No.</b>	<b>Subdivision Plat Name</b>	<b>App Type</b>	<b>Deferral</b>	<b>PC Action</b>
145	Rothwood Boat and RV Storage	EOA		Approved
146	Shoppes at Shepherd	EOA		Approved
147	Springwoods Village Parkway Street Dedication Sec 7	EOA		Approved
148	Terravista Lakes Reserves	EOA		Approved

**H-Name Changes**

149	Harris County Improvement District No 13 Lift Station No 2 (prev. Harris County Improvement District no 14 Lift Station no 2)	NC		Approved
150	Nettleton Estates (prev. Equitrust Development)	NC		Approved
151	Sunset Valley GP (prev. Bauer Road Tract GP)	NC		Approved

**I-Certification of Compliance**

152	24077 McShan Lane	COC		Approve
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**J-Administrative**

None

**K-Development Plats with Variance Requests**

153	3102 Le Badie Street	DPV		Defer
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**Hotel/Motel Variance Requests**

IV	704 Hyde Park Blvd	HMV		Defer
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Agenda Item: 1
Action Date: 12/21/2023
Plat Name: Aisla Homes Montridge
Developer: n/a
Applicant: Pioneer Engineering, LLC
App No / Type: 2023-2860 C3F

Total Acreage: 0.5421 Total Reserve Acreage: 0.0183
Number of Lots: 10 Number of Multifamily Units: 0
COH Park Sector: 10 Street Type (Category): Public
Water Type: City Wastewater Type: City
Drainage Type: Open Ditch Utility District:

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

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 40 Article XXII to meet the sidewalk requirements.

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.

Coordinate with solid waste

Commission Action:

Approve the plat subject to the conditions listed



**Agenda Item:** 1  
**Action Date:** 12/21/2023  
**Plat Name:** Aisla Homes Montridge  
**Developer:** n/a  
**Applicant:** Pioneer Engineering, LLC  
**App No / Type:** 2023-2860 C3F



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

***For Your Information:***

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

CenterPoint: 1.) CenterPoint requires a minimum 5' BL/GBL for interior roads/shared driveways.  
 2.) Title Report references 1343/574, that should be shown on the plat. (Pg. 28, #17 dedicates 5' and 10' public utilities.)

\* Please Note – 3'EAE are not permitted within UE.

HPW- TDO- Traffic: 12/19/2023 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

-Parking restriction is required when development is completed. Montridge dr. is approximately 17.5 ft with open ditches. "No Parking" signs must be installed on both side of the street for the entire block (applicant is required to get approval from TDO for "No Parking" sign installation).

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

-Coordinate with center point energy for existing power pole in the ROW.  
 HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [www.houstonpermittingcenter.org](http://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](mailto:wcrtechs@houstontx.gov).

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

Solid Waste: The solid waste plan shows the development stacking their containers however, the containers will extend more than 5 feet into the roadway which violates Section 39-63 of the city's ordinance.



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 1  
**Action Date:** 12/21/2023  
**Plat Name:** Aisla Homes Montridge  
**Developer:** n/a  
**Applicant:** Pioneer Engineering, LLC  
**App No / Type:** 2023-2860 C3F

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



**Agenda Item:** 2  
**Action Date:** 12/21/2023  
**Plat Name:** Alice Grove  
**Developer:** Innerloop Meadow Development, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2023-2836 C3F

Total Acreage:	0.1253	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533R	City

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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.

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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





**Agenda Item:** 2  
**Action Date:** 12/21/2023  
**Plat Name:** Alice Grove  
**Developer:** Innerloop Meadow Development, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2023-2836 C3F

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HPW- TDO- Traffic: 12/15/2023 - Coordinate with center point energy for existing power pole in the ROW.

- Verify that the fire hydrant will not conflict with the development otherwise consider relocation.

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

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [www.houstonpermittingcenter.org](http://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](mailto:wcrtechs@houstontx.gov).

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

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



**Agenda Item:** 3  
**Action Date:** 12/21/2023  
**Plat Name:** Barr Landing  
**Developer:** No Company  
**Applicant:** HRS and Associates, LLC  
**App No / Type:** 2023-2825 C3F

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Total Acreage:	0.8602	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450Q	City

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**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 3  
**Action Date:** 12/21/2023  
**Plat Name:** Barr Landing  
**Developer:** No Company  
**Applicant:** HRS and Associates, LLC  
**App No / Type:** 2023-2825 C3F

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HPW- TDO- Traffic: 12/19/2023 - Please coordinate with our group in Transportation & Drainage Operation (Traffic Department) in regards to turning radius please provide vehicle templates entering and exiting the new development without encroachments.

In addition to the fire truck access, please include in the plat the location of fire hydrants.

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [www.houstonpermittingcenter.org](http://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](mailto:wcrtechs@houstontx.gov).

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

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



**Agenda Item:** 4  
**Action Date:** 12/21/2023  
**Plat Name:** Bower Landing  
**Developer:** Chad Bowers  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2023-2768 C2

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Total Acreage:	1.5890	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	327X	ETJ

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**Conditions and requirements for approval:**

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
  - 047. Make minor corrections and additions as indicated on the marked file copy.
  - 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
  - 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
  - 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- Skinner Road is a major collector (80') per MTFP. Verify and provide correct ROW width and recording information as indicated on the marked file copy.

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**



**Agenda Item:** 4  
**Action Date:** 12/21/2023  
**Plat Name:** Bower Landing  
**Developer:** Chad Bowers  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2023-2768 C2

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

HPW-HW- IDS: APPROVED

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)  
 Make corrections and additions as indicated by Harris County’s marked file copy on City of Houston’s plat tracker. (TLGC-232.0026)  
 An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf> ) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf> ). For wastewater related questions or to submit your report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)  
 Verify existing ROW (chapter 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.



**Agenda Item:** 5  
**Action Date:** 12/21/2023  
**Plat Name:** Bridgeland Prairieland Village Sec 10  
**Developer:** Bridgeland Development LP  
**Applicant:** Costello, Inc.  
**App No / Type:** 2023-2630 C3F

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Total Acreage:	18.8600	Total Reserve Acreage:	9.9800
Number of Lots:	68	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 490
County	Zip	Key Map ©	City / ETJ
Harris	77433	365P	ETJ

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**Conditions and requirements for approval:**

- 014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
  - 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.
  - 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
  - 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
  - 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
  - 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- Legal description in title and on plat must match at recordation.
- Address CenterPoint’s comments. No UEs should be within reserves restricted to any kind of wet usage areas.

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission’s action or the conditions or requirements for approval. Call 832-393-6600 and speak with the “Planner of the Day.” The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**



**Agenda Item:** 5  
**Action Date:** 12/21/2023  
**Plat Name:** Bridgeland Prairieland Village Sec 10  
**Developer:** Bridgeland Development LP  
**Applicant:** Costello, Inc.  
**App No / Type:** 2023-2630 C3F

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The below comments were made by other agencies during this review period. These comments 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. RESERVE "A": 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- TDO- Traffic: 12/06/2023 - Recommend coordinating with Harris County for building requirements.

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

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

PDD Transportation Grp: No additional dedication required.

HPW-HW- IDS: No objection for the creation of the subdivision.

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)

Required UVEs have been shown on the PLAT and should be shown on 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.



**Agenda Item:** 6  
**Action Date:** 12/21/2023  
**Plat Name:** Candela Sec 13  
**Developer:** JDS Nursery Tract, LLC  
**Applicant:** Quiddity Engineering - Katy  
**App No / Type:** 2023-2864 C3F

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Total Acreage:	11.7300	Total Reserve Acreage:	0.7200
Number of Lots:	65	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524N	ETJ

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**Conditions and requirements for approval:**

- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.
- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 052. Candela Sec 12 must be recorded prior to or simultaneously with this plat.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**





## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 6  
**Action Date:** 12/21/2023  
**Plat Name:** Candela Sec 13  
**Developer:** JDS Nursery Tract, LLC  
**Applicant:** Quiddity Engineering - Katy  
**App No / Type:** 2023-2864 C3F

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

HPW- TDO- Traffic: 12/20/2023

\*An access Form may be required, actions to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found in Chapter 15 of the Design Manual (IDM).

\* Coordinate with the Planning Department regarding sidewalk requirements and placement.

CenterPoint: 1—BLK 1: Label adjoining Sec 16 as Sec 16.

HPW-HW- IDS: Approved

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

Make sure that 10' clearance between public utility to the building foundation.

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



**Agenda Item:** 7  
**Action Date:** 12/21/2023  
**Plat Name:** Candela Sec 14  
**Developer:** JDS Nursery Tract, LLC  
**Applicant:** Quiddity Engineering - Katy  
**App No / Type:** 2023-2870 C3F

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Total Acreage:	19.7200	Total Reserve Acreage:	2.5000
Number of Lots:	61	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524N	ETJ

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**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
  - 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- Provide r.o.w record information to ensure dedication is not needed.

**Commission Action:**

Defer Additional information reqd



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 7  
**Action Date:** 12/21/2023  
**Plat Name:** Candela Sec 14  
**Developer:** JDS Nursery Tract, LLC  
**Applicant:** Quiddity Engineering - Katy  
**App No / Type:** 2023-2870 C3F

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Fort Bend Engineer: 1) Add ROW dedication instrument for future FM 359  
2) Preference is for a 30' cutback at C14 to allow for future signal installation  
3) Remove the 1' reserve along Lustrous Horizon Lane  
4) Add 1' reserves on Beacon Lodge Lane at L5 and Astrid Heights Road (L6) if not connecting to current FM 359. If connecting to current FM 359, variance required to not provide corner radius  
HPW-HW- IDS: Approved  
Addressing: Ensure that ASTRID HEIGHTS name changes at 90 degrees, specifically the intersection with LUSTROUS HEIGHTS.  
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.  
Make sure that 10' clearance between public utility to the building foundation.  
Dead-end water lines are prohibited within cul-de-sac.

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



**Agenda Item:** 8  
**Action Date:** 12/21/2023  
**Plat Name:** Candela Sec 16  
**Developer:** JDS Nursery Tract, LLC  
**Applicant:** Quiddity Engineering - Katy  
**App No / Type:** 2023-2865 C3F

Total Acreage:	3.1600	Total Reserve Acreage:	1.5500
Number of Lots:	9	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524N	ETJ

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 052. Candela Sec 13 must be recorded prior to or simultaneously with this plat.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 8  
**Action Date:** 12/21/2023  
**Plat Name:** Candela Sec 16  
**Developer:** JDS Nursery Tract, LLC  
**Applicant:** Quiddity Engineering - Katy  
**App No / Type:** 2023-2865 C3F

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Fort Bend Engineer: 1) This plat cannot be recorded until current FM 359 has been abandoned and conveyed to the developer  
2) Add recording information for adjacent plats and UEs  
3) The line and curve tables have been cut off at the bottom  
4) Update key map to 524N  
5) Update precinct 4 commissioner to Dexter L. McCoy  
6) Submit FP to FBC for formal review  
7) This is not considered a formal review by FBC as not all review comments are provided in this portal  
HPW-HW- IDS: Approved

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



**Agenda Item:** 9  
**Action Date:** 12/21/2023  
**Plat Name:** Candela Sec 17  
**Developer:** JDS Nursery Tract, LLC  
**Applicant:** Quiddity Engineering - Katy  
**App No / Type:** 2023-2871 C3F

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Total Acreage:	4.9100	Total Reserve Acreage:	1.2800
Number of Lots:	16	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	524N	ETJ

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**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 052. Candela sec 14 must be recorded prior to or simultaneously with this plat.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 9  
**Action Date:** 12/21/2023  
**Plat Name:** Candela Sec 17  
**Developer:** JDS Nursery Tract, LLC  
**Applicant:** Quiddity Engineering - Katy  
**App No / Type:** 2023-2871 C3F

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Fort Bend Engineer: 1) This plat cannot be recorded until after the current FM 359 ROW is abandoned and conveyed to the developer  
2) Indicate the street name change location between Kitty Hawk and Beacon Lodge  
3) Reserves A and B may have a 10' BL  
4) Add contours  
5) Submit FP to FBC for formal review  
6) This is not considered a formal review by FBC as not all review comments are provided in this portal  
HPW-HW- IDS: APPROVED  
Addressing: Ensure that the name ASTRID HEIGHTS changes at 90 degrees, specifically the intersection with LUSTROUS HORIZON.  
CenterPoint: Lot 2, Block 2, need a 14' U.E.  
Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information.  
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

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



**Agenda Item:** 10  
**Action Date:** 12/21/2023  
**Plat Name:** Clodine Residences  
**Developer:** ICON REAL ISTATE HOLDINGS LLC  
**Applicant:** RSG Engineering  
**App No / Type:** 2023-2874 C3F

Total Acreage:	9.0830	Total Reserve Acreage:	2.4580
Number of Lots:	78	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	Fort Bend County FWSD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	527T	ETJ

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 148. Change street name(s) as indicated on the marked file copy. (133-134)
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

**Commission Action:**

Defer Chapter 42 planning standards



**Action Date:  
12/21/2023**

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**





**Agenda Item:** 10  
**Action Date:** 12/21/2023  
**Plat Name:** Clodine Residences  
**Developer:** ICON REAL ISTATE HOLDINGS LLC  
**Applicant:** RSG Engineering  
**App No / Type:** 2023-2874 C3F

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

Fort Bend Engineer: 1) Address all redline markups  
 2) Submit to FBC for second formal review due to the number of deficiencies on the plat  
 3) This is NOT considered a formal review by FBC as not all review comments are provided in this portal  
 CenterPoint: 1. Identify P.A.E. in the General Notes.  
 2. No dedicated easements found. CenterPoint requires a 14' UE in front/rear of lots, or a 16' UE if wet utilities are needed.  
 3. Title report references an easement that is not shown/noted on the plat: 616/573  
 4. TRANSMISSION REVIEW:  
 This plat is in close proximity to a CenterPoint Energy Transmission Corridor. Your Transmission Contact is: Florencio Menodiado, IV florencio.menodiadoiv@centerpointenergy.com

- END -

Addressing: ADAM and ZAYD are already in use, please choose more unique names.  
HPW-HW- IDS: Approved

HPW-OCE- Drainage and Utility: Master W.M.E. which is required for all 28' PVT/PAE.

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



**Agenda Item:** 11  
**Action Date:** 12/21/2023  
**Plat Name:** Cypress Green Sec 13  
**Developer:** Astro Cypress Green, L.P.  
**Applicant:** Quiddity Engineering  
**App No / Type:** 2023-2866 C3F

Total Acreage:	16.3200	Total Reserve Acreage:	5.4100
Number of Lots:	54	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	285V	ETJ

**Conditions and requirements for approval:**

- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat. (Sec 42-210)
- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 052. Holderrieth Road Street Dedication Sec 6 and Reserves must be recorded prior to or simultaneously with this plat. (Sec 42-120(a)(3))
- 203. Provide complete Recordation Package when submitting plat for recordation. (42-45)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**



**Agenda Item:** 11  
**Action Date:** 12/21/2023  
**Plat Name:** Cypress Green Sec 13  
**Developer:** Astro Cypress Green, L.P.  
**Applicant:** Quiddity Engineering  
**App No / Type:** 2023-2866 C3F

The below comments were made by other agencies during this review period. These comments 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—RESERVE C, Drainage: BLK 1 L22-23, 10'UE on side lot line cannot exist inside a wet reserve.  
 2—BLK 2: Split UEs. Outside portion requires a label for separate instrument recording info

HPW-HW- IDS: Approved  
 HPW-OCE- Drainage and Utility: Make sure that 10' clearance between public utility to the building foundation. Dead-end water lines are prohibited within cul-de-sac.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)  
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)  
 Holderrieth road will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)  
 Limited scope TIA/TIA may be required to determine traffic impacts, email [trafficpermits@harriscountytexas.gov](mailto:trafficpermits@harriscountytexas.gov) for further information (HC-permit regs, 12.02)  
 Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation (.TLGC-242.001h)D\_  
 UVE should be checked at Mason road and Holderrieth Road. UVE exhibit should be emailed to [TPDUVE@eng.hctx.net](mailto:TPDUVE@eng.hctx.net) (IDM Chapter 10-COH geometric design guidelines, 10-44)  
 UVE should be checked at Konnos Beach Drive and Paphos Dr. UVE exhibit should be emailed to [TPDUVE@eng.hctx.net](mailto: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.



**Agenda Item:** 12  
**Action Date:** 12/21/2023  
**Plat Name:** Cypress Green Sec 14  
**Developer:** Astro Cypress Green, L.P.  
**Applicant:** Quiddity Engineering  
**App No / Type:** 2023-2883 C3F

Total Acreage:	20.5900	Total Reserve Acreage:	0.8700
Number of Lots:	100	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	285V	ETJ

**Conditions and requirements for approval:**

- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat. (Sec 42-210)
- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 052. Holderrieth Road Street Dedication Sec 6 and Reserves and Cypress Green Sec 13 must be recorded prior to or simultaneously with this plat. (Sec 42-120(a)(3))
- 203. Provide complete Recordation Package when submitting plat for recordation. (42-45)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**



**Agenda Item:** 12  
**Action Date:** 12/21/2023  
**Plat Name:** Cypress Green Sec 14  
**Developer:** Astro Cypress Green, L.P.  
**Applicant:** Quiddity Engineering  
**App No / Type:** 2023-2883 C3F

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

HPW-HW- IDS: Approved

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

Make sure that 10' clearance between public utility to the building foundation.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering

Department prior to recordation (.TLGC-232.0025)

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

Cypress Green Sec 13 and Holderrieth Rd need to be recorded prior to or simultaneously with this PLAT (Chapter 42-120)

Limited scope TIA\TIA may be required with site plans to determine traffic impacts, if not covered in original TIA email trafficpermits@harriscountytexas.gov for further information (HC-permit regs, 12.02)

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation (.TLGC-242.001h) (HC-permits 5.06)

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



**Agenda Item:** 13  
**Action Date:** 12/21/2023  
**Plat Name:** Daisyetta Development  
**Developer:** N/A  
**Applicant:** DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC  
**App No / Type:** 2023-2700 C1

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Total Acreage:	0.5000	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77085	570R	City

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**Conditions and requirements for approval:**

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 134.9 Revise Parks and Open Space Table. Maximum of 2 dwelling units per lot. (42-1)
- 203. Provide complete Recordation Package when submitting plat for recordation. (42-45)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 40 Article XXII to meet the sidewalk requirements.

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**



**Agenda Item:** 13  
**Action Date:** 12/21/2023  
**Plat Name:** Daisyetta Development  
**Developer:** N/A  
**Applicant:** DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC  
**App No / Type:** 2023-2700 C1

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

HPW- TDO- Traffic: 12/20/23

\* Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the Planning Department, planning will communicate the process requirements. Contact the planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/> .

\* Recommend restricting parking on Daisyetta St (16') when development is completed. "No Parking" signs must be installed for the entire block on both sides (applicant is required to get approval from TDO for "No Parking" sign installation).

CenterPoint: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please add to plat, see Title Report  
HPW-OCE- Drainage and Utility: Detention is required.

HPW-HW- IDS: For the creation of three lots a one block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

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



**Agenda Item:** 14  
**Action Date:** 12/21/2023  
**Plat Name:** Dearborn Place partial replat no 2  
**Developer:** KENSINGER DONNELLY  
**Applicant:** Landpoint  
**App No / Type:** 2023-2916 C3F

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Total Acreage:	0.6526	Total Reserve Acreage:	0.6526
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77098	492U	City

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**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 203. Provide complete Recordation Package when submitting plat for recordation. (42-45)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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





**Agenda Item:** 14  
**Action Date:** 12/21/2023  
**Plat Name:** Dearborn Place partial replat no 2  
**Developer:** KENSINGER DONNELLY  
**Applicant:** Landpoint  
**App No / Type:** 2023-2916 C3F

---

HPW- TDO- Traffic: 12/15/23

\* Show visibility triangle at corner property on the plat layout.

\* Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the Planning Department, planning will communicate the process requirements. Contact the planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project.

When applying, please attach a copy of the proposed re-plat to the WCR application.

You may submit application online at [HoustonPermittingCenter.org](http://HoustonPermittingCenter.org).

\*\*\* IF APPLICABLE \*\*\*

The expedited reservation application will address point of connection for water & wastewater, if applicable.

Please direct all questions to (832) 394-8888, or [WCRTechs@HoustonTX.gov](mailto:WCRTechs@HoustonTX.gov).

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

Solid Waste: Since there is no solid waste plan, it could not be determined if the proposed development would qualify for COH solid waste services.

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



**Agenda Item:** 15  
**Action Date:** 12/21/2023  
**Plat Name:** Development at FM 529  
**Developer:** MD LAND DEVELOPMENT SERVICES  
**Applicant:** MD LAND DEVELOPMENT SERVICES  
**App No / Type:** 2023-2846 C2

Total Acreage:	3.3813	Total Reserve Acreage:	3.3813
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 105
County	Zip	Key Map ©	City / ETJ
Harris	77449	406N	ETJ

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 073.2. Legal description on face of the plat and in title must match.
- 203. Provide complete Recordation Package when submitting plat for recordation. (42-45)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 15  
**Action Date:** 12/21/2023  
**Plat Name:** Development at FM 529  
**Developer:** MD LAND DEVELOPMENT SERVICES  
**Applicant:** MD LAND DEVELOPMENT SERVICES  
**App No / Type:** 2023-2846 C2

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HPW-HW- IDS: Approved

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

Make sure that 10' clearance between public utility to the building foundation.

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)

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

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

Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email [trafficpermits@harriscountytexas.gov](mailto:trafficpermits@harriscountytexas.gov) for further information (HC-permit regs, 12.02)

UVE should be checked at Lantana Heights Dr and FM 529. UVE exhibit should be emailed to [TPDUVE@eng.hctx.net](mailto: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.



**Agenda Item:** 16  
**Action Date:** 12/21/2023  
**Plat Name:** Diaz Village  
**Developer:** CARTA GOMEZ INTERNATIONAL LLC  
**Applicant:** CARTA GOMEZ INTERNATIONAL LLC  
**App No / Type:** 2023-2436 C2

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Total Acreage:	0.8923	Total Reserve Acreage:	0.8923
Number of Lots:	14	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453G	City

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**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
  - 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
  - 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- Add dedication record info to ROW

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 16  
**Action Date:** 12/21/2023  
**Plat Name:** Diaz Village  
**Developer:** CARTA GOMEZ INTERNATIONAL LLC  
**Applicant:** CARTA GOMEZ INTERNATIONAL LLC  
**App No / Type:** 2023-2436 C2

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HPW- TDO- Traffic: 11/29/2023  
 \* Reference: Code of Ordinance , Section 42-232 (d)

A dead-end private street intersecting with a public street or with a private street may be extended up to 200 feet without a turnaround provided that a fire hydrant is located not more than 100 feet from the intersection of the dead-end private street with the public street or looped private street.

\* Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the Planning Department, planning will communicate the process requirements. Contact the planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

CenterPoint: CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead facilities, which applies to: BERRY

Define the dashed lines running north and south, on the lots, along the 18' shared driveway.

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

Make sure that 10' clearance between public utility to the building foundation.

Dedicate public utilities easement to City for existing utilities per GeoLink.

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

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

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

Solid Waste: The containers need to be placed on Berry Rd in order for the truck to empty the containers. The trucks will not go down the shared driveway since it is private property.

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



**Agenda Item:** 17  
**Action Date:** 12/21/2023  
**Plat Name:** East Belt Logistics Park  
**Developer:** Ward, Getz & Associates, LLP  
**Applicant:** Windrose  
**App No / Type:** 2023-2803 C2

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Total Acreage:	53.3100	Total Reserve Acreage:	53.3100
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77044	416M	ETJ

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**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 056. Property proposed to be subdivided in sections requires a submittal of a GP, or entire contiguous property must be platted (42-24)
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 203. Provide complete Recordation Package when submitting plat for recordation. (42-45)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Defer Chapter 42 planning standards



**Action Date:  
12/21/2023**

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**



**Agenda Item:** 17  
**Action Date:** 12/21/2023  
**Plat Name:** East Belt Logistics Park  
**Developer:** Ward, Getz & Associates, LLP  
**Applicant:** Windrose  
**App No / Type:** 2023-2803 C2

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

HPW- TDO- Traffic: 12/15/2023 - The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection.

HPW-HW- IDS: APPROVE

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

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

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

Limited scope TIA/TIA required with site plans to determine traffic impacts, email trafficpermits@harriscountytexas.gov for further information (HC-permit regs, 12.02)

UVE should be checked at Lockwood Road and North Lake Houston Parkway. UVE exhibit should be emailed to TPDUVE@eng.hctx.net IDM chapter 10-COH geometric design guidelines, 10-44)

Driveways on site plans need to conform with COH IDM standards

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage

Facilities (<https://hcpid.org/permits/docs/CH285.pdf> ) and 30 TAC 285.4(c)

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf> ). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org .

Documentation of TxDOT/HCTRA driveway approval should be submitted with site plans. (HC permit regs, 5.06)

TxDOT may require a TIA, If so, county should be involved in scoping meeting (HC-permit regs, 12.02)

Label owner, recording info and street name on west side of Lockwood Road (Chapter 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.



**Agenda Item:** 18  
**Action Date:** 12/21/2023  
**Plat Name:** Edgewood Village East GP  
**Developer:** Woodmere Development Co., LTD.  
**Applicant:** IDS Engineering Group  
**App No / Type:** 2023-2855 GP

Total Acreage:	66.7380	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Northeast Harris County MUD 1
County	Zip	Key Map ©	City / ETJ
Harris	77049	457G	ETJ

**Conditions and requirements for approval:**

046. General Plan approval is for street patterns as shown on the plat only. (24)

046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.

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

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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





## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 18  
**Action Date:** 12/21/2023  
**Plat Name:** Edgewood Village East GP  
**Developer:** Woodmere Development Co., LTD.  
**Applicant:** IDS Engineering Group  
**App No / Type:** 2023-2855 GP

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HPW-HW- IDS: Approved

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)

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

Verify road crossing angle meets pipeline ordinance (HC permit regs, 5.06)

300' minimum curve radius per COH IDM (chapter 42-602 COH IDM 10.3.03D)

Documentation of TxDOT street tie-in approval should be submitted with site plans for section plat (HC permit regs, 5.06)

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation for section plat (.TLGC-242.001h)

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.



**Agenda Item:** 19  
**Action Date:** 12/21/2023  
**Plat Name:** Fifth Ward Church of Christ Community Development  
**Developer:** T M Services  
**Applicant:** Chesterfield Development Services  
**App No / Type:** 2023-2887 C3F

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Total Acreage:	0.2181	Total Reserve Acreage:	0.2181
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	City

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**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy. (chapter 42)
- 203. Provide complete Recordation Package when submitting plat for recordation. (42-45)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 19  
**Action Date:** 12/21/2023  
**Plat Name:** Fifth Ward Church of Christ Community Development  
**Developer:** T M Services  
**Applicant:** Chesterfield Development Services  
**App No / Type:** 2023-2887 C3F

HPW- TDO- Traffic: 12/15/2023 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

-Coordinate with center point energy for existing power pole that may interfere with the sidewalk.

- An Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found at Chapter 15 of the Design Manual (IDM)

HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project.

When applying, please attach a copy of the proposed re-plat to the WCR application.

You may submit application online at [HoustonPermittingCenter.org](http://HoustonPermittingCenter.org).

\*\*\* IF APPLICABLE \*\*\*

The expedited reservation application will address point of connection for water & wastewater, if applicable.

Please direct all questions to (832) 394-8888, or [WCRTechs@HoustonTX.gov](mailto:WCRTechs@HoustonTX.gov).

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

All abbreviations on plat must be in Legend and/or notes of plat. Please add H.C.C.F.

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

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



**Agenda Item:** 20  
**Action Date:** 12/21/2023  
**Plat Name:** Fifth Ward Church of Christ Resource Development  
**Developer:** T M Services  
**Applicant:** Chesterfield Development Services  
**App No / Type:** 2023-2892 C3F

Total Acreage:	0.1090	Total Reserve Acreage:	0.1090
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	City

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (42-45)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 20  
**Action Date:** 12/21/2023  
**Plat Name:** Fifth Ward Church of Christ Resource Development  
**Developer:** T M Services  
**Applicant:** Chesterfield Development Services  
**App No / Type:** 2023-2892 C3F

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HPW- TDO- Traffic: 12/15/2023 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

-Coordinate with center point energy for existing power pole that may interfere with the sidewalk.

HPW-HW- IDS: Approved

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

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



**Agenda Item:** 21  
**Action Date:** 12/21/2023  
**Plat Name:** Four Seasons at Clodine  
**Developer:** ADVANCE SURVEYING, INC  
**Applicant:** Advance Surveying, Inc.  
**App No / Type:** 2023-2823 C2

Total Acreage:	0.4250	Total Reserve Acreage:	0.4250
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Chelford One MUD
County	Zip	Key Map ©	City / ETJ
Harris	77083	527G	ETJ

**Conditions and requirements for approval:**

- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. Sec 42-212
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 184.1 Provide a corner(s) cutback at the street intersection identified in compliance with PWE Infrastructure Design Manual. Cutback dimension requirements can be found in PWE IDM page 10-22.
- 202. Include Harris County Road Law certificate to Appendix A: Owners Acknowledgement. (Record.doc) Chapter 17 of 33rd Texas Legislature, in 1913
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc) Sec 42-45
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45(2)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**



**Agenda Item:** 21  
**Action Date:** 12/21/2023  
**Plat Name:** Four Seasons at Clodine  
**Developer:** ADVANCE SURVEYING, INC  
**Applicant:** Advance Surveying, Inc.  
**App No / Type:** 2023-2823 C2

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

HPW-HW- IDS: Approved  
 HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.  
 Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)  
 Make corrections and additions as indicated by Harris County’s marked file copy on City of Houston’s plat tracker. (TLGC-232.0026)  
 Provide 25’ x 25 corner cut(IDM COH geometric Design guidelines, 10-14)  
 Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytexas.gov for further information (HC-permit regs, 12.02)  
 UVE should be checked at Bellaire Blvd and Addicks- Clodine Road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

CenterPoint: Title report references easement G932814 that does not appear on plat.

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



**Agenda Item:** 22  
**Action Date:** 12/21/2023  
**Plat Name:** Franks Acre  
**Developer:** N/A  
**Applicant:** DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC  
**App No / Type:** 2023-2819 C2

Total Acreage:	1.0000	Total Reserve Acreage:	1.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	368N	ETJ

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc) Sec 42-45
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45(2)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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





**Agenda Item:** 22  
**Action Date:** 12/21/2023  
**Plat Name:** Franks Acre  
**Developer:** N/A  
**Applicant:** DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC  
**App No / Type:** 2023-2819 C2

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CenterPoint: All abbreviations on plat must be in Legend and/or notes of plat. Please add F.C., No., Nos. to Legend.  
HPW-HW- IDS: Approved  
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.  
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026)  
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf> ) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf> ). For wastewater related questions or to submit your report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

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



**Agenda Item:** 23  
**Action Date:** 12/21/2023  
**Plat Name:** Fry Road Tract Sec 1  
**Developer:** WEINGARTEN BEAR CREEK, L.P.  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**App No / Type:** 2023-2692 C2

Total Acreage:	15.1200	Total Reserve Acreage:	15.1200
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77449	446G	ETJ

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 129. Requirements for Private Easements and Fee strips. (212) 1) All existing easements or fee strips shall be shown with appropriate notations indicating the name and holder, the purpose of the easement or fee strip, the dimensions tied to all adjacent lot lines, street rights-of-way and plat boundary. 2) Easements not defined by accurate survey dimensions the subdivider the owner of the easement shall define the limits and location of the easement within the plat boundary. (i.e., 'over and across' easements) 3) If the holder of an undefined easement does not define the easement, and can prove the owner's refusal to define the easement, the plat shall provide accurate information about the centerline location of all existing pipelines or other utility facilities. Sec 42-212
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc) Sec 42-42(5), 44(6)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc) Sec 42-45
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45(2)

**Commission Action:**

Approve the plat subject to the conditions listed

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



**Agenda Item:** 23  
**Action Date:** 12/21/2023  
**Plat Name:** Fry Road Tract Sec 1  
**Developer:** WEINGARTEN BEAR CREEK, L.P.  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**App No / Type:** 2023-2692 C2

---



***For Your Information:***

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

CenterPoint: 1. Title Report references Blanket Easement\_RP-2023-374069, that should be included in the Notes.  
 HPW-HW- IDS: APPROVE  
 HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.  
 Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)  
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)  
 Limited scope TIA/TIA required with site plans to determine traffic impacts, email trafficpermits@harriscountytexas.gov for further information (HC-permit 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.



Agenda Item: 24
Action Date: 12/21/2023
Plat Name: Fryer Villas
Developer: 1965
Applicant: Overland (Surveyors) Consortium, Inc
App No / Type: 2023-2536 C2

Total Acreage: 11.0080 Total Reserve Acreage: 0.0000
Number of Lots: 2 Number of Multifamily Units: 0
COH Park Sector: Street Type (Category): Public
Water Type: Private Well Wastewater Type: Septic Tank
Drainage Type: Open Ditch Utility District:
County Zip Key Map © City / ETJ
Harris 77044 418J ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
051. Tie plat boundary to the nearest intersection of public street rights-of-way. Sec 42-41(2)
161. Provide for widening of thoroughfare. See Major Thoroughfare and Freeway Plan. Sec 42-121 & 122
191. Appendix G:Harris County Engineer is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc) 232.0025, Texas Local Government code
193. Appendix I:Certificate for Harris County Commissioners' Court is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc) 232.0025, Texas Local Government code
202. Include Harris County Road Law certificate to Appendix A: Owners Acknowledgement. (Record.doc) Chapter 17 of 33rd Texas Legislature, in 1913
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday. An unnamed Major Thoroughfare is proposed within the property boundary applicant.

Commission Action:

Defer Chapter 42 planning standards



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at 611 Walker Street, Sixth Floor, Houston, Texas 77002.



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 24  
**Action Date:** 12/21/2023  
**Plat Name:** Fryer Villas  
**Developer:** 1965  
**Applicant:** Overland (Surveyors) Consortium, Inc  
**App No / Type:** 2023-2536 C2

---

#### ***For Your Information:***

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

HPW-HW- IDS: approve

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

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

Solid Waste: The proposed development does not qualify for COH solid waste services since the development is not within Houston's city limits.

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



**Agenda Item:** 25  
**Action Date:** 12/21/2023  
**Plat Name:** Grand Mason Sec 6  
**Developer:** TPHTM 529, LLC  
**Applicant:** BGE, Inc.  
**App No / Type:** 2023-2810 C3F

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Total Acreage:	18.4200	Total Reserve Acreage:	6.9682
Number of Lots:	60	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

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

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**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 052. Mason Road must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)
- 185. Appendix A:Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc) Sec 42-42(5), 44(6)
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc) Sec 42-42(5), 44(6)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc) Sec 42-45
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45(2)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**



**Agenda Item:** 25  
**Action Date:** 12/21/2023  
**Plat Name:** Grand Mason Sec 6  
**Developer:** TPHTM 529, LLC  
**Applicant:** BGE, Inc.  
**App No / Type:** 2023-2810 C3F

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

HPW- TDO- Traffic: 12/20/2023 - Recommend coordinating with Harris County for any constructability design standards.

HPW-HW- IDS: APPROVE

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

Dead-end water lines are prohibited within cul-de-sac.

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

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

Easements will need to be recorded prior to plat recordation (chapter 42-212)

Mason Road will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)

Label future Longenbaugh Road (chapter 42-41)

UVE should be checked at future Longenbaugh road and Mason Rd. (IDM chapter 10-COH geometric design guidelines, 10-44)

UVE should be checked at Grand Shadows Dr and Mason Rd. (IDM chapter 10-COH geometric design guidelines, 10-44)

UVE should be checked at Andover Knoll Dr and Mason Rd. (IDM chapter 10-COH geometric design guidelines, 10-44)

UVE should be checked at Basil Ridge Dr and Primrose Myrtle Ln. (IDM chapter 10-COH geometric design guidelines, 10-44)

UVE exhibit should be emailed to [TPDUVE@eng.hctx.net](mailto:TPDUVE@eng.hctx.net)

Provide release letter from Kinder Morgan for Longenbaugh pipeline crossing prior to final plan approval /plat recordation(HC-permit regs, 5.06)

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



**Agenda Item:** 26  
**Action Date:** 12/21/2023  
**Plat Name:** Grand Prairie Highlands Sec 10  
**Developer:** Friendswood Development Company  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No / Type:** 2023-2818 C3P

Total Acreage:	33.2700	Total Reserve Acreage:	17.9020
Number of Lots:	70	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	323L	ETJ

**Conditions and requirements for approval:**

- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat. Sec 42-210
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. Sec 42-40(c) & 44(1)
- 052. Kickapoo Road Street Dedication must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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





**Agenda Item:** 26  
**Action Date:** 12/21/2023  
**Plat Name:** Grand Prairie Highlands Sec 10  
**Developer:** Friendswood Development Company  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No / Type:** 2023-2818 C3P

CenterPoint: 1--Split UEs: Outside portion should have label for separate instrument recording info  
 2—Reserves: title block depicts 7 reserves, map/reserve table depicts 8 reserves

HPW-HW- IDS: Approved

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

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

Kickapoo Road and Sec 5 will need to be recorded prior to or simultaneously with this plat (Chapter 42-120)

UVE should be checked at Rock Sparrow Trail and Kickapoo Road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

UVE should be checked at Rock Sparrow Trail and Shortgrass Plain Lane. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

UVE should be checked at Texas Finch Ln and Shortgrass Plain Lane. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

Spell out street name suffixes (appendix K county regs)

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



**Agenda Item:** 27  
**Action Date:** 12/21/2023  
**Plat Name:** Grand Prairie Highlands Sec 12  
**Developer:** Friendswood Development Company  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No / Type:** 2023-2815 C3P

Total Acreage:	17.2660	Total Reserve Acreage:	0.9370
Number of Lots:	87	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	323Q	ETJ

**Conditions and requirements for approval:**

- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat. Sec 42-210
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. Sec 42-40(c) & 44(1)
- 052. Grand Prairie Sec 11 and Kickapoo Road Street Dedication must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 27  
**Action Date:** 12/21/2023  
**Plat Name:** Grand Prairie Highlands Sec 12  
**Developer:** Friendswood Development Company  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No / Type:** 2023-2815 C3P

---

HPW-HW- IDS: APPROVE

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

Dead-end water lines are prohibited within cul-de-sac.

CenterPoint: Split Easement Rules: If the UE is split between the plat and adjacent subdivisions/acreage tracts the developer must:

A - Own both tracts of land, evidenced by a label with plat name and section or a label with owner name, acreage and deed recording reference.

b.Split between two plats: The split must be drawn and footage labeled on both sides (inside & outside) of the plat boundary so the entire UE is visible on both plats. Outside Plat should be labeled with plat name/recording info, lots/blocks/reserves should be drawn and labeled.

Please add recording for ownership, please add lot numbers for outside with footage labeled on both sides showing an even split.

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)

Grand Prairie Highlands Sec 10 or 11 and Kickapoo Rd will need to be recorded prior to or simultaneously with this PLAT (Chapter 42-120)

Easements will need to be recorded prior to plat recordation (Chapter 42-212)

Called out as domestic dove way on sec 10, street names need to match (COH CH 41)

Provide street name break and change st name south of Golden Wheat Crt (COH chapter 41)

UVE should be checked at Rustic Prairie Dr and Shortgrass Plain Ln. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

UVE should be checked at Rustic Prairie Dr and Sunflower Stem Ln. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

UVE should be checked at Sunflower Stem Ln and Kickapoo 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.



**Agenda Item:** 28  
**Action Date:** 12/21/2023  
**Plat Name:** Indus Oak Residence  
**Developer:** Indus Oak Homes  
**Applicant:** Chesterfield Development Services  
**App No / Type:** 2023-2671 C3F

Total Acreage:	0.9506	Total Reserve Acreage:	0.0460
Number of Lots:	15	Number of Multifamily Units:	0
COH Park Sector:	1	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	412X	City

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc) Sec 42-45
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45(2)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 28  
**Action Date:** 12/21/2023  
**Plat Name:** Indus Oak Residence  
**Developer:** Indus Oak Homes  
**Applicant:** Chesterfield Development Services  
**App No / Type:** 2023-2671 C3F

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HPW- TDO- Traffic: 12/18/2023 - No comments.

CenterPoint: All abbreviations on plat must be in Legend and/or notes of plat. Please add PVT and WME to Legend.

HPW-HW- IDS: For the creation of a subdivision with a private road, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed 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](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

Solid Waste: It is understood that the proposed development will not receive COH solid waste collection services.

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



**Agenda Item:** 29  
**Action Date:** 12/21/2023  
**Plat Name:** Jardin Botanico  
**Developer:** N/A  
**Applicant:** E.I.C. Surveying Company  
**App No / Type:** 2023-2680 C2

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Total Acreage:	2.4788	Total Reserve Acreage:	2.4788
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77037	413E	ETJ

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**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc) Sec 42-45
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45(2)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 29  
**Action Date:** 12/21/2023  
**Plat Name:** Jardin Botanico  
**Developer:** N/A  
**Applicant:** E.I.C. Surveying Company  
**App No / Type:** 2023-2680 C2

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CenterPoint: 1—General Notes: Define UE  
 HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.  
 Harris County Flood Control District: Flood Control review - No comments.  
 HPW-HW- IDS: NO OBJECTION FRO THE CRATION OF LOT AND ONE RESERVE  
 Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)  
 Make corrections and additions as indicated by Harris County’s marked file copy on City of Houston’s plat tracker. (TLGC-232.0026)  
 An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf> ) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf> ). For wastewater related questions or to submit your report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civillevel@hcpid.org](mailto:civillevel@hcpid.org) . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)  
 Label recording information (chapter 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.



**Agenda Item:** 30  
**Action Date:** 12/21/2023  
**Plat Name:** Jarvis Business Park  
**Developer:** THE NATIONAL REALTY GROUP  
**Applicant:** The Pinnell Group, LLC  
**App No / Type:** 2023-2805 C2

Total Acreage:	5.4612	Total Reserve Acreage:	5.2319
Number of Lots:	0	Number of Multifamily Units:	0
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	77429	367H	ETJ

**Conditions and requirements for approval:**

- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc) Sec 42-45
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45(2)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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





**Agenda Item:** 30  
**Action Date:** 12/21/2023  
**Plat Name:** Jarvis Business Park  
**Developer:** THE NATIONAL REALTY GROUP  
**Applicant:** The Pinnell Group, LLC  
**App No / Type:** 2023-2805 C2

---

HPW-HW- IDS: APPROVE

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

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

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

Existing ROW is to be abandoned prior to plan approval and plat recordation (Title 8 Subtitle B Chapter 263, 251, and 272-TLGC)

Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email [trafficpermits@harriscountytexas.gov](mailto:trafficpermits@harriscountytexas.gov) for further information (HC-permit regs, 12.02)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf> ) and 30 TAC 285.4(c)

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf> ). For wastewater related questions or to submit your report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

UVE should be checked at Cypress Valley Road and Jarvis Road. UVE exhibit should be emailed to [TPDUVE@eng.hctx.net](mailto: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.



**Agenda Item:** 31  
**Action Date:** 12/21/2023  
**Plat Name:** Kermier Road and Mallard Crossing Drive Street Dedication and Reserve  
**Developer:** Emptor Hockley  
**Applicant:** Meta Planning + Design LLC  
**App No / Type:** 2023-2894 C3P

Total Acreage:	46.6000	Total Reserve Acreage:	34.4300
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	323R	ETJ

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. Sec 42-40(c) & 44(1)
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 091. Provide One-foot reserve as indicated on the plat and add applicable One-foot Reserve note to the plat. (193)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 31  
**Action Date:** 12/21/2023  
**Plat Name:** Kermier Road and Mallard Crossing Drive Street Dedication and Reserve  
**Developer:** Emptor Hockley  
**Applicant:** Meta Planning + Design LLC  
**App No / Type:** 2023-2894 C3P

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HPW- TDO- Traffic: 12/19/23

No comments.

HPW-HW- IDS: Approved

CenterPoint: Please add R.O.W. to Legend and/or notes of the plat.

Dedication Page Missing.

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

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

Limited scope TIA\TIA required with site plans to determine traffic impacts including developer construction responsibilities, email [trafficpermits@harriscountytexas.gov](mailto:trafficpermits@harriscountytexas.gov) for further information (HC-permit regs, 12.02, 7.02)

UVE should be checked at Future Baethe Road and Kermier Road. (IDM chapter 10-COH geometric design guidelines, 10-44)

UVE should be checked at Prairie Colony Drive and Blue Mistflower Lane. (IDM chapter 10-COH geometric design guidelines, 10-44)

UVE should be checked at Prairie Colony Drive and Kermier Road. (IDM chapter 10-COH geometric design guidelines, 10-44)

UVE should be checked at Wildflower Glen Lane and Kermier road. (IDM chapter 10-COH geometric design guidelines, 10-44)

UVE should be checked at Sonnenblume Park Drive and Kermier Road. (IDM chapter 10-COH geometric design guidelines, 10-44)

UVE should be checked at Prairie Lakeview Drive and Mallard Crossing Drive. (IDM chapter 10-COH geometric design guidelines, 10-44)

UVE should be checked at Sonnenblume Park Drive and Prairie Lakeview Lane. (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.



Agenda Item: 32
Action Date: 12/21/2023
Plat Name: Key Villas
Developer: Key Investment LLC
Applicant: MOMENTUM ENGINEERING
App No / Type: 2023-2799 C3F

Total Acreage: 1.9067 Total Reserve Acreage: 0.1384
Number of Lots: 32 Number of Multifamily Units: 0
COH Park Sector: 1 Street Type (Category): Type 2 PAE
Water Type: City Wastewater Type: City
Drainage Type: Combination Utility District:
County Zip Key Map © City / ETJ
Harris 77091 452B City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
051. Tie plat boundary to the nearest intersection of public street rights-of-way.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines.
060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
093. The fire protection of this subdivision does not comply with the requirements.
134.01. Add to general notes on face of plat: This property(s) is located in Park Sector number 1.
187.1. Provide acknowledgement and subordination of lienholders identified in title report.
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
1.) Fire Hydrants must be provided and shown on plat within requirements.
2.) Provide intersection tie to Mansfield Street.
3.) Properly show adjacent properties. Is that public ROW to north, it appears to get city solid waste service?

Commission Action:

Defer Additional information reqd



**Agenda Item:** 32  
**Action Date:** 12/21/2023  
**Plat Name:** Key Villas  
**Developer:** Key Investment LLC  
**Applicant:** MOMENTUM ENGINEERING  
**App No / Type:** 2023-2799 C3F

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Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



***For Your Information:***

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

HPW-OCE- Drainage and Utility: Detention is required.  
Stormwater quality permit is required.  
Change to private F.H..

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

Solid Waste: It is understood that the proposed development will not receive COH solid waste collection services.

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



**Agenda Item:** 33  
**Action Date:** 12/21/2023  
**Plat Name:** Kickapoo Road Street Dedication Sec 2  
**Developer:** Friendswood Development Company  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No / Type:** 2023-2696 C3P

Total Acreage:	5.1000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	323Q	ETJ

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. Sec 42-40(c) & 44(1)
- 052. Kickapoo Road Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 33  
**Action Date:** 12/21/2023  
**Plat Name:** Kickapoo Road Street Dedication Sec 2  
**Developer:** Friendswood Development Company  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No / Type:** 2023-2696 C3P

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HPW-HW- IDS: Approved

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

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

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

TIA required but not limited to evaluate new driveway locations, median opening, left turn lane requirements and developer construction responsibilities at the time the property is ready for development.(HC-permit regs, 12.02)

abel street stub name (chapter 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.



**Agenda Item:** 34  
**Action Date:** 12/21/2023  
**Plat Name:** Lakeside Views  
**Developer:** 3h Engineering & Construction, Inc  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2023-2891 C3F

Total Acreage:	0.2839	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77336	338V	City

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 1.) Coordinate with HPW-TDO-Traffic to address Visibility Triangle comments prior to recordation.

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**





**Agenda Item:** 34  
**Action Date:** 12/21/2023  
**Plat Name:** Lakeside Views  
**Developer:** 3h Engineering & Construction, Inc  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2023-2891 C3F

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

HPW- TDO- Traffic: 12/15/2023 - Missing visibility triangle. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection.

-Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns.

<http://www.houstontx.gov/planning/>

HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project.

When applying, please attach a copy of the proposed re-plat to the WCR application.

You may submit application online at [HoustonPermittingCenter.org](http://HoustonPermittingCenter.org).

\*\*\* IF APPLICABLE \*\*\*

The expedited reservation application will address point of connection for water & wastewater, if applicable.

Please direct all questions to (832) 394-8888, or [WCRTechs@HoustonTX.gov](mailto:WCRTechs@HoustonTX.gov).

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

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.



Agenda Item: 35
Action Date: 12/21/2023
Plat Name: Maharaj Residence
Developer: No Company
Applicant: HRS and Associates, LLC
App No / Type: 2023-2832 C2

Total Acreage: 10.2430 Total Reserve Acreage: 0.0000
Number of Lots: 2 Number of Multifamily Units: 0
COH Park Sector: 0 Street Type (Category): Public
Water Type: Private Well Wastewater Type: Septic Tank
Drainage Type: Open Ditch Utility District: Pine Bough PUD
County Zip Key Map © City / ETJ
Harris 77336 299Y ETJ

Conditions and requirements for approval:

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
059.1. Acreage in title and on plat must match at recordation.
060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
1.) Address the deed restricted building lines.
2.) Address 1400' Intersection spacing requirements.

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at 611 Walker Street, Sixth Floor, Houston, Texas 77002.



**Agenda Item:** 35  
**Action Date:** 12/21/2023  
**Plat Name:** Maharaj Residence  
**Developer:** No Company  
**Applicant:** HRS and Associates, LLC  
**App No / Type:** 2023-2832 C2

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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: Approved

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

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

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

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf> ) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf> ). For wastewater related questions or to submit your report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) .

label name and distance to nearest cross street (chapter 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.



**Agenda Item:** 36  
**Action Date:** 12/21/2023  
**Plat Name:** Majestic Landing  
**Developer:** Alonzo Reynolds  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2023-2837 C3F

Total Acreage:	0.2342	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77026	454Z	City

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
  - 1.) Plat is ineligible for Solid Waste pick-up.

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**



**Agenda Item:** 36  
**Action Date:** 12/21/2023  
**Plat Name:** Majestic Landing  
**Developer:** Alonzo Reynolds  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2023-2837 C3F

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

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

HPW- TDO- Traffic: 12/19/2023 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

- Parking restriction is required when development is completed. Majestic Lane is approximately 20 ft with open ditches. "No Parking" signs must be installed on both side of the street for the entire block (applicant is required to get approval from TDO for "No Parking" sign installation).

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [www.houstonpermittingcenter.org](http://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](mailto:wcrtechs@houstontx.gov).

HPW-OCE- Drainage and Utility: In the floodplain, need approved drainage plan.

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

Addressing: Please change the road designation of MAJESTIC to STREET.

Solid Waste: The proposed development does not have the required frontage to receive COH solid waste services.

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



**Agenda Item:** 37  
**Action Date:** 12/21/2023  
**Plat Name:** Malabar Place partial replat no 1  
**Developer:** ADVANCE SURVEYING, INC  
**Applicant:** Advance Surveying, Inc.  
**App No / Type:** 2023-2908 C3F

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Total Acreage:	0.5165	Total Reserve Acreage:	0.4916
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77055	450R	City

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**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**



**Agenda Item:** 37  
**Action Date:** 12/21/2023  
**Plat Name:** Malabar Place partial replat no 1  
**Developer:** ADVANCE SURVEYING, INC  
**Applicant:** Advance Surveying, Inc.  
**App No / Type:** 2023-2908 C3F

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The below comments were made by other agencies during this review period. These comments 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-- All abbreviations must be defined on the plat, in the legend, or in the notes this plat is missing:

AE, NO, UE

HPW- TDO- Traffic: 12/15/23

Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the Planning Department, planning will communicate the process requirements. Contact the planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project.

When applying, please attach a copy of the proposed re-plat to the WCR application.

You may submit application online at [HoustonPermittingCenter.org](http://HoustonPermittingCenter.org).

\*\*\* IF APPLICABLE \*\*\*

The expedited reservation application will address point of connection for water & wastewater, if applicable.

Please direct all questions to (832) 394-8888, or [WCRTechs@HoustonTX.gov](mailto:WCRTechs@HoustonTX.gov).

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

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



Agenda Item: 38
Action Date: 12/21/2023
Plat Name: Mansfield Reserve
Developer: Urbatechure
Applicant: Pioneer Engineering, LLC
App No / Type: 2023-2857 C3F

Total Acreage: 1.5241 Total Reserve Acreage: 0.1349
Number of Lots: 28 Number of Multifamily Units: 0
COH Park Sector: 1 Street Type (Category): Public
Water Type: City Wastewater Type: City
Drainage Type: Open Ditch Utility District:
County Zip Key Map © City / ETJ
Harris 77091 451D City

Conditions and requirements for approval:

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

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

078.1. Minimum lot size in the urban area may be less than 3500 square feet, but not less than 1400 square feet if the subdivision plat meets the development standards of 42-184.

177. All type 2 PAEs and private streets must have width of 28 ft. The paving width shall also be 28 ft. (122, 231)

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

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

- 1.) Lots 1-13 Do not meet minimum lot size. Must provide table for lot size averaging to confirm compliance with 42-184.
2.) Turnaround must meet IDM requirements.
3.) Reserves with the same use, that are adjacent to each other, can be consolidated into one reserve.

Commission Action:

Defer Additional information reqd



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at 611 Walker Street, Sixth Floor, Houston, Texas 77002.





**Agenda Item:** 38  
**Action Date:** 12/21/2023  
**Plat Name:** Mansfield Reserve  
**Developer:** Urbatechture  
**Applicant:** Pioneer Engineering, LLC  
**App No / Type:** 2023-2857 C3F

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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- TDO- Traffic: 12/18/2023 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

-Coordinate with center point energy for the existing power pole that lays at the entrance of the proposed shared driveway and on the property.

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [www.houstonpermittingcenter.org](http://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](mailto:wcrtechs@houstontx.gov).

CenterPoint: -Plat of Cotton's Place Sec 1 in 572203 HCMR: Prior dedicated UE as depicted on this recorded Plat should be included on the proposed plat.

2-Title Report: Eas in D453634 is not shown on plat.

3-Title Report: Eas in D422810 and D422840 is not shown on plat.

HPW-OCE- Drainage and Utility: Storm water quality permit is required.

Detention is required.

Master W.M.E. which is required for all 28' PVT/PAE.

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



**Agenda Item:** 39  
**Action Date:** 12/21/2023  
**Plat Name:** Melbourne Villas  
**Developer:** 3h Engineering & Construction, Inc  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2023-2710 C3F

Total Acreage:	0.3283	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77078	455B	City

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 203. Provide complete Recordation Package when submitting plat for recordation.
- 204. Provide current title opinion in complete agreement with the plat dedication.

According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 42 Article XXII to meet the sidewalk requirements.

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 39  
**Action Date:** 12/21/2023  
**Plat Name:** Melbourne Villas  
**Developer:** 3h Engineering & Construction, Inc  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2023-2710 C3F

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HPW- TDO- Traffic: 12/14/2023 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

-Coordinate with center point energy for existing power pole/ street light structure in the ROW  
HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

HPW-HW- IDS: For the creation of four lots and one block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

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



**Agenda Item:** 40  
**Action Date:** 12/21/2023  
**Plat Name:** MRM Texas Builders LLC at Spring Cypress Road  
**Developer:** MD LAND DEVELOPMENT SERVICES  
**Applicant:** MD LAND DEVELOPMENT SERVICES  
**App No / Type:** 2023-2847 C2

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Total Acreage:	1.4998	Total Reserve Acreage:	1.4954
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	Bridgestone MUD
County	Zip	Key Map ©	City / ETJ
Harris	77379	331A	ETJ

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**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 203. Provide complete Recordation Package when submitting plat for recordation.
- 204. Provide current title opinion in complete agreement with the plat dedication.

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 40  
**Action Date:** 12/21/2023  
**Plat Name:** MRM Texas Builders LLC at Spring Cypress Road  
**Developer:** MD LAND DEVELOPMENT SERVICES  
**Applicant:** MD LAND DEVELOPMENT SERVICES  
**App No / Type:** 2023-2847 C2

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CenterPoint: 1. Title report references a 25' UE adjacent to Spring Cypress Road.  
HPW-HW- IDS: Approved  
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.  
Make sure that 10' clearance between public utility to the building foundation.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (TLGC-232.0026)  
Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email [trafficpermits@harriscountytexas.gov](mailto:trafficpermits@harriscountytexas.gov) for further information (HC-permit regs, 12.02)  
UVE should be checked at Stone Forest Dr and Spring Cypress Rd. UVE exhibit should be emailed to [TPDUVE@eng.hctx.net](mailto:TPDUVE@eng.hctx.net) (IDM chapter 10-COH geometric design guidelines, 10-44)  
Driveway placement on site plans needs to conform with COH IDM standards

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



**Agenda Item:** 41  
**Action Date:** 12/21/2023  
**Plat Name:** New Orleans Street Estates  
**Developer:** Sims Properties  
**Applicant:** RP & Associates  
**App No / Type:** 2023-2852 C3F

Total Acreage:	0.1141	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	City

**Conditions and requirements for approval:**

- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 41  
**Action Date:** 12/21/2023  
**Plat Name:** New Orleans Street Estates  
**Developer:** Sims Properties  
**Applicant:** RP & Associates  
**App No / Type:** 2023-2852 C3F

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HPW- TDO- Traffic: 12/18/2023 - No Comments.

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [www.houstonpermittingcenter.org](http://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](mailto:wcrtechs@houstontx.gov).

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

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



**Agenda Item:** 42  
**Action Date:** 12/21/2023  
**Plat Name:** Newport Pointe Sec 5  
**Developer:** Newport Pointe, LTD.  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No / Type:** 2023-2877 C3F

Total Acreage:	22.2610	Total Reserve Acreage:	2.8370
Number of Lots:	84	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Newport MUD
County	Zip	Key Map ©	City / ETJ
Harris	77532	379U	ETJ

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 052. Newport Pointe Sec 4 must be recorded prior to or simultaneously with this plat.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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





PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 42  
**Action Date:** 12/21/2023  
**Plat Name:** Newport Pointe Sec 5  
**Developer:** Newport Pointe, LTD.  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No / Type:** 2023-2877 C3F

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



**Agenda Item:** 43  
**Action Date:** 12/21/2023  
**Plat Name:** Parker Place Eighty One Zero One  
**Developer:** Parker Place Property Owners Association Inc  
**Applicant:** CGEA|Planning + Design  
**App No / Type:** 2023-2844 C3F

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Total Acreage:	21.7773	Total Reserve Acreage:	8.5456
Number of Lots:	81	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77028	455G	City

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**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

**Commission Action:**

Defer Additional information reqd



**Action Date:  
12/21/2023**

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 43  
**Action Date:** 12/21/2023  
**Plat Name:** Parker Place Eighty One Zero One  
**Developer:** Parker Place Property Owners Association Inc  
**Applicant:** CGEA|Planning + Design  
**App No / Type:** 2023-2844 C3F

HPW- TDO- Traffic: 12/20/2023

- 1) Coordinate with the Planning Department regarding sidewalk requirements and placement.
- 2) An access Form may be required, ations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found in Chapter 15 of the Design Manual (IDM).

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [www.houstonpermittingcenter.org](http://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](mailto:wcrtechs@houstontx.gov).

HPW-OCE- Drainage and Utility: Plat missing  
CenterPoint: UEs should not protrude or surpass Building Lines (BLs)

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.). See Reserve C.  
Please identify if this is a Townhome Community.

Addressing: WISDOM is already in use select a unique name for this road.

PROPHETS PATH is spelled PHROPHETS in plat tracker application ensure application and plat reflect the same information.

The name GENESIS LANE must change at 90 degrees provide another name to be used for the segment of road after the bend.

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



**Agenda Item:** 44  
**Action Date:** 12/21/2023  
**Plat Name:** Plaza Estates at Eichwurzlel  
**Developer:** New Era Development  
**Applicant:** New Era Development & Land Services  
**App No / Type:** 2023-2741 C2

Total Acreage:	0.2417	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453U	City

**Conditions and requirements for approval:**

- 203. Provide complete Recordation Package when submitting plat for recordation.
- 204. Provide current title opinion in complete agreement with the plat dedication.

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 44  
**Action Date:** 12/21/2023  
**Plat Name:** Plaza Estates at Eichwurzel  
**Developer:** New Era Development  
**Applicant:** New Era Development & Land Services  
**App No / Type:** 2023-2741 C2

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HPW- TDO- Traffic: 12/01/2023 - Ensure extending the existing sidewalk according to IDM standard.

-Coordinate with center point energy for existing power pole in the ROW.

HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project.

When applying, please attach a copy of the proposed re-plat to the WCR application.

You may submit application online at [HoustonPermittingCenter.org](http://HoustonPermittingCenter.org).

\*\*\* IF APPLICABLE \*\*\*

The expedited reservation application will address point of connection for water & wastewater, if applicable.

Please direct all questions to (832) 394-8888, or [WCRTechs@HoustonTX.gov](mailto:WCRTechs@HoustonTX.gov).

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

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



**Agenda Item:** 45  
**Action Date:** 12/21/2023  
**Plat Name:** Quarry on Grant GP  
**Developer:** Woodmere Development Co., LTD.  
**Applicant:** IDS Engineering Group  
**App No / Type:** 2023-2854 GP

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Total Acreage:	421.7180	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	327G	ETJ

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**Conditions and requirements for approval:**

046. General Plan approval is for street patterns as shown on the plat only. (24)

046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.

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

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

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 45  
**Action Date:** 12/21/2023  
**Plat Name:** Quarry on Grant GP  
**Developer:** Woodmere Development Co., LTD.  
**Applicant:** IDS Engineering Group  
**App No / Type:** 2023-2854 GP

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HPW-HW- IDS: Approved  
 HPW-OCE- Drainage and Utility: Missing B.L.  
 Make sure that the subdivision has detention.  
 Make sure that 10' clearance between public utility to the building foundation.  
 Dead-end water lines are prohibited within cul-de-sac.  
 Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)  
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)  
 Limited scope TIA/TIA with site plans to determine traffic impacts, including developer construction responsibilities, signal warrant analysis, and coordination with Harris County's ongoing design of Grant Road improvements, resulting in either developer construction of an asphalt LTL on the existing two-lane road or an agreement for developer-funded construction of a left turn lane with a Harris County widening project (email [trafficpermits@harriscountytexas.gov](mailto:trafficpermits@harriscountytexas.gov) for further information (HC-permit regs, 12.02, 7.02)  
 UVE, ROW dedications/ cutbacks and corner radii will be checked when section plats are submitted. (IDM Chapter 10-COH geometric design guidelines, 10-14,10-44)  
 Ensure that street curves conform to COH IDM/ standards (10.3.03D)  
 Plans and plat for sections along Grant road will need to be reviewed and approved by CIP Senior Project Manager, Mike Turner prior to recordation (HC-permit regs, 5.06)

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



**Agenda Item:** 46  
**Action Date:** 12/21/2023  
**Plat Name:** Ralston Lakes Sec 2  
**Developer:** Ralston Lakes, LTD  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No / Type:** 2023-2701 C3F

Total Acreage:	31.1130	Total Reserve Acreage:	18.0490
Number of Lots:	127	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 148
County	Zip	Key Map ©	City / ETJ
Harris	77044	416K	ETJ

**Conditions and requirements for approval:**

- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.
- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**





## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 46  
**Action Date:** 12/21/2023  
**Plat Name:** Ralston Lakes Sec 2  
**Developer:** Ralston Lakes, LTD  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No / Type:** 2023-2701 C3F

---

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

HPW-HW- IDS: Approved

HPW-OCE- Drainage and Utility: Dead-end water lines are prohibited.

Harris County Flood Control District: Flood Control review - Need to show channel top of banks at the southern boundary of the plat.

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

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

UVes need to be shown on plat and construction plan (IDM Chapter 10-COH geometric design guidelines, 10-44)

Limited scope TIA\TIA required to determine traffic impacts, email [trafficpermits@harriscountytexas.gov](mailto:trafficpermits@harriscountytexas.gov) for further information (HC-permit regs, 12.02)

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO email at recordation. (TLGC-242.001h)

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



**Agenda Item:** 47  
**Action Date:** 12/21/2023  
**Plat Name:** Refuge Temple Ministries Sec 1  
**Developer:** Idea Public Schools C/O  
**Applicant:** Pape-Dawson Engineers  
**App No / Type:** 2023-2912 C3P

Total Acreage:	14.5000	Total Reserve Acreage:	14.1420
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77396	375T	ETJ

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 47  
**Action Date:** 12/21/2023  
**Plat Name:** Refuge Temple Ministries Sec 1  
**Developer:** Idea Public Schools C/O  
**Applicant:** Pape-Dawson Engineers  
**App No / Type:** 2023-2912 C3P

HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project. When applying, please attach a copy of the proposed re-plat to the WCR application. You may submit application online at [HoustonPermittingCenter.org](http://HoustonPermittingCenter.org).

\*\*\* IF APPLICABLE \*\*\*

The expedited reservation application will address point of connection for water & wastewater, if applicable. Please direct all questions to (832) 394-8888, or [WCRTechs@HoustonTX.gov](mailto:WCRTechs@HoustonTX.gov).

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

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

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

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

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf> ) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf> ). For wastewater related questions or to submit your report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)D\_

Limited scope TIA\TIA with site plans to determine traffic impacts, including SB left turn lane email [trafficpermits@harriscountytexas.gov](mailto:trafficpermits@harriscountytexas.gov) for further information (HC-permit regs, 12.02)

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

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



**Agenda Item:** 48  
**Action Date:** 12/21/2023  
**Plat Name:** Reserves at Wilshire and Veterans Memorial  
**Developer:** 10 West Surveying and Mapping, Inc.  
**Applicant:** McKim and Creed  
**App No / Type:** 2023-2808 C2

---

Total Acreage:	2.9170	Total Reserve Acreage:	2.6800
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Forest Hills MUD
County	Zip	Key Map ©	City / ETJ
Harris	77038	412A	ETJ

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**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 48  
**Action Date:** 12/21/2023  
**Plat Name:** Reserves at Wilshire and Veterans Memorial  
**Developer:** 10 West Surveying and Mapping, Inc.  
**Applicant:** McKim and Creed  
**App No / Type:** 2023-2808 C2

---

HPW-HW- IDS: APPROVE

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

Make sure that 10' clearance between public utility to the building foundation.

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. (TLGC-232.0026)

Provide 35' radius' (IDM COH geometric Design guidelines, 10-14)

Label ROW widths (chapter 42-41)

Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email [trafficpermits@harriscountytx.gov](mailto:trafficpermits@harriscountytx.gov) for further information (HC-permit 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.



**Agenda Item:** 49  
**Action Date:** 12/21/2023  
**Plat Name:** Shelburne Point  
**Developer:** 3h Engineering & Construction, Inc  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2023-2711 C3F

Total Acreage:	0.1653	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77396	374M	City

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph).
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication. (45)
- A01. Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area Tier 1. This property may be subject to regulations restricting the use of the land. General information may be obtained by visiting [www.Fly2Houston.com](http://www.Fly2Houston.com). For more details call 281-233-1366 or email [Airport.Landuse.Regulations@houstontx.gov](mailto:Airport.Landuse.Regulations@houstontx.gov)
- A04. Add the following note to the face of the plat: The land within this subdivision plat is located within a Controlled Compatible Land Use Area established by City of Houston Ordinance No. 2008-1052 and may be subject to regulations restricting the use of the land.

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



**Agenda Item:** 49  
**Action Date:** 12/21/2023  
**Plat Name:** Shelburne Point  
**Developer:** 3h Engineering & Construction, Inc  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2023-2711 C3F

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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- TDO- Traffic: 12/14/2023 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

HPW-HW- IDS: APPROVE

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

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.



Agenda Item: 50
Action Date: 12/21/2023
Plat Name: SMT Houston VII
Developer: SMT Houston VII
Applicant: SMT Energy
App No / Type: 2023-2689 C2

Total Acreage: 2.5930 Total Reserve Acreage: 2.5930
Number of Lots: 0 Number of Multifamily Units: 0
COH Park Sector: 8 Street Type (Category): Public
Water Type: City Wastewater Type: Existing Utility District
Drainage Type: Open Ditch Utility District:
County Zip Key Map © City / ETJ
Harris 77045 572M City

Conditions and requirements for approval:

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047.1. Make minor corrections and additions as indicated on scanned image file attached to the application.
049.5. All subdivision plats (C3F, C1, C2, STD) must contain: 1) x,y coordinate values for each boundary point, and 2) a plat note referencing the Texas State Plan Coordinate Grid System Zone and Zone number (NAD83). The scale factor shall be specific to the site. (Sec 42-42(3), Sec 42-44(4))
069. Provide the complete Plat Legend that includes the type of plat; subdivision name; acreage; legal description of the property; county name; survey and abstract number; number of blocks, lots and reserves; owner and engineer; drawing scale and north arrow. (Plat\_Legend.doc)
185. Appendix A:Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
186. Appendix B:Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication. (45)

Commission Action:

Approve the plat subject to the conditions listed





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 50  
**Action Date:** 12/21/2023  
**Plat Name:** SMT Houston VII  
**Developer:** SMT Houston VII  
**Applicant:** SMT Energy  
**App No / Type:** 2023-2689 C2

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**Action Date:**  
**12/21/2023**

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

***For Your Information:***

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



**Agenda Item:** 50  
**Action Date:** 12/21/2023  
**Plat Name:** SMT Houston VII  
**Developer:** SMT Houston VII  
**Applicant:** SMT Energy  
**App No / Type:** 2023-2689 C2

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CenterPoint: 1. The following AE language is required to be included on all COH plats:

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

- END -  
HPW- TDO- Traffic: 12/20/2023

For commercial development an Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found in Chapter 15 of the Design Manual (IDM).

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

Harris County Flood Control District: Flood Control review - No comments.  
HPW-HW- IDS: For the creation of this reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)  
\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

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



**Agenda Item:** 51  
**Action Date:** 12/21/2023  
**Plat Name:** Stroker Acres  
**Developer:** Robert Peavy  
**Applicant:** Hovis Surveying Company Inc.  
**App No / Type:** 2023-2901 C2

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Total Acreage:	79.7187	Total Reserve Acreage:	78.8441
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77532	379L	ETJ

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**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)
- 162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (127)
- 186. Appendix B:Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission’s action or the conditions or requirements for approval. Call 832-393-6600 and speak with the “Planner of the Day.” The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**



**Agenda Item:** 51  
**Action Date:** 12/21/2023  
**Plat Name:** Stroker Acres  
**Developer:** Robert Peavy  
**Applicant:** Hovis Surveying Company Inc.  
**App No / Type:** 2023-2901 C2

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

HPW-HW- IDS: Approved  
 HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.  
 Harris County Flood Control District: Flood Control review - Need to have additional ROW for drainage on channels R102-00-00 and R102-10-00 on the plat see uploaded markup.  
 Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)  
 Make corrections and additions as indicated by Harris County’s marked file copy on City of Houston’s plat tracker. (TLGC-232.0026)  
 Limited scope TIA\TIA required with site plans to determine traffic impacts, email trafficpermits@harriscountytexas.gov for further information (HC-permit regs, 12.02)  
 Field verify ROW for East stroker road (chapter 42-41)  
 An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf> ) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf> ). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapters 7, 37 of TWC, local order 210)  
 Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation.(TLGC-242.001h/HC-permits 5.06)

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



Agenda Item: 52
Action Date: 12/21/2023
Plat Name: Sundance Cove Detention Pond B
Developer: Clay Road 628 Development, LP.
Applicant: EHRA
App No / Type: 2023-2915 C2

Total Acreage: 30.8410 Total Reserve Acreage: 30.8410
Number of Lots: 0 Number of Multifamily Units: 0
COH Park Sector: Street Type (Category): Public
Water Type: Existing Utility District Wastewater Type: Existing Utility District
Drainage Type: Storm Sewer Utility District: Harris County MUD 525
County Zip Key Map City / ETJ
Harris 77532 378P ETJ

Conditions and requirements for approval:

- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
052. 'Sundance Cove Sec 8' or 'Sundance Cove Detention Pond C and Recreation Reserve' must be recorded prior to or simultaneously with this plat.
157. Provide streets names for each street. (133-134)
187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication. (45)

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at 611 Walker Street, Sixth Floor, Houston, Texas 77002.



**Agenda Item:** 52  
**Action Date:** 12/21/2023  
**Plat Name:** Sundance Cove Detention Pond B  
**Developer:** Clay Road 628 Development, LP.  
**Applicant:** EHRA  
**App No / Type:** 2023-2915 C2

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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: Approved

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

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

Detention pond C will need to be recorded prior to or simultaneously with this plat (chapter 42-120)

UVE should be checked at Sundance Prairie Dr and unnamed 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 Waggoner Falls Way and Sundance Prairie 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.



**Agenda Item:** 53  
**Action Date:** 12/21/2023  
**Plat Name:** Sundance Cove Detention Pond C and Recreation Center  
**Developer:** Clay Road 628 Development LP & Meritage Homes of Texas, LLC, An Arizona Limited Liability Company  
**Applicant:** EHRA  
**App No / Type:** 2023-2924 C2

Total Acreage:	30.2676	Total Reserve Acreage:	30.2676
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 525

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

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication. (45)
- 205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 53  
**Action Date:** 12/21/2023  
**Plat Name:** Sundance Cove Detention Pond C and Recreation Center  
**Developer:** Clay Road 628 Development LP & Meritage Homes of Texas, LLC, An Arizona Limited Liability Company  
**Applicant:** EHRA  
**App No / Type:** 2023-2924 C2

***For Your Information:***

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

HPW-HW- IDS: APPROVED

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

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

UVE should be checked at Sundance Lakes Dr and Sundance Bend 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.





**Agenda Item:** 54  
**Action Date:** 12/21/2023  
**Plat Name:** Sundance Cove Sec 8  
**Developer:** Clay Road 628 Development, LP.  
**Applicant:** EHRA  
**App No / Type:** 2023-2917 C3P

Total Acreage:	23.4800	Total Reserve Acreage:	1.1600
Number of Lots:	91	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 525
County	Zip	Key Map ©	City / ETJ
Harris	77532	378P	ETJ

**Conditions and requirements for approval:**

- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 143. Minimum intersection spacing along a local street shall be 75 feet. (128)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**



**Agenda Item:** 54  
**Action Date:** 12/21/2023  
**Plat Name:** Sundance Cove Sec 8  
**Developer:** Clay Road 628 Development, LP.  
**Applicant:** EHRA  
**App No / Type:** 2023-2917 C3P

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

HPW-HW- IDS: Approved

CenterPoint: Dedication Page Missing

Split Easement Rules: If the UE is split between the plat and adjacent subdivisions/acreage tracts the developer must:

A - Own both tracts of land, evidenced by a label with plat name and section or a label with owner name, acreage and deed recording reference.

B - Splits must be even, i.e. 10'UE split 5'/5' 14'UE split 7'/7' 15'UE split 7.5'/7.5' 16'UE split 8'/8'.

C - Split between two plats: The split must be drawn and footage labeled on both sides (inside & outside) of the plat boundary so the entire UE is visible on both plats. Outside Plat should be labeled with plat name/recording info, lots/blocks/reserves should be drawn and labeled.

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

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

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

Easements will need to be recorded prior to plat recordation (Chapter 42-212)

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

UVE should be checked at Sundance Prairie Dr and Foley 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.



Agenda Item: 55
Action Date: 12/21/2023
Plat Name: Sundance Cove Sec 9
Developer: Clay Road 628 Development, LP.
Applicant: EHRA
App No / Type: 2023-2920 C3P

Table with 4 columns: Property Details (Total Acreage, Number of Lots, COH Park Sector, Water Type, Drainage Type), Reserve/Utility Details (Total Reserve Acreage, Number of Multifamily Units, Street Type, Wastewater Type, Utility District), County (Harris), and City/ETJ (ETJ).

Conditions and requirements for approval:

- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation.
047. Make minor corrections and additions as indicated on the marked file copy.
047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Sundance Cove Sec 8 must be recorded prior to or simultaneously with this plat.
063. All appropriate engineering and surveying data shall be shown.
064. Provide all dedication acknowledgements and certificates on the face of the plat.
143. Minimum intersection spacing along a local street shall be 75 feet.

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at 611 Walker Street, Sixth Floor, Houston, Texas 77002.



**Agenda Item:** 55  
**Action Date:** 12/21/2023  
**Plat Name:** Sundance Cove Sec 9  
**Developer:** Clay Road 628 Development, LP.  
**Applicant:** EHRA  
**App No / Type:** 2023-2920 C3P

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***For Your Information:***

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

CenterPoint: 1. Dedication page is missing.  
 HPW-HW- IDS: Approved  
 Harris County Flood Control District: Flood Control review - No comments.  
 HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.  
 Make sure that 10' clearance between public utility to the building foundation.  
 Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)  
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)  
 Sec 8 will need to be recorded prior to or simultaneously with this plat (chapter 42-120)  
 UVE should be checked at Waggoner Falls Dr and Sundance Prairie Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)  
 UVE should be checked at Mescalero Creek Path and Sundance Prairie 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.



**Agenda Item:** 56  
**Action Date:** 12/21/2023  
**Plat Name:** Sunset Ridge East Reserve Sec 4  
**Developer:** Benchmark Engineering Corp.  
**Applicant:** Benchmark Engineering Corporation  
**App No / Type:** 2023-2706 C2

Total Acreage:	17.8886	Total Reserve Acreage:	17.3310
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 49
County	Zip	Key Map ©	City / ETJ
Harris	77346	376V	ETJ

**Conditions and requirements for approval:**

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



**Agenda Item:** 56  
**Action Date:** 12/21/2023  
**Plat Name:** Sunset Ridge East Reserve Sec 4  
**Developer:** Benchmark Engineering Corp.  
**Applicant:** Benchmark Engineering Corporation  
**App No / Type:** 2023-2706 C2

---

***For Your Information:***

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

HPW-HW- IDS: Approved

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

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

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email [trafficpermits@harriscountytx.gov](mailto:trafficpermits@harriscountytx.gov) for further information (HC-permit 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.



**Agenda Item:** 57  
**Action Date:** 12/21/2023  
**Plat Name:** Teal Gardens  
**Developer:** Odyssey Engineering Group  
**Applicant:** Miller Survey Group  
**App No / Type:** 2023-2796 C3F

Total Acreage:	21.1300	Total Reserve Acreage:	6.8830
Number of Lots:	107	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77545	611W	ETJ

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 57  
**Action Date:** 12/21/2023  
**Plat Name:** Teal Gardens  
**Developer:** Odyssey Engineering Group  
**Applicant:** Miller Survey Group  
**App No / Type:** 2023-2796 C3F

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Fort Bend Engineer: 1) The proposed 15' BL require a variance  
2) Lot size variance through FBC required  
3) Variance for block length required due to no stub street to the east  
4) Add contours at 1' intervals  
HPW-HW- IDS: APPROVE  
HPW-OCE- Drainage and Utility: Dead-end water lines are prohibited within cul-de-sac.

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





**Agenda Item:** 58  
**Action Date:** 12/21/2023  
**Plat Name:** Telge Ranch North Sec 2  
**Developer:** Woodmere Development Co., LTD.  
**Applicant:** IDS Engineering Group  
**App No / Type:** 2023-2869 C3P

Total Acreage:	5.5050	Total Reserve Acreage:	0.4340
Number of Lots:	27	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	327M	ETJ

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 58  
**Action Date:** 12/21/2023  
**Plat Name:** Telge Ranch North Sec 2  
**Developer:** Woodmere Development Co., LTD.  
**Applicant:** IDS Engineering Group  
**App No / Type:** 2023-2869 C3P

---

CenterPoint: 1-- Prior easement (copy attached) to be included on plat:  
Recorded in CF#: RP-2022-402854

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

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



**Agenda Item:** 59  
**Action Date:** 12/21/2023  
**Plat Name:** Trillium Sec 6  
**Developer:** TPHTM 1464, LLC  
**Applicant:** Costello, Inc.  
**App No / Type:** 2023-2817 C3P

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Total Acreage:	18.8100	Total Reserve Acreage:	10.2600
Number of Lots:	41	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	527S	ETJ

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**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 1) Westmoor Drive Street Dedication Sec 2 and Reserve must be recorded prior to or simultaneously with this plat

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 59  
**Action Date:** 12/21/2023  
**Plat Name:** Trillium Sec 6  
**Developer:** TPHTM 1464, LLC  
**Applicant:** Costello, Inc.  
**App No / Type:** 2023-2817 C3P

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Fort Bend Engineer: 1) Address redline markups

HPW-HW- IDS: APPROVE

HPW-OCE- Drainage and Utility: Make sure that 10' clearance between public utility to the building foundation. Dead-end water lines are prohibited within cul-de-sac.

CenterPoint: The dedication of a 5' side lot line EE or Electrical Easement is for streetlights and is acceptable. 5' U.E. is not acceptable, it may be 10' split. Unless it is a EE as stated above.

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



**Agenda Item:** 60  
**Action Date:** 12/21/2023  
**Plat Name:** View at Millstone  
**Developer:** CENTER POINT SURVEY  
**Applicant:** CENTER POINT SURVEY  
**App No / Type:** 2023-2571 C3F

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Total Acreage:	6.1394	Total Reserve Acreage:	5.6977
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Memorial Hills Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77073	333K	ETJ

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**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 088. Minimum reserve size shall be 5000 square feet having 60' frontage along at least one public street with a right-of-way not less than 60 feet. (192)
- 139. Provide for widening of Old Woods Lane local street. (122)
- 146. Identify, dimension and provide square footage for all right-of-way dedications. "xx s.f. are hereby dedicated to the public for right-of-way purposes.
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

**Commission Action:**

Defer Chapter 42 planning standards



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**



**Agenda Item:** 60  
**Action Date:** 12/21/2023  
**Plat Name:** View at Millstone  
**Developer:** CENTER POINT SURVEY  
**Applicant:** CENTER POINT SURVEY  
**App No / Type:** 2023-2571 C3F

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

HPW-HW- IDS: approve

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

No building is allowed within any public utility easement.

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

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

Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email [trafficpermits@harriscountytexas.gov](mailto:trafficpermits@harriscountytexas.gov) for further information (HC-permit regs, 12.02)

Civil plans with roadway will need to be approved prior to recordation (HC-permits, sec 4.03)

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



**Agenda Item:** 61  
**Action Date:** 12/21/2023  
**Plat Name:** Waheed Plaza  
**Developer:** Flaah Construction  
**Applicant:** Hovis Surveying Company Inc.  
**App No / Type:** 2023-2848 C2

---

Total Acreage:	3.9902	Total Reserve Acreage:	3.9902
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77388	331C	ETJ

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**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
  - 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
  - 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- Coordinate with Harris County Flood Control (HCFCD need 20' of additional ROW for drainage by the 2 channel easement and fee adjacent to the plat. Make changes to the plat prior to recordation.(see uploaded PDF). Provide written approval of plat from Harris County Flood Control with Recordation Package.

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**



**Agenda Item:** 61  
**Action Date:** 12/21/2023  
**Plat Name:** Waheed Plaza  
**Developer:** Flaah Construction  
**Applicant:** Hovis Surveying Company Inc.  
**App No / Type:** 2023-2848 C2

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

HPW-HW- IDS: Approved  
 HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.  
 Harris County Flood Control District: Flood Control review - HCFCD need 20' of additional ROW for drainage by the 2 channel easement and fee adjacent to the plat (see 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. (TLGC-232.0026)  
 Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email [trafficpermits@harriscountytexas.gov](mailto:trafficpermits@harriscountytexas.gov) for further information (HC-permit regs, 12.02)  
 An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf> ) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf> ). For wastewater related questions or to submit your report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) .  
 Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation. (TLGC-242.001h/HC-permits 5.06)  
 UVE should be checked at Mirror Lake Dr and Louetta Rd. UVE exhibit should be emailed to [TPDUVE@eng.hctx.net](mailto:TPDUVE@eng.hctx.net) (IDM chapter 10-COH geometric design guidelines, 10-44)  
 Driveways on site plans need to conform with COH IDM standards

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





**Agenda Item:** 62  
**Action Date:** 12/21/2023  
**Plat Name:** Wander Interests GP  
**Developer:** Wander Interests  
**Applicant:** McKim and Creed  
**App No / Type:** 2023-2568 GP

Total Acreage:	5.0000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	366N	ETJ

**Conditions and requirements for approval:**

- 046. General Plan approval is for street patterns as shown on the plat only. (24)
- 046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 088. Minimum reserve size shall be 5000 square feet having 60' frontage along at least one public street with a right-of-way not less than 60 feet. (192)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 62  
**Action Date:** 12/21/2023  
**Plat Name:** Wander Interests GP  
**Developer:** Wander Interests  
**Applicant:** McKim and Creed  
**App No / Type:** 2023-2568 GP

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HPW-HW- IDS: approve

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

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)

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

Plat name must match application (Chapter 42-41)

street extension for Watershed Lane will need to be addressed (chapter 42-134)

Access to reserve from easement will need to be addressed (chapter 42-190)

Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email [trafficpermits@harriscountytx.gov](mailto:trafficpermits@harriscountytx.gov) for further information (HC-permit 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.



**Agenda Item:** 63  
**Action Date:** 12/21/2023  
**Plat Name:** West Ford Landing  
**Developer:** Segenvo, LLC.  
**Applicant:** E.I.C. Surveying Company  
**App No / Type:** 2023-2822 C2

Total Acreage:	2.2381	Total Reserve Acreage:	2.2381
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	Porter MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296F	ETJ

**Conditions and requirements for approval:**

- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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Agenda Item: 63
Action Date: 12/21/2023
Plat Name: West Ford Landing
Developer: Segenvo, LLC.
Applicant: E.I.C. Surveying Company
App No / Type: 2023-2822 C2

CenterPoint: 1. The following language is required in the notes for any subdivision plat that falls within the City of Houston (COH):

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.

2. The following d AE language should be used in place of the 5X20 language:

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'-6") for ten feet (10'-0") perimeter easements or seven feet, six inches (7'-6") for fourteen feet (14'-0") perimeter easements or five feet, six inches (5'-6") for sixteen feet (16'-0") perimeter easements from a plane sixteen feet (16'-0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (U.E. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty one feet, six inches (21'-6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'-0") for ten feet (10'-0") back-to-back easements, or eight feet (8'-0") for fourteen feet (14'-0") back-to-back easements or seven feet (7'-0") for sixteen feet (16'-0") back-to-back easements, from a plane sixteen feet (16'-0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'-0") in width.

- END -

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

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



**Agenda Item:** 64  
**Action Date:** 12/21/2023  
**Plat Name:** Westhaven Estates 1 partial replat no 10  
**Developer:** New Era Development  
**Applicant:** New Era Development & Land Services  
**App No / Type:** 2023-2842 C3F

Total Acreage:	0.4001	Total Reserve Acreage:	0.0180
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	491S	City

**Conditions and requirements for approval:**

- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 64  
**Action Date:** 12/21/2023  
**Plat Name:** Westhaven Estates 1 partial replat no 10  
**Developer:** New Era Development  
**Applicant:** New Era Development & Land Services  
**App No / Type:** 2023-2842 C3F

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CenterPoint: 1. CenterPoint requires a minimum 5' BL/GBL for interior roads/shared driveways.  
HPW- TDO- Traffic: 12/15/2023 - No comments.  
HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [www.houstonpermittingcenter.org](http://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@houston.tx.gov](mailto:wcrtechs@houston.tx.gov).  
HPW-OCE- Drainage and Utility: Detention is required.  
Dedicate public utilities easement to City.

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



**Agenda Item:** 65  
**Action Date:** 12/21/2023  
**Plat Name:** Westheimer Views  
**Developer:** 3h Engineering & Construction, Inc  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2023-2834 C3F

Total Acreage:	0.1791	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77078	415X	City

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 65  
**Action Date:** 12/21/2023  
**Plat Name:** Westheimer Views  
**Developer:** 3h Engineering & Construction, Inc  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2023-2834 C3F

---

HPW- TDO- Traffic: 12/15/2023 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>  
HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [www.houstonpermittingcenter.org](http://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](mailto:wcrtechs@houstontx.gov).  
HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

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





**Agenda Item:** 66  
**Action Date:** 12/21/2023  
**Plat Name:** Winnetka Vista  
**Developer:** ParadigmHouston  
**Applicant:** replats.com  
**App No / Type:** 2023-2835 C3F

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Total Acreage:	0.2066	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	534E	City

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**Conditions and requirements for approval:**

- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 66  
**Action Date:** 12/21/2023  
**Plat Name:** Winnetka Vista  
**Developer:** ParadigmHouston  
**Applicant:** replats.com  
**App No / Type:** 2023-2835 C3F

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HPW- TDO- Traffic: 12/15/2023 - Recommend following the Infrastructure Design Manual Chapter 15 Section 08 C, Access Management Design 1.g (10) Driveways must remain tangential for a minimum of 20 feet past the property line and 4 feet offset from the neighbor property 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 applications online at [www.houstonpermittingcenter.org](http://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](mailto:wcrtechs@houstontx.gov).

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

Define all abbreviations, example A.E.

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

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



**Agenda Item:** 67  
**Action Date:** 12/21/2023  
**Plat Name:** Acres Home Estates  
**Developer:** MI Builders LLC  
**Applicant:** The Interfield Group  
**App No / Type:** 2023-2893 C2R

Total Acreage:	0.2515	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412N	City

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
  - 126. Add Single Family Residential plat notes: 1) All lots are restricted to single-family residential uses as defined by chapter 42 code of ordinances, City of Houston, Texas, which may be amended from time to time
  - 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
  - 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- remove/ plat notes as shown on marked file copy
- parks and open space table to only show existing units

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 67  
**Action Date:** 12/21/2023  
**Plat Name:** Acres Home Estates  
**Developer:** MI Builders LLC  
**Applicant:** The Interfield Group  
**App No / Type:** 2023-2893 C2R

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HPW- TDO- Traffic: 12/18/2023

Verify that driveways are not conflicting with the speed hump, otherwise communicate with TDO/NTMP for relocation of the speed hump.

HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project.

When applying, please attach a copy of the proposed re-plat to the WCR application.

You may submit application online at [HoustonPermittingCenter.org](http://HoustonPermittingCenter.org).

\*\*\* IF APPLICABLE \*\*\*

The expedited reservation application will address point of connection for water & wastewater, if applicable.

Please direct all questions to (832) 394-8888, or [WCRTechs@HoustonTX.gov](mailto:WCRTechs@HoustonTX.gov).

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

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



**Agenda Item:** 68  
**Action Date:** 12/21/2023  
**Plat Name:** Burkett Estates  
**Developer:** BURCO INVESTMENTS LLC  
**Applicant:** ICMC GROUP INC  
**App No / Type:** 2023-2729 C2R

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Total Acreage:	0.1182	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

---

**Conditions and requirements for approval:**

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
  - 047. Make minor corrections and additions as indicated on the marked file copy.
  - 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
  - 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- Update/remove plat notes as shown on marked file copy
- Use correct map format
- Update lot layout to match 10-20

**Commission Action:**

Approve the plat subject to the conditions listed

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



**Agenda Item:** 68  
**Action Date:** 12/21/2023  
**Plat Name:** Burkett Estates  
**Developer:** BURCO INVESTMENTS LLC  
**Applicant:** ICMC GROUP INC  
**App No / Type:** 2023-2729 C2R

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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- TDO- Traffic: 12/14/2023 -Recommend including the distance from the proposed development to the nearest intersection.

-Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns.  
<http://www.houstontx.gov/planning/>

-Coordinate with center point energy for existing street light structure in the ROW.

HPW-HW- IDS: APPROVE

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

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



**Agenda Item:** 69  
**Action Date:** 12/21/2023  
**Plat Name:** Calvin Village  
**Developer:** CE Engineers & Development Consultants, Inc.  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No / Type:** 2023-2903 C2R

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Total Acreage:	0.3657	Total Reserve Acreage:	0.0046
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412X	City

---

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 221. Fully dimension all shared driveways. (44)

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.

Update/remove plat notes as shown on marked file copy

**Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:  
12/21/2023**

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



**Agenda Item:** 69  
**Action Date:** 12/21/2023  
**Plat Name:** Calvin Village  
**Developer:** CE Engineers & Development Consultants, Inc.  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No / Type:** 2023-2903 C2R

***For Your Information:***

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

CenterPoint: 1. CenterPoint requires a minimum 5' BL/GBL for interior roads/shared driveways.

HPW- TDO- Traffic: 12/20/2023

\* Provide the distance from The property limit to the end of street (to the right) as we can see a safety issue with vehicles coming east bound from West Little york rd and attempting to enter the shared driveway, we recommend a sort of delineation so they will be forced to slow down.

\* Recommend restricting parking on Calvin St (17') when development is completed. "No Parking" signs must be installed for the entire block on both sides (applicant is required to get approval from TDO for "No Parking" sign installation).

\* Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the Planning Department, planning will communicate the process requirements. Contact the planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project.

When applying, please attach a copy of the proposed re-plat to the WCR application.

You may submit application online at [HoustonPermittingCenter.org](http://HoustonPermittingCenter.org).

\*\*\* IF APPLICABLE \*\*\*

The expedited reservation application will address point of connection for water & wastewater, if applicable.

Please direct all questions to (832) 394-8888, or [WCRTechs@HoustonTX.gov](mailto:WCRTechs@HoustonTX.gov).

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

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





**Agenda Item:** 70  
**Action Date:** 12/21/2023  
**Plat Name:** Capital Garage  
**Developer:** Harvey Builders  
**Applicant:** Windrose  
**App No / Type:** 2023-2849 C2R

---

Total Acreage:	0.6193	Total Reserve Acreage:	0.6193
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	16	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77002	493R	City

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**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
  - 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- Submitted as a C2R. Must be changed to a C2 for next cycle

**Commission Action:**

Defer Chapter 42 planning standards



**Action Date:  
12/21/2023**

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 70  
**Action Date:** 12/21/2023  
**Plat Name:** Capital Garage  
**Developer:** Harvey Builders  
**Applicant:** Windrose  
**App No / Type:** 2023-2849 C2R

---

HPW- TDO- Traffic: 12/15/2023 - An Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found at Chapter 15 of the Design Manual (IDM)

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [www.houstonpermittingcenter.org](http://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](mailto:wcrtechs@houstontx.gov).

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

HPW-OCE- Drainage and Utility: Missing B.L.  
Detention is required.

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



**Agenda Item:** 71  
**Action Date:** 12/21/2023  
**Plat Name:** Cardenas Plaza  
**Developer:** PRIME TEXAS SURVEYS LLC  
**Applicant:** SEM SERVICES  
**App No / Type:** 2023-2600 C2R

Total Acreage:	0.2274	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
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	77037	413S	ETJ

**Conditions and requirements for approval:**

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

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

Add deed restricted B.L note

Coordinate with Harris County Engineering

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**



**Agenda Item:** 71  
**Action Date:** 12/21/2023  
**Plat Name:** Cardenas Plaza  
**Developer:** PRIME TEXAS SURVEYS LLC  
**Applicant:** SEM SERVICES  
**App No / Type:** 2023-2600 C2R

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

HPW- TDO- Traffic: 12/05/2023 - The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection.

-The property frontage must be minimum 36 ft to have driveway access as per the IDM requirements.

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

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

HPW-HW- IDS: No objection for the creation of four lots.

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) (COH-Chapter 42)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf> ) and 30 TAC 285.4(c)

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf> ). For wastewater related questions or to submit your report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

Lots will need to be a minimum of 1 acre to have septic and water well or minimum of 1/2 acre to have septic and public water for permits or provide letter for MUD services (TCEQ regs, chapter 42)

Utility easement needs to be dedicated by separate instrument

Plat is requested to be deferred

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



Agenda Item: 72
Action Date: 12/21/2023
Plat Name: CJV Holding at South Victory
Developer: PRIME TEXAS SURVEYS LLC
Applicant: SEM SERVICES
App No / Type: 2023-2663 C2R

Total Acreage: 0.6233 Total Reserve Acreage: 0.0092
Number of Lots: 9 Number of Multifamily Units: 0
COH Park Sector: 1 Street Type (Category): Combination
Water Type: City Wastewater Type: City
Drainage Type: Combination Utility District:
County Zip Key Map © City / ETJ
Harris 77088 412S City

Conditions and requirements for approval:

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

add deed restricted record information and deed restricted record information

Correctly show EAE on face of plat

Identify varying r.o.w widths

remove r.o.w dedicated parcel from plat and add the record information under Victory Drive

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 72  
**Action Date:** 12/21/2023  
**Plat Name:** CJV Holding at South Victory  
**Developer:** PRIME TEXAS SURVEYS LLC  
**Applicant:** SEM SERVICES  
**App No / Type:** 2023-2663 C2R

---



**Action Date:  
12/21/2023**

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

***For Your Information:***

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



**Agenda Item:** 72  
**Action Date:** 12/21/2023  
**Plat Name:** CJV Holding at South Victory  
**Developer:** PRIME TEXAS SURVEYS LLC  
**Applicant:** SEM SERVICES  
**App No / Type:** 2023-2663 C2R

---

HPW- TDO- Traffic: 12/5/23

\* Need reserve parking

Reference: Code of Ordinance , Section 42-186

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.

\* Show Visibility triangle

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

Missing B.L. on some lots.

Make sure that 10' clearance between public utility to the building foundation.

HPW-HW- IDS: For the creation of a subdivision with a shared driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

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

Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Recording information needs to be added to plat.

Applicant should maintain a 10' BL where property is adjacent to ROW with primary OVH facilities installed. Please see S. Victory .

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

How will Lot 7 be accessed? It also requires a 10 foot building line.

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



**Agenda Item:** 73  
**Action Date:** 12/21/2023  
**Plat Name:** Cordova Apartments  
**Developer:** Kittle Property Group, Inc.  
**Applicant:** BGE, Inc.  
**App No / Type:** 2023-2868 C2R

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Total Acreage:	9.6310	Total Reserve Acreage:	9.6310
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574K	City

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**Conditions and requirements for approval:**

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

185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5), 44(6))

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

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

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

A04. Add the following note to the face of the plat: The land within this subdivision plat is located within a Controlled Compatible Land Use Area established by City of Houston Ordinance No. 2008-1052 and may be subject to regulations restricting the use of the land.

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](http://www.Fly2Houston.com). For more details call 281-233-1366 or email [Airport.Landuse.Regulations@houstontx.gov](mailto:Airport.Landuse.Regulations@houstontx.gov). (Chapter 9)

**Commission Action:**

Approve the plat subject to the conditions listed

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**





**Agenda Item:** 73  
**Action Date:** 12/21/2023  
**Plat Name:** Cordova Apartments  
**Developer:** Kittle Property Group, Inc.  
**Applicant:** BGE, Inc.  
**App No / Type:** 2023-2868 C2R

---



***For Your Information:***

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

HPW- TDO- Traffic: 12/18/2023 - An Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found at Chapter 15 of the Design Manual (IDM)

-Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns.

<http://www.houstontx.gov/planning/>

HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project.

When applying, please attach a copy of the proposed re-plat to the WCR application.

You may submit application online at [HoustonPermittingCenter.org](http://HoustonPermittingCenter.org).

\*\*\* IF APPLICABLE \*\*\*

The expedited reservation application will address point of connection for water & wastewater, if applicable.

Please direct all questions to (832) 394-8888, or [WCRTechs@HoustonTX.gov](mailto:WCRTechs@HoustonTX.gov).

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

Storm water quality permit is required.

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



**Agenda Item:** 74  
**Action Date:** 12/21/2023  
**Plat Name:** Crosby Car Wash  
**Developer:** SunRaj Developers, Inc.  
**Applicant:** Century Engineering, Inc  
**App No / Type:** 2023-2747 C2R

Total Acreage:	2.7855	Total Reserve Acreage:	2.7855
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Newport MUD
County	Zip	Key Map ©	City / ETJ
Harris	77532	419G	ETJ

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
  - 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
  - 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- Add deed restricted B.L note to face of plat and add deed record information under 40' B.L

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 74  
**Action Date:** 12/21/2023  
**Plat Name:** Crosby Car Wash  
**Developer:** SunRaj Developers, Inc.  
**Applicant:** Century Engineering, Inc  
**App No / Type:** 2023-2747 C2R

---

HPW-HW- IDS: APPROVED

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

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

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

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

TxDOT may require a TIA, If so, Harris county should be involved in scoping meeting

Verify if pipeline easement continues through property

Remove visibility triangle

Verify with traffic/permits if a driveway can be permitted at flag stem

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



Agenda Item: 75
Action Date: 12/21/2023
Plat Name: Development on Fairbanks North Houston
Developer: MOHSIN MOMIN
Applicant: Century Engineering, Inc
App No / Type: 2023-2858 C2R

Total Acreage: 6.0983 Total Reserve Acreage: 5.9391
Number of Lots: 0 Number of Multifamily Units: 0
COH Park Sector: Street Type (Category): Public
Water Type: Private Well Wastewater Type: Septic Tank
Drainage Type: Combination Utility District:
County Zip Key Map © City / ETJ
Harris 77064 410B ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
203. Provide complete Recordation Package when submitting plat for recordation. (42-45)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
Access to development from unimproved ROW will need to be designed and built to county specs and approved by traffic with possible turnaround (HC-Infrastructure Regulations, CH 7.01, 7.02)

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at 611 Walker Street, Sixth Floor, Houston, Texas 77002.

For Your Information:

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



**Agenda Item:** 75  
**Action Date:** 12/21/2023  
**Plat Name:** Development on Fairbanks North Houston  
**Developer:** MOHSIN MOMIN  
**Applicant:** Century Engineering, Inc  
**App No / Type:** 2023-2858 C2R

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HPW-HW- IDS: Approved  
 HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.  
 Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)  
 Make corrections and additions as indicated by Harris County’s marked file copy on City of Houston’s plat tracker. (TLGC-232.0026)  
 An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf> ) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf> ). For wastewater related questions or to submit your report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org)  
 UVE should be checked at unimproved road and Fairbanks North Houston road. UVE exhibit should be emailed to [TPDUVE@eng.hctx.net](mailto:TPDUVE@eng.hctx.net) (IDM chapter 10-COH geometric design guidelines, 10-44)  
 Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email [trafficpermits@harriscountytexas.gov](mailto:trafficpermits@harriscountytexas.gov) for further information (HC-permit 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.



**Agenda Item:** 76  
**Action Date:** 12/21/2023  
**Plat Name:** Elysian Meadows  
**Developer:** Individual  
**Applicant:** RED CONSULTANTS  
**App No / Type:** 2023-2726 C2R

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Total Acreage:	0.3443	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453Z	City

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**Conditions and requirements for approval:**

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
  - 025. Single family residential lots in the urban area adjacent to a collector or local street shall have a 10 foot building line for the principal structure and a 17 foot building line for any carport or garage. Add BL 159 A illustration and notes to the plat. (159)
  - 047. Make minor corrections and additions as indicated on the marked file copy.
  - 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
  - 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- Change plat to 10-17 lot layout as indicated on the marked file copy
- Remove all shared driveway plat notes
- Remove shared driveway and 4' B.L

**Commission Action:**

Approve the plat subject to the conditions listed

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



**Agenda Item:** 76  
**Action Date:** 12/21/2023  
**Plat Name:** Elysian Meadows  
**Developer:** Individual  
**Applicant:** RED CONSULTANTS  
**App No / Type:** 2023-2726 C2R

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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- TDO- Traffic: 12/01/2023 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

-Coordinate with center point energy for existing power pole in the right-of-way.

-Coordinate with forestry for the existing trees in the right-of-way  
CenterPoint: 1--Dedication and title block: acreage differs  
2--Shared driveways: CNP requires 5' Building Lines.  
3--Clarify the building/dashed lines with clear labels.

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](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov)

Addressing: Please correct the spelling for BIGELOW STREET.

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

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



**Agenda Item:** 77  
**Action Date:** 12/21/2023  
**Plat Name:** Emancipation Court  
**Developer:** 1st Homes LLC  
**Applicant:** Pioneer Engineering, LLC  
**App No / Type:** 2023-2853 C2R

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Total Acreage:	0.5165	Total Reserve Acreage:	0.0112
Number of Lots:	15	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

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**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
  - 078. Minimum lot size in the urban area is 3500 square feet without compensating open space. (183)
    - 078.1. Minimum lot size in the urban area may be less than 3500 square feet, but not less than 1400 square feet if the subdivision plat meets the development standards of 42-183(b).
  - 091. Relocate guest parking reserve 20' from the major thoroughfare. (42-186)
  - 203. Provide complete Recordation Package when submitting plat for recordation. (42-45)
  - 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- Chapter 42 Ordinance amendments have taken effect on November 27th, 2023, and some plat note changes have been made accordingly. Please revise plat notes as indicated on the markup (Chapter 42).

**Commission Action:**

Defer Chapter 42 planning standards



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**





**Agenda Item:** 77  
**Action Date:** 12/21/2023  
**Plat Name:** Emancipation Court  
**Developer:** 1st Homes LLC  
**Applicant:** Pioneer Engineering, LLC  
**App No / Type:** 2023-2853 C2R

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

HPW- TDO- Traffic: 12/18/2023 - Coordinate with center point energy for the existing power pole that lays on the entrance of the proposed shared driveway.

-Coordinate with Forestry for the tree that lays on the entrance of the proposed shared driveway. Driveways/sidewalks/walkways near the trees shall be approved by parks department prior to traffic approval. All requests along with site plan must be submitted to FORESTRYPLANREVIEW@HOUSTONTX.GOV All proposed shrubs shall be planted inside the property line. Any trees within the right-of-way will need Forestry approval.

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [www.houstonpermittingcenter.org](http://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](mailto:wcrtechs@houstontx.gov).

CenterPoint: CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead facilities, which applies to: Emancipation Ave

CNP REQUIRES shared driveways have 5' building lines.

HPW-OCE- Drainage and Utility: Missing B.L.

Detention is required.

Solid Waste: The solid waste plan proposes to stack the containers which would violate Section 39-63 of the city ordinance because the containers will extend further than 5 ft into the roadway. However, there is frontage available to place some containers on McGowen St.

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



**Agenda Item:** 78  
**Action Date:** 12/21/2023  
**Plat Name:** Energy Gateway District partial replat no 1 and extension  
**Developer:** Lipex Properties, LP  
**Applicant:** BGE, Inc.  
**App No / Type:** 2023-2862 C2R

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Total Acreage:	8.0160	Total Reserve Acreage:	8.0160
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77043	490A	City

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**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5), 44(6))
- 203. Provide complete Recordation Package when submitting plat for recordation. (42-45)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 78  
**Action Date:** 12/21/2023  
**Plat Name:** Energy Gateway District partial replat no 1 and extension  
**Developer:** Lipex Properties, LP  
**Applicant:** BGE, Inc.  
**App No / Type:** 2023-2862 C2R

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

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [www.houstonpermittingcenter.org](http://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](mailto:wcrtechs@houstontx.gov).

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

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



**Agenda Item:** 79  
**Action Date:** 12/21/2023  
**Plat Name:** Forest Drive Plaza  
**Developer:** Interplan Architects. Inc  
**Applicant:** Century Engineering, Inc  
**App No / Type:** 2023-2876 C2R

Total Acreage: 3.6150                      Total Reserve Acreage: 3.6150  
Number of Lots: 0                              Number of Multifamily Units: 0  
COH Park Sector: 0                           Street Type (Category): Public  
Water Type: Private Well                    Wastewater Type: Septic Tank  
Drainage Type: Open Ditch                   Utility District:

County                      Zip                      Key Map ©                      City / ETJ  
Montgomery                      77357                      257R                      ETJ

**Conditions and requirements for approval:**

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. Sec 42-212
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. Sec 42-41(14)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc) Sec 42-45
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45(2)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 79  
**Action Date:** 12/21/2023  
**Plat Name:** Forest Drive Plaza  
**Developer:** Interplan Architects. Inc  
**Applicant:** Century Engineering, Inc  
**App No / Type:** 2023-2876 C2R

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

HPW-HW- IDS: Approved

HPW-OCE- Drainage and Utility: Missing B.L.

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

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



**Agenda Item:** 80  
**Action Date:** 12/21/2023  
**Plat Name:** Garcia Gomez Reserve  
**Developer:** ANGEL V GARCIA  
**Applicant:** Houston Platting  
**App No / Type:** 2023-2507 C2R

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Total Acreage:	1.9490	Total Reserve Acreage:	0.7912
Number of Lots:	1	Number of Multifamily Units:	0
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	77086	371U	ETJ

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**Conditions and requirements for approval:**

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 80  
**Action Date:** 12/21/2023  
**Plat Name:** Garcia Gomez Reserve  
**Developer:** ANGEL V GARCIA  
**Applicant:** Houston Platting  
**App No / Type:** 2023-2507 C2R

CenterPoint: 1. The following recorded easement should be shown on the plat: Utility Easement\_RP-2022-164694  
Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel P148-00-00 at the northern boundary of the plat (see regulations on uploaded PDF).  
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

HPW-HW- IDS: No objection for the creation of three lots.  
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. (Chapter 42)  
show flag lot for lot two. Recommend a 26’ staff for a 16’ driveway with 2-5’ curb returns  
Lots 1 and 2 will need to be a minimum of 1 acre to have septic and water well or minimum of 1/2 acre to have septic and public water for permits (TCEQ regs, chapter 42)  
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf> ) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf> ). For wastewater related questions or to submit your report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

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



**Agenda Item:** 81  
**Action Date:** 12/21/2023  
**Plat Name:** Golden Forest Estates  
**Developer:** Terra Holdings Group, Inc.  
**Applicant:** ICMC GROUP INC  
**App No / Type:** 2023-2603 C2R

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Total Acreage:	0.2754	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	451G	City

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**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
  - 134.01. Add to general notes on face of plat: This property(s) is located in Park Sector number 1.
  - 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
  - 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 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)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**





**Agenda Item:** 81  
**Action Date:** 12/21/2023  
**Plat Name:** Golden Forest Estates  
**Developer:** Terra Holdings Group, Inc.  
**Applicant:** ICMC GROUP INC  
**App No / Type:** 2023-2603 C2R

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

HPW- TDO- Traffic: 12/05/2023 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

- Parking restriction is required when development is completed. Golden Forest Dr is approximately 18 ft with open ditches. "No Parking" signs must be installed on both side of the street for the entire block (applicant is required to get approval from TDO for "No Parking" sign installation).

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

-Coordinate with center point energy for existing power pole in the ROW.  
HPW-OCE- Drainage and Utility: Detention is required subject to impervious cover more than 65%.

HPW-HW- IDS: For the creation of five lots and one block a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

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



**Agenda Item:** 82  
**Action Date:** 12/21/2023  
**Plat Name:** Harmony Villages  
**Developer:** Prisco Properties, LLC  
**Applicant:** HRS and Associates, LLC  
**App No / Type:** 2023-2824 C2R

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Total Acreage:	0.2009	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	412U	City

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**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc) Sec 42-45
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45(2)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 82  
**Action Date:** 12/21/2023  
**Plat Name:** Harmony Villages  
**Developer:** Prisco Properties, LLC  
**Applicant:** HRS and Associates, LLC  
**App No / Type:** 2023-2824 C2R

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CenterPoint: 1. CenterPoint requires a minimum 5' BL/GBL for interior roads/shared driveways.  
HPW- TDO- Traffic: 12/15/2023 - No comments.  
HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [www.houstonpermittingcenter.org](http://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](mailto:wcrtechs@houstontx.gov).  
HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.

Solid Waste: The proposed development does not have enough frontage to receive COH solid waste services.

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



**Agenda Item:** 83  
**Action Date:** 12/21/2023  
**Plat Name:** Harris County Hospital District Alief replat no 1 and extension  
**Developer:** Harris Health System  
**Applicant:** C.L. Davis & Company  
**App No / Type:** 2023-2851 C2R

Total Acreage:	15.6090	Total Reserve Acreage:	15.5427
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77099	529P	City

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc) Sec 42-45
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45(2)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 83  
**Action Date:** 12/21/2023  
**Plat Name:** Harris County Hospital District Alief replat no 1 and extension  
**Developer:** Harris Health System  
**Applicant:** C.L. Davis & Company  
**App No / Type:** 2023-2851 C2R

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HPW- TDO- Traffic: 12/20/2023 - An Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found at Chapter 15 of the Design Manual (IDM)

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [www.houstonpermittingcenter.org](http://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](mailto:wcrtechs@houstontx.gov).

HPW-OCE- Drainage and Utility: Approved drainage plan is over 1yr old, please . Detention is required.

Storm water quality permit is required.

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.



**Agenda Item:** 84  
**Action Date:** 12/21/2023  
**Plat Name:** Highland Garden Place  
**Developer:** 3h Engineering & Construction, Inc  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2023-2728 C2R

Total Acreage:	0.3202	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412N	City

**Conditions and requirements for approval:**

- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc) Sec 42-45
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45(2)
- 1. According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 40 Article XXII to meet the sidewalk requirements.

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 84  
**Action Date:** 12/21/2023  
**Plat Name:** Highland Garden Place  
**Developer:** 3h Engineering & Construction, Inc  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2023-2728 C2R

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HPW- TDO- Traffic: 11/22/2023 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

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

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](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832)

394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov)

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

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



**Agenda Item:** 85  
**Action Date:** 12/21/2023  
**Plat Name:** Highland Heights Point  
**Developer:** 3h Engineering & Construction, Inc  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2023-2613 C2R

Total Acreage:	0.2527	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412P	City

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc) Sec 42-45
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45(2)
- 1. According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 40 Article XXII to meet the sidewalk requirements.

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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





**Agenda Item:** 85  
**Action Date:** 12/21/2023  
**Plat Name:** Highland Heights Point  
**Developer:** 3h Engineering & Construction, Inc  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2023-2613 C2R

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HPW- TDO- Traffic: 12/5/23

\* Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the Planning Department, planning will communicate the process requirements. Contact the planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

\* Recommend restricting parking on Ferguson Way (22") when development is completed. "No Parking" signs must be installed for the entire block on one side (applicant is required to get approval from TDO for "No Parking" sign installation).

HPW-OCE- Drainage and Utility: Detention is required subject to impervious cover more than 65%.

HPW-HW- IDS: For the creation of a three lots and one block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

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



**Agenda Item:** 86  
**Action Date:** 12/21/2023  
**Plat Name:** Iglesia El Redentor Reserve  
**Developer:** IGLESIA EVANGELICA EL REDENTOR DE APOSTOLES Y PROFETAS INC  
**Applicant:** Surv-Tex surveying Inc.  
**App No / Type:** 2023-2827 C2R

Total Acreage:	2.7557	Total Reserve Acreage:	2.7557
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77045	571M	City

**Conditions and requirements for approval:**

- 030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. Sec 42-161
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 149. Change street name ending(s) as indicated on the marked file copy. (133-134)
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information to HPW- TDO- Traffic before noon next Wednesday.

**Commission Action:**

Defer per HPW- TDO- Traffic request.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 86  
**Action Date:** 12/21/2023  
**Plat Name:** Iglesia El Redentor Reserve  
**Developer:** IGLESIA EVANGELICA EL REDENTOR DE APOSTOLES Y PROFETAS INC  
**Applicant:** Surv-Tex surveying Inc.  
**App No / Type:** 2023-2827 C2R

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HPW- TDO- Traffic: 12/15/2023 - Missing visibility triangle. The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance, to assure adequate visibility sight lines for vehicular traffic approaching the intersection.

-An Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found at Chapter 15 of the Design Manual (IDM)

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [www.houstonpermittingcenter.org](http://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](mailto:wcrtechs@houstontx.gov).

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

In the floodplain, need approved drainage plan.

Addressing: Please change the road designation of STANCLIFF to STREET.

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



**Agenda Item:** 87  
**Action Date:** 12/21/2023  
**Plat Name:** Keys Estates at Carmen Street  
**Developer:** runplans  
**Applicant:** RUN PLANS  
**App No / Type:** 2023-2925 C2R

Total Acreage:	0.2861	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77033	573D	City

**Conditions and requirements for approval:**

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 050. Revise plat boundary as indicated on the marked file copy.
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
- 1- Plat not aligned with north arrow.
- 2- NO 17' GBL on Shared driveway.
- 3- Provide 3' EAE,
- 4- Shared driveway cannot exceed 200', shared driveway with head-in lot (Lot 4) cannot exceed 100'.
- 5- 10' BL allowed along Carmen.
- 6- Provide garage access indicators.

**Commission Action:**

Defer Additional information reqd



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



**Agenda Item:** 87  
**Action Date:** 12/21/2023  
**Plat Name:** Keys Estates at Carmen Street  
**Developer:** runplans  
**Applicant:** RUN PLANS  
**App No / Type:** 2023-2925 C2R

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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- TDO- Traffic: 12/15/23

\* Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the Planning Department, planning will communicate the process requirements. Contact the planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

\* Recommend restricting parking on [Carmen St] (19') when development is completed. "No Parking" signs must be installed for the entire block on both sides (applicant is required to get approval from TDO for "No Parking" sign installation).

HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project. When applying, please attach a copy of the proposed re-plat to the WCR application. You may submit application online at [HoustonPermittingCenter.org](http://HoustonPermittingCenter.org).

\*\*\* IF APPLICABLE \*\*\*

The expedited reservation application will address point of connection for water & wastewater, if applicable. Please direct all questions to (832) 394-8888, or [WCRTechs@HoustonTX.gov](mailto:WCRTechs@HoustonTX.gov). Addressing: Change AUDREY STREET label to JUTLAND ROAD. CenterPoint: CNP REQUIRES shared driveways have 5' building lines.

Recording information for 5'UE & 5x20' AE is not noted on plat.

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

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



**Agenda Item:** 88  
**Action Date:** 12/21/2023  
**Plat Name:** Lincoln Heights Corner  
**Developer:** Finished Line Design  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2023-2777 C2R

Total Acreage:	0.2110	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453P	City

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**



**Agenda Item:** 88  
**Action Date:** 12/21/2023  
**Plat Name:** Lincoln Heights Corner  
**Developer:** Finished Line Design  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2023-2777 C2R

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

HPW- TDO- Traffic: 12/14/2023 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

-Recommend constructing sidewalks with ADA ramps at the street intersection are required as per City (Detail # 02775-02).

-Coordinate with center point energy for existing power pole in the ROW  
CenterPoint: All abbreviations on plat must be in Legend and/or notes of plat. Please add Vol., Pg., to Legend.  
Harris County Flood Control District: Flood Control review - No comments.  
HPW-HW- IDS: For the creation of this subdivision, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

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

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



**Agenda Item:** 89  
**Action Date:** 12/21/2023  
**Plat Name:** McDaniel Estates for Shotwell  
**Developer:** New Era Development  
**Applicant:** New Era Development & Land Services  
**App No / Type:** 2023-2843 C2R

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Total Acreage:	0.2355	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77028	454Q	City

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**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 1.) Lot 1 must meets Ch 42-188.5 Requirements.

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**





**Agenda Item:** 89  
**Action Date:** 12/21/2023  
**Plat Name:** McDaniel Estates for Shotwell  
**Developer:** New Era Development  
**Applicant:** New Era Development & Land Services  
**App No / Type:** 2023-2843 C2R

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

HPW- TDO- Traffic: 12/18/2023 - Recommend including the distance from the proposed development to the nearest intersection.

- Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns.  
<http://www.houstontx.gov/planning/>

-Coordinate with center point energy for existing power pole in the ROW.  
HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [www.houstonpermittingcenter.org](http://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](mailto:wcrtechs@houstontx.gov).

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

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



**Agenda Item:** 90  
**Action Date:** 12/21/2023  
**Plat Name:** McKel Hollow  
**Developer:** Blue Bean, LLC  
**Applicant:** Texas Land Maps  
**App No / Type:** 2023-2732 C2R

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Total Acreage:	0.1663	Total Reserve Acreage:	0.0803
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77023	494S	City

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**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy. (42)
- 079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)
- 119. Add Dual BL plat note: Any additional structures or additions must adhere to the building line as shown on this plat. In addition, if the existing structure(s) is ever demolished, then any replacement structure(s) shall adhere to the building line shown on this plat. (Sec 42-151(g)(4))
- 146. Identify, dimension and provide square footage for all right-of-way dedications. "xx s.f. are hereby dedicated to the public for right-of-way purposes.
- 203. Provide complete Recordation Package when submitting plat for recordation. (42-45)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Chapter 42 Ordinance amendments have taken effect on November 27th, 2023, and some plat note changes have been made accordingly. Please revise plat notes as indicated on the markup (Chapter 42).

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



**Agenda Item:** 90  
**Action Date:** 12/21/2023  
**Plat Name:** McKel Hollow  
**Developer:** Blue Bean, LLC  
**Applicant:** Texas Land Maps  
**App No / Type:** 2023-2732 C2R

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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- TDO- Traffic: 11/22/2023 - Ensure reconstructing the existing sidewalk according to IDM standard.

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

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

Make sure that 10' clearance between public utility to the building foundation.

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](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov)

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



**Agenda Item:** 91  
**Action Date:** 12/21/2023  
**Plat Name:** Meadowcroft Acres partial replat no 1  
**Developer:** AL  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No / Type:** 2023-2265 C2R

Total Acreage:	0.2912	Total Reserve Acreage:	0.2912
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77063	490Y	City

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 100. If this plat is proposed to be multi-family residential, it is subject to the Parks and Open Space requirements of 42-251. A fee per unit will be assessed at the time of permitting at the then-current fee rate. If a private park is to be proposed or public park land is to be dedicated, park land reserves or land dedication must be shown on the face of plat at this time.
- 185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 203. Provide complete Recordation Package when submitting plat for recordation.
- 204. Provide current title opinion in complete agreement with the plat dedication.

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**



**Agenda Item:** 91  
**Action Date:** 12/21/2023  
**Plat Name:** Meadowcroft Acres partial replat no 1  
**Developer:** AL  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No / Type:** 2023-2265 C2R

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

HPW- TDO- Traffic: 12/20/23

Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the Planning Department, planning will communicate the process requirements. Contact the planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

HPW-HW- IDS: For the creation of this reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

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



**Agenda Item:** 92  
**Action Date:** 12/21/2023  
**Plat Name:** Naeem Place at Blossom on Memorial Park  
**Developer:** Tanglewood Builders  
**Applicant:** The Interfield Group  
**App No / Type:** 2023-2780 C2R

Total Acreage:	0.1720	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492L	City

**Conditions and requirements for approval:**

- 014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 134.14. Add to general notes on face of plat: This property(s) is located in Park Sector number 14.
- 187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



**Agenda Item:** 92  
**Action Date:** 12/21/2023  
**Plat Name:** Naeem Place at Blossom on Memorial Park  
**Developer:** Tanglewood Builders  
**Applicant:** The Interfield Group  
**App No / Type:** 2023-2780 C2R

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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- TDO- Traffic: 12/19/2023 - The property frontage must be minimum 36 ft to have driveway access as per the IDM requirements.

HPW-HW- IDS: For the creation of this subdivision, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

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

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



**Agenda Item:** 93  
**Action Date:** 12/21/2023  
**Plat Name:** Newport Grove Sec 1  
**Developer:** Rochester Development, LLC  
**Applicant:** Meta Planning + Design LLC  
**App No / Type:** 2023-2664 C3R

Total Acreage:	48.7000	Total Reserve Acreage:	23.4300
Number of Lots:	103	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 19
County	Zip	Key Map ©	City / ETJ
Harris	77532	379T	ETJ

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (127)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**





**Agenda Item:** 93  
**Action Date:** 12/21/2023  
**Plat Name:** Newport Grove Sec 1  
**Developer:** Rochester Development, LLC  
**Applicant:** Meta Planning + Design LLC  
**App No / Type:** 2023-2664 C3R

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

CenterPoint: 1-- Prior easement (copy attached) to be included on plat:  
Blanket easements should be listed in the General Notes.  
Recorded in CF#: RP-2016-562602

HPW-HW- IDS: APPROVED

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

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

Spell out street name suffixes (appendix K-county regs)

UVE should be checked at Daylight Falls Dr and Maroon Canyon Way. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM Chapter 10-COH geometric design guidelines, 10-44)

UVE should be checked at Daylight Falls Dr and Windrow Harbor Dr. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM Chapter 10-COH geometric design guidelines, 10-44)

UVE should be checked at Upper Haven Drive and FM 2100. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM Chapter 10-COH geometric design guidelines, 10-44)

UVE should be checked at Grand Dale Way and FM 2100. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM Chapter 10-COH geometric design guidelines, 10-44)

Add additional recording info for FM 2100 (chapter 42-41)

Label owner and recording info (chapter 42-41)

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation (.TLGC-242.001h)

Documentation of TXDOT approval for street tie-in should be submitted with construction plans. (HC permit regs, 5.06)

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



**Agenda Item:** 94  
**Action Date:** 12/21/2023  
**Plat Name:** Noah Pointe  
**Developer:** Skyline Home Builders, LLC  
**Applicant:** MOMENTUM ENGINEERING  
**App No / Type:** 2023-2881 C2R

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Total Acreage:	0.3383	Total Reserve Acreage:	0.3383
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533P	City

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**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 134.15. Add to general notes on face of plat: This property(s) is located in Park Sector number 15.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 94  
**Action Date:** 12/21/2023  
**Plat Name:** Noah Pointe  
**Developer:** Skyline Home Builders, LLC  
**Applicant:** MOMENTUM ENGINEERING  
**App No / Type:** 2023-2881 C2R

---

HPW- TDO- Traffic: 12/15/2023 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

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

- An Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found at Chapter 15 of the Design Manual (IDM)

- Coordinate with center point energy for existing power pole/street light structure that may interfere with the sidewalk and on the property line.

HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project.

When applying, please attach a copy of the proposed re-plat to the WCR application.

You may submit application online at [HoustonPermittingCenter.org](http://HoustonPermittingCenter.org).

\*\*\* IF APPLICABLE \*\*\*

The expedited reservation application will address point of connection for water & wastewater, if applicable.

Please direct all questions to (832) 394-8888, or [WCRTechs@HoustonTX.gov](mailto:WCRTechs@HoustonTX.gov).

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

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



**Agenda Item:** 95  
**Action Date:** 12/21/2023  
**Plat Name:** North Bound Housing  
**Developer:** New Spirit of Life Missionary Baptist Church  
**Applicant:** DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC  
**App No / Type:** 2023-2800 C3R

Total Acreage:	7.9658	Total Reserve Acreage:	5.7088
Number of Lots:	15	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77076	413S	City

**Conditions and requirements for approval:**

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**



**Agenda Item:** 95  
**Action Date:** 12/21/2023  
**Plat Name:** North Bound Housing  
**Developer:** New Spirit of Life Missionary Baptist Church  
**Applicant:** DVJ CIVIL ENGINEERING AND LAND SURVEYING, LLC  
**App No / Type:** 2023-2800 C3R

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

HPW- TDO- Traffic: 12/20/2023

1- Show the location of fire hydrants on the plat.

2- Coordinate with the Planning Department regarding sidewalk requirements and placement.

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

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto: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.

Call out all private F.H..

Detention is required.

Stormwater quality permit is required.

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



**Agenda Item:** 96  
**Action Date:** 12/21/2023  
**Plat Name:** Park Street at Mainer  
**Developer:** STANDARD INTERNATIONAL ENTERPRISE, INC., A NEW YORK CORPORATION  
**Applicant:** STUPA INTERNATIONAL LLC  
**App No / Type:** 2023-2730 C2R

---

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533P	City

---

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 96  
**Action Date:** 12/21/2023  
**Plat Name:** Park Street at Mainer  
**Developer:** STANDARD INTERNATIONAL ENTERPRISE, INC., A NEW YORK CORPORATION  
**Applicant:** STUPA INTERNATIONAL LLC  
**App No / Type:** 2023-2730 C2R

---

HPW- TDO- Traffic: 12/15/2023 - Recommend including the distance from the proposed development to the nearest intersection.

HPW-HW- IDS: APPROVE

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

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



**Agenda Item:** 97  
**Action Date:** 12/21/2023  
**Plat Name:** Prisco Village  
**Developer:** Prisco Properties, LLC  
**Applicant:** HRS and Associates, LLC  
**App No / Type:** 2023-2829 C2R

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Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	412Y	City

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**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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





**Agenda Item:** 97  
**Action Date:** 12/21/2023  
**Plat Name:** Prisco Village  
**Developer:** Prisco Properties, LLC  
**Applicant:** HRS and Associates, LLC  
**App No / Type:** 2023-2829 C2R

---

CenterPoint: 1. CenterPoint requires a minimum 5' BL/GBL for interior roads/shared driveways.  
HPW- TDO- Traffic: 12/20/2023 - No additional recommendations.  
HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [www.houstonpermittingcenter.org](http://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](mailto:wcrtechs@houstontx.gov).  
HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.75 acre feet per acre.

Solid Waste: The proposed development does not have enough frontage to qualify for COH solid waste services.

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



**Agenda Item:** 98  
**Action Date:** 12/21/2023  
**Plat Name:** Regency Lofts Extension  
**Developer:** Ward, Getz & Associates, LLP  
**Applicant:** Windrose  
**App No / Type:** 2023-2778 C2R

Total Acreage:	0.2066	Total Reserve Acreage:	0.2066
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533F	City

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 98  
**Action Date:** 12/21/2023  
**Plat Name:** Regency Lofts Extension  
**Developer:** Ward, Getz & Associates, LLP  
**Applicant:** Windrose  
**App No / Type:** 2023-2778 C2R

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HPW- TDO- Traffic: 12/05/2023 - An Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found at Chapter 15 of the Design Manual (IDM).

HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project.

When applying, please attach a copy of the proposed re-plat to the WCR application.

You may submit application online at [HoustonPermittingCenter.org](http://HoustonPermittingCenter.org).

\*\*\* IF APPLICABLE \*\*\*

The expedited reservation application will address point of connection for water & wastewater, if applicable.

Please direct all questions to (832) 394-8888, or [WCRTechs@HoustonTX.gov](mailto:WCRTechs@HoustonTX.gov).

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

CenterPoint: I am showing the location as Kelton Street. I do see the survey, but our GIS is showing this location as a street. Please complete the above application.

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



**Agenda Item:** 99  
**Action Date:** 12/21/2023  
**Plat Name:** Rosalie Village  
**Developer:** CE Engineers & Development Consultants, Inc  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No / Type:** 2023-2731 C2R

---

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Z	City

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**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 99  
**Action Date:** 12/21/2023  
**Plat Name:** Rosalie Village  
**Developer:** CE Engineers & Development Consultants, Inc  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No / Type:** 2023-2731 C2R

HPW- TDO- Traffic: 11/27/2023 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

- Recommend constructing sidewalks with ADA ramps at the street intersection are required as per City (Detail # 02775-02).

-Coordinate with center point energy for existing power pole in the Right-Of-Way.

CenterPoint: 1—Title block: Title report shows legal as Lot 6 only.  
 2-- CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead primary facilities, which applies to: ROSALIE STREET  
 3—Vicinity map is incorrect

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](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov)

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

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



**Agenda Item:** 100  
**Action Date:** 12/21/2023  
**Plat Name:** South Main Plaza replat no 1 and extension  
**Developer:** ADVANCE SURVEYING, INC  
**Applicant:** Advance Surveying, Inc.  
**App No / Type:** 2023-2513 C2R

Total Acreage:	4.2177	Total Reserve Acreage:	4.2177
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77085	570M	City

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

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

1.) Plat requires Public Hearing. Proposed Reserve C is also restricted to residential use.

**Commission Action:**

Withdrawn



**Action Date:  
12/21/2023**

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 100  
**Action Date:** 12/21/2023  
**Plat Name:** South Main Plaza replat no 1 and extension  
**Developer:** ADVANCE SURVEYING, INC  
**Applicant:** Advance Surveying, Inc.  
**App No / Type:** 2023-2513 C2R

---

HPW- TDO- Traffic: 12/5/23

\* Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the Planning Department, planning will communicate the process requirements. Contact the planning below for any sidewalk questions or concerns.  
<http://www.houstontx.gov/planning/>

\* Show visibility triangle

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

Storm water quality permit is required.

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

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

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



**Agenda Item:** 101  
**Action Date:** 12/21/2023  
**Plat Name:** Sunset Heights Villas  
**Developer:** ROC Homes  
**Applicant:** MOMENTUM ENGINEERING  
**App No / Type:** 2023-2806 C2R

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Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453S	City

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**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 149. Change street name ending(s) as indicated on the marked file copy. (133-134)
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**





**Agenda Item:** 101  
**Action Date:** 12/21/2023  
**Plat Name:** Sunset Heights Villas  
**Developer:** ROC Homes  
**Applicant:** MOMENTUM ENGINEERING  
**App No / Type:** 2023-2806 C2R

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

HPW- TDO- Traffic: 12/19/2023 - No Comments.

HPW-HW- IDS: APPROVE

CenterPoint: Owner on Dedication Page and owner in Title Block do not match Title Report.

Addressing: Please change the road designation of ROBBIE to STREET.

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

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



**Agenda Item:** 102  
**Action Date:** 12/21/2023  
**Plat Name:** Sunset Valley Sec 1  
**Developer:** DR Horton  
**Applicant:** Meta Planning + Design LLC  
**App No / Type:** 2023-2910 C3R

---

Total Acreage:	29.9000	Total Reserve Acreage:	6.9400
Number of Lots:	124	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	285Y	ETJ

---

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 148. Change street name(s) as indicated on the marked file copy. (133-134)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 102  
**Action Date:** 12/21/2023  
**Plat Name:** Sunset Valley Sec 1  
**Developer:** DR Horton  
**Applicant:** Meta Planning + Design LLC  
**App No / Type:** 2023-2910 C3R

---

CenterPoint: 1—Title block: Abstract No is 333  
 2—BLK 5: UE is not labeled  
 3—Split Easement has different landowners, ESI LLC and DR HORTON

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

Harris County Flood Control District: Show and callout HCFCD ROW per HCFCD PCPM HCFCD need additional 180' for Drainage ROW.  
 Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)  
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026) Adjust curve radius per COH IDM minimum of 300' (IDM 10.3.03D)  
 Adjust curve radius per COH IDM minimum of 300' (IDM 10.3.03D)  
 Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytexas.gov for further information (HC-permit regs, 12.02)  
 UVE should be checked at Botkins Road and Songbird Orchard Drive. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)  
 UVE should be checked at Botkins road and Bauer road. 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.



Agenda Item: 103
Action Date: 12/21/2023
Plat Name: Sunset Valley Sec 3
Developer: DR Horton
Applicant: Meta Planning + Design LLC
App No / Type: 2023-2919 C3R

Total Acreage: 16.9000 Total Reserve Acreage: 5.0000
Number of Lots: 66 Number of Multifamily Units: 0
COH Park Sector: Street Type (Category): Public
Water Type: Existing Utility District Wastewater Type: Existing Utility District
Drainage Type: Storm Sewer Utility District:
County Zip Key Map © City / ETJ
Harris 77447 285X ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

- 1) Sunset Valley Sec 1 must be recorded prior to or simultaneously with this plat
2) Botkins Road (within GP boundary) needs to be recorded prior to or simultaneously with this plat in order for Reserve D (detention) to have required frontage
3) Proposed E/W street on approved GP must be recorded when future sections south of Botkins Road are submitted and the total number of lots exceed 150 to provide 2 points of access.

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at 611 Walker Street, Sixth Floor, Houston, Texas 77002.

For Your Information:

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



**Agenda Item:** 103  
**Action Date:** 12/21/2023  
**Plat Name:** Sunset Valley Sec 3  
**Developer:** DR Horton  
**Applicant:** Meta Planning + Design LLC  
**App No / Type:** 2023-2919 C3R

CenterPoint: 1—Exxon Mobile Pipeline / RES A, RES E: UEs should not cross the apparent pipeline easement.  
 HPW-HW- IDS: Approved  
 Harris County Flood Control District: Flood Control review - No comments.  
 Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)  
 Make corrections and additions as indicated by Harris County’s marked file copy on City of Houston’s plat tracker. (TLGC-232.0026)  
 Botkins Road will need to be recorded prior to plat recordation (COH-Chapter 42-120)  
 Verify that road meets pipeline’s ordinance for crossing angles prior to final plat submittal. INO letter will be needed from pipeline company for roadway crossing (HC-permit regs, 5.06)  
 Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter /e-mail at recordation. (TLGC-242.001h/HC-permits 5.06)  
 UVE should be checked Botkins Road and Bauer Road. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)  
 UVE should be checked Botkins Road and songbird Orchard Drive. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)  
 Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytexas.gov for further information (HC-permit 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.



**Agenda Item:** 104  
**Action Date:** 12/21/2023  
**Plat Name:** Tawhid Towne Plaza  
**Developer:** Masjid At-Tawhid, Inc.  
**Applicant:** The Pinnell Group, LLC  
**App No / Type:** 2023-2801 C2R

---

Total Acreage:	0.5445	Total Reserve Acreage:	0.5445
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77026	454T	City

---

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.(Chapter 42)
- 185. Appendix A:Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 203. Provide complete Recordation Package when submitting plat for recordation.
- 204. Provide current title opinion in complete agreement with the plat dedication.

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission’s action or the conditions or requirements for approval. Call 832-393-6600 and speak with the “Planner of the Day.” The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 104  
**Action Date:** 12/21/2023  
**Plat Name:** Tawhid Towne Plaza  
**Developer:** Masjid At-Tawhid, Inc.  
**Applicant:** The Pinnell Group, LLC  
**App No / Type:** 2023-2801 C2R

---

HPW- TDO- Traffic: 12/19/2023 - Recommend including the distance from the proposed development to the nearest intersection.

-An Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found at Chapter 15 of the Design Manual (IDM)

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

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

HPW-HW- IDS: For the creation of this reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

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



**Agenda Item:** 105  
**Action Date:** 12/21/2023  
**Plat Name:** Toledo Oaks  
**Developer:** Roberto Toledo  
**Applicant:** Pioneer Engineering, LLC  
**App No / Type:** 2023-2856 C2R

---

Total Acreage:	0.3288	Total Reserve Acreage:	0.0130
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452C	City

---

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 203. Provide complete Recordation Package when submitting plat for recordation.
- 204. Provide current title opinion in complete agreement with the plat dedication.

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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





**Agenda Item:** 105  
**Action Date:** 12/21/2023  
**Plat Name:** Toledo Oaks  
**Developer:** Roberto Toledo  
**Applicant:** Pioneer Engineering, LLC  
**App No / Type:** 2023-2856 C2R

---

HPW- TDO- Traffic: 12/19/2023

Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the Planning Department, planning will communicate the process requirements. Contact the planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [www.houstonpermittingcenter.org](http://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](mailto:wcrtechs@houstontx.gov).

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

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

Solid Waste: The solid waste plan shows the development stacking their containers however, the containers will extend more than 5 feet into the roadway which violates Section 39-63 of the city's ordinance.

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



**Agenda Item:** 106  
**Action Date:** 12/21/2023  
**Plat Name:** Tower Estates  
**Developer:** 3h Engineering & Construction, Inc  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2023-2888 C2R

Total Acreage:	0.4921	Total Reserve Acreage:	0.0046
Number of Lots:	7	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412N	City

**Conditions and requirements for approval:**

- 203. Provide complete Recordation Package when submitting plat for recordation.
- 204. Provide current title opinion in complete agreement with the plat dedication.

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 106  
**Action Date:** 12/21/2023  
**Plat Name:** Tower Estates  
**Developer:** 3h Engineering & Construction, Inc  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2023-2888 C2R

---

HPW- TDO- Traffic: 12/19/2023 - Review the curve dimension to be included and noted on the plat (curve located by lot 4), and the distance from the curve to the edge of the property line.

HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project.

When applying, please attach a copy of the proposed re-plat to the WCR application.

You may submit application online at [HoustonPermittingCenter.org](http://HoustonPermittingCenter.org).

\*\*\* IF APPLICABLE \*\*\*

The expedited reservation application will address point of connection for water & wastewater, if applicable.

Please direct all questions to (832) 394-8888, or [WCRTechs@HoustonTX.gov](mailto:WCRTechs@HoustonTX.gov).

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

CenterPoint requires a 10' building line where a boundary line is adjacent to a ROW with overhead facilities, which applies to: TOWER ST

Solid Waste: It is understood that the proposed development will not receive COH solid waste collection services.

HPW-OCE- Drainage and Utility: Missing B.L.

Detention is required.

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



**Agenda Item:** 107  
**Action Date:** 12/21/2023  
**Plat Name:** Walters Plaza  
**Developer:** Brightway Adult Daycare Center LLC  
**Applicant:** Hovis Surveying Company Inc.  
**App No / Type:** 2023-2885 C2R

---

Total Acreage:	5.6970	Total Reserve Acreage:	5.6970
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 16
County	Zip	Key Map ©	City / ETJ
Harris	77014	331X	ETJ

---

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 107  
**Action Date:** 12/21/2023  
**Plat Name:** Walters Plaza  
**Developer:** Brightway Adult Daycare Center LLC  
**Applicant:** Hovis Surveying Company Inc.  
**App No / Type:** 2023-2885 C2R

---

HPW-HW- IDS: Approved

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

Make sure that 10' clearance between public utility to the building foundation.

Dead-end water lines are prohibited within cul-de-sac

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

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

Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email [trafficpermits@harriscountytexas.gov](mailto:trafficpermits@harriscountytexas.gov) for further information (HC-permit regs, 12.02)

Label owner and recording info (chapter 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.



**Agenda Item:** 108  
**Action Date:** 12/21/2023  
**Plat Name:** Wilmington Gardens  
**Developer:** Survey Solutions of Texas  
**Applicant:** Survey Solutions of Texas  
**App No / Type:** 2023-2922 C2R

---

Total Acreage:	0.2755	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77033	573D	City

---

**Conditions and requirements for approval:**

- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 108  
**Action Date:** 12/21/2023  
**Plat Name:** Wilmington Gardens  
**Developer:** Survey Solutions of Texas  
**Applicant:** Survey Solutions of Texas  
**App No / Type:** 2023-2922 C2R

---

HPW- TDO- Traffic: 12/15/23

Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the Planning Department, planning will communicate the process requirements. Contact the planning below for any sidewalk questions or concerns.  
<http://www.houstontx.gov/planning/>

HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project.

When applying, please attach a copy of the proposed re-plat to the WCR application.

You may submit application online at [HoustonPermittingCenter.org](http://HoustonPermittingCenter.org).

\*\*\* IF APPLICABLE \*\*\*

The expedited reservation application will address point of connection for water & wastewater, if applicable.

Please direct all questions to (832) 394-8888, or [WCRTechs@HoustonTX.gov](mailto:WCRTechs@HoustonTX.gov).

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

5'UE noted on plat is missing the recording information.

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

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



**Agenda Item:** 109  
**Action Date:** 12/21/2023  
**Plat Name:** Winfield Road Village  
**Developer:** Oc Plans & Permits  
**Applicant:** Oc Plans & Permits  
**App No / Type:** 2023-2760 C2R

---

Total Acreage:	0.6762	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77039	414L	ETJ

---

**Conditions and requirements for approval:**

- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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





**Agenda Item:** 109  
**Action Date:** 12/21/2023  
**Plat Name:** Winfield Road Village  
**Developer:** Oc Plans & Permits  
**Applicant:** Oc Plans & Permits  
**App No / Type:** 2023-2760 C2R

---

CenterPoint: 1—Plan Notes Rev 9/1/16, 6th note: States the .6762 acres, the entire plat area is dedicated for ROW widening. Is this plat of .6762 acres for ROW or Residential development?

2— Plat and Water Utility Letter indicates the tract is a single-family residential development with no lot lines drawn and no UEs shown. This hinders the ability to evaluate placement of the UEs. A 14'UE around the perimeter is requested or additional exclusive easements may be required in the future.

3—Title block: Verify Survey. Original plat states W Britton.

-end

HPW-HW- IDS: APPROVE

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

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

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

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

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



**Agenda Item:** 110  
**Action Date:** 12/21/2023  
**Plat Name:** Zalini Group Allen Street Estate  
**Developer:** Zalini Group, LLC  
**Applicant:** AAB Homes, LLC  
**App No / Type:** 2023-2897 C2R

Total Acreage:	0.1382	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492G	City

**Conditions and requirements for approval:**

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

**Commission Action:**

Defer for further study and review



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission’s action or the conditions or requirements for approval. Call 832-393-6600 and speak with the “Planner of the Day.” The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 110  
**Action Date:** 12/21/2023  
**Plat Name:** Zalini Group Allen Street Estate  
**Developer:** Zalini Group, LLC  
**Applicant:** AAB Homes, LLC  
**App No / Type:** 2023-2897 C2R

---

CenterPoint: 1-- Shared driveways: CNP requires 5' Building Lines.

HPW- TDO- Traffic: 12/15/2023

\* The width of shared driveway can't be less than 16' in this case.

HPW-HW- IDS: A Wastewater Capacity Reservation Letter is required for this project.

When applying, please attach a copy of the proposed re-plat to the WCR application.

You may submit application online at [HoustonPermittingCenter.org](http://HoustonPermittingCenter.org).

\*\*\* IF APPLICABLE \*\*\*

The expedited reservation application will address point of connection for water & wastewater, if applicable.

Please direct all questions to (832) 394-8888, or [WCRTechs@HoustonTX.gov](mailto:WCRTechs@HoustonTX.gov).

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

Per Geolink, there is an exiting service line, dedicate public utilities easement to City.

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



**Agenda Item:** 111  
**Action Date:** 12/21/2023  
**Plat Name:** Ade Arc Properties  
**Developer:** PETER  
**Applicant:** RSG Engineering  
**App No / Type:** 2023-2409 C3N

---

Total Acreage:	0.6460	Total Reserve Acreage:	0.6460
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77063	530B	City

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**Conditions and requirements for approval:**

- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**



**Agenda Item:** 111  
**Action Date:** 12/21/2023  
**Plat Name:** Ade Arc Properties  
**Developer:** PETER  
**Applicant:** RSG Engineering  
**App No / Type:** 2023-2409 C3N

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

HPW- TDO- Traffic: 12/18/2023 - -Recommend including the distance from the proposed development to the nearest intersection.

-An Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found at Chapter 15 of the Design Manual (IDM)

- Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns.  
<http://www.houstontx.gov/planning/>

CenterPoint: Any existing easements should be shown and/or noted on plat or in notes of plat with full recording information. Please note the recording at the site of the easement on the plat.

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

Make sure that 10' clearance between public utility to the building foundation.

Dedicate public utilities easement to City.

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

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

Submit applications online at [houstonspermittingcenter.org](http://houstonspermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

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

# Houston Planning Commission

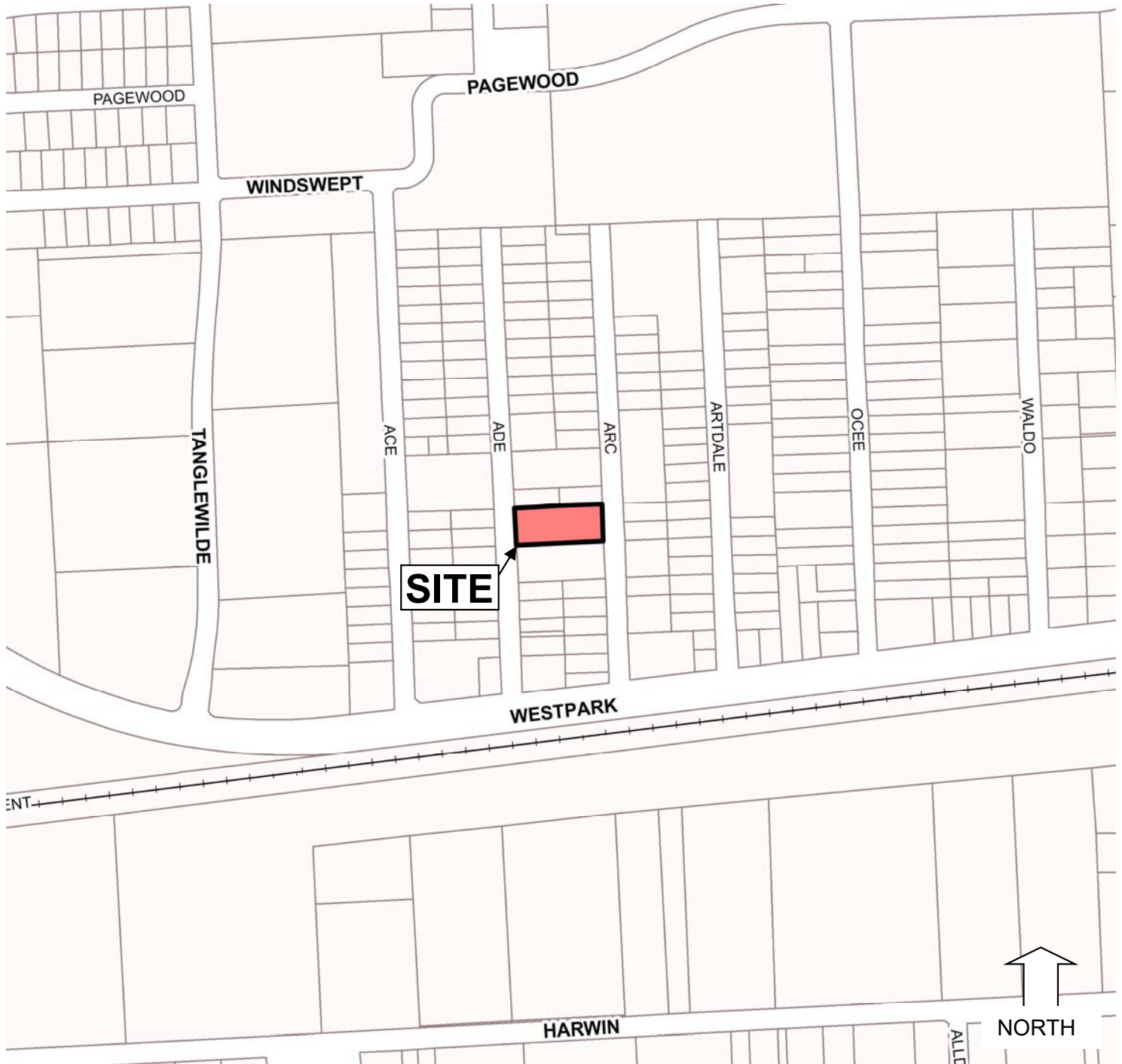
**ITEM: 111**

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Ade Arc Properties

Applicant: RSG Engineering



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

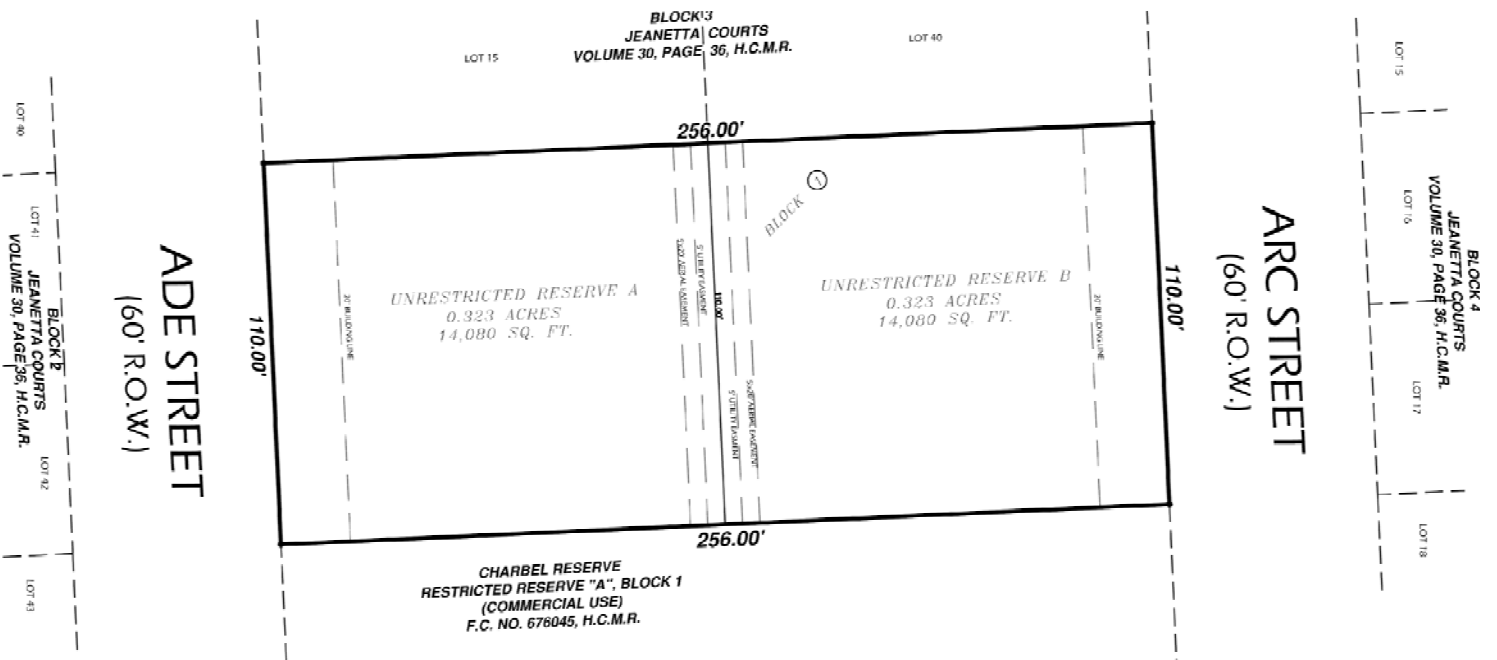
# ITEM: 111

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Ade Arc Properties

Applicant: RSG Engineering



C – Public Hearings

Subdivision

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# Houston Planning Commission

# ITEM: 111

Planning and Development Department

Meeting Date: 12/21/2023

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Subdivision Name: Ade Arc Properties

Applicant: RSG Engineering



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**

Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

November 24, 2023

Dear Property Owner:

**Reference Number: 2023-2409; Ade Arc Properties;** a partial replat of **Jeanetta Courts**, being Lots 16, 17, 41 and 42, Block 3, as recorded in Volume 30, Page 36 of the Harris County Map Records.

The property is located east along Ade Street, west along Arc Street, and north of Westpark Drive. The purpose of the replat is to create two (2) unrestricted reserves. The applicant, **Salim Obeid**, with RSG Engineering, on behalf of the developer, can be contacted at **713-783-7777**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

The Houston Planning Commission will hold a public meeting to consider this application.

**PLANNING COMMISSION MEETING INFORMATION:**

Thursday, December 21, 2023, beginning at 2:30 p.m.  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.**

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

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman  
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn  
Controller: Chris Brown

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov),

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak

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

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

### ***Terminology***

- **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.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **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.

### ***Planning Commission Body, Authority and Obligation***

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

### ***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**Agenda Item:** 112  
**Action Date:** 12/21/2023  
**Plat Name:** Baker Steel Properties  
**Developer:** W. Baker Steel, LLC  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2023-2457 C3N

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Total Acreage:	2.2000	Total Reserve Acreage:	2.2000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77039	414K	ETJ

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

**Commission Action:**

Withdrawn



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 112  
**Action Date:** 12/21/2023  
**Plat Name:** Baker Steel Properties  
**Developer:** W. Baker Steel, LLC  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2023-2457 C3N

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

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

HPW-HW- IDS: For the creation of a reserve a Wastewater and Water Capacity Reservation letter is required.

When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

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

Make corrections and additions as indicated by Harris County’s marked file copy on City of Houston’s plat tracker. (Chapter 42)

Dedicate 15’ x 15’ corner cut (COH geometric Design guidelines, 10-22)

Limited scope TIA/TIA may be required with site plans to determine traffic impacts, email [trafficpermits@harriscountytexas.gov](mailto:trafficpermits@harriscountytexas.gov) for further information (HC-permit regs, 12.02)

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf> ) and 30 TAC 285.4(c)

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf> ). For wastewater related questions or to submit your report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

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

# Houston Planning Commission      ITEM: 112

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Baker Steel Properties (DEF 1)

Applicant: Owens Management Systems, LLC



**C – Public Hearings with Variance**

**Site Location**



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# Houston Planning Commission

# ITEM: 112

Planning and Development Department

Meeting Date: 12/21/2023

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**Subdivision Name: Baker Steel Properties**

**Applicant: Owens Management Systems, LLC (DEF 1)**



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**C – Public Hearings with Variance**

**Aerial**

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**Application Number:** 2023-2457

**Plat Name:** Baker Steel Properties

**Applicant:** Owens Management Systems, LLC

**Date Submitted:** 10/23/2023

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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.

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**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

A variance is being sought to allow existing single-family residential lots to change to a commercial reserve.

**Chapter 42 Section:** 42-193(c)(1)

**Chapter 42 Reference:**

(a)The rules in this section govern partial replats of subdivision plats recorded in the real property records and shall apply to each subsequent replat as though it were the first replat of the original subdivision plat. These rules do not apply to a replat of all the property in the original subdivision plat by all of the current owners thereof. For purposes of this section, "original subdivision plat" means the first recorded subdivision plat in which a plat restriction was included, and a "partial replat" means a replat of part of a recorded subdivision plat.(c)Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below:(1)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 uses.

## Statement of Facts

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

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

The site is located in Harris County Extra Territorial Jurisdiction (ETJ) at the intersection of Orange Grove and Conner Street, Orange Grove Brittan subdivision recorded in 1941 consisting of 5 lots on the south side of Orange Grove. Three of the five lots are currently used for commercial development. There is a single-family restriction on the face of plat and no separately filed deed restrictions. Orange Grove and Conner Street are 60' ROW's with open ditches. W. Baker Steel is a fabrication and installation company with Houston headquarters established in 2016. They acquired lot 1 in 2017 with existing structures and Lot 2 in 2023. An office building and paint shop, along with fabricated buildings have been added to the development.

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

Per HCAD, the property was converted from residential to commercial use in 2008, along with the addition of a warehouse. The land use was commercial when acquired by W. Baker Steel Properties



in 2017. We are replatting to come into compliance with Chapter 42.

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

The proposed development is consistent with commercial use along the south side of Orange Grove. The replat includes a 40-foot building line on Orange Grove and the 10' building line on Conner Street. The entire block from Orange Grove, south to Mount Houston Road, and from Glover Street east to Conner Street is commercial development.

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

Allowing the land use to change to commercial reserve will not be injurious to the public health, safety, or welfare. Water and wastewater service is being provided by Orange Grove Water Supply.

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

Commercial land use is consistent with the character of the entire block. Economic hardship is not the sole justification of the variance.



**Application No:** 2023-2457

**Agenda Item:** 112

**PC Action Date:** 12/21/2023

**Plat Name:** Baker Steel Properties

**Applicant:** Owens Management Systems, LLC

**Staff Recommendation:** Withdraw

**Chapter 42 Sections:** 42-193(c)(1)

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

A variance is being sought to allow existing single-family residential lots to change to a commercial reserve. ;

**Basis of Recommendation:**

The applicant has requested that this item be withdrawn.

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### Statement of Facts

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a



**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**

Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

November 9, 2023

Dear Property Owner:

**Reference Number: 2023-2457; Baker Steel Properties;** a partial replat of "**Orange Grove Britton**", being Lots 1-2, Block 9, as recorded at Vol 18, pg. 31 of the Harris County Map Records.

The property is located at the southwest intersection of Orange Grove Drive and Connor Street. The purpose of the replat is to create one unrestricted reserve. The applicant, **Joyce Owens**, with Owens Management Systems, LLC, on behalf of W. Baker Steel, LLC, can be contacted at **713-643-6333**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300' of the boundary of the plat. A variance is being requested with this application. The variance(s) request is attached.

The Houston Planning Commission will hold a public meeting to consider this application.

**PLANNING COMMISSION MEETING INFORMATION:**

Thursday, December 7, 2023, beginning at 2:30 p.m.  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.**

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov),

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

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

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman  
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn  
Controller: Chris Brown

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

**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**

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, 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.**

***Terminology***

- **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.
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **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.

***Planning Commission Body, Authority and Obligation***

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

***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**Agenda Item:** 113  
**Action Date:** 12/21/2023  
**Plat Name:** Dearborn Place partial replat no 4  
**Developer:** Sandcastle Homes  
**Applicant:** MOMENTUM ENGINEERING  
**App No / Type:** 2023-2540 C3N

Total Acreage:	0.1721	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77098	492V	City

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 113  
**Action Date:** 12/21/2023  
**Plat Name:** Dearborn Place partial replat no 4  
**Developer:** Sandcastle Homes  
**Applicant:** MOMENTUM ENGINEERING  
**App No / Type:** 2023-2540 C3N

HPW- TDO- Traffic: 12/20/23

\* Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the Planning Department, planning will communicate the process requirements. Contact the planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

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

HPW-HW- IDS: For the creation of this reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

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

Make sure that 10' clearance between public utility to the building foundation.

No building is allowed within any public utility easement.

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

# Houston Planning Commission

**ITEM: 113**

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Dearborn Place partial replat no 4

Applicant: Momentum Engineering



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

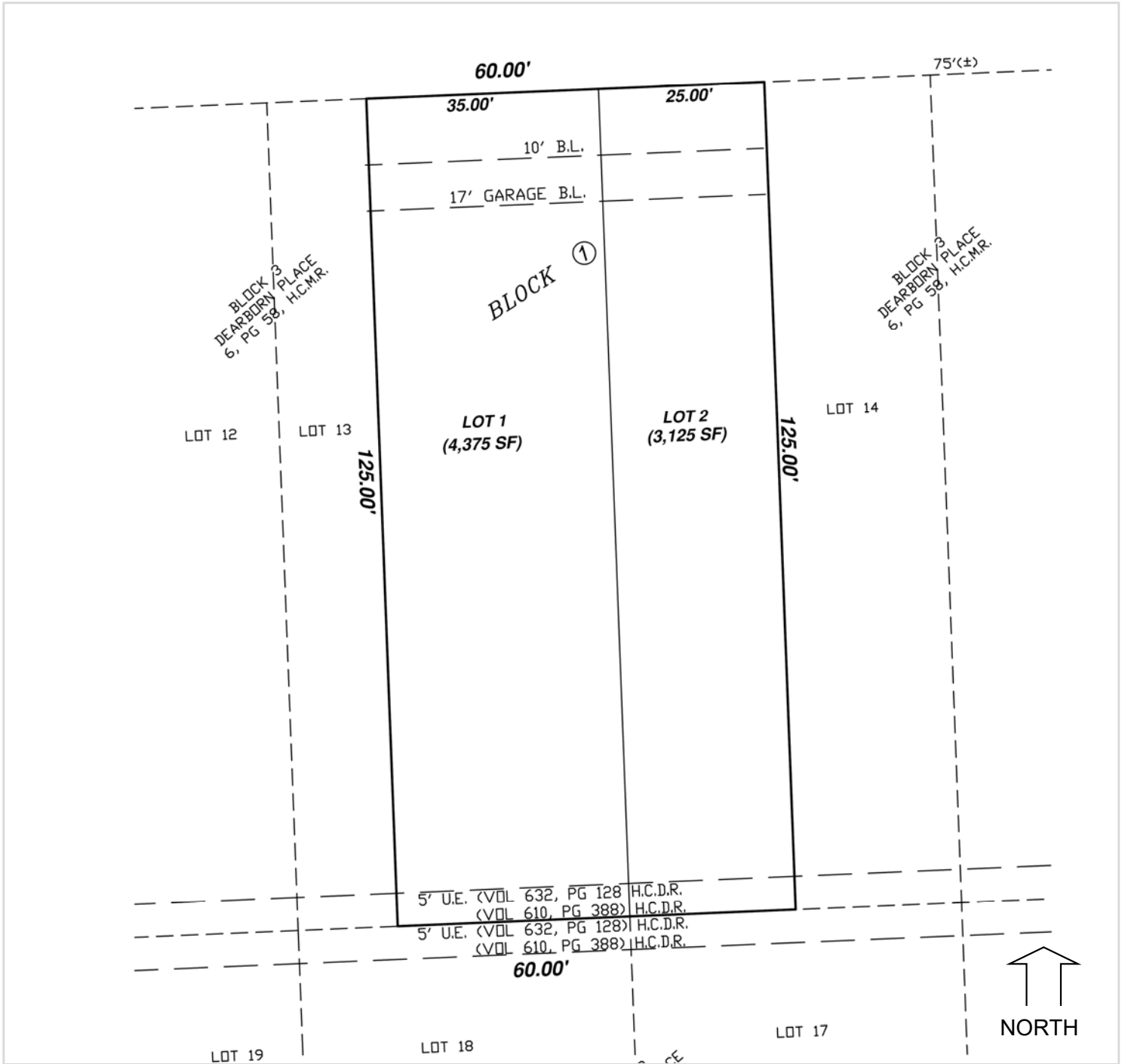
# ITEM: 113

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Dearborn Place partial replat no 4

Applicant: Momentum Engineering



C – Public Hearings

Subdivision



# Houston Planning Commission

**ITEM: 113**

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Dearborn Place partial replat no 4

Applicant: Momentum Engineering



**C – Public Hearings**

**Aerial**



**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**

Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

November 29, 2023

Dear Property Owner:

**Reference Number: 2023-2540; Dearborn Place partial replat no 4;** a partial replat of **Dearborn Place**, being a portion of Lots 13 and 14, Block 3, as recorded in Volume 6, Page 58 of the Harris County Map Records.

The property is located south along Branard Street and west of McDuffie Street. The purpose of the replat is to create two (2) single family lots. The applicant, **Shahnawaz Ghanchi**, with Momentum Engineering, on behalf of the developer, can be contacted at **281-741-1998**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

The Houston Planning Commission will hold a public meeting to consider this application.

**PLANNING COMMISSION MEETING INFORMATION:**

Thursday, December 21, 2023, beginning at 2:30 p.m.  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.**

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

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman  
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn  
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**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

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### ***Terminology***

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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
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- **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.

### ***Planning Commission Body, Authority and Obligation***

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### ***Planning Department Staff Authority and Obligation***

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**Agenda Item:** 114  
**Action Date:** 12/21/2023  
**Plat Name:** England Village  
**Developer:** CE Engineers & Development Consultants, Inc.  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No / Type:** 2023-2470 C3N

Total Acreage:	0.1608	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533R	City

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 114  
**Action Date:** 12/21/2023  
**Plat Name:** England Village  
**Developer:** CE Engineers & Development Consultants, Inc.  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No / Type:** 2023-2470 C3N

CenterPoint: 1-- Prior easement (copy attached) to be included on plat:  
 Appears to be Un-Recorded in CNP File No: 19-Z-12  
 2—Adjoining Plat reference is incorrect, see 700013 HCMR

HPW- TDO- Traffic: 12/18/2023 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

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

- Coordinate with center point energy for existing power pole that may interfere with the sidewalk.

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

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

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

HPW-HW- IDS: For the creation of three lots and one block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

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

# Houston Planning Commission

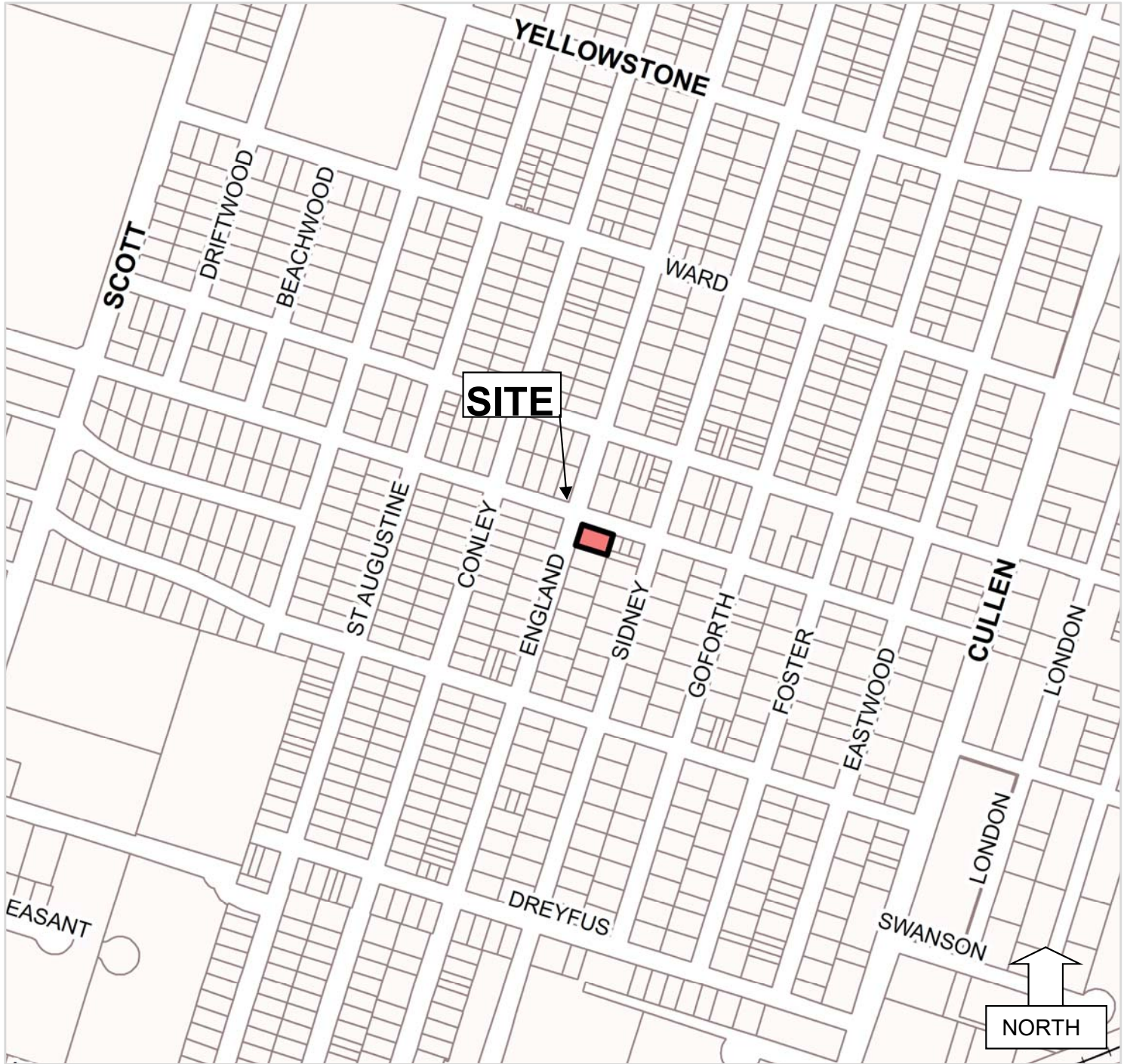
**ITEM: 114**

Planning and Development Department

Meeting Date: 012/21/2023

Subdivision Name: England Village

Applicant: CE Engineers & Development Consultants, Inc.

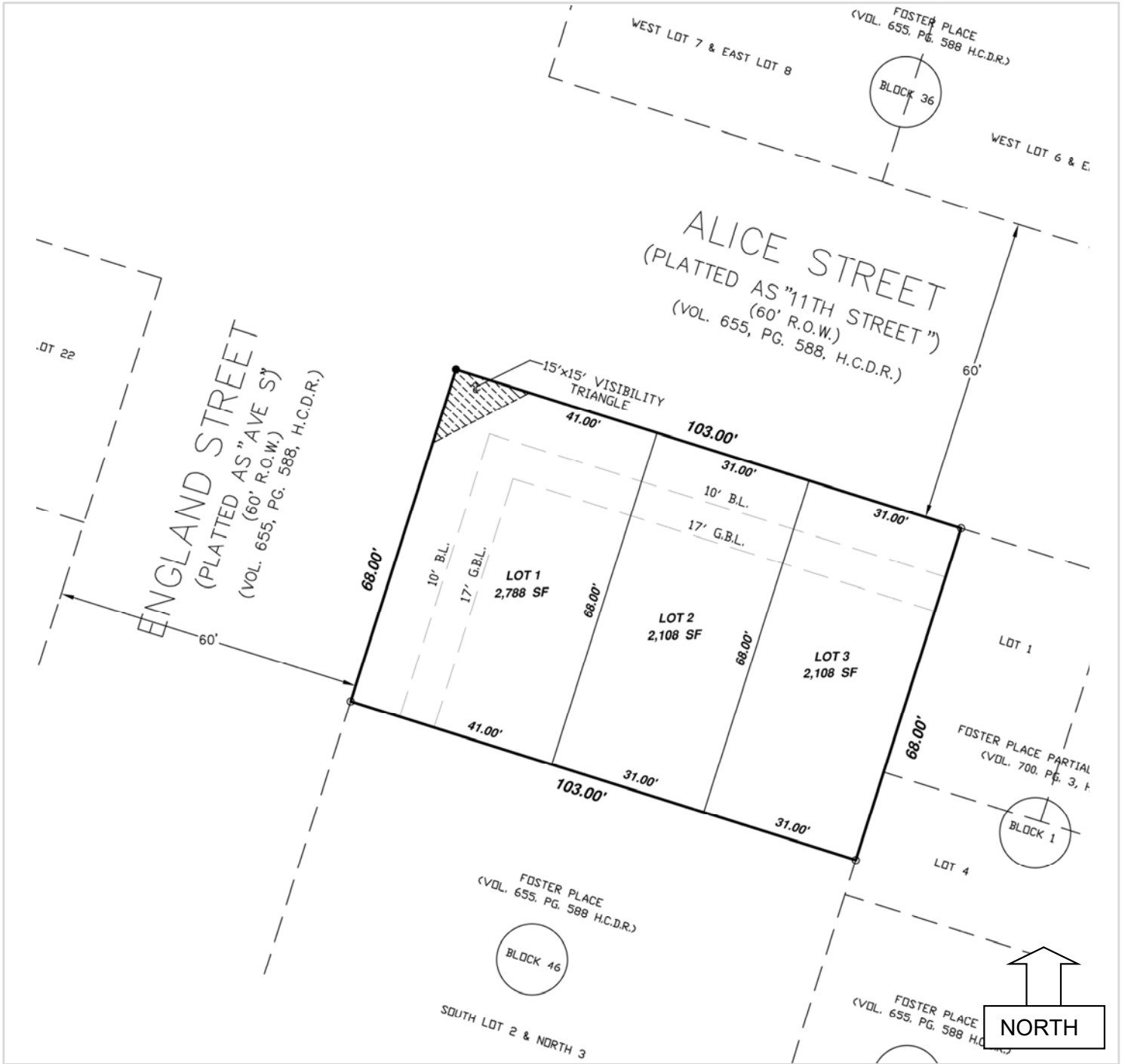


**C – Public Hearings**

**Site Location**

Subdivision Name: England Village

Applicant: CE Engineers & Development Consultants, Inc.



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# Houston Planning Commission

**ITEM: 114**

Planning and Development Department

Meeting Date: 012/21/2023

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Subdivision Name: England Village

Applicant: CE Engineers & Development Consultants, Inc.



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**

Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

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F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

November 24, 2023

Dear Property Owner:

**Reference Number: 2023-2470; England Village;** a partial replat of **Foster Place**, being all of Lot 1 and a portion of Lot 2, Block 45, as recorded in Volume 655, Page 598 of the Harris County Deed Records.

The property is located at the southeast intersection of England Street and Alice Street. The purpose of the replat is to create three single-family residential lots. The applicant, **Melissa Lopez**, with CE Engineers & Development Consultants, Inc., on behalf of the developer, can be contacted at **726-437-3840**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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The Houston Planning Commission will hold a public meeting to consider this application.

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Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn  
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**Agenda Item:** 115  
**Action Date:** 12/21/2023  
**Plat Name:** FIF Theresa Street Development  
**Developer:** FIF Engineering LLC  
**Applicant:** Doshi Engineering & Surveying Company  
**App No / Type:** 2023-2438 C3N

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Total Acreage:	0.3164	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	533U	City

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**Conditions and requirements for approval:**

206. Staff recommendation is disapproval for the following reasons: not adhering to the deed-restricted building lines, 7,800 sq ft lot size, and minimum 60' frontage requirement.

**Commission Action:**

Disapprove



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**Plat Name:** FIF Theresa Street Development  
**Developer:** FIF Engineering LLC  
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HPW- TDO- Traffic: 12/20/2023

\* Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the Planning Department, planning will communicate the process requirements. Contact the planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

\* Recommend restricting parking on Theresa St (18') when development is completed. "No Parking" signs must be installed for the entire block on both sides (applicant is required to get approval from TDO for "No Parking" sign installation).

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

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

HPW-HW- IDS: For the creation of three lots and one block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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# Houston Planning Commission

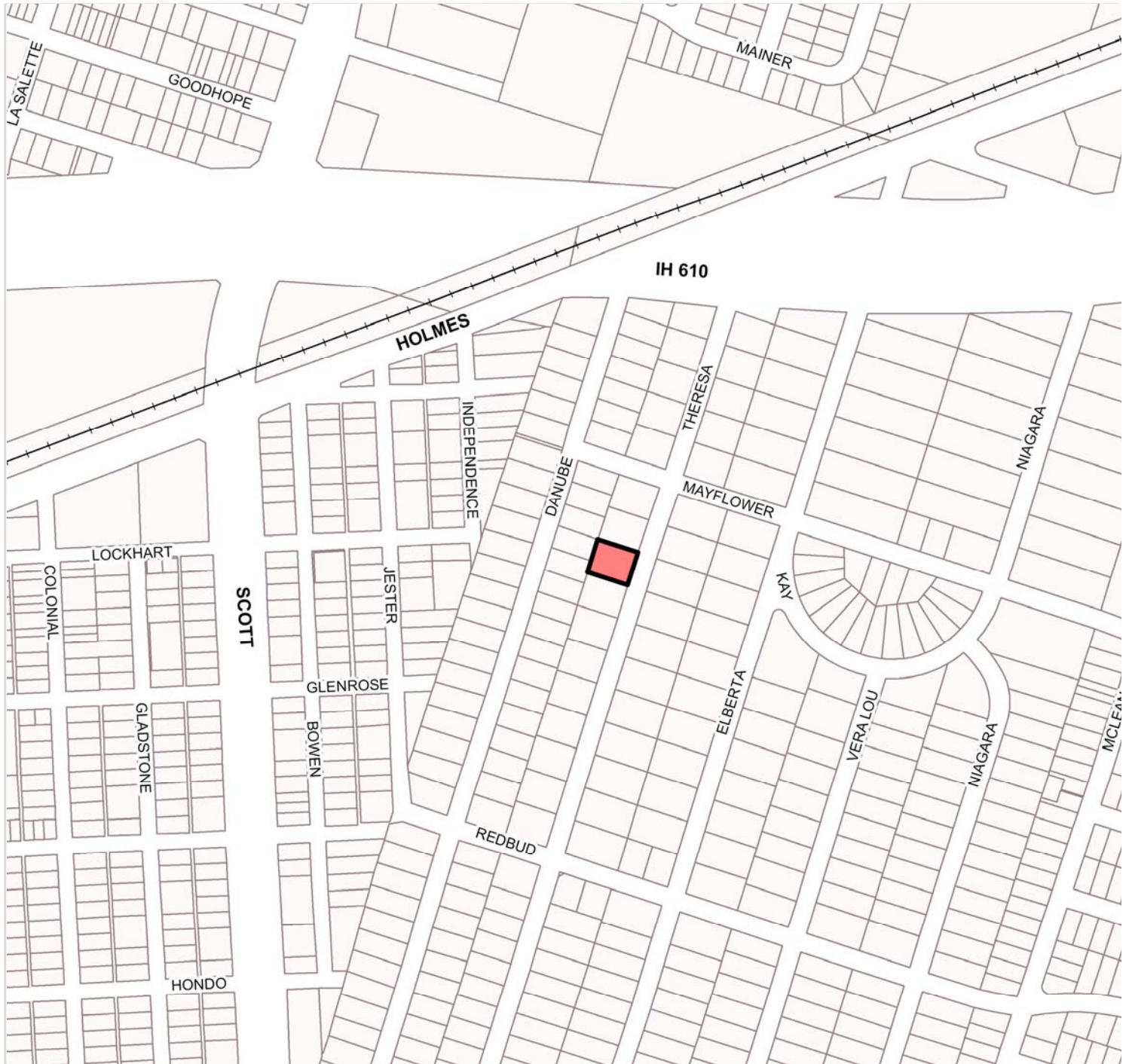
**ITEM: 115**

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: FIF Theresa Street Development

Applicant: Doshi Engineering & Surveying Company



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

**ITEM: 115**

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: FIF Theresa Street Development

Applicant: Doshi Engineering & Surveying Company



**C – Public Hearings**

**Aerial**

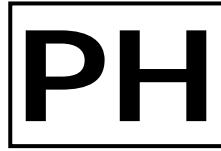


**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**

Mayor

**Public Hearing Notice**



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November 30, 2023

Dear Property Owner:

**Reference Number: 2023-2438; FIF Theresa Street Development;** a replat of a portion **Replat of Brookhaven Addition**, being Lot 3, Block D as recorded in Volume 16, Page 23 of the Harris County Map Records.

The property is located west along Theresa Street, east of Scott Street and south of IH 610. The purpose of the replat is to create three (3) single-family residential lots. The applicant, **Hasmukh Doshi**, with Doshi Engineering & Surveying Company, on behalf of FIF Engineering LLC, the developer, can be contacted at **281-395-9906**.

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**Agenda Item:** 116  
**Action Date:** 12/21/2023  
**Plat Name:** Glen Manor Estates  
**Developer:** 3h Engineering & Construction, Inc  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2023-2344 C3N

Total Acreage:	0.1997	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77028	455E	City

**Conditions and requirements for approval:**

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

047.3 If this Public Hearing (C3N) plat is deferred, it is the applicant's responsibility to update the sign to the new date for Commission Action, and email a picture to staff no later than Tuesday morning following the Planning Commission deferral. (Refer to Policy clarification document - Notification for replats requiring Public Hearings found under the following link: <https://www.houstontx.gov/planning/DevelopRegs/> )

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

Review by Legal indicates that the proposed plat will violate restrictions. Per Legal's review, Lot must front on the street on which it has the smallest frontage (Fawnridge) a 25ft front building line, 10 ft side street line on Woodwick and 6 ft to other lot lines and a 5ft rear utility easement.

**Commission Action:**

Defer Applicant request



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 116  
**Action Date:** 12/21/2023  
**Plat Name:** Glen Manor Estates  
**Developer:** 3h Engineering & Construction, Inc  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2023-2344 C3N

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HPW- TDO- Traffic: 12/18/2023 - Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

-Recommend constructing sidewalks with ADA ramps at the street intersection are required as per City (Detail # 02775-02).

- Verify that the fire hydrant will not conflict with the sidewalk otherwise consider relocation.

-Coordinate with center point energy for existing power pole/ street light structures that may interfere with the sidewalk.

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

HPW-HW- IDS: For the creation of two lots, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed 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](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

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

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

# Houston Planning Commission

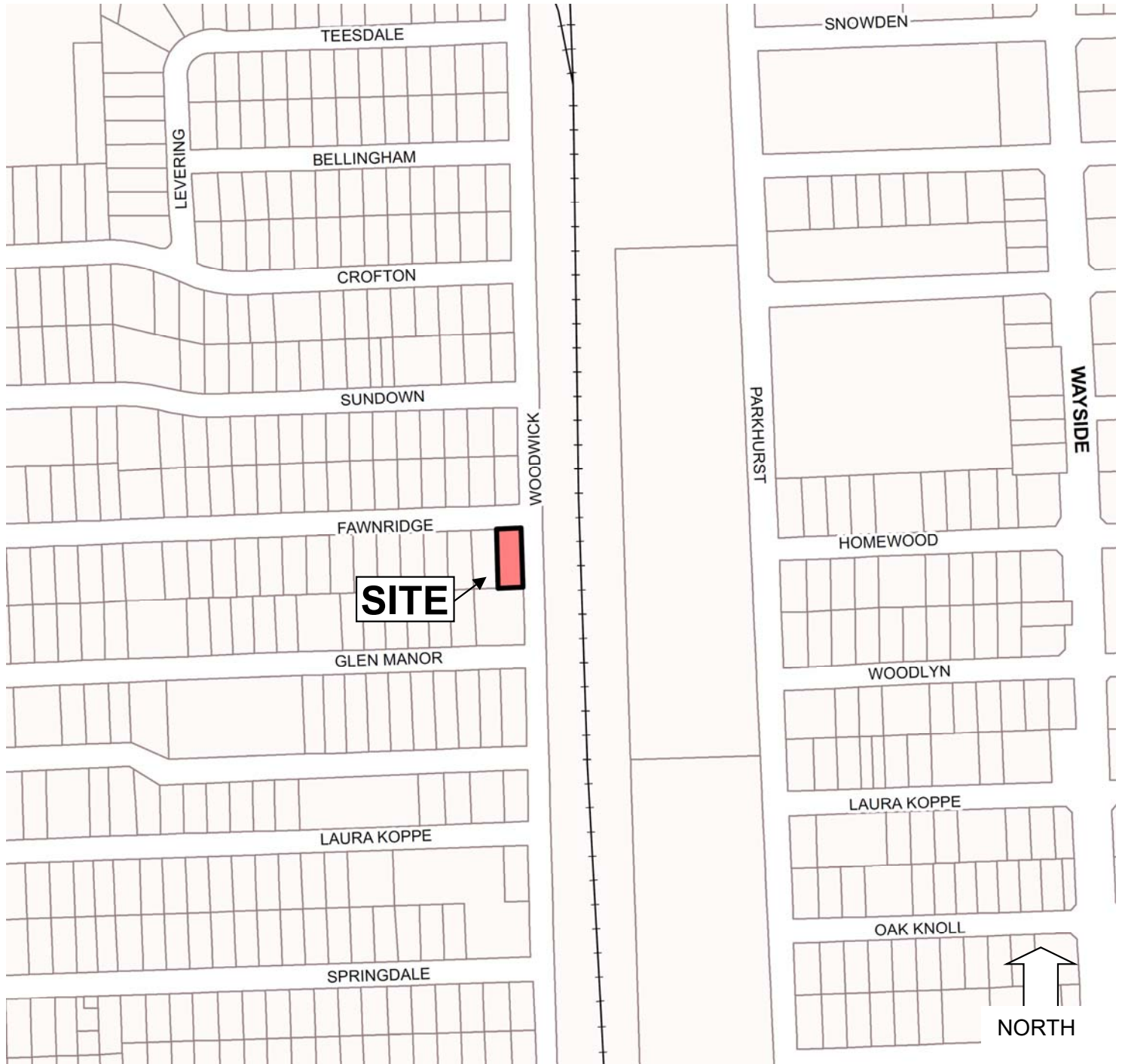
**ITEM: 116**

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Glen Manor Estates

Applicant: PLS Construction Layout, Inc.



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

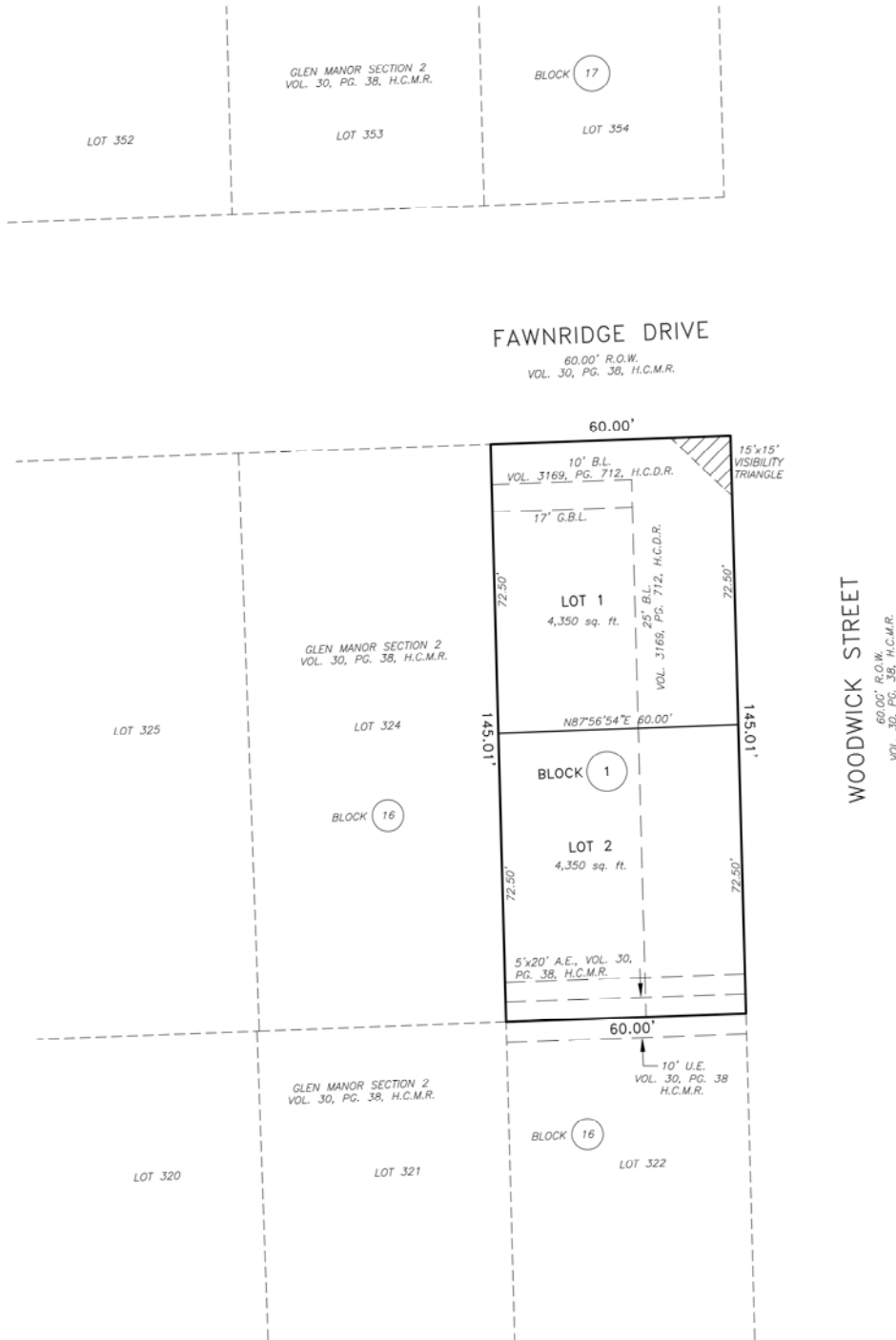
# ITEM: 116

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Glen Manor Estates

Applicant: PLS Construction Layout, Inc.



C – Public Hearings

Subdivision

# Houston Planning Commission

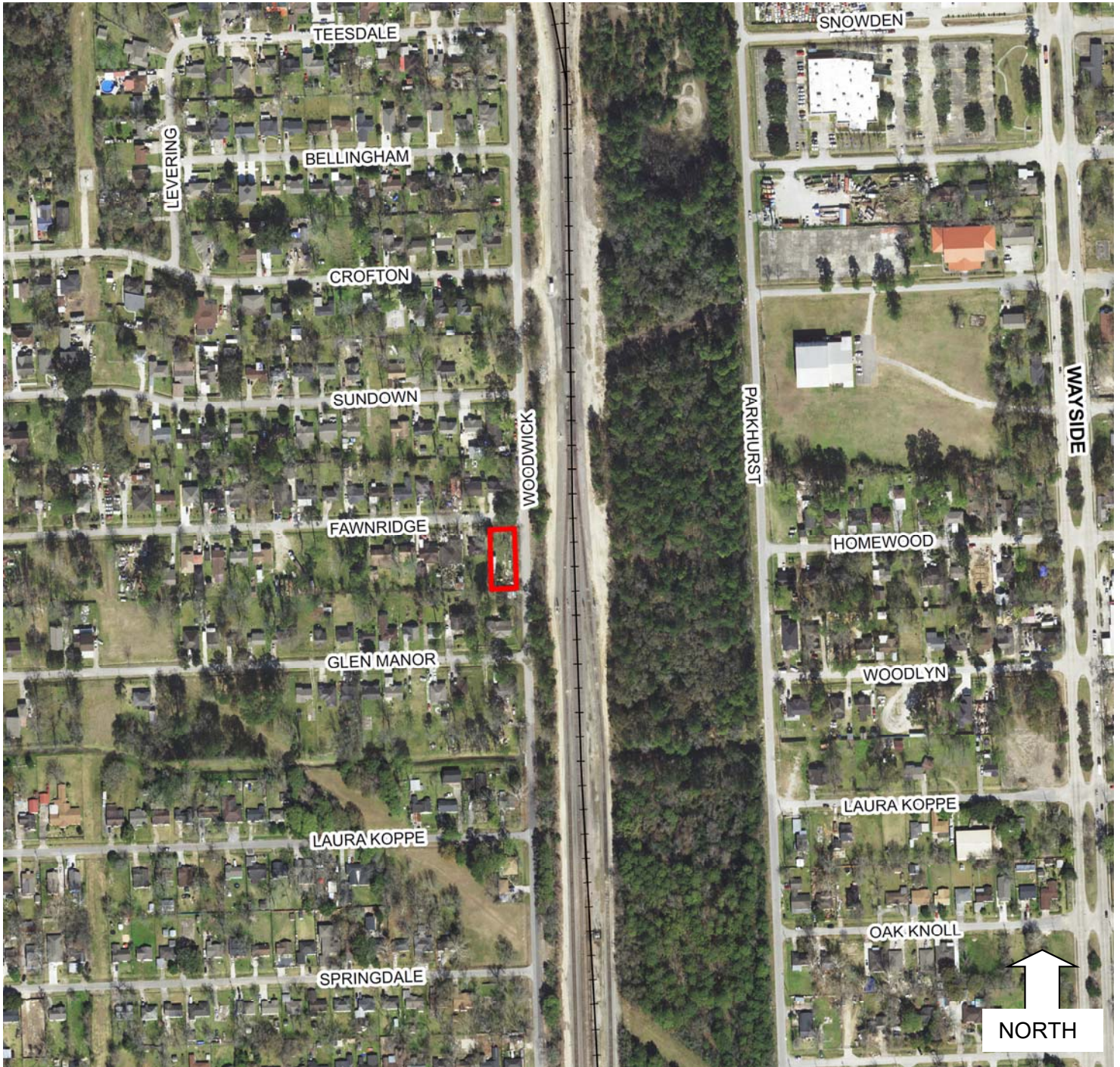
# ITEM: 116

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Glen Manor Estates

Applicant: PLS Construction Layout, Inc.



C – Public Hearings

Aerial



**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**

Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

November 30, 2023

Dear Property Owner:

**Reference Number: 2023-2344; Glen Manor Estates;** a partial replat of **Glen Manor Sec 2**, being a replat of Lots 323, Block 16, as recorded in Volume 30, Page 38 of the Harris County Map Records.

The property is at the southwest intersection of Fawnridge Drive and Woodwick Street. The purpose of the replat is to create two (2) single family lots. The applicant, **Uriel Figueroa**, with PLS Construction Layout, Inc, on behalf of the developer, can be contacted at **713-480-4075**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call Dorianne Powe Phlegm at (832)393-6570.

The Houston Planning Commission will hold a public meeting to consider this application.

**PLANNING COMMISSION MEETING INFORMATION:**

Thursday, December 21, 2023, beginning at 2:30 p.m.  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.**

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

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman  
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn  
Controller: Chris Brown

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov),

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

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

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

### ***Terminology***

- **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.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **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.

### ***Planning Commission Body, Authority and Obligation***

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

### ***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.





**Agenda Item:** 117  
**Action Date:** 12/21/2023  
**Plat Name:** Goforth Manor  
**Developer:** CE Engineers & Development Consultants, Inc  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No / Type:** 2023-2592 C3N

Total Acreage:	0.1773	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

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

**Conditions and requirements for approval:**

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

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

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

A04. Add the following note to the face of the plat: The land within this subdivision plat is located within a Controlled Compatible Land Use Area established by City of Houston Ordinance No. 2008-1052 and may be subject to regulations restricting the use of the land.

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**



**Agenda Item:** 117  
**Action Date:** 12/21/2023  
**Plat Name:** Goforth Manor  
**Developer:** CE Engineers & Development Consultants, Inc  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No / Type:** 2023-2592 C3N

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

HPW- TDO- Traffic: 12/14/2023 - Recommend including the distance from the proposed development to the nearest intersection.

- Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns.  
<http://www.houstontx.gov/planning/>

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

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

HPW-HW- IDS: For the creation of three lots and one block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

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

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

# Houston Planning Commission

**ITEM: 117**

Planning and Development Department

Meeting Date: 12/21/2023

**Subdivision Name: Goforth Manor**

**Applicant: CE Engineers & Development Consultants, INC**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

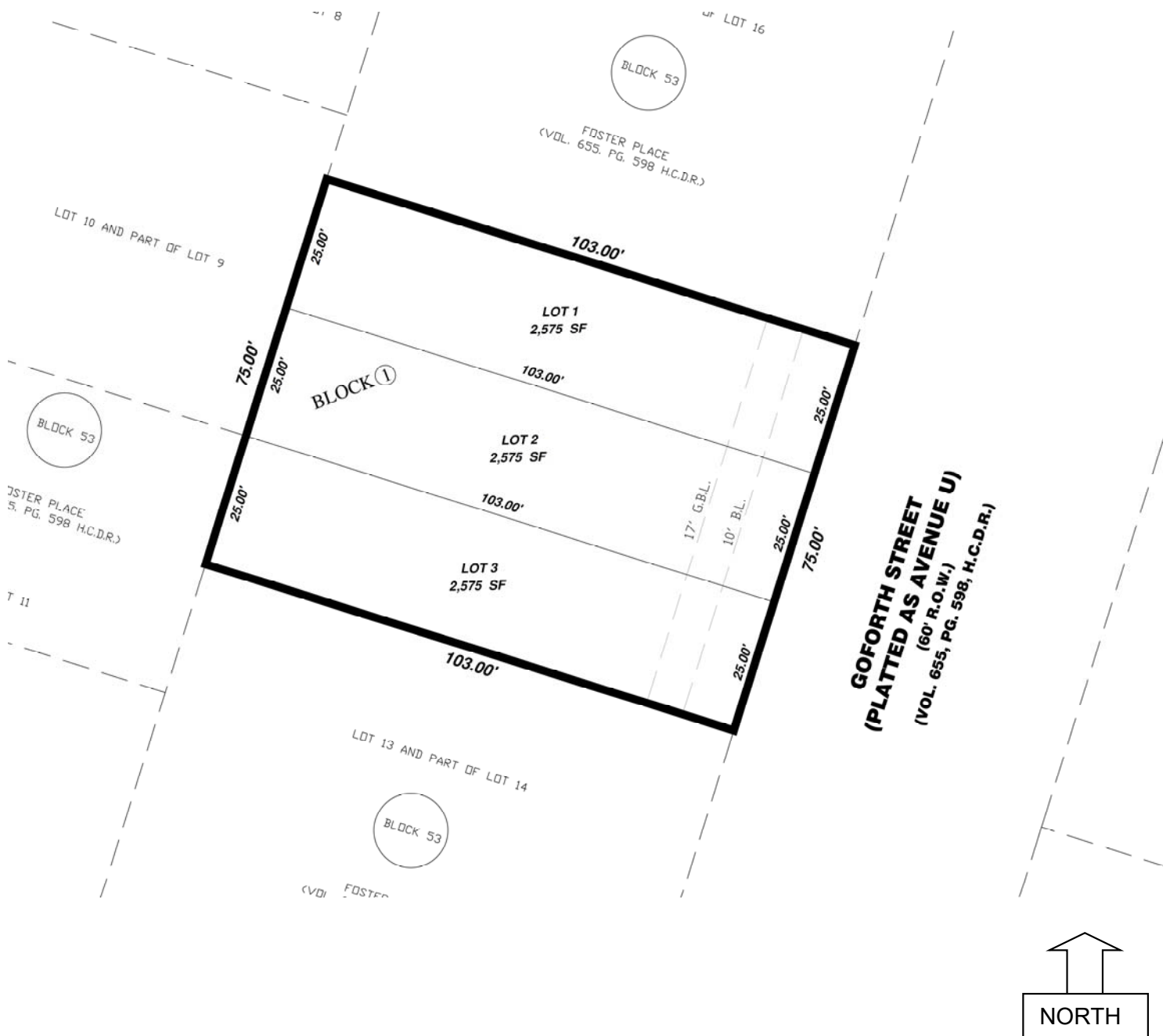
# ITEM: 117

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Goforth Manor

Applicant: CE Engineers & Development Consultants, INC



**C – Public Hearings**

**Subdivision**

# Houston Planning Commission

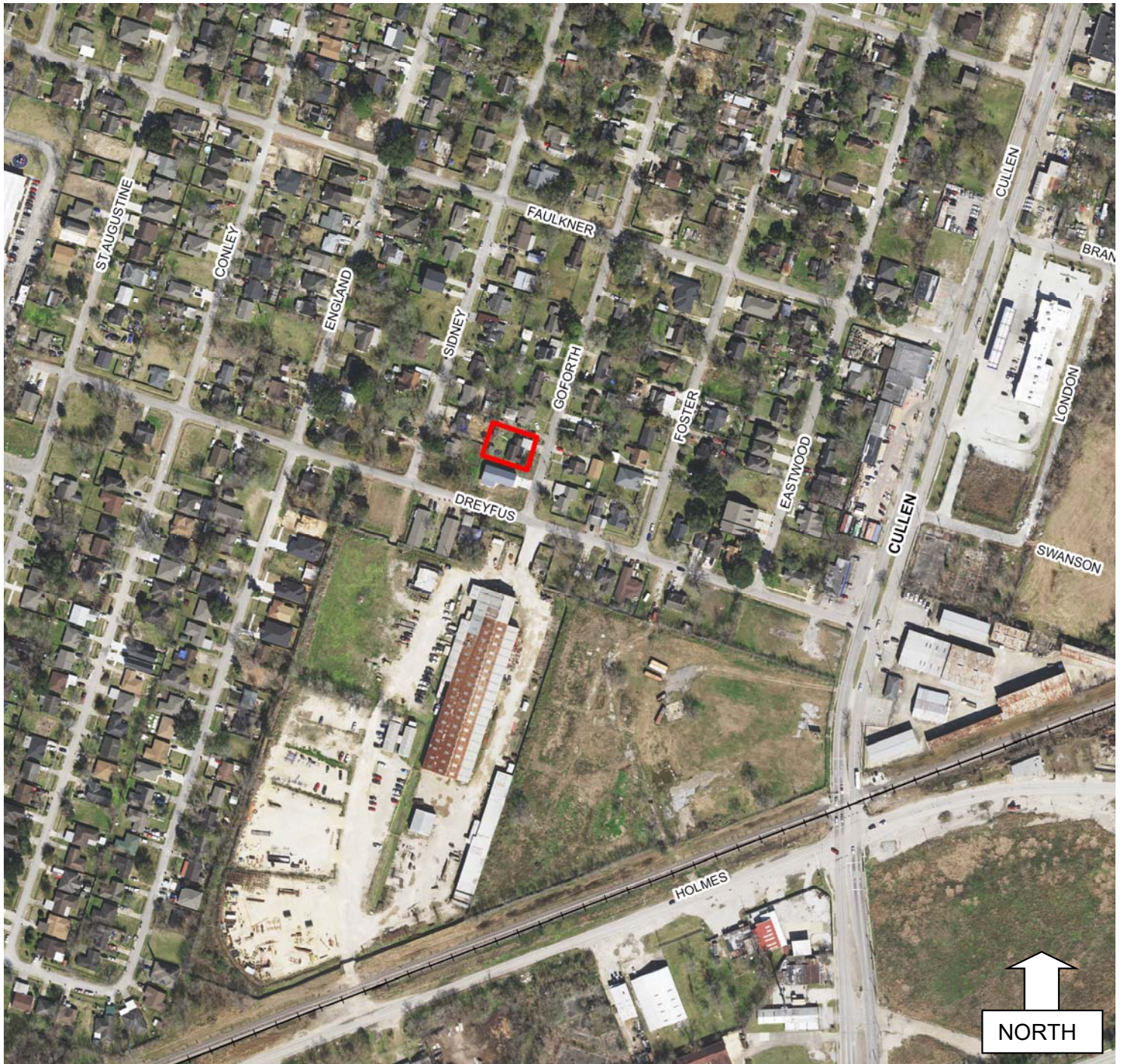
ITEM: 117

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Goforth Manor

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings

Aerial

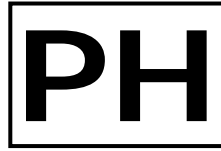


**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**

Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

November 30, 2023

Dear Property Owner:

**Reference Number: 2023-2592; Goforth Manor;** a partial replat of **Foster Place**, being a replat of Lot 15, and a portion of Lot 14 of Block 53 as recorded in Volume 655, Page 598 of the Harris County Deed Records.

The property is located west along Goforth Street and north of Dreyfus Street. The purpose of the replat is to create three (3) single family lots. The applicant, **Melissa Lopez**, with CE Engineering & Development Consultants, on behalf of the developer, can be contacted at **726-437-3840**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call Dorianne Powe Phlegm at 832-393-6570.

The Houston Planning Commission will hold a public meeting to consider this application.

**PLANNING COMMISSION MEETING INFORMATION:**

Thursday, December 21, 2023, beginning at 2:30 p.m.  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.**

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

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman  
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn  
Controller: Chris Brown

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov),

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak

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

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

### ***Terminology***

- **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.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **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.

### ***Planning Commission Body, Authority and Obligation***

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

### ***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**Agenda Item:** 118  
**Action Date:** 12/21/2023  
**Plat Name:** Haddick Villas  
**Developer:** Lucero Lopez  
**Applicant:** Apex Group  
**App No / Type:** 2023-2662 C3N

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Total Acreage:	0.1860	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	4
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77078	415Y	City

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**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 40 Article XXII to meet the sidewalk requirements.

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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





**Agenda Item:** 118  
**Action Date:** 12/21/2023  
**Plat Name:** Haddick Villas  
**Developer:** Lucero Lopez  
**Applicant:** Apex Group  
**App No / Type:** 2023-2662 C3N

---

HPW- TDO- Traffic: 12/19/2023 - Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

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

-Coordinate with center point energy for existing power pole that may interfere with the sidewalk.

HPW-HW- IDS: APPROVE

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

Dedicate public utilities easement to City.

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.

Subdivision Name: Haddick Villas

Applicant: Apex Group



# Houston Planning Commission

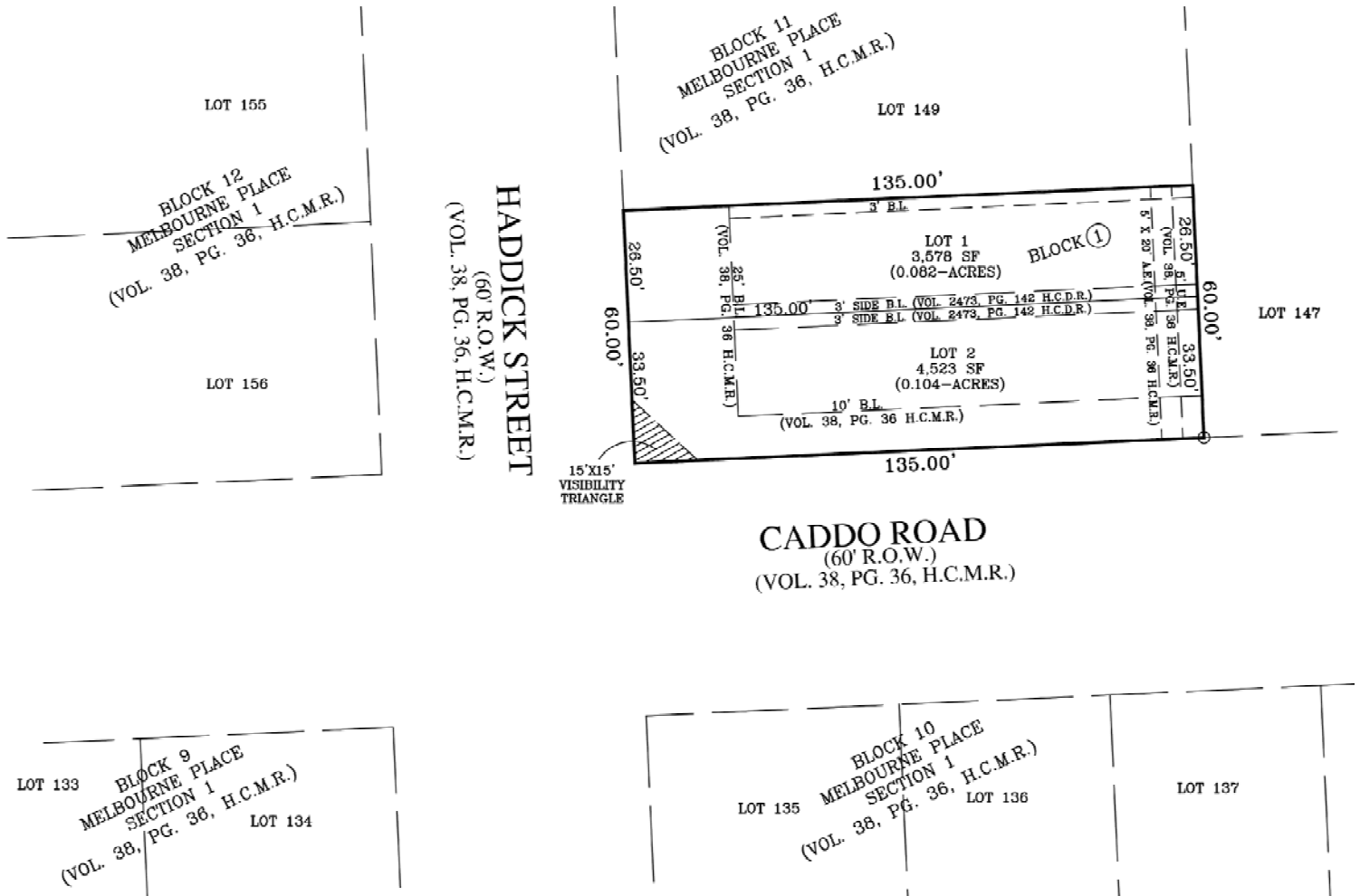
# ITEM: 118

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Haddick Villas

Applicant: Apex Group



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# Houston Planning Commission

# ITEM: 118

Planning and Development Department

Meeting Date: 12/21/2023

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**Subdivision Name: Haddick Villas**

**Applicant: Apex Group**



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**C – Public Hearings**

**Aerial**

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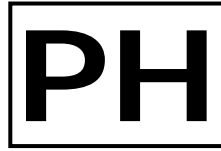


**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**

Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

November 30, 2023

Dear Property Owner:

**Reference Number: 2023-2662; Haddick Villas;** a partial replat of **Melbourne Place Sec 1**, being Lot 148, Block 11, as recorded in Volume 38, Page 36 of the Harris County Map Records.

The property is located east at northeast intersection of Haddick Street and Caddo Road, west of Mesa Drive. The purpose of the replat is to create two (2) single family residential lots. The applicant, **Juan Coronado**, with Apex Group, on behalf of the developer, can be contacted at **832-566-3582**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call Dorianne Powe Phlegm at 832-393-6570

The Houston Planning Commission will hold a public meeting to consider this application.

**PLANNING COMMISSION MEETING INFORMATION:**

Thursday, December 21, 2023, beginning at 2:30 p.m.  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.**

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

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman  
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn  
Controller: Chris Brown

You may also submit comments or sign up as speakers in the following ways:

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

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

### ***Terminology***

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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
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### ***Planning Commission Body, Authority and Obligation***

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**Agenda Item:** 119  
**Action Date:** 12/21/2023  
**Plat Name:** Lexington Green  
**Developer:** Mazzarino Construction  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2023-2589 C3N

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Total Acreage:	0.1666	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77098	492Z	City

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**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

A 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.

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 119  
**Action Date:** 12/21/2023  
**Plat Name:** Lexington Green  
**Developer:** Mazzarino Construction  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2023-2589 C3N

---

HPW- TDO- Traffic: 12/19/2023 - No Comments.

HPW-HW- IDS: approve

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

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

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



# Houston Planning Commission

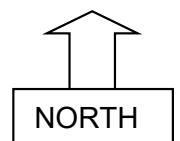
**ITEM: 119**

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Lexington Green

Applicant: Total Surveyors Inc



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

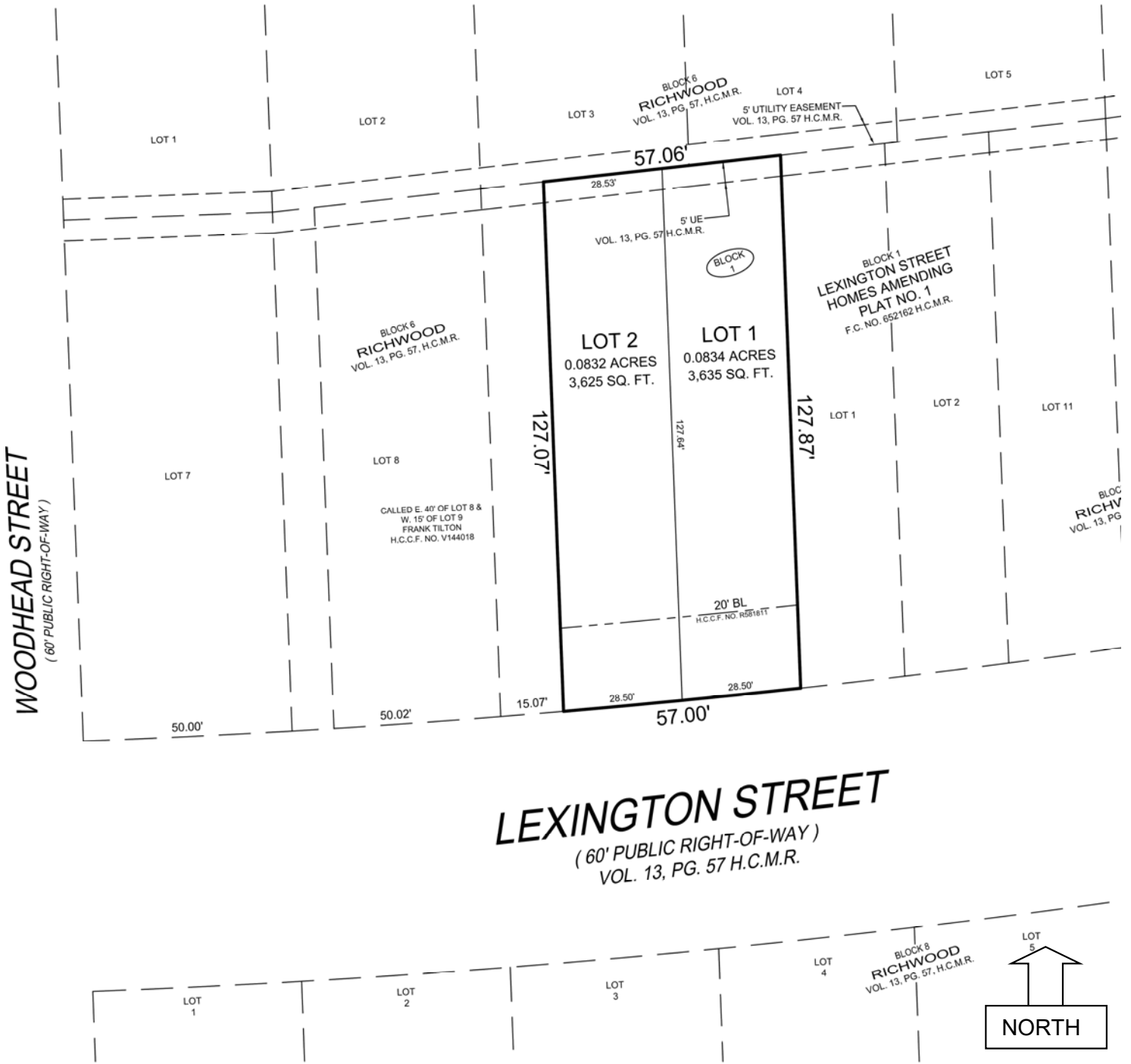
# ITEM: 119

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Lexington Green

Applicant: Total Surveyors Inc



**C – Public Hearings**

**Subdivision**

# Houston Planning Commission

**ITEM: 119**

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Lexington Green

Applicant: Total Surveyors Inc



**C – Public Hearings**

**Aerial**



**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**

Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

November 30, 2023

Dear Property Owner:

**Reference Number: 2023-2589; Lexington Green;** a partial replat of **Richwood**, being east 35ft. of Lot 9 and the west 22ft. of Lot 10, Block 6, as recorded in Volume 13, Page 57 of the Harris County Map Records.

The property is located north along Lexington Street east of Woodhead Street west of Dunlavy Street. The purpose of the replat is to create two (2) single family residential lots. The applicant, **Kevin Kolb**, with Total Surveyors, Inc., on behalf of the developer, Mazzarino Construction, can be contacted at **281-479-8719**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call Dorianne Powe Phlegm at (832)393-6570.

The Houston Planning Commission will hold a public meeting to consider this application.

**PLANNING COMMISSION MEETING INFORMATION:**

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City Hall Annex Building, 900 Bagby Street  
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**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman  
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn  
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**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

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### ***Terminology***

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



**Agenda Item:** 120  
**Action Date:** 12/21/2023  
**Plat Name:** Ley Road Landing  
**Developer:** Metro Living Studio  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2023-2631 C3N

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Total Acreage:	0.4756	Total Reserve Acreage:	0.0046
Number of Lots:	9	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77028	455J	City

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**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

According to the existing condition survey provided by the applicant, a portion or the entire sidewalk required by Sec 40-552 may be constructed within the subject plat boundary. The applicant is required to comply with Chapter 40 Article XXII to meet the sidewalk requirements.

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 120  
**Action Date:** 12/21/2023  
**Plat Name:** Ley Road Landing  
**Developer:** Metro Living Studio  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2023-2631 C3N

---

HPW- TDO- Traffic: 12/20/23

Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the Planning Department, planning will communicate the process requirements. Contact the planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

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

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

HPW-HW- IDS: For the creation of this subdivision with a shared driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

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

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

Solid Waste: It is understood that the proposed development will not receive COH solid waste collection services.

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

# Houston Planning Commission

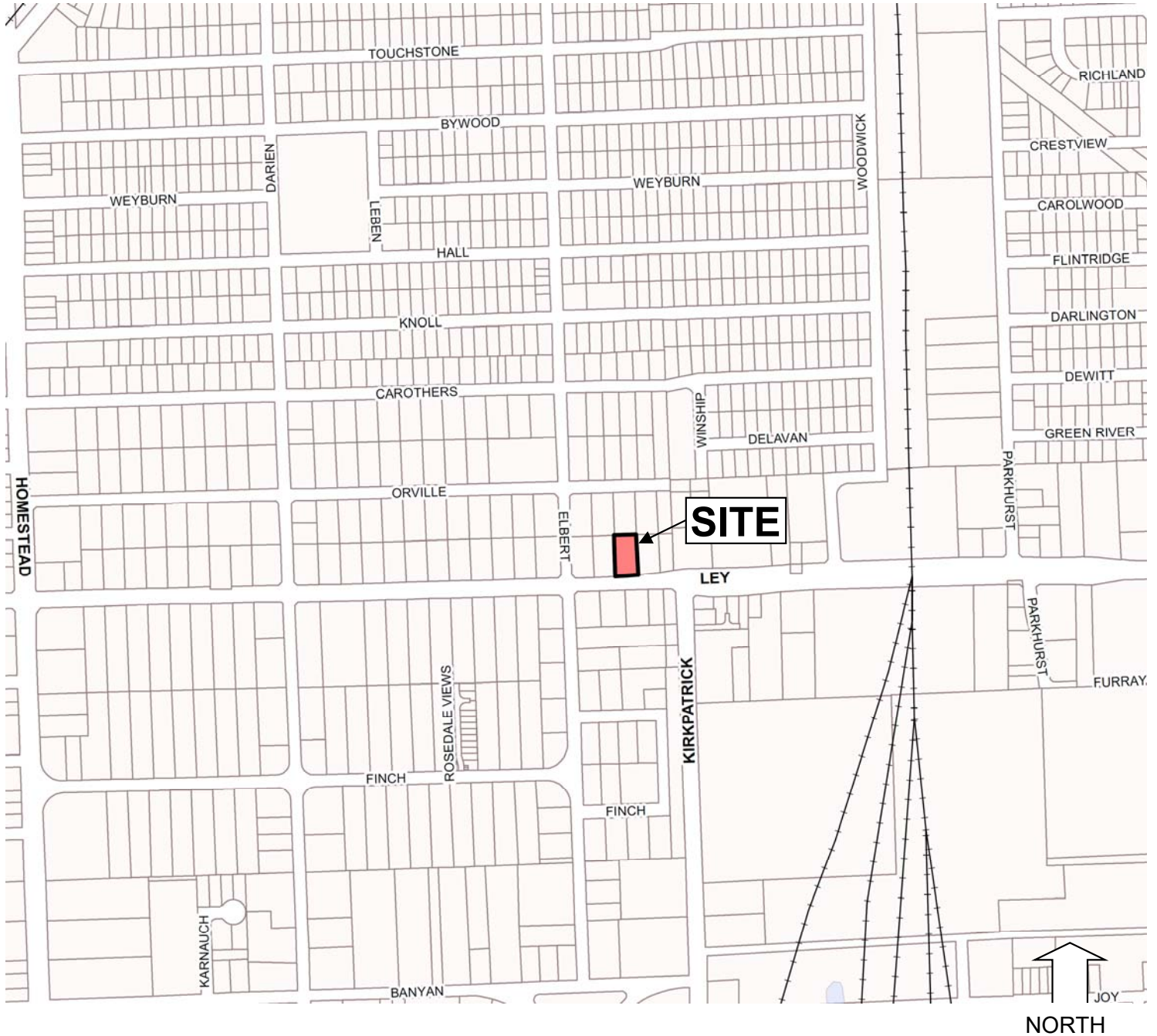
# ITEM: 120

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Ley Road Landing

Applicant: Total Surveyors, Inc.



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

# ITEM: 120

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Ley Road Landing

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

# Houston Planning Commission

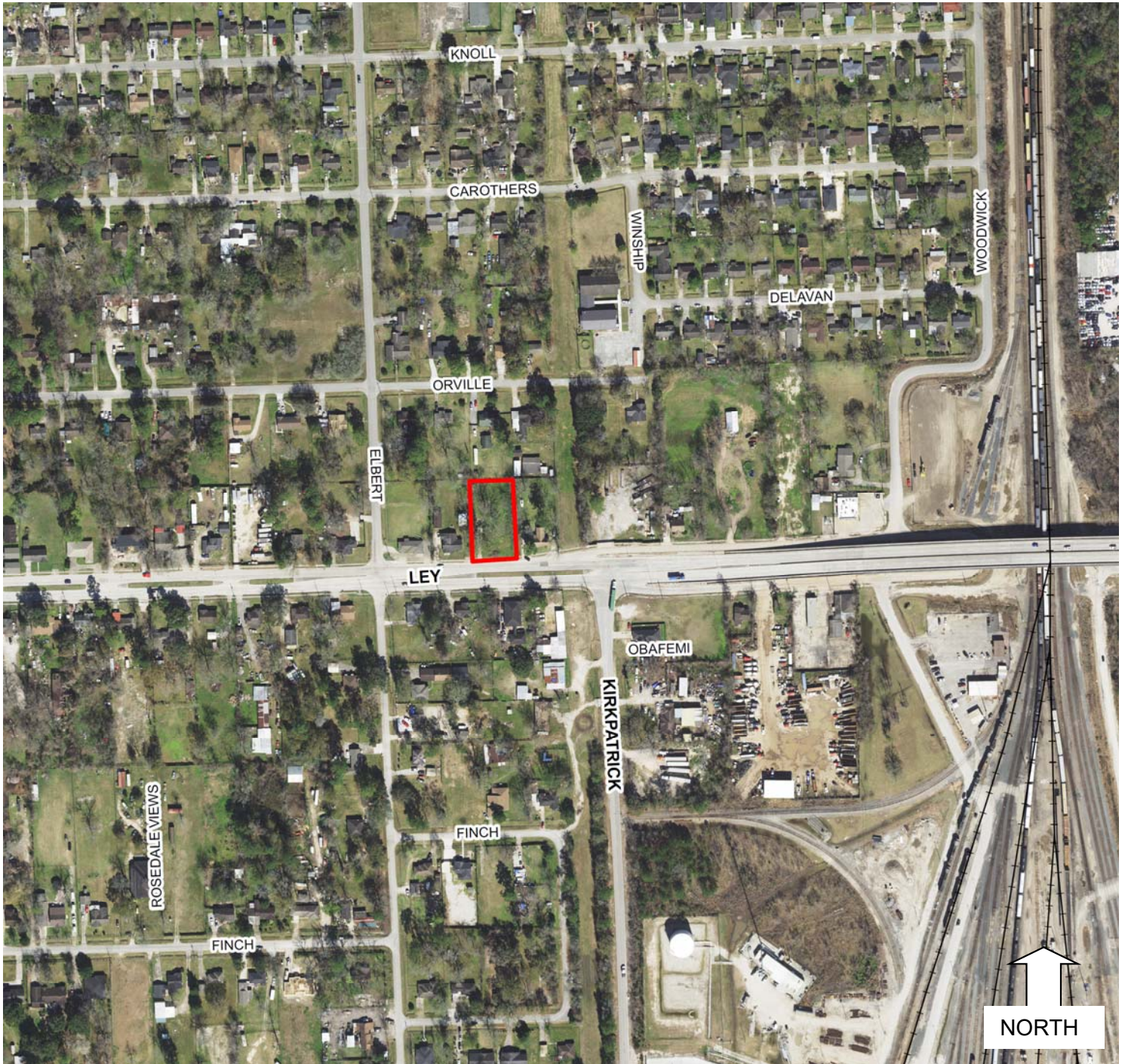
**ITEM: 120**

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Ley Road Landing

Applicant: Total Surveyors, Inc.



**C – Public Hearings**

**Aerial**

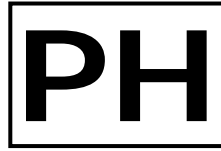


**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**

Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

November 30, 2023

Dear Property Owner:

**Reference Number: 2023-2631; Ley Road Landing;** a replat of a portion “**Rosedale Gardens Sec 2,**” being the remaining portion of Lot 30 as recorded in Volume 1163, Page 238 of the Harris County Deed Records.

The property is located north along Ley Road, east of Elbert Street. The purpose of the replat is to create nine (9) single-family residential lots and one parking reserve along a shared driveway. The applicant, **Kevin Kolb**, with Total Surveyors Inc, on behalf of Metro Living Studio, the developer, can be contacted at **281-479-8719**.

Pursuant to the City of Houston’s Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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The Houston Planning Commission will hold a public meeting to consider this application.

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- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **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.

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**Agenda Item:** 121  
**Action Date:** 12/21/2023  
**Plat Name:** Lozier Villas First Venture  
**Developer:** Paschal Homes LLC  
**Applicant:** Karen Rose Engineering and Surveying  
**App No / Type:** 2023-2515 C3N

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Total Acreage:	0.1537	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533L	City

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

**Commission Action:**

Withdrawn



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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**Agenda Item:** 121  
**Action Date:** 12/21/2023  
**Plat Name:** Lozier Villas First Venture  
**Developer:** Paschal Homes LLC  
**Applicant:** Karen Rose Engineering and Surveying  
**App No / Type:** 2023-2515 C3N

---

HPW- TDO- Traffic: 12/20/23

Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the Planning Department, planning will communicate the process requirements. Contact the planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

CenterPoint: Define "All" abbreviations, example, A.E., V. P., etc...

CNP REQUIRES shared driveways have 5' building lines.

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

HPW-HW- IDS: For the creation of the subdivision with a shared driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

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

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

# Houston Planning Commission

**ITEM: 121**

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Lozier Villas First Venture

Applicant: Karen Rose Engineering and Surveying

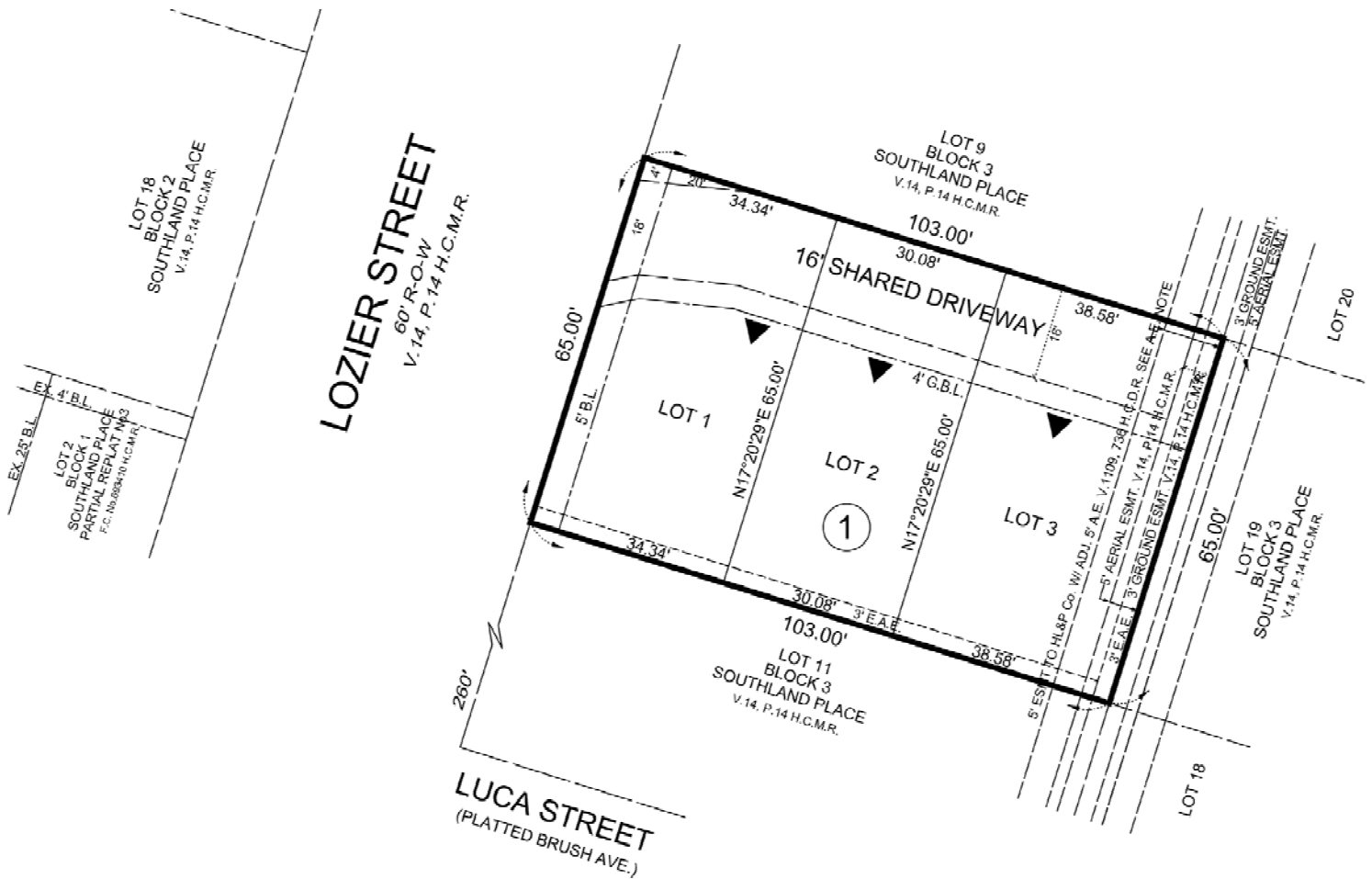


**C – Public Hearings**

**Site Location**

Subdivision Name: Lozier Villas First Venture

Applicant: Karen Rose Engineering and Surveying





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# Houston Planning Commission

# ITEM: 121

Planning and Development Department

Meeting Date: 12/21/2023

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Subdivision Name: Lozier Villas First Venture

Applicant: Karen Rose Engineering and Surveying



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

November 30, 2023

Dear Property Owner:

**Reference Number: 2023-2515; Lozier Villas First Venture;** a replat of a portion “**Southland Place,**” being Lot 10, Block 3 as recorded in Volume 14, Page 14 of the Harris County Map Records.

The property is located east along Lozier Street, south of Old Spanish Trail and east of SH 288. The purpose of the replat is to create three (3) single-family residential lots along a shared Driveway. The applicant, **Karen Rose**, with Karen Rose Engineering and Surveying, on behalf of Paschal Homes LLC, the developer, can be contacted at **713-522-1244**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

The Houston Planning Commission will hold a public meeting to consider this application.

**PLANNING COMMISSION MEETING INFORMATION:**

Thursday, December 21, 2023, beginning at 2:30 p.m.  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.**

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

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman  
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn  
Controller: Chris Brown

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov),

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak

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

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

### ***Terminology***

- **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.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **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.

### ***Planning Commission Body, Authority and Obligation***

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

### ***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**Agenda Item:** 122  
**Action Date:** 12/21/2023  
**Plat Name:** Maggie Village  
**Developer:** CE Engineers & Development Consultants, Inc  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No / Type:** 2023-2559 C3N

Total Acreage:	0.2406	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	533Y	City

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 122  
**Action Date:** 12/21/2023  
**Plat Name:** Maggie Village  
**Developer:** CE Engineers & Development Consultants, Inc  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No / Type:** 2023-2559 C3N

HPW- TDO- Traffic: 12/19/2023 - Recommend including the distance from the proposed development to the nearest intersection.

- Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. Sidewalk ordinance went into effect on October 1, 2020. Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by planning department, planning will communicate the process requirements. Contact planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

-Parking restriction is required when development is completed. Maggie St. is approximately 21 ft with open ditches. "No Parking" signs must be installed on one side of the street for the entire block (applicant is required to get approval from TDO for "No Parking" sign installation).

- Coordinate with center point energy and HPW-OCE-Drainage and Utility for the existing utility pole that lays on the entrance of the proposed shared driveway.

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

CenterPoint: CNP requires 5' BL for shared driveways.

HPW-HW- IDS: For the creation of 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](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

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

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# Houston Planning Commission

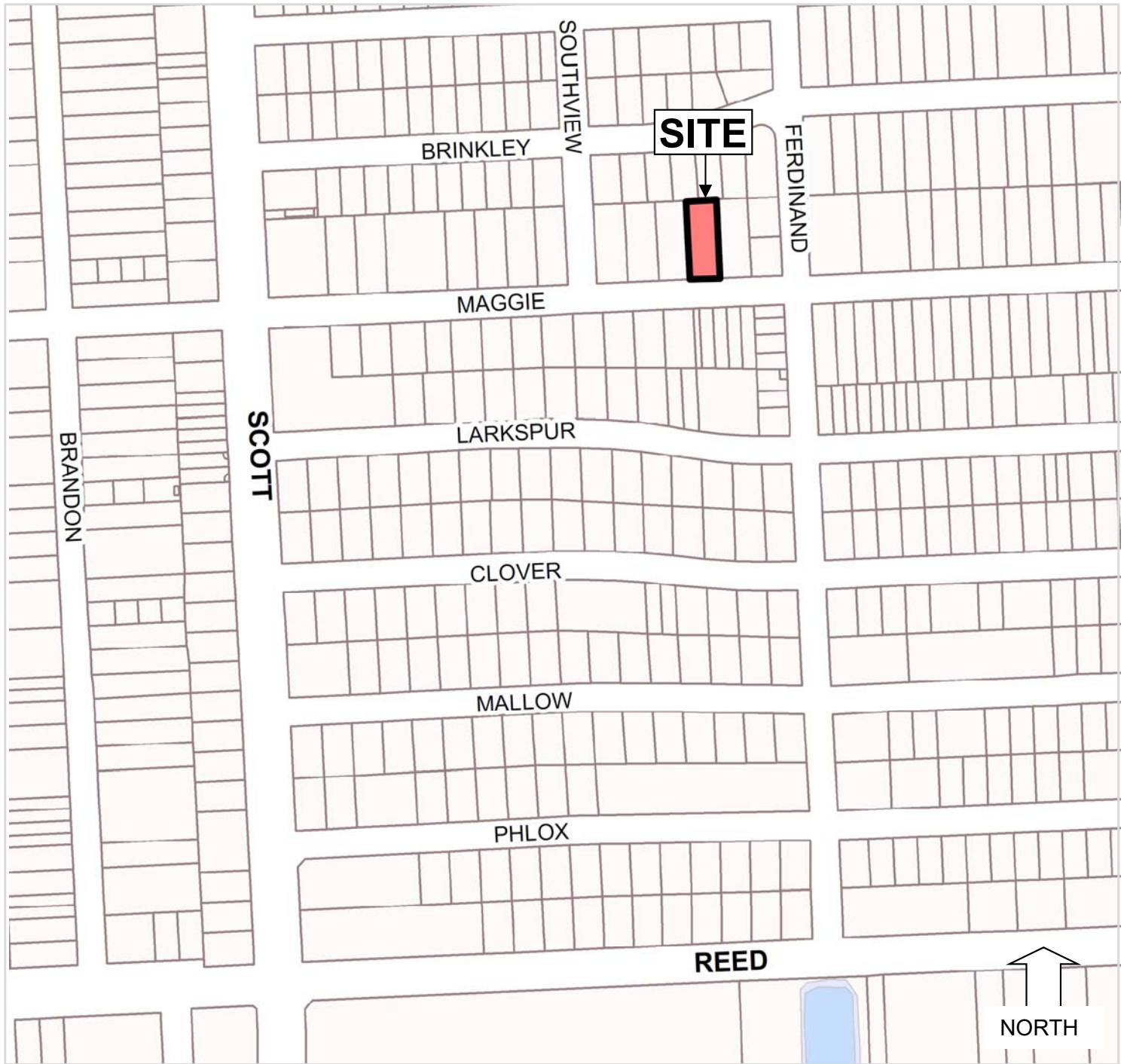
**ITEM: 122**

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Maggie Villages

Applicant: CE Engineers & Development Consultants, INC

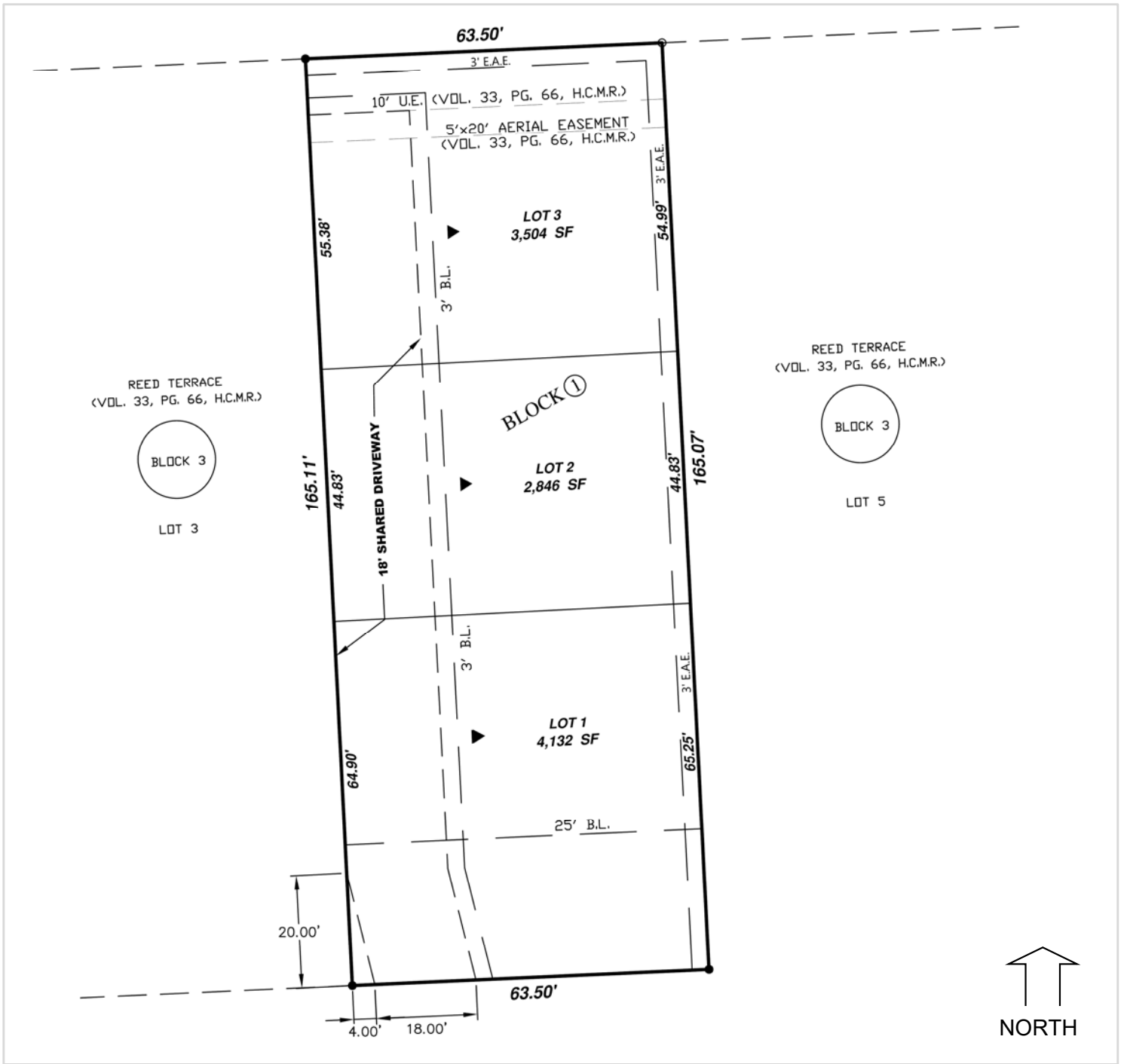


**C – Public Hearings**

**Site Location**

Subdivision Name: Maggie Villages

Applicant: CE Engineers & Development Consultants, INC



# Houston Planning Commission

**ITEM: 122**

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Maggie Villages

Applicant: CE Engineers & Development Consultants, INC



**C – Public Hearings**

**Aerial**





**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562  
T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

November 30, 2023

Dear Property Owner:

**Reference Number: 2023-2559; Maggie Village;** a replat of a portion **Reed Terrace**, being Lot 4, Block 3 as recorded in Volume 33, Page 66 of the Harris County Map Records.

The property is located north along Maggie Street, east of Scott Street and north of Reed Road. The purpose of the replat is to create three (3) single-family residential lots along a shared driveway. The applicant, **Melissa Lopez**, with CE Engineers & Development Consultants, INC, on behalf of the developer, can be contacted at **726-437-3840**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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The Houston Planning Commission will hold a public meeting to consider this application.

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Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman  
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn  
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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.

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**Agenda Item:** 123  
**Action Date:** 12/21/2023  
**Plat Name:** North Church Reserve  
**Developer:** Langford Engineering, Inc.  
**Applicant:** Windrose  
**App No / Type:** 2023-2242 C3N

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Total Acreage:	1.0198	Total Reserve Acreage:	1.0198
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Cinco MUD 9
County	Zip	Key Map ©	City / ETJ
Harris	77494	485F	ETJ

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

**Commission Action:**

Withdrawn



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 123  
**Action Date:** 12/21/2023  
**Plat Name:** North Church Reserve  
**Developer:** Langford Engineering, Inc.  
**Applicant:** Windrose  
**App No / Type:** 2023-2242 C3N

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HPW-HW- IDS: Approve  
HPW-OCE- Drainage and Utility: Missing B.L.  
Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.  
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)  
Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email [trafficpermits@harriscountytexas.gov](mailto:trafficpermits@harriscountytexas.gov) for further information (HC-permit regs, 12.02)  
UVE should be checked at Katy-Fort Bend Road and Grand Parkway UVE exhibit should be emailed to [TPDUVE@eng.hctx.net](mailto:TPDUVE@eng.hctx.net) and if UVE is required we recommend that it be dedicated as a public roadway easement (Chapter 10-COH geometric design guidelines, 10-23)  
Verify if public ROW still exists(see markup)  
Documentation of TxDOT driveway approval should be submitted with site plans (HC permit regs, 5.06) (traffic)

Questions concerning the informational comments should be directed to the agency's author. Planning 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

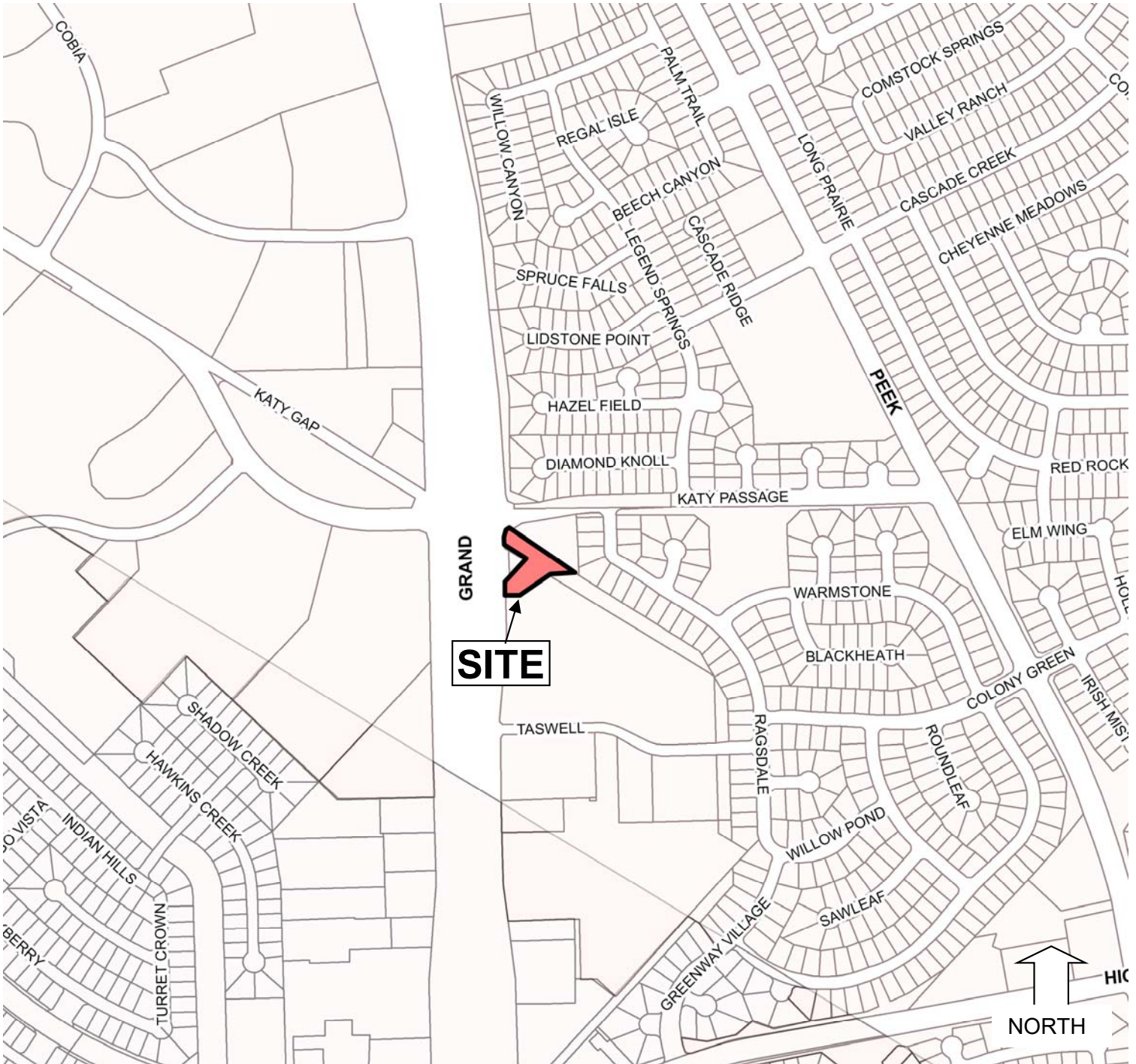
**ITEM: 123**

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: North Church Reserve (DEF 1)

Applicant: Windrose

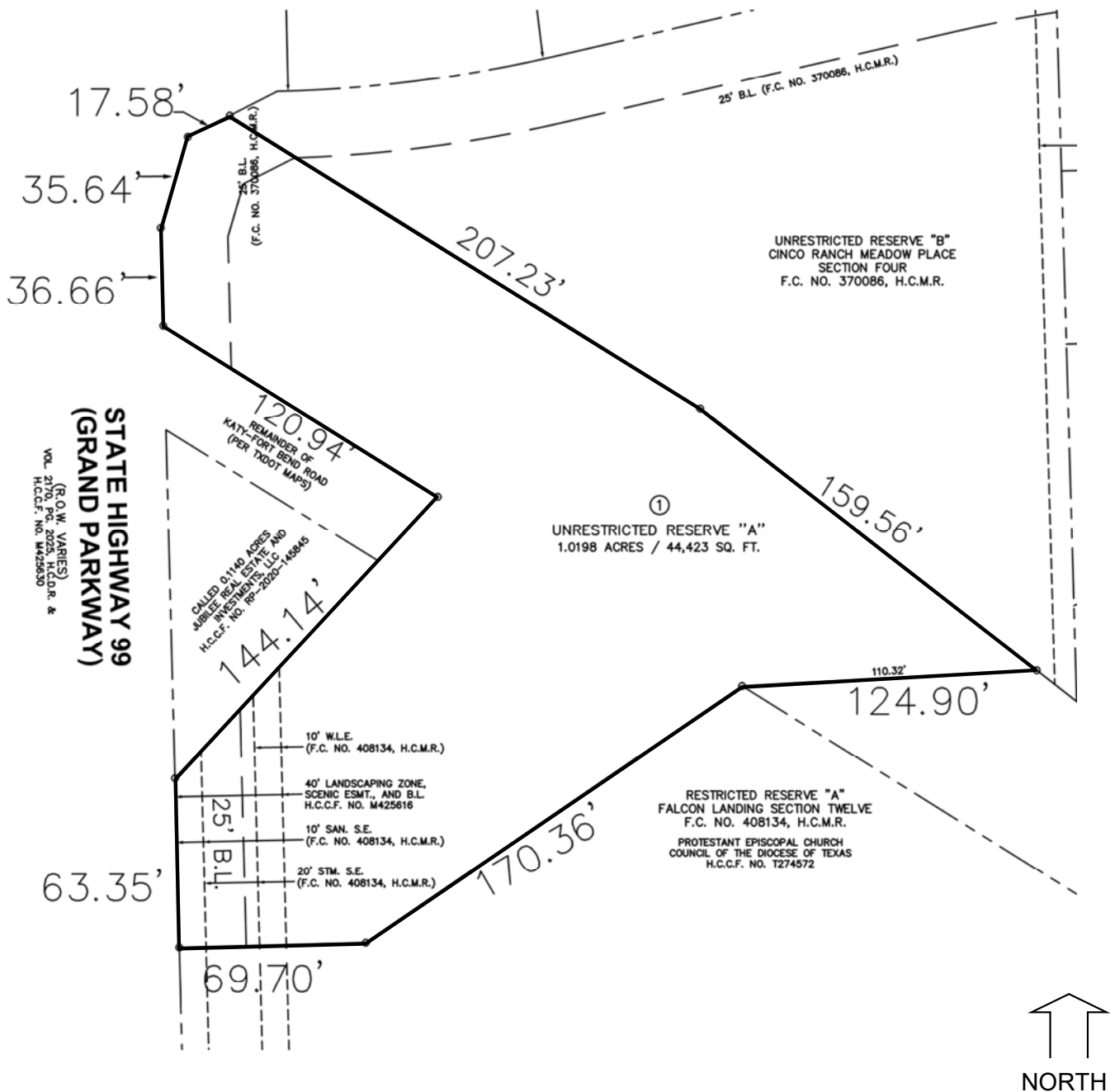


**C – Public Hearings with Variance**

**Site Location**

Subdivision Name: North Church Reserve (DEF 1)

Applicant: Windrose



# Houston Planning Commission

ITEM: 123

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: North Church Reserve (DEF 1)

Applicant: Windrose



C – Public Hearings with Variance

Aerial



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**Application Number:** 2023-2242  
**Plat Name:** North Church Reserve  
**Applicant:** Windrose  
**Date Submitted:** 09/25/2023

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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.

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**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

The applicant requests a variance to replat a greenbelt/open space reserve and a commercial reserve into one unrestricted reserve

**Chapter 42 Section: 193**

**Chapter 42 Reference:**

Sec. 42-193(c)(1) 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 uses. Sec. 42-193(c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) 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 uses. (2) A plat restriction limiting the use of property specifically to 'nonresidential': a. May not be amended to permit multi-family residential use of that property unless the applicant demonstrates that the property was actually improved and used for multi-family residential purposes prior to April 3, 1999; b. May be amended to permit single-family residential use of that property only if: [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or [2] The property abuts a major thoroughfare. c. May be amended to any more specific "nonresidential" use of that property. (3) A plat restriction limiting the use of property specifically to 'commercial' use: a. May not be amended to permit multi-family residential use of that property unless the applicant demonstrates that the property was actually improved and used for multifamily residential purposes prior to April 3, 1999; b. May be amended to permit single-family residential use of that property only if: [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or [2] The property abuts a major thoroughfare. c. May be amended to any more specific "commercial" use of that property. (4) A plat restriction limiting the use of property to drainage, water plant, wastewater treatment, lift station or similar public utility use may be amended only to permit: a. Landscape, park, recreation, drainage, open space or similar amenity uses of that property, or b. Single-family residential use of that property only if the typical lot size in the replat is not less than the typical lot size of lots in the preceding plat.

**Statement of Facts**

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



The subject property is 1.0198 acres located at the southeast corner of the SH 99 (Grand Parkway) Frontage Road and the unimproved Katy-Fort Bend Road right-of-way, approximately 645 feet north of the intersection with Taswell Drive. The Protestant Episcopal Church (the "applicant") has operated a church on the adjacent property to the south for more than 20 years. The applicant acquired the subject property in 2011 and is looking to consolidate the site for future sale or development. Before they can proceed, they must replat as that the subject site is made up of two restricted reserves. Restricted Reserve C of Cinco Ranch Meadows Place Section 4 is designated "greenbelt/open space" Restricted Reserve B of Falcon Landing Section Twelve is designated as "commercial". This plat will require a Subdivision variance, as the City's Code of Ordinances does not allow the partial replatting of commercial reserves into less specific use designations. Further, the city does not allow the replatting of a greenbelt/open space reserve to another use. Reserve "C" was not a code-required open space designation. The tract is situated at the intersection of Grand Parkway and the future Katy Fort Bend Road, making the property ideal as a commercial site. The Church wishes to match the use of these two reserves to the adjacent Unrestricted Reserve B of Cinco Ranch Meadow Place to make the land more attractive for developers. Reserve B is subject to deed restrictions that will revert upon sale to allow it to be developed fully as an unrestricted reserve, provided that any development on the property maintains the same design and aesthetic standards as the rest of the neighborhood. Not allowing the replat to move forward based on the referenced code technicalities is a definite hardship that deprives the applicant of the use of their 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;**

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

The circumstance supporting the variance is a technicality in the City's Code of Ordinances that prevents the applicant from utilizing their own property to its highest and best use. This will be achieved by allowing the Church to designate the reserves in its control to all have the same use. Further the designation of Restricted Reserve C as a greenbelt/open space was originally meant to coincide with the extension of a public street contemplated at the time the property was platted. This road has now been realigned as Katy-Fort Bend Road, meaning there is not need for that particular section to be set aside as an open space for the future planned street, and it will not be needed to screen any residential lots.

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

The subject area is characterized by mixed uses, including institutional, commercial, single-family residential and multifamily residential. There is no conflict in the Code with designating these reserves as unrestricted, matching Unrestricted Reserve B of Cinco Ranch Meadows Place Section Four, which directly abuts the single family lots of the subdivision.

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

The granting of the variance will not be injurious to the public health, safety, or welfare. The proposed platted reserve will have adequate access along a public street and comply with drainage, landscaping, and other county requirements.

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

The proposed variance is necessary to allow the reserves to be replatted as unrestricted so the applicant may enjoy full use of all reserves under their control in a similar manner.



Application No: 2023-2242  
Agenda Item: 123  
PC Action Date: 12/21/2023  
Plat Name: North Church Reserve  
Applicant: Windrose

Staff Recommendation: Withdraw

Chapter 42 Sections: 193

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

The applicant requests a variance to replat a greenbelt/open space reserve and a commercial reserve into one unrestricted reserve;

Basis of Recommendation:

The applicant has requested that this item be withdrawn.

---

### Statement of Facts

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

na

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

na

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

na

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

na

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

na

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

na

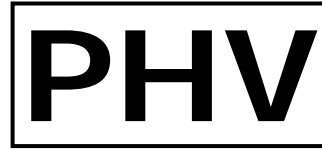


**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**

Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

November 9, 2023

Dear Property Owner:

**Reference Number: 2023-2242; "North Church Reserve";** a replat of a portion of "Falcon Landing Section Twelve" being a portion of Reserve A, Block 1 as recorded in Film Code No 408135 of the Harris County Map Records. Also, the replatting of a portion of "Cinco Ranch Meadow Place Sec 4" being a portion of Reserve C, Block 1 as recorded in Film Code No 370087 of the Harris County Map Records.

The property is located east along 99 Grand Parkway, north of Highland Knolls Drive. The purpose of the replat is to create 1 Unrestricted Reserve. The applicant, **Steven Henderson**, with Windrose, on behalf of the developer, Langford Engineering, Inc., can be contacted at **713-458-2281**.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300' of the boundary of the plat. A variance is being requested with this application. The variance(s) request is attached.

The Houston Planning Commission will hold a public meeting to consider this application.

**PLANNING COMMISSION MEETING INFORMATION:**

Thursday, December 7, 2023, beginning at 2:30 p.m.  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.**

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov),

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

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

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman  
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn  
Controller: Chris Brown

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

**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**

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, 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.**

***Terminology***

- **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.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
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- **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.

***Planning Commission Body, Authority and Obligation***

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**Agenda Item:** 124  
**Action Date:** 12/21/2023  
**Plat Name:** South Court partial replat no 1  
**Developer:** BURCO INVESTMENTS LLC  
**Applicant:** ICMC GROUP INC  
**App No / Type:** 2023-2677 C3N

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533M	City

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

**Action CPC 101 Form**

### Platting Approval Conditions

**Agenda Item:** 124  
**Action Date:** 12/21/2023  
**Plat Name:** South Court partial replat no 1  
**Developer:** BURCO INVESTMENTS LLC  
**Applicant:** ICMC GROUP INC  
**App No / Type:** 2023-2677 C3N

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HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.  
HPW-HW- IDS: For the creation of three lots and one block, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

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

# Houston Planning Commission

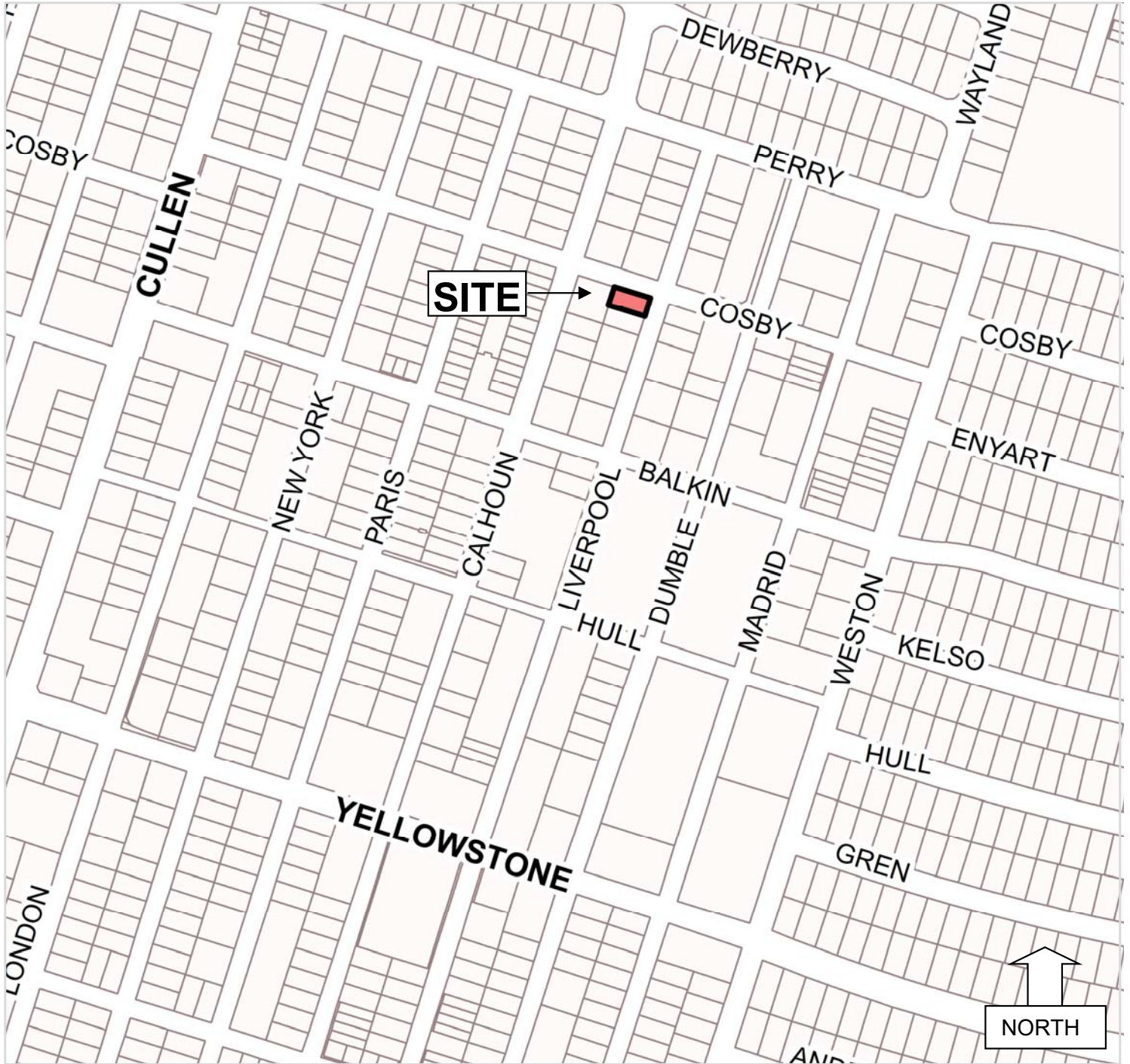
**ITEM: 124**

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: South Court partial replat no 1

Applicant: ICMC Group, Inc.

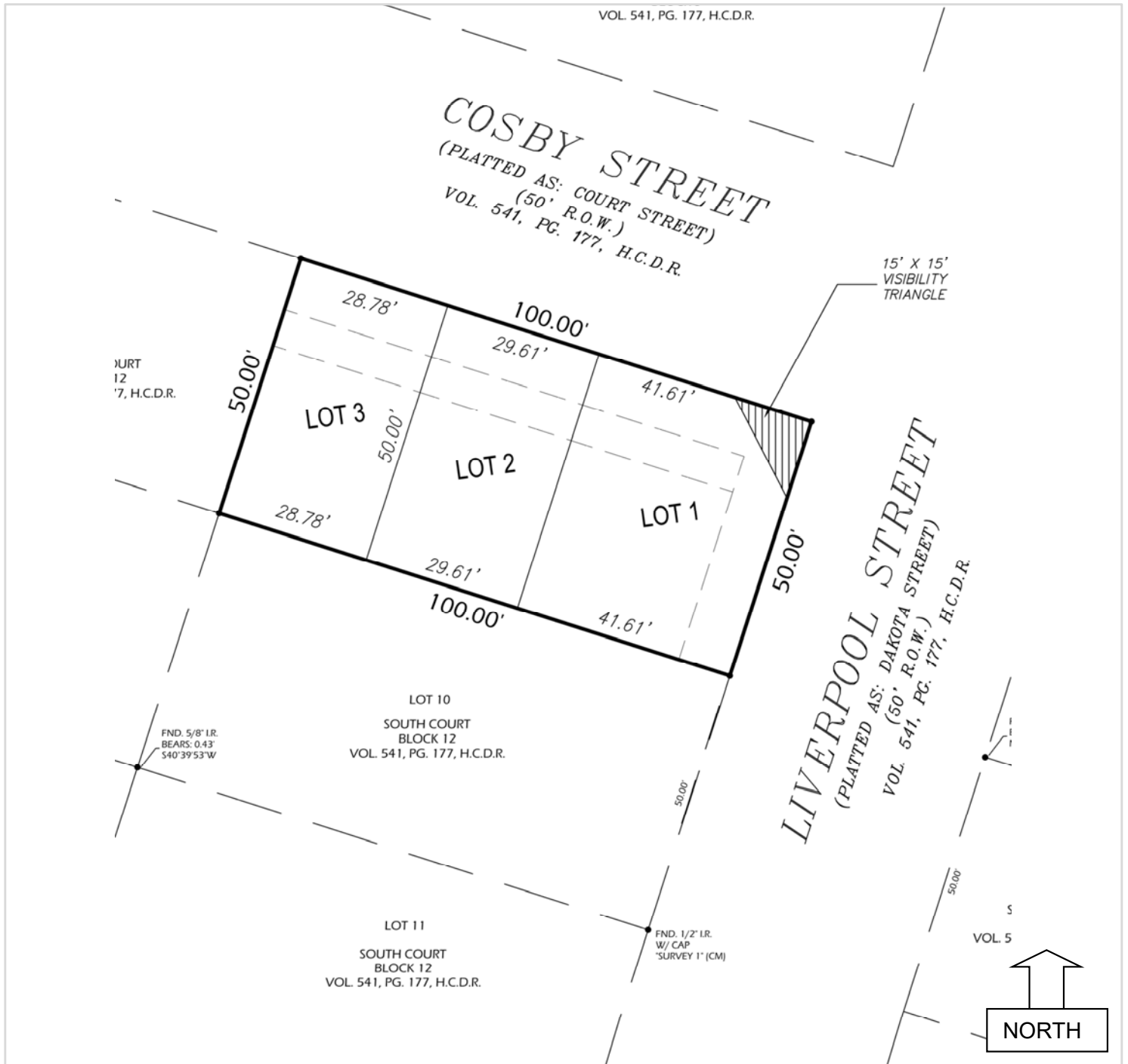


**C – Public Hearings**

**Site Location**

Subdivision Name: South Court partial replat no 1

Applicant: ICMC Group, Inc.





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# Houston Planning Commission

# ITEM: 124

Planning and Development Department

Meeting Date: 12/21/2023

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Subdivision Name: South Court partial replat no 1

Applicant: ICMC Group, Inc.



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**

Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

December 1, 2023

Dear Property Owner:

**Reference Number: 2023-2677; South Court partial replat no 1;** a partial replat of **South Court**, being Lot 9, Block 12, as recorded in Volume 541, Page 177 of the Harris County Deed Records.

The property is located east of Cullen Boulevard, and at the southwest intersection of Cosby Street and Liverpool Street. The purpose of the replat is to create three (3) single-family lots. The applicant, **Gina Poveda**, with ICMC GROUP INC, on behalf of the developer, BURCO INVESTMENTS LLC, can be contacted at **713-681-5757**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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The Houston Planning Commission will hold a public meeting to consider this application.

**PLANNING COMMISSION MEETING INFORMATION:**

Thursday, December 21, 2023, beginning at 2:30 p.m.  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

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



**Agenda Item:** 125  
**Action Date:** 12/21/2023  
**Plat Name:** Vazquez Estates on Alaska  
**Developer:** ADVANCE SURVEYING, INC  
**Applicant:** Advance Surveying, Inc.  
**App No / Type:** 2023-2372 C3N

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Total Acreage:	0.2009	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77017	535R	City

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**Conditions and requirements for approval:**

206. Staff recommendation is disapproval for the following reasons: failure to meet notice.

**Commission Action:**

Disapprove



**Action Date:**  
**12/21/2023**

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission’s action or the conditions or requirements for approval. Call 832-393-6600 and speak with the “Planner of the Day.” The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 125  
**Action Date:** 12/21/2023  
**Plat Name:** Vazquez Estates on Alaska  
**Developer:** ADVANCE SURVEYING, INC  
**Applicant:** Advance Surveying, Inc.  
**App No / Type:** 2023-2372 C3N

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HPW- TDO- Traffic: 12/4/23

\* Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the Planning Department, planning will communicate the process requirements. Contact the planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

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

HPW-HW- IDS: APPROVE

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

# Houston Planning Commission

# ITEM: 125

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Vazquez Estates on Alaska (DEF 1)

Applicant: Advanced Surveying, Inc.



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

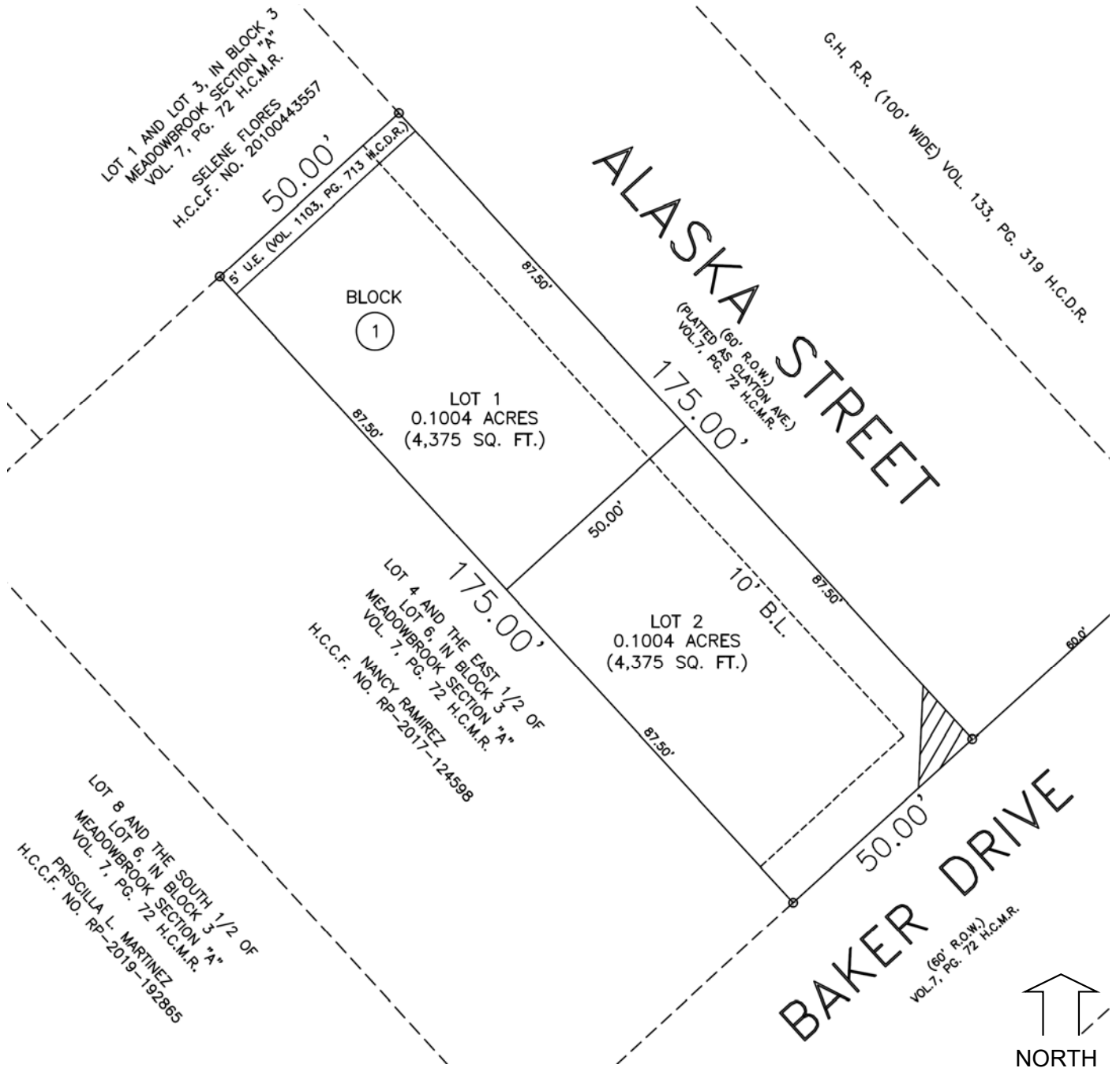
# ITEM: 125

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Vazquez Estates on Alaska (DEF 1)

Applicant: Advanced Surveying, Inc.



C – Public Hearings

Subdivision

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# Houston Planning Commission

# ITEM: 125

Planning and Development Department

Meeting Date: 12/21/2023

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Subdivision Name: Vazquez Estates on Alaska (DEF 1)

Applicant: Advanced Surveying, Inc.



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**

Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

November 9, 2023

Dear Property Owner:

**Reference Number: 2023-2372; Vazquez Estates on Alaska;** a partial replat of **Meadowbrook Sec A**, being Lot 2, block 3, as recorded in Volume 7, Page 72 of the Harris County Map Records.

The property is located at the southwest intersection of Alaska Street and Baker Drive, southwest of Galveston Road and northwest of Howard Drive. The purpose of the replat is to create 2 single-family residential lots. The applicant, **Lisett Campos**, with Advance Surveying, Inc., on behalf of the developer, can be contacted at **281-530-2939**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

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Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman  
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**Agenda Item:** 126  
**Action Date:** 12/21/2023  
**Plat Name:** Washington Terrace partial replat no 11  
**Developer:** New Era Development  
**Applicant:** New Era Development & Land Services  
**App No / Type:** 2023-2635 C3N

Total Acreage:	0.2651	Total Reserve Acreage:	0.0433
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	City

**Conditions and requirements for approval:**

- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**



**Agenda Item:** 126  
**Action Date:** 12/21/2023  
**Plat Name:** Washington Terrace partial replat no 11  
**Developer:** New Era Development  
**Applicant:** New Era Development & Land Services  
**App No / Type:** 2023-2635 C3N

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

CenterPoint: 1. CenterPoint requires a minimum 5' BL/GBL for interior roads/shared driveways.  
 2. U.E. to be included in the Legend.  
 HPW- TDO- Traffic: 12/20/2023 - Ensure reconstructing the existing sidewalk according to IDM standard.  
 Harris County Flood Control District: Flood Control review - No comments.  
 HPW-HW- IDS: For the creation of this subdivision with a shared driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.  
 Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)  
 \*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

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

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

# Houston Planning Commission

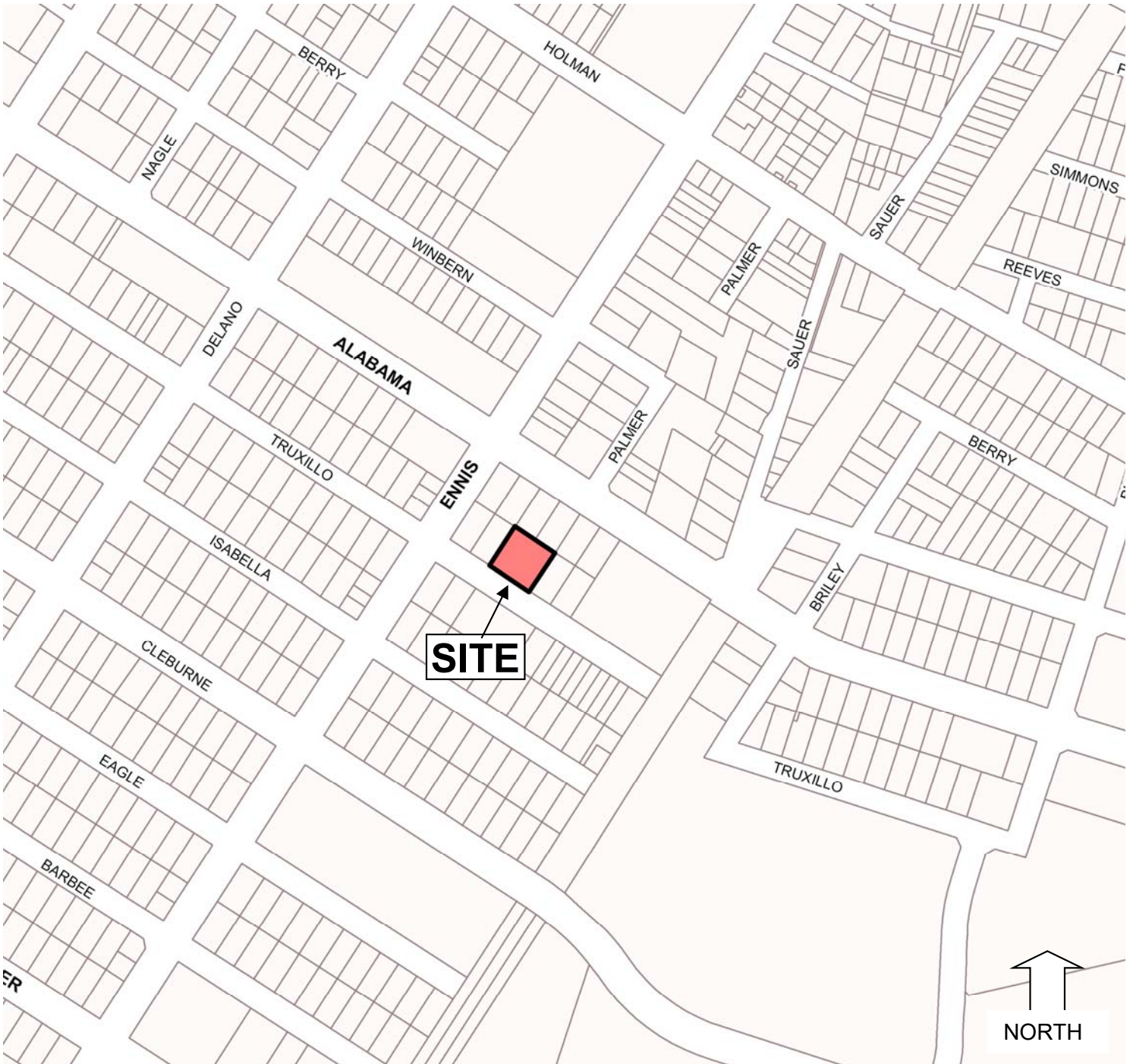
**ITEM: 126**

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Washington Terrace partial replat no 11

Applicant: New Era Development & Land Services

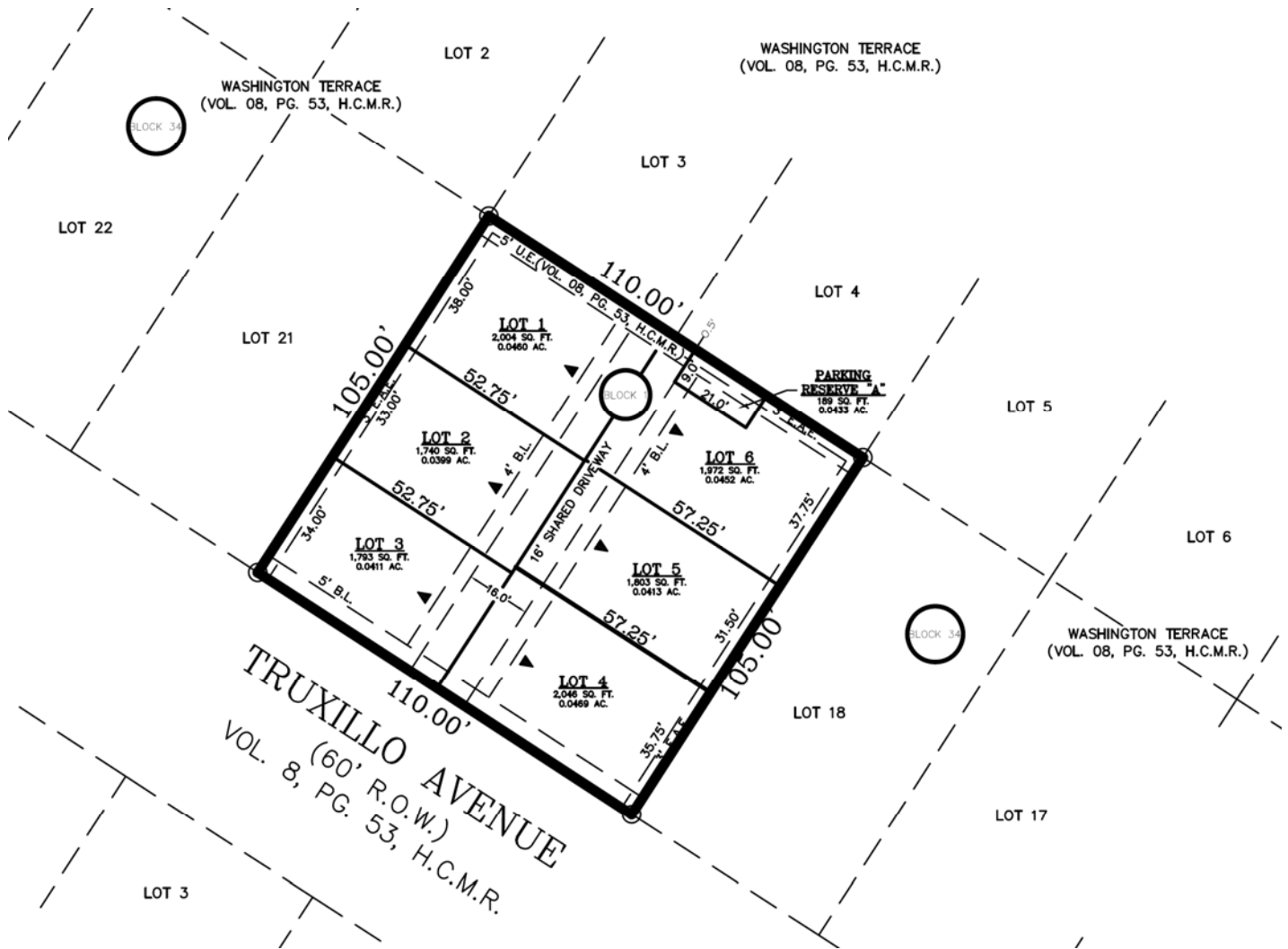


**C – Public Hearings**

**Site Location**

Subdivision Name: Washington Terrace partial replat no 11

Applicant: New Era Development & Land Services



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# Houston Planning Commission

# ITEM: 126

Planning and Development Department

Meeting Date: 12/21/2023

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Subdivision Name: Washington Terrace partial replat no 11

Applicant: New Era Development & Land Services



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**

Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

December 1, 2023

Dear Property Owner:

**Reference Number: 2023-2635; Washington Terrace partial replat no 11;** a partial replat of **Washington Terrace**, being Lots 19 and 20, Block 34, as recorded in Volume 8, Page 53 of the Harris County Map Records.

The property is located south of Alabama, and north along Truxillo Street. The purpose of the replat is to create six (6) single-family lots. The applicant, **Nahom Tesfa**, with New Era Development & Land Services, on behalf of the developer, New Era Development, can be contacted at **469-371-6780**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

The Houston Planning Commission will hold a public meeting to consider this application.

**PLANNING COMMISSION MEETING INFORMATION:**

Thursday, December 21, 2023, beginning at 2:30 p.m.  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.**

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

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman  
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn  
Controller: Chris Brown



You may also submit comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov),

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak

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

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

### ***Terminology***

- **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.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **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.

### ***Planning Commission Body, Authority and Obligation***

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

### ***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**Agenda Item:** 127  
**Action Date:** 12/21/2023  
**Plat Name:** West Bend Sec 1 partial replat no 1  
**Developer:** Sonny Ely  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**App No / Type:** 2023-2614 C3N

Total Acreage:	0.2237	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 120
County	Zip	Key Map ©	City / ETJ
Harris	77082	528A	ETJ

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 127  
**Action Date:** 12/21/2023  
**Plat Name:** West Bend Sec 1 partial replat no 1  
**Developer:** Sonny Ely  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**App No / Type:** 2023-2614 C3N

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**Harris Engineer:**

- This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
- Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)
- Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation.(TLGC-242.001hHC-permits 5.06)

Centerpoint: Approve

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

# Houston Planning Commission

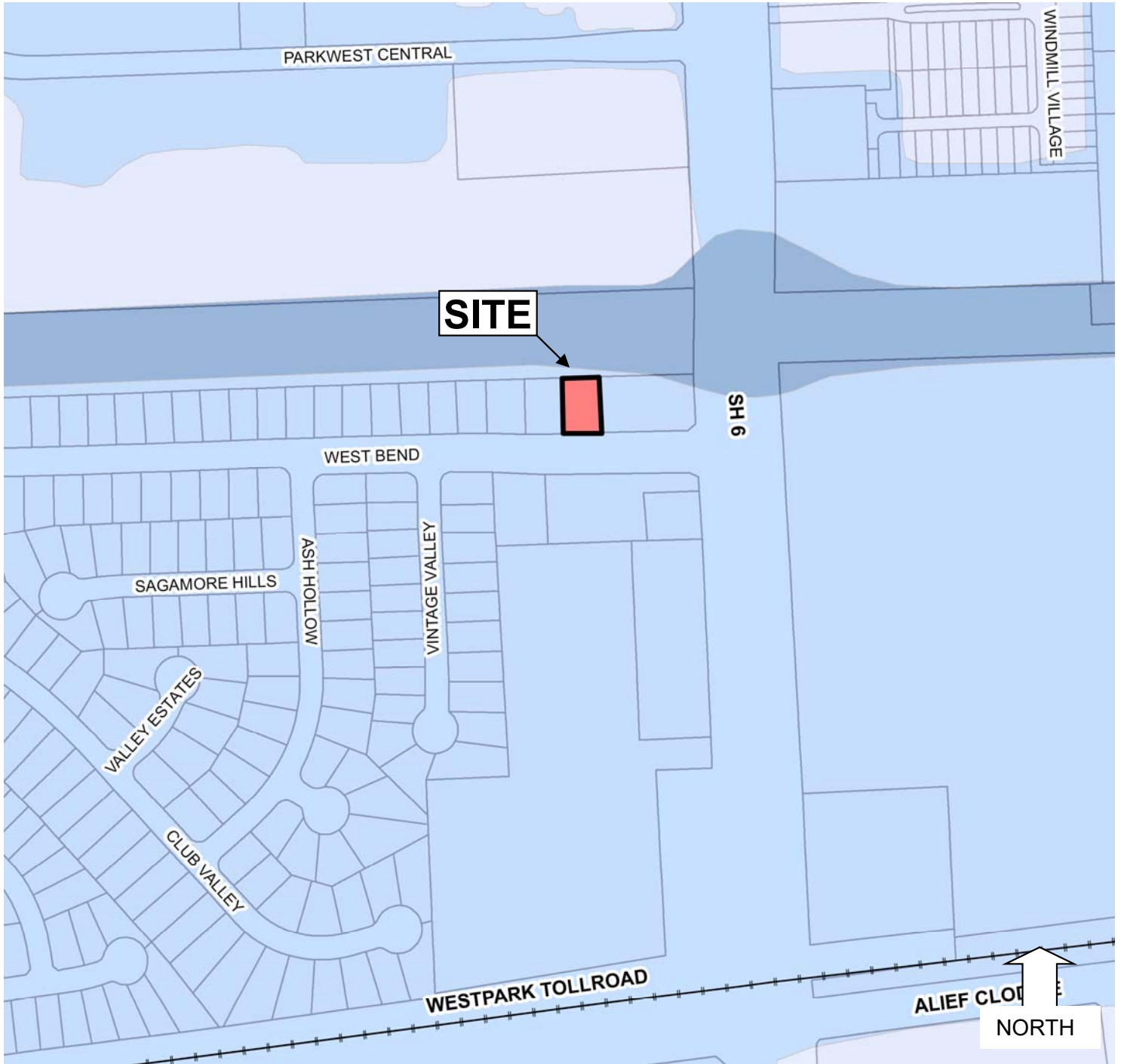
ITEM: 127

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: West Bend Sec 1 partial replat no 1

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



C – Public Hearings

Site Location



# Houston Planning Commission

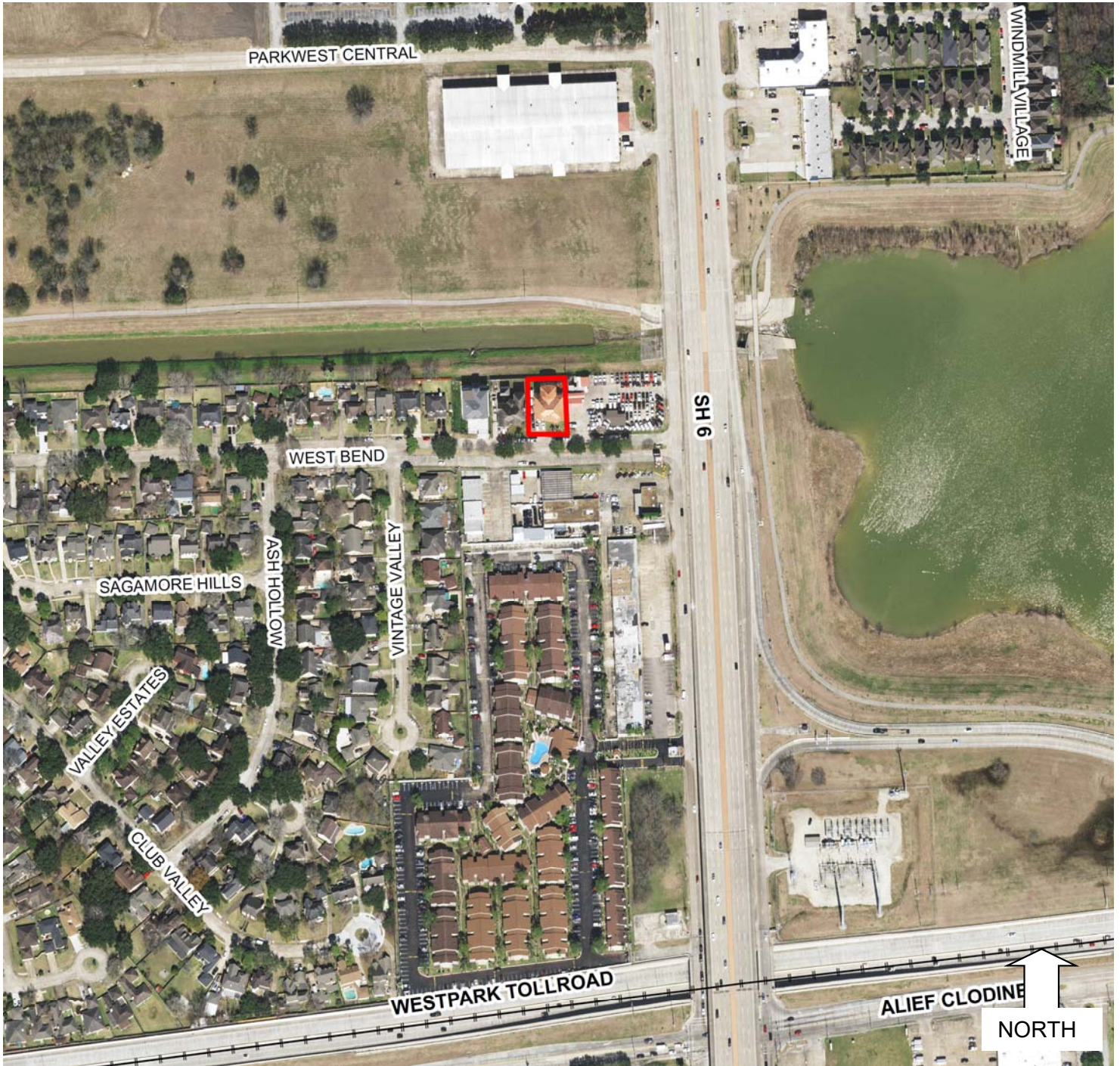
ITEM: 127

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: West Bend Sec 1 partial replat no 1

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



C – Public Hearings

Aerial



**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**

Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

November 30, 2023

Dear Property Owner:

**Reference Number: 2023-2614; West Bend Sec 1 partial replat no 1;** a partial replat of **West Bend Sec 1**, being a partial replat of Unrestricted Reserve A, block 10 as recorded in Volume 285, Page 137 of the Harris County Map Records.

The property is located north along West Bend Drive, west of State Highway 6. The purpose of the replat is to create one single family residential lot. The applicant, **Chris Rhodes**, with Civil-Surv Land Surveying, L.C., on behalf of the developer, can be contacted at **713-839-**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact Doriane Powe Phlegm with the Planning and Development Department via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6570.

The Houston Planning Commission will hold a public meeting to consider this application.

**PLANNING COMMISSION MEETING INFORMATION:**

Thursday, December 21, 2023, beginning at 2:30 p.m.  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.**

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

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman  
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn  
Controller: Chris Brown

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2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak

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

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

### ***Terminology***

- **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.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **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.

### ***Planning Commission Body, Authority and Obligation***

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### ***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.





**Agenda Item:** 128  
**Action Date:** 12/21/2023  
**Plat Name:** Westheimer Crossing  
**Developer:** 3h Engineering & Construction, Inc  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2023-2676 C3N

Total Acreage:	0.2849	Total Reserve Acreage:	0.0046
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	491X	City

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 1. Maintain 18' width for the shared driveway.

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 128  
**Action Date:** 12/21/2023  
**Plat Name:** Westheimer Crossing  
**Developer:** 3h Engineering & Construction, Inc  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2023-2676 C3N

HPW- TDO- Traffic: 12/20/23

\* Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the Planning Department, planning will communicate the process requirements. Contact the planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

\* Recommend restricting parking on Dolores St (17') when development is completed. "No Parking" signs must be installed for the entire block on both sides (applicant is required to get approval from TDO for "No Parking" sign installation).

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

The recording information for the 5'UE/10'UE is not noted on the plat.

Owner in on Dedication Page and owner in Title Block do not match.

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

HPW-HW- IDS: For the creation of this subdivision with a shared driveway, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

Solid Waste: It is understood that the proposed development will not receive COH solid waste collection services.

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

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

# Houston Planning Commission

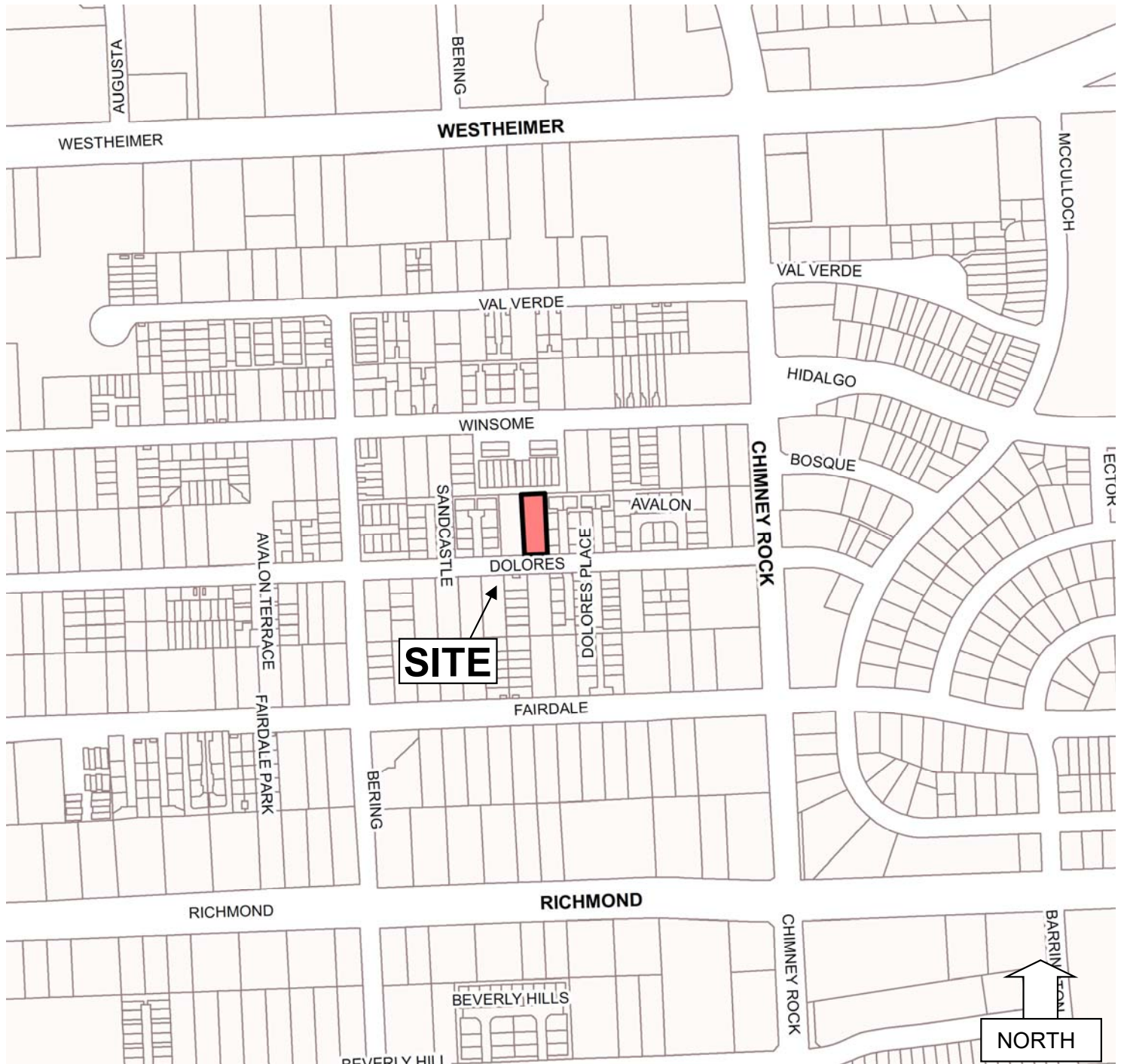
# ITEM: 128

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Westheimer Crossing

Applicant: PLS CONSTRUCTION LAYOUT, INC



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

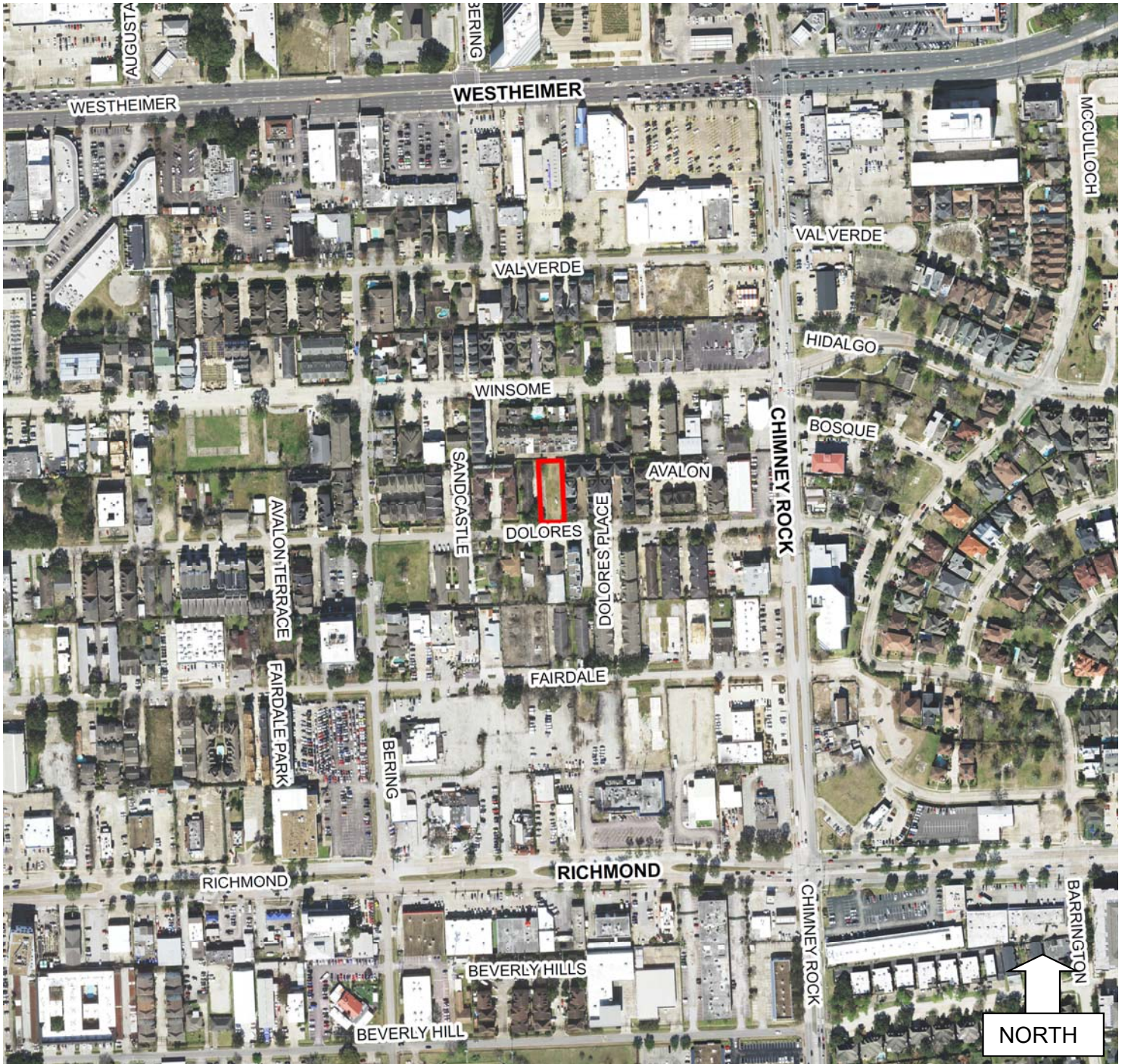
ITEM: 128

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Westheimer Crossing

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Aerial



**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**

Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

November 28, 2023

Dear Property Owner:

**Reference Number: 2023-2676; Westheimer Crossing;** a partial replat of **Westheimer Estates**, being Lot 70, as recorded in Volume 25, Page 29 of the Harris County Map Records.

The property is located north along Dolores Street, east of Bering Drive west of Chimney Rock Road. The purpose of the replat is to create six (6) lots and a parking reserve. The applicant, **Uriel Figueroa**, with PLS Construction Layout, Inc., on behalf of the developer, can be contacted at **713-480-4075**.

Pursuant to the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 300ft of the boundary of the plat.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements. This replat does not include any variance requests. If the replat meets the subdivision rules and regulations of Chapter 42, the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc. If you have any questions regarding this replat and/or the subdivision rules and regulations related to this plat, you may contact staff with the Planning and Development Department via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

The Houston Planning Commission will hold a public meeting to consider this application.

**PLANNING COMMISSION MEETING INFORMATION:**

Thursday, December 21, 2023, beginning at 2:30 p.m.  
City Hall Annex Building, 900 Bagby Street  
City Council Chamber, Public Level, Houston, Texas

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

Council Members: Amy Peck Tarsha Jackson Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany D. Thomas Mary Nan Huffman  
Karla Cisneros Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn  
Controller: Chris Brown

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Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted by the deadline will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak

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

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

### ***Terminology***

- **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.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **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.

### ***Planning Commission Body, Authority and Obligation***

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

### ***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**Agenda Item:** 129  
**Action Date:** 12/21/2023  
**Plat Name:** Avalon School of Massage  
**Developer:** White Glove Consulting, LLC  
**Applicant:** REKHA ENGINEERING, INC.  
**App No / Type:** 2023-2539 C2R

Total Acreage:	0.4511	Total Reserve Acreage:	0.4511
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452Q	City

**Conditions and requirements for approval:**

- 015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (Sec 42-152)
- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 208. Staff requests a deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Provide parking analysis for review.  
 Submit a revised site plan as indicated on the marked file copy.  
 Address comments provided by HPW-TDO-Traffic.  
 Submit pictures of the signs with new meeting date.

**Commission Action:**

Defer Additional information reqd



**Action Date:  
12/21/2023**

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**





**Agenda Item:** 129  
**Action Date:** 12/21/2023  
**Plat Name:** Avalon School of Massage  
**Developer:** White Glove Consulting, LLC  
**Applicant:** REKHA ENGINEERING, INC.  
**App No / Type:** 2023-2539 C2R

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

HPW- TDO- Traffic: 12/20/2023 - An Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found at Chapter 15 of the Design Manual (IDM)

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

HPW-HW- IDS: For the creation of this reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

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

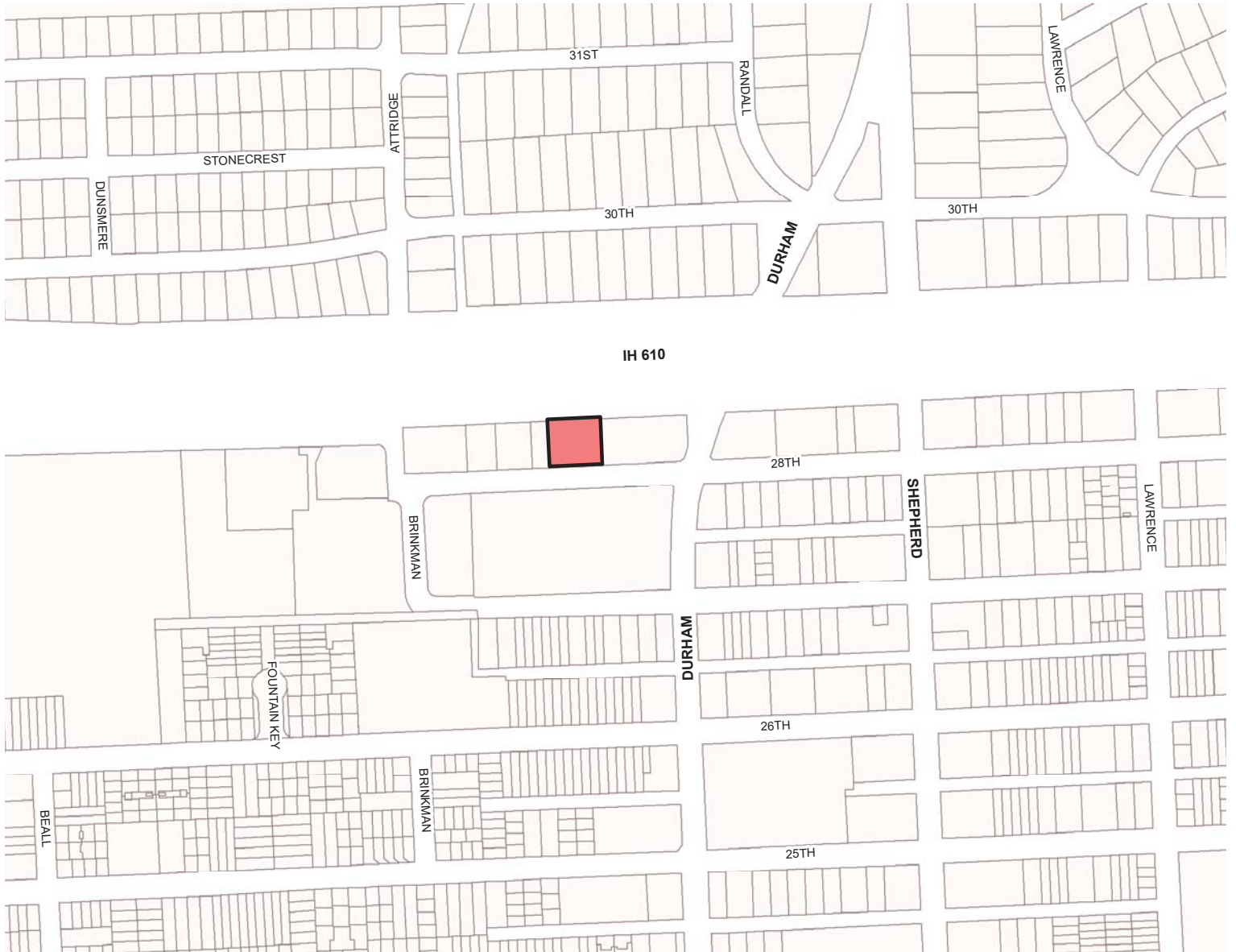
# Houston Planning Commission **ITEM: 129**

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Avalon School of Massage

Applicant: REKHA ENGINEERING, INC.



**D – Variances**

**Site Location**

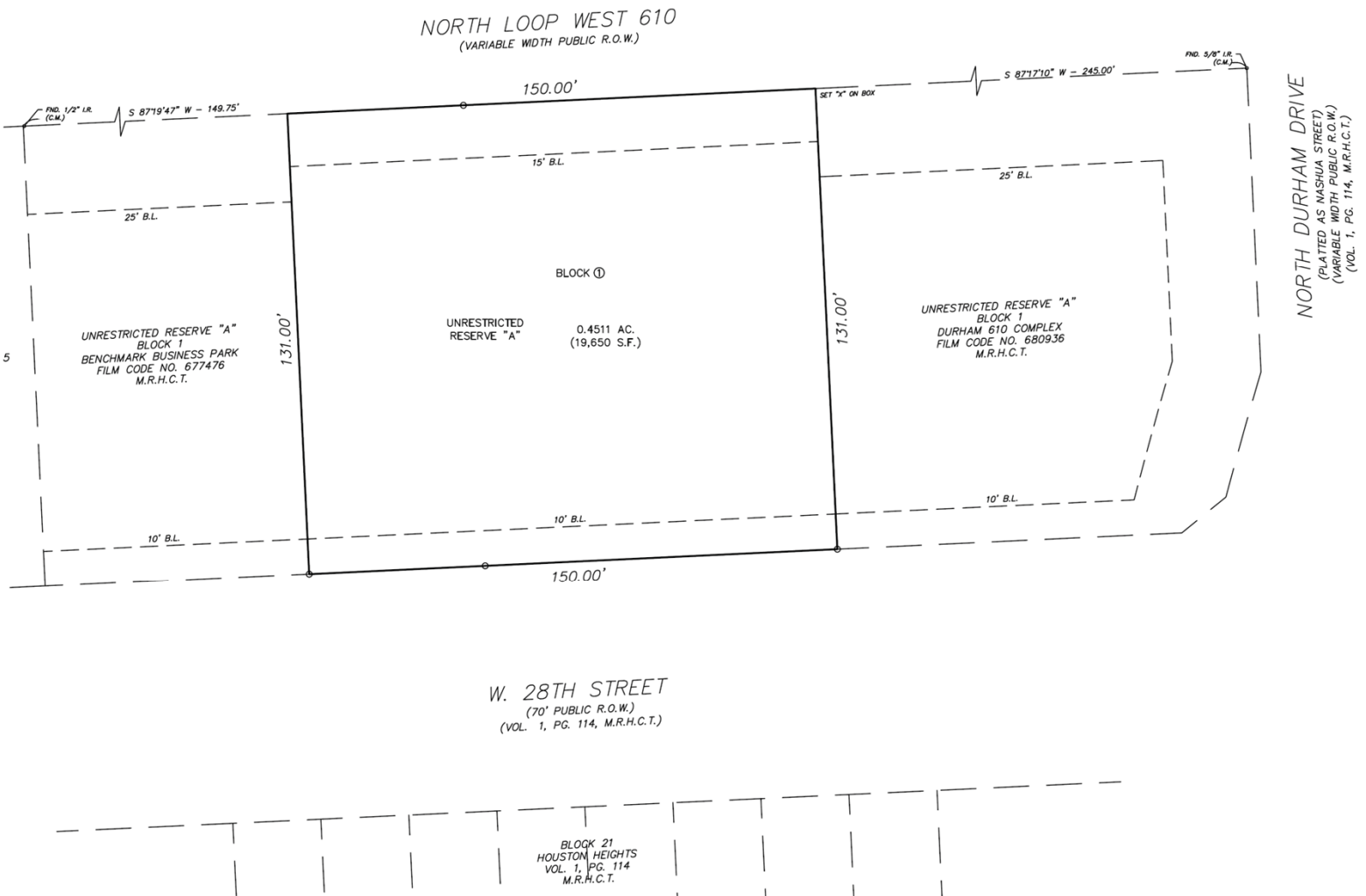
# Houston Planning Commission **ITEM: 129**

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Avalon School of Massage

Applicant: REKHA ENGINEERING, INC.



**D – Variances**

**Subdivision**

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# Houston Planning Commission    ITEM: 129

Planning and Development Department

Meeting Date: 12/21/2023

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Subdivision Name: Avalon School of Massage

Applicant: REKHA ENGINEERING, INC.



NORTH

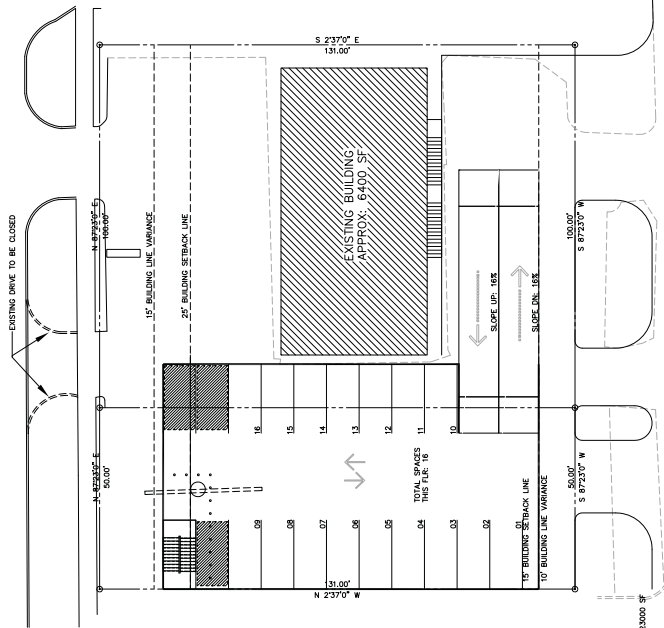
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**D – Variances**

**Aerial**

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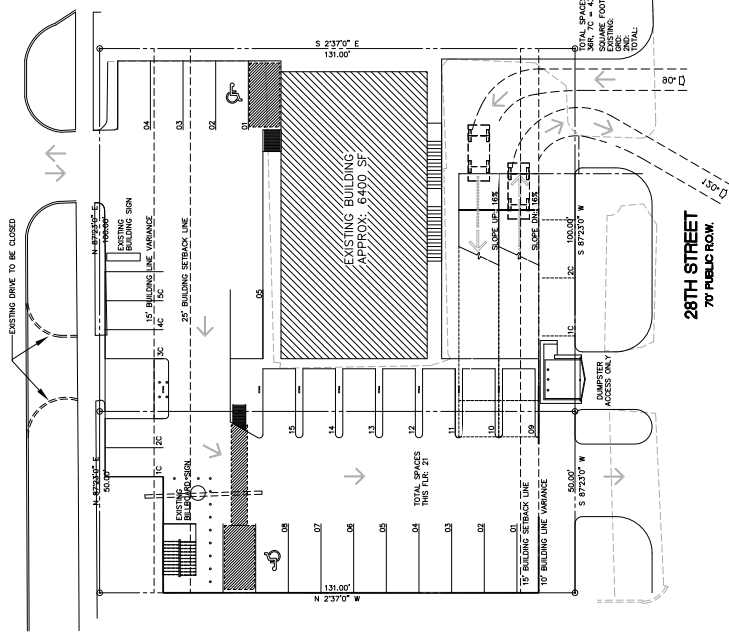
**LOOP 610**  
 VARIABLE WIDTH PUBLIC ROW.



**1 SECOND FLR**  
 Area: 6400 SF

1/16 = 1'-0"

**LOOP 610**  
 VARIABLE WIDTH PUBLIC ROW.



**1 GROUND FLR**  
 Area: 7600 SF

1/16 = 1'-0"



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**Application Number:** 2023-2539

**Plat Name:** Avalon School of Massage

**Applicant:** REKHA ENGINEERING, INC.

**Date Submitted:** 11/03/2023

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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.

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**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

In reference to Section 42-150 the building line requirement for a major thoroughfare equals 25 feet. The extent of variance sought is reduction of this requirement to 15 feet for this property.

**Chapter 42 Section: 42-150d**

**Chapter 42 Reference:**

(d) The following chart is a summary of certain building line requirements of this chapter and is intended for illustrative purposes only. In case of any conflict between the chart and the text of this chapter, the text shall control.

### 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 building occupancy is type B; and the use of the land, in terms of business use, is currently a business trade school in conformity with this occupancy. The operation of this business is hindered by insufficient parking, which the owner proposes to alleviate by construction of a 2 story parking garage (see architectural site plan). The maximizing of the capacity of the proposed garage is endured hardship by the current setbacks.

**(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 proportion of available land to develop for parking and/or a garage in relation to the building, and in relation to enforced building line requirements, is insufficient to construct a parking structure adequate to address the parking demands of the trade school.

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

The applicant has not added to the building and is using it in conformity with its occupancy type. The applicant is attempting to address operational difficulties on a constricted site, which require the City's cooperation and understanding.

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

The variance request is for a parking structure. The existing occupied building is and shall remain in conformity with setback regulations.

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

In addition to alleviating the parking incapacity of the current building, the maximizing of parking capacity facilitated by this variance will alleviate traffic congestion along the feeder during peak operating hours of the business. Such alleviation will benefit the public safety and welfare.

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

This hardship is related to operational concerns of the applicant's business.



**Application No:** 2023-2539

**Agenda Item:** 129

**PC Action Date:** 12/21/2023

**Plat Name:** Avalon School of Massage

**Applicant:** REKHA ENGINEERING, INC.

**Staff Recommendation:** Defer Additional information reqd

**Chapter 42 Sections:** 42-150d

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

In reference to Section 42-150 the building line requirement for a major thoroughfare equals 25 feet. The extent of variance sought is reduction of this requirement to 15 feet for this property.;

**Basis of Recommendation:**

The site is located in Houston's city limits, south along IH 610 and west of N Durham Drive. The applicant is requesting a variance to allow a reduced 15' building line, instead of the required 25' building line, along IH 610. Staff's recommendation is to defer the plat to allow the applicant to provide additional information.

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### Statement of Facts

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6662  
[www.houstontx.gov](http://www.houstontx.gov)

November 30, 2023

## NOTICE OF VARIANCE

**PROJECT NAME:** Avalon School of Massage

**REFERENCE NUMBER:** 2023-2539



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located north along West 28<sup>th</sup> Street, south along North Loop West 610 and west of North Durham Road. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Rekha Engineering, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 15' building line along Loop 610 in lieu of the required 25' building line. Enclosed are copies of the variance request, site plan and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. A sign with this information has also been posted on the project site. The Houston Planning Commission will hold a public meeting to consider this application.

### **PLANNING COMMISSION MEETING INFORMATION:**

Thursday, December 21, 2023, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.**

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov),

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

**For additional information regarding this project, please call John English with Rekha Engineering, Inc., at 713-895-8080 ext. 201.** You may also contact the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6624. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

## **TERMINOLOGY**

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

## **PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION**

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

## **PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION**

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

## **CITY OF HOUSTON SEC. 42-82 AND 42-83**

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

## **PROPERTY OWNERSHIP INFORMATION**

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



Agenda Item: 130
Action Date: 12/21/2023
Plat Name: City of Houston Sims Bayou Water Well No 8
Developer: City of Houston C/O Landtech, Inc.
Applicant: Landtech, Inc.
App No / Type: 2023-2599 C2

Total Acreage: 0.5780 Total Reserve Acreage: 0.5780
Number of Lots: 0 Number of Multifamily Units: 0
COH Park Sector: 8 Street Type (Category): Public
Water Type: City Wastewater Type: City
Drainage Type: Storm Sewer Utility District:
County Zip Key Map © City / ETJ
Harris 77085 571J City

Conditions and requirements for approval:

- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
051. Tie plat boundary to the nearest intersection of public street rights-of-way.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Provide CenterPoint note on face of the plat.

Add the following note if the variance is granted: The Planning Commission granted a variance to allow a restricted reserve to have a frontage of less than 60' subject to specific conditions on 12/21/2023. 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.

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
Planning Commission granted the requested variance to provide 48' of frontage as opposed to the required 50'.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at 611 Walker Street, Sixth Floor, Houston, Texas 77002.



**Agenda Item:** 130  
**Action Date:** 12/21/2023  
**Plat Name:** City of Houston Sims Bayou Water Well No 8  
**Developer:** City of Houston C/O Landtech, Inc.  
**Applicant:** Landtech, Inc.  
**App No / Type:** 2023-2599 C2

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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- TDO- Traffic: 12/5/23

Ensure to coordinate with the Planning Department regarding sidewalk requirements and placement. The sidewalk ordinance went into effect on October 1, 2020. The Planning Department will approve all sidewalk widths and locations. If any sidewalk easements are requested by the Planning Department, planning will communicate the process requirements. Contact the planning below for any sidewalk questions or concerns. <http://www.houstontx.gov/planning/>

CenterPoint: 1—GHBA language (attached) is missing

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

HPW-HW- IDS: For the creation of a unrestricted reserve a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

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

# Houston Planning Commission

ITEM: 130

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: City of Houston Sims Bayou Water Well No 8 (DEF 1)

Applicant: Landtech, Inc.

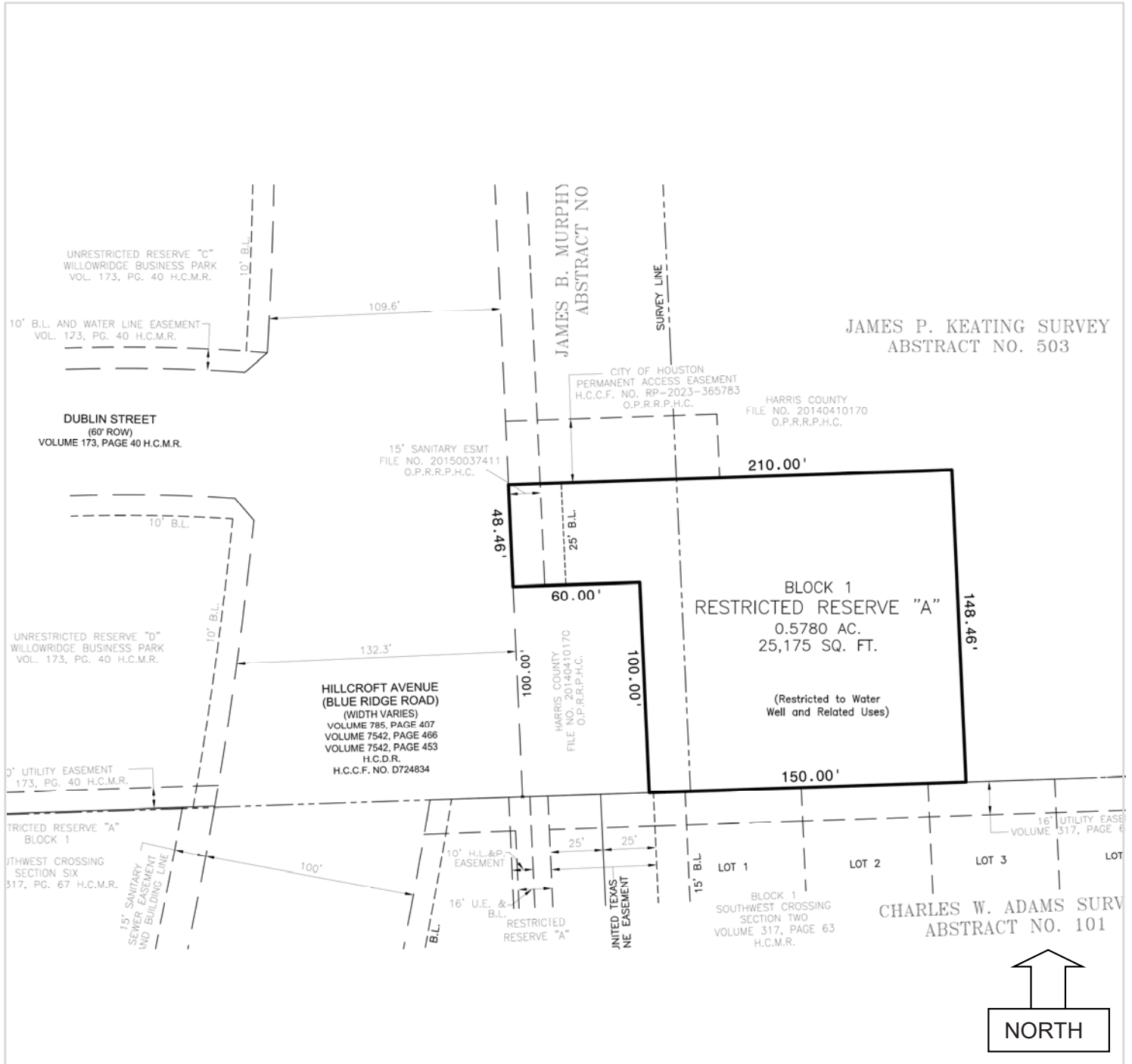


D – Variances

Site Location

Subdivision Name: City of Houston Sims Bayou Water Well No 8 (DEF 1)

Applicant: Landtech, Inc.



# Houston Planning Commission

ITEM: 130

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: City of Houston Sims Bayou Water Well No 8 (DEF 1)

Applicant: Landtech, Inc.



D – Variances

Aerial



PROPOSED IMPROVEMENTS	
(A)	2,800 GPM WATER WELL
(B)	DISCHARGE PIPING (SEE DETAIL SHT 19)
(C)	WATER WELL BLOW-OFF BOX W/INLET (SEE DETAIL SHT 19)
(D)	TYPE "A" INLET GRATE 60"Ø, 24" FL. (Ø) = 97.67'
(E)	MCC FOUNDATION AND METAL CANOPY
(F)	STORM SEWER MANHOLE
(G)	18" X 45" BEND W/ RESTRAINED JOINTS (SEE DETAIL SHT 20)
(H)	8" CHAINLINK FENCE W/ PRIVACY SLATS (SEE DETAIL SHT 20)
(I)	24" WIDE DOUBLE GATE W/ PRIVACY SLATS (SEE DETAIL SHT 20)
(J)	BOLLARDS (SEE DETAIL SHT 20)
(K)	18" GATE VALVE W/ BOX
(L)	18" AIR/VALEUM RELEASE VALVE (SEE DETAIL SHT 20)
(M)	PERMANENT 18" TALL ENGINEERED SOUND BARRIER WALL
(N)	FROND ACCESS SIDE SLOPE CONCRETE PAVING (SEE DETAIL SHT 10)

**FORM INFORMATION:**  
 THIS PROJECT PARTIALLY LIES IN SHADOWED ZONE "A" INSIDE THE 500-YEAR FLOOD INSURANCE RATE MAP FOR FLOOD INSURANCE RISK DETERMINATION. THE FLOOD INSURANCE RATE MAP FOR FLOOD INSURANCE RISK DETERMINATION IS DATED MAY 2, 2015. THE FLOOD INSURANCE RATE MAP FOR FLOOD INSURANCE RISK DETERMINATION IS DATED MAY 2, 2015. THE FLOOD INSURANCE RATE MAP FOR FLOOD INSURANCE RISK DETERMINATION IS DATED MAY 2, 2015.

**BENCHMARK:**  
 MONUMENT AT THE INTERSECTION OF WEST OREM BRIDGE AND CALSADO BRIDGE MONUMENT IS LOCATED ON THE EAST SIDE OF WEST OREM BRIDGE. ELEVATION = 44.87' MVD 88, 2001 ADL.

**NOTICE:**  
 FOR YOUR PROTECTION, YOU ARE ADVISED THAT YOU WILL BE CALLED TO CALL AT 11:00 AM ON THE DATE OF THE MEETING TO DISCUSS THE PROJECT. IF YOU ARE NOT AVAILABLE TO ATTEND THE MEETING, YOU SHOULD CONTACT THE ENGINEER AT THE ADDRESS LISTED BELOW TO MAKE ARRANGEMENTS FOR AN ALTERNATE MEETING DATE AND TIME.

**VERIFICATION OF PRIVATE UTILITY LINES**  
 M. R. B. & S. E. ENGINEERS, P.C.  
 08/29/2023

**CONTRACTOR:**  
 M. R. B. & S. E. ENGINEERS, P.C.  
 08/29/2023

**DESIGNER:**  
 M. R. B. & S. E. ENGINEERS, P.C.  
 08/29/2023

**BAXTER & WOODMAN**  
 11445 COMPA CENTER DR.  
 HOUSTON, TEXAS 77070 • (281)350-7027  
 www.baxterandwoodman.com • Project File No. B-21783

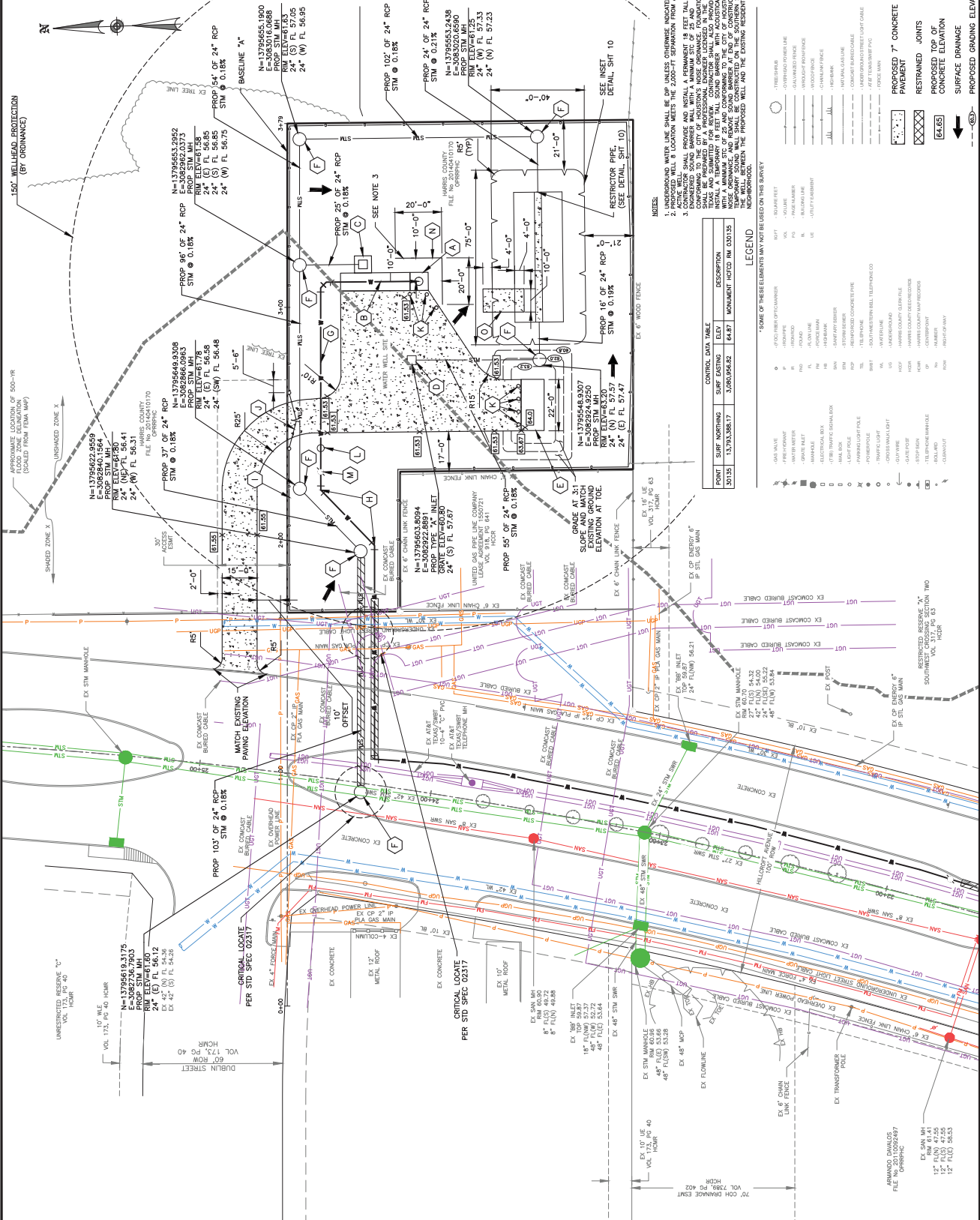
ERIK SANCHEZ P.E.  
 11450 COMPA CENTER DR.  
 SUITE 680  
 HOUSTON, TEXAS 77070  
 (281)350-7027  
 REGISTRATION NO. F-21783

SUPPLIED BY: LANUTECH  
 FEB. NO. P-6241

DATE: 09/29/23

**CITY OF HOUSTON**  
 HOUSTON PUBLIC WORKS  
 CITY OF HOUSTON  
 NEW PRELIMINARY AND WELL  
 COLLECTION LINE SWS BAYOU WELL #

PROPOSED SITE PLAN	
WBS NUMBER	S-000100-0028-4
DRAWING SCALE	1"=25' H
CITY OF HOUSTON PM	HANNAH Y. P.E.
SHEET NO. 8	OF 57



**NOTES:**  
 1. UNDERGROUND WATER LINE SHALL BE DGP UNLESS OTHERWISE INDICATED.  
 2. ACTIVE WELL # LOCATION MEETS THE 2000-FT SEPARATION FROM ANY OTHER ACTIVE WELL.  
 3. CONCREST SOUND BARRIERS SHALL BE WITH A MINIMUM STC OF 25 AND CONFORMING TO THE CITY OF HOUSTON'S NOISE ORDINANCE. FOUNDATION DESIGN SHALL BE SUBMITTED FOR REVIEW. CONTRACTOR SHALL ALSO PROVIDE AND MAINTAIN A MINIMUM STC OF 25 AND CONFORMING TO THE CITY OF HOUSTON'S NOISE ORDINANCE. TEMPORARY SOUND WALL SHALL BE CONSTRUCTED ON THE SOUTHERN SIDE OF NEIGHBORHOOD.

DATE	DATE	DESCRIPTION
3/15/23	3/15/23	3.020.046.82
4/18/23	4/18/23	4.020.046.82
4/18/23	4/18/23	4.020.046.82

**LEGEND**

\*SOME OF THE ELEMENTS MAY NOT BE USED ON THIS SURVEY

SYMBOL	DESCRIPTION
(Symbol)	150' WELLHEAD PROTECTION (BY GRADING)
(Symbol)	2,800 GPM WATER WELL
(Symbol)	DISCHARGE PIPING
(Symbol)	WATER WELL BLOW-OFF BOX W/INLET
(Symbol)	TYPE "A" INLET GRATE
(Symbol)	MCC FOUNDATION AND METAL CANOPY
(Symbol)	STORM SEWER MANHOLE
(Symbol)	18" X 45" BEND W/ RESTRAINED JOINTS
(Symbol)	8" CHAINLINK FENCE W/ PRIVACY SLATS
(Symbol)	24" WIDE DOUBLE GATE W/ PRIVACY SLATS
(Symbol)	BOLLARDS
(Symbol)	18" GATE VALVE W/ BOX
(Symbol)	18" AIR/VALEUM RELEASE VALVE
(Symbol)	PERMANENT 18" TALL ENGINEERED SOUND BARRIER WALL
(Symbol)	FROND ACCESS SIDE SLOPE CONCRETE PAVING
(Symbol)	WOOD FENCE
(Symbol)	CHAINLINK FENCE
(Symbol)	CONCRETE PAVING
(Symbol)	RESTRICTED CROSSING SECTION TWO



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**Application Number:** 2023-2599

**Plat Name:** City of Houston Sims Bayou Water Well no 8

**Applicant:** Landtech, Inc.

**Date Submitted:** 11/05/2023

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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.

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**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To Allow a Reserve with less than 50 Feet of Public Street Frontage (Sec. 42-190)

**Chapter 42 Section: 190**

**Chapter 42 Reference:**

Reserves Chapter 42 Section 42-190

### Statement of Facts

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

The project site is located in the City of Houston City Limits in City Council District "K". The site location is in a suburban area in the southwestern part of the City. The area surrounding said site consists of mixed development with existing commercial and residential land uses in the project vicinity. The subject property is located at the intersection of Hillcroft Avenue and Dublin Street. The existing site is vacant undeveloped acreage recently conveyed by Harris County to the City of Houston. The plan is to develop a new water well site on the property. This is the City of Houston Sims Bayou Water Well No. 8 site which is being designed to provide domestic water in this area of Houston. The existing site is confined by a gas regulator site to the south and the County could not sell the City any more property to the north because the County and City both agreed to keep that area clear for the future extension to the east of Dublin Street which presently only runs west from Hillcroft. The COH recently acquired the fee title to said land so that they could develop this new water production facility. That means that the maximum public street frontage along Hillcroft is 48.46 feet. This is all the City can plat and develop because this is all the City owns. The City could not acquire anything further because Harris County was unwilling to sell that area so that it could later be dedicated as street ROW for the easterly extension of Dublin Street from Hillcroft. However, the County did dedicate a 30' wide access easement to the City of Houston in the area of the future Dublin Street. This leaves only one option which is a development and platting of the acreage the City of Houston presently owns at this location. The City is not lacking very much from complying with the minimum required street frontage of 50 feet per Chapter 42 and the City has an additional 30 foot wide access easement adjacent to the COH's north property line which will be used to take access to the water well facility until Dublin St is extended in the future. This development is necessary to adequately address the public water needs of Houstonians in this area of the City. Thus, the proposed plan is to develop the water well site on the newly acquired COH owned land. The applicant is requesting a variance to allow a reserve with less than 50 feet of public street frontage for this site as mandated by the City's Chapter 42 Code of Ordinances in Sec. 42-190. The applicant requests that the COH owned acreage be platted as a "Restricted Reserve for Water Well and Related Uses". However, there is a solution to all these issues. The solution is for the Houston Planning Commission to grant the requested variance and approve the associated subdivision plat. The said approval action would act as a process that allows the acreage to be

platted for the correct land use with a minimal adjustment to the public street frontage. This would be reduced a negligible amount from 50 feet to 48.46 feet (1.54 feet reduction in total). Thus, the property can be developed as City of Houston Public Works desires as a Water Well Site to serve the needs of the public. But, at the same time all proper procedures will be followed from a legal standpoint by platting the property and requesting a variance for the negligible street frontage reduction for the reserve.

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

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

The hardship that would occur through the applying of this regulation is not the result of any action by the applicant. The site is a land locked tract proposed to be developed as a water production facility. It is not land locked in the true sense of the word as the site has 48.46 feet of frontage on a public street known as Hillcroft Avenue. However, the property is land locked in the sense that they cannot acquire title to any additional adjacent land located along Hillcroft to expand the public street frontage to 50 feet or greater. The reason is because the COH is locked in on the south by the land occupied by a gas regulator station operated by CenterPoint Energy, Energy Transfer and others. The north boundary line of the gas regulator site is the south boundary line of the COH water well site so there is nowhere to go to the south. It is unreasonable to think that the gas site could be relocated as that would be too costly of an undertaking. The City's north property line adjoins with the Harris County owned property which is just raw vacant acreage land. So, it would be easy for one to assume that the COH could just purchase additional land to meet the street frontage requirement from Harris County. However, the City and the County agreed that land needs to stay clear and undeveloped for the future extension of Dublin Street to the east. Harris County plans to dedicate that ROW in the future. For this very reason the City acquired title to said acreage and now holds title and is in the engineering design phase of completing this project with the understanding that they are only 1.54 feet short of meeting the street frontage requirement for a reserve. Obviously, 1.54 feet is a negligible amount. And furthermore, one of the main reasons for the reserve street frontage requirements in the first place is for the issue of driveways and adequate access etc. The COH already addressed this access issue by acquiring from Harris County an additional 30-foot-wide access easement which will be used for the driveway and access to said water well facility. This was acquired as an easement for the City to use in the interim. This was done with the understanding and agreement that the County will retain the fee ownership and dedicate in the future to the public the ROW for the easterly extension of Dublin Street. The City of Houston got involved when they purchased this land to be developed as a water well site. However, the City did not develop the gas regulator station in that location or layout Dublin Street to only extend west from Hillcroft. These are existing site traits and characteristics. Thus, the City is not responsible for creating these conditions or hardships. The said existing condition were merely inherited by the City through the land acquisition process from Harris County. However, the COH did the public a great service by purchasing this land. The reason being is that the City can now design and build a magnificent and modern water well facility on this site. This will help the City to greatly augment the amount of domestic water capacity available in this area of Houston. The City facility will have very minimal traffic in and out compared to if the site was developed as a commercial development. So not only will the City be able to purvey more potable water in the area, but the development will not increase traffic flow along Hillcroft or the adjacent street network. However, since there is no way to develop the site acreage other than by utilizing the 30' access easement acquired by the City; that is the only feasible option. This is the only way to use the site to its maximum potential. In order to accommodate that, the Houston Planning Commission must grant the requested reduced street frontage for a reserve so that the COH Public Works folks may construct the proposed improvements and develop said site to it's full potential. Anything less would not be acceptable. This would create an undue hardship on the citizens of District "K" by not providing them with the increased domestic water capacity necessary to adequately serve said area. Anything less than a variance to build the necessary improvements would impede the public's ability and right to receive world class domestic water from this proposed Sims Bayou water facility.

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

If the variance is granted, the intent and general purposes of Chapter 42 will not be adversely impacted and as such, preserved and maintained. This is the case because this is not a development for profit by a private land developer. This is a public water facility developed by the public for the public. In this case the public developer being, the COH, a government agency and the public consumer being the great citizens of the City of Houston. All citizens and visitors to

Houston would be welcome to consume the clean life-giving water that would be generated and pumped from said facility. The land use is not a great concern in this situation because the COH is constructing public water facilities on the acreage much like what the City of Houston has constructed on other similar existing water well sites all around the greater Houston area. Furthermore, the COH is not impeding the public ROW because the water well site improvements will be constructed outside of the ROW on the City of Houston owned water well site. Also, please keep in mind for land planning and development purposes the improvements are not really changing any land use designations in the area as this is all unplatted acreage. The good thing is that the land is getting platted as a restricted reserve. In addition to being platted, the land will be developed and not with a run of the mill development by a run of the mill developer. Rather, the land is owned by the City of Houston and will be developed and operated by the City of Houston as a water well site. This is a water production facility generating water for the public consumption to serve the constituents of Council District "K". Everyone needs water. Thus, this site is doing a public service and is a public necessity. This water facility is no reason for objection by anybody. The only concession being requested from the Houston Planning Commission is to allow the property to be platted as a restricted reserve with 48.46 feet of street frontage along Hillcroft rather than the 50 feet required by Chapter 42. Who in their right mind would complain about a 1.54-foot negligible reduction in street frontage? This is not a perfect world and there must be some give and take in public infrastructure design. A 1.54 feet change in street frontage required for a reserve is a small price to pay for the increased water capacity that will exist in this District "K" area as a product of the magnificent development of the City of Houston Sims Bayou Water Well No. 8 site facility.

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

The granting of the variance will not adversely affect the public health, safety and welfare. It is anticipated the proposed improvements will improve public health and public safety both for residences and business in this area which will have greater water capacity and redundancy available in the water distribution network in this area of District "K". This will not adversely impact the City of Houston or anyone in the public. This site has been vacant land and is not serving any purpose. However, the development of this property as a water well site will allow the site to function as a water production facility. This project as previously stated is not for profit. This project is not by a private developer. This project is by the public and for the public. COH is a public entity; a government agency and they are entrusted in doing what is in the best interest of the public. There is no doubt that this water well facility is in the best interest of the public. The proof is in the successful operation of similar water facilities all around the greater Houston area for many years now. Who could argue that this is not in the best interest of the public to make improvements to this property and create a fabulous water facility to serve the community for many years into the future? This is a win win situation for all involved. It is all positives. There are no negatives. There are no known safety concerns. The project will make all safer and more secure with increased water capacity volumes once this site comes online. This is accomplished by the Houston Planning Commission granting the requested variance so that the City of Houston Public Works can provide more water amenities to the citizens of Council District "K".

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

Economic hardship is not the sole justification for the granting of the variance. Economic hardship is a non factor in this variance request. We would like to again repeat that this is the public building for the public. The COH does not have any economic advantage or disadvantage related to the variance. This is a very simple situation. The COH is tasked with providing the best water solutions possible to the public in the City of Houston limits and beyond. This region of Houston needs improvements and additional water capacity to continue to best serve the community well into the future. As has been elaborated on previously in this variance request the COH has no room to expand the existing site acreage to increase the street frontage along Hillcroft as they are confined by a gas regular station to the south (of the COH property) and the future easterly extension of Dublin Street to the north (of the COH property). That does not change the fact that improvements must be made to this site to build a new water production facility to meet the domestic water capacity demand in this area of the City. This only means that the improvements must fit on the existing COH owned land and utilize the 48.46 feet of street frontage the City owns as well as the 30-foot-wide access easement to the north (of the COH property). The City must not build in the area reserved for the future ROW of Dublin Street easterly extension. The City must respect the alignment of this future street extension. It would be a shame for one City Department like the Planning Department to stop another City Department like Public Works from doing what is in the best interest of the public. In this case, you have to weigh the greater of the necessities. The necessity to provide a greatly augmented water capacity and related amenities outweighs the necessity to enforce minimum street frontage for a reserve requirement. Public Works only asks for a small concession to this requirement in the negligible amount of 1.54 feet. In return, COH Public

Works will deliver a new and modern water production facility that is highly efficient. Please do the prudent thing in the best interest of the public. Please grant this variance and approve this subdivision plat. This is the best course of action that the Houston Planning Commission can provide to the public.



**Application No:** 2023-2599

**Agenda Item:** 130

**PC Action Date:** 12/21/2023

**Plat Name:** City of Houston Sims Bayou Water Well No 8

**Applicant:** Landtech, Inc.

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

**Chapter 42 Sections:** 190

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

To Allow a Reserve with less than 50 Feet of Public Street Frontage (Sec. 42-190);

**Basis of Recommendation:**

The site is located in Houston's city limits, east along Hillcroft Avenue and south of Main Street. The applicant is requesting a variance to allow a restricted reserve to have a frontage of 48.46' instead of the required 50'. Staff is in support of the request.

The subject site is a City of Houston-owned property that will be used as a water well site to provide domestic water to adjacent areas. Per the ordinance, this proposed reserve is required to have a frontage of a minimum of 50' and the frontage of the site is currently 48.46'. The property owner is unable to acquire an additional 1.54' to meet the frontage requirement. Granting of the variance would not be injurious to public health, safety, or welfare and would still meet the intent of the ordinance. The proposed water well site is needed to address public water needs and the variance request is a very small deviation from the standard.

Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

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## Statement of Facts

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

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

The subject site is a City of Houston-owned property that will be used as a water well site to provide domestic water to adjacent areas. Strict application of the ordinance requires the proposed reserve to have a frontage of a minimum of 50' and the subject site only has a frontage of 48.46'. The applicant is unable to acquire additional land to meet the frontage requirement.

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

The property owner cannot acquire additional land to meet the frontage requirement.

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

The proposed reserve will generate very lot traffic in the area. Per the site plan, vehicular access will be taken from an existing 30' wide permanent access easement instead of the major thoroughfare Hillcroft Avenue.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**  
The proposed water well site is needed to provide domestic water to adjacent areas.

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

Economic hardship is not the sole justification of the variance. Additional land cannot be acquired to expand the frontage to 50'.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6662  
[www.houstontx.gov](http://www.houstontx.gov)

November 14, 2023

## NOTICE OF VARIANCE

**PROJECT NAME:** City of Houston Sims Bayou Water Well no 8

**REFERENCE NUMBER:** 2023-2599



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located east along Hillcroft Avenue, north Coachcreek Drive and south of Main Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Landtech, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a reserve restricted to Water Well and related uses to have less than 50' of frontage along a public street. Enclosed are copies of the variance request, site plan and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. A sign with this information has also been posted on the project site. The Houston Planning Commission will hold a public meeting to consider this application.

### **PLANNING COMMISSION MEETING INFORMATION:**

Thursday, December 7, 2023, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.**



You may also submit comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov),

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

**For additional information regarding this project, please call Frank Petrosky with Landtech, Inc., at 713- 861 7068.** You may also contact the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6624. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov),

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

## **TERMINOLOGY**

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

## **PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION**

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

## **PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION**

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

## **CITY OF HOUSTON SEC. 42-82 AND 42-83**

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

## **PROPERTY OWNERSHIP INFORMATION**

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



Agenda Item: 131
Action Date: 12/21/2023
Plat Name: Cypress Rosehill GP
Developer: D.R. Horton
Applicant: Meta Planning + Design LLC
App No / Type: 2023-2926 GP

Total Acreage: 49.3200 Total Reserve Acreage: 0.0000
Number of Lots: 0 Number of Multifamily Units: 0
COH Park Sector: Street Type (Category): Public
Water Type: Existing Utility District Wastewater Type: Existing Utility District
Drainage Type: Storm Sewer Utility District:
County Zip Key Map © City / ETJ
Harris 77429 327E ETJ

Conditions and requirements for approval:

- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
046. General Plan approval is for street patterns as shown on the plat only. (24)
046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
Planning Commission granted the requested variance to not provide an east-west street and to allow for an intersection offset of less than 600' along a major thoroughfare.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at 611 Walker Street, Sixth Floor, Houston, Texas 77002.

For Your Information:

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



**Agenda Item:** 131  
**Action Date:** 12/21/2023  
**Plat Name:** Cypress Rosehill GP  
**Developer:** D.R. Horton  
**Applicant:** Meta Planning + Design LLC  
**App No / Type:** 2023-2926 GP

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HPW-HW- IDS: Approved

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

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

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)  
UVE, ROW dedications/ cutbacks and corner radii will be checked when section plats are submitted. (IDM Chapter 10-COH geometric design guidelines, 10-16,10-44)  
Ensure that street curves conform to COH IDM/ standards (10.3.030)  
Limited scope TIA\TIA required with site plans to determine traffic impacts, email [trafficpermits@harriscountytexas.gov](mailto:trafficpermits@harriscountytexas.gov) for further information (HC-permit regs, 12.02)

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

# Houston Planning Commission

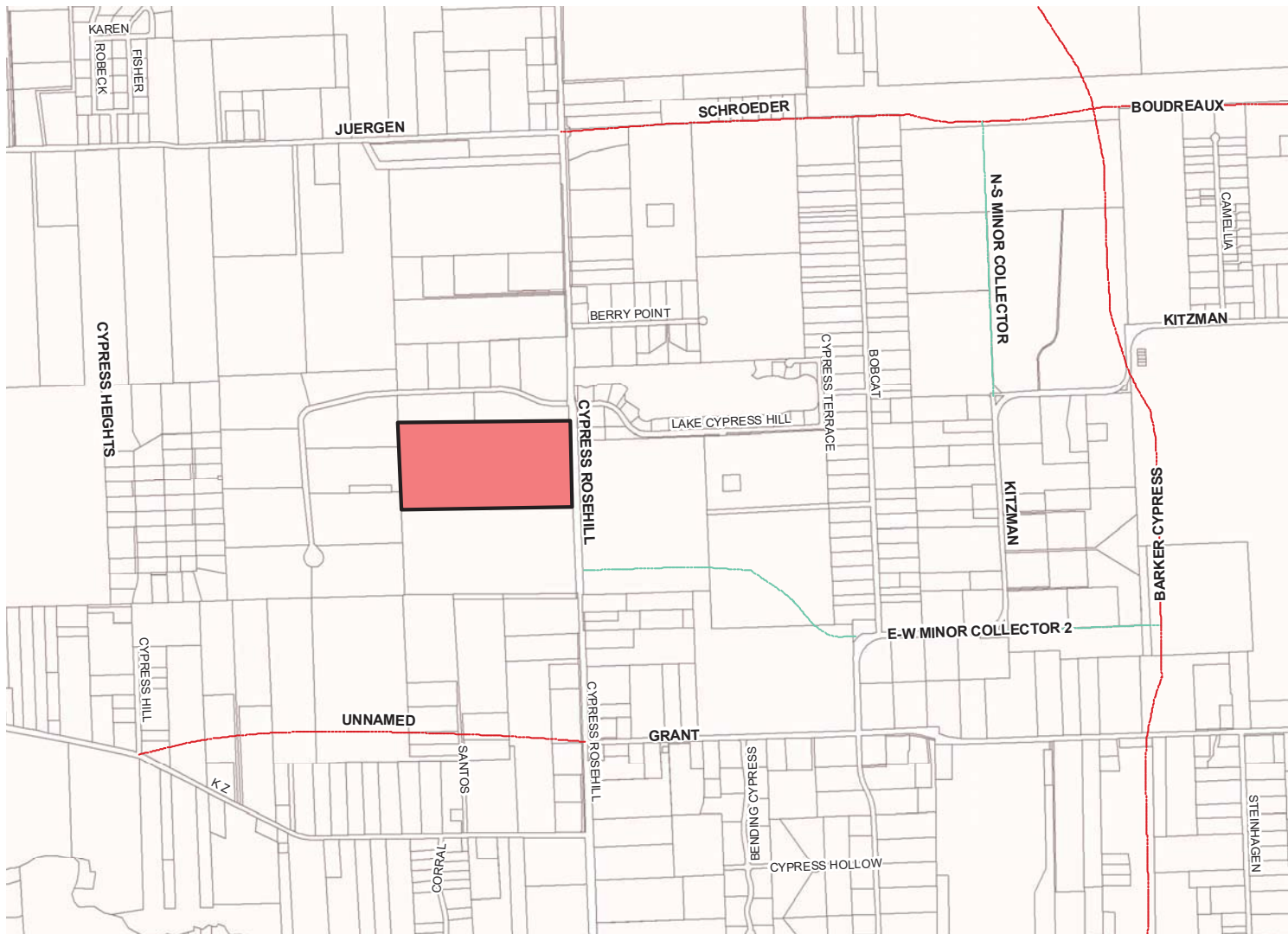
# ITEM: 131

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Cypress Rosehill GP

Applicant: Meta Planning + Design LLC

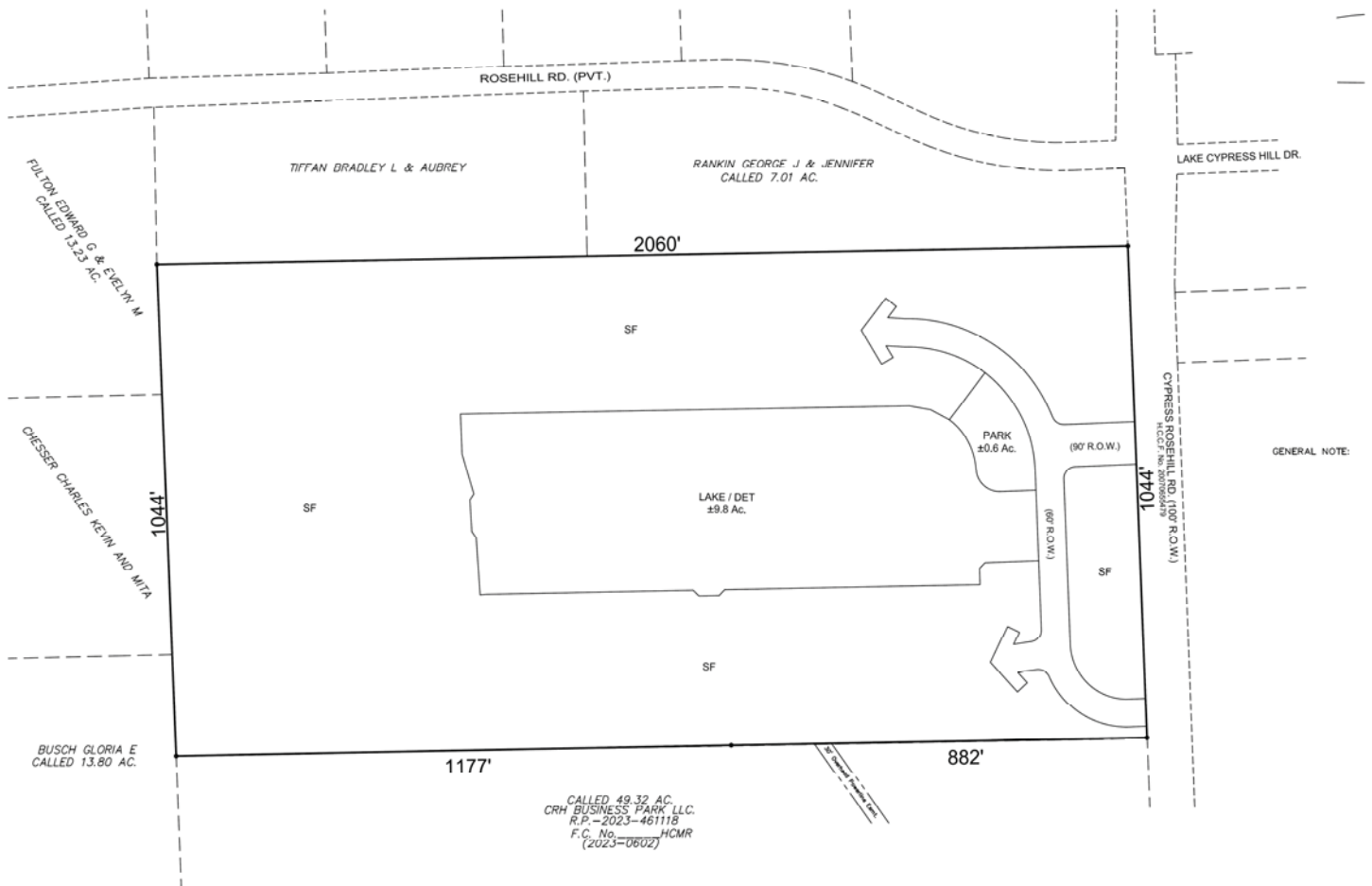


**D - Variances**

**Site Location**

Subdivision Name: Cypress Rosehill GP

Applicant: Meta Planning + Design LLC



# Houston Planning Commission

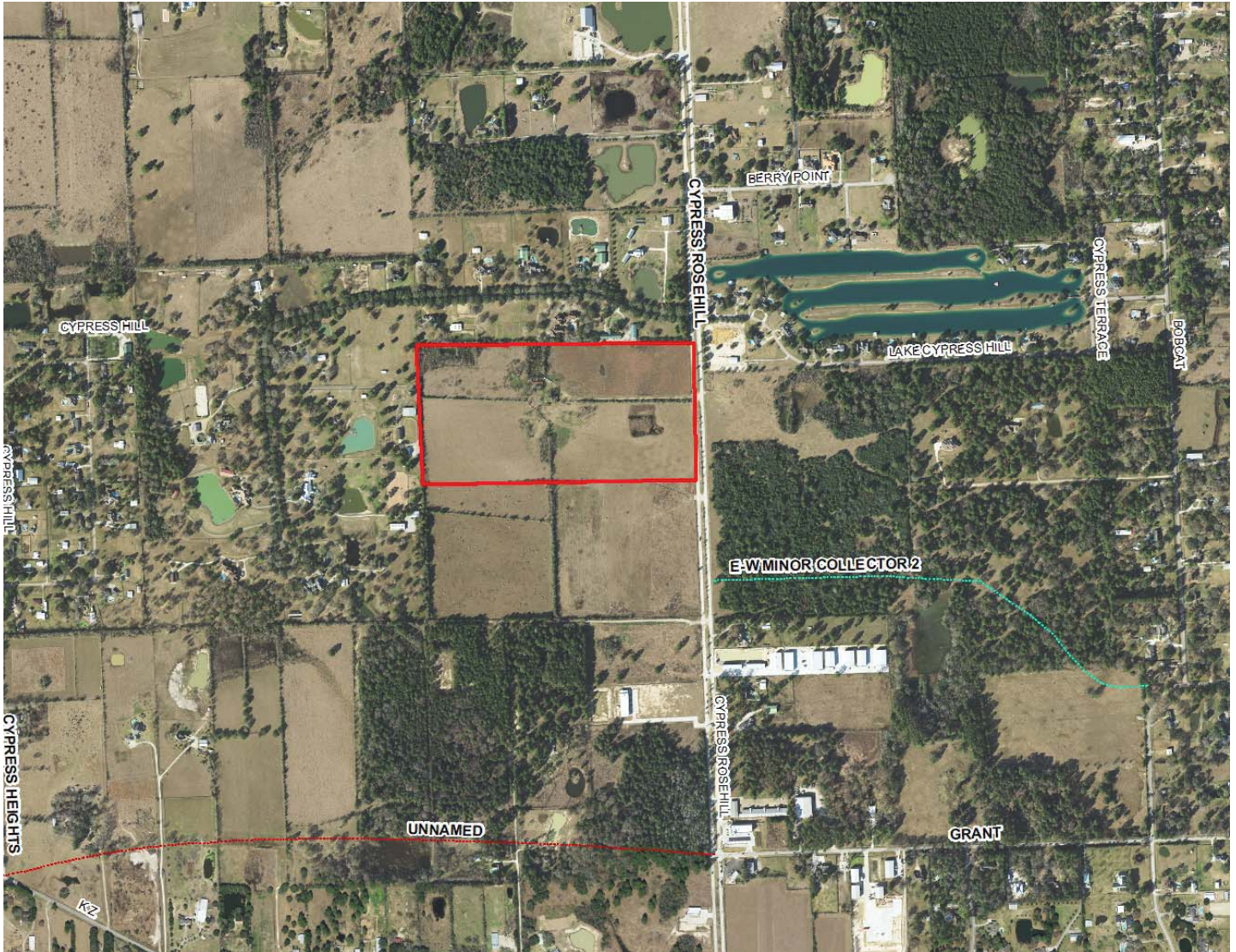
# ITEM: 131

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Cypress Rosehill GP

Applicant: Meta Planning + Design LLC

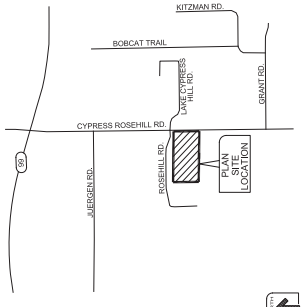


**D - Variances**

**Aerial**



MET, PLANNING & DESIGN, LLC  
11111 W. HIGHTWAY 175, SUITE 100  
DALLAS, TEXAS 75244



Vicinity Map (not to scale)

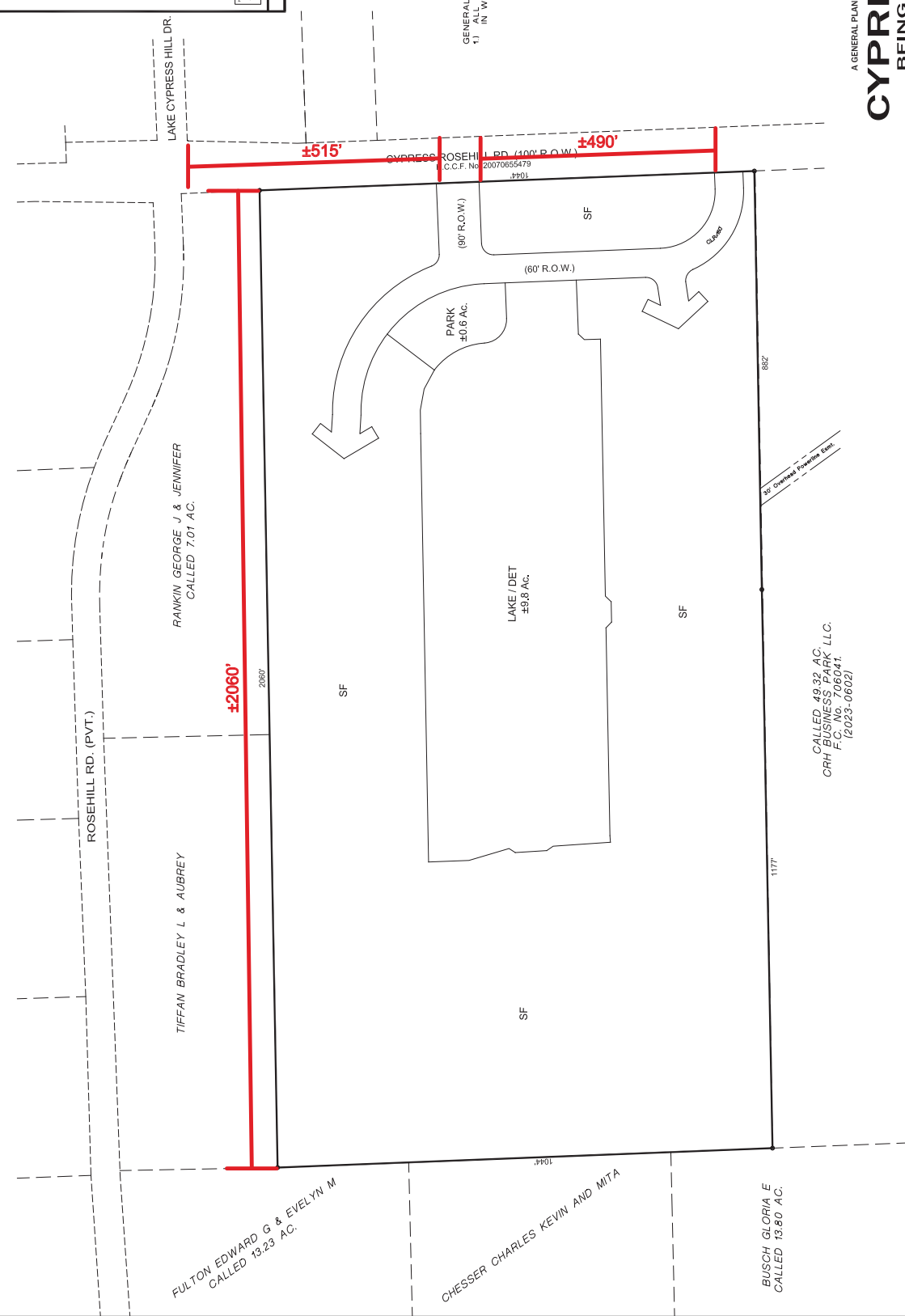


GENERAL NOTE  
1) RIGTHS OF WAY ARE SIXTY FEET (60')  
IN WIDTH UNLESS OTHERWISE NOTED

# A GENERAL PLAN OF CYPRESS ROSEHILL BEING 49.32± ACRES OF LAND

PLANNER  
**META**  
METROPLANNING CONSULTANTS, LLC  
24285 MARY FREWAY, SUITE 525  
MCKINNEY, TEXAS 75069  
TEL: 972.585.5042

DECEMBER 11, 2023



CALLLED 49.32 AC.  
USING 2023 AERIAL  
PHOTOGRAPHY  
PC No. 2023-06041  
(2023-0602)

DISCLAIMER AND LIMITED WARRANTY  
THE PRESENCE OF THIS PLAN AND THE INFORMATION CONTAINED THEREON IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT OR OTHER FINANCIAL DECISIONS. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT OR OTHER FINANCIAL DECISIONS. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT OR OTHER FINANCIAL DECISIONS.



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**Application Number:** 2023-2926  
**Plat Name:** Cypress Rosehill GP  
**Applicant:** Meta Planning + Design LLC  
**Date Submitted:** 12/11/2023

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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.

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**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To allow no stub streets to the north project boundary, a distance of approximately 2,060'.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

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

### Statement of Facts

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

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

(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 Cypress Rosehill Tract is a ±49-acre tract located in northwest Harris County, inside and a few miles south of the Grand Parkway along the west side of major thoroughfare Cypress Rosehill Rd. Local street Lake Cypress Hill Rd is just north of the subject tract, and major thoroughfare Grant Road is further to south of the subject tract. The Houston Major Thoroughfare and Freeway Plan proposed a minor collector roughly 700' south of the subject tract intersecting the east side of Cypress Rosehill Rd. The subject site is surrounded to the north and west by an existing private street development with large multi-acre single-family residential lots. The likelihood of these lots being consolidated for redevelopment is extremely low, and therefore the likelihood of a stub street to the north (or west) ever being extended in the future is also extremely low. South of the subject site is the CRH Business Park development, a nonresidential project that does not have any public through-streets, so any north-site street in the subject tract cannot be extended to the south either. A stub street from the subject site will not provide any future connectivity to the area and is therefore an impractical application of the ordinance. The northern boundary of the subject tract is approximately 2,060' in length and terminates at the northwest corner of the subject tract which is bounded on the west by the existing subdivision.

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

The existing developments to the north, west, and south are existing conditions and are not the result of a hardship created or imposed by the applicant.

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

The existing development patterns surrounding the subject tract are already in play and are already providing adequate circulation for the existing community, which preserves and maintains the intent and general purposes of this chapter.

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

As the surrounding conditions predate the subject application, the traffic circulation patterns for the area are already set and are not being detrimentally affected by the subject application, and there will be no impact to the public health, safety, or welfare through the granting of this variance.

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

The existing developments to the north, west, and south are existing conditions and are not the result of a hardship created or imposed by the applicant.



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**Application Number:** 2023-2926  
**Plat Name:** Cypress Rosehill GP  
**Applicant:** Meta Planning + Design LLC  
**Date Submitted:** 12/11/2023

---

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.

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**(Sec. 42-48 and Sec. 42-82)**

**Specific requirement for which the special exception is being sought:**

To allow reduced intersection offsets of  $\pm 515'$  and  $\pm 490'$  between public streets along major thoroughfare Cypress Rosehill Rd.

**Chapter 42 Section: 127**

**Chapter 42 Reference:**

(a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart.

**Statement of Facts**

**(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;**

The Cypress Rosehill Tract is a  $\pm 49$ -acre tract located in northwest Harris County, inside and a few miles south of the Grand Parkway along the west side of major thoroughfare Cypress Rosehill Rd. Local street Lake Cypress Hill Rd is just north of the subject tract, and major thoroughfare Grant Road is further to south of the subject tract. The Houston Major Thoroughfare and Freeway Plan proposed a minor collector roughly 700' south of the subject tract intersecting the east side of Cypress Rosehill Rd. The subject tract has minimal frontage along Cypress Rosehill Rd and no other opportunities for a second point of access. Therefore, the subject tract proposes two connections to Cypress Rosehill Rd. The public street Lake Cypress Hill Rd is very close to the northern boundary of the subject tract, making it mathematically impossible to fit two connections at 600' separation in all directions. In order to provide two connections to Cypress Rosehill Rd, a substandard offset is required. The proposed primary connection to Cypress Rosehill Rd will align with an existing median opening in the major thoroughfare, approximately 515' south of existing Lake Cypress Hill Rd to the north of the site. The proposed secondary connection will be approx. 490' south of the main entrance, and will not align with a median opening, making it a right-in-right-out connection to the thoroughfare with no possible cross-traffic on Cypress Rosehill Rd. This is the safest possible configuration for the two connections and will limit cross-traffic conflicts on the major thoroughfare to the already-existing median openings. The offset distances are 85% and 82% reductions of the required 600' offset, or 15% and 18% deviations respectively.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

The subject site has limited frontage onto an existing thoroughfare with established median spacing and an existing public street to the north. The proposed connections will achieve the intended separation of cross-traffic conflicts at previously constructed median openings with the greatest

possible separation in each direction, which is the outcome intended by the standards of the ordinance.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

The proposed modifications are a 15% and 18% deviation from the standard.

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

The intent and general purposes of this chapter are preserved and maintained by the existing median cuts and minimal traffic conflicts, and will not be damaged by the granting of this special exception.

**(5) The granting of the special exception will not be injurious to the public health, safety or welfare.**

The granting of the special exception will minimize cross-traffic conflicts and achieve the greatest possible separation between side-streets to the thoroughfare, and will therefore not be injurious to the public health, safety, or welfare.



**Application No:** 2023-2926

**Agenda Item:** 131

**PC Action Date:** 12/21/2023

**Plat Name:** Cypress Rosehill GP

**Applicant:** Meta Planning + Design LLC

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

**Chapter 42 Sections:** 128

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

To allow no stub streets to the north project boundary, a distance of approximately 2,060'.

**Basis of Recommendation:**

The site is located in Houston's ETJ, in Harris County, west along Cypress Rosehill Road and south of Juergen Road. The applicant is requesting a variance to not provide any public streets through the subject site. Staff is in support of the request.

Cypress Rosehill general plan is a 49-acre tract proposing a residential development with two points of access to Cypress Rosehill Road. Strict application of the ordinance requires north/south and east/west public streets through the subject site to meet the intersection spacing requirements, which would create an impractical development. Immediately to the south, CRH Business Park was granted a variance to not provide a north/south public street. To the west and north, there is an existing low-density residential development served by a private street. Based on these existing conditions, it is unlikely that the required public streets provided in this development would be extended in the future.

Harris County Engineering Department reviewed this proposal and expressed no objection to this request. Staff's recommendation is to grant the variance and special exception and approve the GP subject to the CPC 101 form conditions.

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## Statement of Facts

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

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

The applicant is required to provide north/south and east/west public streets to address the intersection spacing requirements. However, due to the existing conditions of immediately adjacent areas, the likelihood to extend the required streets is very low.

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

The existing conditions of adjacent areas are conditions not created or imposed by the applicant.

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

The proposed general plan will have adequate access to major thoroughfare Cypress Rosehill Road.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**  
The proposed residential development will have two points of access to Cypress Rosehill Road.

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

The justification to grant the requested variance is based on the existing conditions of adjacent areas.



Application No: 2023-2926  
Agenda Item: 131  
PC Action Date: 12/21/2023  
Plat Name: Cypress Rosehill GP  
Applicant: Meta Planning + Design LLC

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

**Chapter 42 Sections: 127**

**Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)**

To allow reduced intersection offsets of  $\pm 515'$  and  $\pm 490'$  between public streets along major thoroughfare Cypress Rosehill Rd.;

**Basis of Recommendation:**

The site is located in Houston's ETJ, in Harris County, west along Cypress Rosehill Road and south of Juergen Road. Cypress Rosehill general plan is a 49-acre tract proposing a residential development with two points of access to Cypress Rosehill Road. The applicant is requesting a special exception to allow two intersections of about 515' and 490' between public streets along Cypress Rosehill Road. These proposed modifications are about 15% and 18% deviation from the standards. Harris County Engineering Department reviewed this proposal and expressed no objection to this request. Staff's recommendation is to grant the requested special exception subject to the CPC 101 form conditions.

**Staff Evaluation**

**(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;**

The subject site fronts on Cypress Rosehill Road with limited frontage making it difficult to meet the required minimum 600' intersection spacing between public streets.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

Two points of access will be provided to the future residential development and these street connections will be designed and constructed in a way that will maintain public safety.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

These proposed modifications are about 15% and 18% deviation from the standards.

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

The proposed modifications are about 15% and 18% deviation from the standards.

**(5) The granting of the special exception will not be injurious to the public health, safety or welfare.**

The proposed right-of-way design will not pose a public safety concern. One of the street connections will be aligned with an existing median opening and the second street connection will be right-in/right-out only.





**Agenda Item:** 132  
**Action Date:** 12/21/2023  
**Plat Name:** Gated Rentals Crosby  
**Developer:** GRFIS1L, LLC  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**App No / Type:** 2023-2320 C2

Total Acreage:	26.0630	Total Reserve Acreage:	26.0630
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	Crosby MUD
County	Zip	Key Map ©	City / ETJ
Harris	77532	419G	ETJ

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 209. Applicant has requested that this item be deferred for three weeks.

**Commission Action:**

Defer Applicant request  
Defer the plat for 3 weeks, per applicant request, to allow them to further coordinate with City and County staff for further study and review.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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



**Agenda Item:** 132  
**Action Date:** 12/21/2023  
**Plat Name:** Gated Rentals Crosby  
**Developer:** GRFIS1L, LLC  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**App No / Type:** 2023-2320 C2

CenterPoint: Aerial Easement granted to CenterPoint Energy Houston Electric, LLC, as set out in Clerk’s File# 20150172854, does not appear on plat.

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

HPW-HW- IDS: APPROVE

HPW-OCE- Drainage and Utility: Missing B.L.

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

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

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

Limited scope TIA\TIA may be required with site plans to determine traffic impacts, email trafficpermits@harriscountytexas.gov for further information (HC-permit regs, 12.02)

Dell Creek GP required N-S street south of this location. Dedicate 60’ of ROW with 10’ building lines (chapter 42-134, 122)

Label 10’ building line along Ulrich Lane (chapter 42-150)

TxDOT may require a TIA. If so , county should be involved in scoping meeting (HC-permit regs, 12.02)

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

Dedicate 25’ building line (chapter 42-150)

Verify width of flag stem. 60’ is required for unrestricted reserve per ordinance (Chapter 42-190)

Driveways in HC ROW on site plans need to conform with COH IDM standards

Plat is requested to be deferred (chapter 42-73)

Questions concerning the informational comments should be directed to the agency’s author. Planning 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

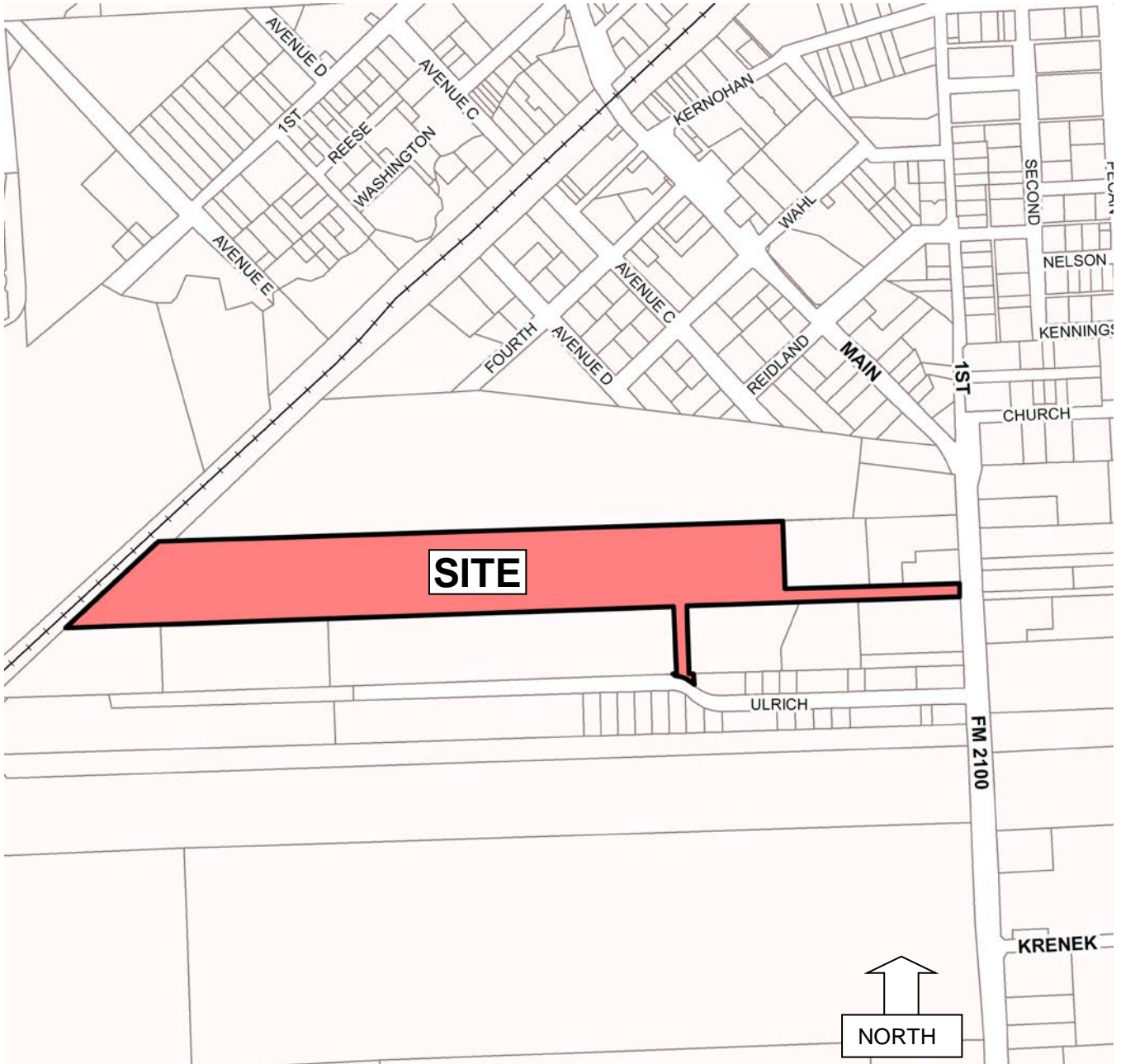
# ITEM: 132

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Gated Rentals Crosby

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

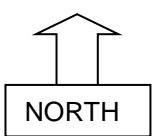
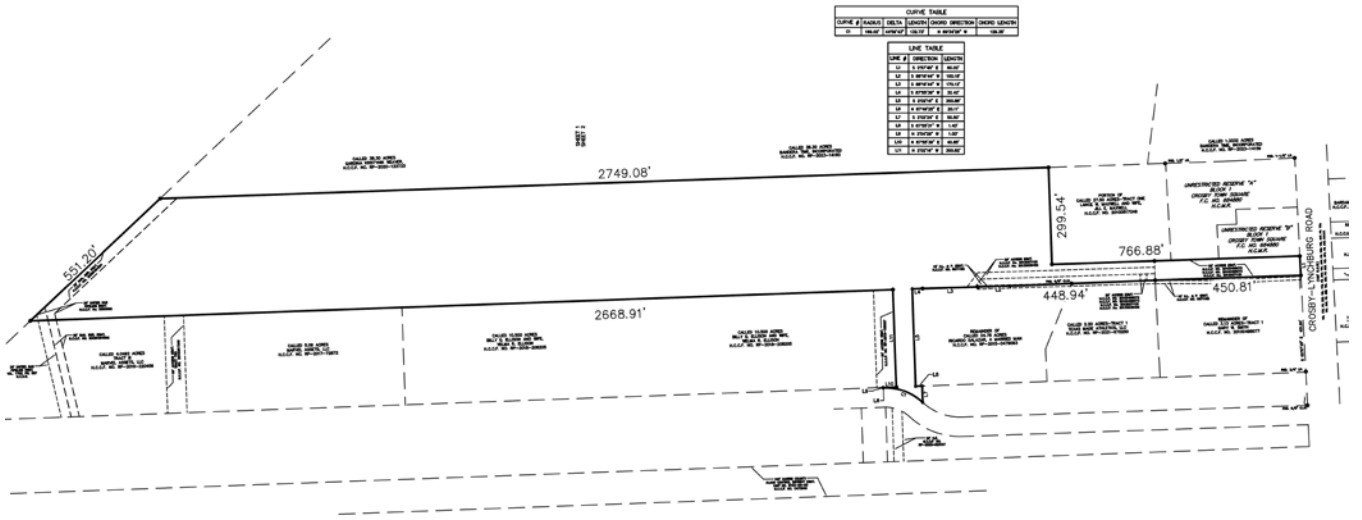


**D – Variances**

**Site Location**

Subdivision Name: Gated Rentals Crosby

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



# Houston Planning Commission

# ITEM: 132

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Gated Rentals Crosby

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



D – Variances

Aerial



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**Application Number:** 2023-2320  
**Plat Name:** Gated Rentals Crosby  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**Date Submitted:** 10/09/2023

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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.

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**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To exceed intersection spacing by not providing a north/south street through the property.

**Chapter 42 Section:** 42-128

**Chapter 42 Reference:**

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

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;**

Providing a ROW to our adjacent properties would be infeasible as the connection of each property do not connect to public areas or are blocked due to existing developments. The property owner to the south is an existing private commercial establishment and had adequate access to their business from current road access, the property to the north has access from easement to their northern adjacent property at 3 locations and providing access thru our property would not add improved access and has direct access to FM 2100 and the property adjacent to the north property is blocked by adjacent property for future development and backs up to residential that would not need access from this direction. The western boundary is an existing 100ft wide railroad blocking extension to the west.

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

The circumstance support is that the surroundings are blocked (west, south and east) by existing ROW or commercial developments that are not in need of the access.

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

Extension north would not provide any improvement to circulation or traffic. THE norther tract has 3 access points to the property for future development and those access points are directly connected to FM 2100.

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

The current property has access from Ulrich Road and exit only to easement for the property directly to FM 2100 therefore a variance will not be injurious to the public health, safety or welfare. Our development also has an exit only access to FM 2100 to allow for secondary access that will reduce any impact to adjacent properties without granting a ROW.

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

Purpose of variance is not associated with economic hardship for this property.



**Application No:** 2023-2320

**Agenda Item:** 132

**PC Action Date:** 12/21/2023

**Plat Name:** Gated Rentals Crosby

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

**Staff Recommendation:** Defer Applicant request

**Chapter 42 Sections:** 42-128

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

To exceed intersection spacing by not providing a north/south street through the property. ;

**Basis of Recommendation:**

The subject site is a 26 acre property located in the Harris County Extraterritorial Jurisdiction, north along Ulrich lane and west along FM 2100. The applicant is proposing a large Unrestricted Reserve intended for a gated RV Park and is requesting a variance to not provide a north/south street through the property. Staff is not in support of the request.

The plat proposes a RV Park complex with over 330 Dwelling units intending to take sole access from Ulrich Lane with intended exit on FM 2100.

The site to the immediate south, Dell Creek GP, was granted a variance in March of this year to provide only 1 or the 2 required North/south Streets. The GP resolved to utilize an already existing access easement along its eastern boundary to provide said intersection spacing. The combination of the existing and proposed development for Dell Creek Sec 1 proports 147 dwelling units with development of only 2/3 of the GP. The Overall site is bound to the west by the existing railroad tracks, and to the south by the Centerpoint fee strip and transmission corridor. This reduces the opportunities for any additional connectivity and points of access, leaving only potential connections to the north to accommodate such dense proposed development. Harris County Engineering Dept is not in support of the requested variance. Staff recommendation is to defer the plat for 3 weeks, per applicant request, to allow them to further coordinate with City and County staff for further study and review.

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### 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



**Agenda Item:** 133  
**Action Date:** 12/21/2023  
**Plat Name:** Harris County Emergency Service District No 7  
**Developer:** Thrower law  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No / Type:** 2023-2685 C3P

Total Acreage:	62.8636	Total Reserve Acreage:	62.8636
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77373	292Q	ETJ

**Conditions and requirements for approval:**

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
  - 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
  - 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
  - 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
  - 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 1) Dedicate ROW and culdesac with 60’ radius (Greenfield Road)
  - 2) Abandonment of 30’ unimproved ROW will need to occur simultaneously with recording of plat to maintain access/frontage for property owned by Jill and James Sharp

**Commission Action:**

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



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission’s action or the conditions or requirements for approval. Call 832-393-6600 and speak with the “Planner of the Day.” The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**



**Agenda Item:** 133  
**Action Date:** 12/21/2023  
**Plat Name:** Harris County Emergency Service District No 7  
**Developer:** Thrower law  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No / Type:** 2023-2685 C3P

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

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

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. (TLGC-232.0026)  
 Road abandonment will need to occur simultaneously with the recording of this plat to maintain access for Sharp property (Chapter 42-120 Title 8 Subtitle B Chapter 263, 251, and 272-TLGC)  
 Limited scope TIA\TIA required with site plans to determine traffic impacts, email trafficpermits@harriscountytexas.gov for further information (HC-permit regs, 12.02)  
 Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter/e-mail at recordation (.TLGC-242.001h)  
 Add 10' building line at access easement stub.(Chapter 42-150)  
 Civil plans with roadway construction are required for plat recordation (HC-permits, sec 4.03)  
 Dedicate ROW for Greenfield road and add cul-de-sac with 10' building line (Chapter 42-122, 150)  
 Add 15' X 15' corner cut or 25' radius (IDM COH geometric Design guidelines, 10-14)  
 Remove existing ROW per abandonment (Title 8 Subtitle B Chapter 263, 251, and 272-TLGC)

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

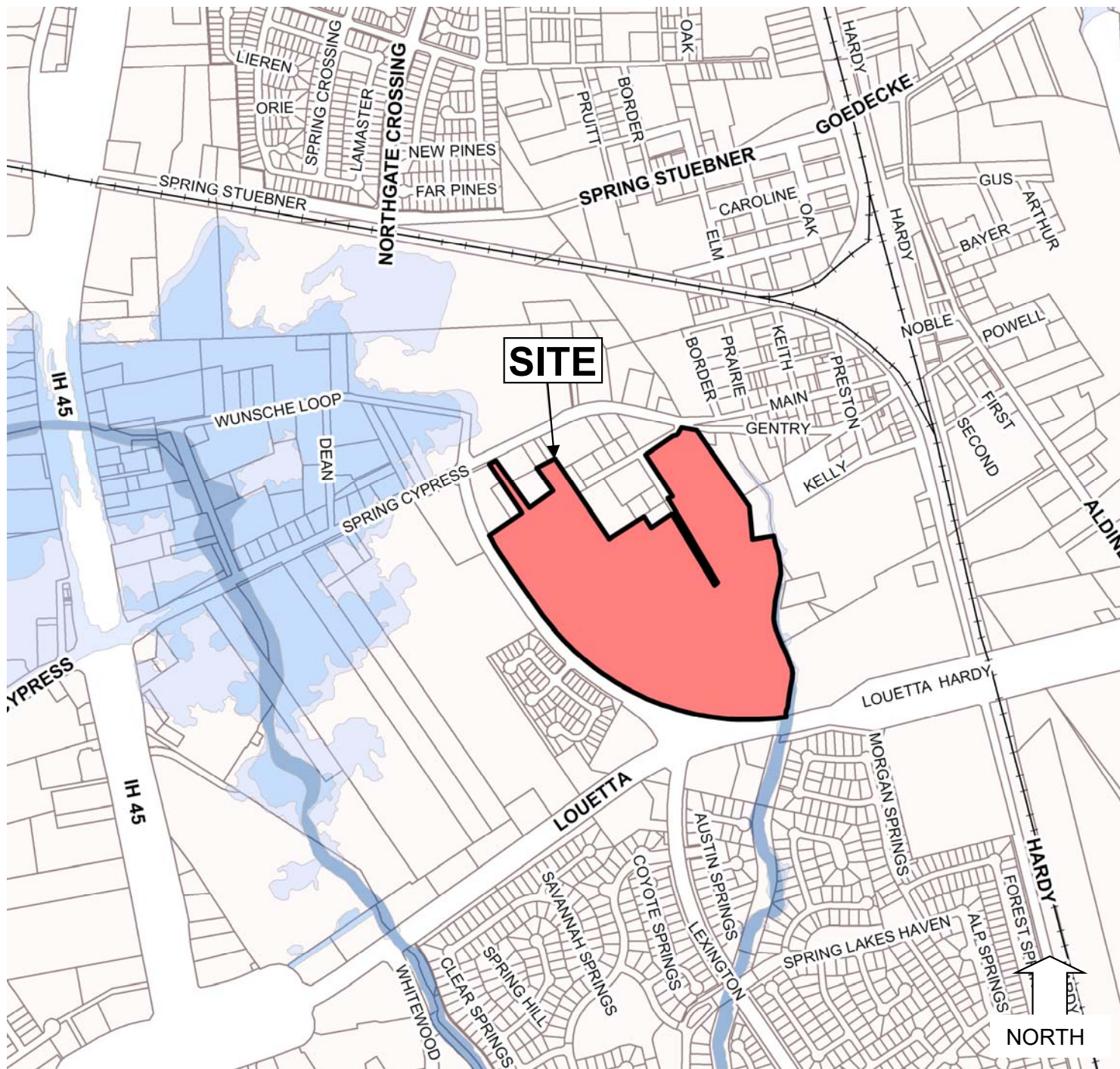
# Houston Planning Commission    ITEM: 133

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Harris County Emergency Service District No 7 (DEF 1)

Applicant: South Texas Surveying Associates, Inc.

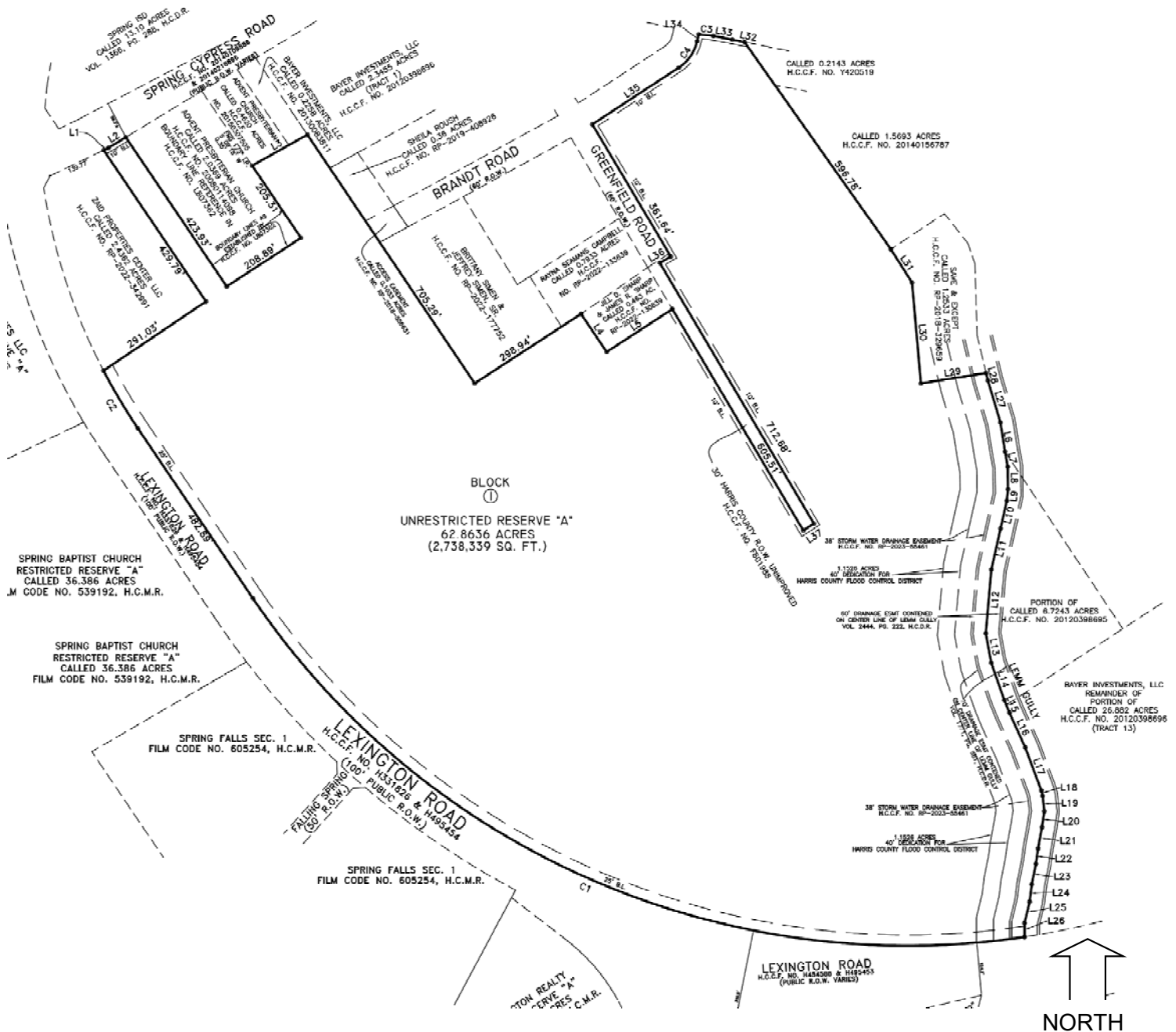


**D – Variances**

**Site Location**

Subdivision Name: Harris County Emergency Service District No 7 (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



# Houston Planning Commission

# ITEM: 133

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Harris County Emergency Service District No 7 (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



**D – Variances**














**Aerial**

HC ESD 7, SPRING FIRE DEPARTMENT

**MA23001 FIRE TRAINING CENTER**

26200 LEXINGTON RD, SPRING TX, 77373

**LEGEND**

-  FENCELINE
-  PROPERTY BOUNDARY
-  NEW BUILDING
-  FUTURE BUILDING
-  EXISTING PUBLIC ROADS
-  EXISTING GRAVEL PATH
-  SITE ACCESS UNDER CONSTRUCTION
-  PHASE 1 SITE PAVEMENT
-  SECURITY POINT
-  GATE
-  LAWN - SOD, TYP
-  LAWN - HYDROMULCH, TYP
-  EXISTING TREES TO REMAIN

1. BUILDING A: CLASSROOM AND OFFICES (FUTURE)
2. BUILDING B: LOGISTICS AND STORAGE (PHASE 1)
3. BUILDING C: TRAINING STORAGE (FUTURE)
4. BUILDING D: OUTDOOR CLASSROOM (PHASE 1)
5. SURFACE PARKING (PHASE 1)
6. BUILDING E: SHOPPING CENTER BURN BUILDING (FUTURE)
7. BUILDING F: 3-STORY MIXED USE BURN BUILDING (PHASE 1)
8. BUILDING G: 2-STORY RESIDENCE BURN BUILDING (PHASE 1)
9. BUILDING H: HAZ-MAT PROP (FUTURE)
10. BUILDING I: OUTDOOR FIRE AREA (FUTURE)
11. BUILDING J: USAR TECHNICAL RESCUE (FUTURE)
12. BUILDING K: 6-STORY TOWER BURN BUILDING (FUTURE)
13. BUILDING L: SMALL TRAINING STORAGE (FUTURE)
14. BUILDING M: SMALL TRAINING STORAGE (FUTURE)
15. BUILDING N: 911 DISPATCH (FUTURE)

**CONFLICTS AT BRANDT RD:**

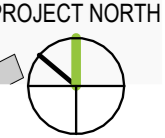
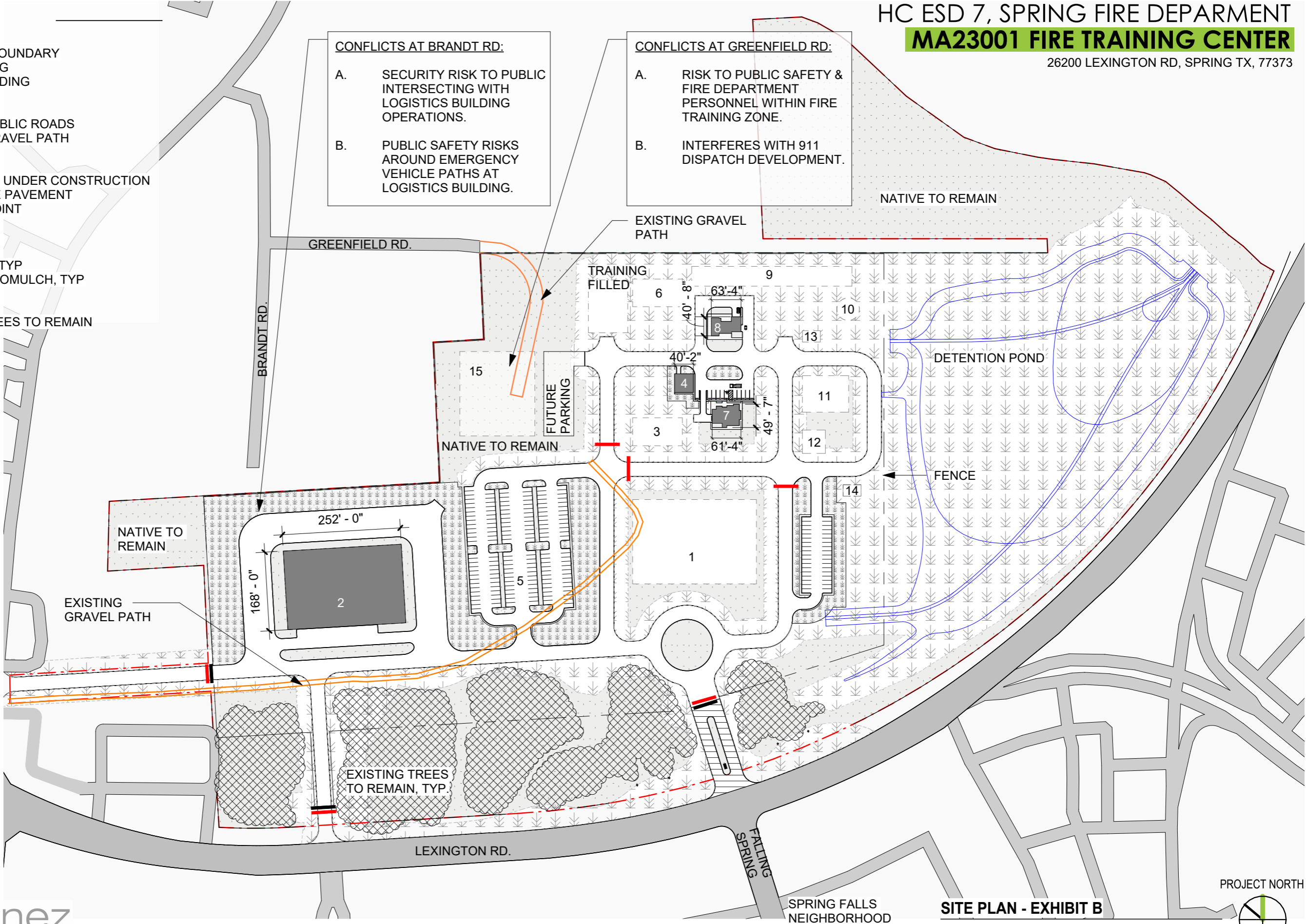
A. SECURITY RISK TO PUBLIC INTERSECTING WITH LOGISTICS BUILDING OPERATIONS.

B. PUBLIC SAFETY RISKS AROUND EMERGENCY VEHICLE PATHS AT LOGISTICS BUILDING.

**CONFLICTS AT GREENFIELD RD:**

A. RISK TO PUBLIC SAFETY & FIRE DEPARTMENT PERSONNEL WITHIN FIRE TRAINING ZONE.

B. INTERFERES WITH 911 DISPATCH DEVELOPMENT.





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**Application Number:** 2023-2685

**Plat Name:** Harris County Emergency Service District No 7

**Applicant:** South Texas Surveying Associates, Inc.

**Date Submitted:** 11/17/2023

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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.

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**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To exceed east-west and north-south intersection spacing requirements.

**Chapter 42 Section:** 42-127/128

**Chapter 42 Reference:**

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.

### Statement of Facts

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

NA

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

The applicant is asking that we are able to exceed east-west and north-south intersection requirements. It would cause a safety issue for the existing community and their neighbors due to the extra traffic that would gain access from the new street. These roads will only cause congestion in the area, causing more harm than good. There is already sufficient access to the neighborhood on the existing portions of Greenfield and Brandt Road.

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

The applicant has not created or imposed the hardship. The hardship is the result of the location in which the street will be developed, safety of existing community and safety of the businesses that would be affected if we were not allowed to exceed intersection spacing requirements.

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

The intent and general purpose of the variance request is to keep the integrity of the existing neighborhood and the traffic flow to a minimum for the community itself and the businesses that are in the area.



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

The granting of this variance will not be injurious to the public health, safety or welfare of the community.

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

The hardship of not developing the road through the portion of the property is not based on an economic basis. The safety of the community and the existing neighbors to the north and north east are of primary concern.



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**Application Number:** 2023-2685

**Plat Name:** Harris County Emergency Service District No 7

**Applicant:** South Texas Surveying Associates, Inc.

**Date Submitted:** 11/17/2023

---

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.

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**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

Not to extend Greenfield or Brandt Road out to Lexington Road.

**Chapter 42 Section: 42-134**

**Chapter 42 Reference:**

To open a Fire Fighting Training facility and keep the same characteristics and integrity of the neighborhood. Safety in the neighborhood and the surrounding neighbors that are not in the actual community but are abutting the property or directly across the Right-of-Way from the proposed project. The variety of simulations of fire and other catastrophic and emergency events which the HCESD 7 Training Center will offer to first responders in the Houston Metropolitan Region is truly unique, and unrestricted public access through the Training Center campus created by extending either or both Brandt and Greenfield Roads to Lexington Road would create serious public safety issues (i) for the citizens residing in the peaceful neighborhoods adjoining the Training Center to the north and west of the campus, (ii) to members of the public traveling those roads between Spring Cypress and Lexington Roads, and (iii) to the first responders training at the facilities which the Training Center provides. The Site Plan developed for the Training Center confines entrance and exit access on and off of the Training Center campus to 2 entrances, onto Lexington Road, one of the principal thoroughfares in the entire Spring area, and 1 side entrance which consists of a driveway corridor which extends west from the Training Center campus to Spring Cypress Road. The Spring Cypress Road entrance is well south of the residential neighborhood wedged in between property owned by Advent Presbyterian Church and commercial property owned by Zaid Properties Center, LLC. Both entrances onto Lexington Road will be located significantly west of the intersection of Louetta Road and Lexington Road and east of the Lexington Road/Spring Cypress Road intersection, both high volume traffic zones and part of one of the most heavily traveled traffic corridors in the Greater Houston Metropolitan 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

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

The applicant is asking that we do not extend Greenfield due Southeast, or Brandt Road due Southwest out to Lexington Road. It would cause a safety issue for the existing community and their neighbors due to the extra traffic that would gain access from the new street. These roads will only cause congestion in the area, causing more harm than good. There is already sufficient access to the neighborhood on the existing portions of Greenfield and Brandt Road. We ask that these streets

should not be extended, and these Variance requests are excepted due to the safety of the existing Community, Brandt Road Kinder Care, and any other business that will be directly affected by the traffic flow that will accumulate at the new intersections if these streets are developed. Extending Brandt Road due Southwest to Lexington Road would create a short-cut for traffic wishing to avoid the traffic control signals controlling both the Spring Cypress/Lexington Road and the Lexington Road/Louetta Road intersections and would most certainly bring a heavy volume of traffic through the peaceful neighborhoods to the north and west of the Training Center campus as well as through the Training Center campus. The extension of Greenfield Road due West from Spring Cypress Road across the north portion of the Training Center campus to Lexington Road creates even more public safety issues because it would provide unrestricted public access through the heart of the portion of the Training Center where the most active fire and emergency simulations will regularly occur. It also creates a drainage issue because the Training Center property drains to the south east and the extension of Greenfield Road would extend into the area of the property planned for storm water detention pond, intersect the drainage easement recently dedicated to Harris County Flood Control which parallels Lem Gully and intersect Lem Gully at the point where Lem Gully crosses under Lexington Road. There is no existing curb cut off of Lexington Road for the extension of Brandt Road and one has to believe that the introduction of such traffic flow into the already complicated traffic flow pattern between 2 of the busiest intersections in the region would be totally counterproductive for relieving high traffic congestion in the Spring area.

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

The applicant has not created or imposed the hardship. The hardship is the result of the location in which the street will be developed, safety of existing community and safety of the businesses that would be affected by the roads if they were extended.

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

The intent and general purpose of the variance request is to keep the integrity of the existing neighborhood and the traffic flow to a minimum for the community itself and the businesses that are in the area.

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

The granting of this variance will not be injurious to the public health, safety or welfare of the community. If the street is developed it will cause a dramatic change in the traffic flow.

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

The hardship of not developing the road through the portion of the property is not based on an economic basis. The safety of the community and the existing neighbors to the north and north east are of primary concern.



**Application No:** 2023-2685

**Agenda Item:** 133

**PC Action Date:** 12/21/2023

**Plat Name:** Harris County Emergency Service District No 7

**Applicant:** South Texas Surveying Associates, Inc.

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

**Chapter 42 Sections:** 42-134; 42-127/128

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

Not to extend Greenfield or Brandt Road out to Lexington Road.;

To exceed east-west and north-south intersection spacing requirements.;

**Basis of Recommendation:**

Item 133 is Harris County Emergency Service District No 7

The site is located within the Houston ETJ, in Harris County, south of Spring Cypress Road, east of Lexington Road, and north of East Louetta Road.

The applicant is proposing an unrestricted reserve and is requesting 2 variances: (1) to exceed 1400' local intersection spacing along Spring Cypress Road by not providing a northwest/southeast street through the property and (2) to not extend nor terminate Brandt Road into a culdesac.

Staff is in support of the requests.

The site is a proposed fire fighting training facility.

A northwest/southeast street is required to run through the property. However, due to the existence of a gully along the southeast boundary of the site and the site's proximity to the intersection of 2 major thoroughfares, Lexington Road and East Louetta Road, it is unlikely a street would be extended through.

In addition, Brandt Road is a local street that stubs into the site. Extending the stub street of Brandt Road through the subject site would result in added traffic circulating through the adjacent community and an intersection spacing of approximately 450', which is less than the required minimum intersection spacing of 600' along Lexington Road, a major thoroughfare. By terminating Brandt Road, traffic from the fire fighting training facility can be directed onto the major thoroughfare of Lexington Road towards Spring Cypress Road and East Louetta Road, allowing the adjacent residential community to maintain its current traffic circulation.

Initially, the applicant had requested a third variance, to not extend nor terminate Greenfield Road into a culdesac; however, the applicant provided new drawings extending and terminating Greenfield Road in a culdesac. Therefore, the third variance is no longer needed.

Harris County has no objections. Staff's recommendation is to grant requested variances and approve the plat subject to the CPC 101 form conditions.

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### Statement of Facts

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

N/A

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

A northwest/southeast street is required to run through the property. However, due to the existence of a gully along the southeast boundary of the site and the site's proximity to the intersection of 2 major thoroughfares, Lexington Road and East Louetta Road, it is unlikely a street would be extended through. In addition, Brandt Road is a local street that stubs into the site. Strict application of Chapter 42 would result in an intersection spacing of approximately 450', which is less than the required minimum intersection spacing of 600' along Lexington Road, a major thoroughfare. Extending the stub street of Brandt Road through the subject site would also result in added traffic circulating through the adjacent community. By terminating Brandt Road, traffic from the fire fighting training facility can be directed onto the major thoroughfare of Lexington Road towards Spring Cypress Road and East Louetta Road, allowing the adjacent residential community to maintain its current traffic circulation.

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

A northwest/southeast street is required to run through the property. However, due to the existence of a gully along the southeast boundary of the site and the site's proximity to the intersection of 2 major thoroughfares, Lexington Road and East Louetta Road, it is unlikely a street would be extended through. In addition, Brandt Road is a local street that stubs into the site. Extending the stub street of Brandt Road through the subject site would result in added traffic circulating through the adjacent community and an intersection spacing of approximately 450', which is less than the required minimum intersection spacing of 600' along Lexington Road, a major thoroughfare. By terminating Brandt Road, traffic from the fire fighting training facility can be directed onto the major thoroughfare of Lexington Road towards Spring Cypress Road and East Louetta Road, allowing the adjacent residential community to maintain its current traffic circulation.

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

The intent and general purposes of this chapter will be preserved and maintained by granting variance requests (1), to exceed 1400' local intersection spacing along Spring Cypress Road by not providing a northwest/southeast street through the property and (2) to not extend nor terminate Brandt Road into a culdesac: A northwest/southeast street is required to run through the property. However, due to the existence of a gully along the southeast boundary of the site and the site's proximity to the intersection of 2 major thoroughfares, Lexington Road and East Louetta Road, it is unlikely a street would be extended through. In addition, Brandt Road is a local street that stubs into the site. Extending the stub street of Brandt Road through the subject site would result in added traffic circulating through the adjacent community and an intersection spacing of approximately 450', which is less than the required minimum intersection spacing of 600' along Lexington Road, a major thoroughfare. By terminating Brandt Road, traffic from the fire fighting training facility can be directed onto the major thoroughfare of Lexington Road towards Spring Cypress Road and East Louetta Road, allowing the adjacent residential community to maintain its current traffic circulation.

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

The granting of variance (1) and (2) will not be injurious to the public health, safety, or welfare: By terminating Brandt Road and not requiring a northwest/southeast street through the property, traffic from the fire fighting training facility can be directed onto the major thoroughfare of Lexington Road towards Spring Cypress Road and East Louetta Road, allowing the adjacent residential community to maintain its current traffic circulation.

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

Economic hardship is not the sole justification of the variance. A northwest/southeast street is required to run through the property. However, due to the existence of a gully along the southeast boundary of the site and the site's proximity to the intersection of 2 major thoroughfares, Lexington Road and East Louetta Road, it is unlikely a street would be extended through. In addition, Brandt Road is a local street that stubs into the site. Extending the stub street of Brandt Road through the subject site would result in added traffic circulating through the adjacent community and an intersection spacing of approximately 450', which is less than the required minimum intersection spacing of 600' along Lexington Road, a major thoroughfare. By terminating Brandt Road, traffic from the fire fighting training facility can be directed onto the major thoroughfare of Lexington Road

towards Spring Cypress Road and East Louetta Road, allowing the adjacent residential community to maintain its current traffic circulation.



Agenda Item: 134
Action Date: 12/21/2023
Plat Name: Indian Springs Sec 4
Developer: Blackline Engineering LLC
Applicant: Blackline Engineering
App No / Type: 2023-2586 C3P

Table with 4 columns: Property Metric, Value, Reserve Metric, Value. Includes rows for Total Acreage, Number of Lots, COH Park Sector, Water Type, Drainage Type, County, Zip, Key Map, and City/ETJ.

Conditions and requirements for approval:

- 014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
035. COS reserves shall be accessible to all the residents of the subdivision. Redesign accessibility. (185)
040.1. Show all lot sizes in square feet on the face of the plat.
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Indian Springs Sec 1 and Indian Springs Sec 3 must be recorded prior to or simultaneously with this plat.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
073.2. Subdivision name shown of the face of the plat must match the subdivision name shown on the CPC101 Form.
077. Minimum lot size in the suburban area is 5000 square feet without compensating open space. (182)
126. Add Single Family Residential plat notes: 1) Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein.
132. Add COS plat note: Areas designated as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision.
159. Provide centerline tie.
185.3. Appendix A: Add single family paragraph in the dedicatory language.
209. Applicant has requested that this item be deferred for two weeks.



**Agenda Item:** 134  
**Action Date:** 12/21/2023  
**Plat Name:** Indian Springs Sec 4  
**Developer:** Blackline Engineering LLC  
**Applicant:** Blackline Engineering  
**App No / Type:** 2023-2586 C3P

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**Commission Action:**

Defer Applicant request



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission’s action or the conditions or requirements for approval. Call 832-393-6600 and speak with the “Planner of the Day.” The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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

- CenterPoint: 1—BLK 1 Split UEs with SEC 3: Landowner must be the same. Or the outside portion of the easement must be a separate recorded easement document with the recording information shown on proposed plat.
  - 2—BLK 1 Split UEs with SEC 3: Split between two plats: The split must be drawn, and footage and recording info labeled on both sides (inside & outside) of the plat boundary, so the entire UE is visible on both plats.
  - 3—BLBK 1 L42-43: Interior dashed lines are not labeled
  - 4—BLBK 1 L53: Side lot line / dashed line is not labeled
- end-

HPW-HW- IDS: approve

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)  
 Make corrections and additions as indicated by Harris County’s marked file copy on City of Houston’s plat tracker. (TLGC-232.0026)  
 Sec 3 will need to be recorded prior to or simultaneously with this plat (chapter 42-120)

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



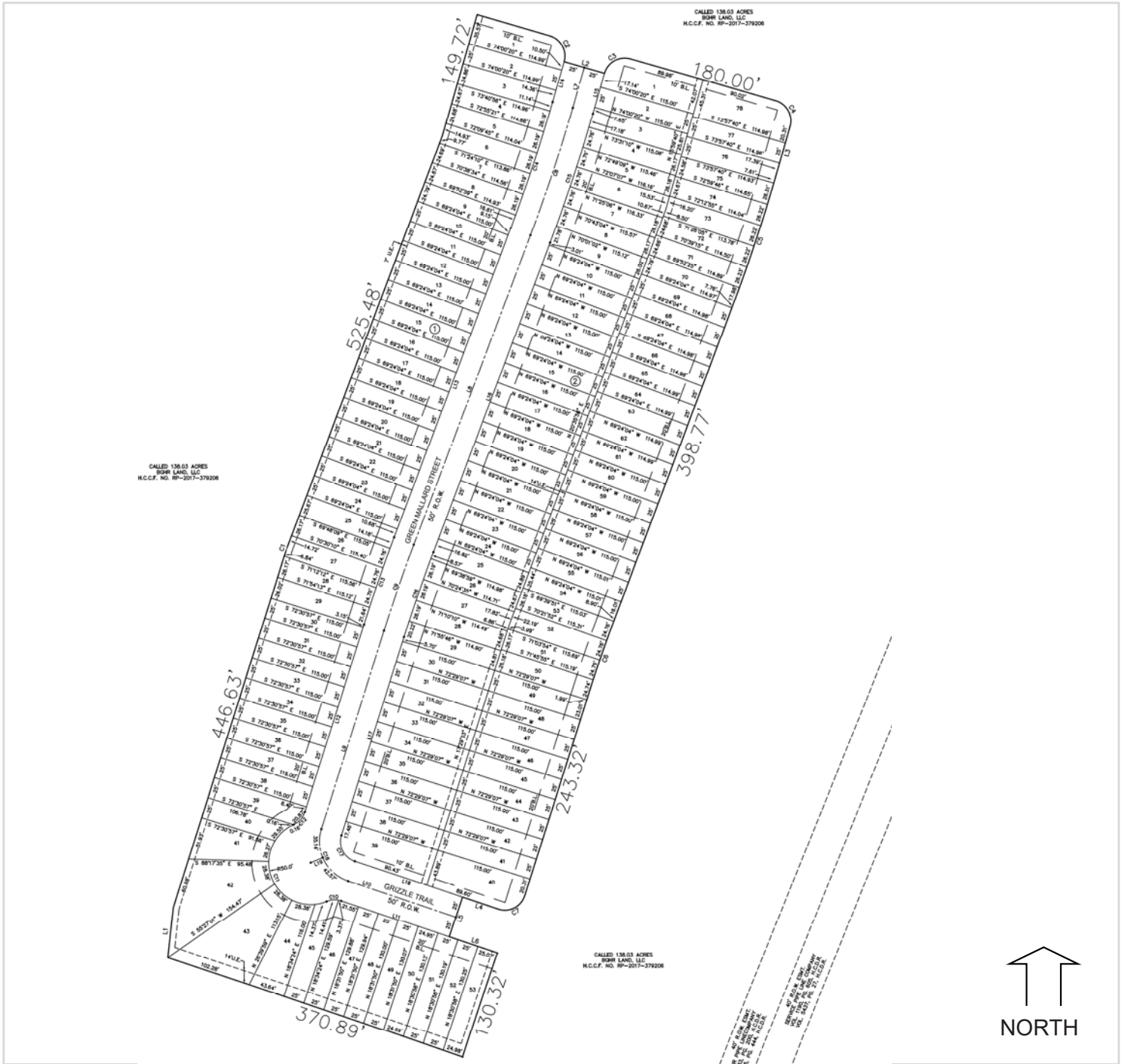
Subdivision Name: Indian Springs Sec 4

Applicant: Blackline Engineering



Subdivision Name: Indian Springs Sec 4

Applicant: Blackline Engineering



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# Houston Planning Commission

# ITEM: 134

Planning and Development Department

Meeting Date: 12/21/2023

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**Subdivision Name: Indian Springs Sec 4**

**Applicant: Blackline Engineering**



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**D – Variances**

**Aerial**

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**Application Number:** 2023-2586

**Plat Name:** Indian Springs Sec 4

**Applicant:** Blackline Engineering

**Date Submitted:** 11/05/2023

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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.

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**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

The specific purpose for this variance request is being sought to allow compensating open space that is provided in Indian Springs Section 1 to be used in Indian Spring Section 3 and 4.

**Chapter 42 Section: 182**

**Chapter 42 Reference:**

42:182 – A subdivision plat may contain a lot of less than minimum lot size requirement by subsection 42-282 of code if compensation open scape is provided with the boundary of the subdivision plat in accordance with the schedule and in conformance with the design standards of section 42-183 of the code.:

### Statement of Facts

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

The Indian Springs is a 138-ac site, single family development that consisted of a detention facility, reserves, water plants, compensating open space and single-family homes. The site is located East of FM 2100 West of Lake Houston in Houston's Extraterritorial Jurisdiction of Harris County, Texas. One Windy Hill Development is requesting a variance to all shared compensating open space. Indian Spring Section 1, reserve "F" is 2.9846 Acs / 130,008 sf. This reserve meets and exceeds the required compensating space for Indian Spring Section 1. It is the clients request to allow shared compensating open space from Indian Springs Section 1 with Section 3 and section 4. There are 4 planned sections for the Indian Spring Development. Indian Springs Section 1 required COS is 4,600 sf. Indian Springs Section 2 required COS is 6,300 sf. Indian Springs Section 4 required COS is 63,500 sf. Total required 74,400 sf. Reserve "F" (Indian Springs Section 1) 130,008 sf provided.

**(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 granting of the variance request is not the result of a hardship created by the developer.

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

The intent and general purpose of chapter 42 will be reserved and maintained.

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

The proposed variance request will not be injurious to the public health, safety or welfare.

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

The circumstances supporting and the granting of this variance is based on the existing conditions surrounding this development. Allowing the use of compensating of open space in this central area will allow the developer to create a area where all the residents can use. Therefore, an economic hardship is not the sole justification of this variance request.



**Application No:** 2023-2586

**Agenda Item:** 134

**PC Action Date:** 12/21/2023

**Plat Name:** Indian Springs Sec 4

**Applicant:** Blackline Engineering

**Staff Recommendation:** Defer Applicant request

**Chapter 42 Sections:** 182

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

The specific purpose for this variance request is being sought to allow compensating open space that is provided in Indian Springs Section 1 to be used in Indian Spring Section 3 and 4.;

**Basis of Recommendation:**

Applicant has requested that this item be deferred to provide additional information by noon next Wednesday.

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### 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



**Agenda Item:** 135  
**Action Date:** 12/21/2023  
**Plat Name:** Silver Center  
**Developer:** Lovett Homes  
**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**App No / Type:** 2023-2627 C2

Total Acreage:	0.9280	Total Reserve Acreage:	0.9280
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493F	City

**Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 134.14. Add to general notes on face of plat: This property(s) is located in Park Sector number 14.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Grant the requested variance(s) and Approve the plat subject to the conditions listed  
Planning Commission granted the request to allow a 5' building line along White as opposed to the required 10'



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**For Your Information:**

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 135  
**Action Date:** 12/21/2023  
**Plat Name:** Silver Center  
**Developer:** Lovett Homes  
**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**App No / Type:** 2023-2627 C2

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HPW- TDO- Traffic: 12/20/2023 - An Access Form may be required for all commercial developments except for developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. The form can be found at Chapter 15 of the Design Manual (IDM)

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

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

HPW-HW- IDS: For the creation of this reserve, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

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

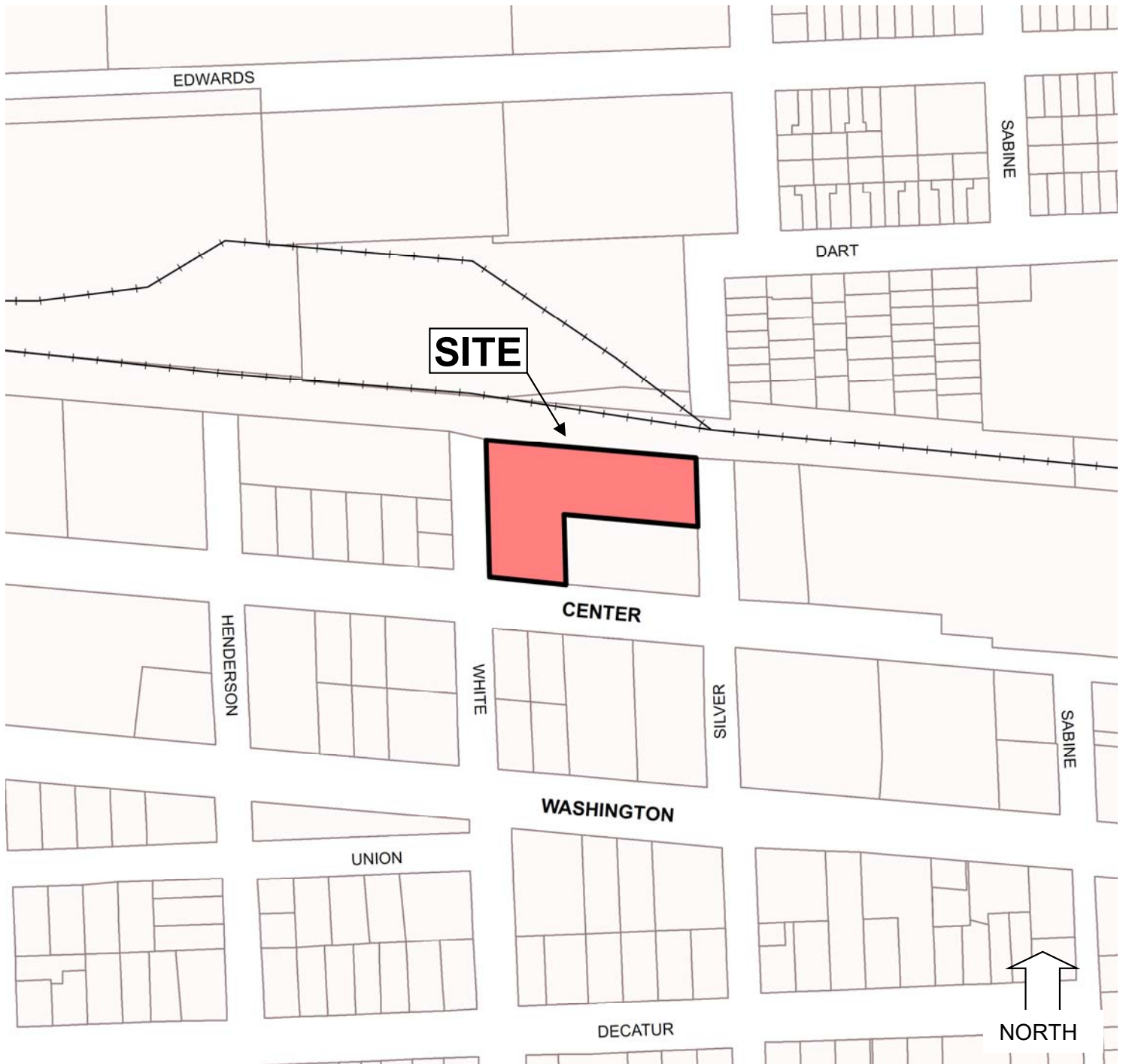
# Houston Planning Commission **ITEM: 135**

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Silver Center

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

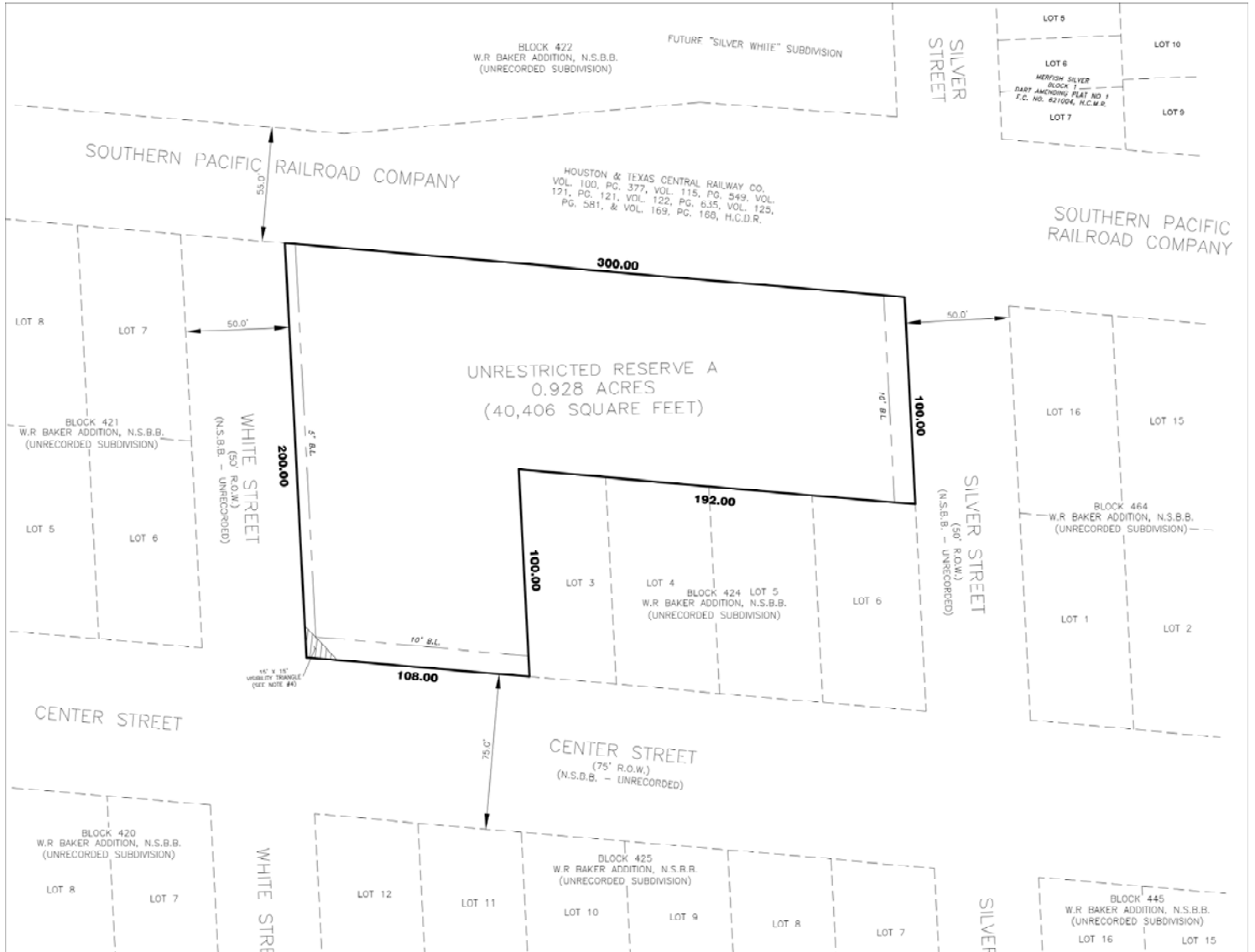


**D – Variances**

**Site Location**

Subdivision Name: Silver Center

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



# Houston Planning Commission

ITEM: 135

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Silver Center

Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP



D – Variances

Aerial

CONCEPTUAL STREET SECTION  
WHITE STREET LOOKING SOUTH

CANOPY  
MAX. PROJECTION 36"  
FROM FACE OF BUILDING

BUILDING LINE

LANDSCAPE

SIDEWALK  
6'-0"

LANDSCAPE  
4'-0"

PROPERTY LINE

WHITE ST.



TBD  
 Civil Engineer  
 1234 Main St  
 Suite 000  
 Houston, TX 77010  
 Tel 000.000.0000  
 Fax 000.000.0000

TBD  
 Structural Engineer  
 1234 Main St  
 Suite 000  
 Houston, TX 77042  
 Tel 000.000.0000  
 Fax 000.000.0000

TBD  
 MEP Engineer  
 1234 Main St  
 Suite 000  
 Houston, TX 77046  
 Tel 000.000.0000  
 Fax 000.000.0000

Date	Description

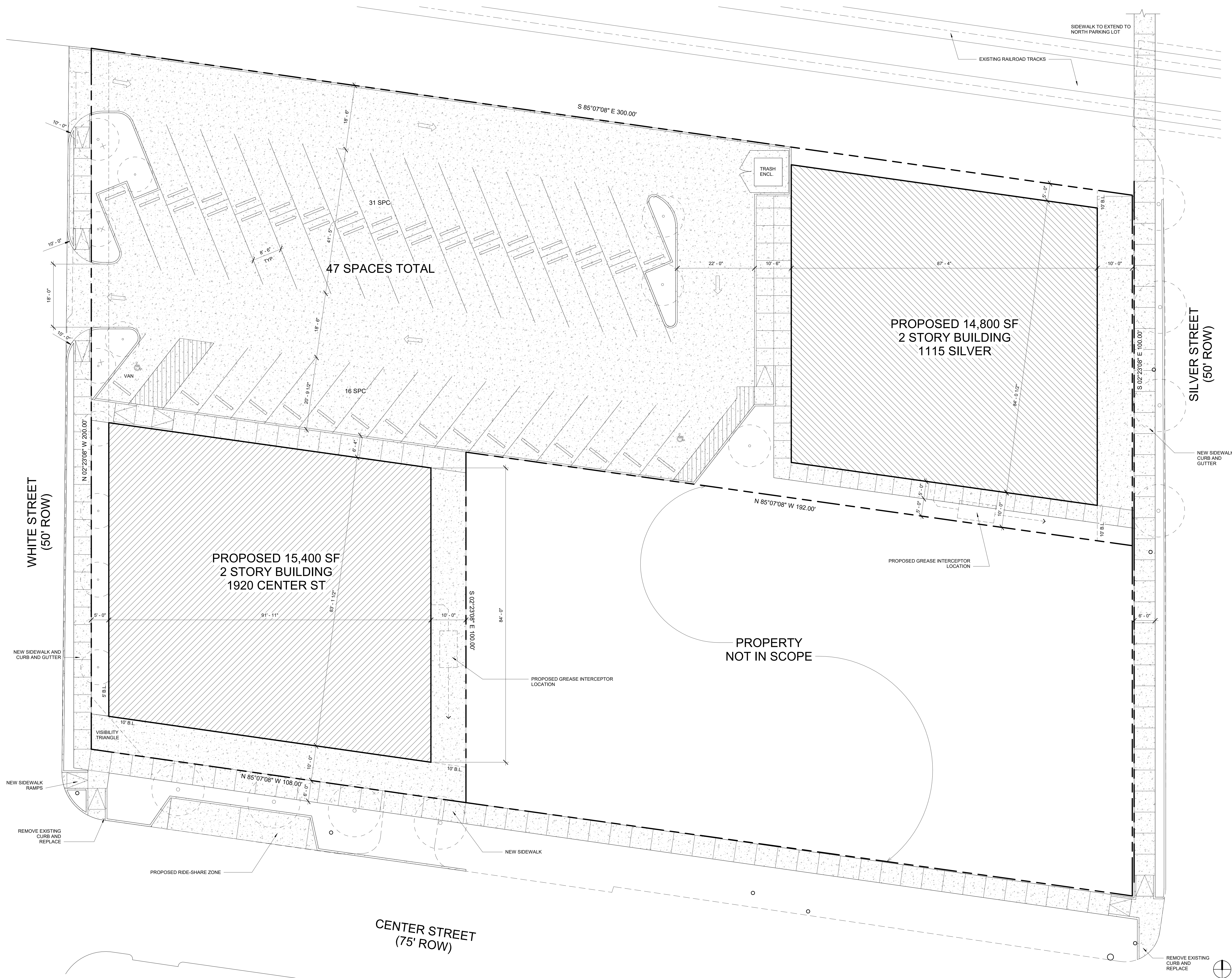
Seal / Signature

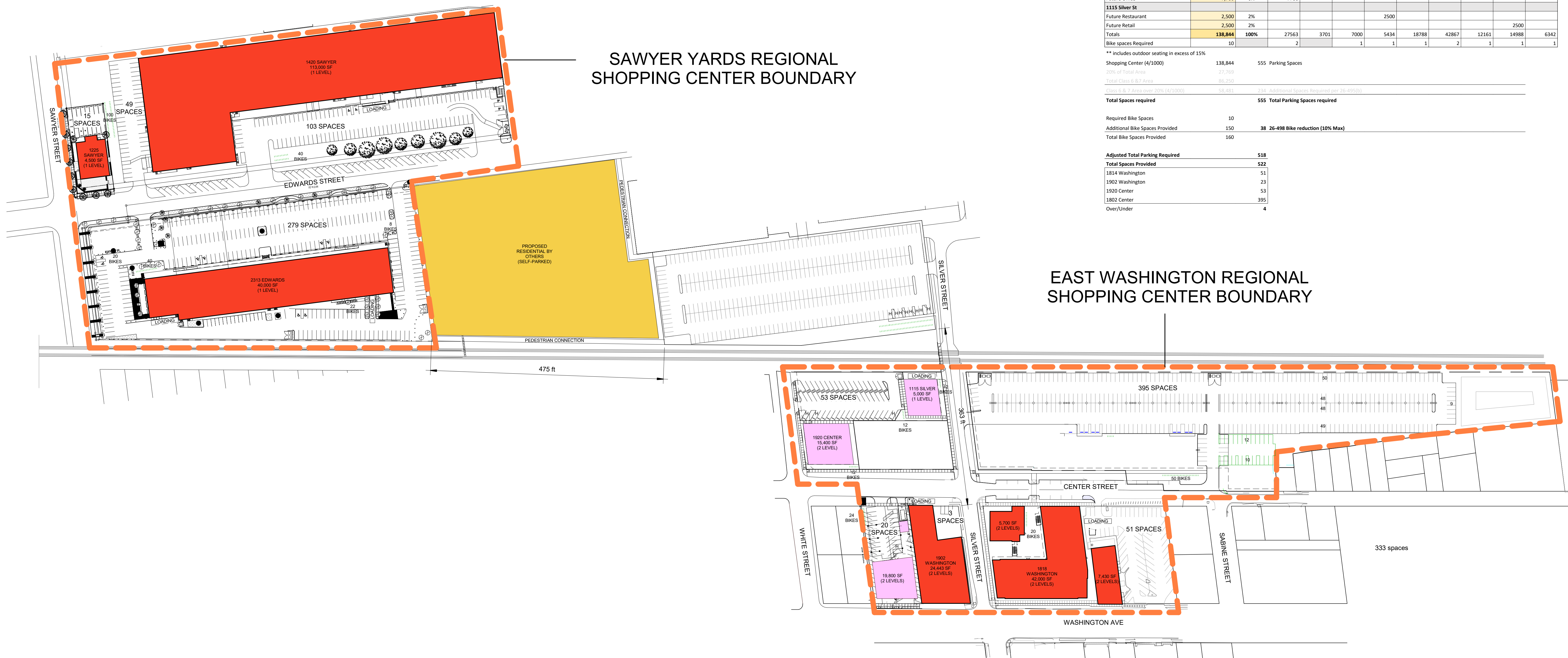
**NOT FOR CONSTRUCTION**

Project Name  
 Project Name  
 Project Number  
 Project Number  
 Description  
 SITE PLAN

Scale  
 1" = 10'-0"

**A101**





SAWYER YARDS REGIONAL SHOPPING CENTER BOUNDARY

EAST WASHINGTON REGIONAL SHOPPING CENTER BOUNDARY

Tenant/Building	Total GFA (sf)**	%	1a. Office	4d. Lt. Manuf.	6f. Health Club	7c. Small Rest.	7d. N-hood Rest.	7e. Rest.	7h. Bar	8c. Retail	8e. Salon
<b>1818 Washington Bldg A</b>											
Benny Chow	5,544	4%						5544			
Pantry	29,533	21%				7000				22533	
Savory Group	7,360	5%							7360		
Sola Salons	6,342	5%									6342
Rooftop Bar**	5,156	4%							5156		
Vacant Retail	2,105	2%								2105	
<b>1818 Washington Bldg B</b>											
Savory Group**	8,438	6%					4282		4156		
<b>1902 Washington</b>											
Taco Deli	3,306	2%						3306			
Lovett Industrial	3,563	3%	3563								
Platypus Brewery	6,550	5%		3701					2849		
Sushi Fuku	2,934	2%				2934					
Harper & Jones	1,178	1%								1178	
Vacant Retail	2,205	2%								2205	
<b>1814 Washington</b>											
B&B Butcher	7,430	5%						7430			
<b>1814 Washington B</b>											
Future Restaurant	3,500	3%					3500				
Future Office	3,500	3%	3500								
<b>1902 Washington B</b>											
Future Restaurant	3,500	3%					3500				
Future Retail	3,500	3%							3500		
Future Office	12,800	9%	12800								
<b>1920 Center St</b>											
Future Restaurant	4,200	3%					4200				
Future Retail	3,500	3%							3500		
Future Office	7,700	6%	7700								
<b>1115 Silver St</b>											
Future Restaurant	2,500	2%				2500					
Future Retail	2,300	2%							2300		
Totals	138,844	100%	27563	3701	7000	5434	18788	42867	12161	14988	6342
Bike spaces Required	10										

\*\* includes outdoor seating in excess of 15%

Shopping Center (4/1000) 138,844 555 Parking Spaces

20% of Total Area 27,769

Total Class 6 & 7 Area 86,250

Class 6 & 7 Area over 20% (4/1000) 58,481 234 Additional Spaces Required per 26-495(c)

**Total Spaces required 555 Total Parking Spaces required**

Required Bike Spaces 10

Additional Bike Spaces Provided 150 **38 26-498 Bike reduction (10% Max)**

Total Bike Spaces Provided 160

**Adjusted Total Parking Required 518**

Total Spaces Provided 522

1814 Washington 51

1902 Washington 23

1920 Center 53

1802 Center 395

Over/Under 4



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**Application Number:** 2023-2627

**Plat Name:** Silver Center

**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

**Date Submitted:** 11/06/2023

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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.

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**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

We are requesting a variance to reduce the building lines along a public right-of-way that runs along the proposed western boundary of "Silver Center", known as White Street from 10-feet to 5-feet.

**Chapter 42 Section:** 42-155(a)

**Chapter 42 Reference:**

The building line requirement for a tract used or to be used for other than single family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

### Statement of Facts

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

The building line setbacks along White Street would deprive the applicant of reasonable use of the land. The portion of White Street directly adjacent to our tract is a dead end with no plans of extension, that is primarily used for parking. A reduction in the building line would allow for a more beneficial layout that would conform to the surrounding properties and the overall aesthetic of the area.

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

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

The applicant is not the cause of the hardship, rather the existing dead end along White Street would create a larger setback resulting in a larger amount of property to be undeveloped.

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

By decreasing the building line setback from 10 to 5 feet, the commercial property would still conform to the surrounding properties/subdivisions and preserve the intent of the ordinance that we are requesting a variance for.

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



The granting of this variance would not be injurious to public health/safety as the sidewalk and buffer between the structure would be maintained.

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

Economic Hardship is not a relevant factor in the application for this variance.



**Application No:** 2023-2627

**Agenda Item:** 135

**PC Action Date:** 12/21/2023

**Plat Name:** Silver Center

**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP

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

**Chapter 42 Sections:** 42-155(a)

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

We are requesting a variance to reduce the building lines along a public right-of-way that runs along the proposed western boundary of "Silver Center", known as White Street from 10-feet to 5-feet. ;

**Basis of Recommendation:**

The site is located along Center Street north of Washington and east of Houston Avenue. The applicant proposes an unrestricted reserve to develop two restaurants with rear parking. The applicant is requesting a variance to allow for a 5' building line along White Street instead of the required 10'.

Staff is in support of this request.

The site is located on a block bound by Center, Siver, and White Streets. The applicant proposes two new structures for future restaurants at the east and west sides of the block. The applicant is seeking a reduced building line for the proposed structure at the intersection of Center and White Streets.

This segment of white street terminates at the railroad line abutting the north side of the property, limiting the amount of traffic on this street. The applicant is providing a 6' sidewalk and 4' buffer and an active ground floor use along the reduced building line area. The applicant is also improving the sidewalk along Center and Silver sides of the block. Currently, Silver Street does not have a sidewalk along this side of the street, forcing pedestrians into the street at a busy railroad crossing. Staff finds the request to be justified considering the unique site conditions along White Street and the proposed pedestrian improvements.

## Statement of Facts

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

NA

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

The reduced building line area fronts a segment of White Street that terminates at the railroad parallel to the site's northern boundary. This unique physical characteristic limits vehicular traffic on this street and supports the request to allow a reduced building line.

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

The request is justified by the lack of traffic along the dead-end portion of White Street and the proposed pedestrian enhancements. These do not represent a hardship.

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

The request to provide pedestrian enhancements in lieu of strict interpretation of the building line requirement is consistent with the intent of the general purpose of Chapter 42 and the City's goals for improving multimodal mobility.

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

The applicant is providing sidewalks along the entire block, improving pedestrian safety. They are providing a wider sidewalk and an active ground floor use along the reduced building line area.

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

The request is justified by the lack of traffic along the dead-end portion of White Street and the proposed pedestrian enhancements. These do not represent a hardship.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6662  
[www.houstontx.gov](http://www.houstontx.gov)

November 30, 2023

## NOTICE OF VARIANCE

**PROJECT NAME:** Silver Center

**REFERENCE NUMBER:** 2023-2627



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along Center Street between White and Silver Streets. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 5' building line along White Street as opposed to the required 10'. Enclosed are copies of the variance request, site plan and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. A sign with this information has also been posted on the project site. The Houston Planning Commission will hold a public meeting to consider this application.

### **PLANNING COMMISSION MEETING INFORMATION:**

Thursday, December 21, 2023, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.**

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov),

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

**For additional information regarding this project, please call Tom Dueker with Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP at 713-667-0800.** You may also contact Geoff Butler with the Planning and Development Department regarding this notice at 832-393-6528 or [Geoff.butler@houstontx.gov](mailto:Geoff.butler@houstontx.gov). To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

## **TERMINOLOGY**

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

## **PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION**

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

## **PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION**

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

## **CITY OF HOUSTON SEC. 42-82 AND 42-83**

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

## **PROPERTY OWNERSHIP INFORMATION**

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



**Agenda Item:** 136  
**Action Date:** 12/21/2023  
**Plat Name:** Wisteria GP  
**Developer:** Wisteria Interests, LLC  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No / Type:** 2023-2875 GP

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Total Acreage:	634.9950	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	405G	ETJ

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**Conditions and requirements for approval:**

- 046. General Plan approval is for street patterns as shown on the plat only. (24)
  - 046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
  - 1.) Provide cul-de-sacs for access to multi-family reserve to avoid stub access.

**Commission Action:**

Grant the requested variance(s) and Approve the plat subject to the conditions listed  
 The Planning Commission granted three variances 1- To exceed intersection spacing by not providing any stubs streets through the western boundary 2- To not provide a second connection between West Road and Longenbaugh Road and 3- To exceed intersection spacing by not providing a north/south connection along the southern boundary east of Peek Road on 12/21/2023. The variance approval was contingent on the proposed land-use. Any change of the land use would make the variance approval invalid and may require a replat.

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission’s action or the conditions or requirements for approval. Call 832-393-6600 and speak with the “Planner of the Day.” The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



**Agenda Item:** 136  
**Action Date:** 12/21/2023  
**Plat Name:** Wisteria GP  
**Developer:** Wisteria Interests, LLC  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No / Type:** 2023-2875 GP

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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: Approved  
 Harris County Flood Control District: Flood Control review - No comments.  
 HPW-OCE- Drainage and Utility: Missing B.L.  
 Dead-end water lines are prohibited within cul-de-sac.  
 Make sure that 10' clearance between public utility to the building foundation.

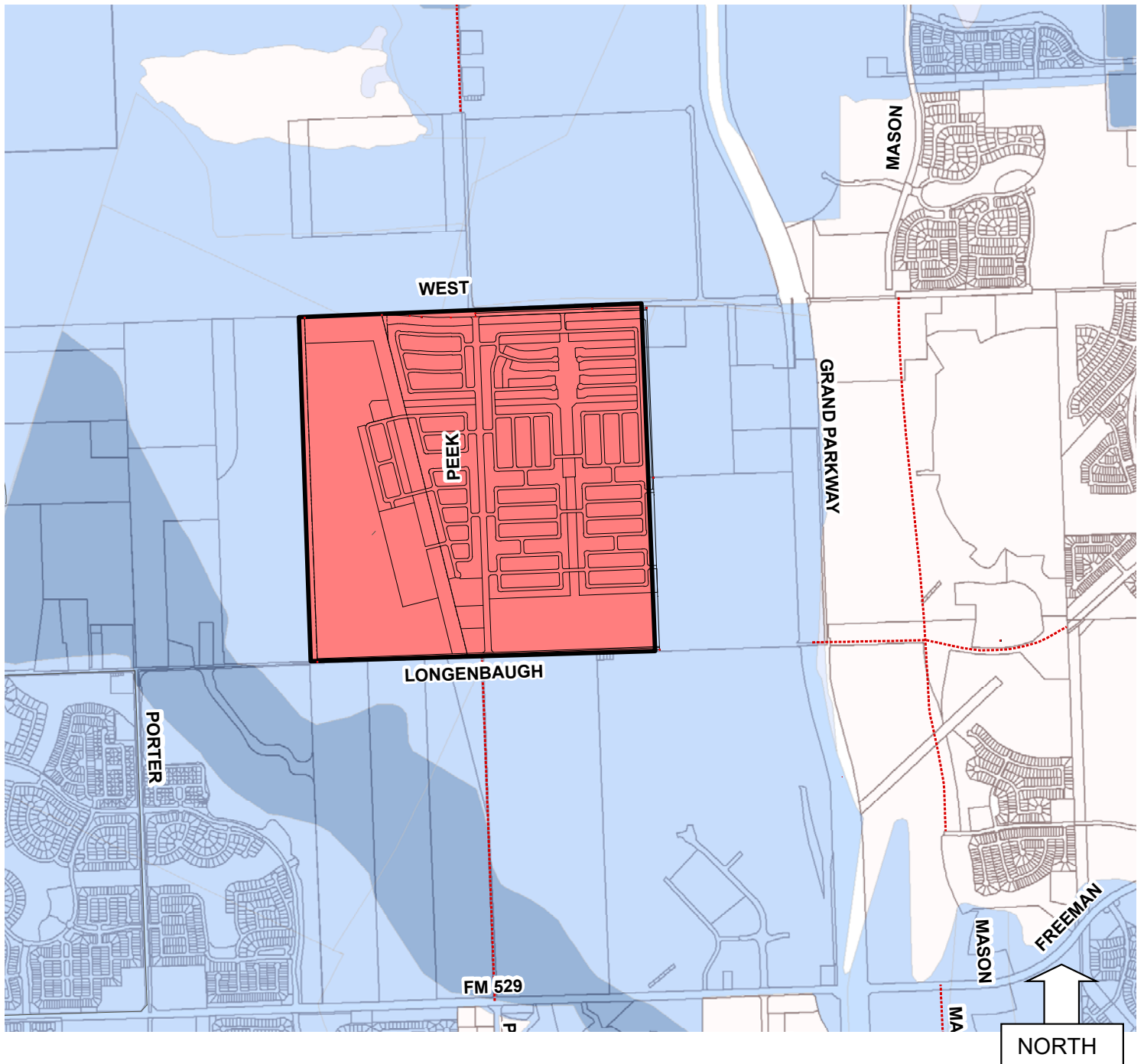
Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)  
 Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (TLGC-232.0026)  
 Ensure that street curves conform to COH IDM standards ((10.3.030)  
 Limited scope TIA\TIA required with site plans to determine traffic impacts, including signal warrant studies and developer construction responsibilities email [trafficpermits@harriscountytx.gov](mailto:trafficpermits@harriscountytx.gov) for further information (HC-permit 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.



Subdivision Name: Wisteria GP

Applicant: LJA Engineering, Inc.



# Houston Planning Commission

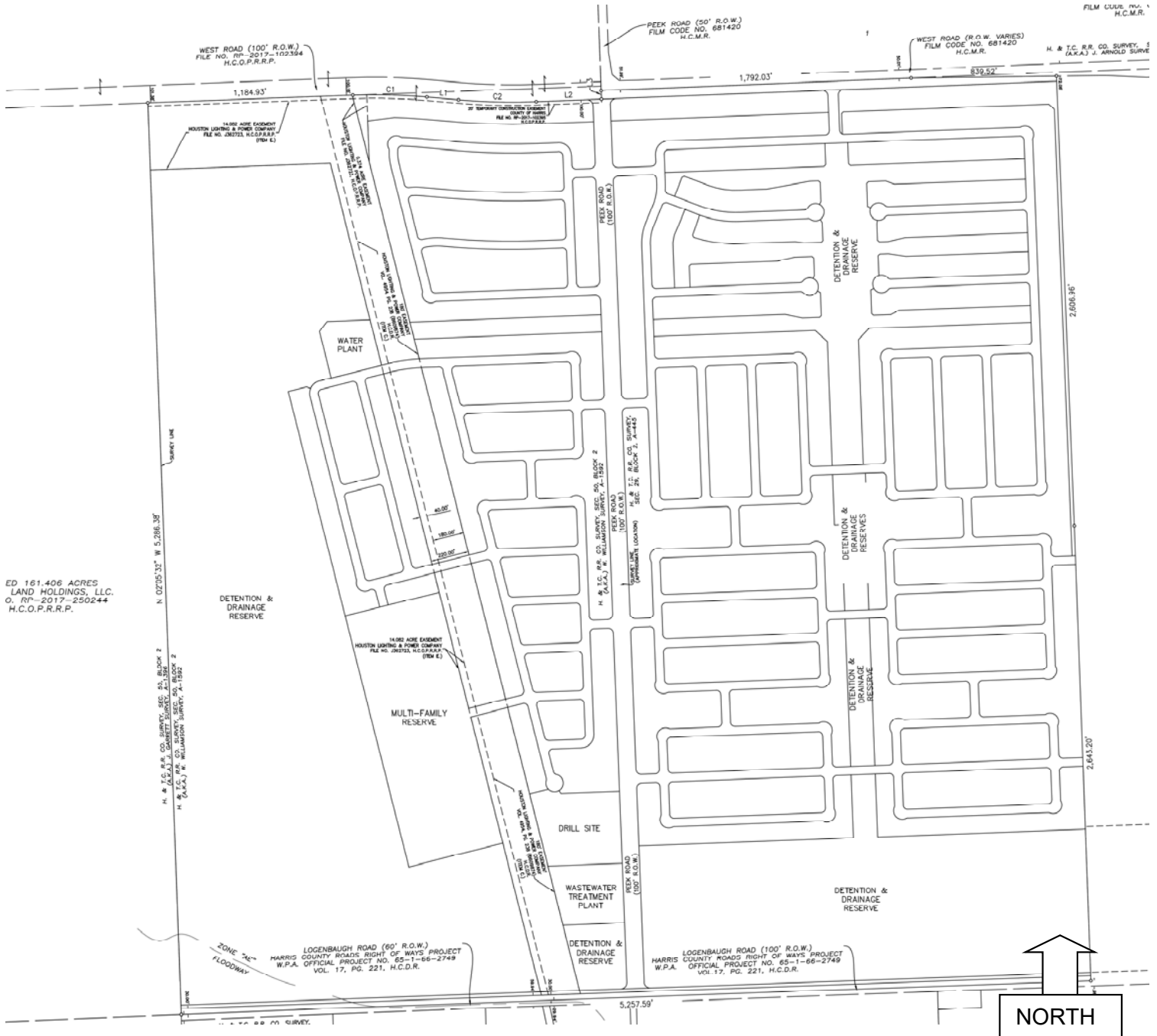
# ITEM: 136

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Wisteria GP

Applicant: LJA Engineering, Inc.

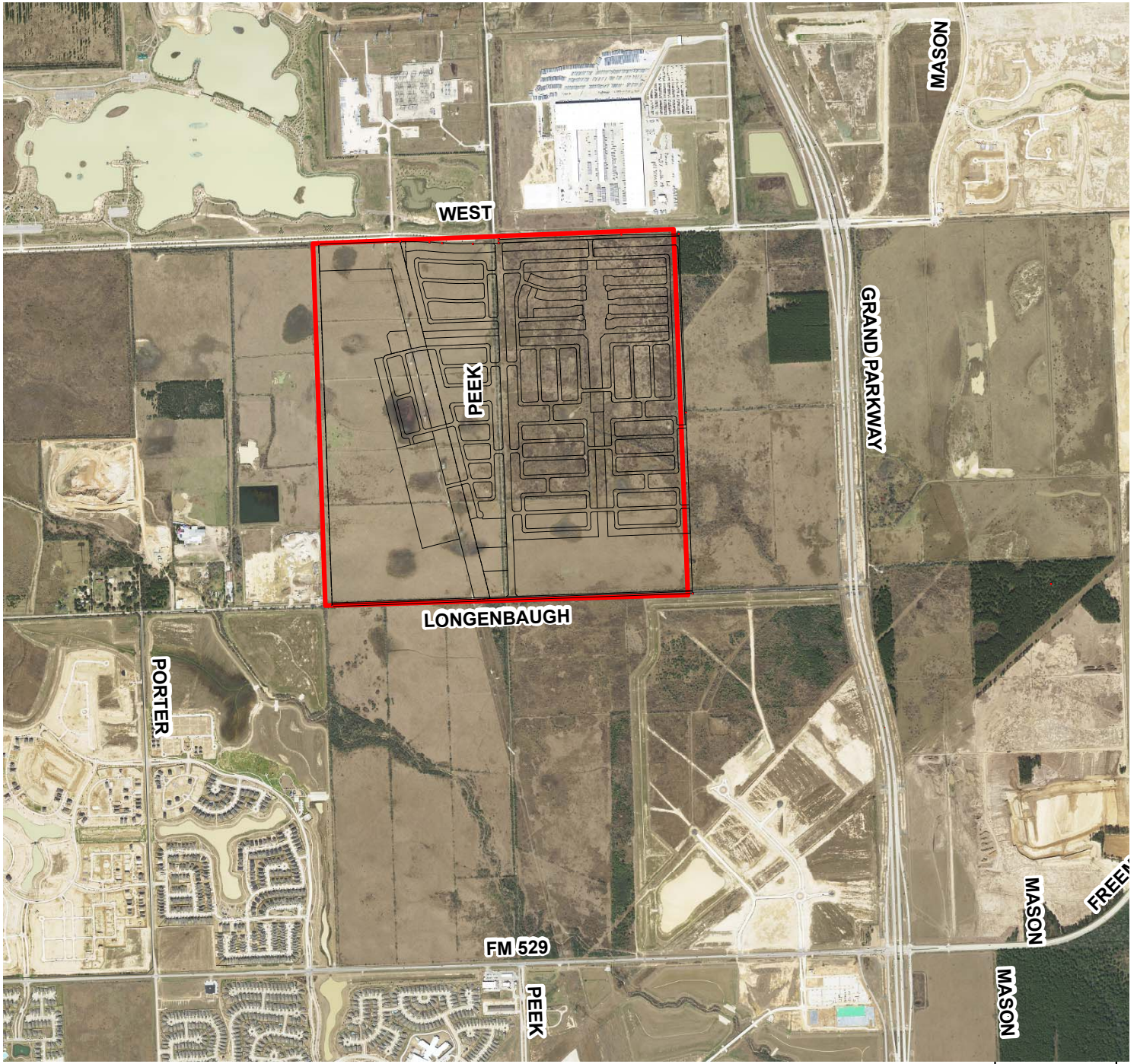


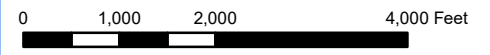
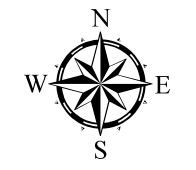
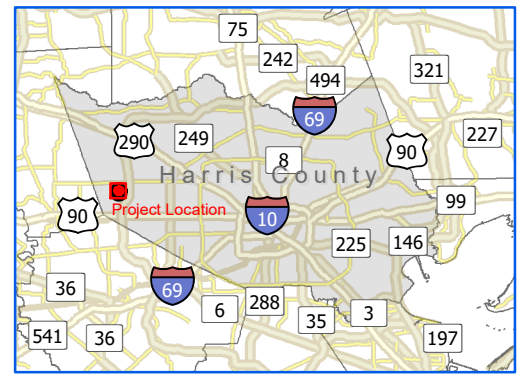
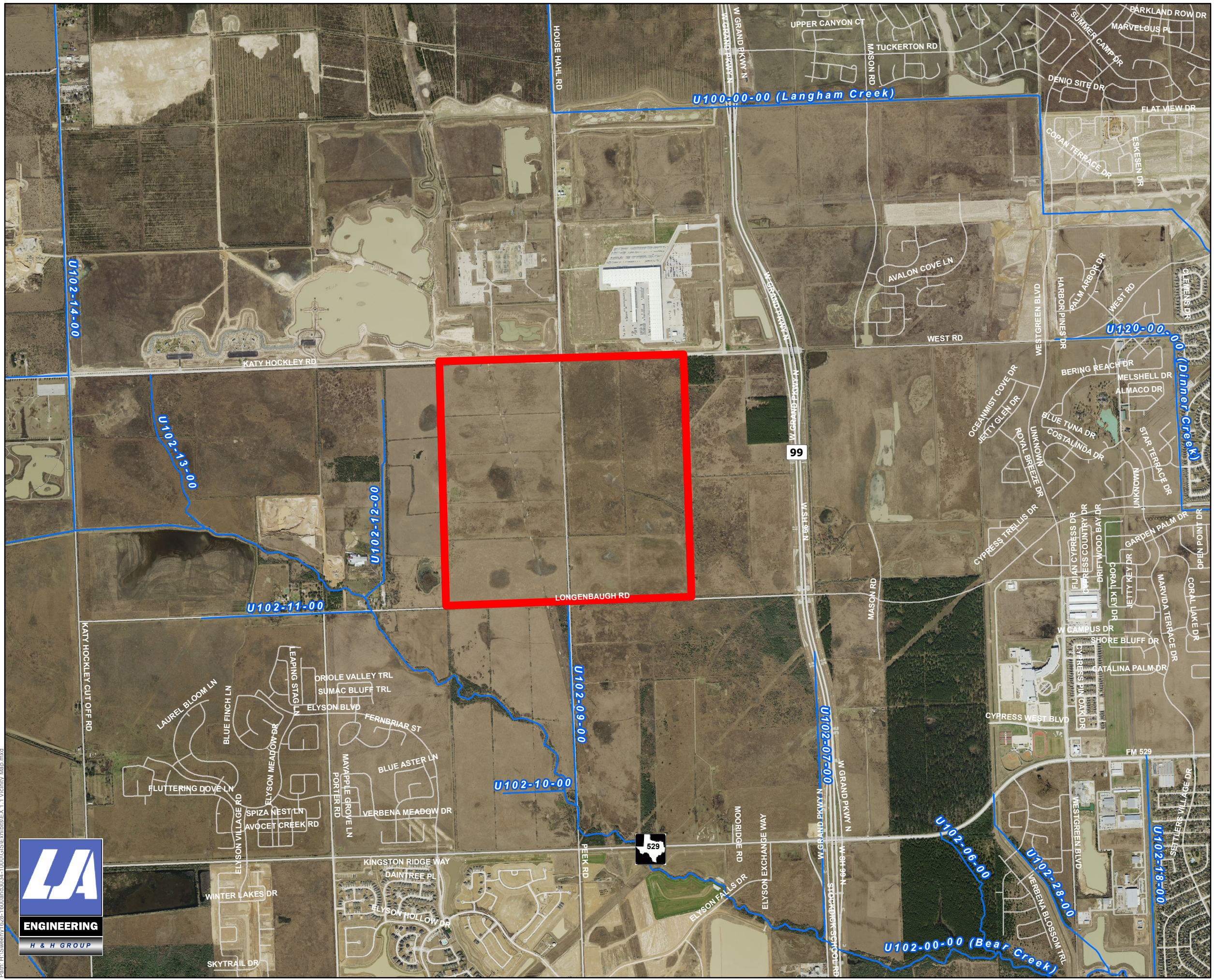
## D – Variances

## Subdivision

Subdivision Name: Wisteria GP

Applicant: LJA Engineering, Inc.





1 Inch Equals 2,000 Feet

Note:  
This exhibit shows pertinent items necessary to illustrate the information described in the text and is not intended to include all physical characteristics of the area.

Data Source:  
Nearmap US PhotoMaps (2019)

**LEGEND**

- Katy Tract
- Streams

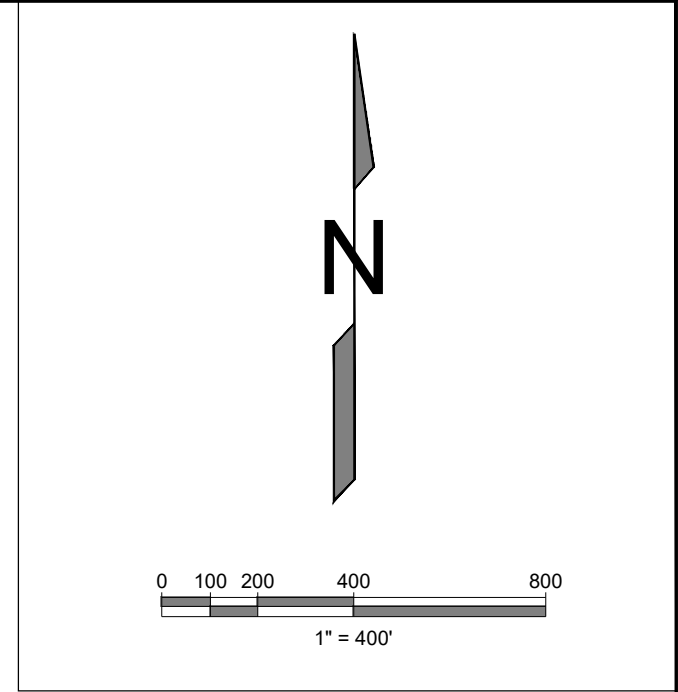
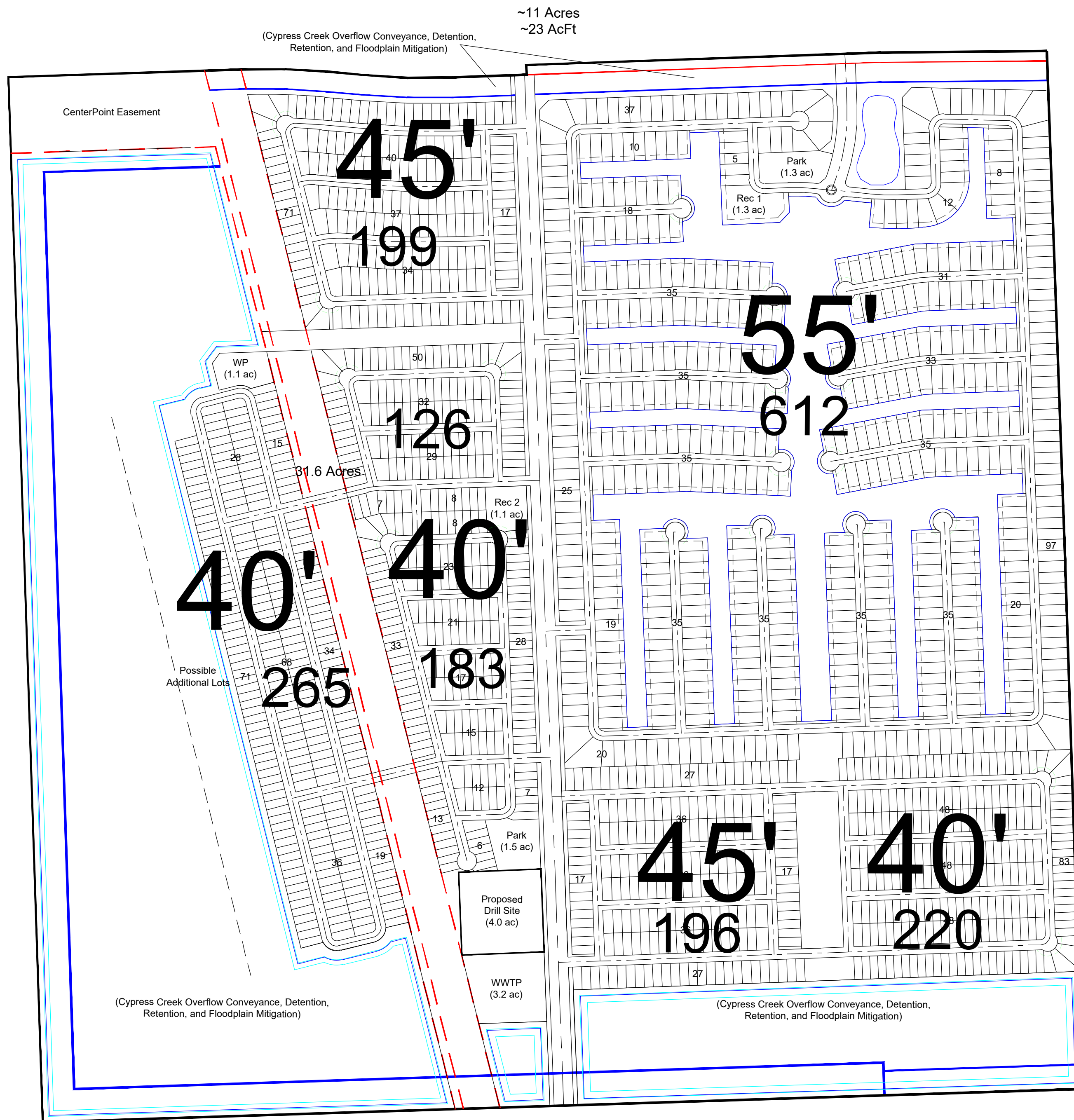
**EXHIBIT 1.1  
VICINITY MAP**

**KATY TRACT  
DRAINAGE IMPACT ANALYSIS**

Date: July 2022 Job No. 1628-1600



Path: H:\Sweeney\1628-1600\GIS\Exhibit\EX 1.1 Vicinity Map.mxd



# 630 AC KATY TRACT

## EXHIBIT 6.4 - 100-YEAR OVERFLOW + LOCAL WATER SURFACE COMPARISON

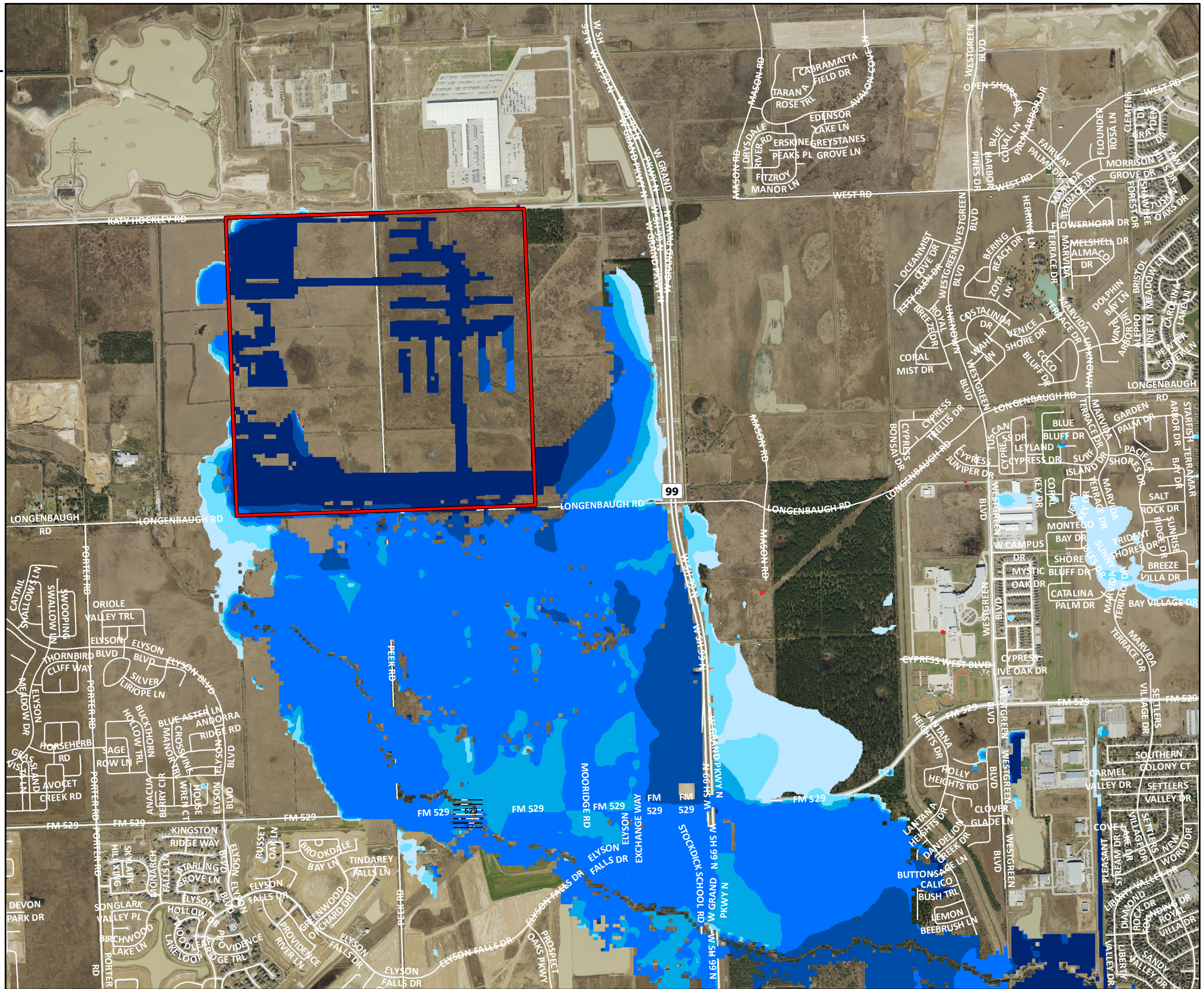
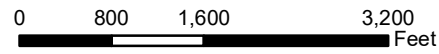
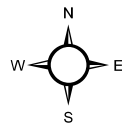
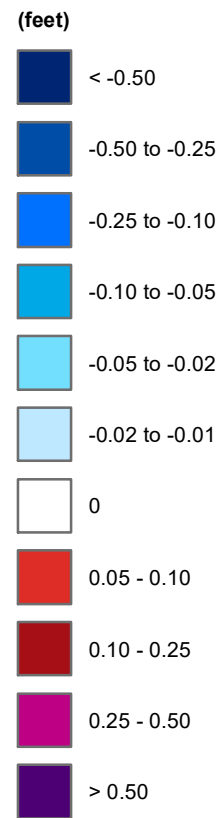
ADDICKS DAM WATERSHED  
 ADDICKS ADDITIONAL CRITERIA ANALYSIS  
 AND DRAINAGE IMPACTS AREA  
 LOMR: 20-06-2933P (APPROX. 508.5 AC.)  
 LOMR: 20-06-3120P (APPROX. 148.5 AC.)

JULY 2022

### LEGEND

 PROJECT LOCATION

### WSE Difference





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**Application Number:** 2023-2875

**Plat Name:** Wisteria GP

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

**Date Submitted:** 12/11/2023

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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.

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**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To exceed intersection spacing requirements and to not provide north to south street along the southeastern boundary of the Wisteria General Plan.

**Chapter 42 Section:** 127

**Chapter 42 Reference:**

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.

### 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 general plan of Wisteria is located within Harris County, and in the City of Houston ETJ. The tract is bordered to the north by West Road and bordered to the south by Longenbaugh Road, both major thoroughfares. East property boundary is approximately 2,184 feet from highway 99, the Grand Parkway. Per the Major Thoroughfare & Freeway Plan, Peek Road, a major thoroughfare, will extend southward through the Wisteria property providing street access for this development and surrounding areas. Property is within the 100-year floodplain zone, and within the Cypress Creek Overflow. Tract is also part of the Bear Creek (HCFCD Unit No. U102-00-00) sub-basin located in the Addick's Reservoir Watershed. Cypress Creek overflow crosses the tract from northwest to southeast, and water within Bear Creek overflows northeast out of the creek banks and heads from southwest to northeast across the property. These two flows combine both from the northwest and southwest and head east. Mitigation is provided in the proposed on-site detention and mitigation basins to intercept the Cypress Creek overflow and connect to the channel that runs from west to east along the south side of the property which cannot increase, concentrate, or divert the overflow that would increase discharges or water surface elevations on areas outside of the development. A large detention/amenity pond resides in the center of all the development. Extending streets south to Longenbaugh Road through these existing conditions and necessary mitigation would not be practical.

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

Supporting the variance is not the result of a hardship created or imposed by the applicant. The existing Cypress Creek, Bear Creek and the 100-year floodplain mitigation requirements negatively affect street connectivity to Longenbaugh Road for access of the residential developments. All the future residential properties will have access to Peek Road, West Road, Longenbaugh Road, and future connectivity to the east of the tract. Additional north-south streets to the south property boundary would not be beneficial because of the drainage and detention area needed for flooding.

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

The intent and general purpose of this chapter will be preserved and maintained because drainage and flood mitigation will be maintained, and the Wisteria development will provide needed residential development which will provide sufficient circulation to 3 major thoroughfares: Peek Road, West Road, Longenbaugh Road, and future right-of-way to the abutting east property.

**(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 the public health, safety or welfare because the proposed Wisteria General Plan will provide circulation and points of access which will increase as future developments to the east begin. Extending multiple streets to the south boundary would inhibit the effectiveness of drainage and flood mitigation which is greatly needed in this area.

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

Economic hardship is not the sole justification of the variance because of the existing conditions on the property, surrounding area and required mitigation.





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**Application Number:** 2023-2875

**Plat Name:** Wisteria GP

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

**Date Submitted:** 12/11/2023

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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.

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**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To exceed intersection spacing requirements and to not provide east-west streets along the western boundary of the Wisteria General Plan.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Intersections of Local Streets. (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

### Statement of Facts

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

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

The proposed general plan of Wisteria is located within Harris County, and in the City of Houston ETJ. The tract is bordered to the north by West Road and bordered to the south by Logenbaugh Road, both major thoroughfares. Per the Major Thoroughfare & Freeway Plan, Peek Road, a major thoroughfare, will extend southward through the Wisteria property providing street access for this development and surrounding areas. Property is within the 100-year floodplain zone, and within the Cypress Creek Overflow. Tract is also part of the Bear Creek (HCFCD Unit No. U102-00-00) sub-basin located in the Addick's Reservoir Watershed. Cypress Creek overflow crosses the tract from northwest to southeast, and water within Bear Creek overflows northeast out of the creek banks and heads from southwest to northeast across the property. These two flows combine both from the northwest and southwest and head east. A portion of the abutting west property is being utilized as a channel to convey flow to the ultimate destination. Therefore, a drainage easement has been acquired from the landowner for these purposes. Mitigation is provided in the proposed on-site detention and mitigation basins to intercept the Cypress Creek overflow and will not increase, concentrate, or divert the overflow that would increase discharges or water surface elevations on areas outside of the development. Additionally, there is also an Electrical Transmission Corridor running across the western portion of the tract. Extending streets to the west boundary through these existing conditions and necessary mitigation would not be practical.

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

Supporting the variance is not the result of a hardship created or imposed by the applicant. The existing Transmission Corridor has been functioning for many decades and it is unlikely that this will change anytime soon. With Cypress Creek, Bear Creek and the 100-year floodplain mitigation requirements, it is highly unlikely that residential development will develop westward. All the future residential properties will have access to Peek Road, West Road, and Logenbaugh Road. East-west streets to the west property boundary would not be beneficial to best address flooding and drainage in the area.

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

The intent and general purpose of this chapter will be preserved and maintained because drainage and flood mitigation will be maintained, and the Wisteria development will provide needed residential development which will provide sufficient circulation to 3 major thoroughfares: Peek Road, West Road, Logenbaugh Road, and future right-of-way to the abutting east property.

**(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 the public health, safety or welfare because the proposed Wisteria General Plan will provide circulation and points of access which will increase as future developments to the east begin. Providing streets along the west boundary would inhibit the effectiveness of drainage and flood mitigation which is greatly needed in this area.

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

Economic hardship is not the sole justification of the variance because of the existing conditions on the property and surrounding area.



**Application No:** 2023-2875

**Agenda Item:** 136

**PC Action Date:** 12/21/2023

**Plat Name:** Wisteria GP

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

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

**Chapter 42 Sections:** 128; 189; 127

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

To exceed intersection spacing requirements and to not provide east-west streets along the western boundary of the Wisteria General Plan.;

To not provide a secondary point of access from West Road to Logenbaugh Road on the Wisteria General Plan. ;

To exceed intersection spacing requirements and to not provide north to south street along the southeastern boundary of the Wisteria General Plan.;

**Basis of Recommendation:**

The subject site is a nearly 635 Acres property located in the Harris County Extraterritorial Jurisdiction, Spanning between Longenbaugh Road and West Road, west of the Grand Parkway. The applicant is proposing a Single-family subdivision with large detention/drainage reserves and a multi-family reserve while requesting 3 variances: 1- To exceed intersection spacing by not providing any stubs streets through the western boundary; 2- TO no provide a second connection between West Road and Longenbaugh Road; and 3- to exceed intersection spacing by not providing a north/south connection along the southern boundary east of Peek Road. Staff is in support of the requested variances.

The full site is within the 100- year floodplain with the large detention/drainage in the western portion of the GP intending to address the overflow from Bear Creek to the southwest, and Cypress Creek to the northwest. There is an existing transmission corridor through the western side of the GP. The necessary mitigation basins in the detention reserves to the south and west, the hindrance of the transmission corridor and the HCFCD fee strip to the west make additional ROW connections to the west and south infeasible. The GP proposes to create a portion of Peek Road, a major thoroughfare and said thoroughfare will supply sufficient connectivity to the proposed development. Harris County Engineering Dept is in support of the requested variances.

Staff recommendation is to Grant the variances and approve the plat subject to CPC101 form conditions.

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## 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 heavy overflow from Bear Creek and Cypress Creek, as well as the Existing Transmission corridor create a large natural barrier to the west and south that require large detention reserves and mitigation basins. The unusual physical conditions of the site would make additional ROWS connections to the west and south infeasible.

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

The physical conditions of the site are existing circumstances that support granting the variance.

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

The creation of Peek Road, a major thoroughfare, provides sufficient connectivity and circulation to meet the intent of the ordinance as ROW connections through the proposed Drainage and detention would not be in the interest of the health and safety of the public.

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

Granting the variance would be sound public policy as ROWS through the transmission corridor and the proposed detention and drainage would be injurious to public health and safety.

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

The stated physical conditions of the site and not economic concerns are the hardship supporting the granting of the variance.



Agenda Item: 137
Action Date: 12/21/2023
Plat Name: Grand Prairie Highlands Sec 11
Developer: Friendswood Development Company
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2023-2816 C3P

Total Acreage: 32.0830 Total Reserve Acreage: 1.8500
Number of Lots: 173 Number of Multifamily Units: 0
COH Park Sector: 0 Street Type (Category): Public
Water Type: Existing Utility District Wastewater Type: Existing Utility District
Drainage Type: Storm Sewer Utility District:
County Zip Key Map © City / ETJ
Harris 77447 323Q ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Kickapoo Road Street Dedication Sec 2 And Grand Prairie Highlands Secs 5 & 10 must be recorded prior to or simultaneously with this plat.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
137. Reverse curves for collector and local streets shall have a minimum centerline radius of 300 feet and be separated by a tangent distance of not less than 50 feet. (132)
1.) Provide NAD Note.
2.) Provide Adequate Wastewater note.

Commission Action:

Grant the requested special exception(s) and Approve the plat subject to the conditions listed
The Planning Commission granted a Special Exception to exceed 1400' intersection spacing by 140' between Proposed Red Horizon Lane and Rolling Tundra Way to the north. The variance approval was contingent on the proposed land-use. Any change of the land use would make the variance approval invalid and may require a replat.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at 611 Walker Street, Sixth Floor, Houston, Texas 77002.



**Agenda Item:** 137  
**Action Date:** 12/21/2023  
**Plat Name:** Grand Prairie Highlands Sec 11  
**Developer:** Friendswood Development Company  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**App No / Type:** 2023-2816 C3P

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***For Your Information:***

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

CenterPoint: 1--BLK 5 L 14, 15, 52, 53: Rear UE should run the full length of the rear lot line  
2—Split UEs: Outside portion should have label for separate instrument recording info

HPW-HW- IDS: APPROVE

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

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

Addressing: The road designation for GOLDEN CORRAL is CROSSING on the plat, but LANE in the application. Please ensure the plat and application reflect the same information.

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

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

Sec 10 and Kickapoo Road will need to be recorded prior to or simultaneously with this plat (chapter 42-120)

Crossing is not an approved suffix. please change suffix for final plat submittal (Appendix K-county regs)

UVE should be checked at Bison Haven Dr and Shortgrass Plain Ln. UVE exhibit should be emailed to TPDUVE@eng.hctx.net (IDM chapter 10-COH geometric design guidelines, 10-44)

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

# Houston Planning Commission

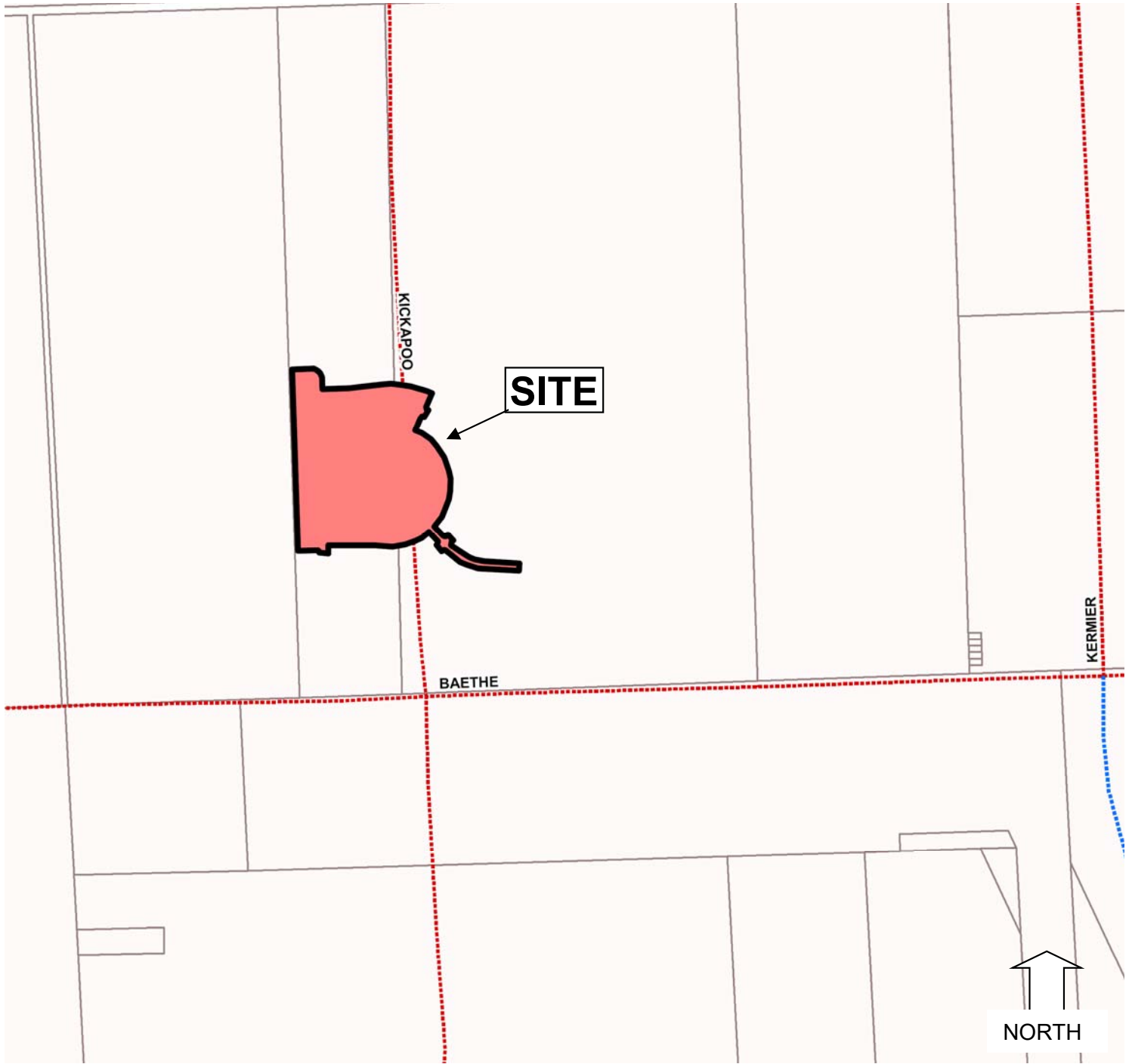
# ITEM: 137

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Grand Prairie Highlands Sec 11

Applicant: LJA engineering, Inc. – (Houston Office)



**E - Special Exceptions**

**Site Location**

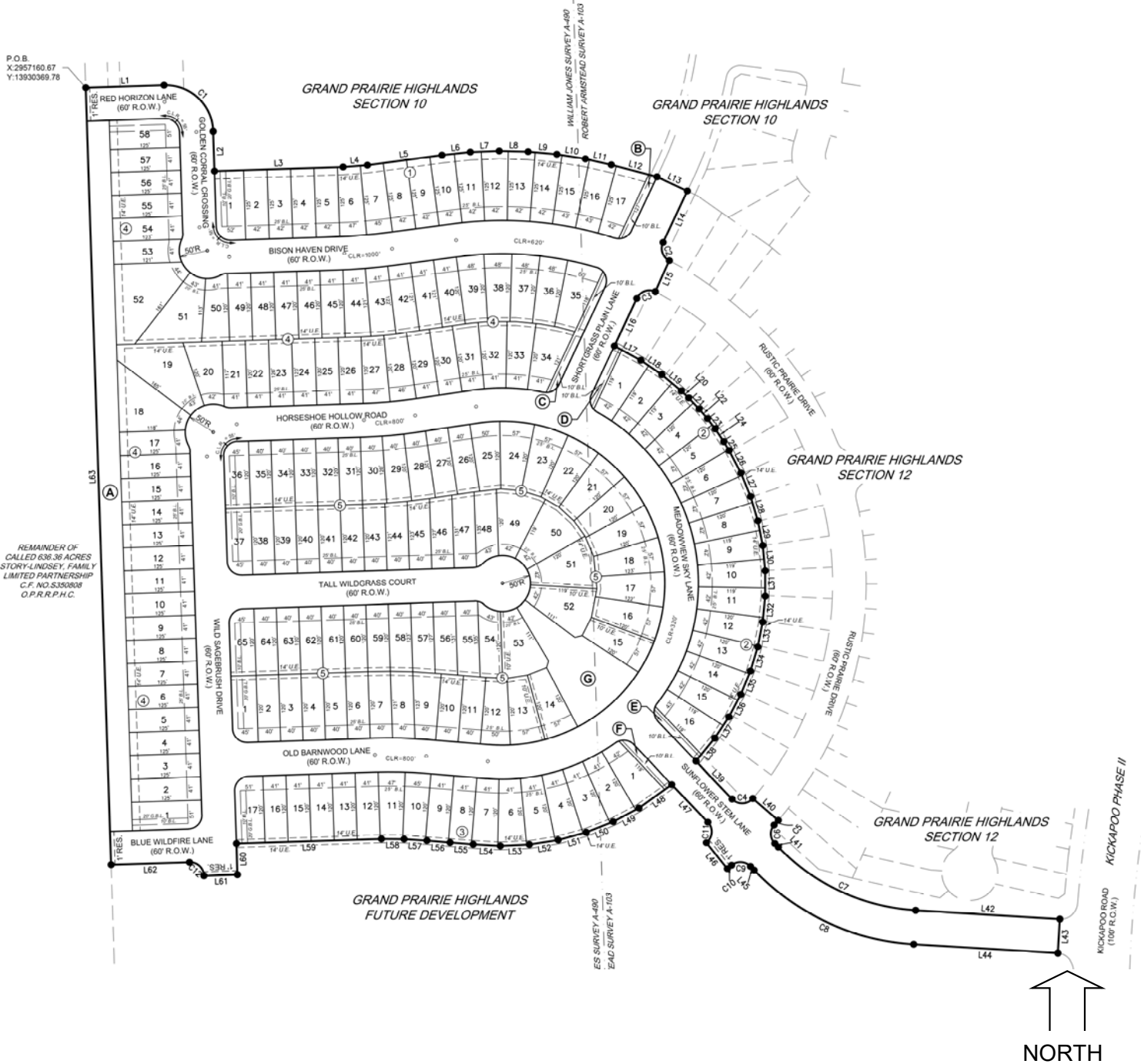
# Houston Planning Commission ITEM: 137

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Grand Prairie Highlands Sec 11

Applicant: LJA engineering, Inc. – (Houston Office)



E - Special Exceptions

Subdivision



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# Houston Planning Commission

# ITEM: 137

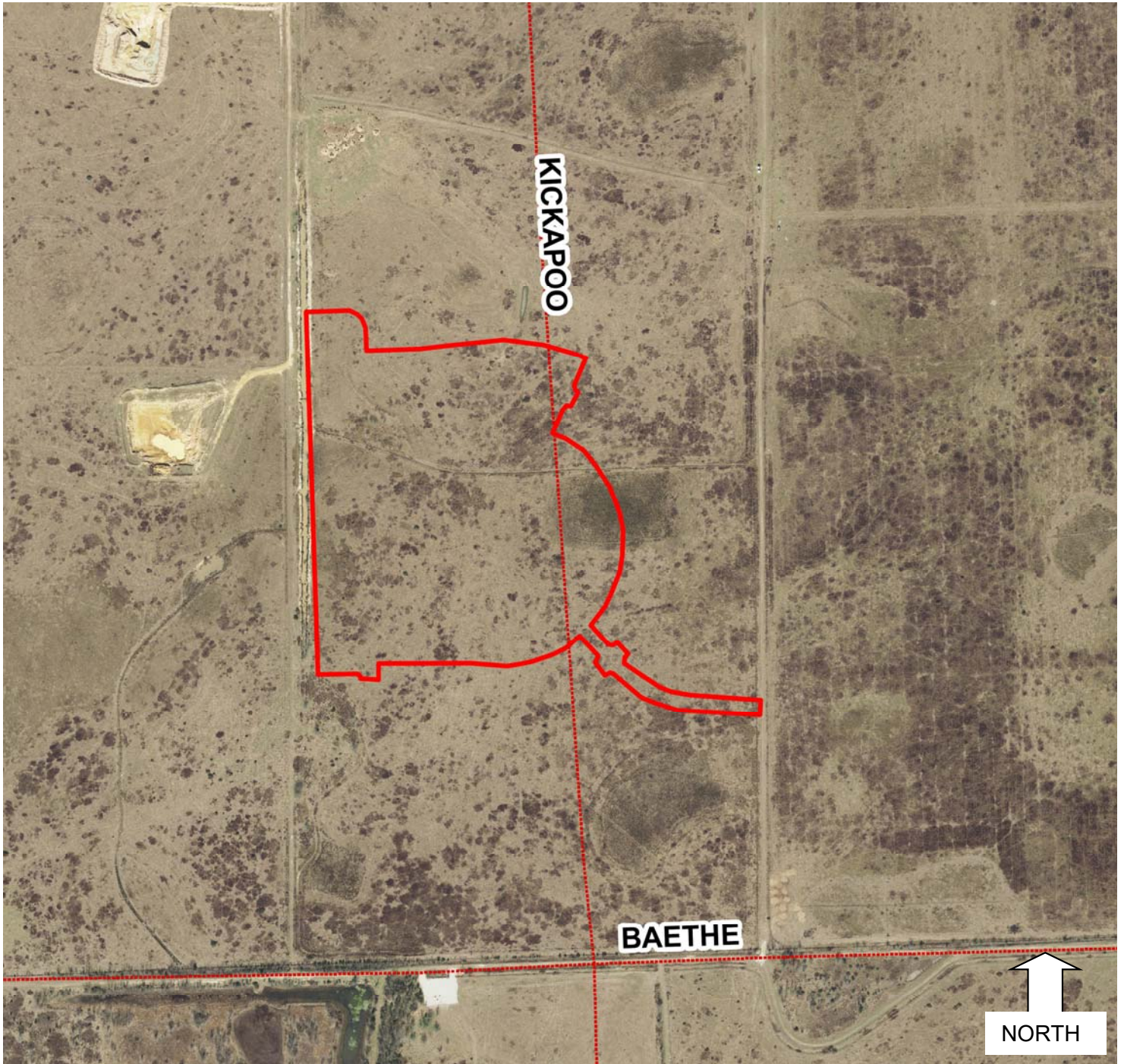
Planning and Development Department

Meeting Date: 12/21/2023

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Subdivision Name: Grand Prairie Highlands Sec 11

Applicant: LJA engineering, Inc. – (Houston Office)

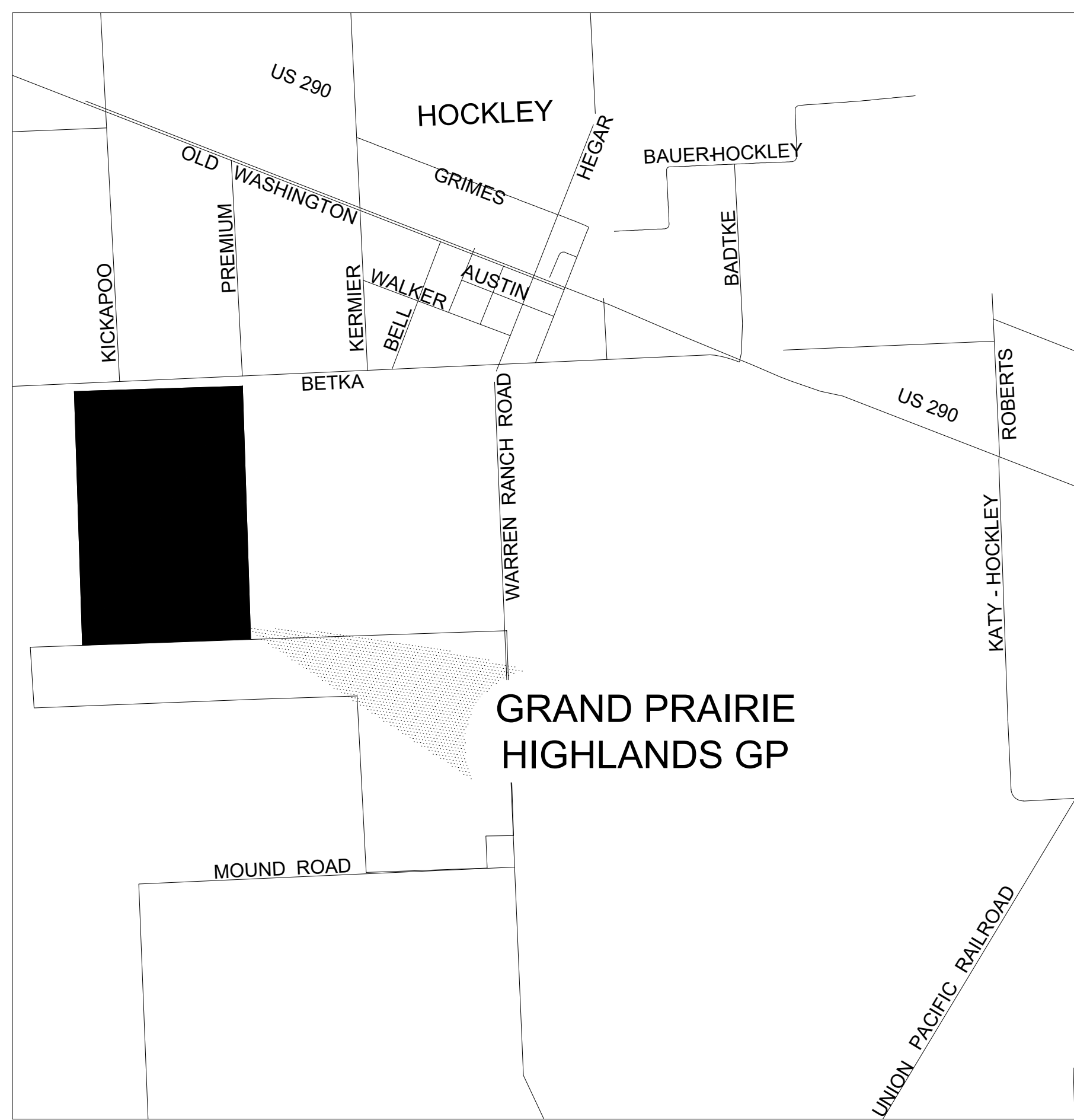


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**E - Special Exceptions**

**Aerial**

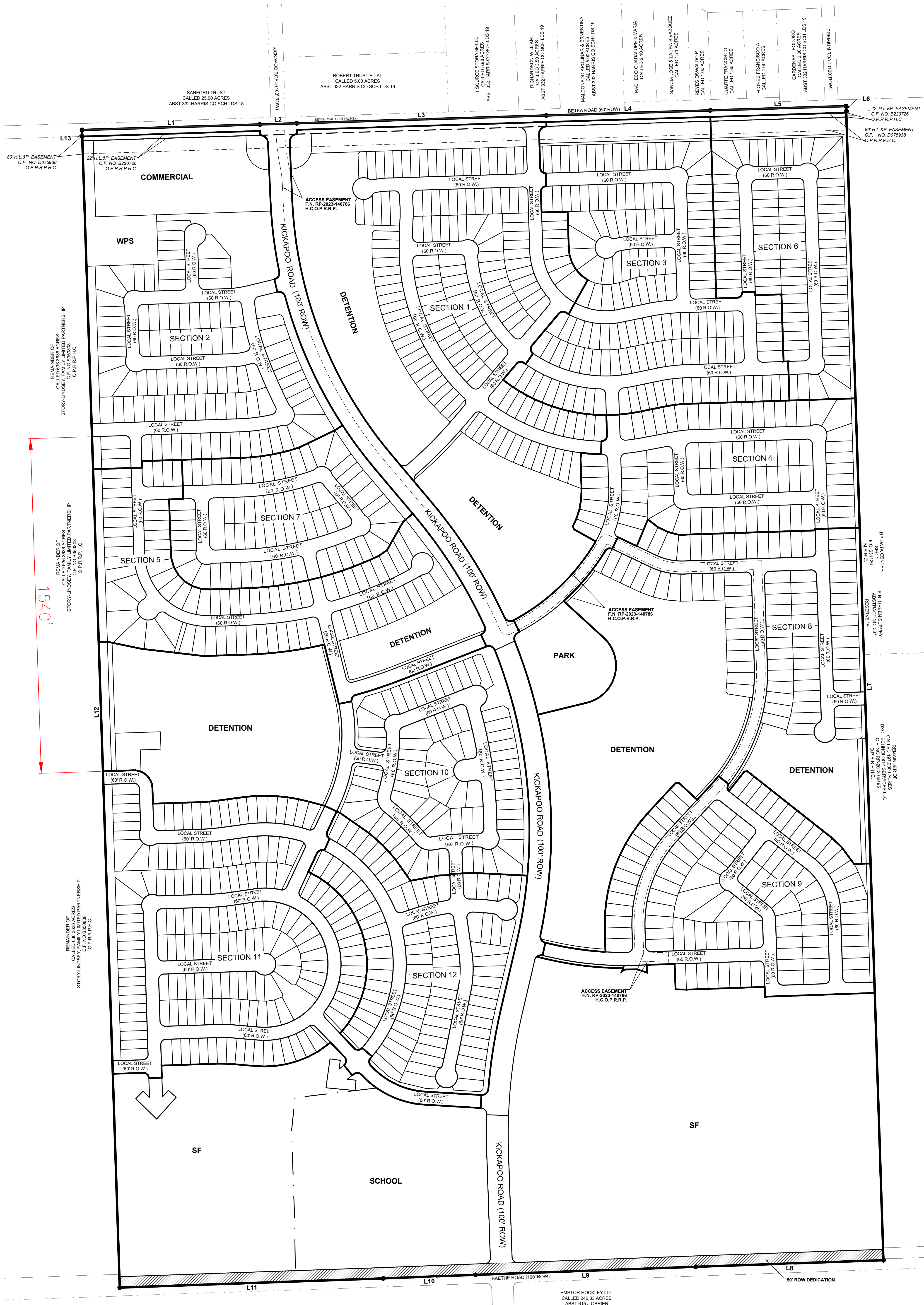
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Vicinity Map  
(Not to scale)

LINE	BEARING	DISTANCE
L1	S 88°12'46" W	818'
L2	S 88°12'46" W	170'
L3	S 88°12'46" W	1148'
L4	S 88°12'46" W	754'
L5	S 88°12'46" W	625'
L6	N 01°51'28" W	30'
L7	N 01°51'28" W	5281'
L8	N 87°59'15" E	863'
L9	N 87°54'28" E	1014'
L10	N 87°46'27" E	424'
L11	N 88°00'05" E	1212'
L12	S 01°52'08" E	5297'
L13	S 01°52'08" E	30'

- LEGEND
- B.L. INDICATES BUILDING LINE
  - U.E. INDICATES UTILITY EASEMENT
  - O.P.R.P.H.C. INDICATES OFFICIAL PUBLIC RECORDS REAL PROPERTY HARRIS COUNTY
  - R.O.W. INDICATES RIGHT-OF-WAY
  - DOC. NO. INDICATES DOCUMENT NUMBER
  - H.C.O.P.R.P. INDICATES HARRIS COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
  - F.N. INDICATES FILE NUMBER



A Special Exception Exhibit for  
**GRAND PRAIRIE HIGHLANDS**  
 SECTION 11 PRELIMINARY PLAT

OWNER:  
**FRIENDSWOOD DEVELOPMENT COMPANY**



DISCLAIMER AND LIMITED WARRANTY  
 THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF HOUSTON ORDINANCES GOVERNING LAND PLATTING IN EFFECT AT THE TIME THIS PLAT WAS PREPARED. THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE FOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE HOUSTON PLANNING COMMISSION. THIS PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER LJA ENGINEERING, INC. NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE ACCURACY, LOCATION, QUALITY, CHARACTER OF ACTUAL CONSTRUCTION, SAFETY OR SUITABILITY TO THE PURPOSES INTENDED, OR ANY UTILITIES OR OTHER FACILITIES IN, ON, OVER OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT. ANY DRY UTILITIES SHOWN ON THIS PLAT (POWER, GAS, TELEPHONE, CABLE, ETC.) HAVE NOT BEEN RECENTLY REVIEWED NOR APPROVED BY ANY DRY UTILITY PROVIDER. ANY DRY UTILITY ONE-LINES SHOWN ON THIS PLAT ARE CONCEPTUAL AND BASED SOLELY ON THE LOCATION OF THE PROPOSED DRY UTILITY EASEMENTS LOCATED IN THE LOTS.



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**Application Number:** 2023-2816  
**Plat Name:** Grand Prairie Highlands Sec 11  
**Applicant:** LJA Engineering, Inc.- (Houston Office)  
**Date Submitted:** 12/08/2023

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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.

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**(Sec. 42-48 and Sec. 42-82)**

**Specific requirement for which the special exception is being sought:**

To exceed maximum intersection spacing allowed for local streets by 140 feet.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Sec 42-128. Intersections of local streets (a) A local street shall intersect with a public local street, a collector street or another major thoroughfare at least every 1,400 feet.

### Statement of Facts

**(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;**

Grand Prairie Highlands is an approximately 427-acre residential subdivision bounded by Betka Road on the north and Baethe Road on the south. The property is accessed via the two aforementioned roads and proposes additional access via the stub streets along the eastern and western boundaries. A detention facility in Section 10 directly to the north will provide the needed drainage for this development. Due to the location of the required detention pond, the proposed stub street located along the western plat boundary exceeds the minimum 1,400-foot intersection spacing requirement. The stub street exceeds the requirement by 140 feet, which is not more than 10% of the requirement. The project will have three access points on the western boundary that will meet the overall intent of the regulation.

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 because there will be adequate traffic flow and a means of ingress and egress throughout the site.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

The modification of the standard requested is not disproportionate to the requirement of the standard because the intersection spacing will not exceed 10% of the 1,400-foot requirement.

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

This chapter's intent and general purposes will be preserved and maintained because the intersection spacing does not exceed the minimum requirement by 10%, which equals 140 feet, due

to the location of a drainage pond. The subdivision will also provide adequate circulation and access despite the special exception.

**(5) The granting of the special exception will not be injurious to the public health, safety or welfare.**

The granting of the special exception will not be injurious to the public health, safety, or welfare because there will be adequate traffic flow provided with three means of ingress and egress on the western boundary of Grand Prairie Highlands.



Application No: 2023-2816  
Agenda Item: 137  
PC Action Date: 12/21/2023  
Plat Name: Grand Prairie Highlands Sec 11  
Applicant: LJA Engineering, Inc.- (Houston Office)

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

**Chapter 42 Sections: 128**

**Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)**

To exceed maximum intersection spacing allowed for local streets by 140 feet.;

**Basis of Recommendation:**

The subject site is a 32 acre property located in the Harris County Extraterritorial Jurisdiction, South of Betka Road, and west of proposed Kickapoo Road. The applicant is proposing a single-family subdivision and is requesting a Special Exception to exceed the 1400' intersection spacing along the western boundary by 140'. Staff is in support of the requested Special Exception. The site is out of the Grand Prairie Highlands GP which proposes a large detention reserve to the north as well as a Lift Station. The Request is not disproportionate being only a 10% deviation to the standard and the remaining western stubs all meet the 1400' intersection spacing requirements. Harris County Engineering has no objection to the request. Staff recommendation is to grant the Special Exception and approve the plat subject to CPC101 form conditions.

**Staff Evaluation**

**(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;**

N/A

**(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);**

The granting of the special exception would not be injurious to public health and safety and would meet the intent of the ordinance.

**(3) The modification of the standard requested is not disproportionate to the requirement of the standard;**

The 10% deviation from the 1400' requirement is not disproportionate to the standard.

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

The granting of the special exception would not be injurious to public health and safety and would meet the intent of the ordinance.

**(5) The granting of the special exception will not be injurious to the public health, safety or welfare.**

The granting of the special exception would not be injurious to public health and safety and would meet the intent of the ordinance.



**Agenda Item:** 138  
**Action Date:** 12/21/2023  
**Plat Name:** Lexen Court  
**Developer:** B & amp; U Construction  
**Applicant:** The Interfield Group  
**App No / Type:** 2023-2668 C3R

Total Acreage:	2.0040	Total Reserve Acreage:	0.0000
Number of Lots:	36	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	451D	City

**Conditions and requirements for approval:**

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

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

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

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

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

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

217. Add shared driveway plat notes: 3) The garage portion of each single-family residential unit is setback from the edge of the shared driveway at least 4 feet. Each garage entry is parallel to the shared driveway.

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

223. Indicate the direction of vehicular entry to each garage from the shared driveway (>).

**Commission Action:**

Grant the requested variance(s) and Approve the plat subject to the conditions listed  
Planning Commission granted the request to allow for a 40' wide public street instead of the required 50'.



**Agenda Item:** 138  
**Action Date:** 12/21/2023  
**Plat Name:** Lexen Court  
**Developer:** B & amp; U Construction  
**Applicant:** The Interfield Group  
**App No / Type:** 2023-2668 C3R

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Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission’s action or the conditions or requirements for approval. Call 832-393-6600 and speak with the “Planner of the Day.” The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

***For Your Information:***

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

HPW- TDO- Traffic: 12/06/2023 - 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.

CenterPoint: Any public/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-OCE- Drainage and Utility: Detention is required.

Stormwater quality permit is required.

Lexen drive need to change to minimum 50’.

HPW-HW- IDS: For the creation of this subdivision, a Wastewater and Water Capacity Reservation letter is required. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

\*\* If applicable. The expedited reservation application will address point of connection for water and

wastewater if applicable. Please direct all questions to (832) 394-8888 or [wrcrtechs@houstontx.gov](mailto:wrcrtechs@houstontx.gov).

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

# Houston Planning Commission

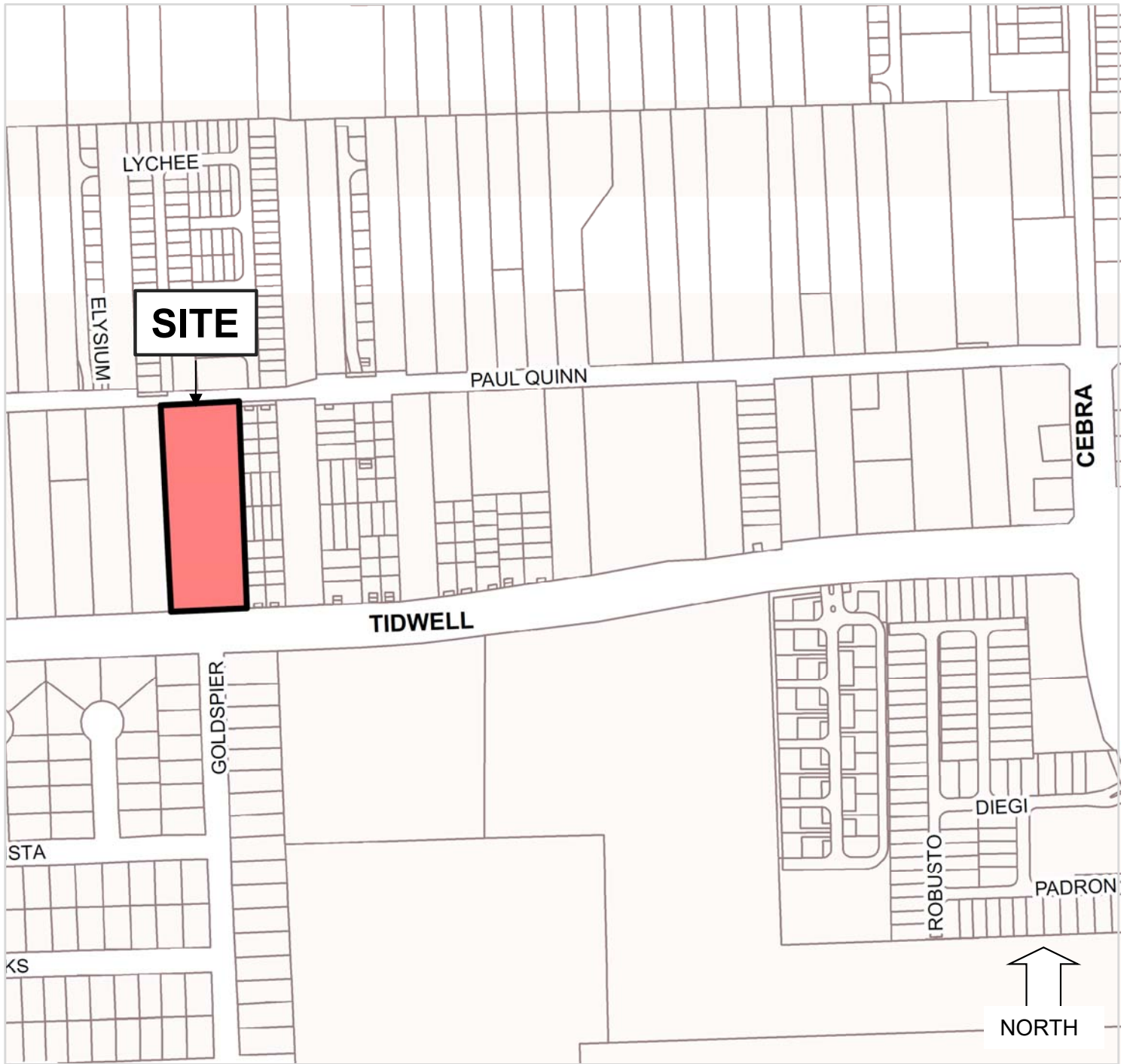
**ITEM: 138**

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Lexen Court (DEF 1)

Applicant: The Interfield Group



**F- Reconsideration of Requirements**

**Site Location**





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# Houston Planning Commission

# ITEM: 138

Planning and Development Department

Meeting Date: 12/21/2023

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Subdivision Name: Lexen Court (DEF 1)

Applicant: The Interfield Group



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**F- Reconsideration of Requirements**

**Aerial**

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PAUL QUINN STREET  
(VARIOUS WIDTH R.O.W.)

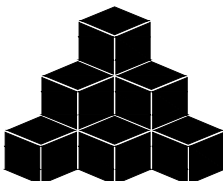
0.0413 ACRES / 1,800 SQ. FT.  
IS HEREBY DEDICATED TO THE PUBLIC FOR R.O.W. PURPOSE.

N87°27'27"E 180.00'

BERTELLIS ROAD  
(60' R.O.W.)

N02°32'33"W 485.00'

S02°32'33"E 485.00'

 <p>The <b>INTERFIELD GROUP</b> engineering   architecture 401 STUDEWOOD, SUITE 300 TEL. (713) 780-0909 HOUSTON, TEXAS 77007 TX. REG. NO. F-5611 WWW.INTERFIELD.NET</p>	<p><b>TITLE</b> LEXEN COURT</p>	
	<p><b>PROJECT</b> 2629 PAUL QUINN</p>	
	<p><b>DATE:</b> 12.04.23</p>	<p><b>PROJ #:</b> 22031.00</p>
	<p><b>DRAWN BY:</b> TO</p>	<p><b>CHECKED BY:</b> MLV</p>
<p><b>SCALE:</b> NTS</p>		<p><b>SHEET NO.</b> <b>SK1</b> OF 1</p>





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**Application No:** 2023-2668  
**Plat Name:** Lexen Court  
**Applicant:** The Interfield Group  
**Date Submitted:** 11/06/2023

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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.

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**(Sec. 42-47 and Sec. 42-81)**

**Specific requirement or condition being sought:**

Specific variance is being sought and extent of the variance is to allow a 40' right-of-way, instead of a 50' right-of-way.

**Chapter 42 Section: 122**

**Chapter 42 Reference:**

Sec. 42-122. – Right-of-way widths - The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: LOCAL STREETS (1) 50 FEET IF ADJACENT TO EXCLUSIVELY SINGLE-FAMILY RESIDENTIAL LOTS;

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

**STATEMENT OF FACTS:**

Lexen Court is located south of Paul Quinn, west of Duoto Street, north of W. Tidwell and east of Bertellis Lane. The proposed development consists of new single-family residences. Lexen Court is located on a tract of land out of Highland Heights Annex No. 4, filed of record in 1926, which predates Chapter 42. This map provided a long 40' wide strip of land to create the public street known as Paul Quinn. Owners of nearby properties have constructed a mix of both commercial and residential use since the filing of the plat. This mixed-use construction now requires Paul Quinn to be widened to 60'. Lexen Court is dedicating a 10' strip of land for this widening, being 0.0143 (1800 SF) of land. In addition, the developer was previously asked to dedicate a 40' wide north/south public street which further denies owner of a 0.3636-acres (15,840 SF) strip of land. The previous variance request, to not provide a public street, was denied. After many meetings and communications with Houston Planning and Public Works, others, several versions of a possible site layouts, the developer conceded to the public street and worked with his architect to design the site that is before you today. The issues we ran across, in trying to provide a shared driveway development, were the depth of the proposed lots, distance required for a shared driveway from Paul Quinn and W. Tidwell and land area for required number of guest parking. The developer worked with this team, in reviewing these options and was advised that the site before you would be best for this situation. The initial suggestion from Houston Planning was to provide a 30' right of way along the west property line, with the abutting property to the west dedicating 10' in the future. The distance of the median nose did not make this possible, so development was forced to provide the entire 40' right of way that aligned with Goldspier Street on the south side of W. Tidwell. The requirement for a 50' public street would further deny the development of land area needed to make this development somewhat feasible for the developer. We are in hopes that Staff and Planning

Commission can see what a devastating situation the public street requirement has already caused this development. The additional width would further burden the developer. We request that you consider allowing this development a 40' right of way, instead of 50', as previously suggested by Staff. The requirement for a wider public street would reduce the available green space that would have been used for detention and resident backyards. There is a possibility that water, sanitary sewer and storm utilities will need to be extended along the new dedicated public street. Lexen Court will provide a pedestrian realm along W. Tidwell, to meet the intent and general purpose of Chapter 42 and will preserve and maintain, to enhance the general character of the block face, with the following: a. Proposed development will include a 7-foot sidewalk along W Tidwell Road b. 4' pedestrian buffer c. More "eyes on the street", by adding more windows to front elevations d. 3" caliper trees e. Yards between right-of-way line and residences will be landscaped and will preserve and enhance the general character of the block face. We hope Staff and Planning Commission will take all matters into consideration, to allow a 40' right of way, instead of 50'. Thank you.



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**Application Number:** 2023-2668

**Plat Name:** Lexen Court

**Applicant:** The Interfield Group

**Date Submitted:** 11/06/2023

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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.

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**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

Specific variance is being sought and extent of the variance is to allow a 40' right-of-way, instead of a 50' right-of-way.

**Chapter 42 Section: 42-122(1)**

**Chapter 42 Reference:**

Right-of-way widths - The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: LOCAL STREETS (1) 50 FEET IF ADJACENT TO EXCLUSIVELY SINGLE-FAMILY RESIDENTIAL LOTS

### **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;**

Lexen Court is located south of Paul Quinn, west of Duoto Street, north of W. Tidwell and east of Bertellis Lane. The proposed development consists of new single-family residences. Lexen Court is located on a tract of land out of Highland Heights Annex No. 4, filed of record in 1926, which predates Chapter 42. This map provided a long 40' wide strip of land to create the public street known as Paul Quinn. Owners of nearby properties have constructed a mix of both commercial and residential use since the filing of the plat. This mixed-use construction now requires Paul Quinn to be widened to 60'. Lexen Court is dedicating a 10' strip of land for this widening, being 0.0143 (1800 SF) of land. In addition, the developer was previously asked to dedicate a 40' wide north/south public street which further denies owner of a 0.3636-acres (15,840 SF) strip of land. The previous variance request, to not provide a public street, was denied. After many meetings and communications with Houston Planning and Public Works, others, several versions of a possible site layouts, the developer conceded to the public street and worked with his architect to design the site that is before you today. The issues we ran across, in trying to provide a shared driveway development, were the depth of the proposed lots, distance required for a shared driveway from Paul Quinn and W. Tidwell and land area for required number of guest parking. The developer worked with this team, in reviewing these options and was advised that the site before you would be best for this situation. The initial suggestion from Houston Planning was to provide a 30' right of way along the west property line, with the abutting property to the west dedicating 10' in the future. The distance of the median nose did not make this possible, so development was forced to provide the entire 40' right of way that aligned with Goldspier Street on the south side of W. Tidwell. The

requirement for a 50' public street would further deny the development of land area needed to make this development somewhat feasible for the developer. We are in hopes that Staff and Planning Commission can see what a devastating situation the public street requirement has already caused this development. The additional width would further burden the developer. We request that you consider allowing this development a 40' right of way, instead of 50', as previously suggested by Staff. The requirement for a wider public street would reduce the available green space that would have been used for detention and resident backyards. There is a possibility that water, sanitary sewer and storm utilities will need to be extended along the new dedicated public street. Lexen Court will provide a pedestrian realm along W. Tidwell, to meet the intent and general purpose of Chapter 42 and will preserve and maintain, to enhance the general character of the block face, with the following: a. Proposed development will include a 7-foot sidewalk along W Tidwell Road b. 4' pedestrian buffer c. More "eyes on the street", by adding more windows to front elevations d. 3" caliper trees e. Yards between right-of-way line and residences will be landscaped and will preserve and enhance the general character of the block face. We hope Staff and Planning Commission will take all matters into consideration, to allow a 40' right of way, instead of 50'. Thank you.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject tract.

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations: 1. Proposed development will include a 6-foot sidewalk along W Tidwell Road 2. 4' pedestrian buffer 3. More "eyes on the street", by adding more windows to front elevations. 4. 3" caliper trees 5. Yards between right-of-way line and residences will be landscaped and will preserve and enhance the general character of the block face.

**(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. Instead, will beautify the block face, without in any way compromising public health or safety.

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

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of existing conditions and beautification of the block face.



**Application No:** 2023-2668  
**Agenda Item:** 138  
**PC Action Date:** 12/21/2023  
**Plat Name:** Lexen Court  
**Applicant:** The Interfield Group

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

**Chapter 42 Sections:** 42-122(1)

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

Specific variance is being sought and extent of the variance is to allow a 40' right-of-way, instead of a 50' right-of-way.;

**Basis of Recommendation:**

The site is located along Tidwell and Paul Quinn between Cebra and Balbo.

The applicant proposes 36 single-family residential lots, mostly accessible by shared driveways and a new public street.

The applicant is requesting reconsideration of the requirement for public street width by providing a 40' street instead of the required 50'.

Staff is in support of this request.

The site is located within the Acres Home Complete Community. This area was recently the subject of a mobility study that highlighted the need for new public streets to accommodate growth. The applicant previously submitted a request for 46 lots with shared access, though this was denied for exceeding the intersection spacing requirement. The applicant initially revised the design to incorporate a public street through their property, though with front loading narrow lots.

The applicant has since revised the request to incorporate shared driveway access from the new public street. This will limit curb cuts along the new street to 1 per every 4 lots, allowing for more green space and less sidewalk obstructions along the new street. Considering the shared access and the need for public streets in this area, and the findings of the Acres Home Mobility Study, staff finds the request to provide a 40' public street to represent sound public policy and recommends approval.

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**Statement of Facts**

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

OR

NA

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

The applicant has since revised the request to incorporate shared driveway access from the new public street. This will limit curb cuts along the new street to 1 per every 4 lots, allowing for more green space and less sidewalk obstructions along the new street. Considering the shared access and the need for public streets in this area, and the findings of the Acres Home Mobility Study, staff finds the request to provide a 40' public street to represent sound public policy and recommends approval.

**(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 justified by the shared lot access and the need for new north-south public street connections within the Acres Home Mobility Study area. These factors do not represent a hardship.

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

The narrower width of this public street meets the intent of Chapter 42 considering the proposed shared access and the need for new public street connections.

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

The additional public street connection is a necessary safety improvement for the Acres Home community considering the high intensity of development and the lack of north-south public streets.

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

The request is justified by the shared lot access and the need for new north-south public street connections within the Acres Home Mobility Study area. These factors do not represent a hardship.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

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November 8, 2023

## NOTICE OF VARIANCE

**PROJECT NAME:** Lexen Court

**REFERENCE NUMBER:** 2023-2668

**ROR/VAR**

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the intersection of W Tidwell Road and Goldspier Street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

The Interfield Group, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 40' right-of-way, instead of a 50' right-of-way, within the property. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. A sign with this information has also been posted on the project site. The Houston Planning Commission will hold a public meeting to consider this application.

### **PLANNING COMMISSION MEETING INFORMATION:**

Thursday, December 7, 2023, beginning at 2:30 p.m.

City Hall Annex Building, 900 Bagby Street

City Council Chamber, Public Level, Houston, Texas

Members of the public may make comments or express concerns about the proposed project by either attending the meeting at City Council Chamber listed above or attending the meeting via Microsoft Teams at the time listed above. The Microsoft Teams meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. **For instruction on how to join the Microsoft Teams meeting, interested persons are advised to check our website 72 hours prior to the Planning Commission meeting: [www.houstonplanning.com](http://www.houstonplanning.com) or Call: 832-393-6624.**

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov),

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624 at least 24 hours in advance of the meeting to sign up to speak.

**For additional information regarding this project, please call Mary Villareal with The Interfield Group at 713-780-0909.** You may also contact the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6624. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

## **TERMINOLOGY**

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

## **PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION**

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

## **PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION**

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

## **CITY OF HOUSTON SEC. 42-82 AND 42-83**

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

## **PROPERTY OWNERSHIP INFORMATION**

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



**Extension of Approval Approval Conditions**

**Agenda Item:** 139  
**Action Date:** 12/21/2023  
**Original Action Date:** 02/02/2023  
**Plat Name:** Anderson Lake Sec 3  
**Developer:** Libert Homes Builders LLC & Group Mak LLC  
**Applicant:** Benchmark Engineering Corporation  
**App No :** 2023-0177  
**App Type:** C3F

Total Acreage:	20.0814	Total Reserve Acreage:	4.3874
Number of Lots:	111	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77053	572W	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.

**Commission Action:**

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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



Extension of Approval Approval Conditions

Agenda Item: 140
Action Date: 12/21/2023
Original Action Date: 01/05/2023
Plat Name: Colonial Heights
Developer: Heights Colonial, LP; West Harris County Municipal Utility District No 5; Katy Promise joint venture
Applicant: City Choice Group, LLC
App No : 2022-2990
App Type: C3F

Table with 4 columns: Property/Utility details, Acreage, Units, and District/Map info. Includes rows for Total Acreage, Number of Lots, COH Park Sector, Water Type, Drainage Type, County, Zip, Key Map, and City/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.

Commission Action:

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at 611 Walker Street, Sixth Floor, Houston, Texas 77002.

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**Extension of Approval Approval Conditions**

**Agenda Item:** 141  
**Action Date:** 12/21/2023  
**Original Action Date:** 01/05/2023  
**Plat Name:** Greenville Estates  
**Developer:** BEC Engineers and Consultants, LLC  
**Applicant:** Windrose  
**App No :** 2022-3045  
**App Type:** C3R

Total Acreage:	2.5000	Total Reserve Acreage:	0.3494
Number of Lots:	38	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574U	City

**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

**Commission Action:**

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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**Extension of Approval Approval Conditions**

**Agenda Item:** 142  
**Action Date:** 12/21/2023  
**Original Action Date:** 01/05/2023  
**Plat Name:** Jackson Village  
**Developer:** NORTH VILLAGE INTERESTS, LTD., A TEXAS  
 LIMITED PARTNERSHIP AIRTEX PLAZA  
 INVESTMENT, L.L.C., A TEXAS  
**Applicant:** EHRA  
**App No :** 2022-3057  
**App Type:** C3F

Total Acreage:	13.2930	Total Reserve Acreage:	4.1300
Number of Lots:	57	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 205
County	Zip	Key Map ©	City / ETJ
Harris	77090	372B	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.

**Commission Action:**

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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





**Extension of Approval Approval Conditions**

**Agenda Item:** 143  
**Action Date:** 12/21/2023  
**Original Action Date:** 01/05/2023  
**Plat Name:** Katy Islamic Center replat no 2 and extension  
**Developer:** Islamic Society of Greater Houston  
**Applicant:** Interland Surveying  
**App No :** 2022-2989  
**App Type:** C2R

Total Acreage:	6.3750	Total Reserve Acreage:	6.1890
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	485J	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.

**Commission Action:**

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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



**Extension of Approval Approval Conditions**

**Agenda Item:** 144  
**Action Date:** 12/21/2023  
**Original Action Date:** 01/19/2023  
**Plat Name:** Metro Maintenance of Way  
**Developer:** METRO  
**Applicant:** GeoSurv, Inc dba TSC Surveying  
**App No :** 2023-0044  
**App Type:** C2R

Total Acreage:	2.7419	Total Reserve Acreage:	2.6719
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493G	City

**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

**Commission Action:**

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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



Extension of Approval Approval Conditions

Agenda Item: 145
Action Date: 12/21/2023
Original Action Date: 01/05/2023
Plat Name: Rothwood Boat and RV Storage
Developer: Rothwood Storage Partners, LLC
Applicant: McKim and Creed
App No : 2022-3016
App Type: C2

Total Acreage: 5.9198 Total Reserve Acreage: 5.9198
Number of Lots: 0 Number of Multifamily Units: 0
COH Park Sector: 0 Street Type (Category): Public
Water Type: Private Well Wastewater Type: Septic Tank
Drainage Type: Open Ditch Utility District:
County Zip Key Map © City / ETJ
Harris 77389 291J 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.

Commission Action:

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at 611 Walker Street, Sixth Floor, Houston, Texas 77002.

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



**Extension of Approval Approval Conditions**

**Agenda Item:** 146  
**Action Date:** 12/21/2023  
**Original Action Date:** 01/05/2023  
**Plat Name:** Shoppes at Shepherd  
**Developer:** Sam Momin  
**Applicant:** Windrose  
**App No :** 2022-2706  
**App Type:** C2R

Total Acreage:	1.9730	Total Reserve Acreage:	1.9730
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452H	City

**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

**Commission Action:**

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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



**Extension of Approval Approval Conditions**

**Agenda Item:** 147  
**Action Date:** 12/21/2023  
**Original Action Date:** 01/05/2023  
**Plat Name:** Springwoods Village Parkway Street Dedication Sec 7  
**Developer:** Harris County Improvement District No. 18  
**Applicant:** C.L. Davis & Company  
**App No :** 2022-2949  
**App Type:** SP

Total Acreage:	1.7579	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County Improvement District 18
County	Zip	Key Map ©	City / ETJ
Harris	77389	291M	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.

**Commission Action:**

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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



Extension of Approval Approval Conditions

Agenda Item: 148
Action Date: 12/21/2023
Original Action Date: 01/05/2023
Plat Name: Terravista Lakes Reserves
Developer: Bovay Engineers, Inc.
Applicant: Windrose
App No : 2022-2945
App Type: C2

Total Acreage: 1.4995 Total Reserve Acreage: 1.3390
Number of Lots: 0 Number of Multifamily Units: 0
COH Park Sector: Street Type (Category): Combination
Water Type: Existing Utility District Wastewater Type: Existing Utility District
Drainage Type: Combination Utility District: Fort Bend County MUD 190
County Zip Key Map © City / ETJ
Fort Bend 77407 526Q ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at 611 Walker Street, Sixth Floor, Houston, Texas 77002.

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



Subdivision Name Change Approval Conditions

Agenda Item: 149
Action Date: 12/21/2023
Plat Name: Harris County Improvement District No 13 Lift Station No 2
Original Action Date: 03/17/2022
Original Plat Name: Harris County Improvement District no 14 Lift Station no 2
Developer: Harris County Improvement District No 14
Applicant: BGE, Inc.
App No : 2022-0539
App Type: C2

Table with 4 columns: Property Attribute, Value, Property Attribute, Value. Includes rows for Total Acreage, Number of Lots, COH Park Sector, Water Type, Drainage Type, County, Total Reserve Acreage, Number of Multifamily Units, Street Type (Category), Wastewater Type, Utility District, Key Map, and City / ETJ.

Subdivision Name Change Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at 611 Walker Street, Sixth Floor, Houston, Texas 77002.

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



**Subdivision Name Change Approval Conditions**

**Agenda Item:** 150  
**Action Date:** 12/21/2023  
**Plat Name:** Nettleton Estates  
**Original Action Date:** 10/19/2023  
**Original Plat Name:** Equitrust Development  
**Developer:** Equitrust Real Estates 1, LLC  
**Applicant:** STUPA INTERNATIONAL LLC  
**App No :** 2023-2310  
**App Type:** C2R

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Z	City

**Subdivision Name Change Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

**Commission Action:**

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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





**Subdivision Name Change Approval Conditions**

**Agenda Item:** 151  
**Action Date:** 12/21/2023  
**Plat Name:** Sunset Valley GP  
**Original Action Date:** 08/24/2023  
**Original Plat Name:** Bauer Road Tract GP  
**Developer:** DR Horton  
**Applicant:** Meta Planning + Design LLC  
**App No :** 2023-1853  
**App Type:** GP

Total Acreage:	82.0000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	285X	ETJ

**Subdivision Name Change Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

**Commission Action:**

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

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

# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 12/21/2023

**ITEM: 152**

**Applicant:** CARLOS MENDEZ

**Contact Person:** CARLOS MENDEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
<b>EAST OF: LOOP 494 NORTH OF: FORD ROAD</b>	<b>23-1724</b>	77365	5772	296G	ETJ

**ADDRESS:** 24077 McShan Lane

**ACREAGE:** 0.5859

**LEGAL DESCRIPTION:**

BEING KNOWN AS LOTS B, C, AND D, OF M.B. YOUNG SUBDIVISION, OUT OF THE MCSHAN ESTATE TRACT, J.M. EVERETT SURVEY, ABSTRACT NO. 197, IN MONTGOMERY COUNTY, TEXAS.

**PURPOSE OF REQUEST:** Mobile Home

## STAFF REPORT

**STAFF RECOMMENDATION:** Approve **BASIS OF**

**RECOMMENDATION:** Meets criteria

**ADDITIONAL INFORMATION**

**PLANNING COMMISSION ACTION:**

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**

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# CERTIFICATE OF COMPLIANCE

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Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

Table with 4 columns: APPLICANT COMPANY, CONTACT PERSON, PHONE NUMBER, EMAIL ADDRESS. Row 1: CoMax Realty, Hadi Maniar, 281-912-8350, admin@h-brealty.com

Table with 6 columns: PROPERTY ADDRESS, FILE NUMBER, ZIP CODE, LAMBERT, KEY MAP, DISTRICT. Row 1: 3102 Le Badie Street, 22116933, 77026, 5459D, 454S, B

Table with 2 columns: Field Name, Value. Fields include HCAD ACCOUNT NUMBER(S), PROPERTY LEGAL DESCRIPTION, PROPERTY OWNER OF RECORD, ACREAGE (SQUARE FEET), WIDTH OF RIGHTS-OF-WAY, EXISTING PAVING SECTION(S), OFF-STREET PARKING REQUIREMENT, OFF-STREET PARKING PROVIDED, LANDSCAPING REQUIREMENTS, LANDSCAPING PROVIDED.

Table with 2 columns: Field Name, Value. Fields include EXISTING STRUCTURE(S) [TYPE; SQ. FT.], PROPOSED STRUCTURE(S) [TYPE; SQ. FT.].

PURPOSE OF VARIANCE REQUEST: To allow a 10' building line in lieu of the ordinance 25' B.L. along a major thoroughfare for a new single-family residence.

CHAPTER 42 REFERENCE(S): Sec. 42-152. – Building line requirement along major thoroughfares. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The variance request to offset the 25' setback coinciding with the property being adjacent to a major thoroughfare to 10" to allot for a proposed single family residence. Historically, the property was amended from its original purpose through dedication through time. Bay Gardens original deed restrictions fully intended for these lots to be designated as residential family building lots as their main intention. Our single family home residential build is aligned with the original intention of the deeds established.

*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. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov).*

- (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 new setback is prohibitive from any practical build. Project feasibility- the setback has already caused the lot owner prior to surrender the property failing to effectively construct failing to create a feasible project due to the irregular layout of the lot. It is impractical to set standard lot setback practices when presented with challenging property layouts:

- (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;**

A 25' setback would effectively diminish the opportunity to feasibly build. The property changed it's dedication through the course of time as 59 and 610 came in and changed the original intention of the neighborhood.

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

We have taken every step reasonable in accordance with city guidelines to follow our project execution. This new setback has resolutely changed the original intention of the Bay Gardens deed restrictions which was designed to be single family residential lots.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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

The right-of-way is maintained allowing for substantial safe amount offset from the thoroughfare. Additionally, there will be sidewalks and trees placed between the thoroughfare and the build.

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

We will maintain a safe distance from the freeway and will still have both a sidewalk and trees to act a safety buffer.

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

It is not economically feasible to allow appropriate development of this project should we not be granted a variance. The intended purpose of this property as intended by original deeds was to build a single-family residence to beautify the subdivision and maintain a family neighborhood. If we jeopardize this opportunity, the property will continue to be subjected to common illegal practices on vacant lots from illegal dumping to drug use. As the thoroughfare turns, a 10' setback safely offsets the residential build in addition to trees and sidewalks that will further create a safety buffer.

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# DEVELOPMENT PLAT VARIANCE



# Houston Planning Commission

Location Map



# DEVELOPMENT PLAT VARIANCE



# Houston Planning Commission

Aerial Map

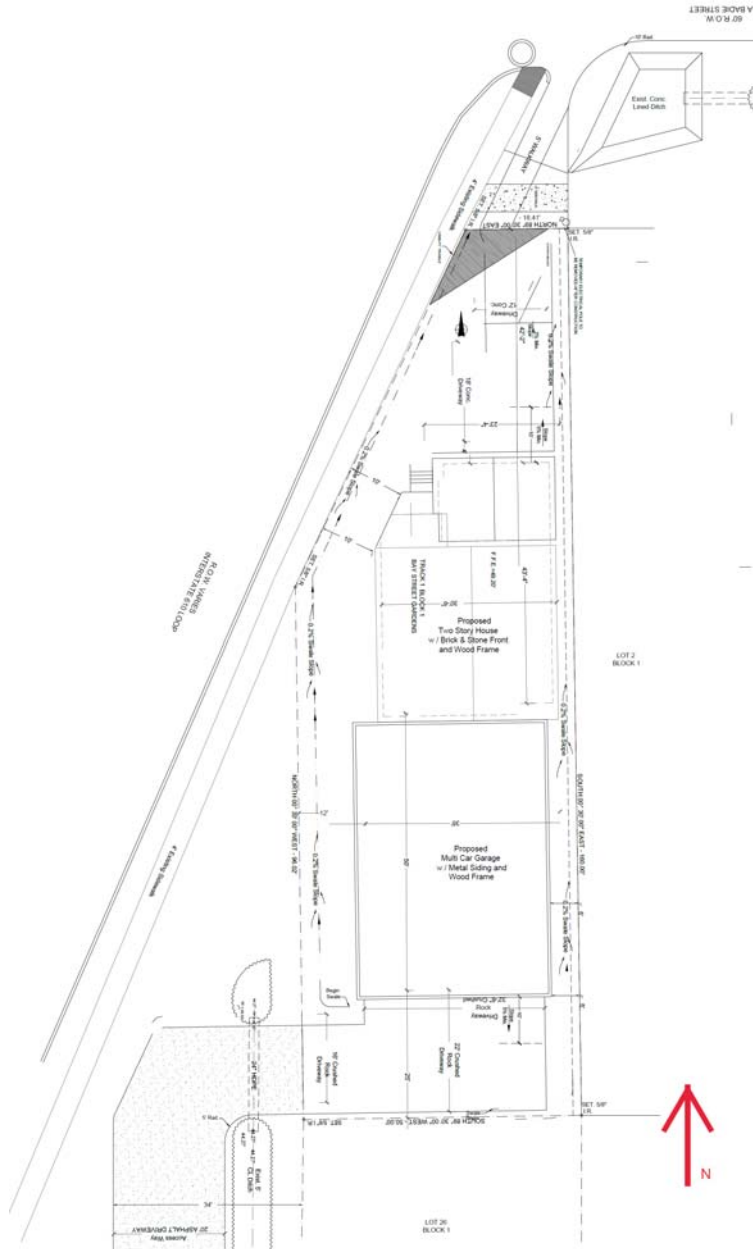


## DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE



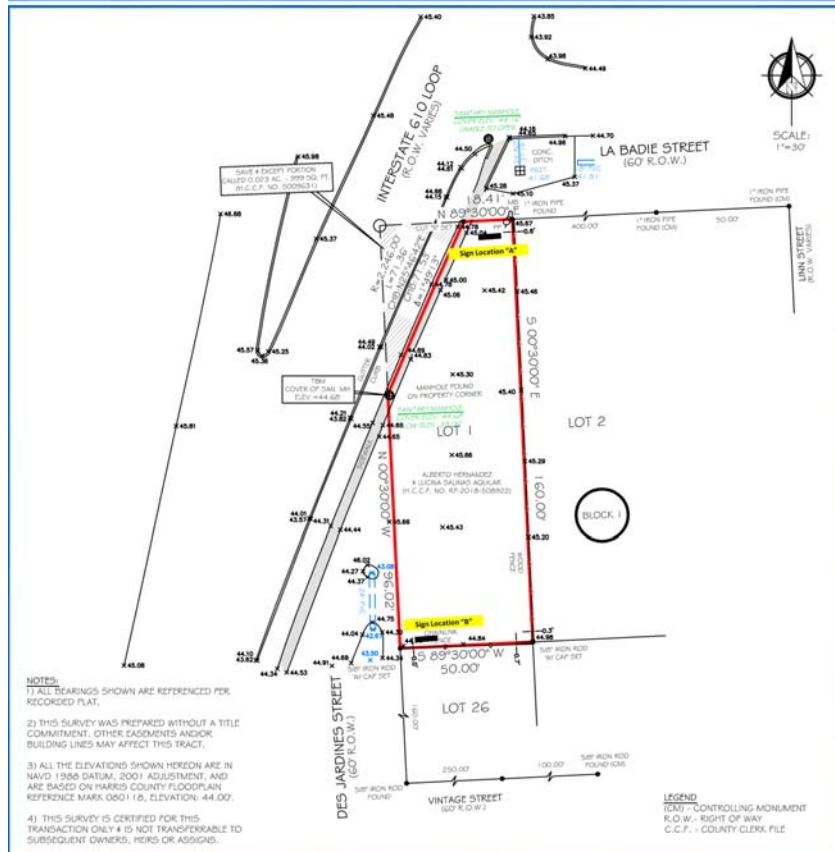


**Houston Planning Commission**

Survey

ADDRESS :3102 Le BADIE HOUSTON, TEXAS 77026  
 BUYER :ALBERTO HERNANDEZ  
 TITLE CO :N/A  
 GF NO :N/A  
 LENDER :N/A

**A BOUNDARY & TOPOGRAPHIC SURVEY OF  
 LOT 1, BLOCK 1  
 BAY STREET GARDENS  
 ACCORDING TO THE MAP OR PLAT THEREOF  
 RECORDED IN VOLUME 99B, PAGE 55 I  
 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS  
 SAVE & EXCEPT A PORTION OF LOT 1 (H.C.C.F. NO. 500963 I)**



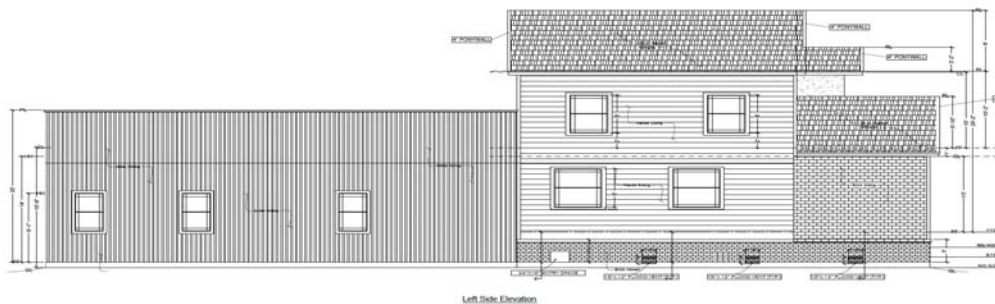
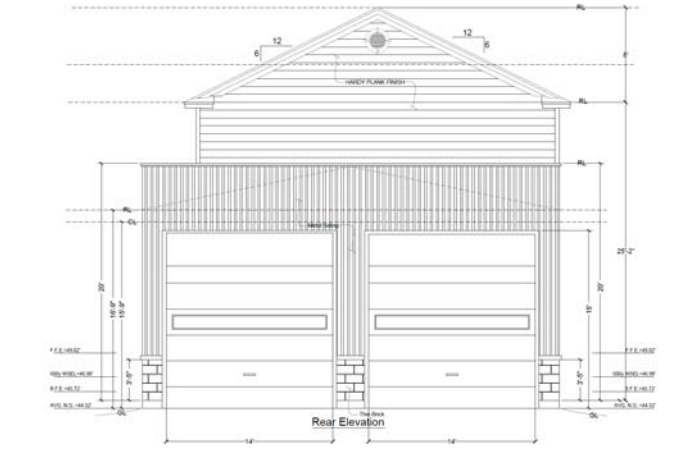
 FIRM NO. 10133000 JOB NO. 190374 DATE: MAY 02, 2019	<p>I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.</p> <p><b>FLOOD INFORMATION</b>          BASED ON VISUAL EXAMINATION, THIS TRACT LIES WITHIN ZONE "AC" DEFINED AS "BASE FLOOD ELEVATIONS DETERMINED" AND IS LOCATED IN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT PER F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NO. 48201 CR030N REVISION DATE: 01-06-17. *DUE TO INACCURACIES OF F.E.M.A. MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDIES.</p>	 JOHN D. FISHER R.P.L.S. NO. 6153

**DEVELOPMENT PLAT VARIANCE**



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 153**

Meeting Date: 12/21/2023

## Houston Planning Commission

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### STAFF REPORT

**Staff Recommendation:** Defer

**Basis of Staff Recommendation:**

Further study and review.

**PLANNING COMMISSION ACTION:** Deferred

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**



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# OFF STREET PARKING VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance from the Planning Standards of Chapter 28 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.hotel-motel@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

Table with 4 columns: APPLICANT COMPANY, CONTACT PERSON, PHONE NUMBER, EMAIL ADDRESS. Row 1: Mighty Equities, Manish Patel, 512-839-9181, manish@mightyequities.com

Table with 6 columns: COUNTY, COUNCIL DISTRICT, ZIP CODE, LAMBERT, KEY MAP, SUPER NEIGHBORHOOD. Row 1: Harris, C, 77006, 5357, 493N, 24 - Neartown - Montrose

HOTEL/MOTEL NAME: HYDE PARK HOTEL

HOTEL/MOTEL ADDRESS: 704 HYDE PARK BLVD

HCAD ACCOUNT NUMBER(S): 0140690000010, 0140690000001, 0140690000009, 0140690000003

PROPERTY OWNER OF RECORD: MIGHTY EQUITIES LP

OWNER ADDRESS: 3267 BEE CAVES RD STE 107-223 AUSTIN TX 78746-6700

PROJECT PERMIT NUMBER: N/A

TOTAL ACREAGE: 0.5739 AC; 25,000 SF

TOTAL NUMBER OF ROOMS: 80 KEYS

PARKING SPACES PROVIDED: 26 ONSITE + 85 OFFSITE

SURVEY/ABSTRACT NO: ABSTRACT - 696

SCHOOL DISTRICT: HOUSTON ISD

NORTH OF: HYDE PARK BOULEVARD

EAST OF: CROCKER STREET

SOUTH OF: FAIRVIEW STREET

WEST OF: STANFORD STREET

PURPOSE OF VARIANCE REQUEST: 1) To allow a hotel to take access from a street that is not a Major Thoroughfare or four lane street

HOTEL/MOTEL VARIANCE



# Houston Planning Commission

## APPLICANT'S STATEMENT OF FACTS

### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

*The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at [planning.hotel-motel@houston.tx.gov](mailto:planning.hotel-motel@houston.tx.gov).*

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant or owner of the property of the reasonable use of the land;**

**Ch. 28-202 Locational Requirements; Article VS. Hotel:** To allow the hotel to not front on a Major Thoroughfare and have access on Hyde Park Boulevard and Stanford Street, Minor Collector. To allow the hotel to have access from residential street(s) on both Hyde Park Blvd and Stanford Street.

The proposed Hyde Park Hotel is to be constructed on the 700 block of Hyde Park Boulevard. This site is unique in that it is located on Stanford, a Minor Collector. The proposed hotel site is only 750 feet from the nearest Major Thoroughfare, Montrose Boulevard, making the proposed Hyde Park Hotel extremely accessible. The land uses immediately surrounding the proposed hotel site are primarily bars and restaurants excluding three townhomes to the East on Stanford Street, three single-family townhomes and two multi-family developments to the West on Crocker Street, and two single-family developments and one multi-family development South on Hyde Park Boulevard. The following bars are located within 1 block of the proposed hotel site: Ripcord, George, Eagle Houston, Buddy's, Lola's Depot, Crocker, and Barnaby's Café.

The proposed 80-key boutique hotel is a luxury 7-story design under 81 feet tall, max occupiable floor height 64 feet, that complements the Montrose Neighborhood and the surrounding community. The proposed hotel is surrounded by a lush landscape as depicted in Figure 1 and features a restaurant, bars, and a rooftop pool. Guests and residents may access the beer garden directly from the street or may access the bars and restaurants through the lobby. The food, beverage, and entertainment amenities total approximately 19,000 square feet, which includes the pool. The proposed Hyde Park Hotel has two driveways. One driveway with access to Stanford Street for deliveries and another driveway with access to Crocker Street leading to the 18-car Parking Garage. The entrance to the hotel is located on the South Side of the site on Hyde Park Boulevard, a local street. The additional 85 offsite parking spaces will be available West of the Site on Crocker Street.

The proposed hotel will create 300-400 jobs throughout construction. The goal of the developers is to hire staff from the neighborhood. The developers have already partnered with the University of Houston Hilton College to create the sole academic business project for the Global Hospitality Business graduate program. This will provide University of Houston Graduates with crucial experience in the hospitality industry. It is also the goal for the staff to have access to benefits and resources such as on-site daycare. The proposed hotel will act as a resource and hub for the neighborhood and community and the developers are researching neighborhood memberships for the amenities for the proposed hotel.

# HOTEL/MOTEL VARIANCE



## Houston Planning Commission

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(1)

The developers have also created a website (<https://hydeparkhou.com/>) that provides information to the community about the project and the variance process. It is the goal of the developers to engage the public as much as possible to help share information about the project and connect with the multiple resident organizations within the Montrose Community.

This low-density 7-story luxury boutique hotel is only 80 keys and is not a typical hotel footprint. The site is only approximately half an acre and has been designed to be on scale with the rest of the buildings in the Montrose community.

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# HOTEL/MOTEL VARIANCE

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## Houston Planning Commission

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

The purpose of the hotel siting ordinance is to be located along a Major Thoroughfare is to not generate undue commercial traffic along primarily residential streets. However, the proposed Hyde Park Hotel is only 80-keys, a low-density boutique luxury hotel. The Hyde Park Hotel will have access to Stanford Street, a designated Minor Collector, and a 26-car parking garage. There is also an additional off-site lease accommodating 85 parking spaces with a 5-year lease.

The proposed Hyde Park Hotel meets all parking requirements. It is the goal of the developers that the site of the Hyde Park Hotel is walkable and easily accessible to guests of the hotel and residents of the community.

The site was assembled by the applicant by purchasing multiple parcels but was unsuccessful in securing the whole block. The developer has tried to purchase the entire block but has designed the proposed hotel to fit on the approximately half-acre plat with a 80-key hotel.

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

The beautifully designed boutique hotel fits comfortably in the Montrose neighborhood and matches the character of the surrounding buildings. As mentioned above, the purpose for the hotel siting ordinance to be located along a Major Thoroughfare is to not generate undue commercial traffic along primarily residential streets. The Montrose neighborhood has adequate road access with 250-foot by 250-foot block lengths and is one of the most walkable neighborhoods in Houston. The proposed Hyde Park Hotel is easily accessible from all roads including Stanford Street, a Minor Collector, and Montrose Boulevard, a Major Thoroughfare, which is 750 feet away. The applicant is not requesting any parking variances; the proposed hotel exceeds the parking requirements.

It is the goal of the developers to create a walkable pedestrian realm to match the walkability of the Montrose Neighborhood. This includes a total of 20 feet consisting of a 7-foot sidewalk, a minimum of 5 feet of softscape, and 8 feet separating the sidewalk from the building face.

The proposed Hyde Park Hotel is a low-density 80-key hotel. The proposed hotel is located in the Montrose neighborhood which has block lengths of 250 feet by 250 feet similar to Houston CBD. Access is available through multiple Thoroughfare, Collectors, and Local Streets throughout the Montrose Community. The proposed hotel has been designed to match the character of the buildings and residents of the Montrose Community.

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

The proposed hotel has a low-density design that incorporates with the mixed land uses of residential and commercial developments comfortably. The site is easily accessible to roadways due to the 250-foot by 250-foot grid block lengths and is located on Stanford Street, a Minor Collector, and 750 feet away from Montrose Boulevard, a Major Thoroughfare. The proposed hotel is an easily accessible, community-friendly development that meets the spirit and intent of Chapter 28. Approval of this variance should not be injurious or impact health, safety, and welfare.

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# HOTEL/MOTEL VARIANCE

# Houston Planning Commission

**ITEM: IV**

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Hyde Park Hotel

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



**D – Variances**

**Site Location**



# Houston Planning Commission

# ITEM: IV

Planning and Development Department

Meeting Date: 12/21/2023

Subdivision Name: Hyde Park Hotel

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



**D – Variances**

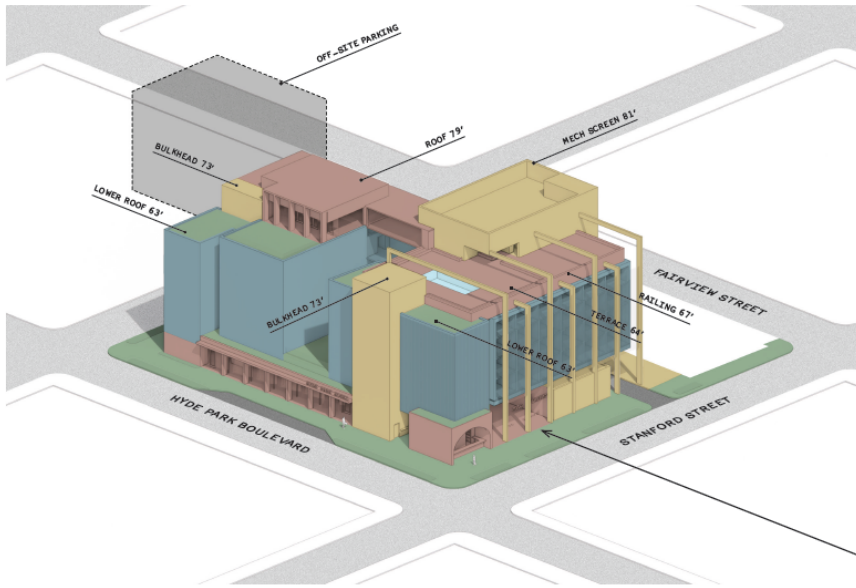
**Aerial**



# Houston Planning Commission

## ITEM: IV

Meeting Date: 12.21.2023



PROGRAM MASSING & APPROXIMATE ROOF HEIGHTS,  
PENDING FINAL DESIGN

COLOR	APX AREA (FT <sup>2</sup> )	PROGRAM	NOTES
<span style="color: #A52A2A;">■</span>	19,000	HOTEL AMENITIES	GUESTS ACCESS CASUAL F&B FROM STREET. POOL DECK, EVENT SPACE & ROOF BAR ACCESSED FROM LOBBY
<span style="color: #4682B4;">■</span>	41,000	HOTEL ROOMS	80 ROOMS
<span style="color: #DAA520;">■</span>	26,000	CIRCULATION/ BOH	
<span style="color: #3CB371;">■</span>	17,000	LANDSCAPED AREAS	INCLUDES PUBLIC REALM
<span style="color: #696969;">■</span>	4,500 (ON-SITE)	VALET PARKING	18 CARS ON-SITE (8 ON LIFTS) 85 CARS OFF-SITE
	107,500	TOTAL	

### PROGRAM MASSING DIAGRAM

Hyde Park Hotel/ 704 Hyde Park Boulevard, Houston, TX/ Project Introduction (Revised)/ 12.07.23

Figure 1 Proposed Hyde Park Hotel Amenities

# HOTEL/MOTEL VARIANCE



Houston Planning Commission



DRONE VIEW OF EXISTING SITE

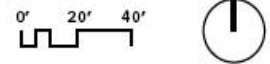


Figure 2 Hyde Park Hotel Landscape

# HOTEL/MOTEL VARIANCE



Houston Planning Commission



DRONE VIEW OF PROPOSED SITE

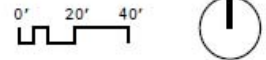


Figure 3 Drone Capture of proposed Hyde Park Hotel

HOTEL/MOTEL VARIANCE



# Houston Planning Commission

## Mighty Hospitality Mission Statement:

“We hold dear the value of connection, the beauty of shared experiences, and the ever-evolving nature of service. Our mission is to bring together a diverse and talented group of individuals from around the globe to create unforgettable moments for our guests and the team members who serve them.

We believe that the most fulfilling hospitality experiences happen when both the team and the guests connect and create memories that last a lifetime. As an Eastern proverb reminds us, “the teacher and the student together create the teaching.” It takes both the team and guests to craft a truly remarkable experience.

Our ultimate goal is to partner with like-minded dreamers, including service professionals, developers, experiential storytellers, and design experts who share our passion for hospitality.

Together, we aim to build a community of cultured men and women who take pride in creating unforgettable experiences with people from all walks of life, regardless of nationality, culture, or beliefs.”



PERSPECTIVE VIEW AT CORNER OF HYDE PARK BLVD AND STANFORD ST

Hyde Park Hotel/ 704 Hyde Park Boulevard, Houston, TX/ Project Introduction (Revised)/ 10.27.23

# HOTEL/MOTEL VARIANCE

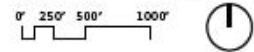


Houston Planning Commission

Appendix B: Hyde Park Vicinity Map



VICINITY MAP



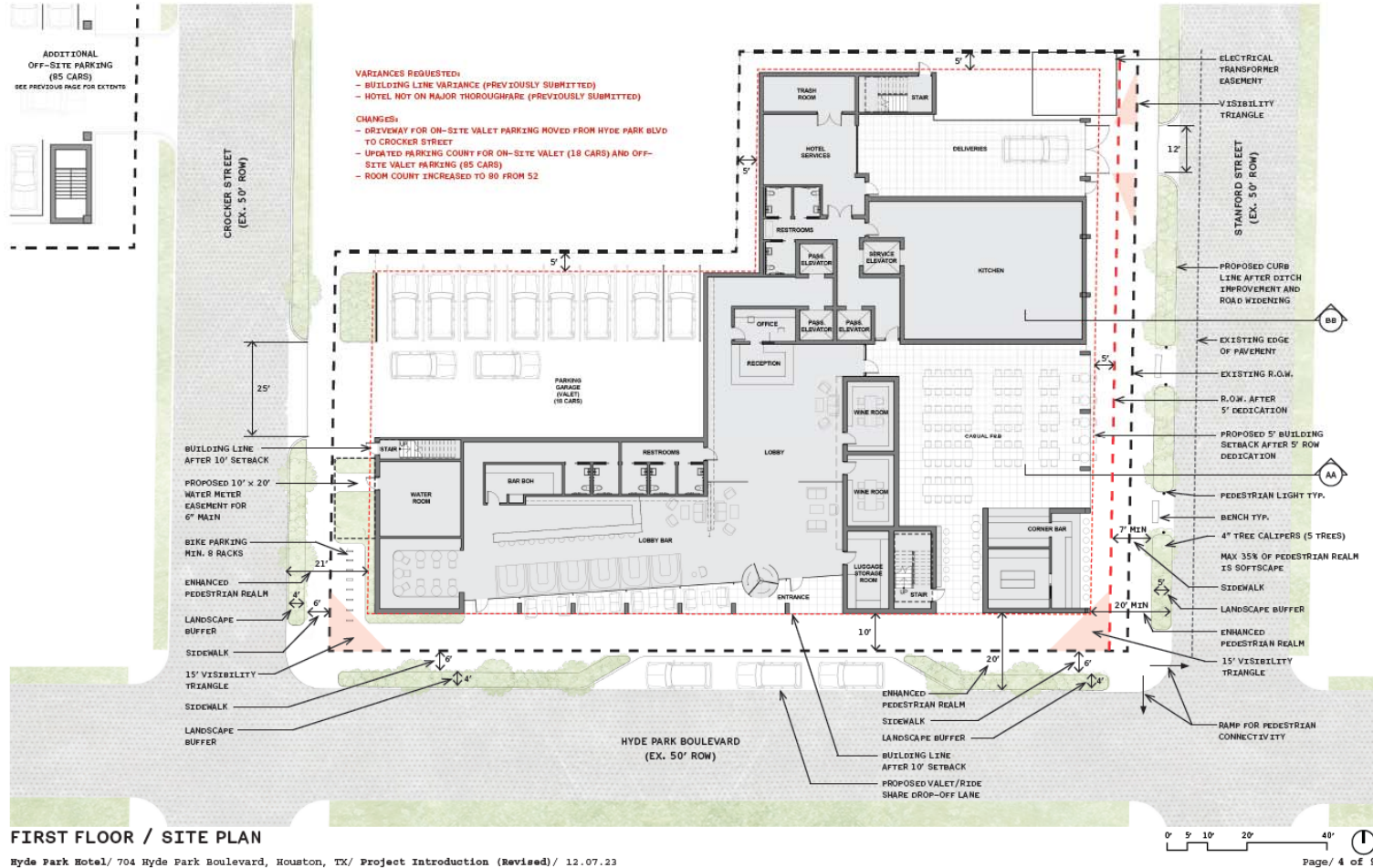
- 1. Bar Boheme
- 2. Traveler's Table
- 3. Avant Garden
- 4. Baba Yega Cafe
- 5. Postino Montrose
- 6. Uchi
- 7. Rainbow crosswalk
- 8. Langford Grocery and Market
- 9. Baby Barnaby's
- 10. Montrose Collective
- 11. JR's Bar & Grill
- 12. Ripcord
- 13. Cuchara
- 14. George
- 15. Eagle Houston
- 16. Le Colombe d'or
- 17. New Montrose Library
- 18. Avondale Park
- 19. Proposed Boutique Hotel

HOTEL/MOTEL VARIANCE



Houston Planning Commission

Appendix C: Proposed Hyde Park Hotel Site Plan



FIRST FLOOR / SITE PLAN

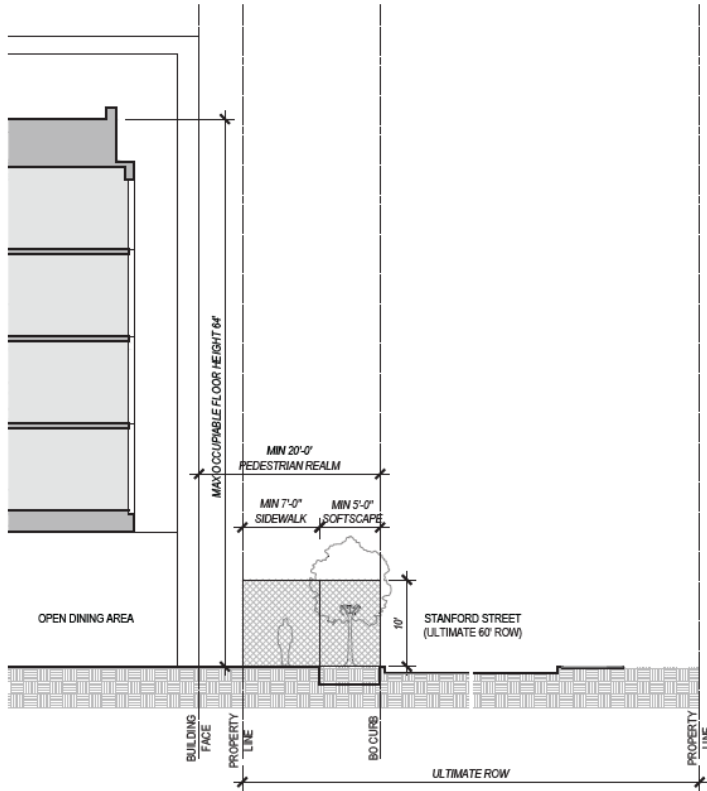
Hyde Park Hotel/ 704 Hyde Park Boulevard, Houston, TX/ Project Introduction (Revised)/ 12.07.23

HOTEL/MOTEL VARIANCE

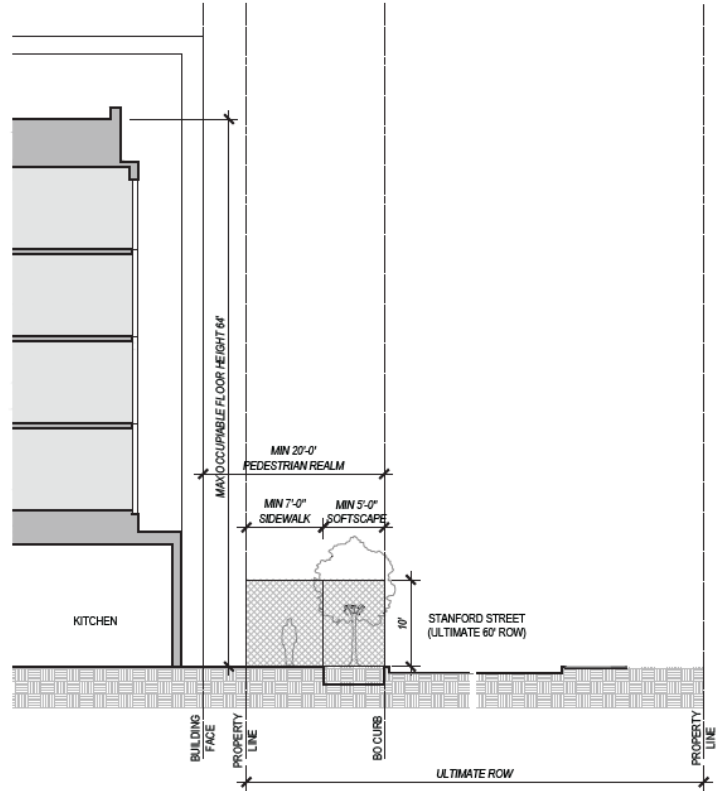


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Appendix D: Pedestrian Realm



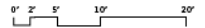
AA SECTION THROUGH DINING AREA



BB SECTION THROUGH FOOD STALL

PEDESTRIAN REALM SECTIONS

Hyde Park Hotel/ 704 Hyde Park Boulevard, Houston, TX/ Project Introduction (Revised)/ 10.27.23



HOTEL/MOTEL VARIANCE





# Houston Planning Commission

## Appendix F: Parking Calculation Table

FLOOR	PROGRAM	QTY	PARKING CLASS & CALCULATION	QTY PARKING
6TH FLOOR / ROOFTOP	Rooms	0 Rooms	hotel - 1/room	0
	Back of House	2640 SF	part of hotel	0
	Pool and Pool Deck	2650 SF	part of hotel	0
	Pool Bar	1250 SF	part of hotel	0
	Rooftop Garden	1350 SF	part of hotel	0
	Event Space	1450 SF	part of hotel	0
5TH, 4TH, 3RD & 2ND FLOOR	Rooms	20 rooms p/ floor = 80 rooms	hotel - 1/room	80
	Back of House	3000 SF p/ floor = 12000 SF	part of hotel	0
	Meeting Rooms	550 SF p/ 2 floors = 1100 SF	part of hotel	0
	Courtyard - 2nd floor only	1850 SF	part of hotel	0
1ST FLOOR	Rooms	0	hotel - 1/room	0
	Back of House	3300 SF	part of hotel	0
	Lobby and Lobby Bar	4200 SF	part of hotel	0
	Casual F&B	2500 SF	tavern/pub = 10/1000	25

TOTAL PARKING SPACES REQUIRED	105
SHARED PARKING SPACES REQUIRED	78
TOTAL PARKING SPACES PROPOSED	103

Class	Use	Parking Required	Weekday	Weekday	Weekday	Weekday	Weekend	Weekend	Weekend	Weekend	
			Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight	Midnight to 7AM	7AM to 5PM	5PM to 9PM	9PM to Midnight	
2	Apartment	0	0	0	0	0	0	0	0	0	
	Hotel	80	80	8	40	68	80	8	40	60	
7	Small Restaurant	0	0	0	0	0	0	0	0	0	
	Neighborhood Restaurant	0	0	0	0	0	0	0	0	0	
	Restaurant	0	0	0	0	0	0	0	0	0	
	Tavern	25	0	0	6.25	18.75	0	2.5	20	25	
	Small Bar	0	0	0	0	0	0	0	0	0	
	Bar, club or lounge	0	0	0	0	0	0	0	0	0	
<b>Total</b>		<b>105</b>	<b>80</b>	<b>8</b>	<b>46.25</b>	<b>86.75</b>	<b>80</b>	<b>10.5</b>	<b>60</b>	<b>85</b>	
		<b>86.75</b>									
10% reduction for bike parking		8.9									
<b>PARKING SPACES REQUIRED:</b>		<b>77.85</b>									

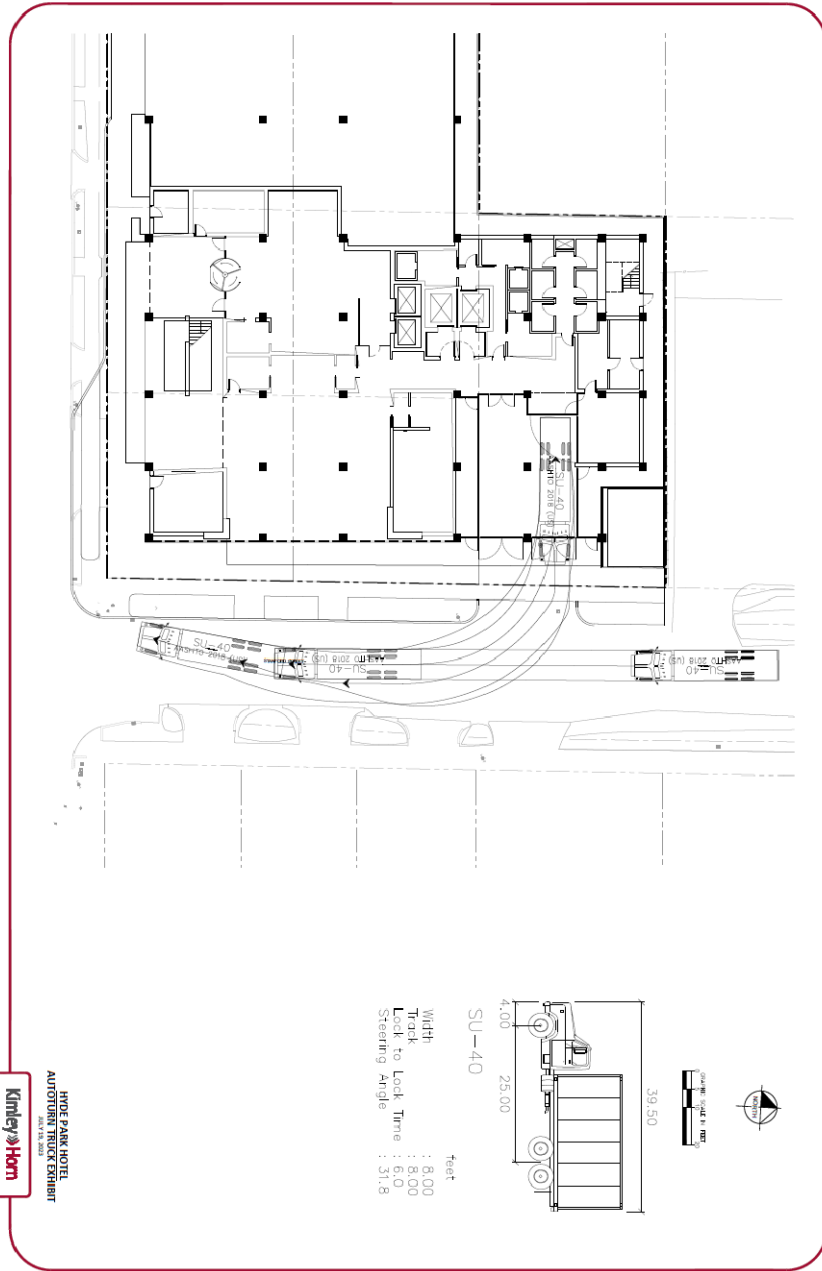
## Appendix G: Aerial 1000' Radius

# HOTEL/MOTEL VARIANCE



# Houston Planning Commission

## Appendix H: AutoTURN Truck Entrance Exhibit



# HOTEL/MOTEL VARIANCE



## Houston Planning Commission

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Appendix I: University of Houston Hilton College Graduate Program

### Preliminary Scope Statement

#### Business problem or opportunity description

The primary objective of the Academic Business Project with The Mighty Equities is centered on the research of applications of the strategic direction for demand forecasting and operational strategies in the local luxury boutique hotel industry. In an attempt to create values of the boutique hotel “Gossamer” in Houston, challenges exist. Market, business environment, customers and competitors, and resources and organizational structure and operational characteristics are different, so that it is more than important to find the way to secure unique, one-of-a-kind, luxury, and differentiated value that can be shared by multiple stakeholders in a sustainable manner. For the business feasibility, this project ultimately encompass key competitive advantages of Gossamer. Market analysis and demand forecasting for (1) sales and revenue forecasting and (2) differentiated operational strategies will be included to secure competitive advantages. To create value that can be shared, understanding and comprehending local market is paramount. To correctly suggest strategic plan for the new boutique hotel, this project will include market feasibility, demand and sales forecasting, dynamic capabilities and flexibility analysis. With economic impacts and sales forecasting in a given market, business feasibility can be highlighted and opportunity seeking can be highly supported. On top of it, multiple operational strategic suggestion can be provided based on the results of a series of analyses in this project. Based on huge success on this project, further topics will be explored as a continuous collaboration with the Mighty Equities.

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## HOTEL/MOTEL VARIANCE

**HOUSTON PLANNING COMMISSION**  
**HOTEL VARIANCE REQUEST - STAFF REPORT**



**PLANNING &  
 DEVELOPMENT  
 DEPARTMENT**

**AGENDA ITEM: V**

**MEETING DATE: 08/10/2023**

LOCATION	FILE NO.	ZIP	LAMB. NO.	KEY MAP	CITY/ETJ
		77093	5357	493N	City

**NORTH OF:** Hyde Park                      **EAST OF:** Crocker St  
**SOUTH OF:** Fairview                      **WEST OF:** Stanford St

**APPLICANT:** Manish Patel

**ADDRESS:** 704 Hyde Park Hotel

**EXISTING USE:** Vacant

**PROPOSED USE:** Hotel-Motel

**HOTEL / MOTEL APPLICATION DATE:** 06/12/2023

**BASIS OF DECISION:**

FAILED TO COMPLY WITH SECTION:

28-202(a)(1)(c),28-202(5)

**LAND USE CALCULATIONS:** 90% residential

**PRIMARY ENTRANCE LOCATION:** Hyde Park Blvd

**PURPOSE OF REQUEST:**

28-202- (a)(1)(c) -To allow a hotel to take access from a two-lane street.

**BASIS OF REQUEST:** To allow the hotel to not front on a Major Thoroughfare and have access on Crocker Street and Stanford Street, Minor Collector

**STAFF RECOMMENDATION: Approve**

**BASIS OF RECOMMENDATION:** The applicant wishes to develop a 80-room hotel on a vacant 24,000 sq ft tract of land. The Montrose area is very active with a high quantity of bars and restaurants in the immediate vicinity. The proposed hotel will have multiple uses including a food/beverage and office space spread amongst multiple floors. Stanford Street is currently a 50' minor collector street sufficient at 60'. The only vehicular access to the site from Stanford Street is planned for delivery trucks only. Vehicular access to the hotel site will be through Crocker St which is a 50' R.O.W. The main lobby entrance is along Hyde Park near a proposed vehicular drop off area. The pedestrian realm along Hyde Park is 20' from the back of curb to the façade of the building and the sidewalk will vary from 6' to 10'. Only one curb cut is planned to minimize vehicular obstructions.54 parking spaces are provided on site which will be 100% valet. A drop of area is planned for the site which help reduce the stacking of cars along the R.O.W. An additional 85 parking spaces will be provided across Crockett Street which will also be serviced by valet only. This brings the total parking count to 111 spaces. The hotel will add another option for short term stay in an area with many bars and restaurants in short walking distance.



**PLANNING COMMISSION ACTION:** Deferred to 1/25/2024 and provide mailout public notice

**DECISION:**      VARIANCE GRANTED      VARIANCE DENIED

**DATE:** 12/21/2023