

HOUSTON PLANNING COMMISSION

AGENDA

APRIL 16, 2020



VIRTUAL ELECTRONIC MEETING

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OR CALL [+1 936-755-1521](tel:+19367551521) [Conference ID: 285 411 221#](#)

2:30 P.M.

PLANNING COMMISSION MEMBERS



Martha L. Stein, *Chair*
M. Sonny Garza, *Vice Chair*
David Abraham
Susan Alleman
Bill Baldwin
Antoine Bryant
Lisa Clark
Rodney Heisch
Randall L. Jones
Lydia Mares
Paul R. Nelson
Linda Porras-Pirtle
Kevin S. Robins
Ileanna Rodriguez
Ian Rosenberg
Megan R. Sigler
Zafar Tahir
Meera D. Victor

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
Loyd Smith, P.E.
Harris County
Scott Cain
Montgomery County

EX- OFFICIO MEMBERS

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

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:

1. Anyone wishing to speak before the Commission must 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. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting. You may submit your comments via email at Speakercomments.pc@houstontx.gov or call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.
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. If the speaker wishes to discuss any subject not otherwise on the agenda of the Commission, it will be allowed during Public Comments section.
4. 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

E-mail us at:

Planning and Development

Anna.Sedillo@houstontx.gov

Plat Tracker Home Page:

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 (coming soon.) You may now submit comments 24 hours in advance, which will be read into the record by staff. Call 832-393-6624 for details or email comments to: 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. THANK YOU.

...

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

In accordance with the current guidance on COVID19, the Planning Commission will hold its meeting as a virtual meeting via Microsoft Teams. The meeting will allow for a two-way video/ audio communication with the Houston Planning Commission. This is a virtual meeting. To join the meeting, [Join Microsoft Teams Meeting](#) or call +1 936-755-1521 United States, Huntsville (Toll) Conference ID: 285 411 221# or you can watch on TV at <http://houstontx.city.swagit.com/hvt1/>. For Written Comments: Send email to: Speakercomments.pc@houstontx.gov to submit written comments or sign up as speakers. 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. You may call the Planning Department at: 832-393-6624, a staff member will take your comments and these comments will also be read into the record and be made part of the meeting record. Agenda items that require notification will be delayed until April 30, 2020 for these requirements to be met.

Visit website (ftp://edrc.houstontx.gov/2020/2020-08_DraftAgenda.pdf) for agenda details.

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

Houston Planning Commission

AGENDA

April 16, 2020

A Virtual Meeting to be held at
2:30 p.m.

Call to Order

Director's Report

Approval of the March 5, 2020 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

- a. Consent Subdivision Plats (John Cedillo)
- b. Replats (John Cedillo)
- c. Replats requiring Public Hearings with Notification (Delayed No Action until April 30, 2020) (Dorianne Powe-Phlegm)
- d. Subdivision Plats with Variance Requests (Delayed Items 83-86 No Action until April 30, 2020) (Aracely Rodriguez, Muxian Fang)
- e. Subdivision Plats with Special Exception Requests
- f. Reconsiderations of Requirement
- g. Extensions of Approval (John Cedillo)
- h. Name Changes (John Cedillo)
- i. Certificates of Compliance (John Cedillo)
- j. Administrative
- k. Development Plats with Variance Requests

II. Establish a public hearing date of May 14, 2020

- a. Augusta Addition partial replat no 2
- b. Echo Leaf
- c. Edgeworth Place Addition Sec 2 partial replat no 1
- d. Griggs Road Villas
- e. Kolfahl Estates replat no 1
- f. Ruburfield Subdivision no 66 partial replat no 2
- g. Southgate partial replat no 3
- h. Spring Branch Estates no 2 partial replat no 12
- i. Westheimer Estates partial replat no 10
- j. Westheimer Gardens partial replat no 4
- k. Wrenwood partial replat no 1

III. Consideration of a Hotel/Motel variance for Studio 6 located at 14150 Fayridge Drive (Delayed No Action until April 30, 2020) (Devin Crittle)

IV. Public Hearing and Consideration of a Special Minimum Lot Size Block for the 1000 block of Usener Street, south side, and the 1100 block of Usener Street, north and south sides – MLS 760 (Sasha Marshall) (Delayed No Action until June 11, 2020)

V. Public Comment

VI. Excuse the absence of Commissioner Alleman and Mares

VII. Adjournment

Minutes of the Houston Planning Commission

(A CD/DVD of the full proceedings is on file in the Planning and Development Department)

March 05, 2020

Meeting held in

Council Chambers, Public Level, City Hall Annex

2:30 p.m.

Call to Order

Chair Martha L. Stein called the meeting to order at 2:35 p.m. with a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham

Susan Alleman

Absent

Bill Baldwin

Antoine Bryant

Arrived at 2:54 p.m. during Item II, Walkable Places

Lisa Clark

Rodney Heisch

Randall L. Jones

Absent

Lydia Mares

Absent

Paul R. Nelson

Absent

Linda Porras-Pirtle

Absent

Kevin Robins

Ileana Rodriguez

Arrived at 2:36 p.m. during Director's Report

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Arrived at 3:28 p.m. during Item III, Walkable Places Pilot

Meera D. Victor

Absent

Scott Cain for

Absent

Commissioner James Noack

Rick Staigle for

Absent

The Honorable KP George

Loyd Smith for

The Honorable Lina Hidalgo

EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Yuhayna H. Mahmud

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development

DIRECTOR'S REPORT

The Director's Report was given by Margaret Wallace Brown, Director, Planning and Development Department. David Fields, first City of Houston Chief Transportation Officer, was introduced.

APPROVAL OF THE FEBRUARY 20, 2020 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the February 20, 2020 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

I. PUBLIC HEARING FOR THE PROPOSED CHAPTER 42 AMENDMENTS

Presentation was given by Dipti Mathur, Planning and Development Department.

II. CONSIDERATION OF PUBLIC COMMENTS ON THE PROPOSED WALKABLE PLACES AND TRANSIT-ORIENTED DEVELOPMENT ORDINANCES

Presentation was given by Muxian Fang, Planning and Development Department.

Speakers: Sandra Stevens and Cindy Woods – opposed.

III. PUBLIC HEARING FOR THE PROPOSED HOGAN/LORRAINE STREET, MIDTOWN, AND EMANCIPATION WALKABLE PLACE PILOT AREA PLANS

Presentation was given by Muxian Fang, Planning and Development Department.

Speakers: Lisa Brenskelle and Cathryn Martinez - supportive; Matthew Pruitt, Patrick Garrick and Lloyd Neal – undecided.

IV. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 69)

Items removed for separate consideration: **5, 7, 8, 9, 11 and 12.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 69 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 69 subject to the CPC 101 form conditions.

Motion: **Bryant**

Second: **Baldwin**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **5, 7, 8, 9, 11 and 12**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **5, 7, 8, 9, 11 and 12**, subject to the CPC 101 form conditions.

Motion: **Clark**

Second: **Garza**

Vote: **Carried**

Abstaining: **Heisch, Sigler**

C PUBLIC HEARINGS

70 Houston Cao Dai Temple at Milroy

C3N

Approve

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

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

Motion: **Tahir**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

71 RB Gaut partial replat no 1

C3N

Approve

Staff recommendation: Approve the plat subject to the CPC 101 form conditions.

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

Motion: **Heisch**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

72 Southgate partial replat no 3

C3N

Withdrawn

Defer

Commission action: Deferred the application for two weeks per the applicant's request.

Abstaining: **None**

Defer

Commission action: Deferred the application for two weeks for additional information.

Abstaining: **None**

Approve

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

Abstaining: **None**

Approve

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

Abstaining: **None**

Speaker: Kyle Molitor – supportive.

Defer

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

Abstaining: **None**

Defer

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

Abstaining: **None**

Speaker: Mohammed Mosaffa - opposed.

Defer

Commission action: Deferred the application for two weeks per Chapter 42 standards.

Abstaining: **None**

Defer

Commission action: Deferred the application for two weeks for additional information.

Abstaining: **None**

Items 81 and VI were taken together at this time.

81 Twenty One Hundred Memorial C2 Approve
VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY LOCATED AT 2100 MEMORIAL DRIVE

Staff recommendation: Grant the variance(s) to allow a reduced building line of 8 feet along Memorial Drive and 5 feet along North Memorial Way, to reduce the number of off-street parking spaces from 154 to 113 required parking spaces, and to approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the variance(s) to allow a reduced building line of 8 feet along Memorial Drive and 5 feet along North Memorial Way, to reduce the number of off-street parking spaces from 154 to 113 required parking spaces, and to approve the plat subject to the CPC 101 form conditions.

Motion: **Abraham** Second: **Robins** Vote: **Carried** Opposed: **Smith**

Speakers: Kent Marsh, applicant, John Schreider and Ray Kuniansky – supportive; Paula Sitter and Danni Sabota – undecided.

E SPECIAL EXCEPTIONS

82 Werrington Park Sec 6 C3P Approve

Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions.

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

Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

F RECONSIDERATION OF REQUIREMENTS

83 Ellwood Texas Forge Houston C2 Approve

Staff recommendation: Grant the reconsideration of requirement(s) with variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the reconsideration of requirement(s) with variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Sigler** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch recused himself.

84 Los Pinos Sec 1 C3P Approve

Staff recommendation: Grant the reconsideration of requirement(s) with variance(s) and approve the plat subject to the CPC 101 form conditions.

Commission action: Granted the reconsideration of requirement(s) with variance(s) and approved the plat subject to the CPC 101 form conditions.

Motion: **Bryant** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch returned.

85 Rosslyn Estates C2 Defer

Staff recommendation: Defer the application for two weeks for further study and review.

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

Motion: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

Speaker: Muhammed Moustaffa – opposed.

Items G, H, and I were taken together at this time.

G EXTENSIONS OF APPROVAL

86	Avex Tract Sec 31	EOA	Approve
87	Bammel Vista	EOA	Approve
88	Bellaire Boulevard Street Dedication Sec 2	EOA	Approve
89	Bridgeland Parkland Village Sec 37	EOA	Approve
90	Bridgeland Parkland Village Sec 41	EOA	Approve
91	Cypress Oaks North Sec 2	EOA	Approve
92	Gosling Office Park	EOA	Approve
93	Gosling Road Apartments	EOA	Approve
94	Newer Heights Manor	EOA	Approve
95	Timber Forest Drive Street Dedication Sec 5	EOA	Approve

H NAME CHANGES

96	Groves Apartments (prev. Glade at Groves)	NC	Approve
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I CERTIFICATES OF COMPLIANCE

97	20843 Briar Chase Drive	COC	Approve
98	27560 Coach Light Lane	COC	Approve

Staff recommendation: Approve staff's recommendation for items 86-98.

Commission action: Approved staff's recommendation for items 86-98.

Motion: **Clark**

Second: **Bryant**

Vote: **Carried**

Abstaining: **Heisch on items 86 and 96**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

99	3711 Olympia Drive	DPV	Approve
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Staff recommendation: Approve the requested variance(s) to allow a 10' building line for the detached two-story garage and a 10' high wall along San Felipe.

Commission action: Approved the requested variance(s) to allow a 10' building line for the detached two-story garage and a 10' high wall along San Felipe.

Motion: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

100	2004 River Oaks Boulevard	DPV	Disapprove
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Staff recommendation: Deny the application.

Commission action: Denied the application.

Motion: **Garza**

Second: **Robins**

Vote: **Carried**

Opposed: **Smith**

Speaker: Jenifer Pool, applicant and Don Pettie – supportive.

V. ESTABLISH A PUBLIC HEARING DATE OF APRIL 02, 2020 FOR:

- Capital Greater Heights partial replat no 1
- Craig Woods partial replat no 26
- Laverne Springs partial replat no 1

- d. Melody Oaks partial replat no 22
- e. Saint Charles Quarter
- f. Spring Branch Estates no 2 partial replat no 11
- g. Willow Trace Sec 1 partial replat no 1 and extension
- h. Woodleigh partial replat no 2 and extension

Staff recommendation: Establish a public hearing date of April 02, 2020 for item V a-h.

Commission action: Established a public hearing date of April 02, 2020 for item V a-h.

Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Item VI. was considered and acted upon earlier in the meeting with item 81.

VII. CONSIDERATION OF A HOTEL/MOTEL VARIANCE FOR STUDIO 6 LOCATED AT 14150 FAYRIDGE DRIVE

Staff recommendation: Defer the application for two weeks for additional information.

Commission action: Deferred the application for two weeks for additional information.

Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

VIII. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 1000 BLOCK OF USENER STREET, SOUTH SIDE, AND THE 1100 BLOCK OF USENER STREET, NORTH AND SOUTH SIDES – MLS 760

Staff recommendation: Defer the application for two weeks per the applicant's request.

Commission action: Deferred the application for two weeks per the applicant's request.

Motion: **Bryant** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**IX. PUBLIC COMMENT
NONE**

X. EXCUSE THE ABSENCES OF COMMISSIONER BRYANT

Commissioner Bryant was present; therefore, no Commission action was required.

XI. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:25 p.m.

Motion: **Garza** Second: **Rosenberg** Vote: **Unanimous** Abstaining: **None**

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
A-Consent				
1	Acorn Grove GP	GP		Approve the plat subject to the conditions listed
2	Barker Cypress Plaza	C2		Approve the plat subject to the conditions listed
3	Bergamo Vista Sec 1	C3F		Approve the plat subject to the conditions listed
4	Breen Reserve Sec 1	C2		Approve the plat subject to the conditions listed
5	Bridgeland Creekland Village GP	GP	DEF1	Defer per Harris County Engineer's Office request.
6	Bridgeland Creekland Village Sec 1	C3P	DEF1	Defer per Harris County Engineer's Office request.
7	Bridgeland Creekland Village Sec 2	C3P	DEF1	Defer per Harris County Engineer's Office request.
8	Bridgeland Creekland Village Sec 3	C3P		Defer per Harris County Engineer's Office request.
9	Bridgeland Creekland Village Sec 4	C3P		Defer per Harris County Engineer's Office request.
10	Bridgeland Parkland Village Sec 42	C3F		Approve the plat subject to the conditions listed
11	Bridgeland Parkland Village Sec 50	C3F		Approve the plat subject to the conditions listed
12	City Gate Sec 3	C3F		Approve the plat subject to the conditions listed
13	Cypresswood Landing Sec 3	C3P		Approve the plat subject to the conditions listed
14	Dennison Tract	C1		Defer for further study and review
15	Eagles Nest	C2	DEF1	Approve the plat subject to the conditions listed
16	Elyson Sec 28	C3F		Approve the plat subject to the conditions listed
17	Foodies	C2		Approve the plat subject to the conditions listed
18	Forestwood Sec 5	C3P		Approve the plat subject to the conditions listed
19	Forestwood Sec 7	C3P	DEF1	Approve the plat subject to the conditions listed
20	Groves Sec 38	C3F		Approve the plat subject to the conditions listed
21	Harris County Improvement District no 14 Lift Station no 1	C2		Approve the plat subject to the conditions listed
22	Imperial Heights	C3F		Approve the plat subject to the conditions listed
23	Industrial on Market Street	C2		Approve the plat subject to the conditions listed
24	Lantana Sec 5	C3F		Approve the plat subject to the conditions listed
25	Martin Court	C3F		Approve the plat subject to the conditions listed
26	Northwood Apartments	C2		Defer Chapter 42 planning standards
27	Our Shepherd Lutheran Church	C2	DEF1	Approve the plat subject to the conditions listed
28	Saquib Cypress Rosehill Reserve	C2		Defer Additional information reqd
29	Shipley Retail Center	C2		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
30	Stuebner Hollow Sec 2	C3P		Approve the plat subject to the conditions listed
31	Sunterra Shores Drive Street Dedication Sec 1	SP	DEF1	Approve the plat subject to the conditions listed
32	Sunterra Sec 2	C3P	DEF1	Approve the plat subject to the conditions listed
33	Sunterra Sec 4	C3P	DEF1	Approve the plat subject to the conditions listed
34	Sunterra Sec 7	C3P	DEF1	Approve the plat subject to the conditions listed
35	Swift Fallbrook	C2		Approve the plat subject to the conditions listed
36	Tanyard Creek Drive and Fleetwood Creek Way Street Dedication	SP	DEF1	Approve the plat subject to the conditions listed
37	Westwind Business Park East	C3F		Approve the plat subject to the conditions listed
38	Westwind Business Park West	C3F		Defer Chapter 42 planning standards
39	Woodridge Forest Sec 20	C3F		Approve the plat subject to the conditions listed

B-Replats

40	Amundsen Palms	C2R		Approve the plat subject to the conditions listed
41	Ara Estate	C2R		Approve the plat subject to the conditions listed
42	Baker Orange Development	C2R		Approve the plat subject to the conditions listed
43	Beall Street Cottages	C2R	DEF1	Approve the plat subject to the conditions listed
44	Calidad Crossing	C2R		Defer Chapter 42 planning standards
45	Channelview Park	C2R		Defer Chapter 42 planning standards
46	Clay Road Commerce Park Annex	C2R		Approve the plat subject to the conditions listed
47	Courtyard at the Heights	C2R		Approve the plat subject to the conditions listed
48	Crocker Street Green	C2R		Approve the plat subject to the conditions listed
49	Estates on 14th Street	C2R		Approve the plat subject to the conditions listed
50	Feagan Street Green	C2R		Approve the plat subject to the conditions listed
51	Galena Park ISD Pyburn Elementary replat no 1 and extension	C3R		Approve the plat subject to the conditions listed
52	Groves Sec 31	C3R		Approve the plat subject to the conditions listed
53	Guillory Estates	C2R		Approve the plat subject to the conditions listed
54	Gurdwara Nanaksar Temple Houston	C2R		Approve the plat subject to the conditions listed
55	Hartland Acres partial replat no 1	C2R		Approve the plat subject to the conditions listed
56	Iconic Landing Houses	C2R		Defer Applicant request
57	Madden Real Estate Kermier Reserve	C2R	DEF1	Approve the plat subject to the conditions listed
58	Main Office Building	C2R		Defer Chapter 42 planning standards
59	Mother and Son Estates	C2R		Defer Chapter 42 planning standards
60	Newer Heights Manor	C2R	DEF1	Defer Chapter 42 planning standards

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
61	Parkland Preserve	C2R		Defer for further study and review
62	Quitman Properties	C2R		Approve the plat subject to the conditions listed
63	RAHM Realty	C2R		Approve the plat subject to the conditions listed
64	Sprint Tidwell Sec 1 replat no 1 and extension	C2R		Defer Chapter 42 planning standards
65	Wheatley Oaks	C3R		Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

No actions will be taken for agenda items 66-75,77-78 and 81-82 until April 30th, 2020.

66	Blueridge Sec 2 partial replat no 1	C3N		No Action
67	Capital Greater Heights partial replat no 1	C3N		No Action
68	Craig Woods partial replat no 26	C3N		No Action
69	Crestmont Park Sec 1 partial replat no 1	C3N		No Action
70	East End on the Bayou Sec 3 replat no 1 and extension	C3N		No Action
71	Laverne Springs partial replat no 1	C3N		No Action
72	Melody Oaks partial replat no 22	C3N		No Action
73	Neuen Manor partial replat no 17	C3N		No Action
74	Pine Briar Addition replat no 1 partial replat no 1 and extension	C3N		No Action
75	Saint Charles Quarter	C3N		No Action
76	Spring Branch Estates no 2 partial replat no 11	C3N		Withdrawn
77	Stoneworks Mansfield Park	C3N	DEF2	No Action
78	Terraces on Texas Avenue replat no 1	C3N		No Action
79	Westheimer Gardens Extension partial replat no 10	C3N		Withdrawn
80	Westheimer Manor partial replat no 2	C3N		No Action
81	Willow Trace Sec 1 partial replat no 1 and extension	C3N		No Action
82	Woodleigh partial replat no 2 and extension	C3N		No Action

D-Variances

No actions will be taken for agenda items 83, 84 and 86 until April 30th, 2020.

83	Engelke Place	C2R	DEF1	No Action
84	North Harris County Regional Water Authority Regional Pump Station	C2	DEF1	No Action
85	Residence at Oakmont	C3P	DEF1	Withdrawn
86	TC Jester Place	C1	DEF1	No action
87	Rustic Ranch	C2	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed

E-Special Exceptions

None

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
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F-Reconsideration of Requirements

None

G-Extensions of Approval

88	Breckenridge Park West Sec 1	EOA	Approved
89	East Aldine Town Center Sec 1 partial replat no 1	EOA	Approved
90	Harper Woods partial replat no 1	EOA	Approved
91	Harper Woods partial replat no 2	EOA	Approved
92	Katy Hockley Warehouse	EOA	Approved
93	Sam Houston Distribution Center	EOA	Approved
94	Stavinoha Acres	EOA	Approved
95	UPS Sweetwater Hub East	EOA	Approved

H-Name Changes

None

I-Certification of Compliance

96	19660 Briarwick Ln	COC	Approve
97	23453 Flower Ridge	COC	Approve

J-Administrative

None

K-Development Plats with Variance Requests

None

Hotel/Motel with Variance Requests

No action will be taken for agenda item Roman numeral III until April 30th, 2020.

III	Hotel Studio 6 located at 14150 Fayridge Drive	HMV	No action
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Agenda Item: 1
Action Date: 04/16/2020
Plat Name: Acorn Grove GP
Developer: MAROON STAR HOLDINGS LLC
Applicant: Benchmark Engineering Corporation
App No / Type: 2020-0592 GP

Total Acreage:	38.7636	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Combination
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77092	451G	City

Conditions and requirements for approval:

046. General Plan approval is for street patterns as shown on the plat only. (Sec 42-24(d))
- 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. (Sec 42-24(f))
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
093. Ensure the fire protection of future subdivision(s) will comply with the fire hydrant spacing and hose lay distancing requirements. (Sec 42-233)
112. Fire protection hose lay shall be measured beginning from edge of 28 foot paved private street.
178. The intersection angle created by two type 2 PAEs or private streets shall be between 80- and 90-degrees. With a 90-degree angle the intersection shall have a 20-ft. radius. With an angle less than a 90-degree the intersection shall have a 25-ft. radius. (Sec 42-129, 231)
179. Minimum intersection spacing along a type 2 PAE shall be 65 feet. (Sec 42-129)

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.**



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 04/16/2020
Plat Name: Acorn Grove GP
Developer: MAROON STAR HOLDINGS LLC
Applicant: Benchmark Engineering Corporation
App No / Type: 2020-0592 GP



For Your Information:

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

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

Harris County Flood Control District: Flood Control review - No comments.
City Engineer: Master W.M.E. which is required for all 28' PVT/PAE.
Also need to call out all private F.H..
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: 2
Action Date: 04/16/2020
Plat Name: Barker Cypress Plaza
Developer: Bowden Survey
Applicant: Bowden Land Services & Consulting
App No / Type: 2020-0502 C2

Total Acreage:	2.3803	Total Reserve Acreage:	2.3803
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:	HC MUD 183
County	Zip	Key Map ©	City / ETJ
Harris	77084	447B	ETJ

Conditions and requirements for approval:

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

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

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

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

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

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

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

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.**



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 04/16/2020
Plat Name: Barker Cypress Plaza
Developer: Bowden Survey
Applicant: Bowden Land Services & Consulting
App No / Type: 2020-0502 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.

PWE Utility Analysis: Approved

City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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

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

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

UVE should be checked for making right turn on red by EB traffic on Kieth Harrow Blvd onto Barker Cypress Rd (Chapter 10-COH geometric design guidelines, 10-23)

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 04/16/2020
Plat Name: Bergamo Vista Sec 1
Developer: Wilbow-Bergamo Vista LLC
Applicant: LJA Engineering, Inc. - (West Houston Office)
App No / Type: 2020-0587 C3F

Total Acreage:	20.3960	Total Reserve Acreage:	3.6840
Number of Lots:	72	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	445B	ETJ

Conditions and requirements for approval:

020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)
- 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.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 157.1. Provide street name break(s) as indicated on the marked file copy. Street name breaks must be located at lot lines.
187. Appendix C: Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 04/16/2020
Plat Name: Bergamo Vista Sec 1
Developer: Wilbow-Bergamo Vista LLC
Applicant: LJA Engineering, Inc. - (West Houston Office)
App No / Type: 2020-0587 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.

Harris County Flood Control District: Flood Control review – No comments.
City Engineer: 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. (Chapter 42)
UVEs have been checked and 4 UVEs are required. UVEs should be shown on the PLAT and construction plan
Check with COH if a separate street name is needed at cul-de-sac along Bergamo Vista Avenue.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 04/16/2020
Plat Name: Breen Reserve Sec 1
Developer: Breen Building 1, LLC, a Delaware limited liability company
Applicant: BGE
App No / Type: 2020-0569 C2

Total Acreage:	21.9300	Total Reserve Acreage:	21.9300
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77040	410M	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
052. Tanyard Creek Drive and Fleetwood Creek Way Street Dedication must be recorded prior to or simultaneously with this plat. (Sec 42-120(a)(3))
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41(14))
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat for recordation. (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: 4
Action Date: 04/16/2020
Plat Name: Breen Reserve Sec 1
Developer: Breen Building 1, LLC, a Delaware limited liability company
Applicant: BGE
App No / Type: 2020-0569 C2

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

PWE Utility Analysis: Approved

City Engineer: 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. (Chapter 42)

Tanyard Creek Drive and Fleetwood Creek Way will need to be recorded prior to or simultaneously with this plat (Chapter 42)

Alignment for Tanyard Creek Drive needs to be adjusted

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

Dedicate turnaround by separate instrument prior to plat recordation

100 foot tangent before curvature for Tanyard Creek Drive

550 foot minimum for curve radii per county's new policy

UVE should be checked at Tanyard Creek Blvd and Breen Road. (Chapter 10-COH geometric design guidelines, 10-23)

Limited scope TIA will be required to determine ROW of Breen Road, left turn lane requirements and geometries at the intersection of Fleetwood Creek Way and Tanyard Creek Blvd.(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.



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 04/16/2020
Plat Name: Bridgeland Creekland Village GP
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No / Type: 2020-0523 GP

Total Acreage:	2037.0000	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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	365C	ETJ

Conditions and requirements for approval:

001. General Plan in its current state does not meet Chapter 42 standards. Harris County Engineer's Office has requested a deferral on the General Plan and Sections 1-4. Transportation has issues with the the fact that the Major-thoroughfares within the GP are not meeting MTFP (Jack Rd. and Becker Rd.). Harris County Engineer's Office has issues with the multitude of curves within plan, the intersection of Louetta Rd. and Peek Rd. not being completely within boundary of plat. In addition, to Jack Rd. and Grand Parkway.

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

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. Sec 42-128

162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. Sec 42-127

Commission Action:

Defer per Harris County Engineer's Office 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:



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 04/16/2020
Plat Name: Bridgeland Creekland Village GP
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No / Type: 2020-0523 GP

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

PWE Utility Analysis: Approve

Harris County Flood Control District: Flood Control review - Need to show ultimate ROW on these 3 drainage channels on the plat: K157-00-00 (it is 165 feet wide), K100-00-00 (it is 300 feet wide) and future channel K180-00-00 (it is 160 feet wide).

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. (Chapter 42)

GP appears to overlap Bridgeland Prairieland Village GP (COH-Chapter 42)

Traffic Impact Analysis will be required before the review of construction plan to address developer responsibility for roadway construction including left turn lanes and traffic signal installations. (HC-permit regs, 12.02)

ROW will be checked when section plats are submitted.

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



Agenda Item: 6
Action Date: 04/16/2020
Plat Name: Bridgeland Creekland Village Sec 1
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No / Type: 2020-0547 C3P

Total Acreage:	16.1400	Total Reserve Acreage:	1.9300
Number of Lots:	81	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 491
County	Zip	Key Map ©	City / ETJ
Harris	77433	365C	ETJ

Conditions and requirements for approval:

001. General Plan in its current state does not meet Chapter 42 standards. Harris County Engineer's Office has requested a deferral on the General Plan and Sections 1-4. Transportation has issues with the the fact that the Major-thoroughfares within the GP are not meeting MTFP (Jack Rd. and Becker Rd.). Harris County Engineer's Office has issues with the multitude of curves within plan, the intersection of Louetta Rd. and Peek Rd. not being completely within boundary of plat. In addition, to Jack Rd. and Grand Parkway.

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

047.1. Make minor corrections and additions as indicated on scanned image file attached to the application. Chapter 42

052. Creekland Village Drive and Jack Road must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. Sec 42-41

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

064. Provide all dedication acknowledgements and certificates on the face of the plat. Sec 42-42(5) & 44(6)

159. Provide centerline tie. Chapter 42

Bridgeland Village Sections 1-4 are deferred because the General Plan does not meet Chapter 42 standards.

Commission Action:

Defer per Harris County Engineer's Office request.



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 04/16/2020
Plat Name: Bridgeland Creekland Village Sec 1
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No / Type: 2020-0547 C3P



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.

Harris County Flood Control District: Flood Control review - No comments.
City Engineer: Make sure that the subdivision has detention.
And missing B.L.

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)
Creekland Village Drive will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
Verify that plat name should be bridgeland prairieland village section which matches GP
Change street name from Medina River Drive at final plat submittal
UVE should be checked at Creekland Village Drive and Jack Road, and at Medina River drive and Creekland Village Drive.(Chapter 10-COH geometric design guidelines, 10-23)
Traffic Impact Analysis will be required before the review of construction plan to address developer responsibility for roadway construction including left turn lanes and traffic signal installations.(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: 7
Action Date: 04/16/2020
Plat Name: Bridgeland Creekland Village Sec 2
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No / Type: 2020-0553 C3P

Total Acreage:	11.7200	Total Reserve Acreage:	0.7000
Number of Lots:	90	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	365C	ETJ

Conditions and requirements for approval:

001. General Plan in its current state does not meet Chapter 42 standards. Harris County Engineer's Office has requested a deferral on the General Plan and Sections 1-4. Transportation has issues with the the fact that the Major-thoroughfares within the GP are not meeting MTFP (Jack Rd. and Becker Rd.). Harris County Engineer's Office has issues with the multitude of curves within plan, the intersection of Louetta Rd. and Peek Rd. not being completely within boundary of plat. In addition, to Jack Rd. and Grand Parkway.

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

047.1. Make minor corrections and additions as indicated on scanned image file attached to the application. Chapter 42

052. Bridgeland Creekland Village Section 1 and Jack Road must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)

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

064. Provide all dedication acknowledgements and certificates on the face of the plat. Sec 42-42(5) & 44(6)

148. Change street name(s) as indicated on the marked file copy. Sec 41-22; 42-133

157.1. Provide street name break(s) as indicated on the marked file copy. Street name breaks must be located at lot lines. Chapter 42

159. Provide centerline tie. Chapter 42

Bridgeland Creekland Sections 1-4 are deferred because the General Plan does not meet Chapter 42 standards.

Commission Action:

Defer per Harris County Engineer's Office request.



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 04/16/2020
Plat Name: Bridgeland Creekland Village Sec 2
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No / Type: 2020-0553 C3P



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.

Addressing: Ch. 41 of the Code of Ordinances states that a street shall change street name at a near 90 degree bend. Please change the street name of MEDINA RIVER DRIVE at either side of the near 90 degree bend.

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

City Engineer: 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. (Chapter 42)

May need to increase pavement width and ROW along Medina River Drive from Jack Road to curve to provide on-street parking

Street name change at 90 degree bend (COH-Chapter 41)

Traffic Impact Analysis will be required before the review of construction plan to address developer responsibility for roadway construction including left turn lanes and traffic signal installations. (HC-permit regs, 12.02)

Left turn lane will be required on Jack Road in SW direction at Medina River Drive when roadway is improved. (COH geometric Design guidelines, 10-25)

Raised island should be constructed on Rio San Jose Court to minimize exposed area to traffic and for channelization.

Driveway widths between lots 30-31 28-29 and 26-27 block 2 are too close. Need minimum 5 foot curb radii (10 foot total distance) between them. Rio San Jose Court should have one way 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.



Agenda Item: 8
Action Date: 04/16/2020
Plat Name: Bridgeland Creekland Village Sec 3
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No / Type: 2020-0608 C3P

Total Acreage:	17.7300	Total Reserve Acreage:	1.1000
Number of Lots:	73	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 491
County	Zip	Key Map ©	City / ETJ
Harris	77433	365C	ETJ

Conditions and requirements for approval:

001. General Plan in its current state does not meet Chapter 42 standards. Harris County Engineer's Office has requested a deferral on the General Plan and Sections 1-4. Transportation has issues with the fact that the Major-thoroughfares within the GP are not meeting MTFP (Jack Rd. and Becker Rd.). Harris County Engineer's Office has issues with the multitude of curves within plan, the intersection of Louetta Rd. and Peek Rd. not being completely within boundary of plat. In addition, to Jack Rd. and Grand Parkway.

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. Chapter 42

052. Creekland Village Drive and Jack Road must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)

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

064. Provide all dedication acknowledgements and certificates on the face of the plat. Sec 42-42(5) & 44(6)

Commission Action:

Defer per Harris County Engineer's Office 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.**



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DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 04/16/2020
Plat Name: Bridgeland Creekland Village Sec 3
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No / Type: 2020-0608 C3P



For Your Information:

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

Harris County Flood Control District: Flood Control review - No comments.
City Engineer: 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. (Chapter 42)
Creekland Village Drive will need to be recorded prior to or simultaneously with this plat (Chapter 42)
Label street name breaks as shown on markup (Chapter 42)
Driveway location for lot 19, block 2 should be off of White Rock Creek Drive

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 04/16/2020
Plat Name: Bridgeland Creekland Village Sec 4
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No / Type: 2020-0616 C3P

Total Acreage:	16.7100	Total Reserve Acreage:	1.5900
Number of Lots:	78	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	365C	ETJ

Conditions and requirements for approval:

001. General Plan in its current state does not meet Chapter 42 standards. Harris County Engineer's Office has requested a deferral on the General Plan and Sections 1-4. Transportation has issues with the fact that the Major-thoroughfares within the GP are not meeting MTFP (Jack Rd. and Becker Rd.). Harris County Engineer's Office has issues with the multitude of curves within plan, the intersection of Louetta Rd. and Peek Rd. not being completely within boundary of plat. In addition, to Jack Rd. and Grand Parkway.

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. Chapter 42

052. Bridgeland Creekland Section 3, Jack Road, and "Future Rd." must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)

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

064. Provide all dedication acknowledgements and certificates on the face of the plat. Sec 42-42(5) & 44(6)

General Plan has not been approved for this subdivision.

Commission Action:

Defer per Harris County Engineer's Office 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.**



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 04/16/2020
Plat Name: Bridgeland Creekland Village Sec 4
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No / Type: 2020-0616 C3P



For Your Information:

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

Harris County Flood Control District: Flood Control review - No comments.
City Engineer: 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. (Chapter 42)
Change suffix for White Pelican Court for final plat submittal (Chapter 41)
Discuss with city if Bonnie Barge Court should be allowed as a street name (Chapter 41)
Sec 3 and future road will need to be recorded prior to or simultaneously with this plat (Chapter 42)
UVE should be checked at Austin Chalk Drive and future unnamed Road, SE of future Jack Road. (Chapter 10-COH geometric design guidelines, 10-23)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 04/16/2020
Plat Name: Bridgeland Parkland Village Sec 42
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE
App No / Type: 2020-0599 C3F

Total Acreage:	17.5900	Total Reserve Acreage:	2.1352
Number of Lots:	92	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	365Z	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy. Chapter 42
- 052. Mason Road south of Tuckerton Road and north of Flood Control District land 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. 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

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: 10
Action Date: 04/16/2020
Plat Name: Bridgeland Parkland Village Sec 42
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE
App No / Type: 2020-0599 C3F

Harris County Flood Control District: Flood Control review - No comments.
City Engineer: Make sure that the subdivision has detention.

building foundation will be required to keep 10' from public utilities (since proposed 10'WLE w/ 10' BL, etc.)
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)
Construction plan (Project Number 2001150018) has not been 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.



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 04/16/2020
Plat Name: Bridgeland Parkland Village Sec 50
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE
App No / Type: 2020-0627 C3F

Total Acreage:	12.6300	Total Reserve Acreage:	2.6317
Number of Lots:	36	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 489
County	Zip	Key Map ©	City / ETJ
Harris	77433	366T	ETJ

Conditions and requirements for approval:

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

052. Bridgeland Parkland Village Section 37 and Bridgeland Tuckerton Road and Copper Breaks Crossing Street 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. 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

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: 11
Action Date: 04/16/2020
Plat Name: Bridgeland Parkland Village Sec 50
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE
App No / Type: 2020-0627 C3F

Harris County Flood Control District: Flood Control review - No comments.
City Engineer: 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. (Chapter 42)
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)
Copper breaks crossing and sec 37 will need to be recorded prior to or simultaneously with this plat (Chapter 42)
County prefers a longer tangent length (100 feet) for Blue Sandstem Drive before curvature
Maintenance agreement for median will need to be approved by Comm. court prior to plan approval
Bridgeland parkland standards for median design will need to be d and approved by comm. court prior to plan approval

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 04/16/2020
Plat Name: City Gate Sec 3
Developer: D.R. Horton-Texas, LTD.
Applicant: Pape-Dawson Engineers
App No / Type: 2020-0511 C3F

Total Acreage:	27.7240	Total Reserve Acreage:	7.4400
Number of Lots:	108	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77047	573P	City

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)
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)
1. Add 10' BL along Fenchurch Elm Trail.
 2. Add 17' GBL to lot 1, block 1.
 3. Provide letter of Release/No Objection for ROW crossing pipeline at recordation.
 4. Dash and Bold Outside boundary of ROW dedication and Bold inside boundary of ROW dedication.

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 04/16/2020
Plat Name: City Gate Sec 3
Developer: D.R. Horton-Texas, LTD.
Applicant: Pape-Dawson Engineers
App No / Type: 2020-0511 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.

Addressing:

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

Harris County Flood Control District: Flood Control review - Label Drainage Channel as C134-00-00.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 04/16/2020
Plat Name: Cypresswood Landing Sec 3
Developer: Benchmark Aquisitions,LLC
Applicant: EHRA
App No / Type: 2020-0430 C3P

Total Acreage:	57.4200	Total Reserve Acreage:	23.9300
Number of Lots:	259	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	77373	333D	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. Cypresswood Landing Sec 1 must be recorded prior to or simultaneously with this plat.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

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:



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 04/16/2020
Plat Name: Cypresswood Landing Sec 3
Developer: Benchmark Aquisitions,LLC
Applicant: EHRA
App No / Type: 2020-0430 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.

PWE Utility Analysis: Approved

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

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

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

Cypresswood Landing Sec 1 needs to be recorded prior to or simultaneously with this PLAT (COH-Chapter 42) Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation. (TLGC-242.001h)

ALL-WAY stop warrant analysis per TMUTCD section 2B.07 should be provided to determine traffic control at the intersection of Goodfellow Dr and Purple Wisteria Dr

Modify alignment along Goodfellow Drive as indicated on markup

Check with Traffic on cul-de-sac alignment for Lady Capulet Drive

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 04/16/2020
Plat Name: Dennison Tract
Developer: Keith Dennison
Applicant: Windrose
App No / Type: 2020-0598 C1

Total Acreage:	8.5240	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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	444C	ETJ

Conditions and requirements for approval:

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

208. Staff requests a two week deferral per Harris County's request.

Add note: All lots shall have adequate wastewater collection service. (Sec 42-180-181)

Dedicate to the centerline of Stockdick-School Road. Plat must be revised from a C1 to C3P.

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: 14
Action Date: 04/16/2020
Plat Name: Dennison Tract
Developer: Keith Dennison
Applicant: Windrose
App No / Type: 2020-0598 C1

City Engineer: 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. (Chapter 42)

Dedicate ROW to centerline to match Katy Manor Sec 4. Plat is requested to be deferred. (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. For drainage analysis related questions, please email civildevel@hcpid.org. (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

Limited scope TIA will be required to address driveway locations and left turn lane requirements. (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.



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 04/16/2020
Plat Name: Eagles Nest
Developer: 5CM Development, LLC
Applicant: Boundary One, LLC
App No / Type: 2020-0366 C2

Total Acreage:	3.8600	Total Reserve Acreage:	3.8600
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:	NEW CANEY MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	256P	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.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 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.
- 146.1. Provide for dedication of cutback(s) as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 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.**



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 04/16/2020
Plat Name: Eagles Nest
Developer: 5CM Development, LLC
Applicant: Boundary One, LLC
App No / Type: 2020-0366 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.

PWE Utility Analysis: Approved

City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Also B.L. is missing.

Harris County Flood Control District: Flood Control review - Plat is in Montgomery County. No comments.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 04/16/2020
Plat Name: Elyson Sec 28
Developer: Nash FM 529, LLC, a Delaware limited liability company
Applicant: BGE
App No / Type: 2020-0573 C3F

Total Acreage:	12.7100	Total Reserve Acreage:	1.2528
Number of Lots:	38	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	405P	ETJ

Conditions and requirements for approval:

- 041. Easements dedicated by separate instrument shown on the plat and not located adjacent to a common property line must be vacated, abandoned and rededicated prior to recordation.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 052. Elyson Boulevard 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: 16
Action Date: 04/16/2020
Plat Name: Elyson Sec 28
Developer: Nash FM 529, LLC, a Delaware limited liability company
Applicant: BGE
App No / Type: 2020-0573 C3F

PWE Utility Analysis: Approved
Harris County Flood Control District: Flood Control review - No comments.
City Engineer: 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. (Chapter 42)
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)
Elyson Blvd will need to be recorded prior to or simultaneously with this plat (Chapter 42)
UVE should be checked at Greengrass Meadow Lane and Elyson Blvd. (Chapter 10-COH geometric design guidelines, 10-23)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 04/16/2020
Plat Name: Foodies
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No / Type: 2020-0601 C2

Total Acreage:	1.3067	Total Reserve Acreage:	1.3067
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:	FB C MUD 30
County	Zip	Key Map ©	City / ETJ
Fort Bend	77083	527P	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)
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: 17
Action Date: 04/16/2020
Plat Name: Foodies
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No / Type: 2020-0601 C2

Fort Bend Engineer: 1 - Provide 10' LE along Beechnut Street
2 - Revise C2 to 30'
3 - Submit FP to FBC for formal review
4 - This is not considered a formal review by FBC as not all review comments are provided in this portal
City Engineer: 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: 18
Action Date: 04/16/2020
Plat Name: Forestwood Sec 5
Developer: Harris Manor Associates, LP
Applicant: Landpoint
App No / Type: 2020-0577 C3P

Total Acreage:	4.9180	Total Reserve Acreage:	0.2800
Number of Lots:	28	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	FOREST HILLS MUD
County	Zip	Key Map ©	City / ETJ
Harris	77038	411D	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.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
075. Add Single Family Residential note to the plat. (42-1)
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. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential. 2) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.

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: 18
Action Date: 04/16/2020
Plat Name: Forestwood Sec 5
Developer: Harris Manor Associates, LP
Applicant: Landpoint
App No / Type: 2020-0577 C3P



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.

Harris County Flood Control District: Flood Control review - No comments.
City Engineer: 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) (COH-Chapter 42)
Access denied from lots 1-13 along TC Jester (HC-permit regs)
ROW corner cut at Vikram Dr and TC Jester Blvd should be 20' x 20'. Show additional ROW dedication at final plat submittal (COH geometric Design guidelines, 10-22)
UVE should be checked at Pelican Bay Dr and Vikram Dr (Chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Vikram Dr and TC Jester Blvd (Chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked for making right on red by SB traffic on TC Jester Blvd onto West Rd (Chapter 10-COH geometric design guidelines, 10-23)

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 04/16/2020
Plat Name: Forestwood Sec 7
Developer: Harris Manor Associates, LP
Applicant: Landpoint
App No / Type: 2020-0475 C3P

Total Acreage:	7.9910	Total Reserve Acreage:	0.6580
Number of Lots:	41	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	FOREST HILLS MUD
County	Zip	Key Map ©	City / ETJ
Harris	77038	411D	ETJ

Conditions and requirements for approval:

012.2.1 Dead-end utility easements are not permitted.

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

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

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

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

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

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

121. Add One-foot Reserve plat note: (adjacent to street) One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicatory, his heirs, assigns or successors.

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. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential. 2) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.

163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (127)



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 04/16/2020
Plat Name: Forestwood Sec 7
Developer: Harris Manor Associates, LP
Applicant: Landpoint
App No / Type: 2020-0475 C3P

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.

Addressing: According to Ch. 41 Code of Ordinance, a continuation of a street shall have the same street name. See Forestwood Sec 8 Plat. Please change NEWLAND CREST DRIVE street name to LANDON LIGHT LANE. Please change street name of RAINIER RIDGE ROAD to JOURNEY SKY STREET on Plat to match that of Forestwood Sec 8 Recorded Plat.

PWE Utility Analysis: Approved

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

City Engineer: 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) (COH-Chapter 42)

Access denied from lots 13-24 in block 2 and lots 1-7 in block 3 on TC Jester (HC-premit regs)

Corner ROW Radii at Vikram Dr and TC Jester Blvd should be 30' (COH geometric Design guidelines, 10-22)

UVE should be checked at Landon Light Ln and Journey Sky St (Chapter 10-COH geometric design guidelines, 10-23)

UVE should be checked at Journey Sky St and TC Jester Blvd (Chapter 10-COH geometric design guidelines, 10-23)

UVE should be checked at Vikram Dr and TC Jester Blvd (Chapter 10-COH geometric design guidelines, 10-23)

UVE should be checked for making right on red by eastbound traffic on West Rd turning south onto TC Jester Blvd (Chapter 10-COH geometric design guidelines, 10-23)

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 04/16/2020
Plat Name: Groves Sec 38
Developer: LH Groves, LLC, a Delaware limited liability company
Applicant: BGE
App No / Type: 2020-0571 C3F

Total Acreage:	6.2060	Total Reserve Acreage:	2.3630
Number of Lots:	26	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	77346	377K	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)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
04/16/2020

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: 20
Action Date: 04/16/2020
Plat Name: Groves Sec 38
Developer: LH Groves, LLC, a Delaware limited liability company
Applicant: BGE
App No / Type: 2020-0571 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.

PWE Utility Analysis: Approved
Harris County Flood Control District: Flood Control review - No comments.
City Engineer: 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. (Chapter 42)
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)
UVE should be checked at Anders Run Road and Madera Run Pkwy (Chapter 10-COH geometric design guidelines, 10-23)
SB left turn lane will be required on Madera Run Pkwy at Anders Run Road. (COH geometric Design guidelines, 10-25)

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 04/16/2020
Plat Name: Harris County Improvement District no 14 Lift Station no 1
Developer: Mason Westgreen, LP. a Texas limited partnership
Applicant: BGE
App No / Type: 2020-0602 C2

Total Acreage:	0.2260	Total Reserve Acreage:	0.2260
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	77433	366A	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.

052. Jack Road Street dedication and reserve 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)

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.**



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 04/16/2020
Plat Name: Harris County Improvement District no 14 Lift Station no 1
Developer: Mason Westgreen, LP. a Texas limited partnership
Applicant: BGE
App No / Type: 2020-0602 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.

City Engineer: 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. (Chapter 42)

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

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 04/16/2020
Plat Name: Imperial Heights
Developer: Imperial heights LTD
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No / Type: 2020-0572 C3F

Total Acreage:	37.8460	Total Reserve Acreage:	8.6360
Number of Lots:	238	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77073	332R	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)
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: 22
Action Date: 04/16/2020
Plat Name: Imperial Heights
Developer: Imperial heights LTD
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No / Type: 2020-0572 C3F

Addressing: "IMPERIOUS PARK" sounds too similar to already existing "IMPERIAL PARK" in the same neighborhood. Please choose a more unique name to avoid confusion during emergencies.

"IMPERIAL RIDGE" street name already exists in our database (Keymap= 290U) . Please choose a more unique name.

PWE Utility Analysis: 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. (Chapter 42)

Water line easement will need to be abandoned prior to plat recordation

County prefers 100 foot tangent before curvature for King Heights Lane

UVE should be checked at Imperial Ridge Lane and Imperial Valley Drive, at Imperial Park Lane and Imperial Valley Drive, and at Great Royal Lane and Grand Emperor Drive. (Chapter 10-COH geometric design guidelines, 10-23)

SB left turn lane will be required on Imperial Valley Drive at Imperial Park Lane, and at Imperial Ridge Lane. (COH geometric Design guidelines, 10-25)

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 04/16/2020
Plat Name: Industrial on Market Street
Developer: National Property Holdings
Applicant: Windrose
App No / Type: 2020-0606 C2

Total Acreage:	27.3937	Total Reserve Acreage:	27.3937
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:	HCID #15 ANNEXATIONS (San Jacinto)

County	Zip	Key Map ©	City / ETJ
Harris	77015	498J	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)
- 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:



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 04/16/2020
Plat Name: Industrial on Market Street
Developer: National Property Holdings
Applicant: Windrose
App No / Type: 2020-0606 C2

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

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 04/16/2020
Plat Name: Lantana Sec 5
Developer: M/I Homes of Houston, LLC
Applicant: LJA Engineering, Inc. - (West Houston Office)
App No / Type: 2020-0404 C3F

Total Acreage:	64.3280	Total Reserve Acreage:	49.7410
Number of Lots:	65	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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77449	406S	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)42-45
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (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.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 04/16/2020
Plat Name: Lantana Sec 5
Developer: M/I Homes of Houston, LLC
Applicant: LJA Engineering, Inc. - (West Houston Office)
App No / Type: 2020-0404 C3F

PWE Utility Analysis: Approved

Harris County Flood Control District: Flood Control review - Show 500 feet measurement of Reserve D width, also show and label channel U102-00-00 with top of banks.

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

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

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

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

Submit owners ratification for MUD 105 at recordation (HC-permit regs)

Westgreen Blvd STD sec 3 and sec 5 will need to be recorded prior to or simultaneously with this plat (chapter 42)

Construction plan (Project Number 1911270113) has been approved by 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.



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 04/16/2020
Plat Name: Martin Court
Developer: Martin Street Holdings
Applicant: The Interfield Group
App No / Type: 2020-0624 C3F

Total Acreage:	0.9990	Total Reserve Acreage:	0.0420
Number of Lots:	16	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	77018	452H	City

Conditions and requirements for approval:

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

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

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

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

1) add private street dedication language

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: 25
Action Date: 04/16/2020
Plat Name: Martin Court
Developer: Martin Street Holdings
Applicant: The Interfield Group
App No / Type: 2020-0624 C3F

PWE Utility Analysis: 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. Submit applications online at houstonpermittingcenter.org

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: Detention is required. Make sure that 10' clearance between public utility to the building foundation. Master W.M.E. is required.

Solid Waste: The proposed development does not have adequate frontage to accommodate COH solid waste collection services for 16 units. The SWP depicts container placement extending more than 5 feet into the roadway.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 04/16/2020
Plat Name: Northwood Apartments
Developer: LDG Development
Applicant: FMS Surveying, Inc
App No / Type: 2020-0469 C2

Total Acreage:	12.5243	Total Reserve Acreage:	12.5243
Number of Lots:	0	Number of Multifamily Units:	288
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	PINE VILLAGE PUD
County	Zip	Key Map ©	City / ETJ
Harris	77039	414H	ETJ

Conditions and requirements for approval:

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (42-152)a
- 020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (42-155)
- 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. (42-41)
- 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:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 04/16/2020
Plat Name: Northwood Apartments
Developer: LDG Development
Applicant: FMS Surveying, Inc
App No / Type: 2020-0469 C2

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

Harris County Flood Control District: - Please provide an additional 25' of drainage easement dedicated to HCFCD, as shown on the plat.

PWE Utility Analysis: Approved

City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

B.L. is 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. (Chapter 42)

Water meter easement will need to be dedicated by separate instrument prior to plat recordation(Chapter 42)

Label building lines (Chapter 42)

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter 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.



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 04/16/2020
Plat Name: Our Shepherd Lutheran Church
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No / Type: 2020-0487 C2

Total Acreage:	4.0341	Total Reserve Acreage:	4.0341
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	77336	339E	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)42-45
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 04/16/2020
Plat Name: Our Shepherd Lutheran Church
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No / Type: 2020-0487 C2

PWE Utility Analysis: Approve

City Engineer: 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. (Chapter 42)

Revise restriction for reserve for religious purposes

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. (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

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

Plat name should match application (Chapter 42)

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



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 04/16/2020
Plat Name: Saquib Cypress Rosehill Reserve
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No / Type: 2020-0623 C2

Total Acreage:	3.7155	Total Reserve Acreage:	3.7155
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	327J	ETJ

Conditions and requirements for approval:

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

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

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

Subject tract abuts acreage under common ownership. Include these tracts within the plat or submit a general plan that includes all commonly owned property.

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.



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 04/16/2020
Plat Name: Saquib Cypress Rosehill Reserve
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No / Type: 2020-0623 C2

City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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

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

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (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. For drainage analysis related questions, please email civildevel@hcpid.org. (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

Limited scope TIA required to determine driveway location, median openings and left turn lane requirements before review of site development plan (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.



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 04/16/2020
Plat Name: Shipley Retail Center
Developer: Shipley Properties Inc.
Applicant: GBI Partners, LP
App No / Type: 2020-0451 C2

Total Acreage:	1.1122	Total Reserve Acreage:	1.1122
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 196
County	Zip	Key Map ©	City / ETJ
Harris	77095	367T	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)
- 194. Appendix J:County Clerk Filing Acknowledgement Statement 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.**

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 04/16/2020
Plat Name: Shipley Retail Center
Developer: Shipley Properties Inc.
Applicant: GBI Partners, LP
App No / Type: 2020-0451 C2

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

PWE Utility Analysis: Approved

City Engineer: 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. (Chapter 42)

Limited scope TIA will be required before the review of site development plan addressing driveway locations, and left turn lane requirements.(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: 30
Action Date: 04/16/2020
Plat Name: Stuebner Hollow Sec 2
Developer: Houston LD, LLC
Applicant: IDS Engineering Group
App No / Type: 2020-0595 C3P

Total Acreage:	10.6910	Total Reserve Acreage:	0.6560
Number of Lots:	61	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77068	331W	ETJ

Conditions and requirements for approval:

- 012.2.1 Dead-end utility easements are not permitted.
014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 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.
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)
148. Change street name(s) as indicated on the marked file copy. (133-134)

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 04/16/2020
Plat Name: Stuebner Hollow Sec 2
Developer: Houston LD, LLC
Applicant: IDS Engineering Group
App No / Type: 2020-0595 C3P



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.

Addressing: COBB HILL DRIVE - Sound-alike, duplicate street names found: COBBLE HILL. Please change the street name to something more unique.

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

City Engineer: 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) (COH-Chapter 42)

Stuebner Hollow Sec 1 needs to be recorded prior to or simultaneously with this PLAT (COH-Chapter 42-120)

Easements outside of PLAT boundary need to be recorded prior to recordation (COH-Chapter 42-212)

UVE should be checked at Ebony Hollow Pass Ln and Fernglade Dr (Chapter 10-COH geometric design guidelines, 10-23)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 04/16/2020
Plat Name: Sunterra Shores Drive Street Dedication Sec 1
Developer: Katy 1093, LTD
Applicant: Jones | Carter
App No / Type: 2020-0543 SP

Total Acreage:	1.1100	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
Waller	77493	443D	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.

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

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: 31
Action Date: 04/16/2020
Plat Name: Sunterra Shores Drive Street Dedication Sec 1
Developer: Katy 1093, LTD
Applicant: Jones | Carter
App No / Type: 2020-0543 SP

City Engineer: No Comment

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



Agenda Item: 32
Action Date: 04/16/2020
Plat Name: Sunterra Sec 2
Developer: Katy 1093, Ltd
Applicant: Jones | Carter
App No / Type: 2020-0544 C3P

Total Acreage:	29.8300	Total Reserve Acreage:	7.7610
Number of Lots:	81	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
Waller	77493	443H	ETJ

Conditions and requirements for approval:

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

039. The following areas may be considered when calculating compensating open space. Water areas including detention ponds, drainageways, flood plains, floodways and ravines subject to Planning Commission approval of an Open Space Amenities Plan. Follow the requirements established for a Open Space Amenities Plan. (Ament_185_cos.doc)

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. Bartlett Road Street Dedication 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)

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

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. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential. 2) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.

184.5 The final plat must show correctly the dimensions and location of each unobstructed visibility easements.

1. COS is located in floodplain, Provide open space amenities plan at final.
2. Appropriately label land-use designation for Reserve B.

Commission Action:

Approve the plat subject to the conditions listed



PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 04/16/2020
Plat Name: Sunterra Sec 2
Developer: Katy 1093, Ltd
Applicant: Jones | Carter
App No / Type: 2020-0544 C3P



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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Addressing: "BLVD" street type is reserved for roads designed to handle large volumes of traffic. Please use another street type for "NAPLES BAY"

"SARASOTA" appear to change direction 90 degrees without a name change. Please apply another name where it applies.

"SARASOTA" sounds too similar to already existing "SARATOGA". Please choose a more unique name to avoid confusion in emergencies.

"CORAL SUN" sounds too similar to already existing "CORALSTONE". Please choose a more unique name to avoid confusion in emergencies.

"CATALINA COVE" sounds too similar to already existing "CATALINA GROVE" & "CATALONIA COVE". Please choose a more unique name to avoid confusion in emergencies.

City Engineer: No Comment

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



Agenda Item: 33
Action Date: 04/16/2020
Plat Name: Sunterra Sec 4
Developer: Katy 1093, Ltd
Applicant: Jones | Carter
App No / Type: 2020-0514 C3P

Total Acreage:	18.4500	Total Reserve Acreage:	0.0000
Number of Lots:	106	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
Waller	77493	443H	ETJ

Conditions and requirements for approval:

039. The following areas may be considered when calculating compensating open space. Water areas including detention ponds, drainageways, flood plains, floodways and ravines subject to Planning Commission approval of an Open Space Amentities Plan. Follow the requirements established for a Open Space Amentities Plan. (Ament_185_cos.doc)

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

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. Sunterra Sec 3 and Sunterra Sec 2 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)

1. Correct COS table to reflect the correct COS provided.

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: 33
Action Date: 04/16/2020
Plat Name: Sunterra Sec 4
Developer: Katy 1093, Ltd
Applicant: Jones | Carter
App No / Type: 2020-0514 C3P



For Your Information:

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

Addressing: "SARASOTA" sounds too similar to already existing street name "SARATOGA". Please choose a more unique name to avoid confusion during emergencies
PWE Utility Analysis: Approve
City Engineer: 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: 34
Action Date: 04/16/2020
Plat Name: Sunterra Sec 7
Developer: Katy 1093, Ltd
Applicant: Jones | Carter
App No / Type: 2020-0540 C3P

Total Acreage:	19.5700	Total Reserve Acreage:	7.2027
Number of Lots:	72	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Waller	77493	443D	ETJ

Conditions and requirements for approval:

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

039. The following areas may be considered when calculating compensating open space. Water areas including detention ponds, drainageways, flood plains, floodways and ravines subject to Planning Commission approval of an Open Space Amenities Plan. Follow the requirements established for a Open Space Amenities Plan. (Ament_185_cos.doc)

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. Bartlett Road Street Dedication (2020-0421), Sunterra Shores Drive Street dedication sec 1(2020-0543), and Sunterra Lagoon (2020-0568) 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)

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

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

124. Add Permanent Access Easement plat note: This subdivision contains one or more permanent access easements that have not been dedicated to the public or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision.

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. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential. 2) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.

184.5 The final plat must show correctly the dimensions and location of each unobstructed visibility easements.



PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 04/16/2020
Plat Name: Sunterra Sec 7
Developer: Katy 1093, Ltd
Applicant: Jones | Carter
App No / Type: 2020-0540 C3P

1. COS is located in floodplain, Provide open space amenities plan at final.
2. Appropriately label land-use designation for Reserve A.

Commission Action:

Approve the plat subject to the conditions listed



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For Your Information:

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

Addressing: CORONADO BAY BLVD - Street suffix is reserved for major thoroughfares, major collector streets, collector streets or other streets designed to handle traffic volumes in excess of normal neighborhood traffic generation or that are divided streets with at least two lanes of traffic in each direction separated by a median.

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

City Engineer: No Comment

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 04/16/2020
Plat Name: Swift Fallbrook
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No / Type: 2020-0603 C2

Total Acreage:	1.5000	Total Reserve Acreage:	1.5000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	WHCMUD 21
County	Zip	Key Map ©	City / ETJ
Harris	77064	370W	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.
- 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)
- 202. Include Harris County Road Law certificate to Appendix A: Owners Acknowledgement. (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.**

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 04/16/2020
Plat Name: Swift Fallbrook
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No / Type: 2020-0603 C2

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

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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

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

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

Limited scope TIA required to determine driveway location, and left turn lane requirements, consider shared access with neighboring PLATs on Gessner Rd and Fallbrook Dr. Plan and PLAT should be approved by Gessner Road CIP Project Manager, Gregory Ciaccio (HC-permit regs, 12.02)

UVE should be checked for making right on red by westbound traffic on Fallbrook Dr turning north onto Gessner Rd (Chapter 10-COH geometric design guidelines, 10-23)

Plans and plat will need to be approved by CIP project manager Greg Ciaccio before plat recordation (HC-permit regs, 5.06)

Verify hypotenuse length for 30' X 30' corner cut (COH geometric Design guidelines, 10-22)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 04/16/2020
Plat Name: Tanyard Creek Drive and Fleetwood Creek Way Street Dedication
Developer: Breen Road I UCUCV, LLC, a Delaware limited liability company
Applicant: BGE
App No / Type: 2020-0527 SP

Total Acreage:	4.7380	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:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77040	410M	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)
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Per Harris County: Coordinate with MUD to dedicate roadway easement across channel for second point of access at Hollister Road prior to plan approval/ plat recordation
 Easements outside of plat boundary w may need to be recorded prior to plan approval/ plat recordation
 Construction plans may need to show pavement connection to Hollister Road

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:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 04/16/2020
Plat Name: Tanyard Creek Drive and Fleetwood Creek Way Street Dedication
Developer: Breen Road I UCUCV, LLC, a Delaware limited liability company
Applicant: BGE
App No / Type: 2020-0527 SP

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

Addressing: "BOULEVARD" street type is reserved only for roads designed to handle large volumes of traffic (major thoroughfares). Please change to an allowable street type for this segment
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) (COH-Chapter 42)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation.
County recommends realignment of Tanyard Creek Dr to have just one reverse curve. Minimum radius per new county policy is 550 feet.
Dedicate temporary turnaround roadway easement on Fleetwood Creek Way by separate instrument prior to plat recordation
Minimum 100 foot tangent from Breen road and Fleetwood Creek Way before curvature
Plat is requested to be deferred.

Addressing: "BOULEVARD" street type is reserved only for roads designed to handle large volumes of traffic (major thoroughfares). Please change to an allowable street type for this segment
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) (COH-Chapter 42)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation.
County recommends realignment of Tanyard Creek Dr to have just one reverse curve. Minimum radius per new county policy is 550 feet.
Dedicate temporary turnaround roadway easement on Fleetwood Creek Way by separate instrument prior to plat recordation
Prefer minimum 100 foot tangent before curvature for Tanyard Creek Drive and recommend shifting street to the west

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 04/16/2020
Plat Name: Westwind Business Park East
Developer: Westwind Industries c/o Terra Surveying
Applicant: Terra Surveying Company, Inc.
App No / Type: 2020-0609 C3F

Total Acreage:	28.3557	Total Reserve Acreage:	27.7047
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	77041	449D	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. (Chapter 42)

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

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

Remove the "Deny Access" note 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:

The below comments were made by other agencies during this review period. These comments 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: 37
Action Date: 04/16/2020
Plat Name: Westwind Business Park East
Developer: Westwind Industries c/o Terra Surveying
Applicant: Terra Surveying Company, Inc.
App No / Type: 2020-0609 C3F

City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

CenterPoint: Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.

Harris 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) (COH-Chapter 42)
Access denied off of Dancy Rd until it is improved to county standards (HC-permit regs)
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. (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)
TIA will be required to address driveway location, median openings and left turn lane and developer responsibility for adjacent roadway improvements before review of site development plan (HC-permit regs, 12.02)
ROW hypotenuse at corner of Dancy Rd and Tanner Rd should be 28.28' for 20' x 20' corner cut (COH geometric Design guidelines, 10-22)
UVE should be checked at Dancy Rd and Tanner Rd (Chapter 10-COH geometric design guidelines, 10-23)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 04/16/2020
Plat Name: Westwind Business Park West
Developer: Westwind Industries c/o Terra Surveying
Applicant: Terra Surveying Company, Inc.
App No / Type: 2020-0604 C3F

Total Acreage:	11.0309	Total Reserve Acreage:	9.3650
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	77041	449C	City/ETJ

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (Sec 42-127)
164. The nearest intersection along a major thoroughfare from the intersection of two major thoroughfares is 400 ft. (Sec 42-127)
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: 38
Action Date: 04/16/2020
Plat Name: Westwind Business Park West
Developer: Westwind Industries c/o Terra Surveying
Applicant: Terra Surveying Company, Inc.
App No / Type: 2020-0604 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.

City Engineer: Detention is required.
Stormwater quality permit is required.

Addressing: Please label full street names on Plat - Magnolia Tree Road and Larry Martin Drive.

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)
Access denied off of Dancy Rd until it is improved to county standards (HC-premit regs)
Magnolia Rd is a street name duplication and needs to be changed (COH-Chapter 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. (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)
limited scope TIA required to determine driveway location, median openings and left turn lane requirements before review of site development plan (HC-permit regs, 12.02)
Documentation of TxDOT driveway approval should be submitted with site plans HC permit regs, 5.06
ROW corner cut at Martin Dr and West Sam Houston Pkwy should be 20' x 20' (COH geometric Design guidelines, 10-22)
ROW corner cut at Magnolia Rd and West Sam Houston Pkwy should be 20' x 20' (COH geometric Design guidelines, 10-22)
UVE should be checked at Dancy Rd and Tanner Rd (Chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Martin Drive and West Sam Houston Pkwy (Chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Martin Dr and Dancy Rd (Chapter 10-COH geometric design guidelines, 10-23)
UVE should be checked at Magnolia Rd and Dancy Rd (Chapter 10-COH geometric design guidelines, 10-23)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 04/16/2020
Plat Name: Woodridge Forest Sec 20
Developer: WR FOREST, LLC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No / Type: 2020-0596 C3F

Total Acreage:	0.8240	Total Reserve Acreage:	0.5280
Number of Lots:	2	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:	WOODRIDGE MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	296T	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. (Chapter 42)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45)

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: 39
Action Date: 04/16/2020
Plat Name: Woodridge Forest Sec 20
Developer: WR FOREST, LLC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No / Type: 2020-0596 C3F

City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 04/16/2020
Plat Name: Amundsen Palms
Developer: AZH Development
Applicant: The Interfield Group
App No / Type: 2020-0610 C2R

Total Acreage:	0.1150	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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453Z	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 190.3. Revise 'Margaret Wallace Brown, AICP, CNU-A,, Secretary' as Secretary in the Planning Commission certificate.
- 203. Provide complete Recordation Package when submitting plat for recordation. (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.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 04/16/2020
Plat Name: Amundsen Palms
Developer: AZH Development
Applicant: The Interfield Group
App No / Type: 2020-0610 C2R

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: 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.



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 04/16/2020
Plat Name: Ara Estate
Developer: Plan Express
Applicant: PlanExpress
App No / Type: 2020-0472 C2R

Total Acreage:	0.1147	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	77051	533Y	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 185.2. Appendix A: Provide an attesting individual in the dedicatory language.
- 190.3. Revise 'Margaret Wallace Brown, AICP, CNU-A, Secretary' as Secretary in the Planning Commission certificate.
203. Provide complete Recordation Package when submitting plat for recordation. (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: 41
Action Date: 04/16/2020
Plat Name: Ara Estate
Developer: Plan Express
Applicant: PlanExpress
App No / Type: 2020-0472 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.

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: 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: 42
Action Date: 04/16/2020
Plat Name: Baker Orange Development
Developer: Baker's Construction & Trucking LLC
Applicant: ICMC GROUP INC
App No / Type: 2020-0226 C2R

Total Acreage:	0.1138	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494G	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.

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

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

134.11. Add to general notes on face of plat: This property(s) is located in Park Sector number 11.

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

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 shared driveway project must provide a 3' emergency access easement along each subdivision plat boundary line that is not adjacent to a public street. The easement must be labeled and dimensioned and "Emergency Access Easement" must be spelled out completely. (42-145)

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: 42
Action Date: 04/16/2020
Plat Name: Baker Orange Development
Developer: Baker's Construction & Trucking LLC
Applicant: ICMC GROUP INC
App No / Type: 2020-0226 C2R



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.

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

City Engineer: Detention maybe required subject to impervious cover more than 65%.

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

Parks and Recreation: Number of dwelling units in notes should match table #DU. One says 4, one says 2.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 04/16/2020
Plat Name: Beall Street Cottages
Developer: REDWOOD CONSTRUCTION
Applicant: Field Data Service, Inc
App No / Type: 2020-0395 C2R

Total Acreage:	0.4591	Total Reserve Acreage:	0.0092
Number of Lots:	12	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452C	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)

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

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

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

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

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: 43
Action Date: 04/16/2020
Plat Name: Beall Street Cottages
Developer: REDWOOD CONSTRUCTION
Applicant: Field Data Service, Inc
App No / Type: 2020-0395 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.

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: Detention is required.
Also W.M.E. is required.

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

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.



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 04/16/2020
Plat Name: Calidad Crossing
Developer: Texas Black Angel, LLC
Applicant: R.W. Patrick & Associates, Inc.
App No / Type: 2020-0513 C2R

Total Acreage:	0.6140	Total Reserve Acreage:	0.6140
Number of Lots:	5	Number of Multifamily Units:	5
COH Park Sector:	7	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	573B	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. Sec 42-42(5), 44(6)

221. Fully dimension all shared driveways. 42-42; 42-44

A shared driveway project must provide a 3' emergency access easement along each subdivision plat boundary line that is not adjacent to a public street. The easement must be labeled and dimensioned and "Emergency Access Easement" must be spelled out completely. (42-145)

Sec 42-190 Restricted reserve parking shall meet the minimum size requirement for a parking space specified in the Construction Code. (Sec 42-190)

This subdivision plat is required additional guest parking spaces. Provide the additional parking table for single-family residential use on face of the plat. (Sec 42-186)

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:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 04/16/2020
Plat Name: Calidad Crossing
Developer: Texas Black Angel, LLC
Applicant: R.W. Patrick & Associates, Inc.
App No / Type: 2020-0513 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.

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.

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

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: 45
Action Date: 04/16/2020
Plat Name: Channelview Park
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No / Type: 2020-0597 C2R

Total Acreage:	0.9470	Total Reserve Acreage:	0.2350
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	H.C.W.C.I.D. 21
County	Zip	Key Map ©	City / ETJ
Harris	77530	498G	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
053. Change street name(s) as indicated on the file copy to avoid duplication.
059. Provide the total acreage within the subdivision and the number of lots, blocks and reserves being platted. (41)
062. Provide an appropriate numeric and graphic scale. (20, 30, 40, 50, 60, or 100 feet) (42 & 44)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
193. Appendix I: Certificate for Harris County Commissioners' Court is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
194. Appendix J: County Clerk Filing Acknowledgement Statement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
1. Coordinate with County Engineering regarding Hydrant easement.
 2. Number Lots correctly.
 3. Provide unique street name for PAE.
 4. Provide Centerline and engineering info for PAE.

Commission Action:

Defer Chapter 42 planning standards



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 04/16/2020
Plat Name: Channelview Park
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No / Type: 2020-0597 C2R



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.

Solid Waste: Developments in the ETJ do not qualify for COH solid waste collection services.

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

City Engineer: Master W.M.E. is required.

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)

Fire hydrant easement will need to be dedicated by separate instrument prior to plat recordation (COH-Chapter 42-212)

Channelview Park Drive is a street name duplication. Choose another name. Plat is requested to be deferred. (Chapter 41)

Channelview Park Lane should be a PAE (Chapter 42)

Stub street should be 28 foot minimum width with a street name(Chapter 42)

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 04/16/2020
Plat Name: Clay Road Commerce Park Annex
Developer: THE URBAN COMPANIES
Applicant: The Pinnell Group, LLC
App No / Type: 2020-0576 C2R

Total Acreage:	3.9143	Total Reserve Acreage:	3.9143
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77449	446F	ETJ

Conditions and requirements for approval:

- 012.2.1 Dead-end utility easements are not permitted.
- 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.
- 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. Extend 10' BL along Westfield Village Dr.

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.**



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 04/16/2020
Plat Name: Clay Road Commerce Park Annex
Developer: THE URBAN COMPANIES
Applicant: The Pinnell Group, LLC
App No / Type: 2020-0576 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.

PWE Utility Analysis: Approved

City Engineer: 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. (Chapter 42)

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 04/16/2020
Plat Name: Courtyard at the Heights
Developer: Courtyard at the Heights, LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2020-0625 C2R

Total Acreage:	0.3795	Total Reserve Acreage:	0.0762
Number of Lots:	7	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	77008	452T	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.
- 068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
- 175. Add Shared Driveway note to the plat. (159)
- 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. Revise Vicinity map to show correct boundary of subject site.
 - 2. Correct Shared driveway note to state "13. Vehicular access to each lot is provided for by a shared driveway only"

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.**



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 04/16/2020
Plat Name: Courtyard at the Heights
Developer: Courtyard at the Heights, LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2020-0625 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.

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

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

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 04/16/2020
Plat Name: Crocker Street Green
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No / Type: 2020-0607 C2R

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77019	493N	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.
- 068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
- 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: 48
Action Date: 04/16/2020
Plat Name: Crocker Street Green
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No / Type: 2020-0607 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.

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: Detention maybe required subject to impervious cover more than 65%.

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

Parks and Recreation: Please provide existing survey that has non conflicting dates.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 04/16/2020
Plat Name: Estates on 14th Street
Developer: John Michael LLC
Applicant: Field Data Service, Inc
App No / Type: 2020-0579 C2R

Total Acreage:	0.1435	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	77008	453W	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)

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

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: 49
Action Date: 04/16/2020
Plat Name: Estates on 14th Street
Developer: John Michael LLC
Applicant: Field Data Service, Inc
App No / Type: 2020-0579 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.

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

City Engineer: 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.



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 04/16/2020
Plat Name: Feagan Street Green
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No / Type: 2020-0605 C2R

Total Acreage:	0.1339	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	77007	492M	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.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 04/16/2020
Plat Name: Feagan Street Green
Developer: Mazzarino Construction
Applicant: Total Surveyors, Inc.
App No / Type: 2020-0605 C2R

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

City Engineer: 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: 51
Action Date: 04/16/2020
Plat Name: Galena Park ISD Pyburn Elementary replat no 1 and extension
Developer: West Belt Surveying, Inc.
Applicant: West Belt Surveying, Inc.
App No / Type: 2020-0613 C3R

Total Acreage:	14.3270	Total Reserve Acreage:	14.3270
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	5	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77015	496L	City

Conditions and requirements for approval:

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.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground. (162)

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 04/16/2020
Plat Name: Galena Park ISD Pyburn Elementary replat no 1 and extension
Developer: West Belt Surveying, Inc.
Applicant: West Belt Surveying, Inc.
App No / Type: 2020-0613 C3R



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.

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org
May require approval from C.O.H JRC department.

City Engineer: Detention is required. B.L. is missing on Hiller St.

Harris County Flood Control District: Flood Control review - Need to label Drainage Channel as H100-00-00 and show top of banks.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 04/16/2020
Plat Name: Groves Sec 31
Developer: LH Groves, LLC, a Delaware limited liability company
Applicant: BGE
App No / Type: 2020-0570 C3R

Total Acreage:	29.9700	Total Reserve Acreage:	21.8200
Number of Lots:	31	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77346	376M	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.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

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: 52
Action Date: 04/16/2020
Plat Name: Groves Sec 31
Developer: LH Groves, LLC, a Delaware limited liability company
Applicant: BGE
App No / Type: 2020-0570 C3R

For Your Information:

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

PWE Utility Analysis: 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. (Chapter 42)

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

UVE should be checked at Carriage Woods Lane and Madera Run Pkwy, and at Radura Road and Madera Run Pkwy. (Chapter 10-COH geometric design guidelines, 10-23)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 04/16/2020
Plat Name: Guillory Estates
Developer: Christway Construction Company, LLC
Applicant: Texas Field Services
App No / Type: 2020-0583 C2R

Total Acreage:	0.7879	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574E	City

Conditions and requirements for approval:

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

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
04/16/2020

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: 53
Action Date: 04/16/2020
Plat Name: Guillory Estates
Developer: Christway Construction Company, LLC
Applicant: Texas Field Services
App No / Type: 2020-0583 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.

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: Incorrect Park Sector shown 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.



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 04/16/2020
Plat Name: Gurdwara Nanaksar Temple Houston
Developer: Nanaksar Satsuma Sabha, Inc
Applicant: E.I.C. Surveying Company
App No / Type: 2020-0575 C2R

Total Acreage:	6.6075	Total Reserve Acreage:	6.6075
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	77041	408R	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)
062. Provide an appropriate numeric and graphic scale. (20, 30, 40, 50, 60, or 100 feet) (42 & 44)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
04/16/2020

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:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 04/16/2020
Plat Name: Gurdwara Nanaksar Temple Houston
Developer: Nanaksar Satsuma Sabha, Inc
Applicant: E.I.C. Surveying Company
App No / Type: 2020-0575 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.

PWE Utility Analysis: Approved

City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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

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

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (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. For drainage analysis related questions, please email 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.



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 04/16/2020
Plat Name: Hartland Acres partial replat no 1
Developer: Atlas Greens Road Industrial, LLC
Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying
App No / Type: 2020-0542 C2R

Total Acreage:	3.4164	Total Reserve Acreage:	3.4164
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

Conditions and requirements for approval:

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

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

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.

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.**



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 04/16/2020
Plat Name: Hartland Acres partial replat no 1
Developer: Atlas Greens Road Industrial, LLC
Applicant: John G. Thomas and Associates, Inc. dba Thomas Land Surveying
App No / Type: 2020-0542 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.

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: Include park sector and park note on face of 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 04/16/2020
Plat Name: Iconic Landing Houses
Developer: AECO Contracting Inc.
Applicant: Pioneer Engineering, LLC
App No / Type: 2020-0574 C2R

Total Acreage:	0.4239	Total Reserve Acreage:	0.0040
Number of Lots:	10	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452L	City

Conditions and requirements for approval:

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

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

139. Provide for widening of Thornton local street. (122)

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

Commission Action:

Defer Applicant request



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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.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 04/16/2020
Plat Name: Iconic Landing Houses
Developer: AECO Contracting Inc.
Applicant: Pioneer Engineering, LLC
App No / Type: 2020-0574 C2R

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: Detention is required.

Also W.M.E. is required.

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

Solid Waste: The proposed development does not meet the requirements of Chpt. 39-63 of the municipal code of ordinances. The SWP depicts container placement extending more than 5 ft into the roadway.

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: Detention is required.

Also W.M.E. is required.

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

Solid Waste: The proposed development does not meet the requirements of Chpt. 39-63 of the municipal code of ordinances. The SWP depicts container placement extending more than 5 ft into the roadway.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 04/16/2020
Plat Name: Madden Real Estate Kermier Reserve
Developer: WGA LLP
Applicant: Windrose
App No / Type: 2020-0567 C2R

Total Acreage:	19.9970	Total Reserve Acreage:	19.7651
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	323H	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (long replat paragraph).
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 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: 57
Action Date: 04/16/2020
Plat Name: Madden Real Estate Kermier Reserve
Developer: WGA LLP
Applicant: Windrose
App No / Type: 2020-0567 C2R

City Engineer: 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. (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. For drainage analysis related questions, please email civildevel@hcpid.org. (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

Limited scope TIA will be required before the review of site development plan addressing driveway locations and left turn lane requirements. (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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 04/16/2020
Plat Name: Main Office Building
Developer: RSG and Fratelli 1 LLC
Applicant: RSG Engineering
App No / Type: 2020-0588 C2R

Total Acreage:	0.2076	Total Reserve Acreage:	0.2076
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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	453N	City

Conditions and requirements for approval:

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

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. 42-251

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

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

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

Commission Action:

Defer Chapter 42 planning standards



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For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 04/16/2020
Plat Name: Main Office Building
Developer: RSG and Fratelli 1 LLC
Applicant: RSG Engineering
App No / Type: 2020-0588 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.

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

City Engineer: Detention maybe required subject to impervious cover more than 65%.

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: Incorrect Park Sector shown 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 04/16/2020
Plat Name: Mother and Son Estates
Developer: ACI Construction
Applicant: Paksima Group1
App No / Type: 2020-0509 C2R

Total Acreage:	0.4201	Total Reserve Acreage:	0.4201
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	77020	495E	City

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (42-152)
020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (42-155)
047. Make minor corrections and additions as indicated on the marked file copy.
146. Identify, dimension and provide square footage for all right-of-way dedications. "xx s.f. are hereby dedicated to the public for right-of-way purposes.
158. Provide for the dedication of widening for Brownwood Street as indicated on the marked file copy. 42-121 & 122
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



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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 04/16/2020
Plat Name: Mother and Son Estates
Developer: ACI Construction
Applicant: Paksima Group1
App No / Type: 2020-0509 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.

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.

B.L. is missing

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

Parks and Recreation: Incorrect Park Sector shown. Should be 17.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 04/16/2020
Plat Name: Newer Heights Manor
Developer: Manco Associates, L.C., A Texas Limited Liability Company
Applicant: EHRA
App No / Type: 2020-0537 C2R

Total Acreage:	0.3199	Total Reserve Acreage:	0.0048
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453T	City

Conditions and requirements for approval:

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

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

- 1) Shared driveway must intersect with link road at 90 degrees 42-145 (B)(2)
- 2) Provide site plan as indicated on the markup

Commission Action:

Defer Chapter 42 planning standards



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For Your Information:

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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 04/16/2020
Plat Name: Newer Heights Manor
Developer: Manco Associates, L.C., A Texas Limited Liability Company
Applicant: EHRA
App No / Type: 2020-0537 C2R

PWE Utility Analysis: 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. Submit applications online at houstonpermittingcenter.org

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

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

City Engineer: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.20 acre feet per acre. Make sure that 10' clearance between public utility to the building foundation.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 04/16/2020
Plat Name: Parkland Preserve
Developer: Sandlot Engineering
Applicant: MBCO Engineering
App No / Type: 2020-0470 C2R

Total Acreage:	1.1220	Total Reserve Acreage:	0.0420
Number of Lots:	26	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452T	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
059. Provide the total acreage within the subdivision and the number of lots, blocks and reserves being platted. (41)
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
1. Coordinate with HCFCD regarding agency markup. (Reason for Deferral.)
 2. Remove Sidewalk Easement, It must be recorded by separate instrument.
 3. Specify lots required to take vehicular access by Shared driveway.
 4. Adjust note to show the Shared driveway has a 3' BL.
 5. Switch placement of Vicinity map and Notary as to keep notary under signature.

Commission Action:

Defer for further study and review



Action Date:
04/16/2020

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: 61
Action Date: 04/16/2020
Plat Name: Parkland Preserve
Developer: Sandlot Engineering
Applicant: MBCO Engineering
App No / Type: 2020-0470 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.

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

Harris County Flood Control District: Flood Control review - Plat is not showing the location of Drainage Channel E107-00-00, this is a White Oak bayou tributary. The plat need to show and label the Channel location with top of banks also there is an erosion problem with this Channel in Little Thicket Park, too close to lots 1 thru 6 of the plat. There is a Slope Stabilization Project from Jones & Carter in that area but it is in planning stage (see uploaded aerials).

City Engineer: Master W.M. is required.

Detention is required.

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

Stormwater quality permit is required.

Parks and Recreation: No Park Notes or Table included.

Addressing: Please disregard uploaded map "AddressMapPDF_2020-0470_003.pdf".

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 04/16/2020
Plat Name: Quitman Properties
Developer: 2819 Quitman, LLC
Applicant: Maverick Engineering
App No / Type: 2020-0564 C2R

Total Acreage:	0.7244	Total Reserve Acreage:	0.7244
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77026	494A	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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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 04/16/2020
Plat Name: Quitman Properties
Developer: 2819 Quitman, LLC
Applicant: Maverick Engineering
App No / Type: 2020-0564 C2R

PWE Utility Analysis:

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.
Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 04/16/2020
Plat Name: RAHM Realty
Developer: RAHM RE, LLC
Applicant: HRS and Associates, LLC
App No / Type: 2020-0582 C2R

Total Acreage:	1.3280	Total Reserve Acreage:	1.3280
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	77074	530S	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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: 63
Action Date: 04/16/2020
Plat Name: RAHM Realty
Developer: RAHM RE, LLC
Applicant: HRS and Associates, LLC
App No / Type: 2020-0582 C2R

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.
Stormwater 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 04/16/2020
Plat Name: Sprint Tidwell Sec 1 replat no 1 and extension
Developer: Sprint Sand and Clay
Applicant: Texas Engineering And Mapping Company
App No / Type: 2020-0482 C2R

Total Acreage:	101.0020	Total Reserve Acreage:	99.4690
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77078	456A	City

Conditions and requirements for approval:

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

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. (162)

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

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

Plat dimensions for Oates Road do not align with the dimensions for Oates Road to the south for the 100' right-of-way width required. Additional information is required. Provide the record information for Oates Road, labeled as "proposed" on the plat, if applicable.

The preceding granting of intersection spacing variances require the use of the property to be restricted to Sand Mining & Related Uses. Revise the use of Reserve "A".

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:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 04/16/2020
Plat Name: Sprint Tidwell Sec 1 replat no 1 and extension
Developer: Sprint Sand and Clay
Applicant: Texas Engineering And Mapping Company
App No / Type: 2020-0482 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.

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.
Stormwater quality permit is required.

Harris County Flood Control District: Flood Control review - Label drainage channels with their ID numbers: P118-00-00 (Halls Bayou) and P118-03-00 (channel going from Tidwell Rd. to the south).
Parks and Recreation: Missing park notes.

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



Agenda Item: 65
Action Date: 04/16/2020
Plat Name: Wheatley Oaks
Developer: Elevate Homes, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2020-0628 C3R

Total Acreage:	1.8107	Total Reserve Acreage:	0.1256
Number of Lots:	31	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452B	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. (Sec 42-40)

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)

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

059.1. Acreage in title and on plat must match at recordation. (Sec 42-41)

093. The fire protection of this subdivision does not comply with the requirements. Revise plan to meet the fire hydrant spacing and hose lay distancing requirements. (Sec 42-233) A fire hydrant must be placed within 100' from the intersection of a public street and the proposed private street.

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

180. Reverse curves for type 2 PAEs shall have any center-line radius but not less than 65 feet and be separated by a tangent distance of not less than 25 feet. (Sec 42-132)

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: 65
Action Date: 04/16/2020
Plat Name: Wheatley Oaks
Developer: Elevate Homes, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2020-0628 C3R



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.

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is Required. Stormwater quality permit is required.

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

Parks and Recreation: Incorrect Park Sector, should be 1.

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 04/16/2020
Plat Name: Bluebridge Sec 2 partial replat no 1
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No / Type: 2020-0105 C3N

Total Acreage:	0.1263	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	573B	City

Conditions and requirements for approval:

001. This item will be delayed until the next meeting for notification requirements. In accordance with the current guidance on COVID19, the Planning Commission will hold its meeting as a virtual meeting via Microsoft Teams. The delay will give the public time to be notified of the new meeting format. No public hearing or action will be taken by the Planning Commission on this item until the next meeting.

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

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

Coordinate utility easements with CenterPoint Energy. For additional information, please contact Crystal Shrader at 713-207-0430.

Commission Action:

No Action



Action Date:
04/16/2020

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:



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 04/16/2020
Plat Name: Blueridge Sec 2 partial replat no 1
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No / Type: 2020-0105 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.

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

Addressing: According to Subdivision Plat (V047 P032), street type of Sierra is Drive. Please change street type of Sierra Street to Drive on plat.
City Engineer: Detention maybe required subject to impervious cover more than 65%.
In the floodplain, need approved drainage plan.
Parks and Recreation: Survey must be signed and sealed.

Questions concerning the informational comments should be directed to the agency's author. Planning 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

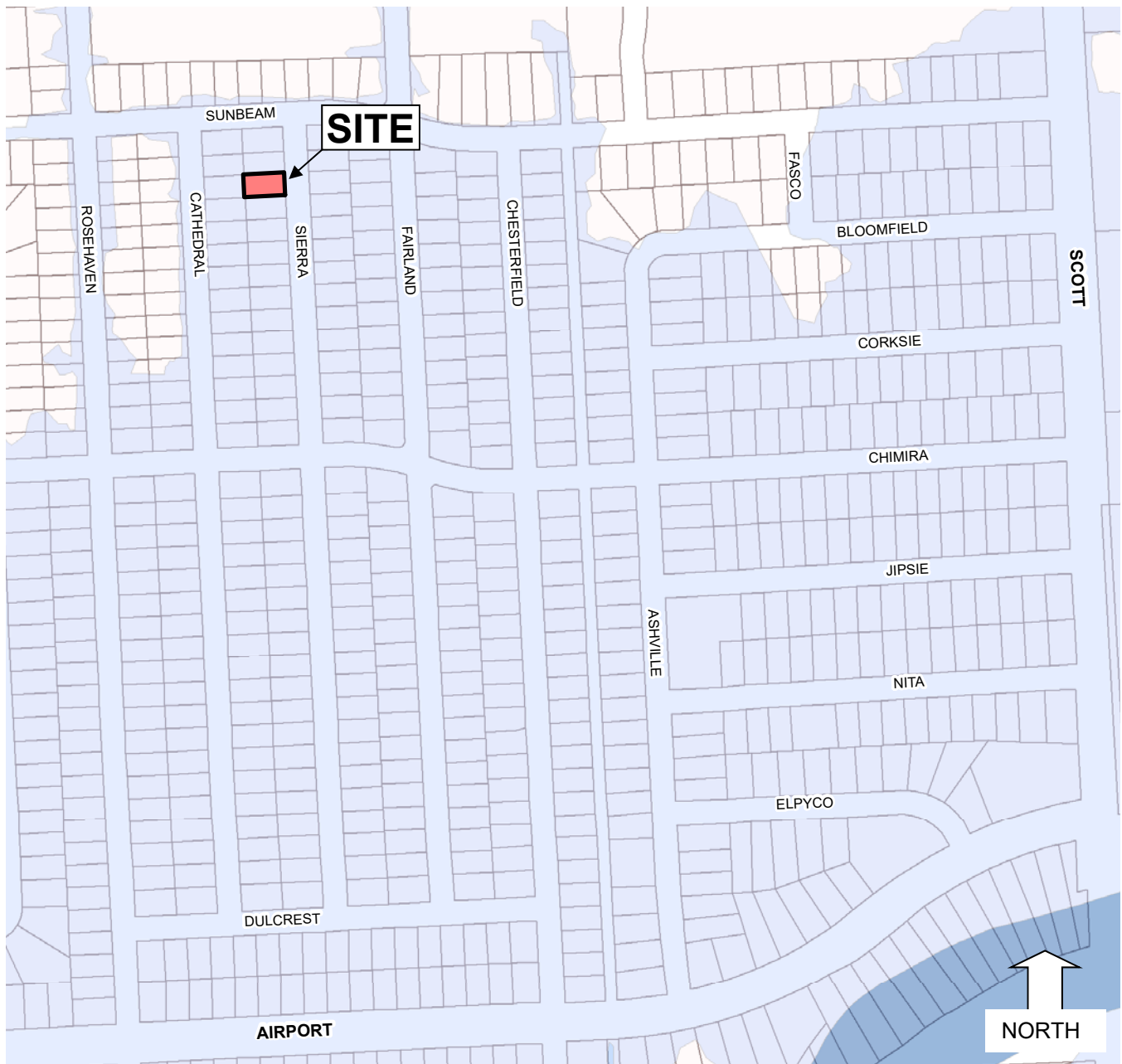
ITEM: 66

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Blueridge Sec 2 partial replat no 1

Applicant: Survey 1, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 66

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Blueridge Sec 2 partial replat no 1

Applicant: Survey 1, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

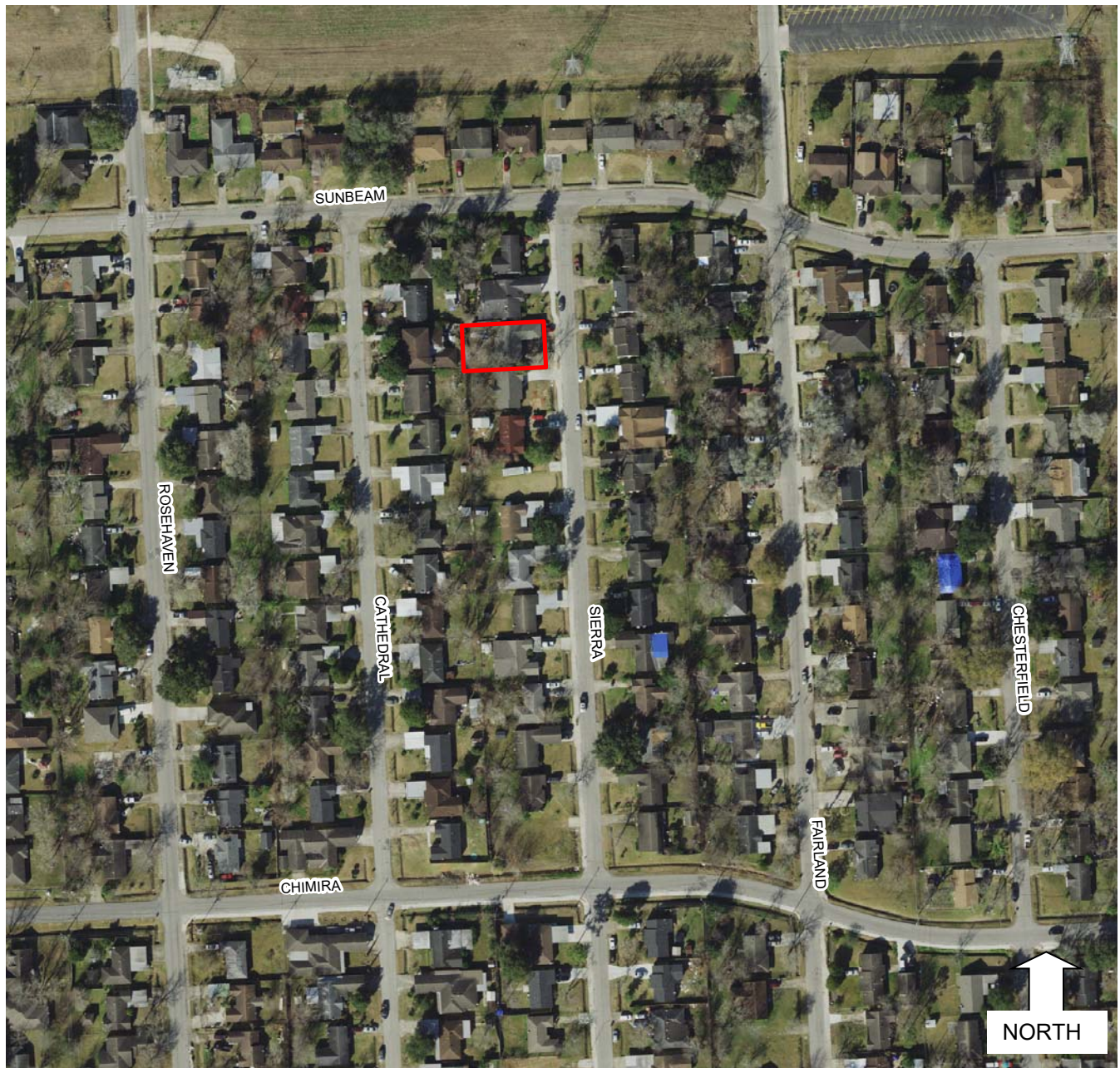
ITEM: 66

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Blueridge Sec 2 partial replat no 1

Applicant: Survey 1, 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

February 25, 2020

Dear Property Owner:

Reference Number: 2020-0105

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Blueridge Section 2**". This proposal includes the replatting of lot 26, block 19, as recorded in Volume 47, Page 32 of the Harris County Map Records. The new subdivision name is "**Blueridge Sec 2 partial replat no 1**".

The property is located along and west of Sierra Drive, south of Sunbeam Street. The purpose of the replat is to revise the front building line. The applicant, Cathy Fontenot, with Survey 1, Inc., can be contacted at 281-393-1382.

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 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

Thursday, March 19, 2020 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

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.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL. *See reverse side for useful information.*

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

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 04/16/2020
Plat Name: Capital Greater Heights partial replat no 1
Developer: Sandcastle Homes, Inc.
Applicant: The Interfield Group
App No / Type: 2020-0347 C3N

Total Acreage:	0.1430	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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452Y	City

Conditions and requirements for approval:

001. This item will be delayed until the next meeting for notification requirements. In accordance with the current guidance on COVID19, the Planning Commission will hold its meeting as a virtual meeting via Microsoft Teams. The delay will give the public time to be notified of the new meeting format. No public hearing or action will be taken by the Planning Commission on this item until the next meeting.

012.2. Coordinate utility easements with CenterPoint Energy. For additional information, please contact Crystal Shrader at 713 -207-0430.

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

Commission Action:

No Action



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: 04/16/2020
Plat Name: Capital Greater Heights partial replat no 1
Developer: Sandcastle Homes, Inc.
Applicant: The Interfield Group
App No / Type: 2020-0347 C3N

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

City Engineer: 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

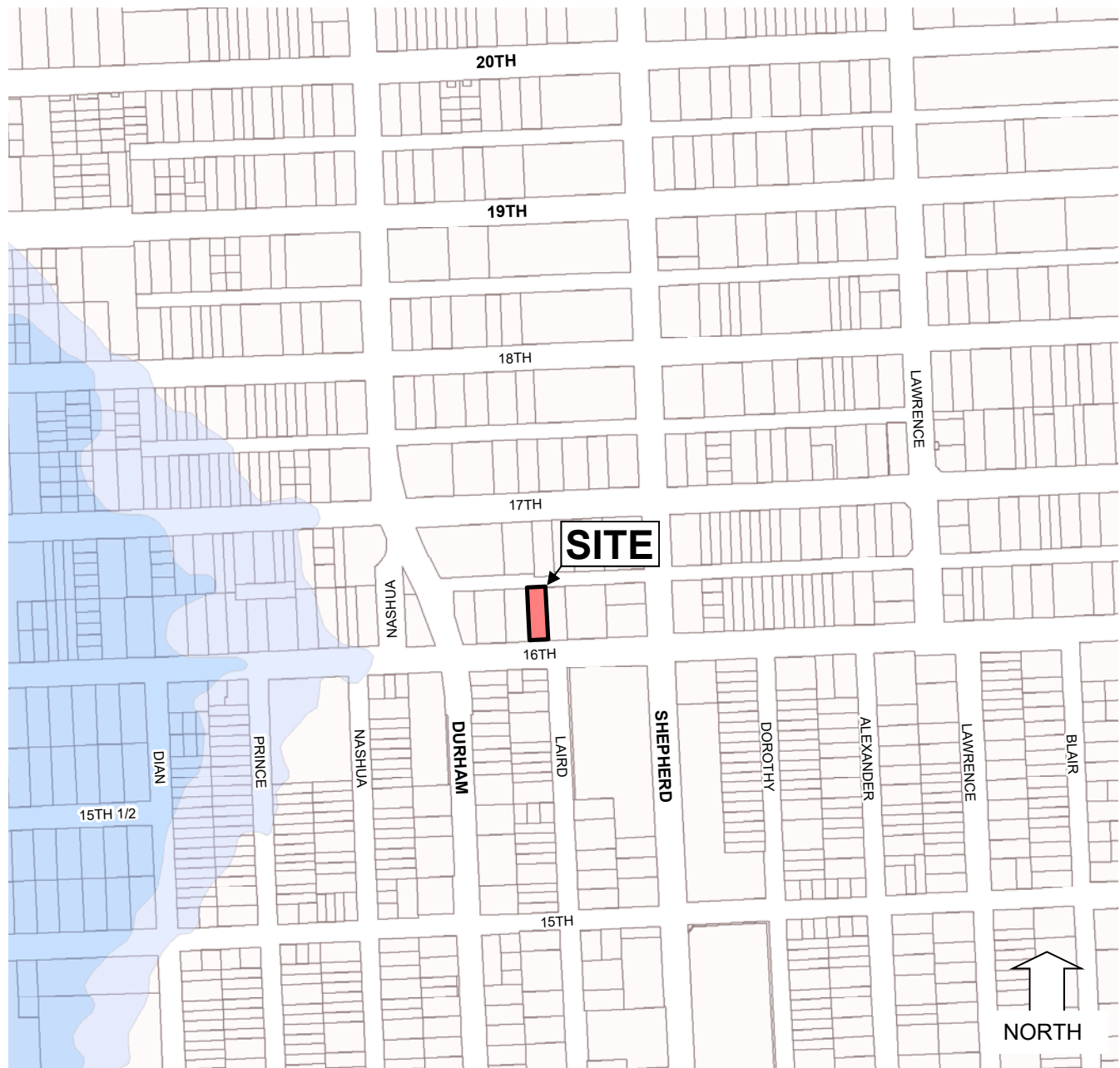
ITEM: 67

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Capital Greater Heights replat no 1

Applicant: Sandcastle Homes, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

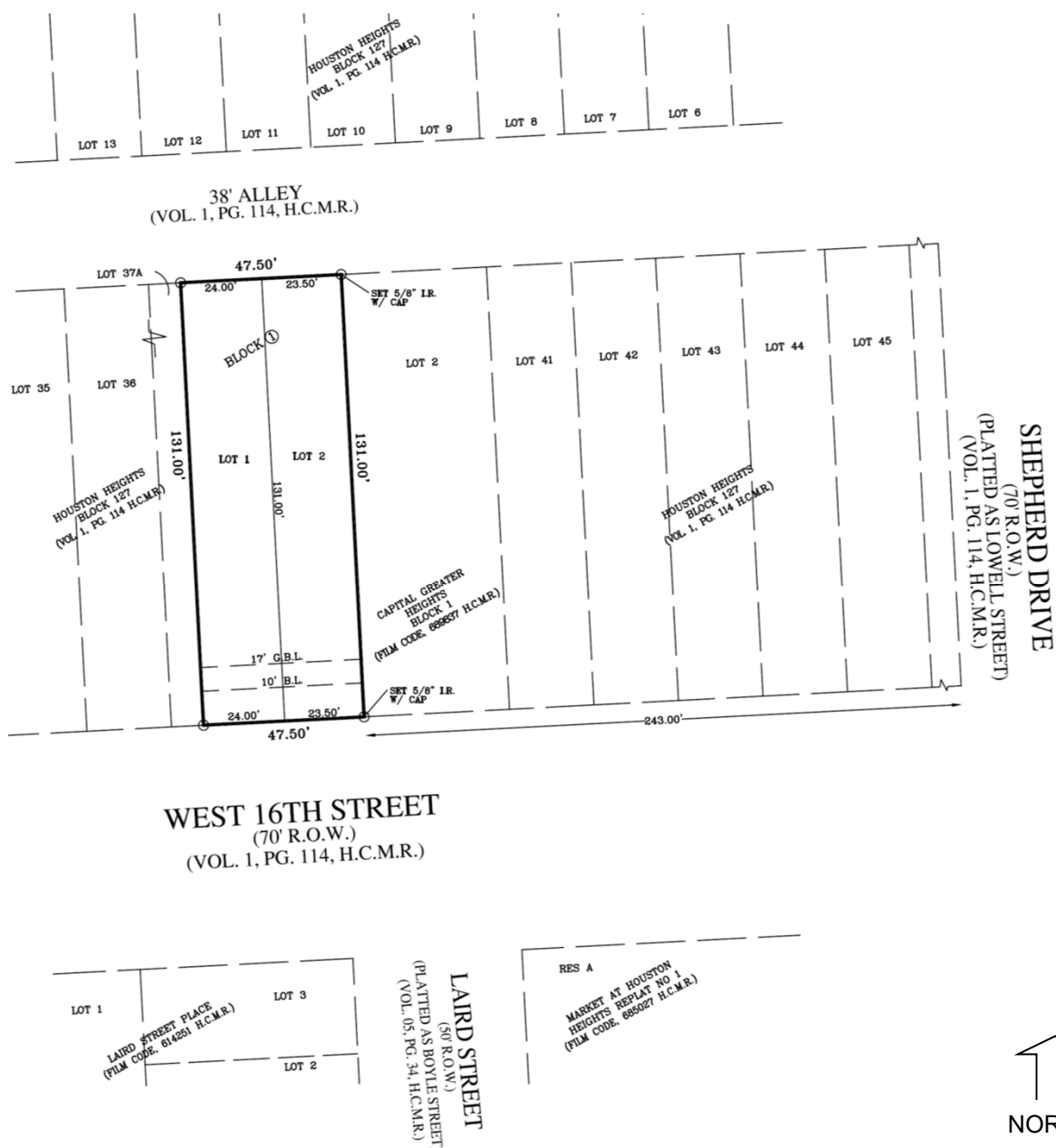
ITEM: 67

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Capital Greater Heights replat no 1

Applicant: Sandcastle Homes, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

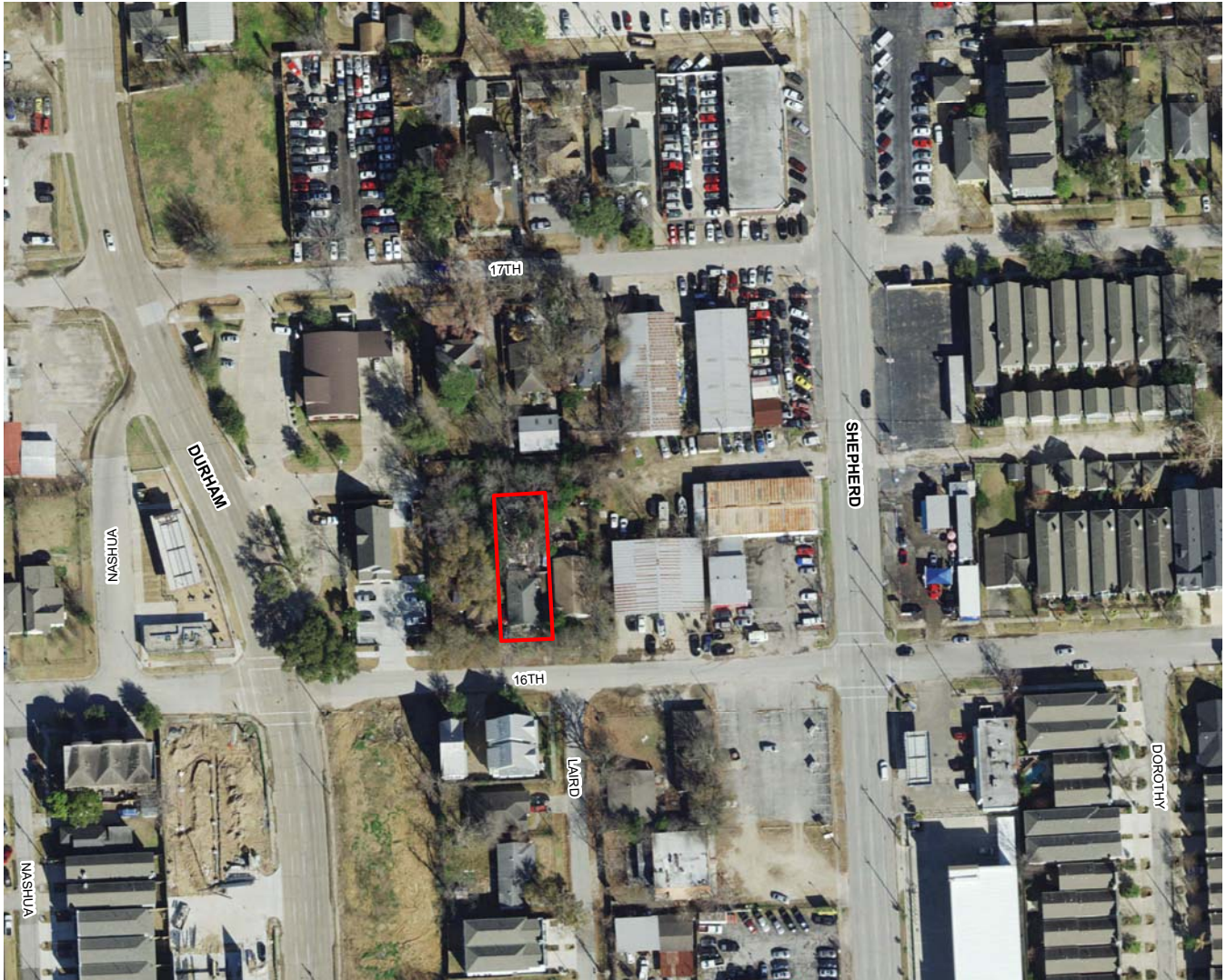
ITEM: 67

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Capital Greater Heights replat no 1

Applicant: Sandcastle Homes, 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

March 9, 2020

Dear Property Owner:

Reference Number: 2020-0347

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Capital Greater Heights**". This proposal includes the replatting of **Lot 1, Block 1**, as recorded at Film Code No. 689837 of the Harris County Map Records. The new subdivision name is "**Capital Greater Heights partial replat no 1**".

The property is located at north along West 16th Street west of Shepherd Drive.
The purpose of the partial replat is to create two (2) single family residential lots.
The applicant, Mary Villareal, with The Interfield Group, on behalf of Sandcastle Homes, Inc., can be contacted at 713-780-0909 Ext 312.

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 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

Thursday, April 2, 2020 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

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.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL. *See reverse side for useful information.*

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

Council Members: Amy Peck Jerry Davis Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany Thomas Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris B. Brown

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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- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 04/16/2020
Plat Name: Craig Woods partial replat no 26
Developer: BC INVESTMENTS
Applicant: Level Up
App No / Type: 2020-0333 C3N

Total Acreage:	0.2779	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451X	City

Conditions and requirements for approval:

001. This item will be delayed until the next meeting for notification requirements. In accordance with the current guidance on COVID19, the Planning Commission will hold its meeting as a virtual meeting via Microsoft Teams. The delay will give the public time to be notified of the new meeting format. No public hearing or action will be taken by the Planning Commission on this item until the next meeting.

012.2. Coordinate utility easements with CenterPoint Energy. For additional information, please contact Crystal Shrader at 713 -207-0430.

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

Commission Action:

No Action



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: 68
Action Date: 04/16/2020
Plat Name: Craig Woods partial replat no 26
Developer: BC INVESTMENTS
Applicant: Level Up
App No / Type: 2020-0333 C3N

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: Detention maybe required subject to impervious cover more than 65%.

Parks and Recreation: Provide a survey conducted within the previous 12 months.

Questions concerning the informational comments should be directed to the agency's author. Planning 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

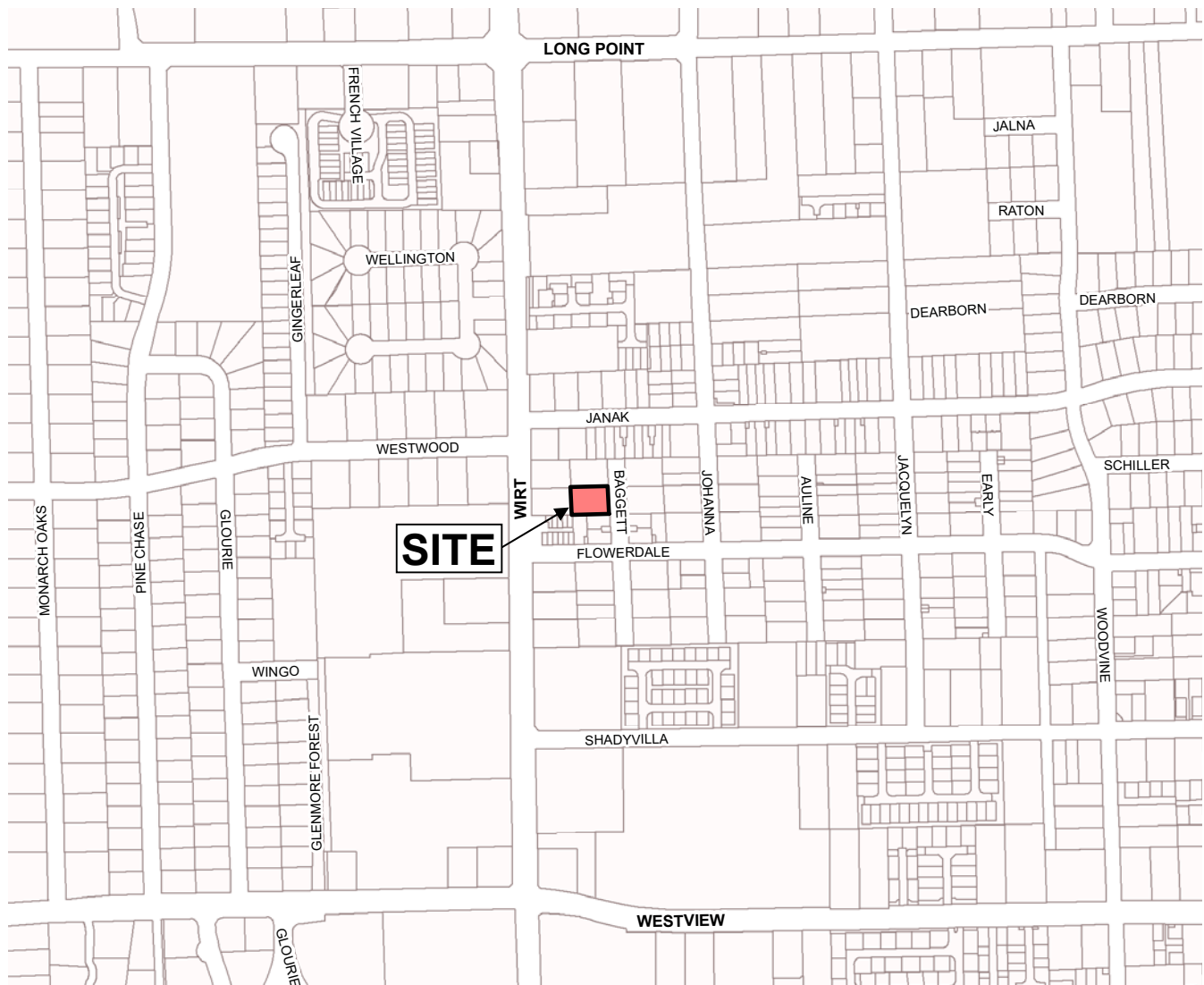
ITEM: 68

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Craig Woods partial replat no 26

Applicant: BC Investments



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 68

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Craig Woods partial replat no 26

Applicant: BC Investments



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

March 9, 2020

Dear Property Owner:

Reference Number: 2020-0333

The Houston Planning and Development Department has received a subdivision plat application to allow the **partial** replatting of "**Craig Woods**". This proposal includes the replatting of **Lot 5**, Block A, as recorded at Volume 32, Page 66 of the Harris County Map Records. The new subdivision name is "**Craig Woods partial replat no 26**".

The property is located at west along Baggett Lane north of Flowedale Street.

The purpose of the partial replat is to create 3 single family lots.

The applicant, Debi Tribble, with Level Up, on behalf of BC INVESTMENTS, can be contacted at 281-636-6270.

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 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

Thursday, April 2, 2020 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

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.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL. *See reverse side for useful information.*

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

Council Members: Amy Peck Jerry Davis Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany Thomas Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris B. Brown

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.
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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

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- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



Agenda Item: 69
Action Date: 04/16/2020
Plat Name: Crestmont Park Sec 1 partial replat no 1
Developer: Kingdom Coalition, L.L.C. c/o Landtech, Inc.
Applicant: Landtech, Inc.
App No / Type: 2020-0295 C3N

Total Acreage:	0.3063	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574E	City

Conditions and requirements for approval:

001. This item will be delayed until the next meeting for notification requirements. In accordance with the current guidance on COVID19, the Planning Commission will hold its meeting as a virtual meeting via Microsoft Teams. The delay will give the public time to be notified of the new meeting format. No public hearing or action will be taken by the Planning Commission on this item until the next meeting.

008.4. The applicant is required to provide proof of an approved conceptual drainage plan, with two signatures from Public Works (PWE), is required at submission, for all final plats in City, and in 100 and 500year floodplain. Contact City Engineer's Office and Floodplain Management Office regarding Sec. 19-13 for plan requirements and details.

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

134.07. Add to general notes on face of plat: This property(s) is located in Park Sector number 7.

134.4. This percentage (___%) shall be applied to the then-current fee in lieu of dedication.

134.6. The then-current fee in lieu of dedication shall be applied to this number (___units) of dwelling units. Add all park notes to the plat.

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

Legal has determined that this plat violate restrictions filed separately. Legal has determined that the 58-foot minimum lot width the 5800 sq. ft. minimum lot size the 5-foot side building line and the 25-foot rear building line are required by the deed restrictions. This proposed replat will violate the applicable restrictions recorded in Volume 3722 Page 529 of the Harris County Deed Records.

Commission Action:

No Action



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 04/16/2020
Plat Name: Crestmont Park Sec 1 partial replat no 1
Developer: Kingdom Coalition, L.L.C. c/o Landtech, Inc.
Applicant: Landtech, Inc.
App No / Type: 2020-0295 C3N



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.

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

City Engineer: Detention maybe required subject to impervious cover more than 65%.
In the floodplain, need approved drainage plan.

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: Provide all parks notes and table.

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

Houston Planning Commission

ITEM: 69

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Crestmont Park Sec 1 partial replat no 1

Applicant: Landtech, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 69

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Crestmont Park Sec 1 partial replat no 1

Applicant: Landtech, 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

February 25, 2020

Dear Property Owner:

Reference Number: 2020-0295

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of a portion of "**Crestmont Park Sec 1**". This proposal includes the replatting of Lots 7 and 8 in Block 6, as recorded in Volume 57, Page 67 of the Harris County Map Records. The new subdivision name is "**Crestmont Park Sec 1 partial replat no 1**".

The property is located at the southwest intersection of South Acres Drive and Faircroft Drive, south of Airport Boulevard, and east of Martin Luther King Jr. Boulevard.

The purpose of the replat is to create three (3) single family residential lots.

The applicant, Frank Petrosky, with Landtech, Inc., on behalf of Kingdom Coalition, LLC, can be contacted at 713-861-7068.

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 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

Thursday, March 19, 2020 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

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.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL. *See reverse side for useful information*

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

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: 70
Action Date: 04/16/2020
Plat Name: East End on the Bayou Sec 3 replat no 1 and extension
Developer: Padua Realty Company
Applicant: Gruller Surveying
App No / Type: 2020-0060 C3N

Total Acreage:	1.5840	Total Reserve Acreage:	0.9908
Number of Lots:	15	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494J	City

Conditions and requirements for approval:

001. This item will be delayed until the next meeting for notification requirements. In accordance with the current guidance on COVID19, the Planning Commission will hold its meeting as a virtual meeting via Microsoft Teams. The delay will give the public time to be notified of the new meeting format. No public hearing or action will be taken by the Planning Commission on this item until the next meeting.

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 Monday morning following the Planning Commission deferral. (Refer to Policy clarification document - Notification for replats requiring Public Hearings found under the following link: <https://www.houstontx.gov/planning/DevelopRegs/>)

134.9 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.

Coordinate utility easements with CenterPoint Energy. For additional information, please contact Crystal Shrader at 713-207-0430.

Commission Action:

No Action

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: 70
Action Date: 04/16/2020
Plat Name: East End on the Bayou Sec 3 replat no 1 and extension
Developer: Padua Realty Company
Applicant: Gruller Surveying
App No / Type: 2020-0060 C3N



For Your Information:

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

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: Detention is required. Make sure that 10' clearance between public utility to the building foundation. Master W.M.E. is required.

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

Addressing: Please change BAYOU PARKVIEW DRIVE to KENNEDY STREET on plat, based on H.C. File Number RP-2018-43466, recorded 2/1/2018.

Parks and Recreation: Provide multifamily note for unrestricted reserve.

Questions concerning the informational comments should be directed to the agency's author. Planning 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

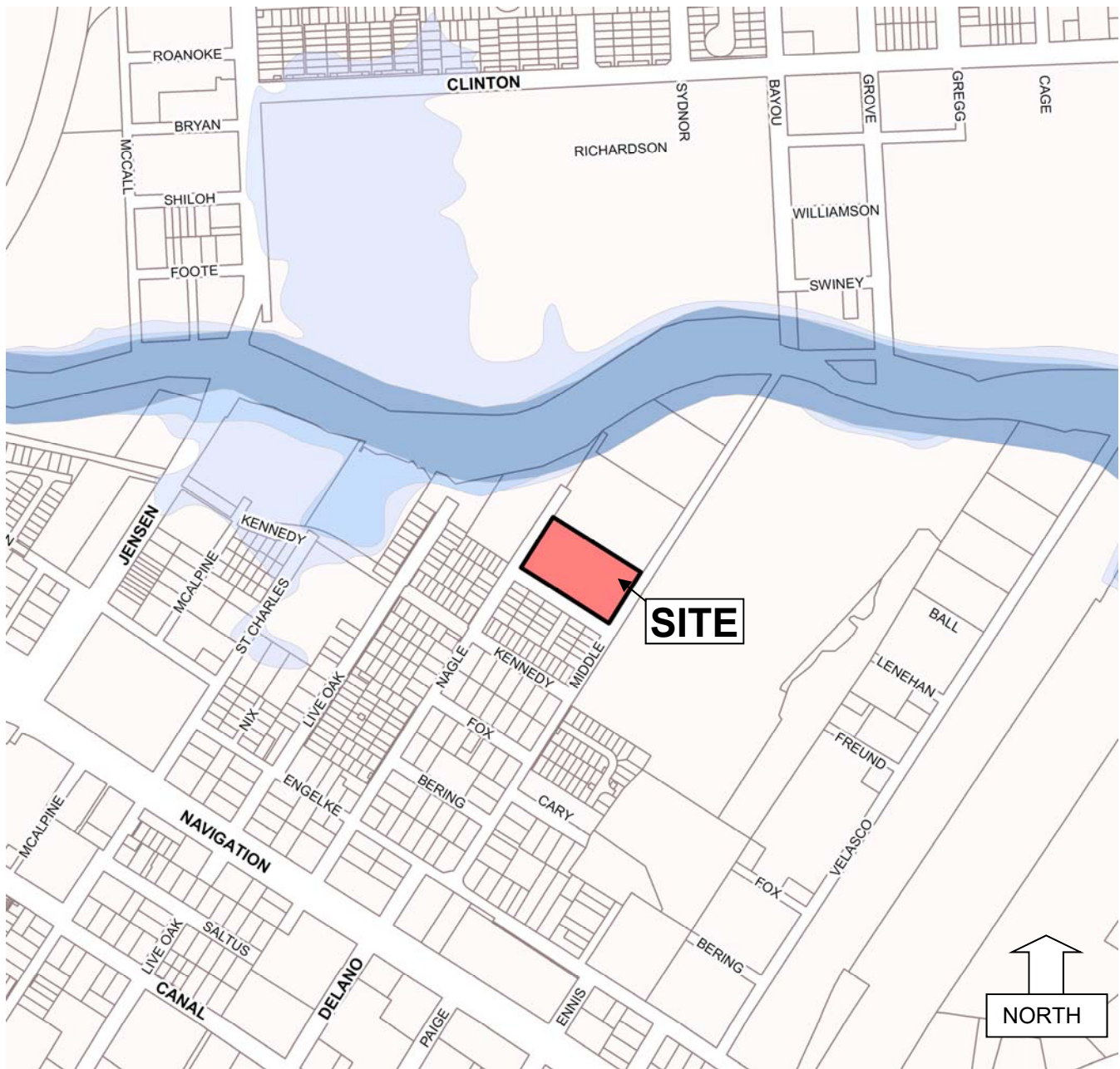
ITEM: 70

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: East End on the Bayou Sec 3 replat no 1 and extension

Applicant: Gruller Surveying



C- Public Hearings with Variance

Site Location

Subdivision

Houston Planning Commission

ITEM: 70

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: East End on the Bayou Sec 3 replat no 1 and extension

Applicant: Gruller Surveying

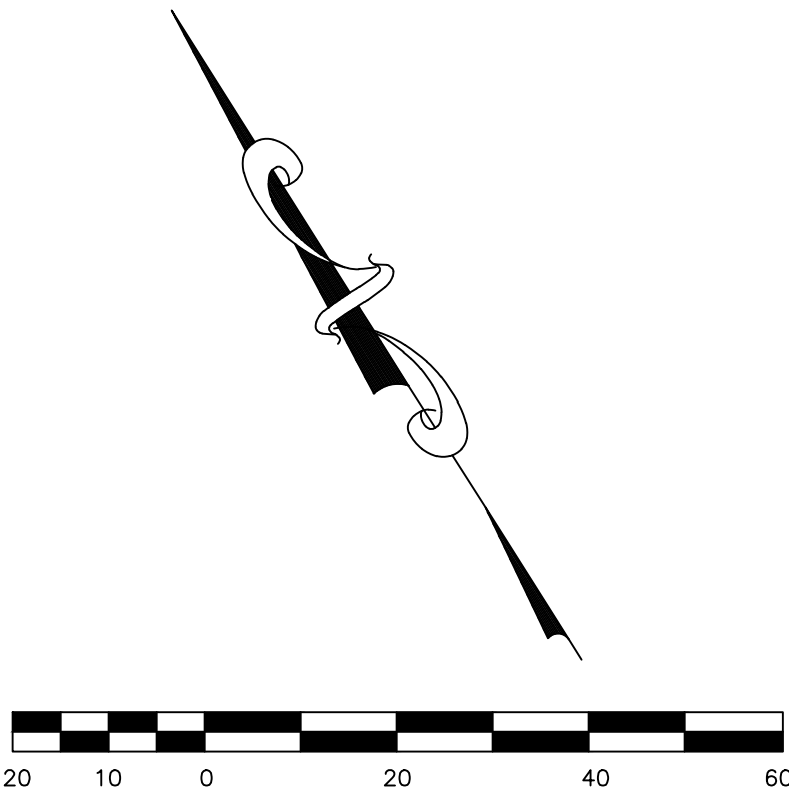


C- Public Hearings with Variance

Aerial







NOTES:

1. The surveyor has not abstracted the subject property.
2. This survey was created with the benefit of a title commitment furnished by Fidelity National Title Insurance Company under G.F. No. 1042001858, Dated December 22, 2013.
3. Basis of Bearings for the survey is the Texas State Plane Coordinate System, South Central Zone NAD83.
4. By graphic plotting only, the subject property lies in Zone "X", areas determined to be outside the 0.2% annual chance floodplain, as defined by the Federal Emergency Management Agency flood insurance rate map number 48201C0690L F, dated June 18, 2007.



I do hereby certify that this survey was this day made on the ground. This plat correctly represents the facts found at the time of the survey.

Kenneth A. Gruller
Texas Registered Professional Land Surveyor No. 5476

PLAT OF SURVEY

BOUNDARY AND IMPROVEMENT OF
1.5840 ACRE TRACT
BEING ALL OF

LOTS 6, 7, 13 AND 14,
AND PART OF LOTS 5 AND 12,
BLOCK 5, FACTORY ADDITION
VOL. 3, PG. 69, H.C.D.R.
AND LOTS 16-23 IN

EAST END ON THE BAYOU SEC 3,
FILM CODE NO. 686051, H.C.M.R.
LOCATED IN THE
S.M. WILLIAMS SURVEY, A-87
HARRIS COUNTY, TEXAS

Gruller Surveying, LLC

PROFESSIONAL LAND SURVEYING
5599 SAN FELIPE, SUITE 1420
HOUSTON, TEXAS 77056
www.grullersurveying.com

SCALE: 1"=20'	FIELD BOOK: 2019-JP	DATE: 02-26-2020
G.F. No. 1042001858		
PHONE: (713) 333-1466 FAX: (713) 782-3755	DWG. NO. 45-1453	D/C: Gar. C/K: G.

CALL 5.121 ACRES
PINTO EAST END, LLC
H.C.C.F. No. 2007715796

S 57°44'04"E 345.00'

UNRESTRICTED
RESERVE "D"
0.8907 ACRE
(38,800 SQ. FT.)

RESTRICTED RESERVE "B"
0.1423 ACRE
(6,200 SQ. FT.)

N 57°44'04"W 345.00'

FREUND STREET
ASPHALT PAVING

CONCRETE SIDEWALK

CONCRETE SIDEWALK

MIDDLE STREET
ASPHALT PAVING

BUFFALO BAYOU PARTNERSHIP
H.C.C.F. NO. X575479

NORTH NAGLE STREET
ASPHALT PAVING

LEGEND

IRON ROD SET/FIND
POWER POLE
GUY ANCHOR
MANHOLE
MONITORING WELL
CLEANOUT
GATE VALVE & BOX
FIRE HYDRANT
WATER METER
TELEPHONE PEDESTAL
CABLE EQUIPMENT
LIGHT STANDARD
LIGHT
TRAFFIC SIGN
TREE
PIPE BOLLARD
FIBER OPTIC CABLE
MANHOLE
IRRIGATION CONTROL VALVE
CURB LINE
CURB INLET
AREA INLET
EDGE OF BUILDING
45.67
45.17
TOP OF CURB ELEVATION
GUTTER ELEVATION

WOOD FENCE
CHAIN LINK FENCE
WROUGHT IRON FENCE
OVERHEAD ELECTRIC
WATERLINE
GAS LINE
TELEPHONE LINE
CENTER OF SWALE
TOP OF BANK

+45.6 EXIST. NATURAL GROUND ELEVATION
+45.67 EXIST. ASPHALT OR CONCRETE ELEVATION



Application No: 2020-0060
Plat Name: East End on the Bayou Sec 3 replat no 1 and extension
Applicant: Gruller Surveying
Date Submitted: 01/13/2020

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.

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

The applicant is requesting to dedicate 5' for the unrestricted reserve and no dedication on Freund Street for the residential lots.

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; or (2) 60 feet if adjacent to any other development.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

The applicant is requesting to dedicate 5' for the unrestricted reserve and no dedication on Freund Street for the residential lots. See applicant's variance request form.



Application Number: 2020-0060

Plat Name: East End on the Bayou Sec 3 replat no 1 and extension

Applicant: Gruller Surveying

Date Submitted: 01/13/2020

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.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

The applicant is requesting to dedicate 5' for the unrestricted reserve and no dedication on Freund Street for the residential lots.

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; or (2) 60 feet if adjacent to any other development.

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 attempting to build Condominiums on the unrestricted reserve, which we are dedicating the additional 5' as required by Chapter 42, the residential lots that are east of the condominium development are within the ordinance of 50' R.O.W., strict application would put the existing residential dwellings inside of the R.O.W.

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

The circumstances supporting the variance are not a hardship created by development, the residential area is already developed, therefore it would be a hindrance on the current residential development and would ultimately cause the existing structures to not conform with Chapter 42, we are abiding by the ordinance in dedicating 5' for the unrestricted reserve.

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

The intent and general purpose will be preserved as the unrestricted reserve will dedicate its required R.O.W. and the residential is already in conformity with Chapter 42, therefore it would conform with all rules.

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

The granting will not be injurious to the public, rather it would keep the subdivision and area surrounding it the same as well as conform with the ordinance

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

The sole justification of the variance is to abide by Chapter 42 and avoid causing conflict with existing residential dwellings.



Application No: 2020-0060

Agenda Item: 70

PC Action Date: 04/16/2020

Plat Name: East End on the Bayou Sec 3 replat no 1 and extension

Applicant: Gruller Surveying

Staff Recommendation: Delayed until next meeting

Chapter 42 Sections: 122

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

The applicant is requesting to dedicate 5' for the unrestricted reserve and no dedication on Freund Street for the residential lots.;

Basis of Recommendation:

This item will be delayed until the next meeting for notification requirements. In accordance with the current guidance on COVID19, the Planning Commission will hold its meeting as a virtual meeting via Microsoft Teams. The delay will give the public time to be notified of the new meeting format. No public hearing or action will be taken by the Planning Commission on this item until the next meeting.

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

February 25, 2020

Dear Property Owner:

Reference Number: 2020-0060

The Houston Planning and Development Department has received a subdivision plat application to allow the full replatting of **"East End on The Bayou Sec 3"**. This proposal includes the replatting of all of East End on the Bayou Sec 3 as recorded at Film Code No. 686051 H.C.M.R. and all of Lots 6, 7, 13, 14 and a portion of lots 5 and 12, block 5 of Factory Addition as recorded in Vol. 3 Pg. 69 H.C.D.R. The new subdivision name is **"East End on the Bayou Sec 3 replat no 1 and extension"**.

The property is located north along Freund Street between North Nagle Street and Middle Street. The purpose of the replat is to create 15 single family residential lots and 3 reserves. The applicant, Chris Garcia, with Gruller Surveying, on behalf of Padua Realty Company, can be contacted at 713-333-1466.

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 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

Attach you will find a copy of the variance(s) being requested by the application. Additionally, a sign has been posted on the site including the public hearing date, location and time.

You may speak regarding this replat at the public hearing on:

Thursday, March 19, 2020 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

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

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY 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.

See reverse side for useful information

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.
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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

- 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.
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Planning Department Staff Authority and Obligation

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

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 04/16/2020
Plat Name: Laverne Springs partial replat no 1
Developer: BC INVESTMENTS
Applicant: Level Up
App No / Type: 2020-0365 C3N

Total Acreage:	0.1866	Total Reserve Acreage:	0.0691
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450U	City

Conditions and requirements for approval:

001.This item will be delayed until the next meeting for notification requirements. In accordance with the current guidance on COVID19, the Planning Commission will hold its meeting as a virtual meeting via Microsoft Teams. The delay will give the public time to be notified of the new meeting format. No public hearing or action will be taken by the Planning Commission on this item until the next meeting.

012.2.Coordinate utility easements with CenterPoint Energy. For additional information, please contact Crystal Shrader at 713-207-0430.

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

Commission Action:

No Action



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: 71
Action Date: 04/16/2020
Plat Name: Laverne Springs partial replat no 1
Developer: BC INVESTMENTS
Applicant: Level Up
App No / Type: 2020-0365 C3N

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

Harris County Flood Control District: Flood Control review - No comments.
City Engineer: Master W.M.E. is required.
Parks and Recreation: Notes should reflect 2 dwelling units.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 71

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Laverne Springs partial replat no 1

Applicant: Level Up



C – Public Hearings with Variance Site Location

Houston Planning Commission

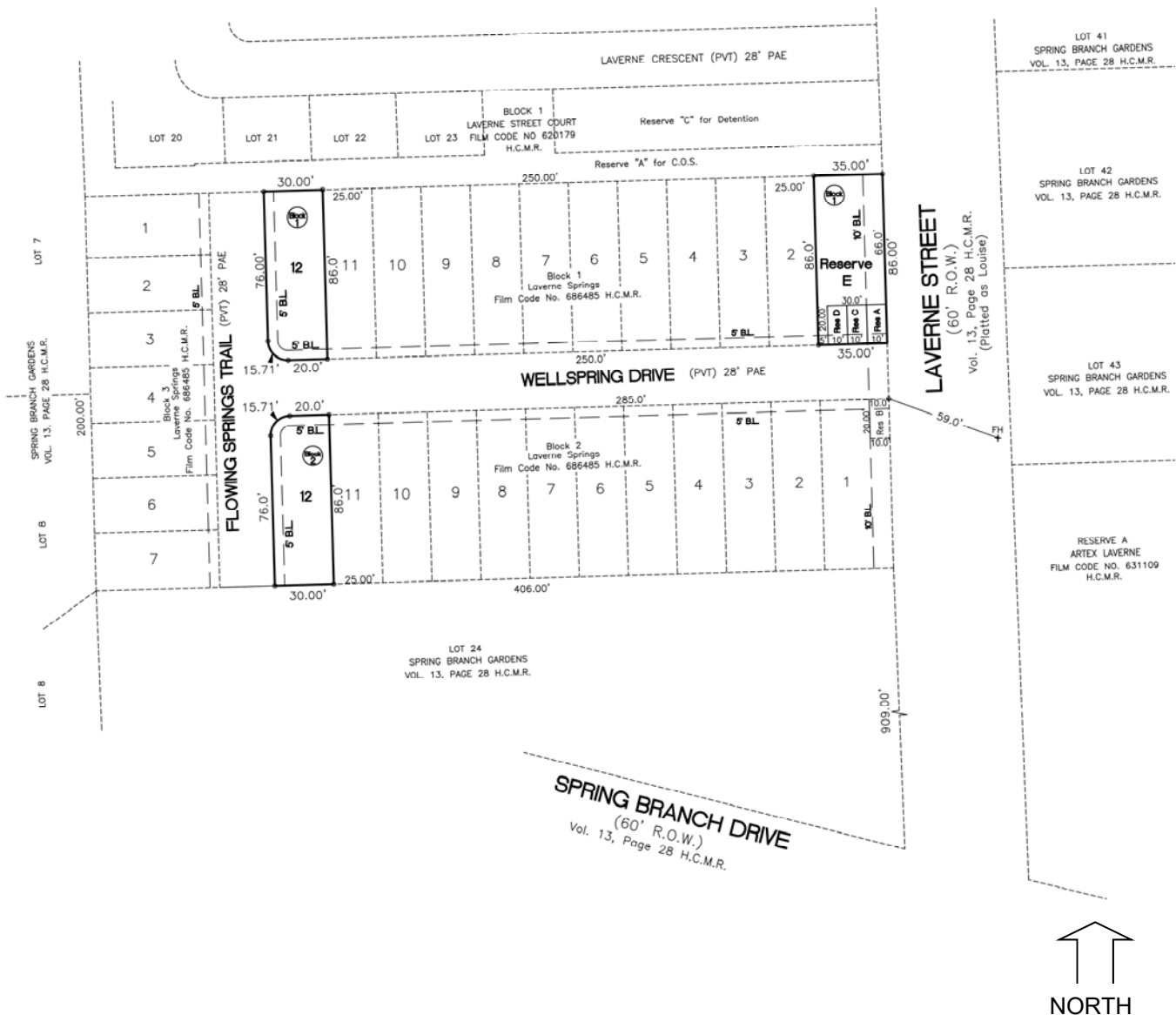
ITEM: 71

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Laverne Springs partial replat no 1

Applicant: Level Up



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 71

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Laverne Springs partial replat no 1

Applicant: Level Up



C – Public Hearings with Variance

Aerial



Application Number: 2020-0365

Plat Name: Laverne Springs partial replat no 1

Applicant: Level Up

Date Submitted: 02/24/2020

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.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Chapter 42-193- Rules governing partial replats of certain property - To allow 2 parking reserves to replace a portion of a single-family residential lot

Chapter 42 Section: 193

Chapter 42 Reference:

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: (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.

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

Drainage is need for Laverne Springs subdivision so Lot 1 is being turned into a Reserve for Drainage, the space already has an existing parking reserve so adding the 2 new reserves next to it is more suitable for the neighborhood than having the parking reserves be at the rear of a residential lot.

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

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

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. Drainage is need for Laverne Springs subdivision so Lot 1 is being turned into a Reserve for Drainage, the space already has an existing parking reserve so adding the 2 new reserves next to it is more suitable for the neighborhood than having the parking reserves be at the rear of a residential lot. No homes have been built.

(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, the applicant will still build within the regulations. By allowing the parking reserves the Laverne Subdivision will be able to keep the correct amount of parking reserves required.

(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 because the parking reserves will be away from the rear of the single family lots as first platted and have a dedicated area for parking more suitable for the neighborhood.

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

Economic hardship is not the sole justification of the variance; the applicant needed to revise the plan for detention and the parking reserves are more accessible being at the front of the detention reserve.



Application No: 2020-0365

Agenda Item: 71

PC Action Date: 04/16/2020

Plat Name: Laverne Springs partial replat no 1

Applicant: Level Up

Staff Recommendation: Delayed until next meeting

Chapter 42 Sections: 193

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

Chapter 42-193- Rules governing partial replats of certain property - To allow 2 parking reserves to replace a portion of a single-family residential lot;

Basis of Recommendation:

This item will be delayed until the next meeting for notification requirements. In accordance with the current guidance on COVID19, the Planning Commission will hold its meeting as a virtual meeting via Microsoft Teams. The delay will give the public time to be notified of the new meeting format. No public hearing or action will be taken by the Planning Commission on this item until the next meeting.

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

March 9, 2020

Dear Property Owner:

Reference Number: 2020-0365

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Laverne Springs**". This proposal includes the replatting of Lots 1 and 12 and Reserves "A" and "C" in Block 1 and Lot 12 and Reserve "D" in Block 2 as recorded in F.C. No 686485 of the Harris County Map Records. The new subdivision name is "**Laverne Springs partial replat no 1**".

The property is located west of Laverne Street, along Wellspring Drive.

The purpose of the replat is to create two lots and four reserves.

The applicant, Debi Tribble, with Level Up Development Services can be contacted at 281-636-6270.

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 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

Attach you will find a copy of the variance(s) being requested by the application. Additionally, a sign has been posted on the site including the public hearing date, location and time.

You may speak regarding this replat at the public hearing on:

Thursday, April 2, 2020 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

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

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 04/16/2020
Plat Name: Melody Oaks partial replat no 22
Developer: Sandcastle Homes, Inc.
Applicant: The Interfield Group
App No / Type: 2020-0339 C3N

Total Acreage:	0.2420	Total Reserve Acreage:	0.0000
Number of Lots:	3	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	451X	City

Conditions and requirements for approval:

001. This item will be delayed until the next meeting for notification requirements. In accordance with the current guidance on COVID19, the Planning Commission will hold its meeting as a virtual meeting via Microsoft Teams. The delay will give the public time to be notified of the new meeting format. No public hearing or action will be taken by the Planning Commission on this item until the next meeting.

012.2. Coordinate utility easements with CenterPoint Energy. For additional information, please contact Crystal Shrader at 713-207-0430.

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

Commission Action:

No Action



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: 72
Action Date: 04/16/2020
Plat Name: Melody Oaks partial replat no 22
Developer: Sandcastle Homes, Inc.
Applicant: The Interfield Group
App No / Type: 2020-0339 C3N

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

City Engineer: 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

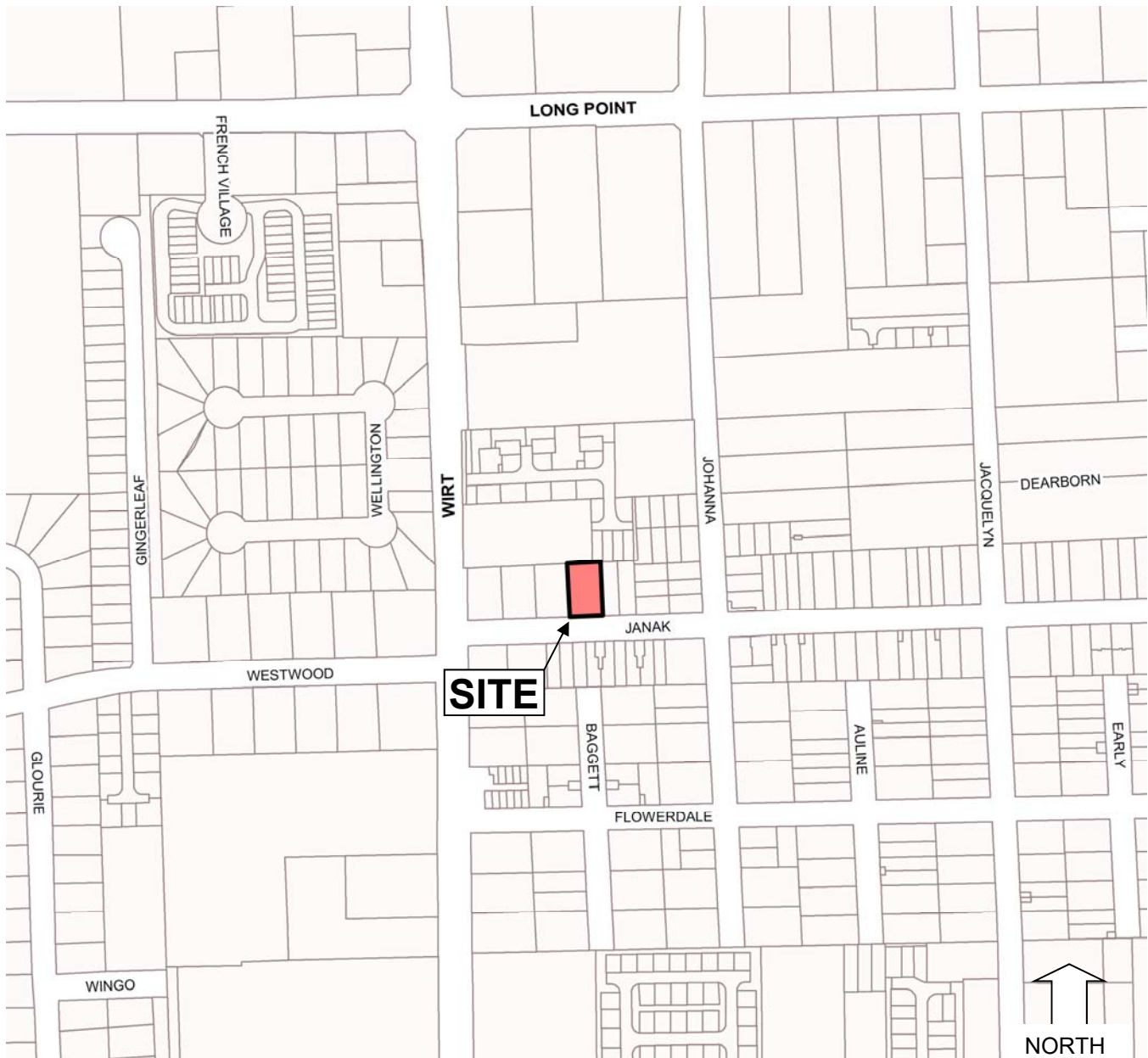
ITEM: 72

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Melody Oaks partial replat no 22

Applicant: The Interfield Group



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 72

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Melody Oaks partial replat no 22

Applicant: The Interfield Group



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 72

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Melody Oaks partial replat no 22

Applicant: The Interfield Group



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

March 9, 2020

Dear Property Owner:

Reference Number: 2020-0339

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Melody Oaks**". This proposal includes the replatting of all of Lot 4, Block 4 as recorded in Volume 29, Page 37 of the Harris County Map Records. The new subdivision name is "**Melody Oaks partial replat no 22.**"

The property is located at 7814 Janak Drive.

The purpose of the replat is to create three (3) lots and modify the front building line.

The applicant, Mary Villareal, with The Interfield Group, on behalf of Sandcastle Homes Inc., can be contacted at 713-780-0909, Ext. 312.

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 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

Thursday, April 2, 2020 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

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.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL. *See reverse side for useful information.*

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

Council Members: Amy Peck Jerry Davis Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany Thomas Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris B. Brown

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 04/16/2020
Plat Name: Neuen Manor partial replat no 17
Developer: Larry Meacham
Applicant: META Planning + Design, LLC
App No / Type: 2020-0302 C3N

Total Acreage:	0.9000	Total Reserve Acreage:	0.9000
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	77080	450U	City

Conditions and requirements for approval:

001. This item will be delayed until the next meeting for notification requirements. In accordance with the current guidance on COVID19, the Planning Commission will hold its meeting as a virtual meeting via Microsoft Teams. The delay will give the public time to be notified of the new meeting format. No public hearing or action will be taken by the Planning Commission on this item until the next meeting.

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

134.9 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.

Coordinate utility easements with CenterPoint Energy. For additional information, please contact Crystal Shrader at 713-207-0430.

Commission Action:

No Action



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: 73
Action Date: 04/16/2020
Plat Name: Neuen Manor partial replat no 17
Developer: Larry Meacham
Applicant: META Planning + Design, LLC
App No / Type: 2020-0302 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.

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.

Parks and Recreation: Provide multi family note and appropriate park sector note (Sector 10).
Metro: Provide sidewalk property adjacent to bus route.

Questions concerning the informational comments should be directed to the agency's author. Planning 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

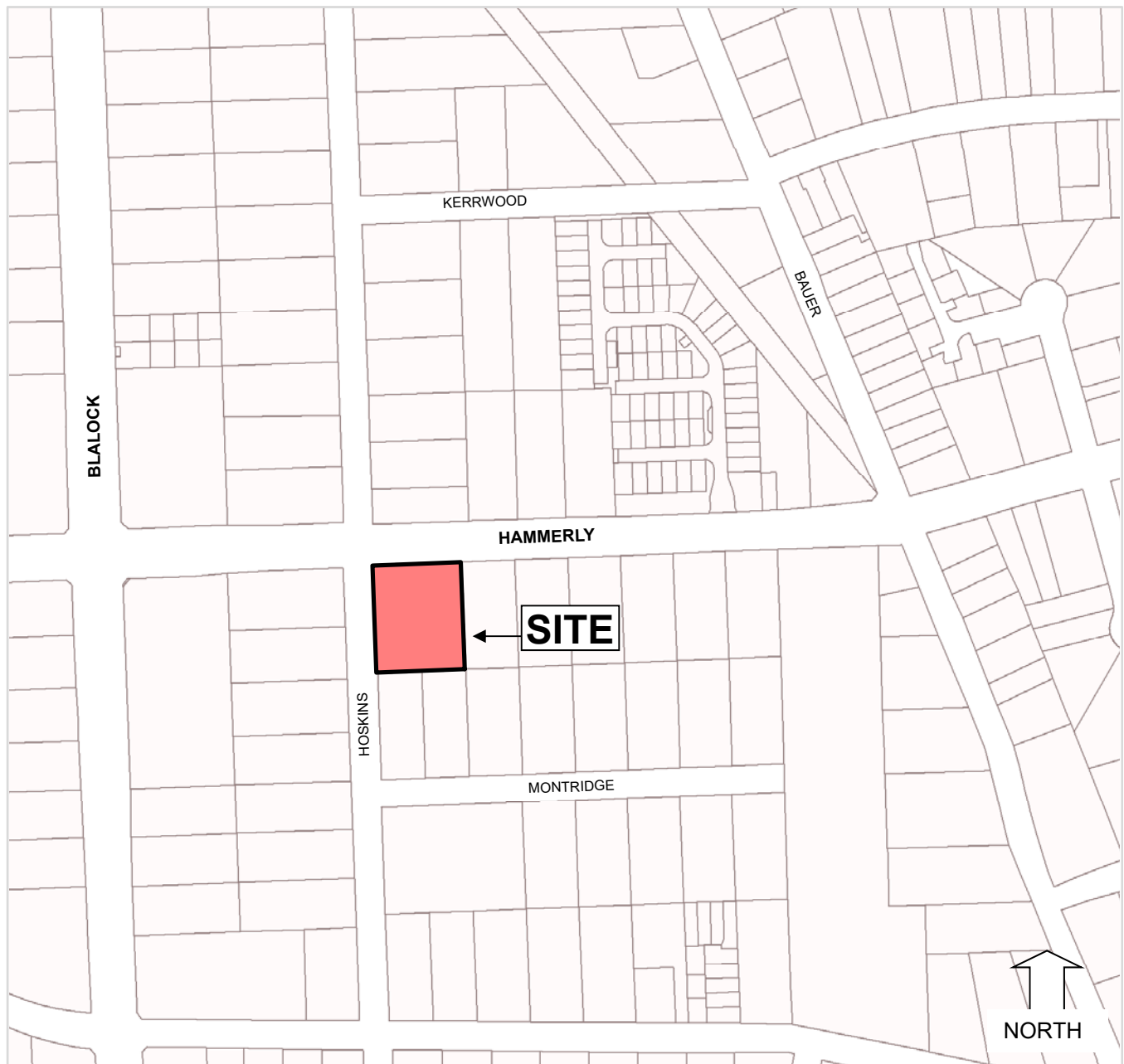
ITEM: 73

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Neuen Manor partial replat no 17

Applicant: META Planning + Design, LLC



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 73

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Neuen Manor partial replat no 17

Applicant: META Planning + Design, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

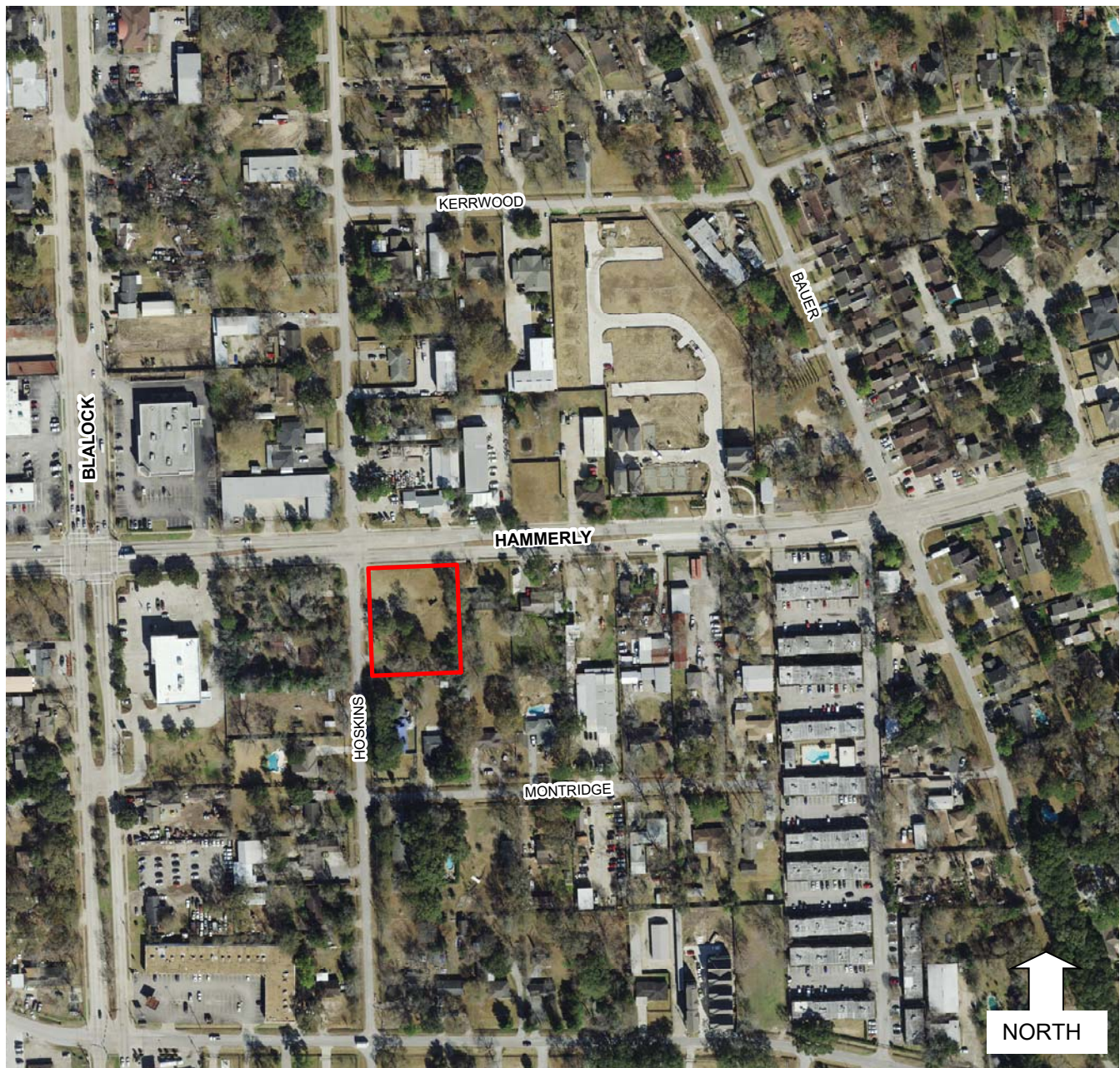
ITEM: 73

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Neuen Manor partial replat no 17

Applicant: META Planning + Design, LLC



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

February 25, 2020

Dear Property Owner:

Reference Number: 2020-0302

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Neuen Manor**". This proposal includes the replatting of lot 157 & 158, Volume 27, Page 12 of the Harris County Map Records. The new subdivision name is "**Neuen Manor partial replat no 17**".

The property is located at the southeast intersection of Hammerly Blvd and Hoskins Dr.
The purpose of the replat is create one unrestricted reserve.
The applicant, Jennifer Curtis, with META Planning + Design, LLC, can be contacted at 281-895-2602.

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 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

Thursday, March 19, 2020 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

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.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL. *See reverse side for useful information.*

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

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.
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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

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Planning Department Staff Authority and Obligation

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 04/16/2020
Plat Name: Pine Briar Addition replat no 1 partial replat no 1 and extension
Developer: Vera Living, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2020-0281 C3N

Total Acreage:	0.2255	Total Reserve Acreage:	0.0046
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452U	City

Conditions and requirements for approval:

001. This item will be delayed until the next meeting for notification requirements. In accordance with the current guidance on COVID19, the Planning Commission will hold its meeting as a virtual meeting via Microsoft Teams. The delay will give the public time to be notified of the new meeting format. No public hearing or action will be taken by the Planning Commission on this item until the next meeting.

Commission Action:

No Action



Action Date:
04/16/2020

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: 74
Action Date: 04/16/2020
Plat Name: Pine Briar Addition replat no 1 partial replat no 1 and extension
Developer: Vera Living, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2020-0281 C3N

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

City Engineer: Detention maybe required subject to impervious cover more than 65%.
Make sure that 10' clearance between public utility to the building foundation.

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

Houston Planning Commission

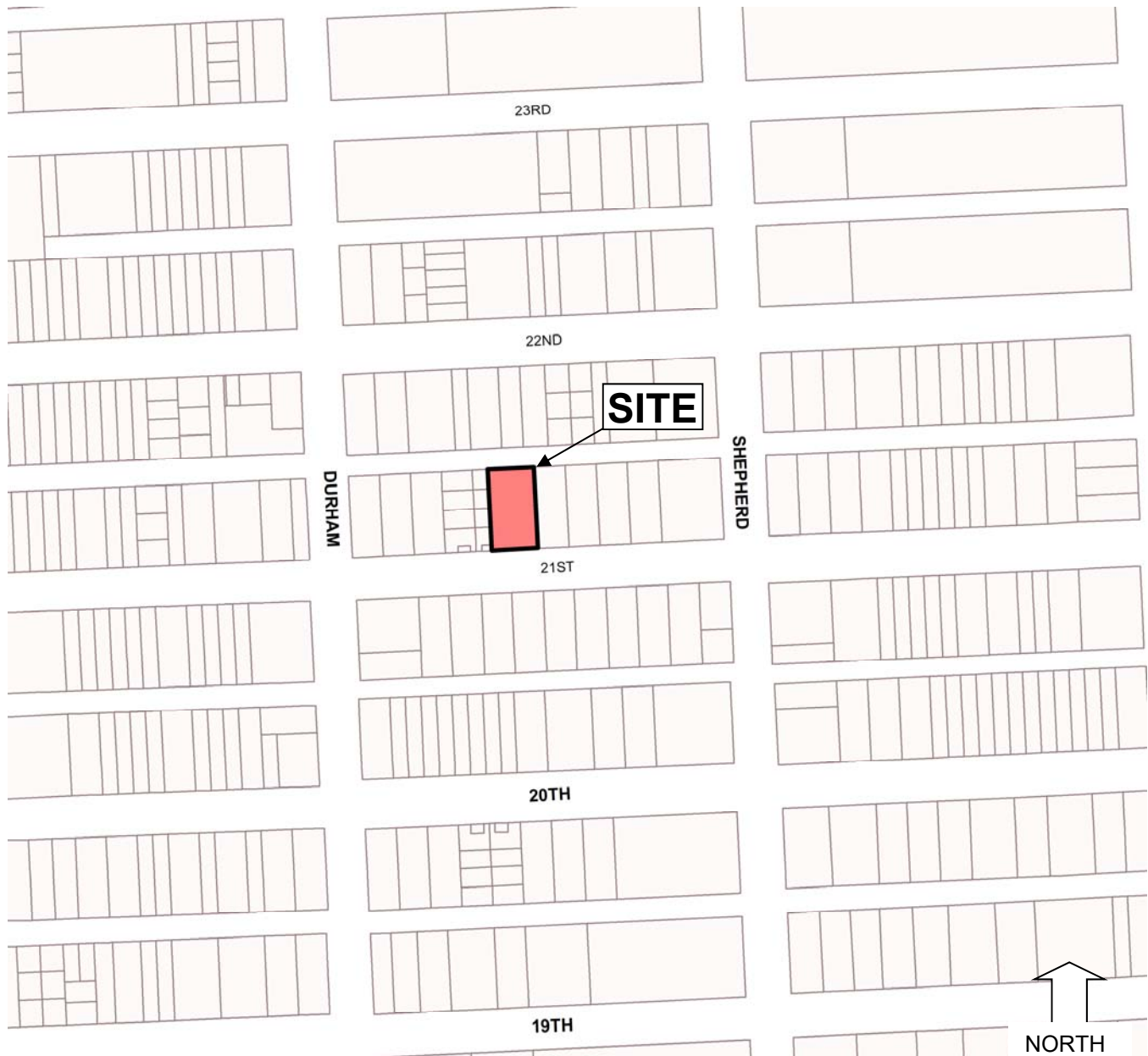
ITEM: 74

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Pine Briar Addition replat no 1 partial replat no 1 and extension

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

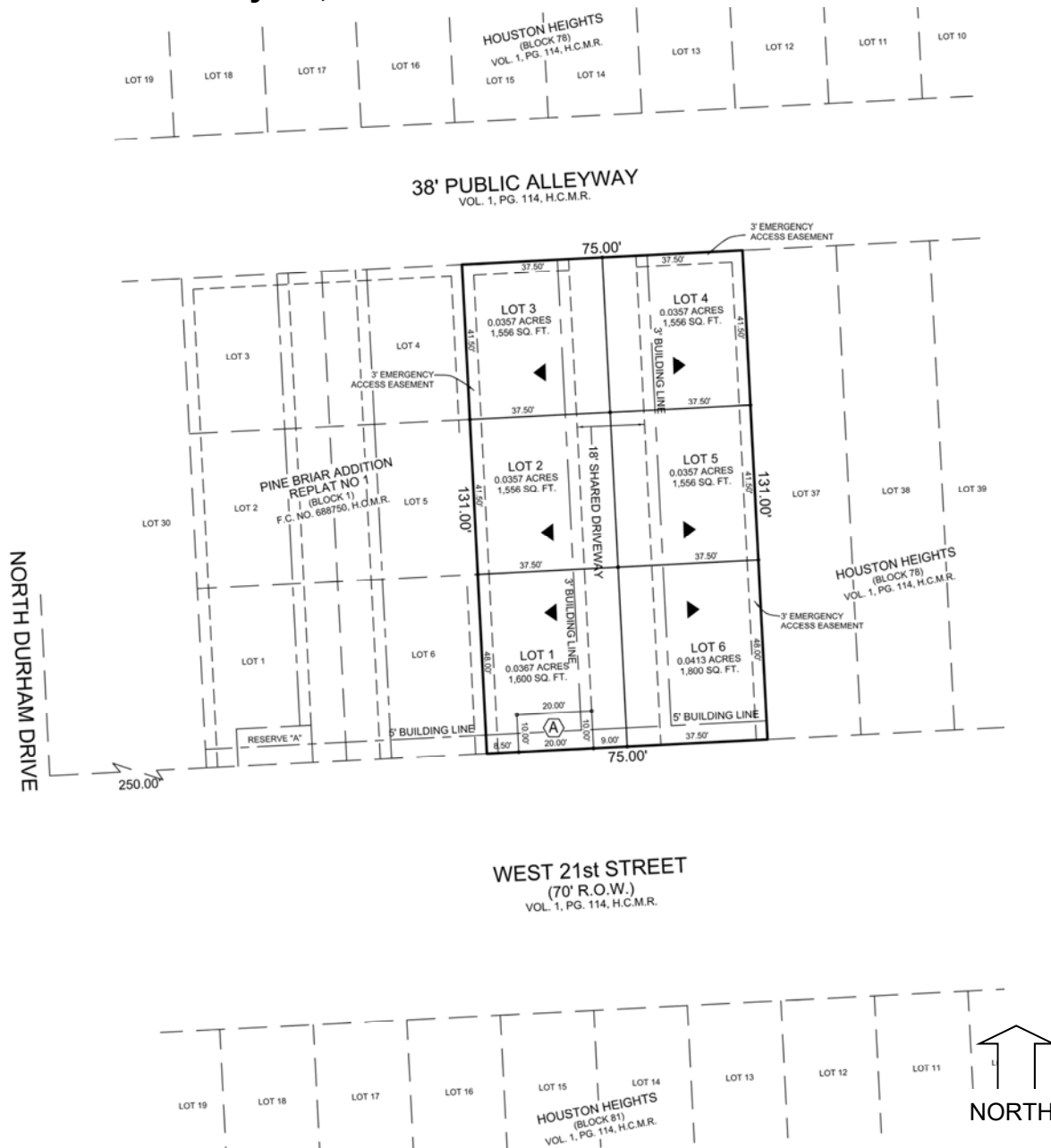
ITEM: 74

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Pine Briar Addition replat no 1 partial replat no 1 and extension

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

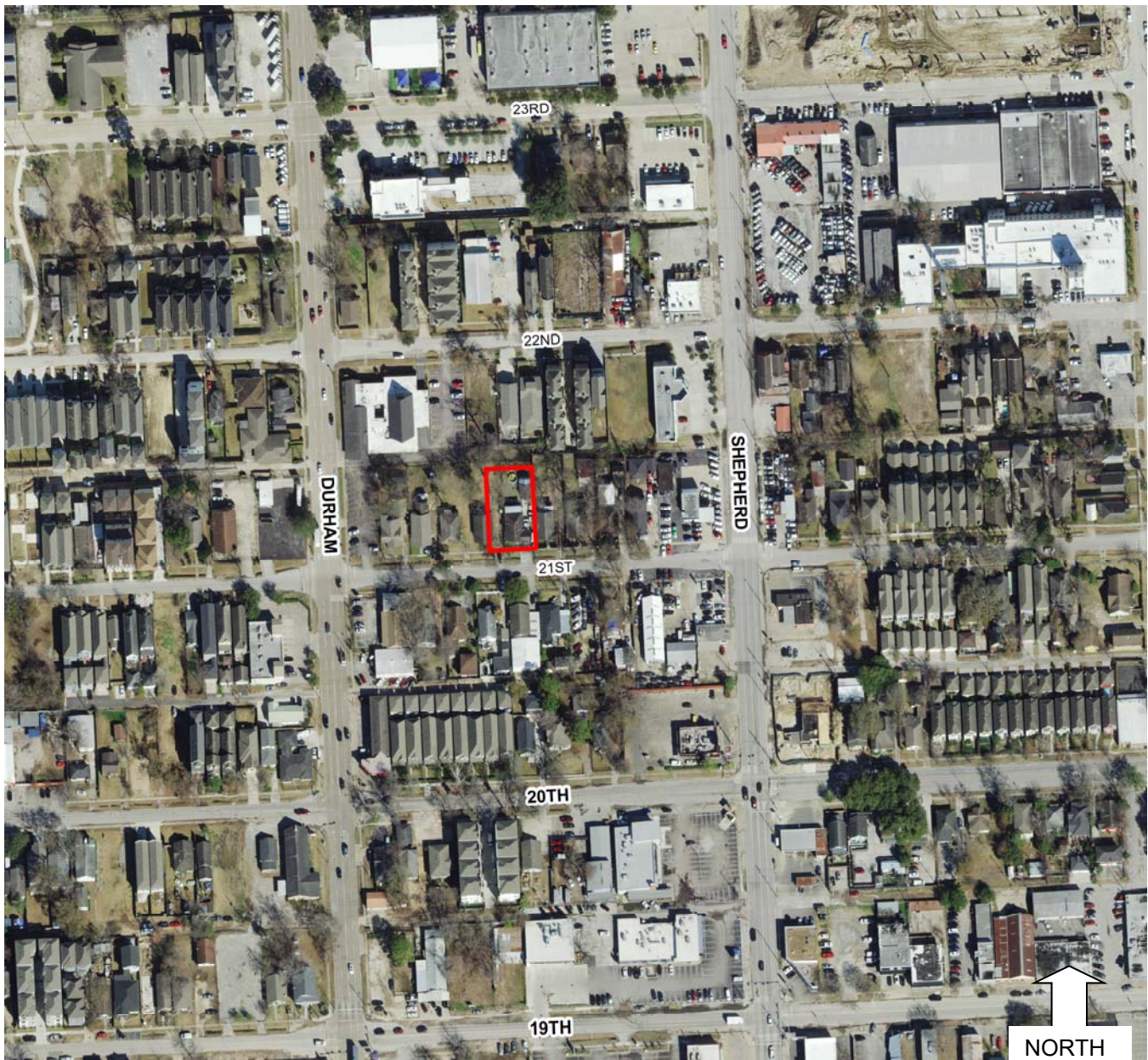
ITEM: 74

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Pine Briar Addition replat no 1 partial replat no 1 and extension

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

February 26, 2020

Dear Property Owner:

Reference Number: 2020-0281

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Pine Briar Addition replat no 1**" and "**Houston Heights**". This proposal includes the replatting of lot 7, block 1, as recorded film code 688750 of the Harris County Map Records and lots 35 and 36, block 78, as recorded in Volume 1, Page 114 of the Harris County Map Records. The new subdivision name is "**Pine Briar Addition replat no 1 partial replat no 1 and extension**".

The property is located north along 21st Street, between Durham Drive and Shepherd Drive. The purpose of the replat is to create 6 single family lots, one reserve and a shared driveway. The applicant, **Kevin Kolb**, Total surveyors, Inc., can be contacted at **281-479-8719**.

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 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

Thursday, March 19, 2020 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

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.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL. *See reverse side for useful information.*

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

Council Members: Amy Peck Jerry Davis Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany Thomas Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris B. Brown

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

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Agenda Item: 75
Action Date: 04/16/2020
Plat Name: Saint Charles Quarter
Developer: Abcott Property Group
Applicant: Richard Grothues Designs
App No / Type: 2020-0213 C3N

Total Acreage:	0.2296	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	77004	493U	City

Conditions and requirements for approval:

001. This item will be delayed until the next meeting for notification requirements. In accordance with the current guidance on COVID19, the Planning Commission will hold its meeting as a virtual meeting via Microsoft Teams. The delay will give the public time to be notified of the new meeting format. No public hearing or action will be taken by the Planning Commission on this item until the next meeting.

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.

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

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

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

134.6. The then-current fee in lieu of dedication shall be applied to this number (4 units) of dwelling units.

198. Recordation dedicatory acknowledgements and certificates do not conform to those requirements by Harris County. Contact staff Recordation Section for appropriate statements and requirements.

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

1. Add Lot dedication language.
2. Correct information on Parks and open space table to show 0 existing dwelling units.

Commission Action:

No Action



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 04/16/2020
Plat Name: Saint Charles Quarter
Developer: Abcott Property Group
Applicant: Richard Grothues Designs
App No / Type: 2020-0213 C3N



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.

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

City Engineer: Detention maybe required subject to impervious cover more than 65%.

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: Park Sector should be Sector 15 in plat notes.

Survey shows vacant lot, yet applicant is claiming 2 existing dwelling units. Applicant must table and notes to reflect zero existing dwelling units.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 75

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Saint Charles Quarter

Applicant: Richard Grothues Designs



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 75

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Saint Charles Quarter

Applicant: Richard Grothues Designs



C – Public Hearings

Subdivision

Houston Planning Commission

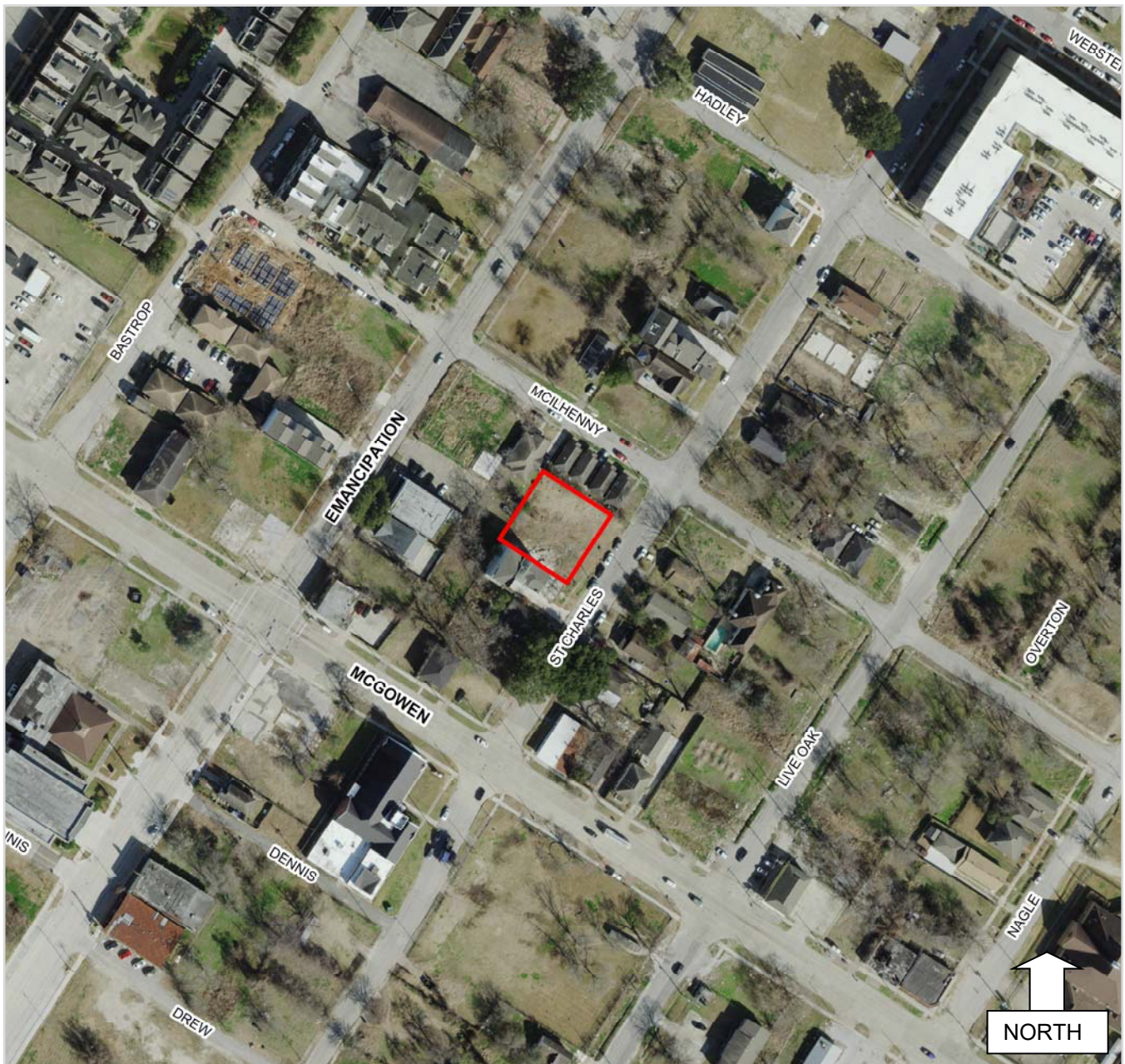
ITEM: 75

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Saint Charles Quarter

Applicant: Richard Grothues Designs



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

March 10, 2020

Dear Property Owner:

Reference Number: 2020-0213

The Houston Planning and Development Department has received a subdivision plat application to allow the **full** replatting of "**Saint Charles Square**". This proposal includes the replatting of **Lots 1-6, Block 1**, as recorded at Film Code No. **665230** of the Harris County Map Records. The new subdivision name is "**Saint Charles Quarter**".

The property is located northwest along St. Charles Street, north of McGowen Street and east of Emancipation Avenue.

The purpose of the replat is to **Create 4 single family lots.**

The applicant, **Richard Grothues**, with **Richard Grothues Designs**, on behalf of **Abcott Property Group**, can be contacted at **713-449-9191**

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 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

Thursday, April 2, 2020 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

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.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL. See reverse side for useful information.

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

Terminology

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Agenda Item: 76
Action Date: 04/16/2020
Plat Name: Spring Branch Estates no 2 partial replat no 11
Developer: Individual Owner
Applicant: Boundary One, LLC
App No / Type: 2020-0296 C3N

Total Acreage:	0.6220	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	

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

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

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

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

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. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential. 2) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.

134.10. Add to general notes on face of plat: This property(s) is located in Park Sector number 10.

134.4. This percentage (___%) shall be applied to the then-current fee in lieu of dedication.

134.6. The then-current fee in lieu of dedication shall be applied to this number (_1__units) of dwelling units.

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

Commission Action:

Withdrawn



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 04/16/2020
Plat Name: Spring Branch Estates no 2 partial replat no 11
Developer: Individual Owner
Applicant: Boundary One, LLC
App No / Type: 2020-0296 C3N



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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.

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: Provide parks table and all applicable notes.

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

Houston Planning Commission

ITEM: 76

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Spring Branch Estates No 2 partial replat no 11

Applicant: Boundary One, LLC



C – Public Hearings

Site Location

Houston Planning Commission

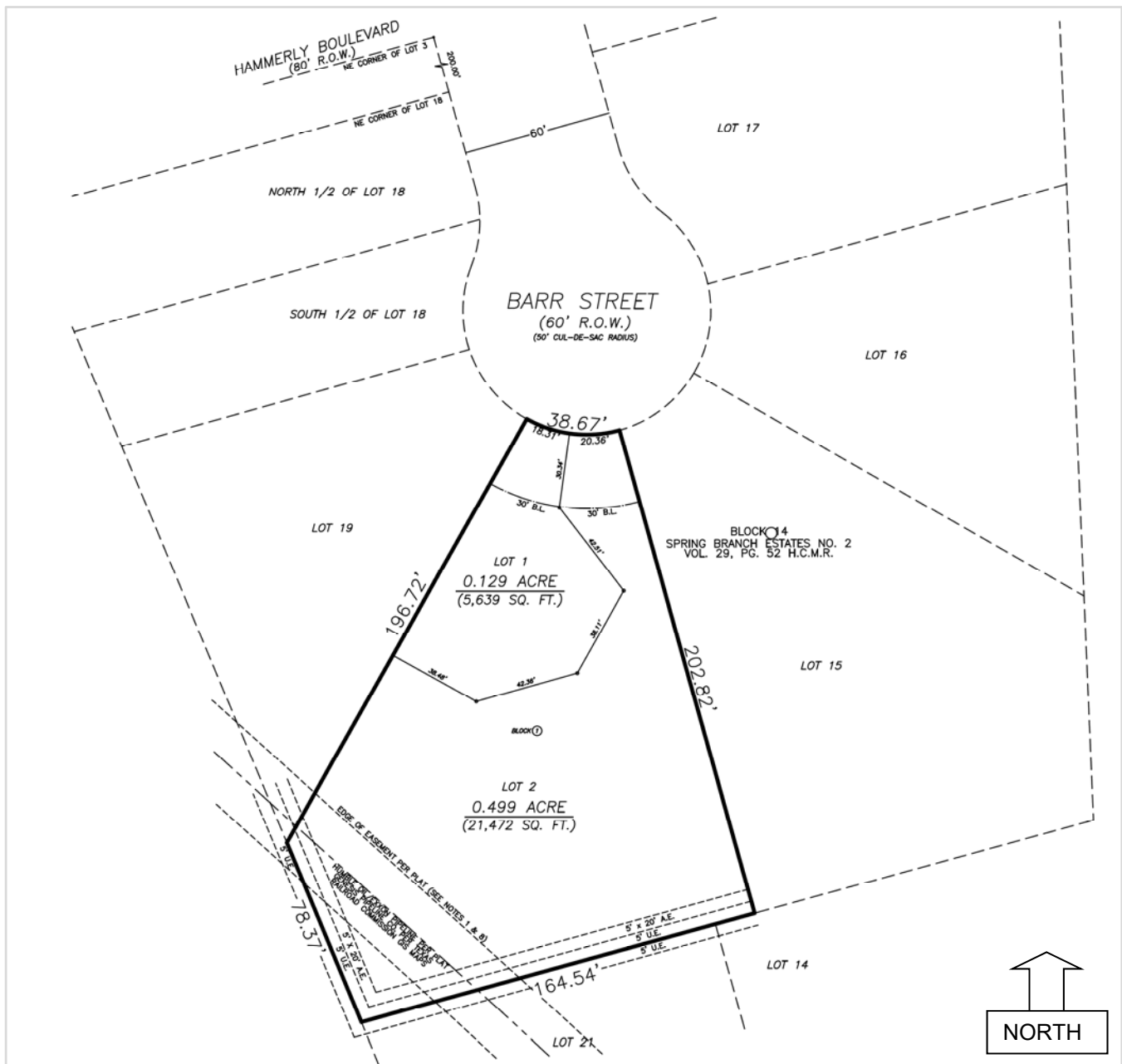
ITEM: 76

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Spring Branch Estates No 2 partial replat no 11

Applicant: Boundary One, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

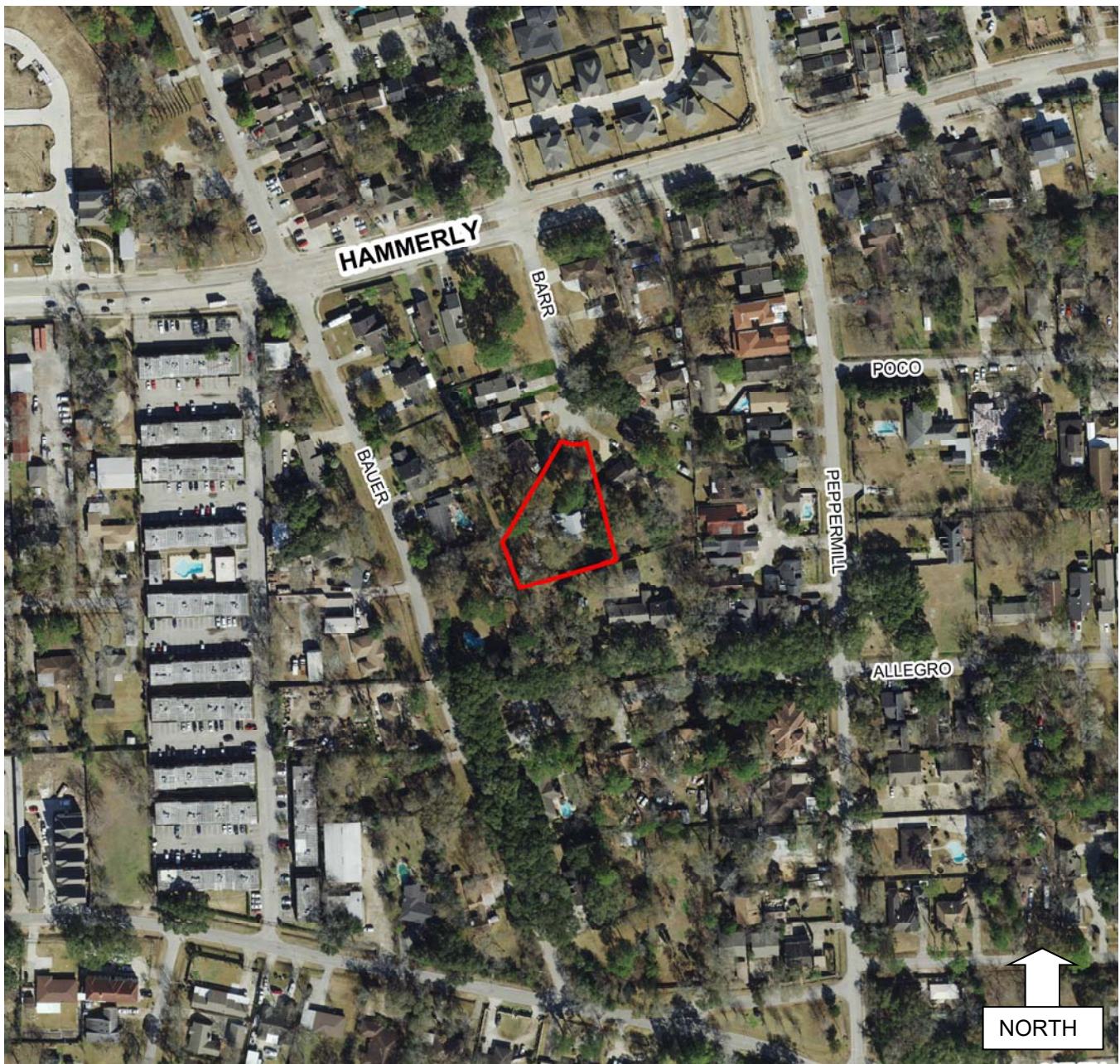
ITEM: 76

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Spring Branch Estates No 2 partial replat no 11

Applicant: Boundary One, LLC



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

March 9, 2020

Dear Property Owner:

Reference Number: 2020-0296

The Houston Planning and Development Department has received a subdivision plat application to allow the **partial** replatting of "**Spring Branch Estates No. 2**". This proposal includes the replatting of a portion of **Lot 20, Block 14, Spring Branch Estates No 2**, as recorded at Film Code No. **Vol. 29, Pg. 52, H.C.M.R.** of the Harris County Map Records. The new subdivision name is "**Spring Branch Estates no 2 partial replat no 11**".

The property is located at the southern Cul-de-sac of Barr Street, **south of Hammerly Boulevard and east of Blalock Road**.

The purpose of the partial replat is **to create 2 lots**.

The applicant, **Christian Offenburger**, with **Boundary One, LLC**, on behalf of the **Individual Owner**, can be contacted at **281-648-3131**.

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 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

Thursday, April 2, 2020 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

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.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL. See reverse side for useful information.

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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: 77
Action Date: 04/16/2020
Plat Name: Stoneworks Mansfield Park
Developer: Stoneworks, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2020-0045 C3N

Total Acreage:	3.3012	Total Reserve Acreage:	0.1222
Number of Lots:	60	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452B	City

Conditions and requirements for approval:

001. This item will be delayed until the next meeting for notification requirements. In accordance with the current guidance on COVID19, the Planning Commission will hold its meeting as a virtual meeting via Microsoft Teams. The delay will give the public time to be notified of the new meeting format. No public hearing or action will be taken by the Planning Commission on this item until the next meeting.

046.1. This item will remain deferred until next meeting. The Planning Commission meeting on April 2, 2020 has been cancelled due to the state of emergency declared for the COVID-19 outbreak

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

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

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

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

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

134.01. Add to general notes on face of plat: This property(s) is located in Park Sector number 1.

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

1. Correct Parks Table to show true number of existing and proposed dwelling units.
2. Dimension Burt Street

Commission Action:

No Action



Agenda Item: 77
Action Date: 04/16/2020
Plat Name: Stoneworks Mansfield Park
Developer: Stoneworks, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2020-0045 C3N



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.

PWE Traffic: 02/13/2020:

Sufficient on-site parking is provided.

PWE Utility Analysis: 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.

Submit applications online at houstonpermittingcenter.org

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: Detention is required.

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

Parks and Recreation: Incorrect park sector. Parks Table should have 60 proposed, 1 existing and 59 incremental dwelling units.

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

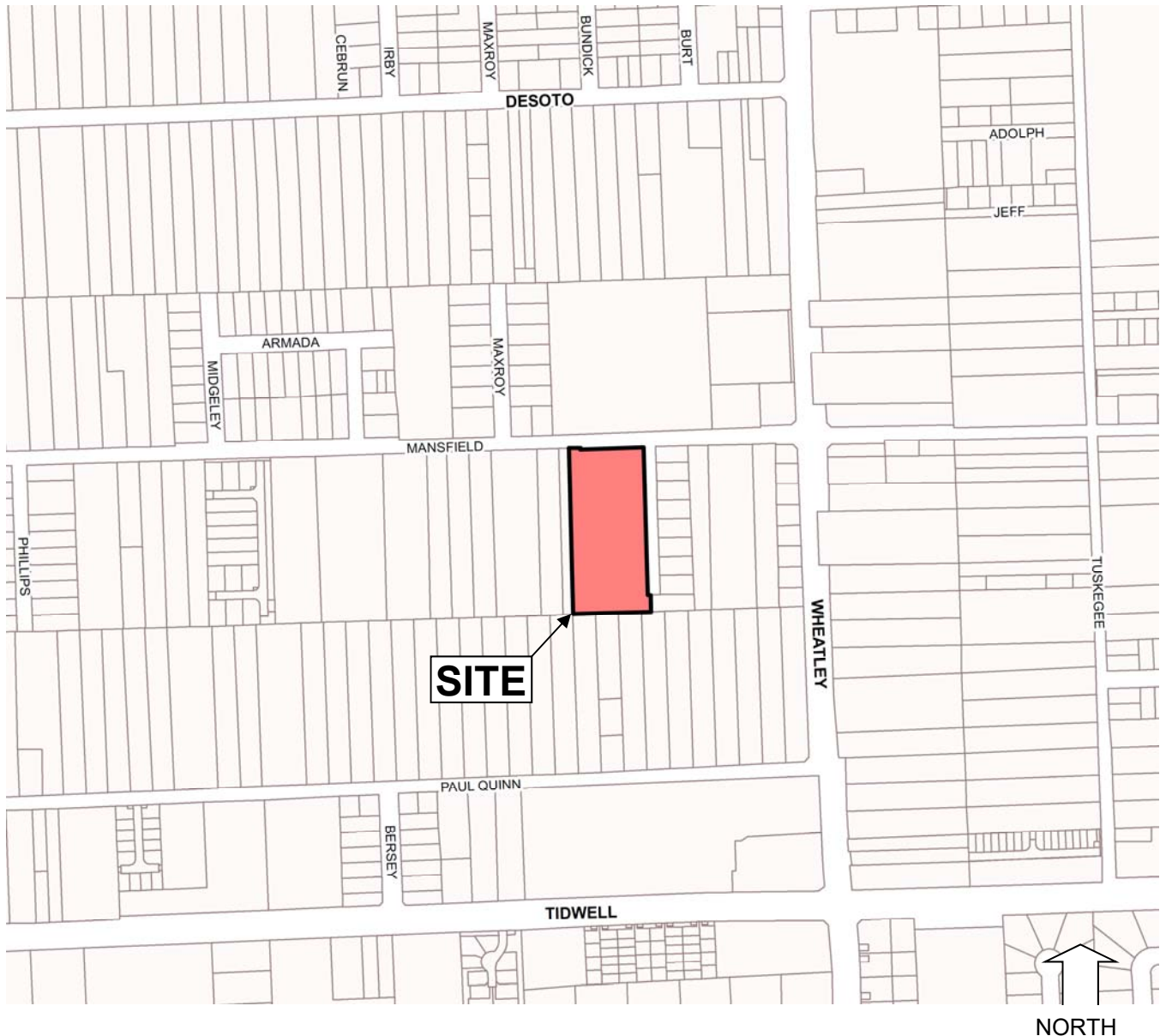
ITEM: 77

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Stoneworks Mansfield Park (DEF 2)

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

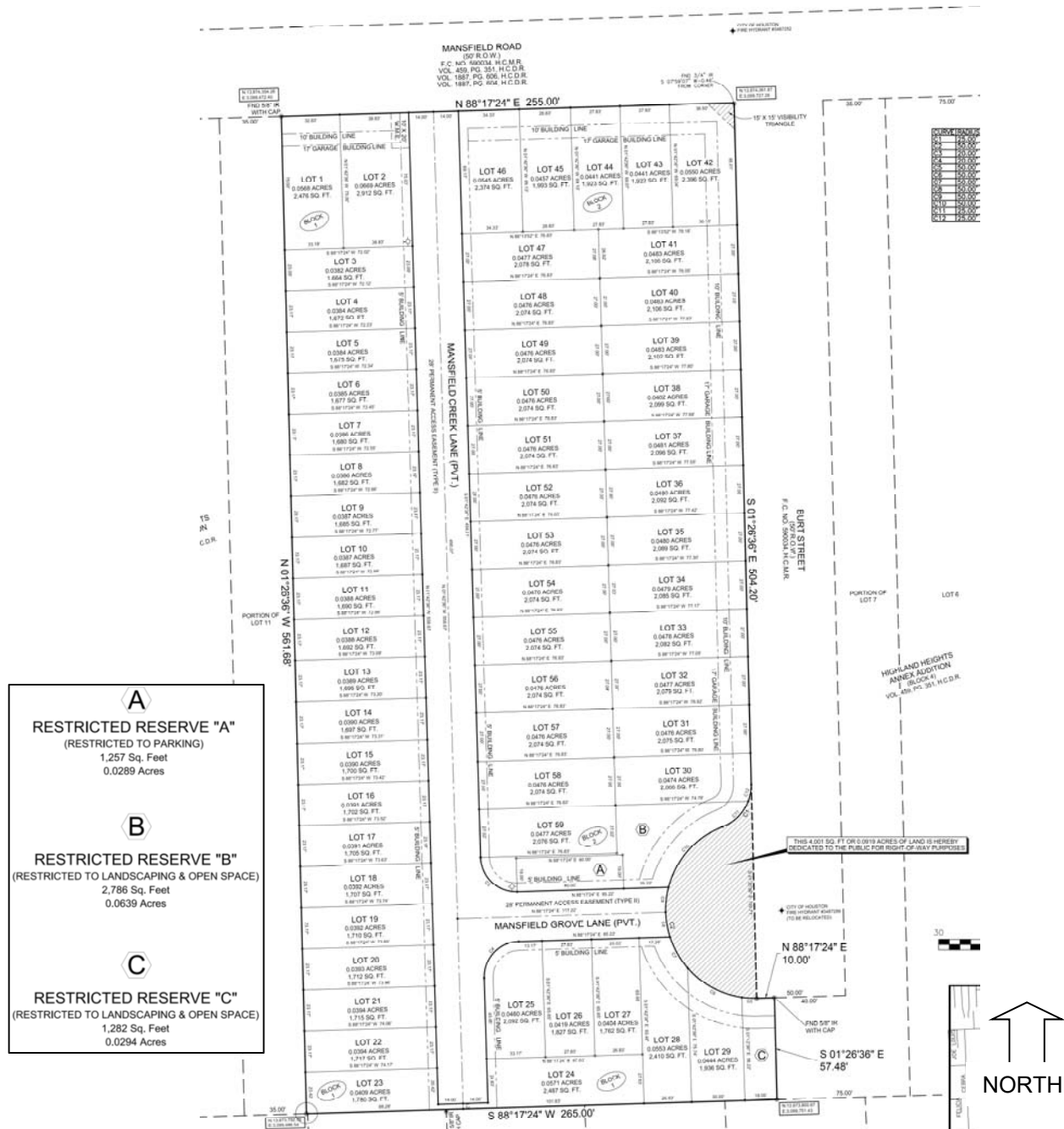
ITEM: 77

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Stoneworks Mansfield Park (DEF 2)

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 77

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Stoneworks Mansfield Park (DEF 2)

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

January 24, 2020

Dear Property Owner:

Reference Number: 2020-0045

The Houston Planning and Development Department has received a subdivision plat application to allow the replatting of "Burt Street Addition" and "Highland Heights Annex Addition." This proposal includes the replatting of all of Burt Street Addition, as recorded at Film Code No. 590034 of the Harris County Map Records and a portion of Lot 11, of Highland Heights Annex Addition, as recorded in Vol. 459, Pg. 351 of the Harris County Deed Records. The new subdivision name is **"Stoneworks Mansfield Park"**.

The property is located along and south of Mansfield Street, west of Burt Street and east of Phillips Street. The purpose of the replat is to create sixty (60) single-family residential lots and three (3) reserves. The applicant, Kevin Kolb, with Total Surveyors, Inc., on behalf of Stoneworks, LLC, can be contacted at 281-479-8719.

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 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

Thursday, February 20th, 2020 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

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.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL. *See reverse side for useful information*

Council Members: Amy Peck Jerry Davis Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany Thomas Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris B. Brown

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 04/16/2020
Plat Name: Terraces on Texas Avenue replat no 1
Developer: HHEC Management, LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2020-0251 C3N

Total Acreage:	0.5950	Total Reserve Acreage:	0.0080
Number of Lots:	14	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77011	494U	City

Conditions and requirements for approval:

001. This item will be delayed until the next meeting for notification requirements. In accordance with the current guidance on COVID19, the Planning Commission will hold its meeting as a virtual meeting via Microsoft Teams. The delay will give the public time to be notified of the new meeting format. No public hearing or action will be taken by the Planning Commission on this item until the next meeting.

Commission Action:

No Action



Action Date:
04/16/2020

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: 78
Action Date: 04/16/2020
Plat Name: Terraces on Texas Avenue replat no 1
Developer: HHEC Management, LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2020-0251 C3N

PWE Utility Analysis: 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.

Submit applications online at houstonpermittingcenter.org

This project will require Joint Referral Committee action for the abandonment/relocation of the existing water lines on-site.

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.

City Engineer: Detention is required.

Also W.M.E. 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.

Houston Planning Commission

ITEM: 78

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Terraces on Texas Avenue replat no 1

(Applicant: Pioneer Engineering, LLC



C – Public Hearings

Site Location

Houston Planning Commission

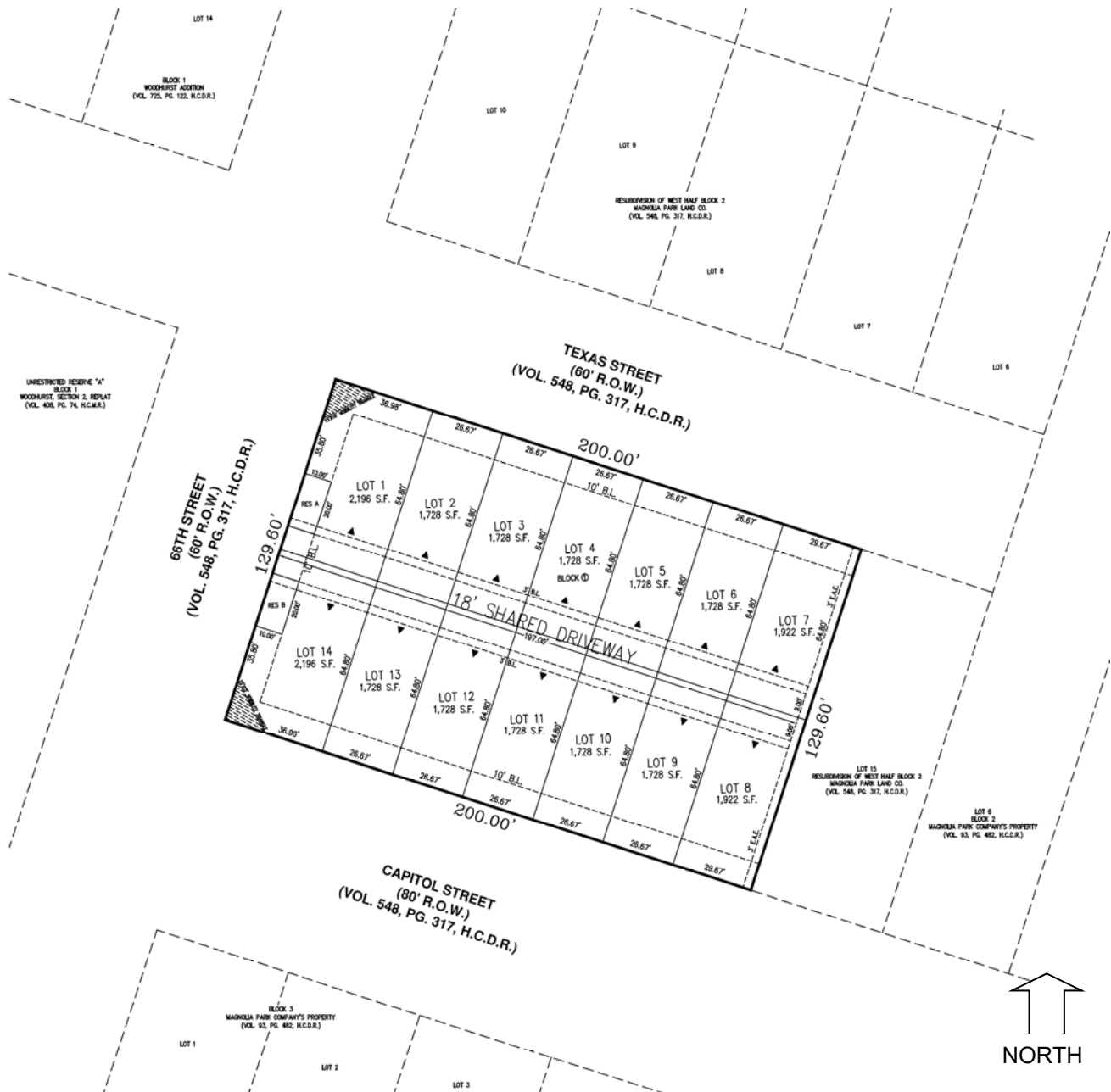
ITEM: 78

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Terraces on Texas Avenue replat no 1

Applicant: Pioneer Engineering, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

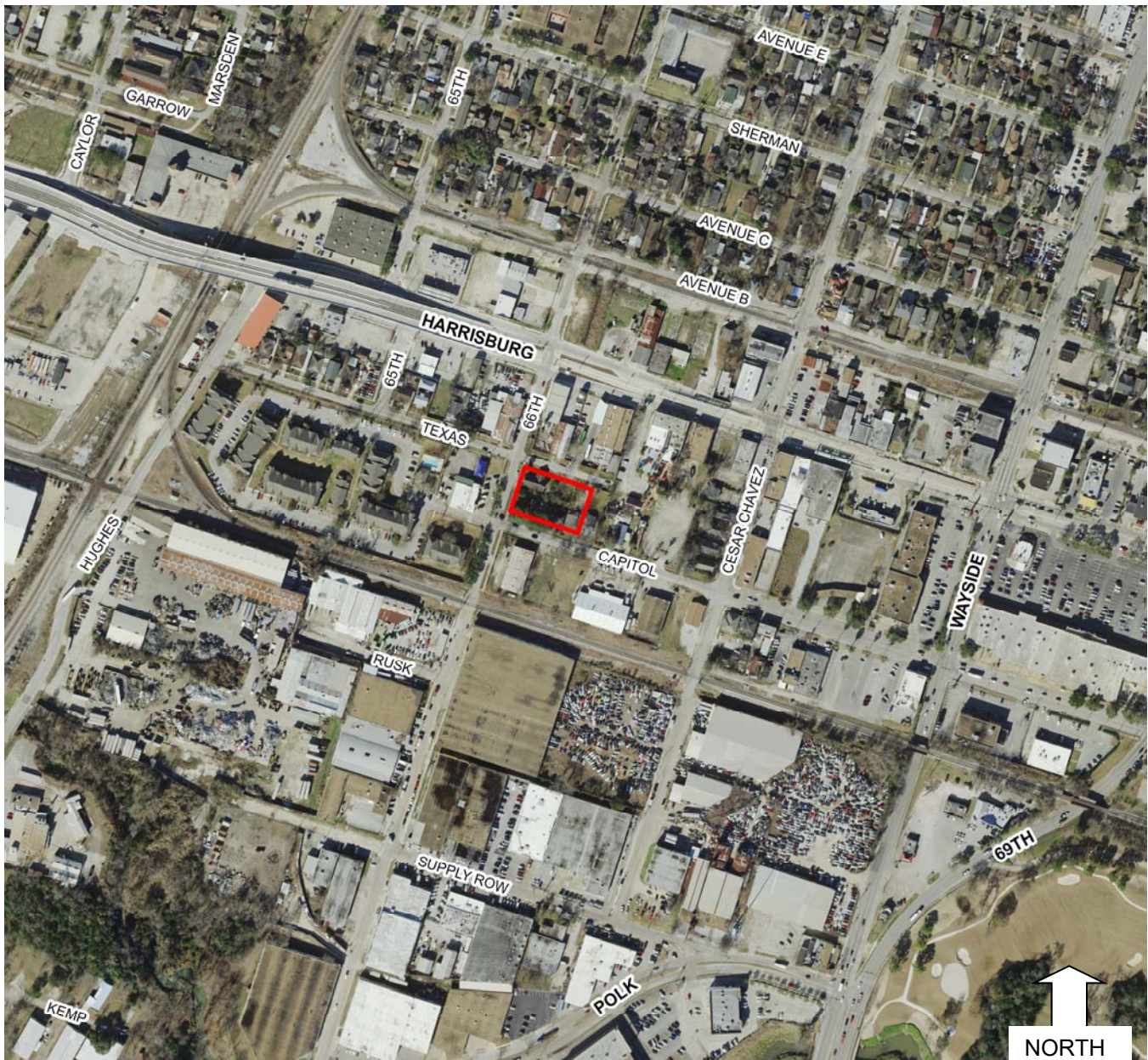
ITEM: 78

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Terraces on Texas Avenue replat no 1

Applicant: Pioneer Engineering, LLC



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

February 21, 2020

Dear Property Owner:

Reference Number: 2020-0251

The Houston Planning and Development Department has received a subdivision plat application to allow the full replatting of "**Terraces on Texas Avenue**". This proposal includes the replatting of all of Terraces on Texas Avenue, as recorded at Film Code No. 689828 of the Harris County Map Records. The new subdivision name is "**Terraces on Texas Avenue replat no 1**".

The property is located at the northeast intersection of S 66th Street and Capitol Street, south of Texas Street. The purpose of the replat is to create 14 single-family residential lots and 2 parking reserves. The applicant, Ruby Nunez, with Pioneer Engineering, LLC, on behalf of HHEC Management, LLC, can be contacted at 832-307-0010.

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 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

Thursday, March 19, 2020 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

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.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL. *See reverse side for useful information.*

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

Council Members: Amy Peck Jerry Davis Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany Thomas Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris B. Brown

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: 79
Action Date: 04/16/2020
Plat Name: Westheimer Gardens Extension partial replat no 10
Developer: 5900 Winsome Lane LLC
Applicant: Bowden Survey
App No / Type: 2020-0019 C3N

Total Acreage:	1.9370	Total Reserve Acreage:	1.9370
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	491T	City

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

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

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

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

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

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

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

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

190.3. Add 'Margaret Wallace Brown, AICP, CNU-A, Secretary' as Secretary in the Planning Commission certificate.

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

Commission Action:

Withdrawn



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 04/16/2020
Plat Name: Westheimer Gardens Extension partial replat no 10
Developer: 5900 Winsome Lane LLC
Applicant: Bowden Survey
App No / Type: 2020-0019 C3N



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.

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

City Engineer: Detention is required.

CenterPoint: Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: Provide multifamily note and park sector note (Sector 9).

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

Houston Planning Commission

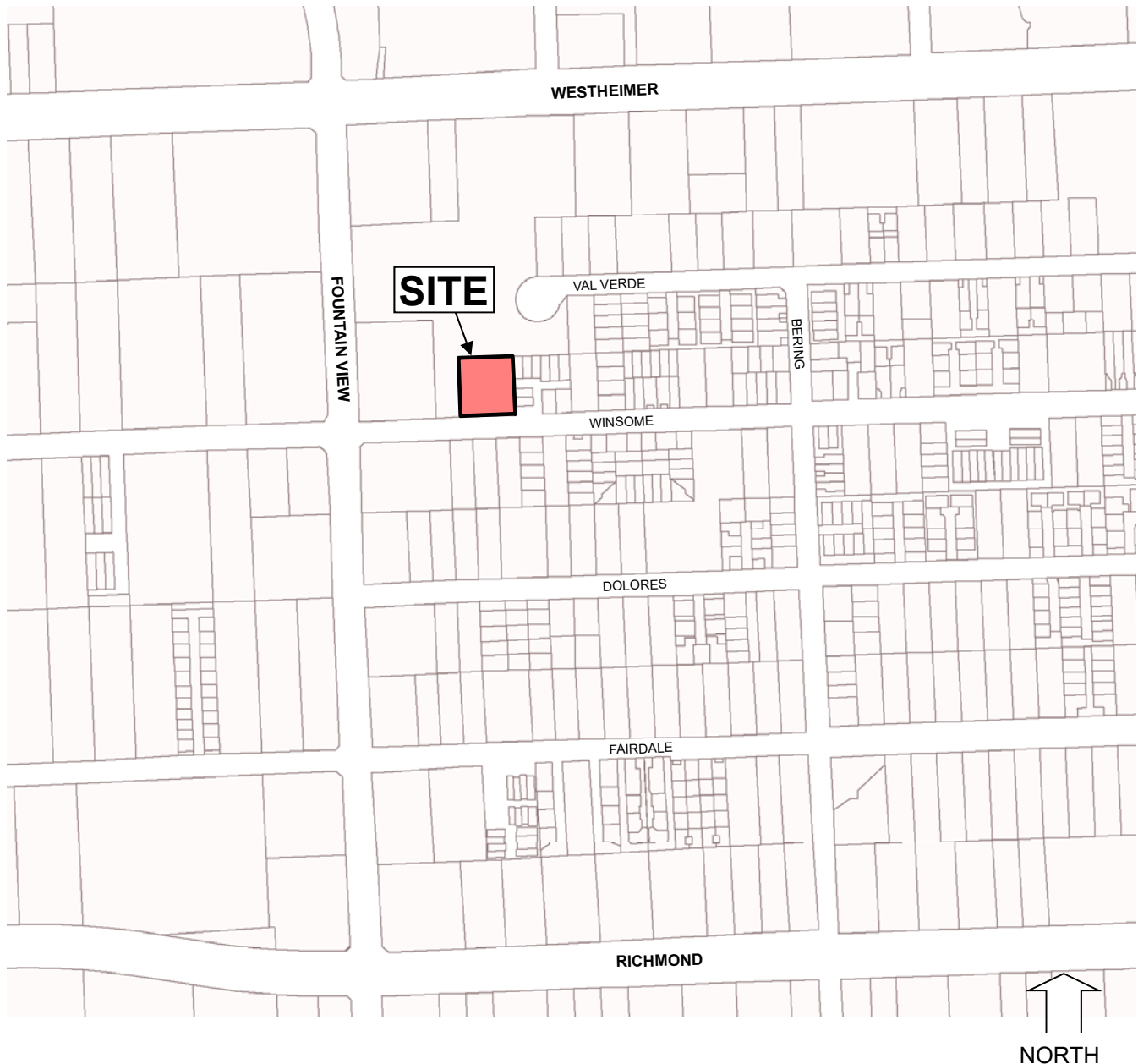
ITEM: 79

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Westheimer Gardens Extension partial replat no 10

Applicant: Bowden Survey



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 79

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Westheimer Gardens Extension partial replat no 10

Applicant: Bowden Survey



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

February 21, 2020

Dear Property Owner:

Reference Number: 2020-0019

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Westheimer Gardens Extension**". This proposal includes the replatting of all of Lots 212 and 213, as recorded in Volume 25, Page 62 of the Harris County Map Records. The new subdivision name is "**Westheimer Gardens Extension partial replat no 10**".

The property is located along and north of Winsome Lane between Fountain View Drive and Bering Drive. The purpose of the replat is to create one unrestricted reserve.

The applicant, David Bowden, with Bowden Survey on behalf of 5900 Winsome Lane, LLC, can be contacted at 281-531-1900.

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 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

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Council Members: Amy Peck Jerry Davis Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany Thomas Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris B. Brown

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.
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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

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Planning Department Staff Authority and Obligation

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- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 04/16/2020
Plat Name: Westheimer Manor partial replat no 2
Developer: ZK BUILDING DESIGN
Applicant: Windrose
App No / Type: 2020-0240 C3N

Total Acreage:	0.9931	Total Reserve Acreage:	0.9931
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	77057	491X	City

Conditions and requirements for approval:

001. This item will be delayed until the next meeting for notification requirements. In accordance with the current guidance on COVID19, the Planning Commission will hold its meeting as a virtual meeting via Microsoft Teams. The delay will give the public time to be notified of the new meeting format. No public hearing or action will be taken by the Planning Commission on this item until the next meeting.

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.

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 Monday morning following the Planning Commission deferral. (Refer to Policy clarification document - Notification for replats requiring Public Hearings found under the following link: <https://www.houstontx.gov/planning/DevelopRegs/>)

Commission Action:

No Action



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: 80
Action Date: 04/16/2020
Plat Name: Westheimer Manor partial replat no 2
Developer: ZK BUILDING DESIGN
Applicant: Windrose
App No / Type: 2020-0240 C3N

For Your Information:

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

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

City Engineer: Detention 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.

Houston Planning Commission

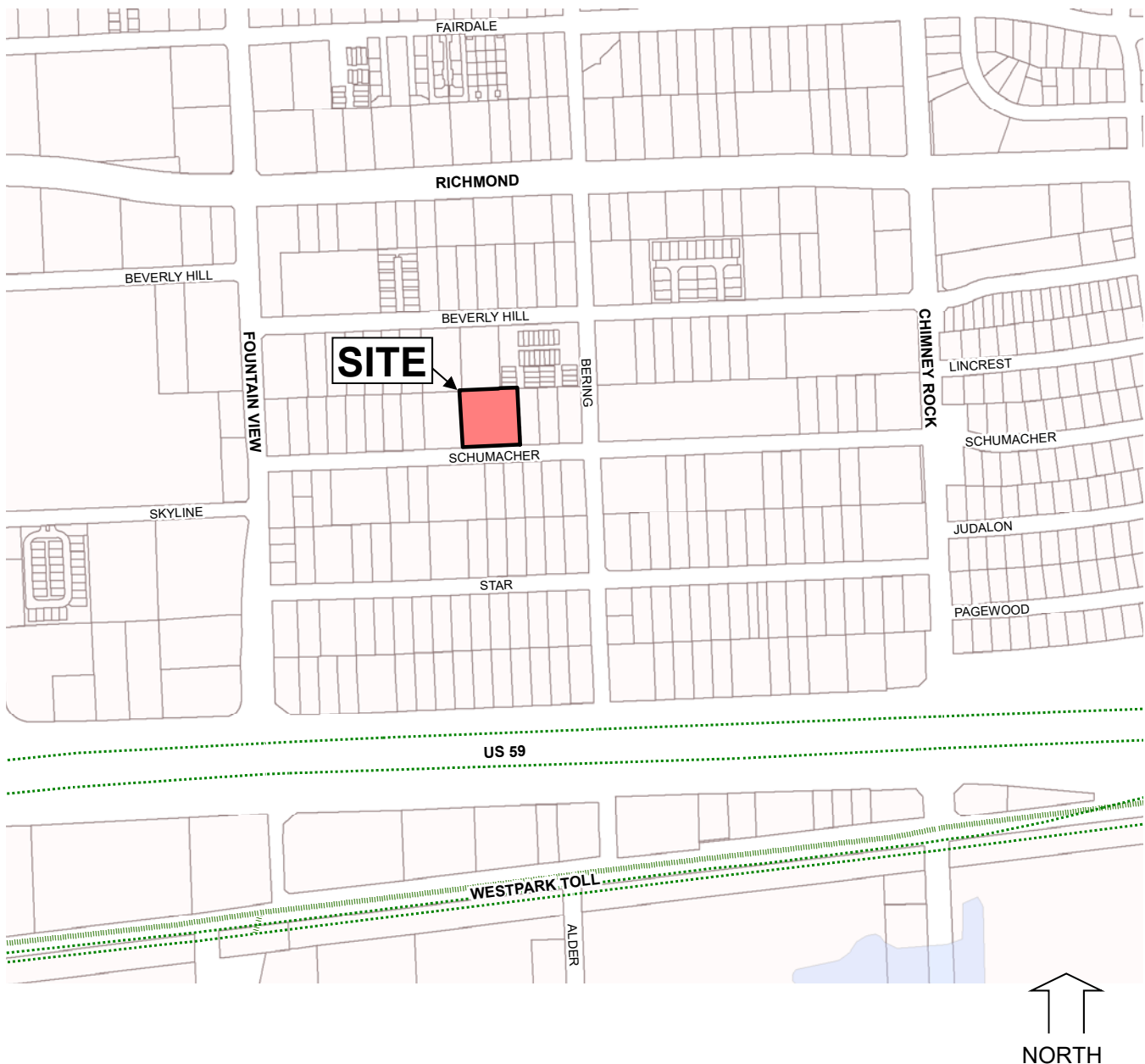
ITEM: 80

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Westheimer Manor partial replat no 2

Applicant: Windrose



C – Public Hearings

Site Location

Houston Planning Commission

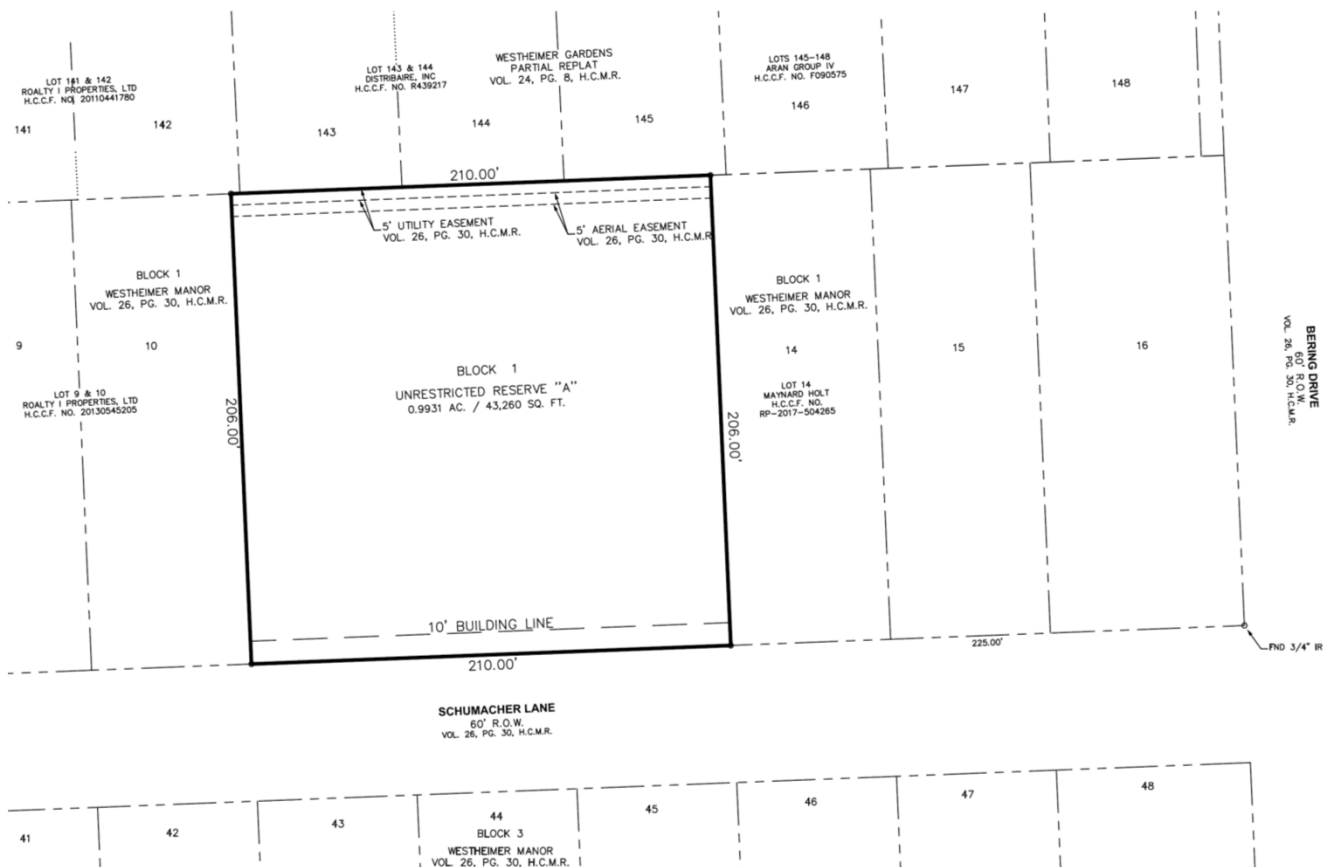
ITEM: 80

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Westheimer Manor partial replat no 2

Applicant: Windrose



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 80

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Westheimer Manor partial replat no 2

Applicant: Windrose



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

February 21, 2020

Dear Property Owner:

Reference Number: 2020-0240

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "**Westheimer Manor**". This proposal includes the replatting of all of Lots 11 through 13, as recorded in Volume 26, Page 30 of the Harris County Map Records. The new subdivision name is "**Westheimer Manor partial replat no 2**".

The property is located along the north side of Schumacher Lane, east of Fountain View Drive and south of Richmond Avenue.

The purpose of the replat is to create one (1) unrestricted reserve.

The applicant, Maria Damian with Windrose, on behalf of ZK Building Design, can be contacted at 713-528-3956.

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 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

Thursday, March 19, 2020 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

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.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL. *See reverse side for useful information.*

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

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 04/16/2020
Plat Name: Willow Trace Sec 1 partial replat no 1 and extension
Developer: Dowdell Public Utility District
Applicant: Van De Wiele & Vogler, Inc.
App No / Type: 2020-0187 C3N

Total Acreage:	11.6550	Total Reserve Acreage:	10.9362
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:	DOWDELL PUD
County	Zip	Key Map ©	City / ETJ
Harris	77379	290P	ETJ

Conditions and requirements for approval:

001. This item will be delayed until the next meeting for notification requirements. In accordance with the current guidance on COVID19, the Planning Commission will hold its meeting as a virtual meeting via Microsoft Teams. The delay will give the public time to be notified of the new meeting format. No public hearing or action will be taken by the Planning Commission on this item until the next meeting.

Commission Action:

No Action



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: 81
Action Date: 04/16/2020
Plat Name: Willow Trace Sec 1 partial replat no 1 and extension
Developer: Dowdell Public Utility District
Applicant: Van De Wiele & Vogler, Inc.
App No / Type: 2020-0187 C3N

PWE Utility Analysis: Approved

City Engineer: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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

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

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

Provide concurrence from TxDOT that access is allowed prior to recordation

Per county policy, street curves shall have a minimum radii of 550 feet for county maintenance. Plat is requested to be deferred.

County has no objections to variance.

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

Houston Planning Commission

ITEM: 81

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Willow Trace Sec 1 partial replat no 1 and extension

Applicant: Van De Wiele & Vogler, Inc.



C – Public Hearings with Variance Site Location

Subdivision

Houston Planning Commission

ITEM: 81

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Willow Trace Sec 1 partial replat no 1 and extension

Applicant: Van De Wiele & Vogler, In



C – Public Hearings with Variance

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-0187

Plat Name: Willow Trace Sec 1 partial replat no 1 and extension

Applicant: Van De Wiele & Vogler, Inc.

Date Submitted: 02/07/2020

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.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

We are requesting to replat part of a drainage reserve into a water treatment facility

Chapter 42 Section: 193

Chapter 42 Reference:

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 condemnation of the land for Grand Parkway across the property being developed as Willow Trace created a 400' divide through the property which is difficult to cross with utilities and drainage necessary to serve a single family subdivision. So, the odd shaped remainder to the east of Grand Parkway would best be used for a water treatment facility

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

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

The hardship was created by the highway department with the creation of the new freeway.

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

The intent of this chapter is to refrain from building more dense development adjacent to an existing residential neighborhood. The construction of the water treatment plant will include a buffer zone around the structures to ensure the residents cannot see the structures. Landscaping will be incorporated in the buffer zone area for aesthetic purposes. The structures will be much farther away from the existing homes (at least 400 feet away) than if the area were used for residential development. A six foot tall concrete fence will be constructed around the perimeter per Section 42-135(b)(2). Furthermore, heavy traffic through the subdivision will not increase because access will be obtained through easements across the Klein ISD tract to the south. See attached exhibit

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

The proposed treatment plant will be designed according to current COH and TCEQ regulations to preserve the public's health, safety and welfare. Plans are required to be submitted and approved by these agencies prior to obtaining a construction permit

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

The justification for the variance is the freeway cutting through the subdivision after it was planned to be a residential subdivision, as shown on the attached general plan for Willow Trace.



PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT Variance Request Form

Application No: 2020-0187

Agenda Item: 81

PC Action Date: 04/16/2020

Plat Name: Willow Trace Sec 1 partial replat no 1 and extension

Applicant: Van De Wiele & Vogler, Inc.

Staff Recommendation: Delayed until next meeting

Chapter 42 Sections: 193

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

We are requesting to replat part of a drainage reserve into a water treatment facility;

Basis of Recommendation:

This item will be delayed until the next meeting for notification requirements. In accordance with the current guidance on COVID19, the Planning Commission will hold its meeting as a virtual meeting via Microsoft Teams. The delay will give the public time to be notified of the new meeting format. No action will be taken by the Planning Commission on this item until the next meeting.

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



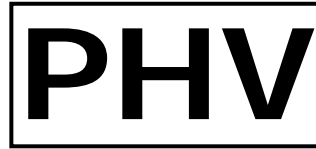
CITY OF HOUSTON

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

March 9, 2020

Dear Property Owner:

Reference Number: 2020-0187

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of **"Willow Trace Sec 1"**. This proposal includes the replatting of a portion of Reserve L, Block 1 in Block 2 as recorded in F.C. No 602077 of the Harris County Map Records. The new subdivision name is **"Willow Trace Sec 1 partial replat no 1 and extension"**.

The property is located east along State Highway 99 west of Indigo Ruth Drive.

The purpose of the replat is to create two reserves and a public street.

The applicant, Devonta Magee, with Van De Wiele & Vogler, Inc. can be contacted at 713-782-0042.

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 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

Attach you will find a copy of the variance(s) being requested by the application. Additionally, a sign has been posted on the site including the public hearing date, location and time.

You may speak regarding this replat at the public hearing on:

Thursday, April 2, 2020 at 2:30 PM

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

For additional information contact Planning Department personnel at **(832) 393-6600**.

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

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY 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.
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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

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- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 04/16/2020
Plat Name: Woodleigh partial replat no 2 and extension
Developer: Lamar Builders
Applicant: The Interfield Group
App No / Type: 2020-0336 C3N

Total Acreage:	0.3361	Total Reserve Acreage:	0.0000
Number of Lots:	8	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

Conditions and requirements for approval:

001. 01. his item will be delayed until the next meeting for notification requirements. In accordance with the current guidance on COVID19, the Planning Commission will hold its meeting as a virtual meeting via Microsoft Teams. The delay will give the public time to be notified of the new meeting format. No public hearing or action will be taken by the Planning Commission on this item until the next meeting.

Commission Action:

No Action



Action Date:
04/16/2020

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: 82
Action Date: 04/16/2020
Plat Name: Woodleigh partial replat no 2 and extension
Developer: Lamar Builders
Applicant: The Interfield Group
App No / Type: 2020-0336 C3N

PWE Utility Analysis: 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.

Submit applications online at houstonpermittingcenter.org

Our records indicate that there is an active public sanitary sewer on-site. For easement requirements over the existing sewer please contact the Office of City Engineers or for the abandonment/relocation of the sewer contact the Joint Referral Committee.

City Engineer: Detention maybe required subject to impervious cover more than 65%.

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

Addressing: Please change the street type of "CULLEN STREET" to "CULLEN BOULEVARD" (BLVD). This may directly affect address of the newly created properties.

CULLEN BLVD can be sourced from GHC911, HEC, other permanent addresses, and street signs currently posted on the road segment.

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

Houston Planning Commission

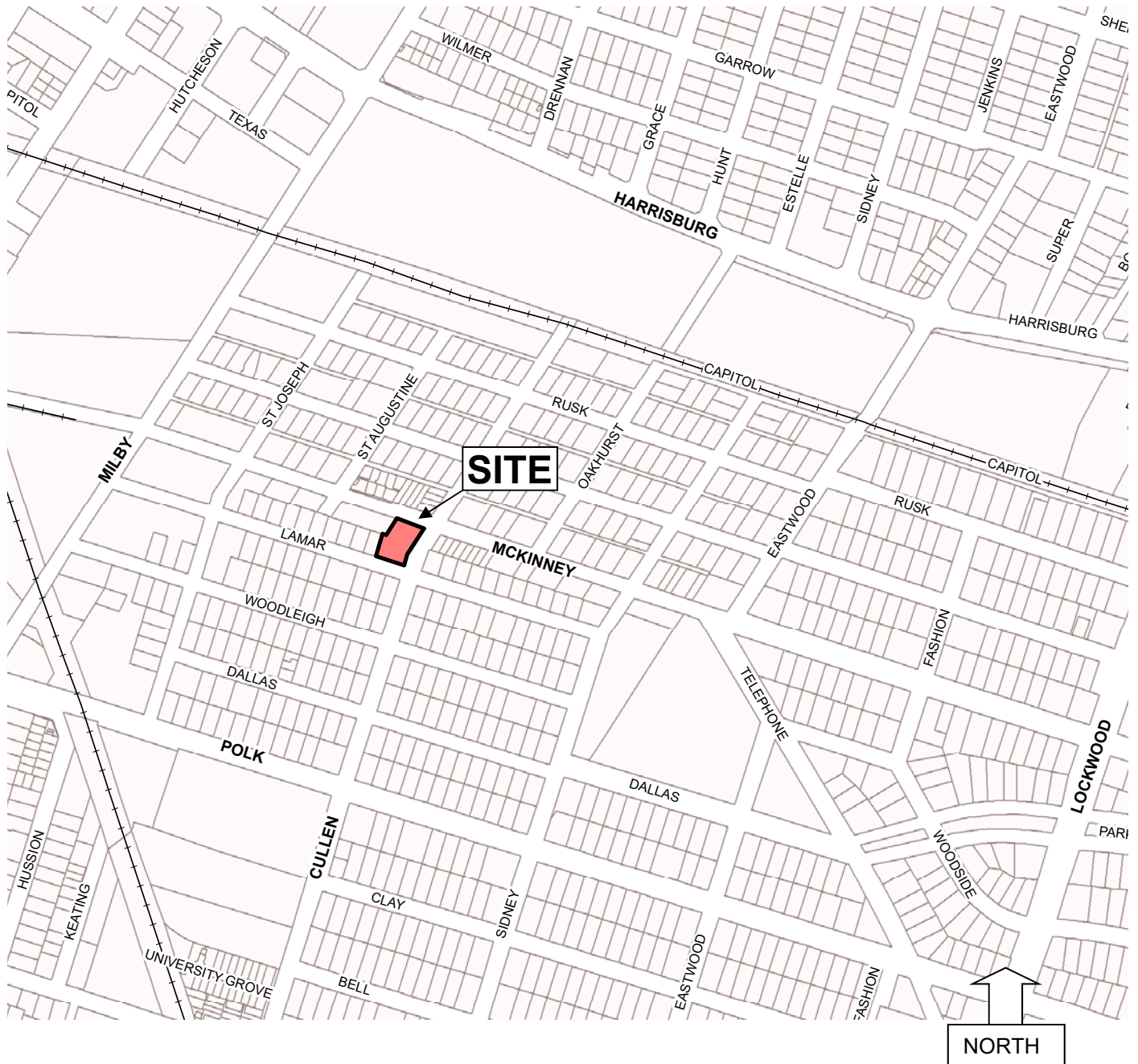
ITEM: 82

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Woodleigh partial replat no 2 and extension

Applicant: The Interfield Group



C – Public Hearings

Site Location

Houston Planning Commission

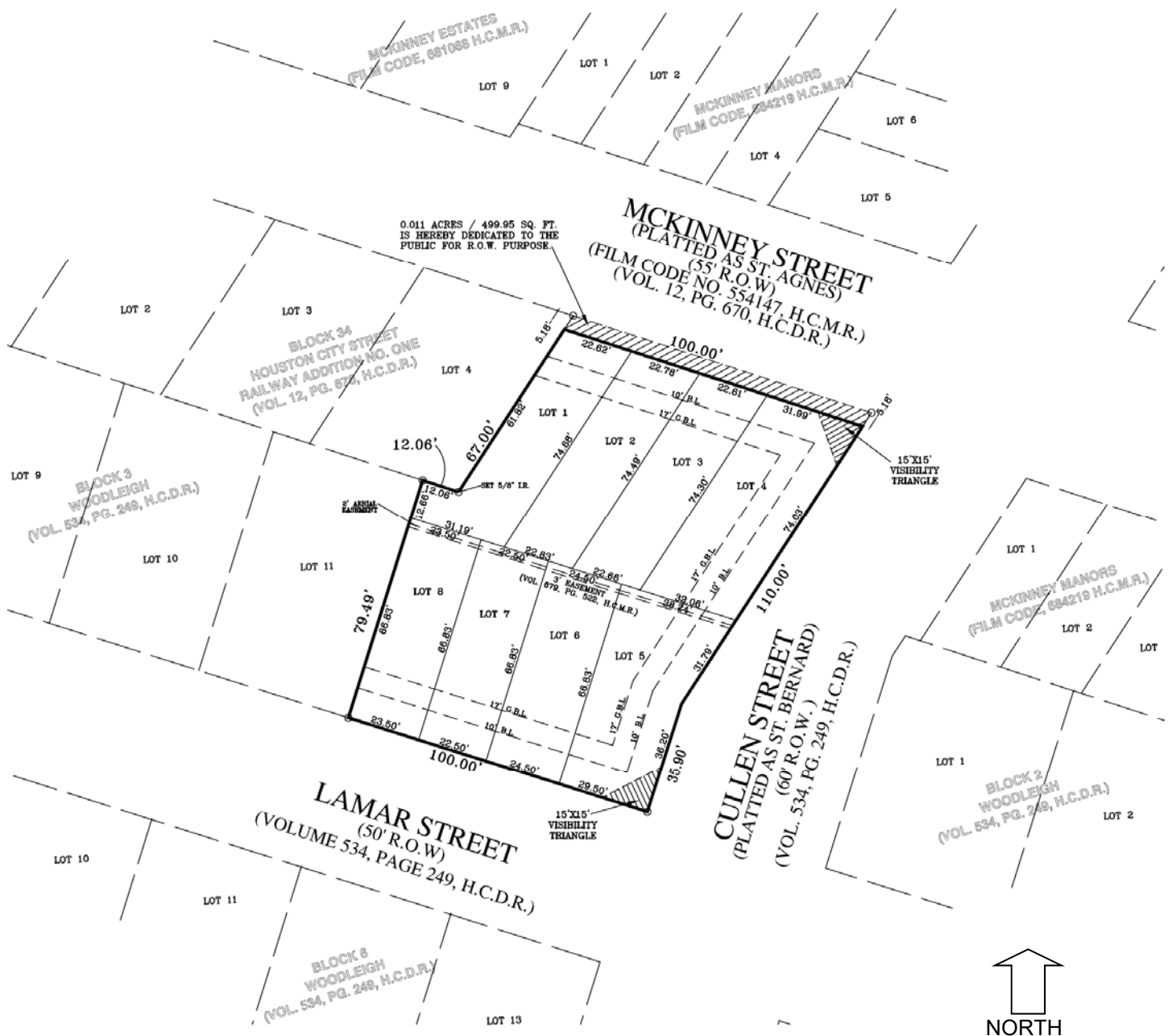
ITEM: 82

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Woodleigh partial replat no 2 and extension

Applicant: The Interfield Group



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 82

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Woodleigh partial replat no 2 and extension

Applicant: The Interfield Group



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

March 11, 2020

Dear Property Owner:

Reference Number: 2020-0336

The Houston Planning and Development Department has received a subdivision plat application to allow the partial replatting of "Woodleigh" and "Oakhurst-Houston City Railway" additions. This proposal includes the replatting of Lots 12 and 13, Block 3, of Woodleigh and Lots 5 and 6, Block 43, of Oakhurst-Houston City Railway, as recorded in Vol. 534 Pg. 249 and Vol. 12 Pg. 670, H.C.D.R., respectively. The new subdivision name is **"Woodleigh partial replat no 2 and extension"**.

The property is located at the Southwest Intersection of McKinney Street and Cullen Blvd.

The purpose of the replat is to create eight (8) single-family residential lots.

The applicant, **Mary Villareal** with The Interfield Group, on behalf of Lamar Builders, can be contacted at **713-780-0909** extension 312.

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 250' of the boundary of the plat and all parcels along or across from a block face that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

A sign has been posted on site indicating the public hearing date, location and time. There are no variances being requested with this item. It appears that this replat conforms with all Chapter 42 requirements. You may speak regarding this replat at the public hearing on:

Thursday, April 2, 2020 at 2:30 PM
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level Houston, Texas

For additional information contact Planning Department personnel at **(832) 393-6600**.

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.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL. *See reverse side for useful information.*

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

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 04/16/2020
Plat Name: Engelke Place
Developer: BAYOU CITY STRATEGIC REALTY INVESTMENTS LLC
Applicant: Bowden Land Services & Consulting
App No / Type: 2020-0286 C2R

Total Acreage:	0.2170	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494P	City

Conditions and requirements for approval:

001. This item will be delayed until the next meeting for notification requirements. In accordance with the current guidance on COVID19, the Planning Commission will hold its meeting as a virtual meeting via Microsoft Teams. The delay will give the public time to be notified of the new meeting format. No action will be taken by the Planning Commission on this item until the next meeting.

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)

079. Revise the Lot Size and Coverage Table as indicated on the marked file copy. (Sec 42-184)

208. Staff requests a two week deferral to give the public time to be notified of the new meeting format.

Add note: "Lot 3, Block 1 shall be limited to one dwelling unit only."

Commission Action:

No Action



Action Date:
04/16/2020

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: 83
Action Date: 04/16/2020
Plat Name: Engelke Place
Developer: BAYOU CITY STRATEGIC REALTY INVESTMENTS LLC
Applicant: Bowden Land Services & Consulting
App No / Type: 2020-0286 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.

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

City Engineer: 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.

Houston Planning Commission

ITEM: 83

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Engelke Place (DEF 1)

Applicant: Bowden Land Services & Consulting



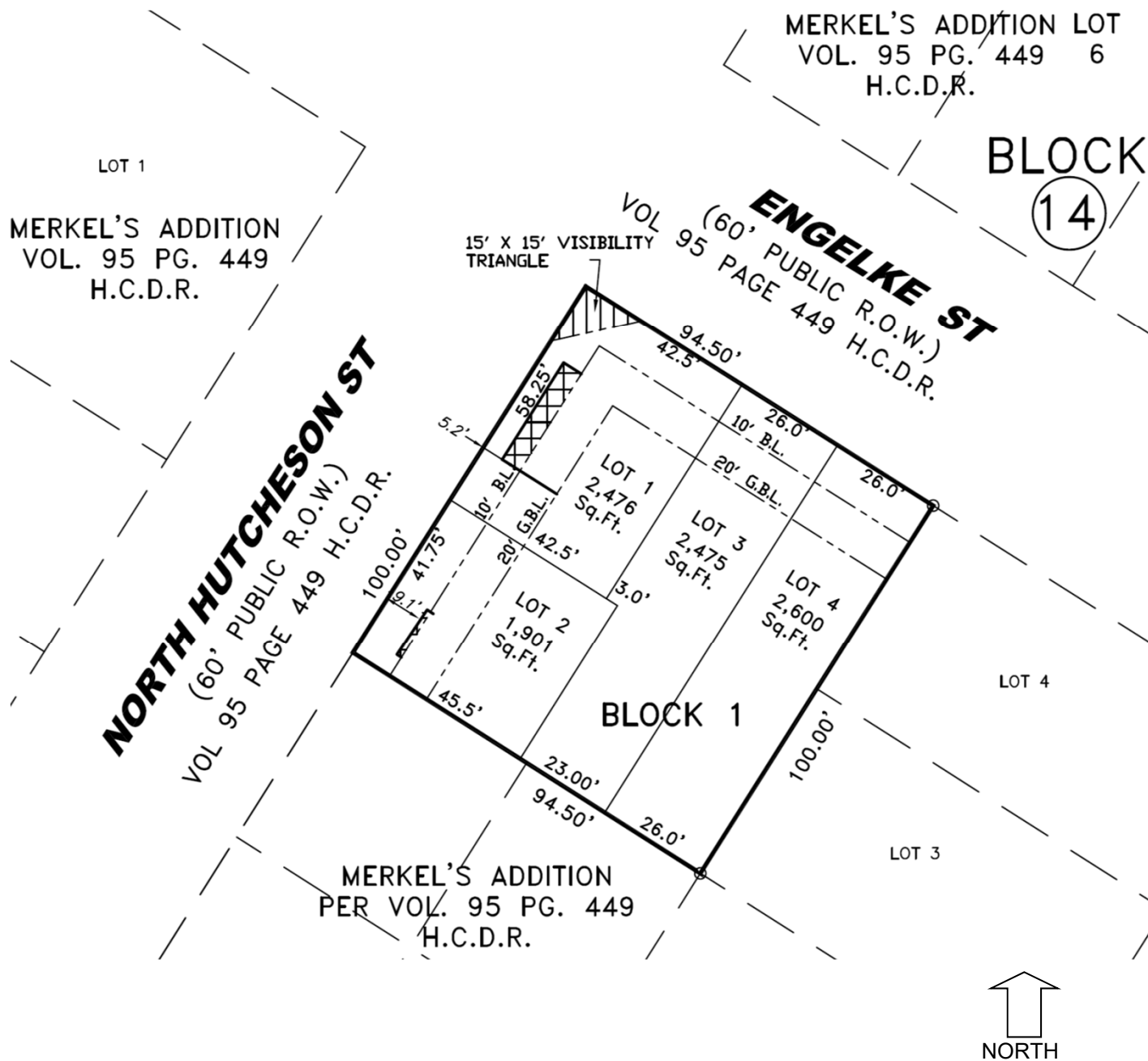
D – Variances

Site Location

ITEM: 83

Meeting Date: 04/16/2020

Applicant: Bowden Land Services & Consulting



Subdivision

Houston Planning Commission

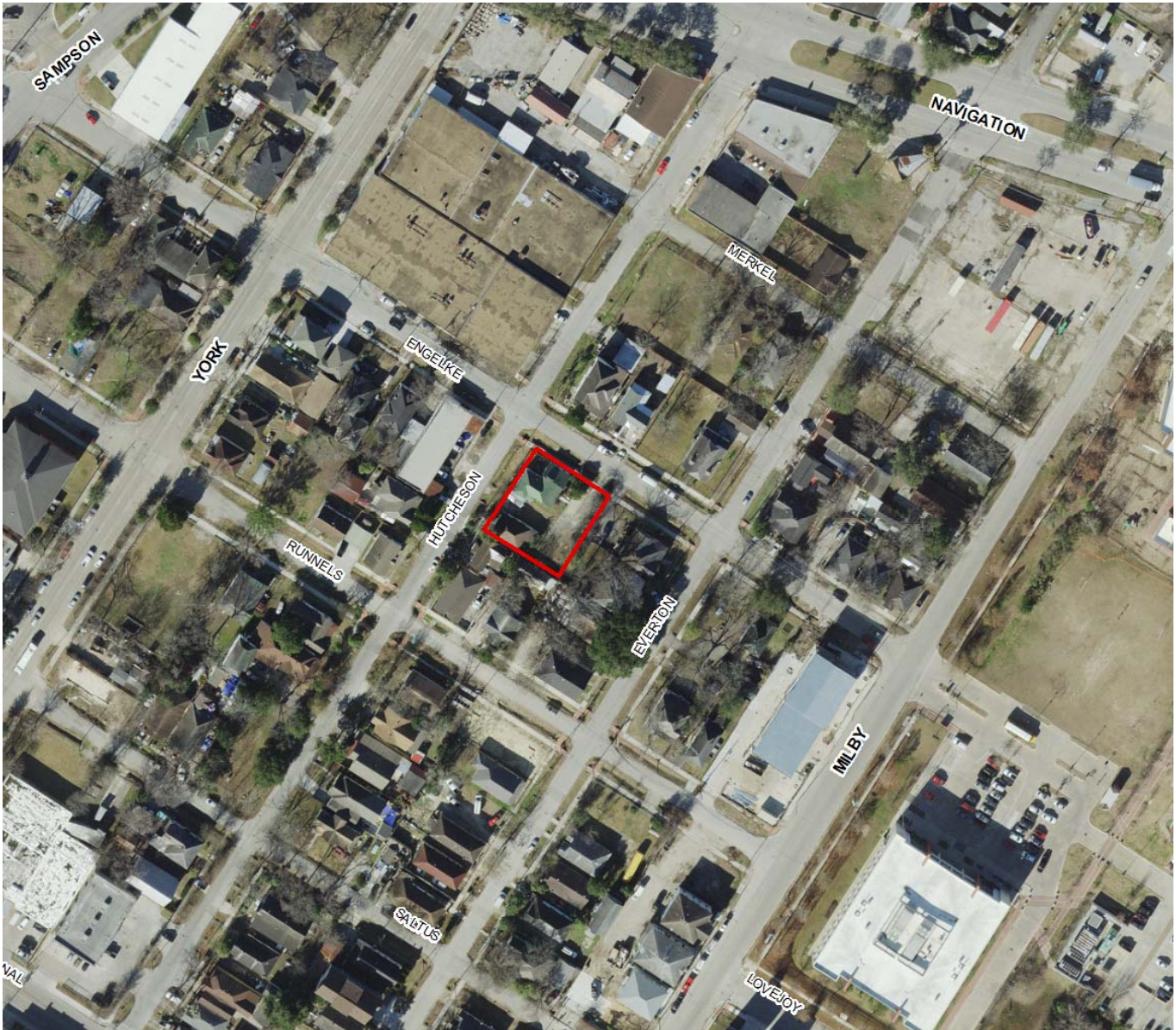
ITEM: 83

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Engelke Place (DEF 1)

Applicant: Bowden Land Services & Consulting



D – Variances

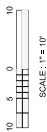
Aerial

Site Plan
1/8" = 1'-0"

This determination to be used for flood insurance rate purposes ONLY and is NOT to be relied upon for ANY other purpose. Surveyor makes no representation as to whether property may flood.

Notes:

- **Basin for Bearings:** Tons State Plane Coordinate System, South Central Zone No. 4204 NAD83.
- **Distances:** Distances are rounded distances.
- **AI** extracting data by **file** company.
- **AI B.L.S. & U.E.S.** taken from recorded bill unless otherwise noted.
- **Discretion** lies from Improvements to property lines are calculated and should NOT be relied upon for construction and/or removal of any improvements including fences.
- **Building dimensions** may not be used to calculate square footage.
- **Surveyor's** made no investigation of independent search for easements of record, encumbrances, restrictive covenants or otherwise to evidence.



LEGEND :

- U.E. = Utility Easement
- D.E. = Drilling Easement
- G.E. = Gas Easement
- I.R. = Iron Rod
- I.P. = Iron Pipe
- P.P. = Pitch Iron Pipe
- S.K. = Control Monument
- S.S.E. = Surveyor's Easement
- S.S.E. = Sanitary Sewer Easement
- H.C.F.No. = Harris County Clerk File Number
- W.F. = Wood Fence
- Chalk Link
- Surveyor's Iron
- Wrought Iron
- PP = Power Pole
- Overboard Paving



B. Adkins 12/10/2009
BARRY D. ADKINS, R.P.L.S. No. 6137

LINE	7 & 8	MARK	2	DESCRIPTION	MERKEL'S	DATE	1
ADDITIONAL				VOLUME 95, PAGE 448 OF THE DEED RECORDS		COUNTY	HARRIS
REMARKS				3009 ENCLAVE STREET	HOUSTON	STATE	TEXAS
				This survey was prepared without the benefit of a chain of title and may not show all conflicting liens, claims or other matters of record.			
 Ram Engineers, Inc. 15000 Katy Freeway, Suite 300 Houston, Texas 77050 Phone: 281-469-1100 Fax: 281-469-1101							



Application Number: 2020-0286

Plat Name: Engelke Place

Applicant: Bowden Land Services & Consulting

Date Submitted: 02/10/2020

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.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow existing encroachment into the 20' building line along N Hutcheson St and allow a dual building for the life of the structures.

Chapter 42 Section: 156

Chapter 42 Reference:

Sec. 42-156. - Collector and local streets—Single-family residential

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

Subject property is located within the City limits of the City of Houston at the corner of Engelke St. and N. Hutcheson St. south of Navigation Blvd., north of Canal St., east of N. York St. and west of N. Milby St. Subject property is situated in lots 7 & 8 Block 2 of Merkel's Section 1 as recorded in in Volume 95 Page 449 of the deed records of Harris County in 1897 The existing structures were built in 1930 and currently encroaching into the 20-foot building line as mandated by 42-156 along N. Hutchinson St. a 60' foot wide public ROW as platted in the above referenced deed record. The distance from the edge of pavement to the property line is 18 ft. The existing home on Lot 7 sits 9.1 feet away from the property line for a total distance of 28.1 feet from the edge of pavement. Lot 8 also has a distance of 18 feet from the edge of pavement and the existing home is situated 4.2 feet from the property line for a total distance of 22.2 feet from the edge of pavement. The optional performance standards allow for a 10' foot building line and 17' garage building line, therefore the existing home on lot 7 is encroaching the current 10-foot building by 0.9 feet. The existing home on Lot 8 is encroaching into the current 10-foot building line at 5.8 feet. However, the encroachment has existed for 90 years and both homes have been situated in the same location since 1930 which predates the current ordinance standards. Neither home has a garage encroachment and the plat is compliant in all other aspects. The current owner wants to prevent a cloud on the title and will have the ability to permit the encroached area and convey the property without concern the encroachment will prevent either action. The developer is proposing 3 single family residential units and 1 duplex for a total of 5 dwelling units. The pedestrian realm will offer 6-foot sidewalks, additional 2-3" caliper trees and safety buffer along the local street that will enhance the pedestrian realm and be a benefit to the surrounding area. We are respectfully requesting approval to allow a dual building line for life of the existing structures therefore preventing a cloud on the title and bringing the existing properties into compliance.

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

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

The applicant did not impose or create the hardship, the existing structures were built in 1930 prior to the current ordinance. The intent is to allow the 90-year homes to remain within the 20' building line by allowing a dual building line

for the life of the structures. The building line will revert back to the current standard of 20' feet or the developer will take advantage of the optional performance standards to reconstruct at 10' feet and 17' feet in the future.

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

The distance from the edge of pavement to each of the existing homes is well over 20 feet therefore the intent and general purpose of chapter 42 will be preserved to maintained. The developer is offering additional enhancements to the pedestrian realm such as 6 foot sidewalks, additional street trees and safety buffer as a concession for granting the variance.

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

Granting of this variance will not be injurious to the public health, safety or welfare, the encroachment has existed for over 90 years, and has well over 20 feet from the edge of pavement to the existing structure allowing plenty of room for access, maintenance and pedestrian realm as applicable. The pedestrian realm within the 20 feet will be enhanced and will be for the betterment of the community.

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

The existing structures have been encroaching since 1930, the current owner wants to insure the ability to permit the area in the future and prevent a cloud on the title when conveying the property, therefore economic hardship is not the sole justification for the variance.



Application No: 2020-0286

Agenda Item: 83

PC Action Date: 04/16/2020

Plat Name: Engelke Place

Applicant: Bowden Land Services & Consulting

Staff Recommendation: Delayed until next meeting

Chapter 42 Sections: 156

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

To allow existing encroachment into the 20' building line along N Hutcheson St and allow a dual building for the life of the structures.;

Basis of Recommendation:

This item will be delayed until the next meeting for notification requirements. In accordance with the current guidance on COVID19, the Planning Commission will hold its meeting as a virtual meeting via Microsoft Teams. The delay will give the public time to be notified of the new meeting format. No action will be taken by the Planning Commission on this item until the next meeting.

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

February 26, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Engelke Place

REFERENCE NUMBER: 2020-0286

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property southeast intersection of North Hutchenson Street and Engelke 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.

Bowden Land Services and Consulting, the applicant, has filed the request on behalf of Bayou City Strategic Realty Investments LLC, the developer of the subject site. The applicant is requesting a variance to allow a dual B.L for an existing structure to encroach into the platted B.L along North Hutcheson Street. Enclosed are copies of the variance request, the proposed subdivision plat, and the site plan submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, March 5th, 2020, 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 attend the meeting to make comments or express concerns about the proposed project. For additional information regarding this project, please call **Nichole Bowden** with **Bowden Land Services & Consulting** at **832.540.8843**. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter. **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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 04/16/2020
Plat Name: North Harris County Regional Water Authority Regional Pump Station
Developer: North Harris County Regional Water Authority
Applicant: Dannenbaum Engineering Corporation
App No / Type: 2020-0314 C2

Total Acreage:	30.6300	Total Reserve Acreage:	30.6300
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	77064	370S	City

Conditions and requirements for approval:

001. This item will be delayed until the next meeting for notification requirements. In accordance with the current guidance on COVID19, the Planning Commission will hold its meeting as a virtual meeting via Microsoft Teams. The delay will give the public time to be notified of the new meeting format. No action will be taken by the Planning Commission on this item until the next meeting.

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)

208. Staff requests a two week deferral to give the public time to be notified of the new meeting format.

Commission Action:

No Action



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:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 04/16/2020
Plat Name: North Harris County Regional Water Authority Regional Pump Station
Developer: North Harris County Regional Water Authority
Applicant: Dannenbaum Engineering Corporation
App No / Type: 2020-0314 C2

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

PWE Utility Analysis: A Wastewater and Water Capacity Reservation letter is required for this Project. 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

The expedited reservation application will address point of connection for water and wastewater. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

City Engineer: Detention is required.
Stormwater 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.

Houston Planning Commission

ITEM: 84

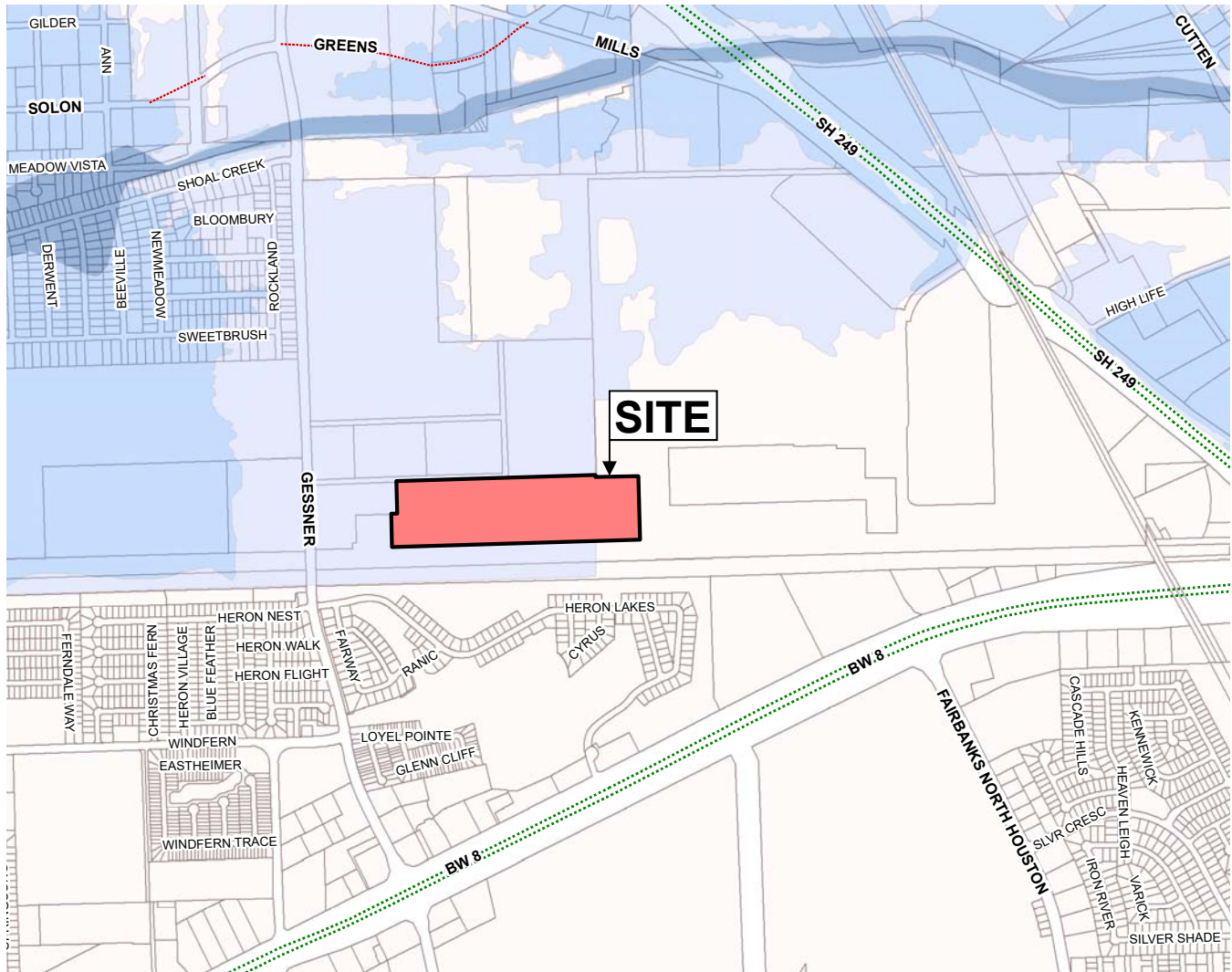
Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: North Harris County Regional Water

Authority Regional Pump Station (DEF 1)

Applicant: Dannenbaum Engineering Corporation



D – Variances

Site Location

Houston Planning Commission

ITEM: 84

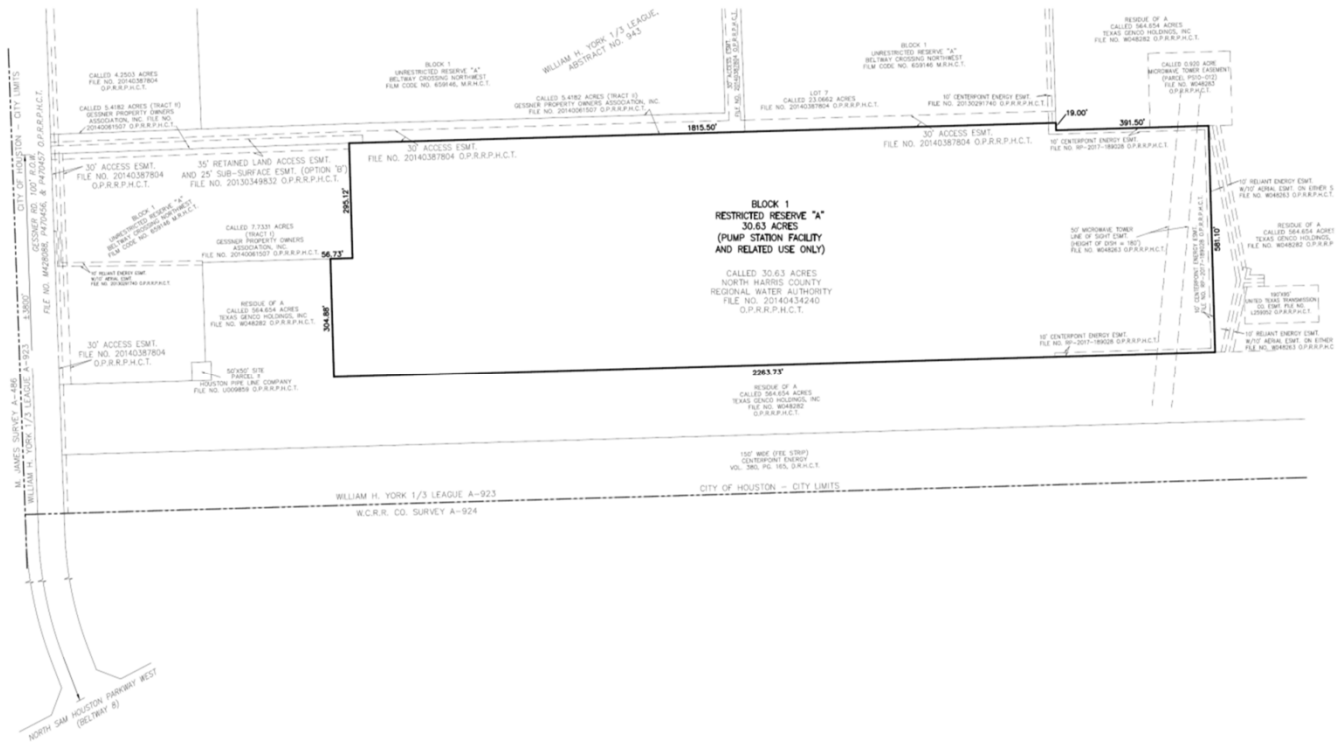
Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: North Harris County Regional Water

Authority Regional Pump Station (DEF 1)

Applicant: Dannenbaum Engineering Corporation



D – Variances

Subdivision

Houston Planning Commission

ITEM: 84

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: North Harris County Regional Water

Authority Regional Pump Station (DEF 1)

Applicant: Dannenbaum Engineering Corporation



D – Variances

Aerial



Application Number: 2020-0314

Plat Name: North Harris County Regional Water Authority Regional Pump Station

Applicant: Dannenbaum Engineering Corporation

Date Submitted: 02/21/2020

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.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Public Street Access, Chapter 42-190 (c)

Chapter 42 Section: 190-c

Chapter 42 Reference:

The NHCRWA requests a variance of Chapter 42-190 (c): requirement of minimum frontage of a public street or type 1 permanent access easement of 50 feet width and 20 foot street frontage for access to the plat site. Access via accessible, compliant easement and pavement is on site. (See attachment "A")

Statement of Facts

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

The Existing Access Easement will provide access to the site/plat will provide the minimum access to plant operators and agency personnel.

(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 location of this plat site is in a "landlocked" area without contiguous access to public right-of-way and bounded by the recorded plat of BELTWAY CROSSING NORTHWEST (F.C. No. 659146 M.R.H.C.T.) on the north and west, by Texas Genco Holdings, Inc. (W048282 O.P.R.R.P.H.C.T.) and CenterPoint Energy Fee Strip (Vol. 380, Pg. 165, D.R.H.C.T.) on the south and east. The available and existing access easements as recorded: 35' Retained Land Access Easement as indicated by a recorded instrument (20130349832 O.P.R.R.P.H.C.T.) and by a 30' Access Easement as indicated by a recorded instrument (20140387804 O.P.R.R.P.H.C.T.), with a connection to Gessner Road, to the west of this plat.

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

North Harris County Regional Water Authority, owner of this plat, will operate the site as a regional pump station. Plat site access is through the aforementioned access easements mentioned above in section (1a), via an all-weather access driveway through developed commercial acreage. The adjacent acreage use is limited to private commercial businesses.

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

The provided access, via recorded access easements, to the plat site shall be maintained and by the owners.

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

Granting of variance will not affect, in a negative way, the public. The existing access is limited to only traffic with specific needs to access the plat site. The access to this site is limited to North Harris County Regional Water Authority, operators and compliance agency personnel.

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

The sole justification of the requested variance is the North Harris County Regional Authority's interest by providing water by obtaining compliance with the local agencies, City and County, regarding dedication of the plat with access per Chapter 42-192 (b).



Application No: 2020-0314

Agenda Item: 84

PC Action Date: 04/16/2020

Plat Name: North Harris County Regional Water Authority Regional Pump Station

Applicant: Dannenbaum Engineering Corporation

Staff Recommendation: Delayed until next meeting

Chapter 42 Sections: 190-c

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

The NHCRWA requests a variance of Chapter 42-190 (c), Public Street Access. Access via accessible, compliant easement and pavement is on site. ;

Basis of Recommendation:

This item will be delayed until the next meeting for notification requirements. In accordance with the current guidance on COVID19, the Planning Commission will hold its meeting as a virtual meeting via Microsoft Teams. The delay will give the public time to be notified of the new meeting format. No action will be taken by the Planning Commission on this item until the next meeting.

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

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www.houstontx.gov

February 26, 2020

VAR

NOTICE OF VARIANCE REQUEST

PROJECT NAME: North Harris County Regional Water Authority Regional Pump Station

REFERENCE NUMBER: 2020-0314

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located north of North Sam Houston Parkway W., and east of Gessner Road. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Dannenbaum Engineering Corporation, the applicant, has filed the request on behalf of North Harris County Regional Water Authority, the developer of the subject site. The applicant is requesting a variance to allow a proposed pump station facility to provide access via an access easement in lieu of having access and frontage from a public street. 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. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, March 5th, 2020, 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 attend the meeting to make comments or express concerns about the proposed project. For additional information regarding this project, please call Robert Pina with Dannenbaum Engineering Corporation at 713-520-9570. You may also contact Eric Pietsch with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call 832-393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter. **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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 04/16/2020
Plat Name: Residence at Oakmont
Developer: Ashton Gray Development
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-0326 C3P

Total Acreage:	6.6680	Total Reserve Acreage:	1.3460
Number of Lots:	74	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452A	City

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.

PWE Utility Analysis: A Wastewater and Water Capacity Reservation letter is required for this Project. 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

The expedited reservation application will address point of connection for water and wastewater. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.

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

City Engineer: Master W.M. is required. Stormwater quality permit is required.

Parks and Recreation: Park sector does not match. Incorrect dwelling unit written in notes.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 04/16/2020
Plat Name: Residence at Oakmont
Developer: Ashton Gray Development
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-0326 C3P

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

Houston Planning Commission

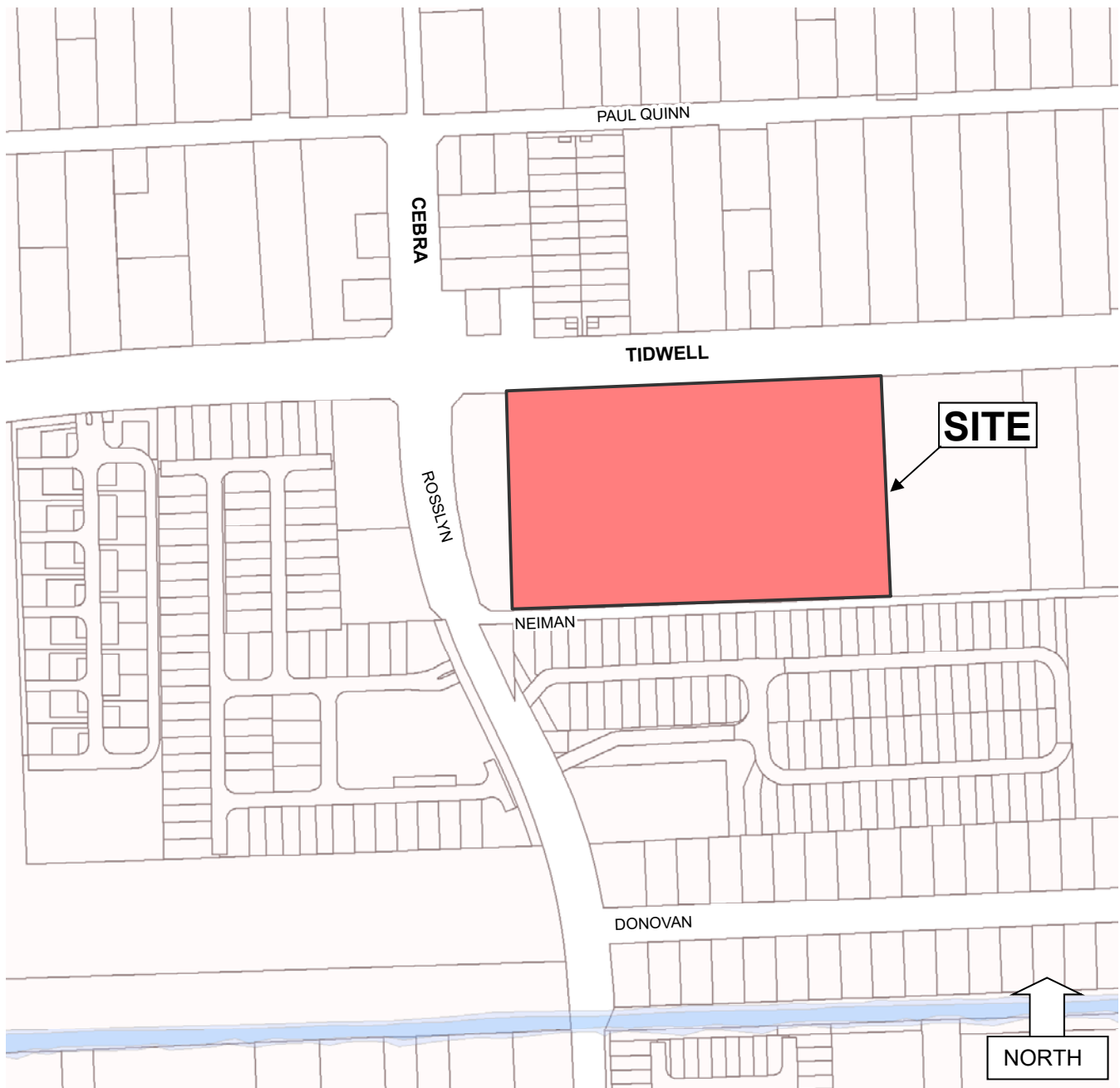
ITEM: 85

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Residence at Oakmont (DEF 1)

Applicant: Jones|Carter



D – Variances

Site Location

Houston Planning Commission

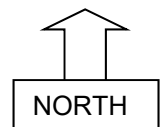
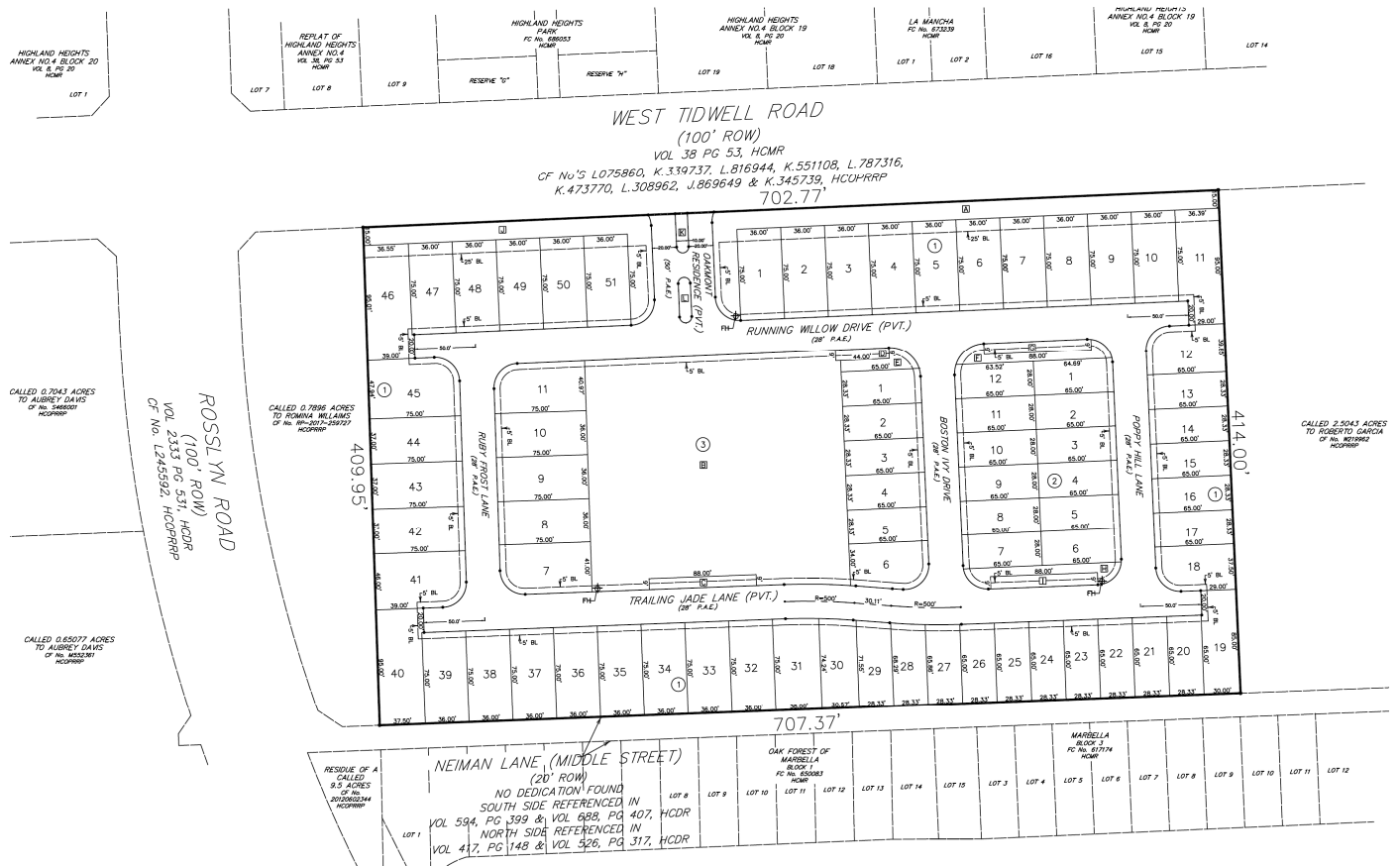
ITEM: 85

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Residence at Oakmont (DEF 1)

Applicant: Jones|Carter



D – Variances

Subdivision

Houston Planning Commission

ITEM: 85

Planning and Development Department

Meeting Date: 04/016/2020

Subdivision Name: Residence at Oakmont (DEF 1)

Applicant: Jones|Carter



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-0326

Plat Name: Residence at Oakmont

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 02/23/2020

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.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To not dedicate 20' of right-of-way widening for (unimproved) Neiman Lane.

Chapter 42 Section: 42-122

Chapter 42 Reference:

The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: 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;

Neiman Road is an unimproved 20' right-of-way (ROW) with no recorded dedication to the City or County. The ROW was created by the owners of the original parent tract when they sold tracts to the north and south of it. In 2012, the subdivision to the south- Oak Forest of Marbella – was granted a variance to not dedicate ROW for the widening of Neiman, and was subsequently recorded with a plat note denying direct driveway to the adjacent lots (Lot 1-15, Block 1). Current aerial photos show that some of the adjacent lots have fence lines that extend into the unimproved ROW. Requiring this development to dedicate ROW widening to the unimproved ROW is impractical. Neiman Road is not needed for interception spacing nor does it provide vehicular access to adjacent tracts. Further, the granting of the variance to the adjacent development, Oak Forest of Marbella – signifies that the Planning Department has already evaluated there is no need for widening of the ROW.

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

Neiman Road is an unimproved 20' right-of-way (ROW) with no recorded dedication to the City or County. The ROW was created by the owners of the original parent tract when they sold tracts to the north and south of it. In 2012, the subdivision to the south- Oak Forest of Marbella – was granted a variance to not dedicate ROW for the widening of Neiman, and was subsequently recorded with a plat note denying direct driveway to the adjacent lots (Lot 1-15, Block 1). Requiring this development to dedicate ROW widening to the unimproved ROW is impractical.

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

Neiman Road is not needed for interception spacing nor does it provide vehicular access to adjacent tracts. The unimproved 20' ROW was created by the owners of the original parent tract when they sold tracts to the north and south of it, and was never dedicated to the City or County

(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. Neiman Road is not needed for interception spacing nor does it provide vehicular access to adjacent tracts. Further, the granting of the variance to the

adjacent development, Oak Forest of Marbella – signifies that the Planning Department has already evaluated there is no need for widening of the ROW.

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

The justification for the variance is the existing physical conditions. Neiman Road is not needed for interception spacing nor does it provide vehicular access to adjacent tracts. The existing street pattern in the overall area addresses traffic circulation and distribution.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**STAFF REPORT
Variance Request Form**

Application No: 2020-0326

Agenda Item: 85

PC Action Date: 04/16/2020

Plat Name: Residence at Oakmont

Applicant: Jones|Carter - Woodlands Office

Staff Recommendation: Withdraw

Chapter 42 Sections: 42-122

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

To not dedicate 20' of right-of-way widening for (unimproved) Neiman Lane.;

Basis of Recommendation:

This item has been withdrawn per the applicant's request.

Statement of Facts

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a



CITY OF HOUSTON

Planning and Development

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

February 27, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Residence at Oakmont

REFERENCE NUMBER: 2020-0326

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along West Tidwell Road east of Rosslyn Road and north of Creekmont Drive. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Jones-Carter, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not dedicate 15' of land to Neiman Lane; a 20' wide undeveloped right-of-way. Enclosed are copies of the variance request, the proposed subdivision plat, and the site plan submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, March 5, 2020, 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 attend the meeting to make comments or express concerns about the proposed project. For additional information regarding this project, please call Mikalla Hodges with Jones-Carter at 281-363-4039. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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- Addressed envelopes and postage are provided by the applicant.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 04/16/2020
Plat Name: TC Jester Place
Developer: JCM&RC Ventures, LLC
Applicant: Morales Engineering Associates, LLC
App No / Type: 2020-0219 C1

Total Acreage:	0.2577	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452X	City

Conditions and requirements for approval:

001 This item will be delayed until the next meeting for notification requirements. In accordance with the current guidance on COVID19, the Planning Commission will hold its meeting as a virtual meeting via Microsoft Teams. The delay will give the public time to be notified of the new meeting format. No action will be taken by the Planning Commission on this item until the next meeting.

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

Commission Action:

No action



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: 86
Action Date: 04/16/2020
Plat Name: TC Jester Place
Developer: JCM&RC Ventures, LLC
Applicant: Morales Engineering Associates, LLC
App No / Type: 2020-0219 C1

PWE Utility Analysis: 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.
Submit applications online at houstonpermittingcenter.org

City Engineer: Detention maybe required subject to impervious cover more than 65%.

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

Parks and Recreation: Must add "No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston..." to notes.

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

Houston Planning Commission

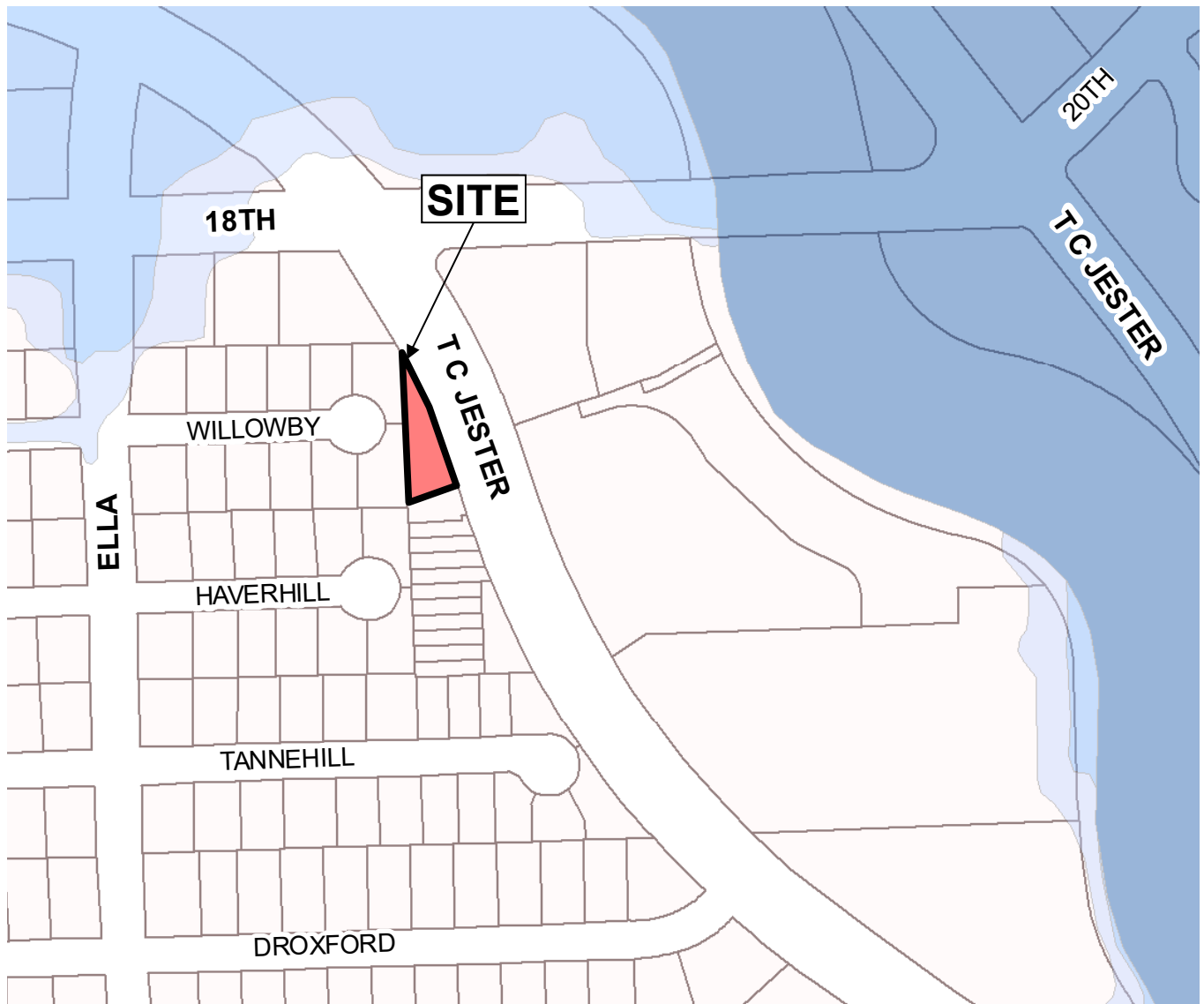
ITEM: 86

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: TC Jester Place (DEF 1)

Applicant: Morales Engineering Associates, LLC



D – Variances

Site Location

Houston Planning Commission

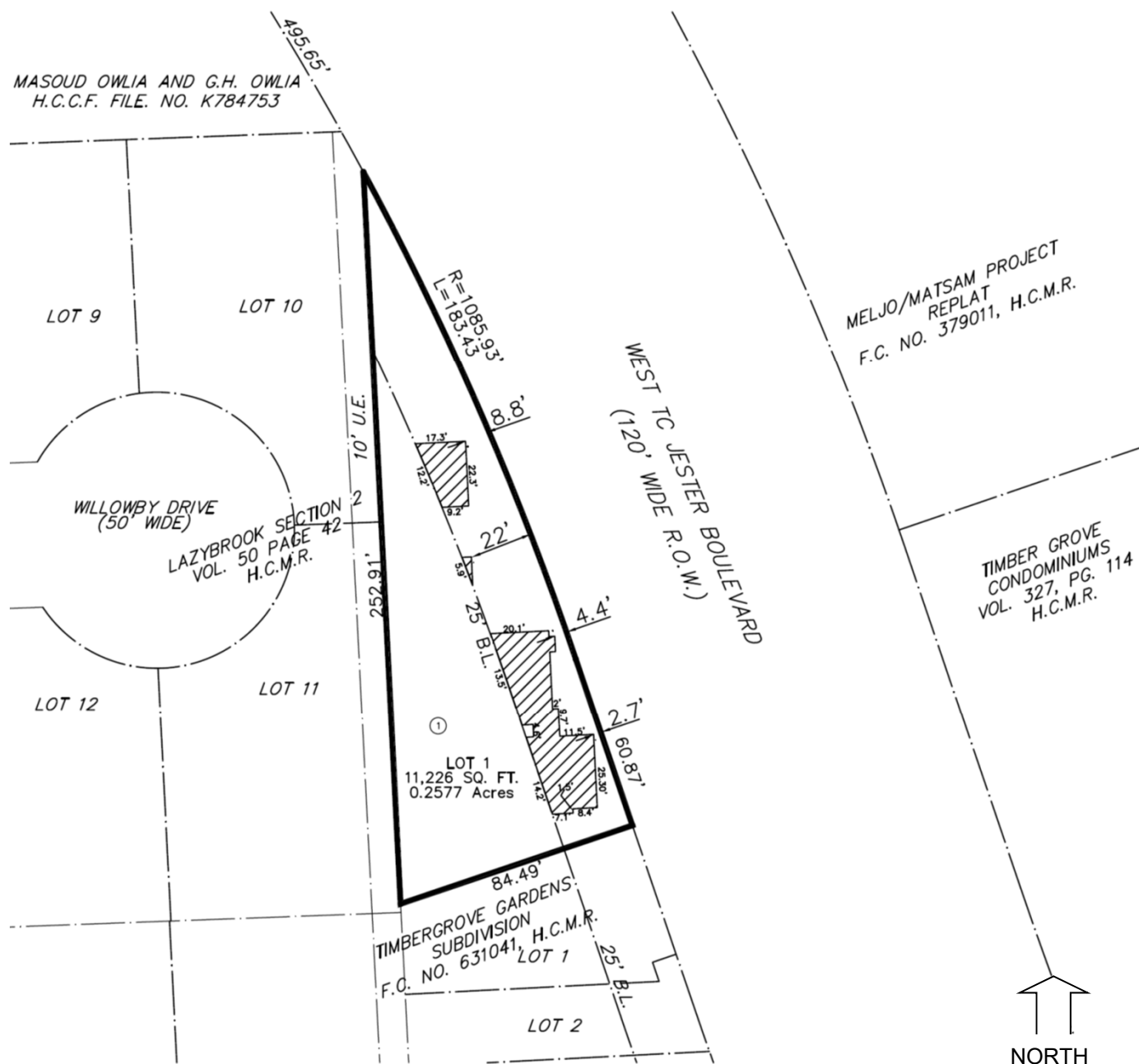
ITEM: 86

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: TC Jester Place (DEF 1)

Applicant: Morales Engineering Associates, LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 86

Planning and Development Department

Meeting Date: 04/16/2020

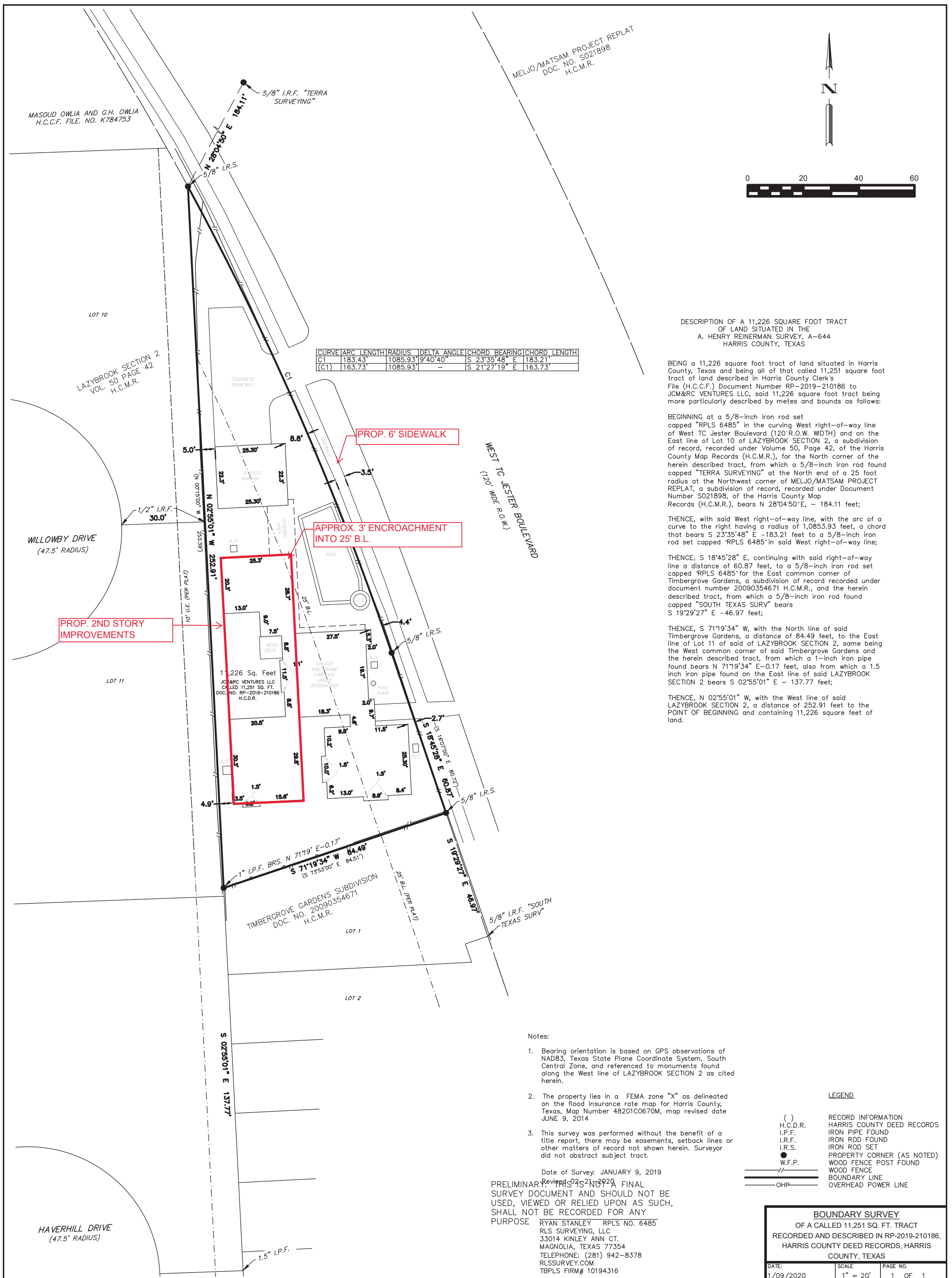
Subdivision Name: TC Jester Place (DEF 1)

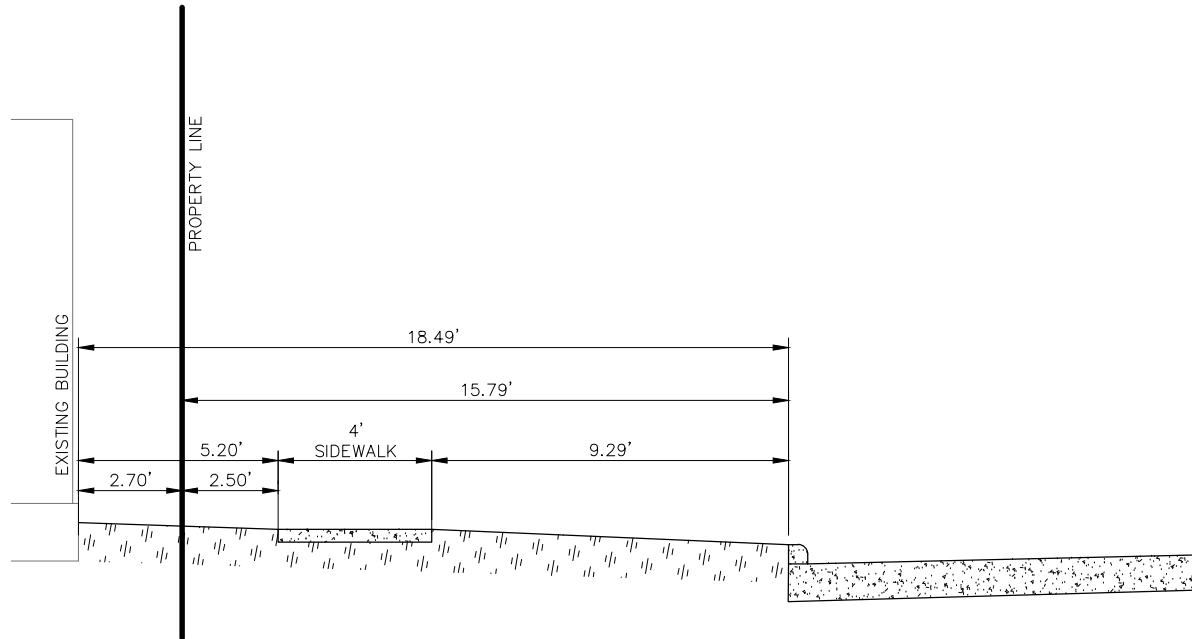
Applicant: Morales Engineering Associates, LLC



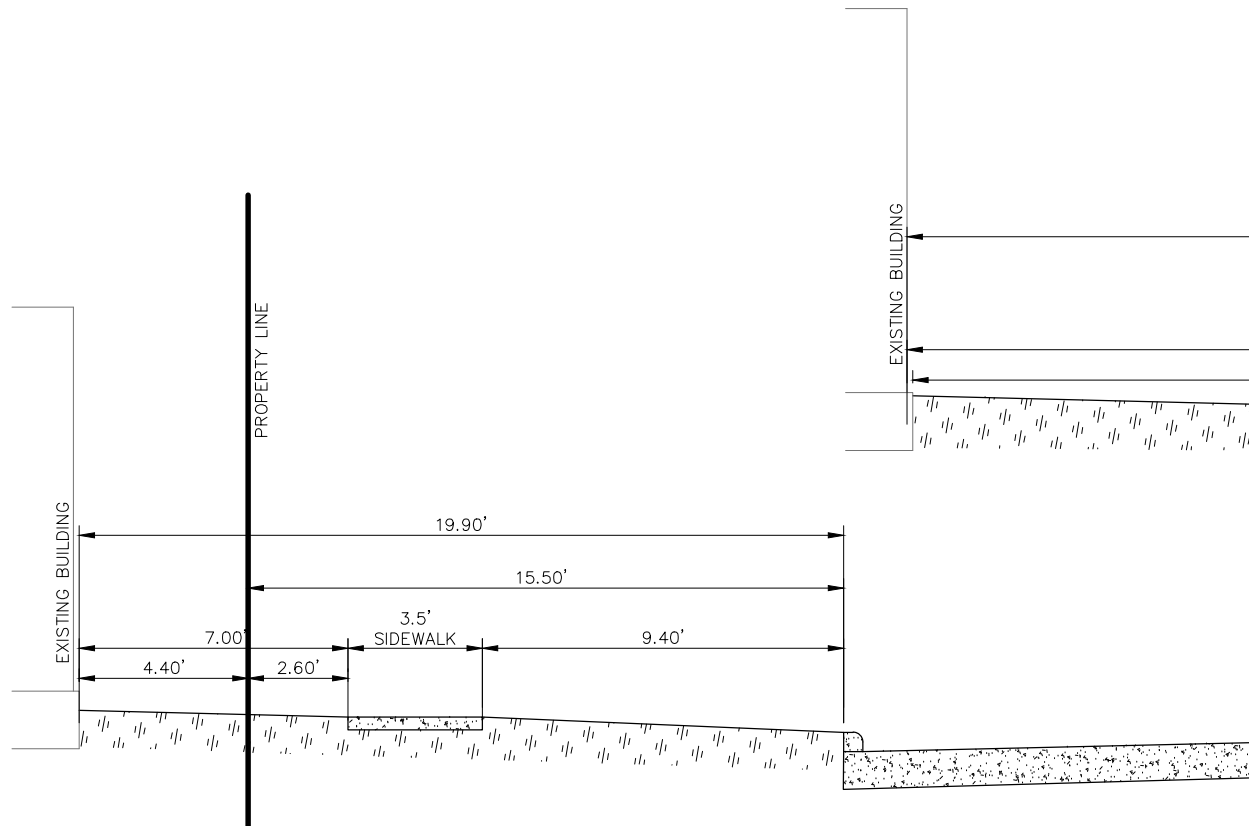
D – Variances

Aerial

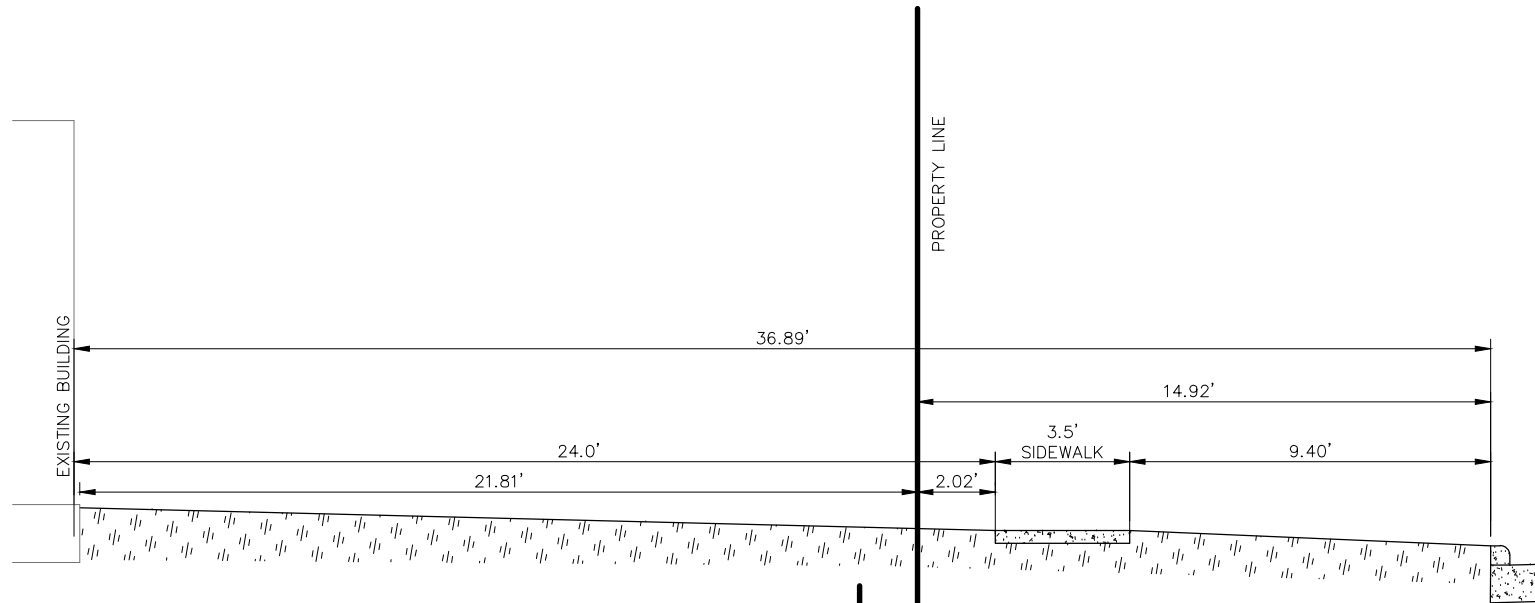




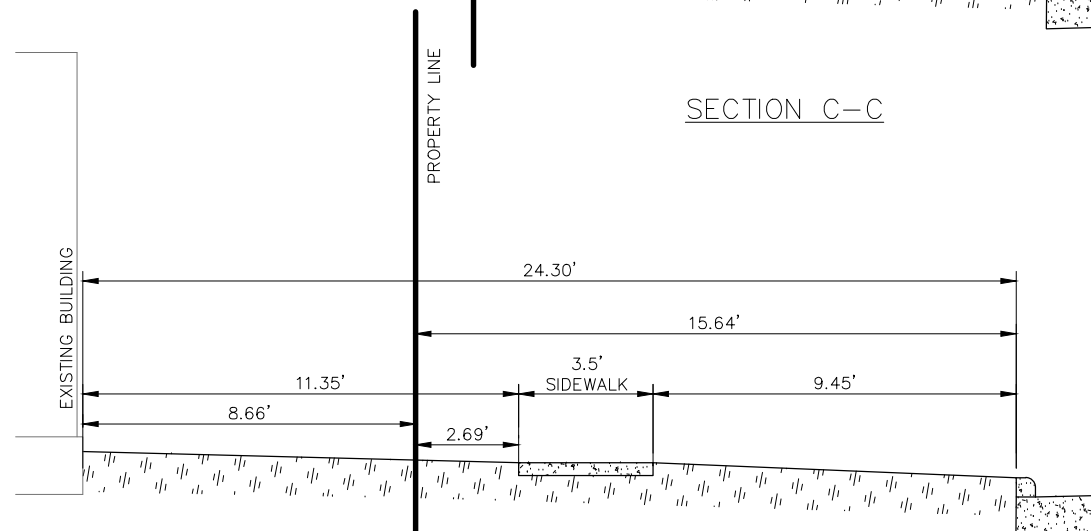
SECTION A-A



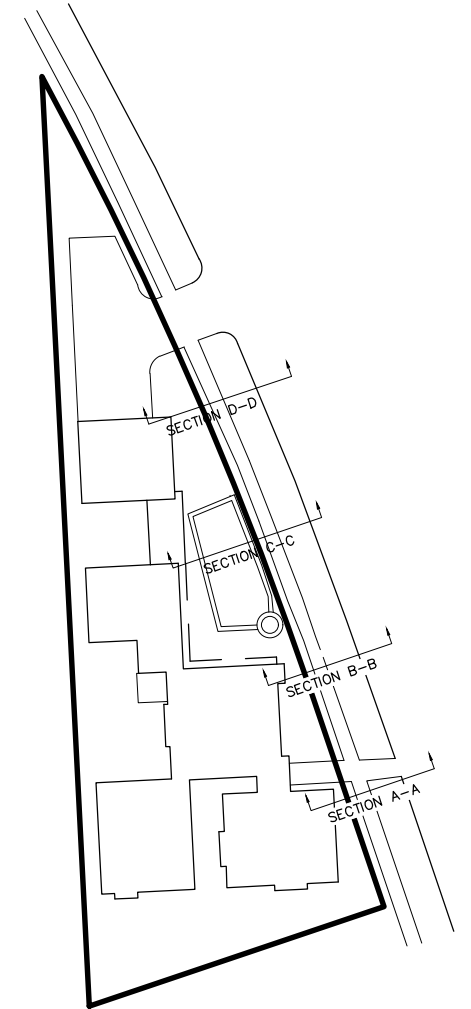
SECTION B-B



SECTION C-C



SECTION D-D



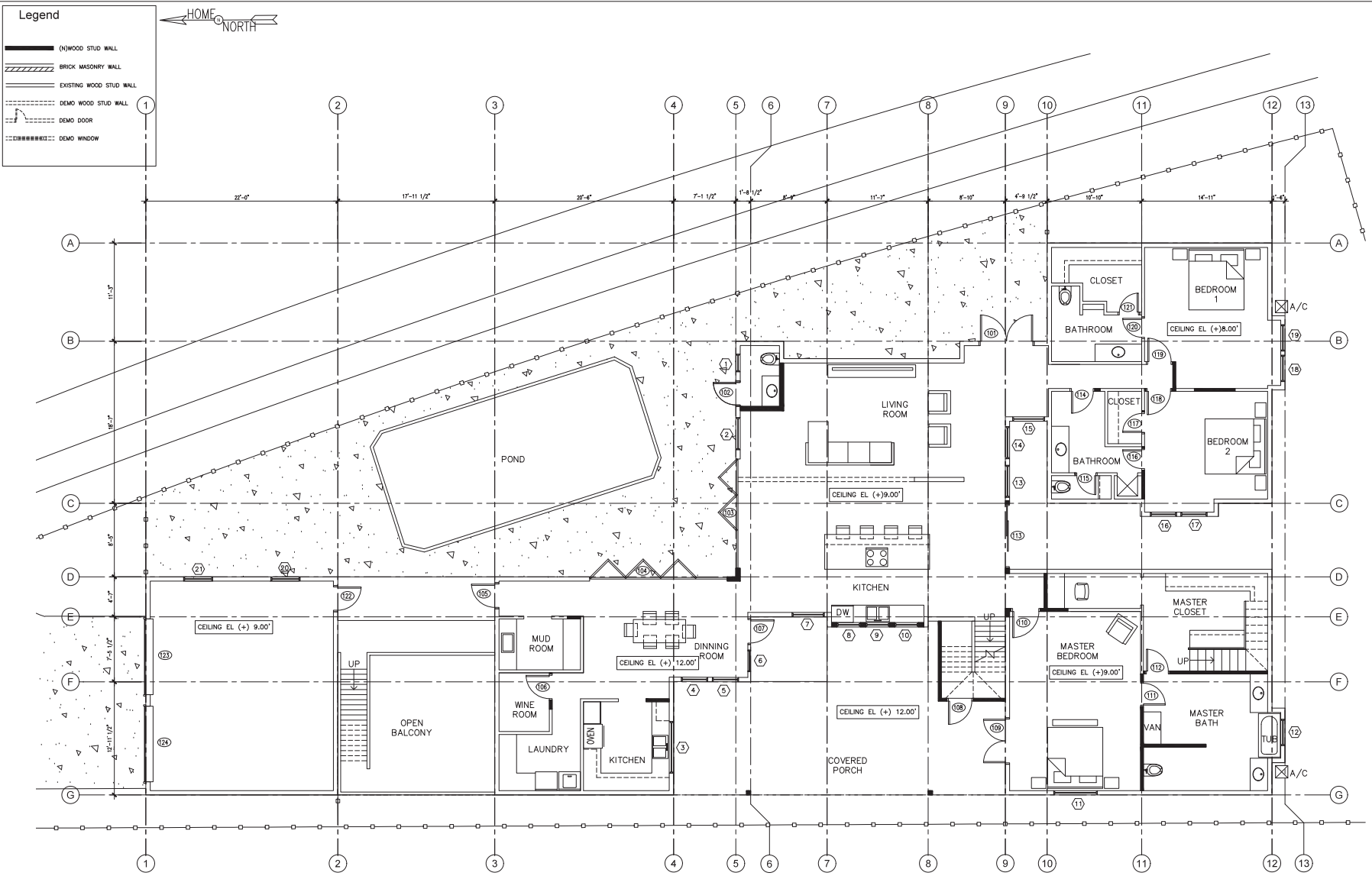
PEDESTRIAN REALM EXHIBIT TC JESTER PLACE

SCALE: 1"=5'

DATE: MARCH, 2020



Morales Engineering Associates, LLC
2550 Gray Falls Dr., Suite 100-B
Houston, TX 77077
Tel: 281-497-6272
TBPE Registration No. P-16369



First Floor Plan
3/16" = 1'-0"

General Notes

WINDOWS & DOORS:

- SEE SCHEDULE M1, M2
- ALL EXTERIOR WINDOWS & DOORS SHALL MEET STD. RATING OF 40 WHEN TESTED PER ASTM E 90
- GARAGE DOORS SHALL MEET CRITERIA ASTM E 1330 OR ANSI/SKEMA 108
- ALL GLAZING WITHIN 60" OF WALKING SURFACE AND WINDOWS LARGER THAN 95" SHALL MEET CRITERIA FOR HUMAN IMPACT LOADS IN ACCORDANCE WITH CPSC 16 CFR 1201, TEST CRITERIA I.

REV.	DATE	DESCRIPTION
3	01/15/20	NEW FLOOR PLAN
2	12/20/19	REVISED FLOOR PLAN
1	11/01/19	WINDOWS & DOORS SCHEDULE
0	10/08/19	FOR PERMIT & CONSTRUCTION

GRAVITEK
ENGINEERING & SURVEYING, P.C.

16517 Longenbaugh Dr
Houston, TX 77095
281-503-7186
solutions@gravitek.us
www.gravitek.us

CLIENT:
CASTLE ROOFING
JAMIE MACIEL

PROJECT NAME:
15 JESTER REMODEL

PROJECT NO:
CR19001.00

LOCATION DESCRIPTION AND ADDRESS:
TR 31-5 ABST 644 H REINERMAN
1777 W T C JESTER BLVD
HOUSTON TX 77008

All information and data shown on this drawing are property of Gravitex Engineering & Surveying, P.C. No part may be reproduced, stored, transmitted or in any other way made use of without written consent or approval from Gravitex Engineering & Surveying, P.C.

TITLE:
REMODEL FLOOR PLAN
FIRST FLOOR

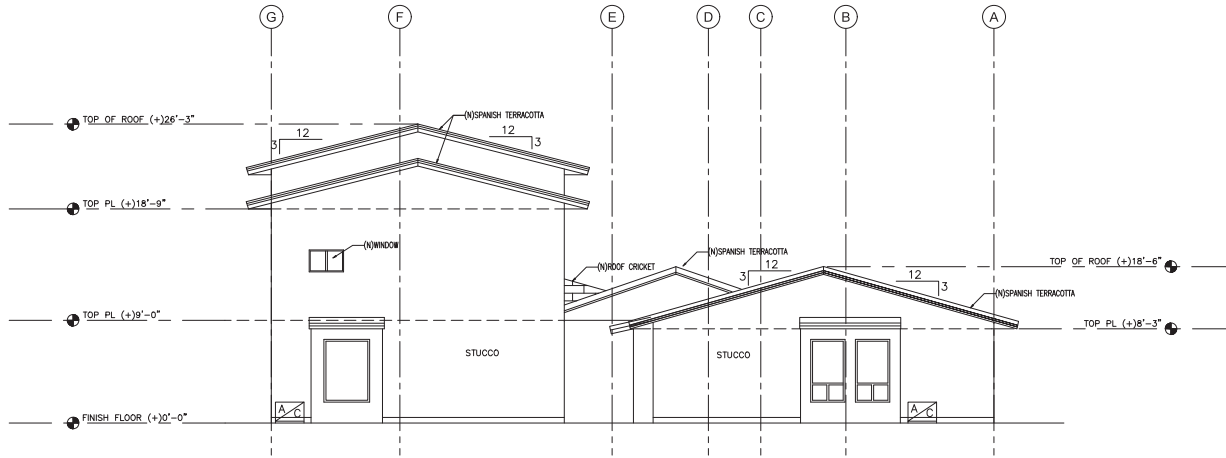
DATE:	REV.	PREPARED BY:
15 JANUARY 2020	3	JZ/KS

DRAWING #:	CHECKED BY:
ALST	MC

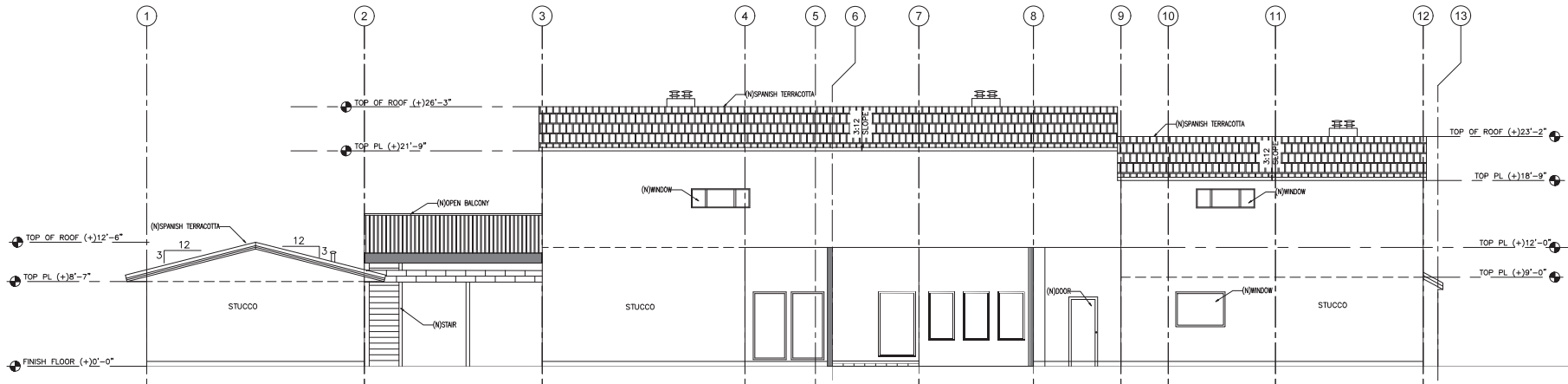
SCALE:	SHEET:
AS NOTED	1 OF 4

REMARK:

F-17873



South Elevation
3/16" = 1'-0"



West Elevation
3/16" = 1'-0"

General Notes

3	01/15/20	NEW FLOOR PLAN
2	12/20/19	REVISED FLOOR PLAN
1	11/01/19	WINDOWS & DOORS SCHEDULE
0	10/08/19	FOR PERMIT & CONSTRUCTION

Rev. DATE DESCRIPTION



16517 Longenbaugh Dr
Houston, TX 77095
281-503-7186
solutions@gravitek.us
www.gravitek.us

CLIENT:
CASTLE ROOFING
JAMIE MACIEL

PROJECT NAME:
TC JESTER REMODEL

PROJECT NO.
CR-19001-00

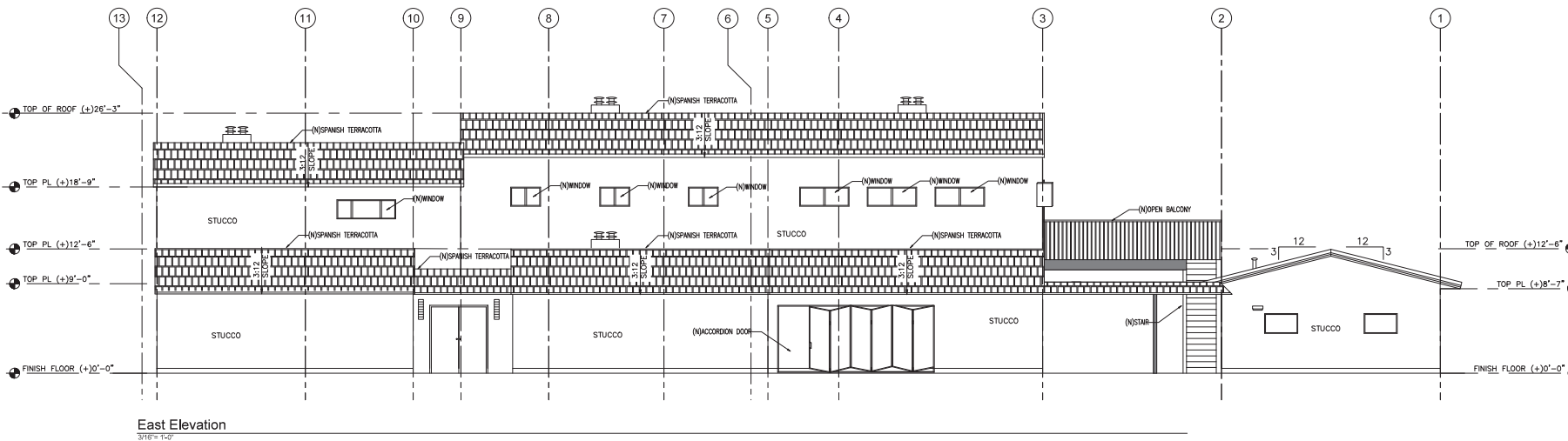
LOCATION DESCRIPTION AND ADDRESS:
TR 31-5 ABST 644 H RENEZMAN
1777 W T C JESTER BLVD
HOUSTON TX 77008


All information and data shown on this drawing are property of Gravitex Engineering & Surveying, P.C. No part may be used or reproduced, copied, distributed or in any other way, without written consent or approval from Gravitex Engineering & Surveying.

TITLE:
REMODEL ELEVATIONS

DATE: 15 JANUARY 2020	REV. 3	PREPARED BY: JZ/KS
DRAWING #: ALS3	CHECKED BY: MC	
SCALE: AS NOTED	SHEET: 3 OF 4	

SEAL:



General Notes		
3	01/15/20	NEW FLOOR PLAN
2	12/20/20	REVISED FLOOR PLAN
1	11/01/19	WINDOWS & DOORS SCHEDULE
	10/08/19	FOR PERMIT & CONSTRUCTION
Rev.	DATE	DESCRIPTION
		
16517 Longenbaugh Dr Houston, TX 77059 281-503-7156 solutions@gravitek.us www.gravitek.us		
CLIENT: CASTLE ROOFING JAMIE MICEL PROJECT NAME: TC JESTER REMODEL		
PROJECT No.: CR19001.00		
LOCATION DESCRIPTION AND ADDRESS: 101 3Y-S WEST 644 H HENNERMAN 1777 W F C JESTER BLVD HOUSTON TX 77058		
<small> We warrant that we have prepared the drawings and project or Contract Documents herewith, and that we are not providing any services or other assistance to the client or any other party in connection with the project or Contract Documents, except as specifically stated in writing. </small>		
TITLE: REMODEL ELEVATION		
DATE:	REV.	PREPARED BY:
15 JANUARY 2020	3	JZ/KS
DRAWING #:		CHECKED BY:
A3.4		NC
SCALE: AS NOTED		SHEET:
		4 OF 4
SEAL:		
F-17873		



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2020-0219

Plat Name: TC Jester Place

Applicant: Morales Engineering Associates, LLC

Date Submitted: 02/09/2020

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.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To request variance to allow for new construction within existing 25' building line along TC Jester Blvd.

Chapter 42 Section: 152

Chapter 42 Reference:

Sec. 42-152. Building line requirements along major thoroughfares. (a) The portion of a lot or tract this is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts

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

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

Yes. The property owner intends to remodel the existing single-family residence. Building permits will not be able to be obtained for proposed remodeling improvements. Imposition of the terms, rules, conditions, policies, and standards will prevent any remodeling improvements that require permits and the existing residence will continue to further deteriorate. The cost per SF for the remodel is approximately half the cost per SF for construction of a new single-family residence, according to the owner's contractor, thus creating an undue hardship to the property owner. Proposed remodel will require for the existing structure to be demolished to the framing due to wood destroying insects being found. The existing framing was not damaged and will be treated to eliminate the wood destroying insects. New construction will use existing framing & concrete slab. A second story will be added as part of the remodel. The property owner is proposing a remodel design that would minimize 2nd story improvements to minimally encroach into the 25' building line while still utilizing the existing slab. The proposed second story will not encroach into the 25' building line except for a 3' encroachment on the northeast corner of the improvements.

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

The circumstances supporting the granting of the variance are due to the existing conditions and existing single-family residence constructed prior to 1995, before the current property owner purchased the property and not the result of a hardship created or imposed by the current property owner.

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

Yes, sufficient distance between back of curb and proposed improvements will still exist.

(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, but rather the public will benefit from the proposed widening of the sidewalk adjacent to the property. The property owner proposes to be widened the sidewalk from 3.5' to 6' for the benefit of public safety.

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

Economic hardship is not the sole justification of the variance. The property owner desires to improve the existing structure, which would increase property value and provide a more aesthetic view of the singlefamily residence from the major thoroughfare. Building permits will not be able to be obtained for any future improvements without the requested variances being granted, thus leading to further deterioration of the existing improvements and diminished property value. The lot will become undevelopable due to minimal available developable area beyond the 25' building line.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2020-0219

Plat Name: TC Jester Place

Applicant: Morales Engineering Associates, LLC

Date Submitted: 02/09/2020

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.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To request variance for minimum lot size requirement

Chapter 42 Section: 188

Chapter 42 Reference:

Sec. 42-188. Lot access to streets. (b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless: (1) The lot takes vehicular access to a major thoroughfare through a shared driveway that meets the requirements of subdivision B of division II of this article; or (2) The lot is greater than one acre in size and the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

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;

Yes. The property owner intends to remodel the existing single-family residence and must plat the property in order to obtain the required building permits. Building permits will not be able to be obtained for proposed remodeling improvements under the current conditions. Imposition of the terms, rules, conditions, policies, and standards will prevent any significant remodeling improvements and the existing residence will continue to further deteriorate. Proposed remodel will require for the existing structure to be demolished to the framing due to wood destroying insects being found. The existing framing was not damaged and will be treated to eliminate the wood destroying insects. New construction will use existing framing & concrete slab.

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

The circumstances supporting the granting of the variance are due to the existing conditions and existing single-family residence constructed prior to 1995, before the current property owner purchased the property and not the result of a hardship created or imposed by the current property owner.

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

A vehicle turnaround has been provided within the driveway to prevent vehicles from backing into W TC Jester Blvd.

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

Providing the vehicle turnaround within the driveway will prevent vehicles from backing into W TC Jester Blvd. and would help ensure public safety.

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

Economic hardship is not the sole justification of the variance. The property owner desires to improve the existing structure, which would increase property value and provide a more aesthetic view of the singlefamily residence from the major thoroughfare. Building permits will not be able to be obtained for any future improvements without the requested variances being granted, thus leading to further deterioration of the existing improvements and diminished property value.



PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT Variance Request Form

Application No: 2020-0219

Agenda Item: 86

PC Action Date: 04/16/2020

Plat Name: TC Jester Place

Applicant: Morales Engineering Associates, LLC

Staff Recommendation: Delayed until next meeting.

Chapter 42 Sections: 188; 152

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

To request variance for minimum lot size requirement;

To request variance to allow for dual building lines within the property. A reduced building line is requested in order to accommodate existing & proposed improvement encroachments within existing 25' building line along TC Jester Blvd. and the 25' building line would remain in order to prevent encroachments of any future improvements. ;

Basis of Recommendation:

This item will be delayed until the next meeting for notification requirements. In accordance with the current guidance on COVID19, the Planning Commission will hold its meeting as a virtual meeting via Microsoft Teams. The delay will give the public time to be notified of the new meeting format. No action will be taken by the Planning Commission on this item until the next meeting.

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

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
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www.houstontx.gov

February 26, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: TC Jester Place

REFERENCE NUMBER: 2020-0219

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located along and west of TC Jester Boulevard between W 18 Street and Droxford Drive. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Morales Engineering Associates, LLC, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting two variances: (1) to allow for a new construction to encroach into the 25' building line along TC Jester Blvd and (2) to allow a lot to be less than one acre in size and to take vehicular access to a major thoroughfare. Enclosed are copies of the variance request, the proposed subdivision plat, and the site plan submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, March 5th, 2020, 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 attend the meeting to make comments or express concerns about the proposed project. For additional information regarding this project, please call Enrique Morales with Morales Engineering Associates, LLC at 281-497-6272. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 04/16/2020
Plat Name: Rustic Ranch
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No / Type: 2020-0338 C2

Total Acreage:	4.0006	Total Reserve Acreage:	0.0000
Number of Lots:	1	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	77484	282F	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. (Chapter 42)

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

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

Record proposed 20' wide access easement as perpetual and non-exclusive by separate instrument prior to recordation. Provide record information on face of the plat and provide copy of the recorded instrument at recordation.

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted a variance to exceed intersection spacing by not providing a north-south public street.



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: 87
Action Date: 04/16/2020
Plat Name: Rustic Ranch
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No / Type: 2020-0338 C2

PWE Utility Analysis: Approve

City Engineer: 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. (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 . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

County has no objections to variance.

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

Houston Planning Commission

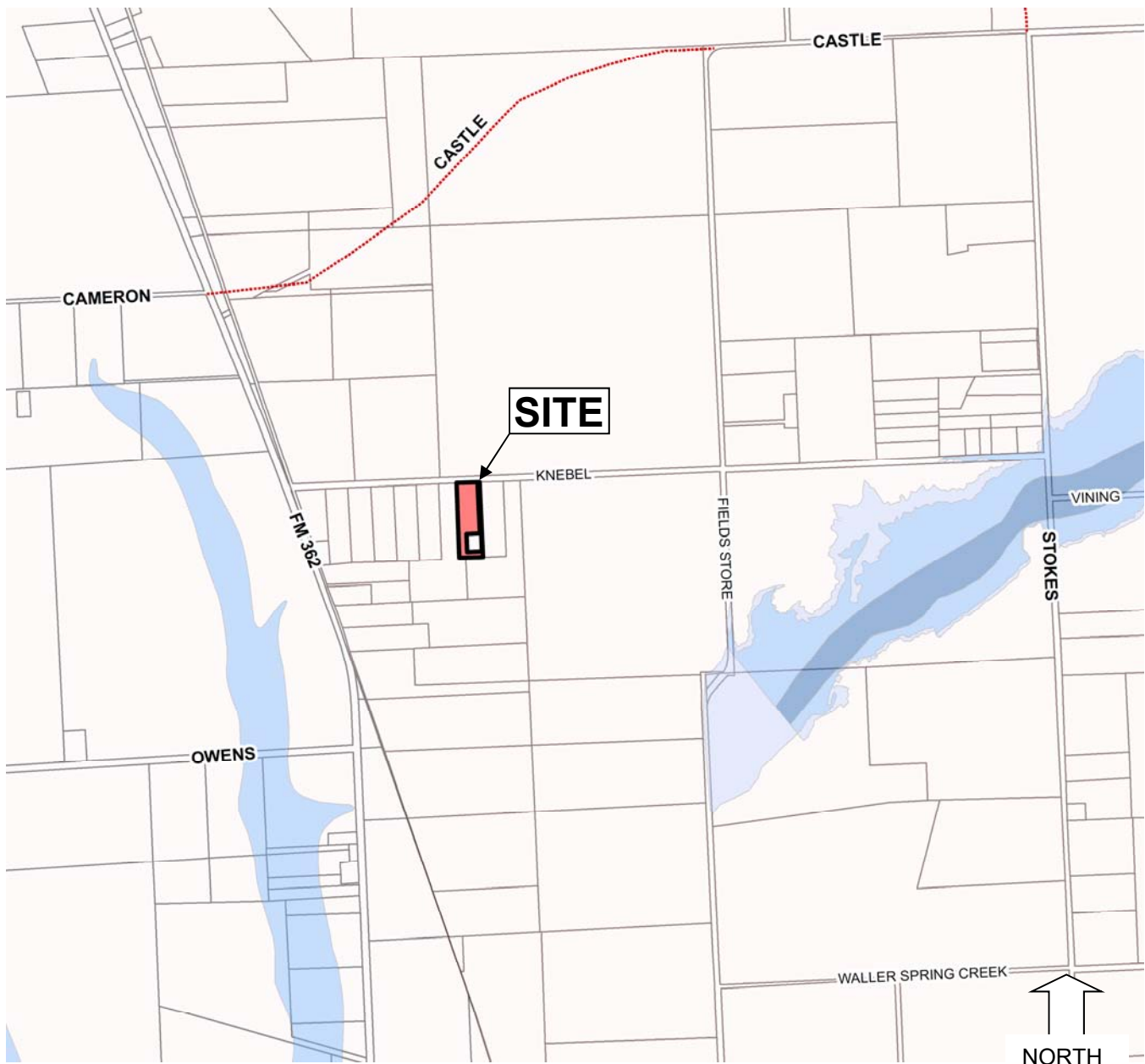
ITEM: 87

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Rustic Ranch (DEF 1)

Applicant: Survey 1, Inc.



D – Variances

Site Location

Houston Planning Commission

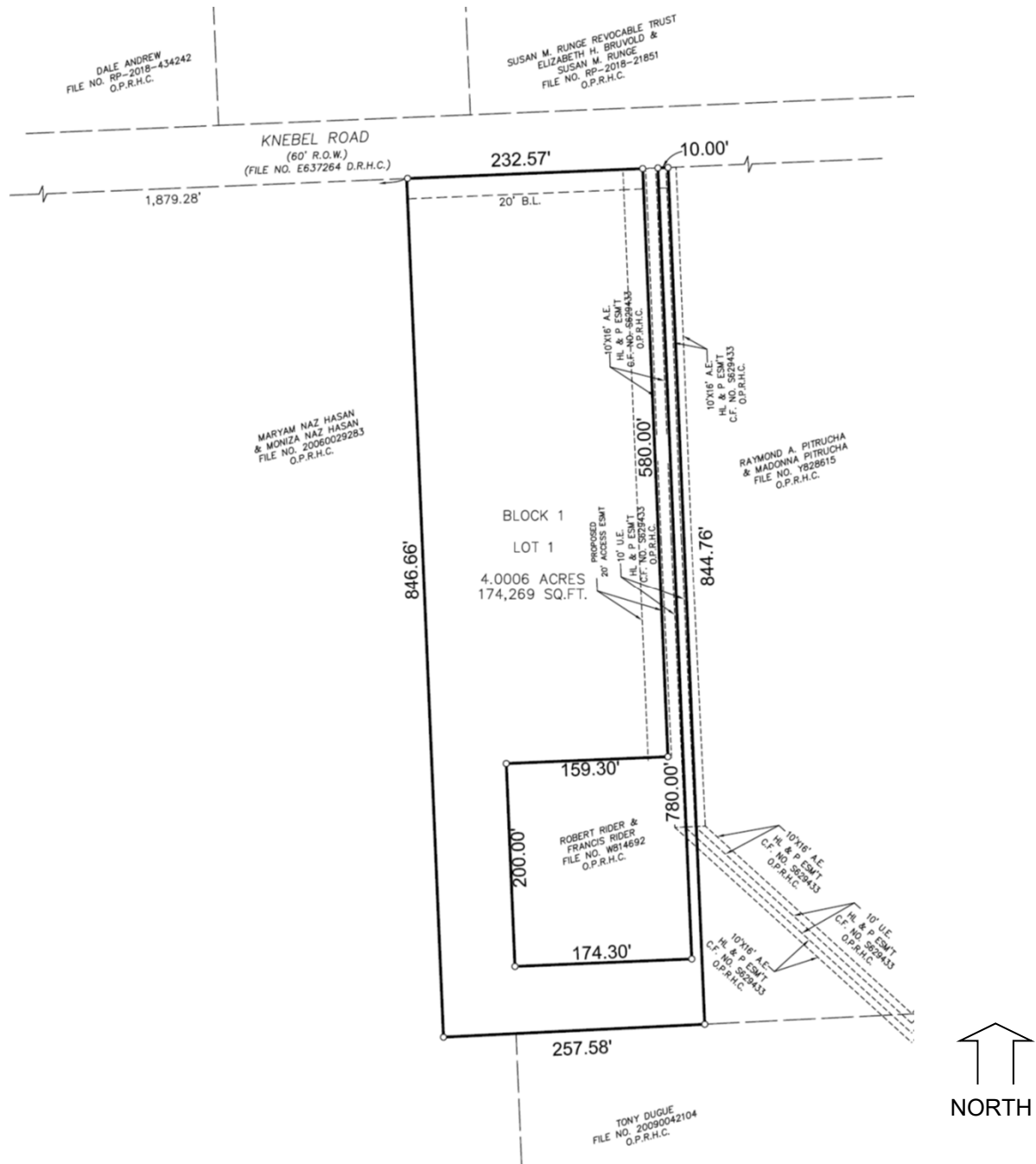
ITEM: 87

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Rustic Ranch (DEF 1)

Applicant: Survey 1, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 87

Planning and Development Department

Meeting Date: 04/16/2020

Subdivision Name: Rustic Ranch (DEF 1)

Applicant: Survey 1, Inc.



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-0338

Plat Name: Rustic Ranch

Applicant: Survey 1, Inc.

Date Submitted: 02/24/2020

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.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

The variance that is being requested is for the block length for intersection spacing along local streets. The proposed property is located approximately 1,940 feet from the centerline of FM 362 to the most northwest corner of said property.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128 (a) – Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

Statement of Facts

(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 requesting a variance to have an intersection spacing exceed the maximum length of 1,400 feet along a local street to maintain reasonable development of the proposed Rustic Ranch plat. The proposed property is a single, 4-acre lot, located along the south right of way line of Knebel Road. It is located approximately 1,900 feet east of FM 362 (a major thoroughfare) and approximately 2,700 feet west of Fields Store Road (a minor/collector street). By imposing the 1,400-foot block length rule would place the north/south road approximately 500 feet to the west of the proposed property or approximately 1,300 feet to the east of the proposed property.

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

This variance would not create a hardship by the applicant; however, it will allow for the property owners the use of their land without creating an impractical development. The area of the property in question consists of multiple large acreage tracts with a majority of them being inhabited.

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

The intent of the variance would preserve and maintain the rules of this chapter. Allowing the approval of the variance will not have any negative impact on traffic flow

(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. It will allow for the current property owners the ability to maintain the use of their property as is. This property has an existing acre cut-out located in the middle of the property that currently has an existing structure and is inhabited and owned by another individual. Said acre cut-out is accessed from Knebel Road by a strip of land that is with 580 feet in length and 15 feet wide.

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

The circumstances supporting the variance for maximum block length are not the result of a hardship created or imposed by the applicant. The requirement to not have a north/south dedicated road is the reason for the variance.



Application No: 2020-0338

Agenda Item: 87

PC Action Date: 04/16/2020

Plat Name: Rustic Ranch

Applicant: Survey 1, Inc.

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)

The variance that is being requested is for the block length for intersection spacing along local streets. The proposed property is located approximately 1,940 feet from the centerline of FM 362 to the most northwest corner of said property. ;

Basis of Recommendation:

The site is located in the far northwest of Houston's ETJ, in Harris County, along of Knebel Road, east of FM 362 and north of US 290. The applicant is requesting a variance to exceed minimum 1400' intersection spacing requirement by not providing a north-south public street through the site. Staff is in support of the request.

The applicant is proposing one single-family residential lot. The distance between FM 362 and Fields Stone is about 4,800 feet, therefore, the applicant is required to dedicate a north-south public street through the site to address the intersection spacing requirement.

The subject property is bounded by larger tracts with access to a public street and existing developments. These existing conditions were not created by the applicant. Due to these adjacent existing conditions, the likelihood to extend the required street further south is very low. Furthermore, the required public street would not significantly improve the overall traffic circulation. Traffic circulation is already addressed by the existing street network.

Per the proposed subdivision plat, the applicant is proposing to create a 20' wide access easement by separate instrument. This access easement will provide access to the adjacent nonstandard tract.

Harris County Engineering Department is in support of the variance request. Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

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 distance between FM 362 and Fields Stone is about 4,800 feet. Per Chapter 42, the applicant is required to provide a north-south public street through the site. Requiring a north-south public street at this location is impractical due to the adjacent existing conditions. The subject property is bounded by larger tracts with access to a public street and by existing developments. The likelihood to extend the required public street further south 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 applicant did not create the existing configuration of the subject property and adjacent tracts.

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

The required north-south public street would not significantly improve the overall traffic circulation. Traffic circulation is already addressed by the existing street pattern.

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

The likelihood to extend the public street further south is very low. Per the proposed subdivision plat, the applicant will provide a 20' wide perpetual and non-exclusive access easement to provide access to the adjacent non-standard tract. Granting of the variance will not be injurious to public health and safety. The subject site and adjacent tracts will have access to a public street.

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

Economic hardship is not the sole justification of the variance. Granting the variance is based on the existing conditions of the surrounding areas. The likelihood to extend the public street further south is very low.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 88
Action Date: 04/16/2020
Original Action Date: 05/09/2019
Plat Name: Breckenridge Park West Sec 1
Developer: Woodmere Development Company, Limited
Applicant: Van De Wiele & Vogler, Inc.
App No : 2019-0803
App Type: C3P

Total Acreage:	31.7700	Total Reserve Acreage:	6.1831
Number of Lots:	44	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77373	293Y	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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 89
Action Date: 04/16/2020
Original Action Date: 05/09/2019
Plat Name: East Aldine Town Center Sec 1 partial replat no 1
Developer: STANTEC CONSULTING SERVICES INC.
Applicant: Bury
App No : 2019-0555
App Type: C2R

Total Acreage:	7.4199	Total Reserve Acreage:	7.4190
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77039	414E	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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 90
Action Date: 04/16/2020
Original Action Date: 05/09/2019
Plat Name: Harper Woods partial replat no 1
Developer: Sullivan Brothers Builders, LTD.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No : 2019-0688
App Type: C3F

Total Acreage:	2.2670	Total Reserve Acreage:	1.0760
Number of Lots:	14	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HCID 18 TRACT 3
County	Zip	Key Map ©	City / ETJ
Harris	77389	292E	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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 91
Action Date: 04/16/2020
Original Action Date: 05/09/2019
Plat Name: Harper Woods partial replat no 2
Developer: Sullivan Brothers Builders, LTD.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No : 2019-0689
App Type: C3F

Total Acreage:	2.2390	Total Reserve Acreage:	0.1850
Number of Lots:	18	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HCID 18 TRACT 3
County	Zip	Key Map ©	City / ETJ
Harris	77389	292J	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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 92
Action Date: 04/16/2020
Original Action Date: 05/09/2019
Plat Name: Katy Hockley Warehouse
Developer: Windrose
Applicant: Windrose
App No : 2019-0763
App Type: C2

Total Acreage:	4.3330	Total Reserve Acreage:	4.0459
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	444G	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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 93
Action Date: 04/16/2020
Original Action Date: 04/25/2019
Plat Name: Sam Houston Distribution Center
Developer: Windrose
Applicant: Windrose
App No : 2019-0511
App Type: C3F

Total Acreage:	51.8016	Total Reserve Acreage:	48.6391
Number of Lots:	0	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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77064	410B	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



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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 94
Action Date: 04/16/2020
Original Action Date: 04/25/2019
Plat Name: Stavinotha Acres
Developer: Windrose
Applicant: Windrose
App No : 2019-0649
App Type: C2

Total Acreage:	12.2450	Total Reserve Acreage:	12.1267
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	326B	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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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 95
Action Date: 04/16/2020
Original Action Date: 04/25/2019
Plat Name: UPS Sweetwater Hub East
Developer: Windrose
Applicant: Windrose
App No : 2019-0639
App Type: C2

Total Acreage:	44.8419	Total Reserve Acreage:	44.4815
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77037	412R	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.

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/16/20

ITEM: 96

Applicant: JESSICA L ACOSTA

Contact Person: CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	20-1522	77357	5874	257L	ETJ
NORTH OF: FM 1485 WEST OF: DEER RUN					

ADDRESS: 19660 Briarwick Ln

ACREAGE:

LEGAL DESCRIPTION:

BEING A 0.275 ACRE TRACT OF LAND KNOWN AS LOT FIVE HUNDRED FIFTY-FIVE (555), OF PEACH CREEK FOREST, SECTION THREE (3), AN UNRECORDED SUBDIVISION OUT OF A 325.74 ACRE TRACT IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance.

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION: Approve

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 04/16/20

ITEM: 97

Applicant: MICHAEL DAN BEYER

Contact Person: KOLLIN BEYER

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	20-1523	77365	5771	296M	ETJ
SOUTH OF: FORD ROAD WEST OF: N LAKE HOUSTON DRIVE					

ADDRESS: 23453 Flower Ridge

ACREAGE:

LEGAL DESCRIPTION:

LOTS 74 AND 75 OF ADAMS OAKS, SEC 3, AN UNRECORDED SUBDIVISION IN THE N. S. SCHMIDTZ SURVEY, ABSTRACT NO. 699, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION: Application meets all criteria for a certificate of compliance.

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION: Approve

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance from the Planning Standards of Chapter 28 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.hotel-motel@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY		CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS	
GANDHI DESIGNS LLC		NIRMAL GANDHI	2816609204	NIRMAL@GANDHIDESIGNS.COM	
COUNTY	COUNCIL DISTRICT	ZIP CODE	LAMBERT	KEY MAP	SUPER NEIGHBORHOOD
HARRIS	D	77048	5551	574Y	MINNETEX

HOTEL/MOTEL NAME: STUDIO 6

HOTEL/MOTEL ADDRESS: 14150 FAYRIDGE DR, HOUSTON, TX 77048

PROPERTY OWNER OF RECORD: TIRUPATI CAMPGROUND INC

OWNER ADDRESS: 13202 RAVENLAKE DR, PEARLAND TX 77584

PROJECT PERMIT NUMBER: 18114423

TOTAL ACREAGE: 2

TOTAL NUMBER OF ROOMS: 76

PARKING SPACES PROVIDED: 92

SURVEY/ABSTRACT NO: Minnetex

SCHOOL DISTRICT: HOUSTON ISD

NORTH OF: S SAM HOUSTON PKWY E

EAST OF: S WAYSIDE DR.

SOUTH OF: CARTER RD.

WEST OF: FAYRIDGE DR

PURPOSE OF VARIANCE REQUEST To allow a hotel/motel to take access from a two lane street

CHAPTER 28 REFERENCE(S): 28-202

HOTEL/MOTEL VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The purpose of the variance to get a driveway from Fayridge Dr. as the property is fronting South Sam Houston parkway but only 100' so cannot get TxDOT to give the driveway. We would prefer to get driveway from TxDOT but not possible with distance requirement.

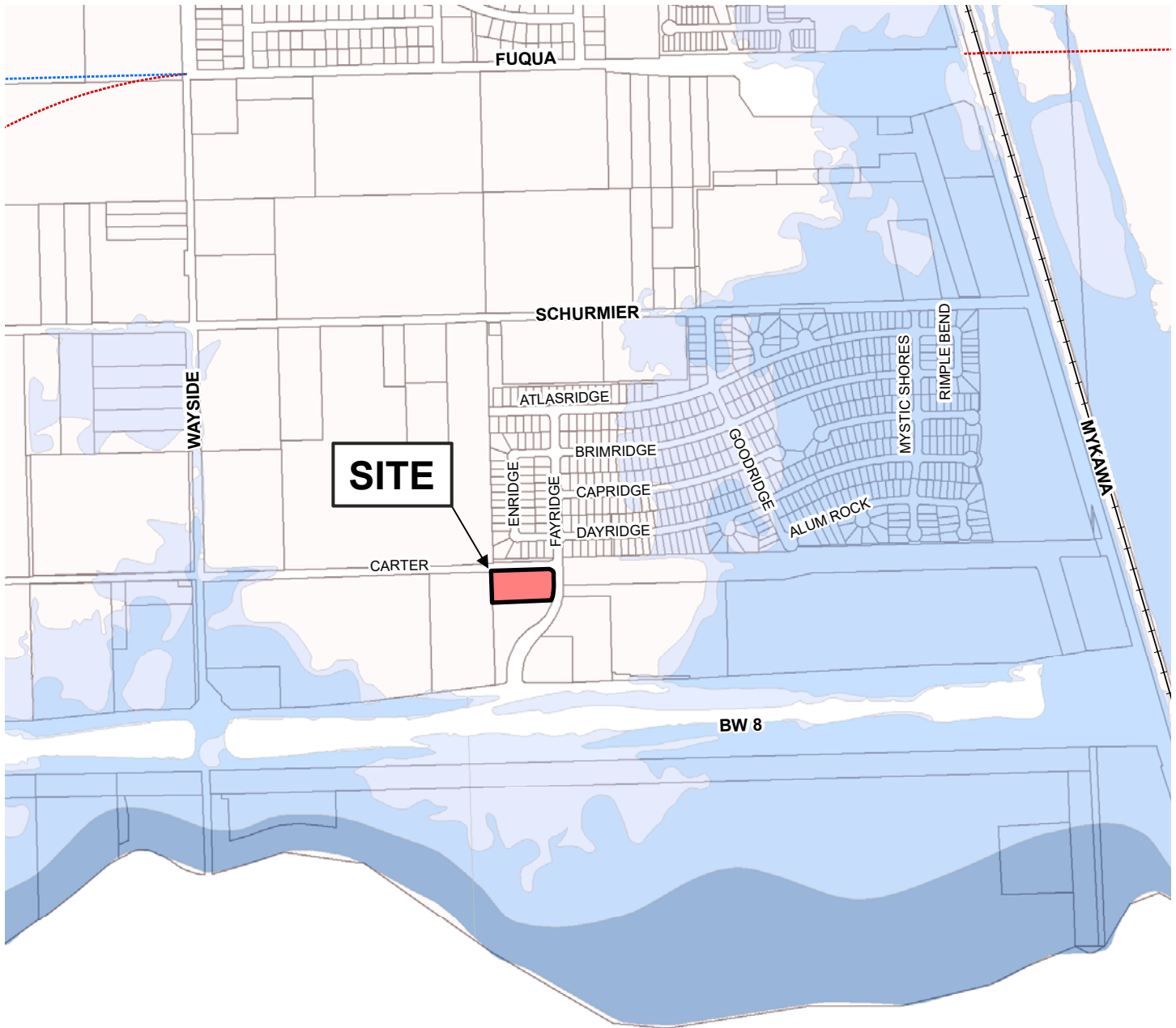
The applicant must clearly identify how the requested variance meets the criteria in ALL items (1) through (4). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.hotel-motel@houstontx.gov.

- (1) **The imposition of the terms, rules, conditions, policies and standards of this article would create an undue hardship by depriving the applicant or owner of the property of the reasonable use of the land;** The owner of the property would not be able to use the land for intended commercial use.
- (2) **The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant;**
no Not at all the property has an odd shape, which will not allow TXDot to get give a close to the street
- (3) **The intent and general purposes of this article will be preserved and maintained; and**
used for the purpose of a hotel and retail
- (4) **The granting of the variance will not be injurious to the public health, safety or welfare.**
The Variance is only requested for the driveway on Fayridge due to the Odd shape of the property and shortage of distance which Sam Houston Pkwy and TxDOT will not approve a driveway so close to Fayridge Dr..

HOTEL/MOTEL VARIANCE

Houston Planning Commission

Planning and Development Department



Site Location

Houston Planning Commission

Planning and Development Department



Aerial

[illegible]

Site Plan

BASIS OF BEARINGS:

SOUTH 88°27'13" WEST, BEING THE NORTHERLY RIGHT-OF-WAY LINE OF CARTER ROAD (50.00' WIDE) AND THE SOUTHERLY LINE OF SOUTHRIDGE CROSSING SECTION 1, AS SHOWN BY PLAT THEREOF RECORDED IN VOLUME 589, PAGE 280, MAP RECORDS OF HARRIS COUNTY, TEXAS.

FLOOD NOTE:

AS SCALED FROM FLOOD INSURANCE RATE MAP No. 48201C1035L, DATED 06-18-07, ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS TRACT DOES NOT LIE IN THE 100 YEAR FLOOD ZONE.

BENCHMARK INFORMATION:

HARRIS COUNTY FLOOD CONTROL DISTRICT REFERENCE MARK No. 010165.

BEING A HARRIS COUNTY FLOOD CONTROL DISTRICT 3-INCH BRASS DISK LOCATED 31.7' NORTH AND 35.4' EAST OF THE INTERSECTION OF SOUTH WAYSIDE DRIVE AND SCHURMIER ROAD.

ELEVATION: 47.94' (NAVD 88)

ASSESSOR'S PARCEL

INFORMATION AND ADDRESS:

0261-220-000-355 (HARRIS COUNTY APPRAISAL DISTRICT)
0 FAYRIDGE DRIVE
HOUSTON, TEXAS 77048

REFERENCES:

VOLUME 2 PAGE 57, MAP RECORDS HARRIS COUNTY, TEXAS
C.C.F.N. 20130475464, HARRIS COUNTY, TEXAS
C.C.F.N. RP-2019-113617, HARRIS COUNTY, TEXAS

LEGAL DESCRIPTION:

BEING A 2.001-ACRE TRACT OF LAND SITUATED IN THE WILLIAM J. LOVETT SURVEY, A-526, HARRIS COUNTY, TEXAS; BEING OUT OF A CALLED 4.064-ACRE TRACT AS RECORDED UNDER COUNTY CLERK'S FILE NUMBER (C.C.F.N.) RP-2019-113617, BEING A PORTION OF LOTS 294 AND 295 OF MINNETEX PLACE SUBDIVISION, RECORDED IN VOLUME 2, PAGE 57, MAP RECORDS OF HARRIS COUNTY, TEXAS (M.R.H.C.), FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP SET FOR THE NORTHEASTERLY CORNER OF LOT 1, BLOCK 1, J & JM INDUSTRIAL PARK, A SUBDIVISION RECORDED IN VOLUME 539, PAGE 153, M.R.H.C., FROM WHICH A 1/2 IRON ROD BEARS S 02°36'24" W, 1.10 FEET, SAID IRON ROD WITH CAP ALSO LYING IN THE SOUTHERLY RIGHT-OF-WAY LINE OF CARTER ROAD (50.00' WIDE ABANDONED R.O.W.) AND BEING THE NORTHWESTERLY CORNER HEREOF;

THENCE NORTH 88°27'13" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, THE NORTHERLY LINE OF SAID 4.064-ACRE TRACT, A DISTANCE OF 372.61 FEET TO A 5/8-INCH IRON ROD WITH CAP SET IN SAID SOUTHERLY RIGHT-OF-WAY LINE FOR A NORTHEASTERLY CORNER HEREOF;

THENCE SOUTH 01°32'47" EAST DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.00 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR A NORTHEASTERLY CORNER HEREOF;

THENCE SOUTHEASTERLY, ALONG THE NORTHEASTERLY LINE OF SAID 4.064-ACRE TRACT, A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89°58'58", A RADIUS OF 25.00 FEET, A LENGTH OF 39.26 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 46°33'10" EAST, 35.35 FEET TO A 5/8-INCH IRON ROD WITH CAP SET IN THE WESTERLY RIGHT-OF-WAY LINE OF FAYRIDGE DRIVE (R.O.W. WIDTH VARIES) FOR A POINT OF TANGENCY;

THENCE SOUTH 01°33'33" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE EASTERLY LINE OF SAID 4.064-ACRE TRACT, A DISTANCE OF 74.01 FEET TO A 5/8-INCH IRON ROD WITH CAP SET FOR A POINT OF CURVATURE TO THE RIGHT;

THENCE SOUTHWESTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE EASTERLY LINE OF SAID 4.064-ACRE TRACT, A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21°38'13", A RADIUS OF 320.00 FEET, A LENGTH OF 120.84 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 09°15'32" WEST, 120.13 FEET TO A 5/8-INCH IRON ROD WITH CAP SET IN SAID WESTERLY RIGHT-OF-WAY LINE OF FAYRIDGE DRIVE FOR A SOUTHEASTERLY CORNER HEREOF;

THENCE SOUTH 88°27'13" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY OVER AND ACROSS SAID 4.064-ACRE TRACT, A DISTANCE OF 375.26 FEET TO A 5/8-INCH IRON ROD WITH CAP SET IN THE EASTERLY LINE OF SAID LOT 1, BLOCK 1, THE WESTERLY LINE OF SAID 4.064-ACRE TRACT, SAID IRON ROD WITH CAP BEING THE SOUTHWESTERLY CORNER HEREOF;

THENCE NORTH 01°30'20" WEST, ALONG SAID EASTERLY LINE OF LOT 1 AND THE WESTERLY LINE OF SAID 4.064-ACRE TRACT, A DISTANCE OF 222.00 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 2.001 ACRES (87,157.80 SQUARE FEET) OF LAND, MORE OR LESS.

LOT 1, BLOCK 1
J & JM INDUSTRIAL PARK
VOLUME 539, PAGE 153
MAP RECORDS OF
HARRIS COUNTY, TEXAS

BLOCK 6
SOUTHRIDGE CROSSING
VOLUME 589, PAGE 280
MAP RECORDS OF
HARRIS COUNTY, TEXAS

CARTER ROAD
(50.00' R.O.W.)
(ABANDONED)

N 88°27'13" E - 372.61'

2.001 ACRES
OUT OF CALLED 4.064 ACRES
C.C.F.N. RP-2019-113617
HARRIS COUNTY, TEXAS

2.063 ACRES
OUT OF CALLED 4.064 ACRES
C.C.F.N. RP-2019-113617
HARRIS COUNTY, TEXAS

TITLE COMMITMENT NOTES:

THE SURVEY WAS MADE IN RELIANCE UPON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY UNDER COMMITMENT NUMBER (GF No.): 66531-GAT76, DATED AUGUST 16, 2018, AND ISSUED AUGUST 24, 2018, ONLY THOSE EXCEPTIONS LISTED IN SAID TITLE COMMITMENT OF No. 66531-GAT76, SCHEDULE "B" WERE CONSIDERED FOR THIS SURVEY AND RE-LISTED BELOW TO CORRESPOND TO ITEM LETTERS AND/OR NUMBERS IN SAID TITLE REPORT.

F EASEMENT:
PURPOSE: WATER LINE AND STORM SEWER EASEMENT
RECORDED: C.C.F.N. Y337253, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS
AFFECTS A PORTION OF SUBJECT TRACT AS SHOWN HEREON.

G EASEMENT:
PURPOSE: WATER LINE EASEMENT
RECORDED: C.C.F.N. Y508454, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS
DOES NOT AFFECT SUBJECT TRACT.

H EASEMENT:
PURPOSE: SANITARY SEWER PURPOSES
RECORDED: C.C.F.N. RP-2016-105051, OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS
AFFECTS A PORTION OF SUBJECT TRACT AS SHOWN HEREON.

I ONE (1) FOOT BUFFER RESERVE ALONG THE EASTERLY PROPERTY LINE ADJOINING FAYRIDGE DRIVE AS REFLECTED BY THE PLAT OF SOUTHRIDGE CROSSING, SECTION 1, ACCORDING TO THE MAP OR PLAT RECORDED IN FILM CODE 589280, M.R.H.C.
AFFECTS A PORTION OF SUBJECT TRACT AS SHOWN HEREON.

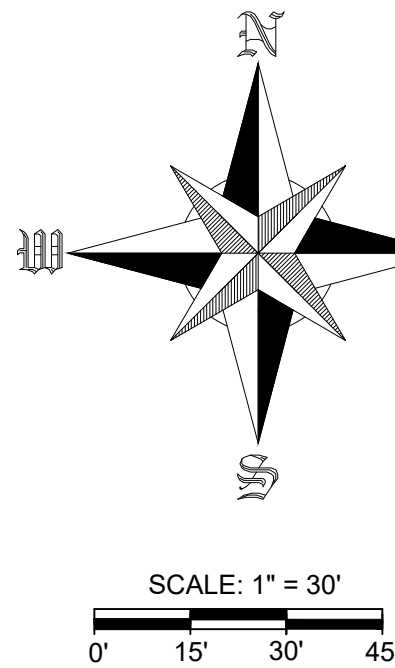
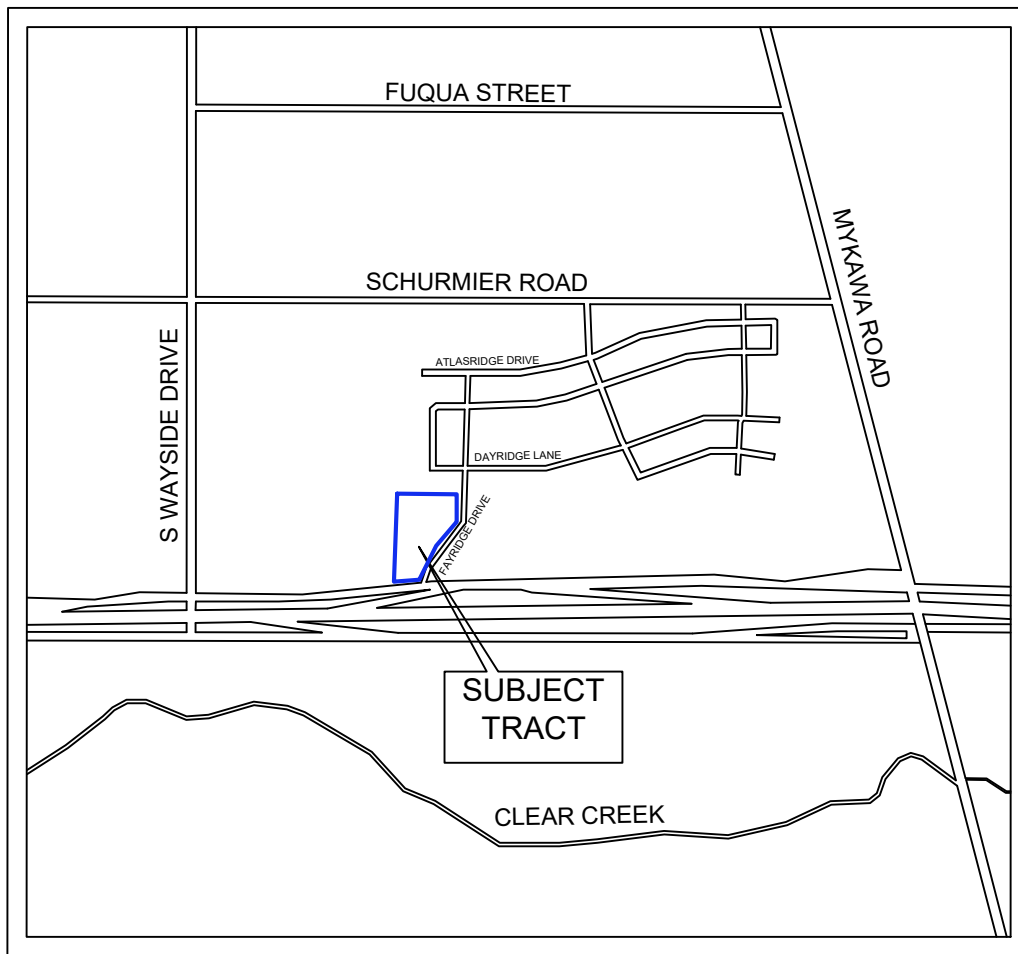
O ORDINANCE OF COMMISSIONERS COURT OF HARRIS COUNTY, TEXAS, ESTABLISHING BUILDING LINES ALONG SOUTH BELT DRIVE, RECORDED IN VOLUME 3487, PAGE 488 AS AMENDED IN VOLUME 4352, PAGE 261, BOTH OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS. **REFERENCE DOCUMENT FOR PARTICULARS**

P SUBJECT PROPERTY ABUTS A NON-ACCESS OR A LIMITED-ACCESS ROAD, HIGHWAY OR FREEWAY. THIS COMPANY DOES NOT INSURE THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID ROAD, HIGHWAY OR FREEWAY, AND ASSUMES NO LIABILITY IN CONNECTION THEREWITH. **REFERENCE DOCUMENT FOR PARTICULARS**

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT, I HAVE ON THIS DATE MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE SUBJECT PROPERTY. THE PLAT HEREIN IS CORRECT AND AN ACCURATE REPRESENTATION OF THE PROPERTY LINES AND DIMENSIONS AREA AS INDICATED; AND EXCEPT AS SHOWN THERE ARE NO VISIBLE AND APPARENT ENCROACHMENTS OR PROTRUSIONS ON THE GROUND.

BENJAMIN JOHN JAUMA
TEXAS RPLS# 6417
DATED: DECEMBER 23, 2019



LEGEND:

M.R.H.C. - MAP RECORDS
HARRIS COUNTY

C.C.F.N. - COUNTY CLERK'S
FILE NUMBER

R.O.W. - RIGHT-OF-WAY

W.L.E. - WATER LINE EASEMENT

- SUBJECT TRACT

- EASEMENT

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 01°32'47" E	5.00'
L2	S 01°33'33" E	74.01'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.26'	25.00'	89°58'58"	S 46°33'10" E	35.35'
C2	120.84'	320.00'	21°38'13"	S 09°15'32" W	120.13'

ACTION SURVEYING
10210 FUQUA STREET
HOUSTON, TEXAS 77089
713-941-8600
TX FIRM: 10133600
www.actionsurveying.com

REVISIONS

DRAWN BY: SW PROJ. MGR.: BJ

DATE: 12/12/19

JOB#: 11777 SHEET 1 OF 1

FILENAME: E:\DWG\0 FAYRIDGE DRIVE.DWG







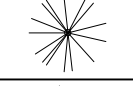








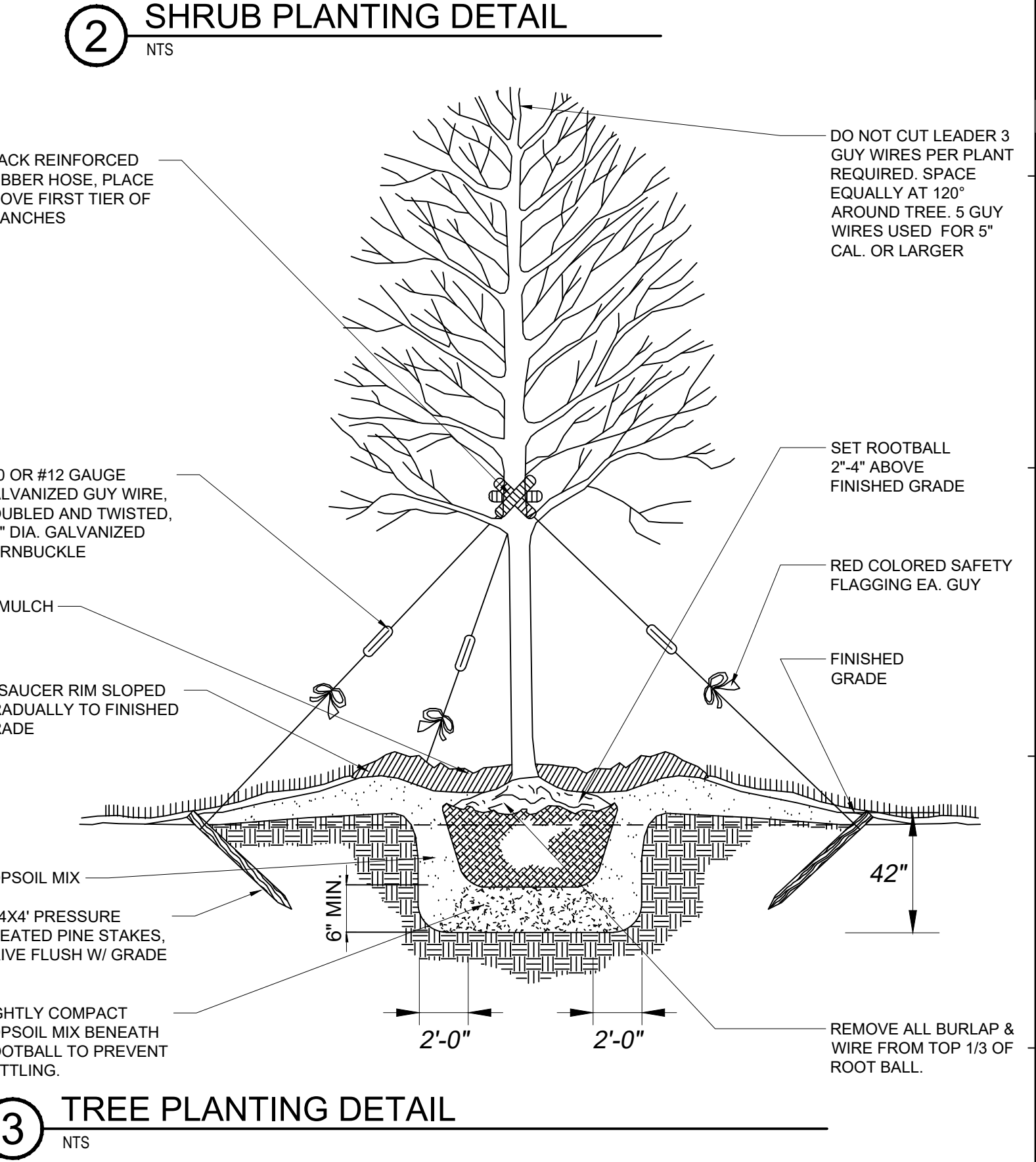
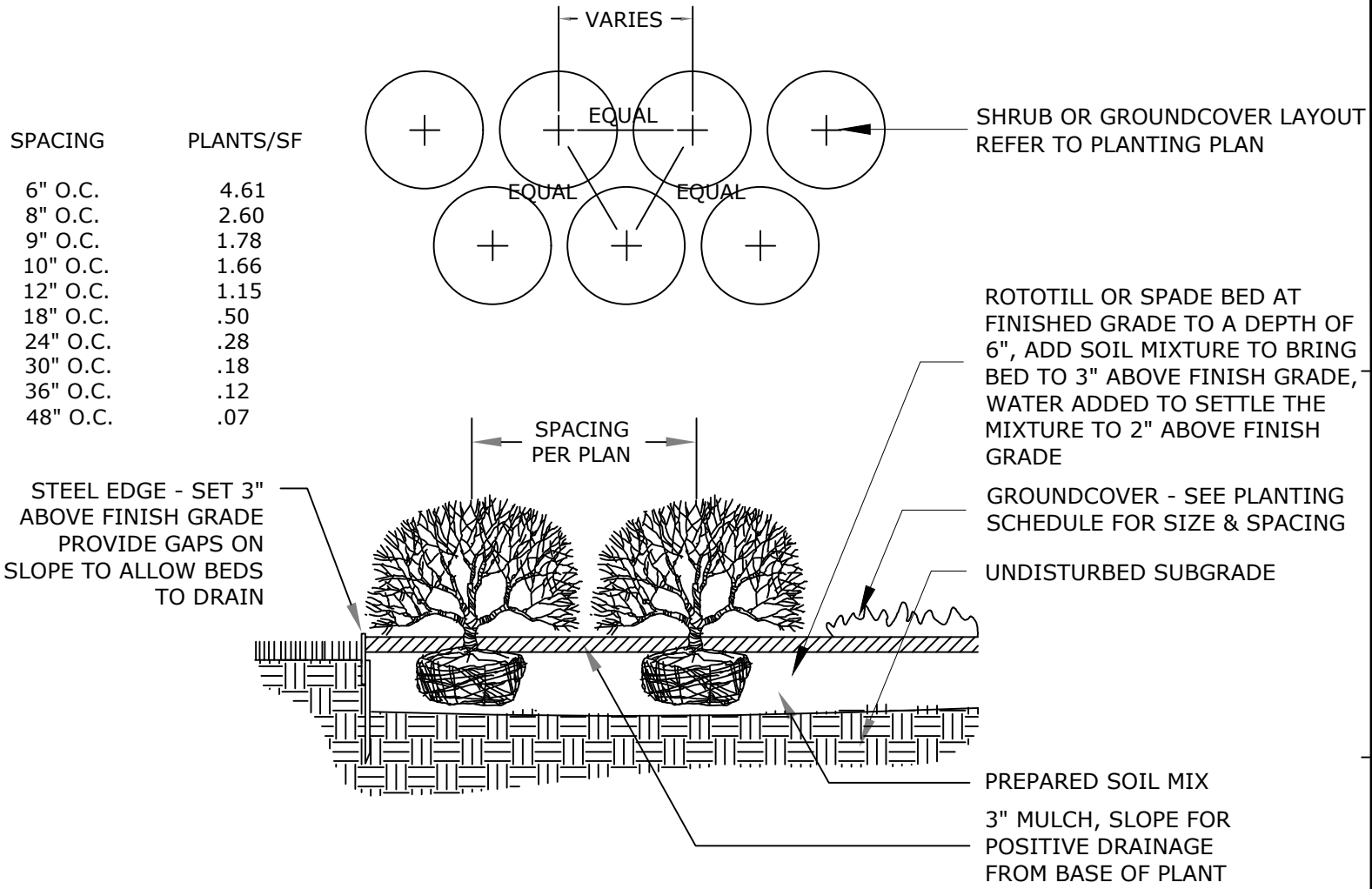
CITY OF HOUSTON DEPARTMENT OF PLANNING AND DEVELOPMENT LANDSCAPE ANALYSIS FORM	
A.	<p>STREET TREES: Sec. 33-126 (a) Calculation $T = \sqrt{x/30}$</p> <p>Sec. 33-126 (b) minimum spacing 20' O.C.</p> <p>Sec. 33-126 (6) Required trees will be applies separately to each block face</p> <p>Street A (372') Length of property line in lineal feet as measured along the each block face. lineal feet/30 = 12.4 Street trees required. (Staff may create an artificial lot)</p> <p>Street B (220') Length of property line in lineal feet as measured along the each block face. lineal feet/30 = 7.3 Street trees required. (Staff may create an artificial lot)</p>
B.	<p>PARKING LOT TREES: Sec. 33-127 (a) parking lot trees. $T = (1 \times 10 \text{ pkg. Sp.})$ Sec. 33-127</p> <p>(a) Each parking space must be within 120' of a tree.</p> <p>Number of new parking stalls to be constructed $92 / 10 = 9.2$</p> <p>Parking lot trees required.</p>
C.	<p>TOTAL TREE REQUIREMENT:</p> <p>$A + B = 28.9(29)$ total number of street and parking lot trees required.</p>
D.	<p>SHRUBS: Sec. 33-127 (b) shrubs $S = (Tx10)$ Sec. 33-127 (b) 75% of shrubs must be planted along the perimeter of the parking lot.</p> <p>(Are required for new or the expanded portion of parking lots)</p> <p>Total number of Street trees required, from "A" above $19.7 \times 10 = 197$ shrubs.</p>
E.	<p>LANDSCAPE BUFFER: Sec. 33-128 (1) wood, concrete masonry opaque screening fence. (Min. 6' Sec. 33-128 (2) Evergreen screening (Sec. 33-130)</p> <p>A 6' high wood, concrete masonry opaque screening fence, or 15' wide evergreen planting strip along the total length of property line adjacent to existing single-family residential, or limit of expansion adjacent to existing single-family residential.</p> <p>(Site plan must show land use on all side of the property)</p>
CREDITS WORKSHEET: Sec. 33-123 (a) TREE PLANTING EQUIVALENCY CREDITS:	

PARKING ANALYSIS PER CITY OF HOUSTON REQUIREMENTS
MOTEL
1 PARKING SPACE FOR EACH SLEEPING ROOM
77 ROOMS REQUIRE 77 PARKING

TOTAL PARKING PROVIDED IS 92

GENERAL NOTE:	
1.	ALL PLANTS SHALL BE FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE.
2.	CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION OR TRENCHING. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGE TO UTILITIES OR OTHER IMPROVEMENTS.
3.	GRADE SURFACE TO ENSURE AREAS DRAIN AWAY FROM STRUCTURES AND TO PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE SPREAD AND AVERAGE OF 1" SHARP SAND OVER ENTIRE AREA TO BE SOLID SODDED. HAND RAKE ENTIRE AREA PRIOR TO SODDING; OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF GRADE PRIOR TO SODDING.
4.	ALLOW FOR FINISHED GRADE AT EDGE OF WALKS AND CURBS TO BE A MINIMUM OF 1" TO 1 1/2" BELOW TOP OF SIDEWALK AND CURBS AREAS SO GRASS WILL NOT HOLD WATER ON WALK AND SHALL BE CONSISTENT ALONG EDGE.
5.	LANDSCAPE CONTRACTOR TO COORDINATE AND SCHEDULE HIS WORK WITH OTHER CONTRACTORS WORKING ON THE PROJECT SITE.
6.	IRRIGATION SPRINKLER @ ALL LANDSCAPING WITH AUTOMATIC TIMER.
7.	ALL DUMPSTER, RECYCLING BINS & GREASE TRAPS, SERVICE AREAS, ELECTRICAL BOXES, METERS, HVAC UNITS, LP TANKS, ETC. SHALL BE SCREENED FROM VIEW USING LANDSCAPE OR FENCING.
8.	SATELLITE DISHES SHALL BE INSTALLED IN AN INCONSPICUOUS LOCATION AND SCREENED FROM VIEW WITH LANDSCAPE OR FENCING.

PLANT SCHEDULE						
PLANT	PLANT QUANTITY	COMMON NAME / BOTANICAL NAME	SIZE	HEIGHT	SPREAD	COMMENTS
TREE						
	33	Southern Magnolia <i>Magnolia grandiflora</i>	5-10 GAL. 2"-2 1/2"	8'-10'	6'-8'	CONTAINER GROWN, FULL & WELL BRANCHED
	-	Cedar Elm <i>Ulmus crassifolia</i>	5-10 GAL. 2"-2 1/2"	8'-10'	6'-8'	CONTAINER GROWN, FULL & WELL BRANCHED
	-	Live Oak <i>Quercus virginiana</i>	5-10 GAL. 2"-2 1/2"	6'-8'	3'-4'	CONTAINER GROWN, SINGLE TRUNK, FULL & WELL BRANCHED
	-	Mexican Sycamore <i>Platanus mexicana</i>	5-10 GAL. 2"-2 1/2"	8'-10'	6'-8'	CONTAINER GROWN, FULL & WELL BRANCHED
	12	Natchez Crape Myrtle <i>Lagerstroemia 'Natchez'</i>	5-10 GAL. 2"-2 1/2"	6'-8'	5'-6'	CONTAINER GROWN, MULTI TRUNK, FULL & WELL BRANCHED
	-	River Birch <i>Betula nigra</i>	5-10 GAL. 2"-2 1/2"	8'-10'	6'-8'	CONTAINER GROWN, MULTI TRUNK, FULL & WELL BRANCHED
SHRUB / GROUNDCOVER						
	314	Dwarf Nandina <i>Nandina Domestica</i>	1 GAL	12"-18"	16"-18"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 36" O.C. SINGLE ROW
	- sf	Flax Lily <i>Dianella tasmanica 'Variegata'</i>	1 GAL	12"-18"	16"-18"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 24" O.C. TRIANGULAR SPACING
	- sf	Foxtail Fern <i>Asparagus densiflorus 'Myers'</i>	1 GAL	10"-12"	12"-14"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 18" O.C. TRIANGULAR SPACING
	- sf	Dwarf Bottlebrush <i>Callistemon citrinus 'Little John'</i>	1 GAL.	16"-18"	14"-16"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 18" O.C. TRIANGULAR SPACING
	-	Red Tip Photinia <i>Photinia x fraseri</i>	5 GAL.	20"-24"	18"-24"	CONTAINER GROWN, FULL & WELL ROOTED PLANTED @ 36" O.C. SINGLE ROW
	- sf	Bermuda Grass 419 <i>Cynodon dactylon '419'</i>				SOD
	- sf	Bermuda Grass <i>Cynodon dactylon</i>				HYDROSEED



DETECTABLE WARNINGS:
DETECTABLE WARNINGS ON WALKING SURFACES
DETECTABLE WARNINGS SHALL CONSIST OF RAISED
TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9
(23MM), A HEIGHT OF NOMINAL 0.2 IN. (5MM) AND
CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN. (60MM)
AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES,
EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.

CURB RAMP SURFACES AT PUBLIC RIGHT OF WAY NEXT TO
DRIVEWAY SHALL HAVE TRUNCATED DOMES AS PER SECTION
705

AUTOMATIC SPRINKLER SYSTEM IS ELECTRONICALLY
SUPERVISED AND PROVIDED W/ ALL SUPERVISORY FEATURES
AS REQUIRED BY SECT. 903.2.7 GROUP R

MANUAL FIRE ALARM SYSTEM AND MANUAL PULLS ARE
PROVIDED. MANUAL PULLS ARE REQUIRED BY FRANCHISEE
NOT THE CODE. ALARM SYSTEM AND PULLS TO BE INSTALLED.
LOCAL SMOKE DETECTION TO BE PROVIDED IN EACH UNIT PER
SECTION 903.2.8 GROUP R1.

PROJECT INFORMATION:	
TOTAL LOT AREA	87,161 SQ. FT.
GREEN SPACE (37%)	32,157 SQ. FT.
FIRST FLOOR AREA	9,380 SQ. FT.
SECOND FLOOR AREA	9,397 SQ. FT.
THIRD FLOOR AREA	9,397 SQ. FT.
FOURTH FLOOR AREA	9,397 SQ. FT.
TOTAL FLOOR AREA	37,571 SQ. FT.
# OF ROOMS	76
# OF PARKING SPACES	92

	
BUILDING DESIGNS P L A N N I N G C O N S U L T I N G	
GANDHI DESIGNS LLC 10701 CORPORATE DR. #190 STAFFORD, TX 77477 / 281-660-9204 NIRMAL@GANDHIDESIGNS.COM	
ISSUES	
1	
2	
3	
4	
5	
STUDIO 6	
14150 FAYRIDGE DRIVE HOUSTON, TX 77048	
FOR OWNER OR FRANCHISE REVIEW ONLY	
NOT FOR CONSTRUCTION	
CONFIDENTIAL AND PROPRIETARY	
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GANDHI DESIGNS LLC. DO NOT MODIFY, DUPLICATE, REPRODUCE, DISCLOSE OR TRANSFER THESE MATERIALS WITHOUT THE EXPRESS WRITTEN PERMISSION OF GANDHI DESIGNS LLC. THIS DRAWINGS MAY NOT BE REUSED OR TRANSFERRED TO ANY OTHER FIRM OR PERSONS WITHOUT THE WRITTEN CONSENT OF GANDHI DESIGNS LLC.	
20180800	
PROJECT NUMBER	
DATE	
SHEET TITLE LANDSCAPE SITE PLAN	
SHEET NUMBER AC1.01	

HOUSTON PLANNING COMMISSION

HOTEL VARIANCE REQUEST - STAFF REPORT



PLANNING &
DEVELOPMENT
DEPARTMENT

AGENDA ITEM: II

MEETING DATE: 04/16/2020

LOCATION	FILE No.	ZIP	LAMB. No.	KEY MAP	CITY/ ETJ
	18114423	77048	5551	574Y	City

NORTH OF: BW8
SOUTH OF: Schurmier

EAST OF: Mykawa
WEST OF: Wayside

APPLICANT: Nirmal Gandhi

ADDRESS: 14150 Fayridge Drive

EXISTING USE: Vacant

PROPOSED USE: Hotel-Motel

HOTEL / MOTEL APPLICATION DATE: 2-24-2020

BASIS OF DECISION:

FAILED TO COMPLY WITH SECTION:
28-202(C)

LAND USE CALCULATIONS: n/a

PRIMARY ENTRANCE LOCATION: Fayridge Drive

PURPOSE OF REQUEST:

28-202- (a)(5) -To allow a hotel with 76 rooms to take access from a local street that is not stripped or otherwise actually allows for at least 4 lanes of moving traffic.

BASIS OF REQUEST: The purpose of the variance to get a driveway from Fayridge Dr. as the property is fronting South Sam Houston parkway but only 100' so cannot get TxDOT to give the driveway. We would prefer to get driveway from TxDOT but not possible with distance requirement.

STAFF RECOMMENDATION: Defer due to meeting cancellation

BASIS OF RECOMMENDATIONThe site is located north of beltway eight east of Wayside. The applicant is proposing a Studio 6 hotel with 76 rooms and 92 parking spaces and requesting a variance to take access from a local street that is not striped for four lanes or have the width to allow for four lanes of moving traffic. Staff recommendation is to defer the application for two weeks due to meeting cancellation

PLANNING COMMISSION ACTION:

DECISION: ☐ VARIANCE GRANTED ☐ VARIANCE DENIED ☒ VARIANCE DEFERRED

DATE: 04/16/2020

AGENDA: IV.

SMLSB Application No. 760: 1100 block of Usener Street, north and south sides, between Studemont and Forester Streets

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 1100 block of Usener Street, north and south sides, between Studemont and Forester Streets. Analysis shows that a minimum lot size of 5,500 sf exists for the blockfaces. A petition was signed by the owners of 50% of the property within the proposed Special Minimum Lot Size Block. Two protests were filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one blockface, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for forty years from the effective date of the ordinance.

STAFF ANALYSIS:

The application includes sixteen (16) lots along the 1100 block of Usener Street, north and south sides, between Studemont and Forester Streets.

Analysis of the application resulted in the following findings:

- The boundaries of the proposed SMLSB must include all properties within at least one blockface, and no more than two opposing blockfaces;*
The application comprises two blockfaces, the north and south sides of Usener Street.
- At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land uses of the properties consist of fourteen (14) single-family residential properties, one (1) multi-family property, and one (1) commercial property, (representing 100% of the total lots within the boundary area).
- The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained seven (7) of sixteen (16) signatures of support from property owners in the proposed SMLSB (owning 40% of the total area). Two property owners are protesting.
- Establishment of the SMLSB will further the goal of preserving the area lot size character;*
A minimum lot size of 5,500 sf exists on nine (9) lots in the blockfaces.
- The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
The subdivision was platted at an undetermined time. The houses originate from the 1920s. The establishment of a 5,500 sf minimum lot size will preserve the lot size character of the area.
- The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
Sixteen (16) out of sixteen (16) lots (representing 100% of the application area) are at least 5,500 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the blockfaces.

ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Additional Map(s)
4. Protest Letter(s)

Special Minimum Lot Size Block

Planning and Development Department

5. Application
6. Boundary Map

SPECIAL MINIMUM LOT SIZE BLOCK

Application
No. **760**

Date Received: **12/4/2019**

Date Complete: **1/14/2020**

Street(s) Name: **Usener
Street**

**1100 Block
of Usener
Street**

Lot(s)

Cross Streets: **Studemont
Street** and

**Forester & Norhill
Streets**

Side of
street: **North &
South**

MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
1032 (LT 11)	SFR	N	5,500
1038 (LT 10)	SFR	Y	5,500
1042 (LT 9)	SFR	Y	5,500
1046 (LT 8)	SFR	Y	5,500
1101 (LT 16)	SFR	Y	7,540
1102 (LT 7)	SFR	N	5,500
1107 (LT 15)	SFR	Y	5,800
1108 (LT6)	SFR	N	5,500
1111 (LT14)	SFR	Y	5,800
1112 (LT 5)	SFR	N	5,500
1113 (LT 13)	SFR	Y	5,800
1114 (LT 4)	SFR	N	5,500
1119 (LT 12)	SFR	N	5,800
1123 (LT11)	SFR	N	5,550
1124		N	16,683
1125 (LT 10)	MFR	N	7,622

Evidence of Support (must be 51% or more by area for Director administrative approval):

Of **104,595** Square Feet in the Proposed Application Area **41,440** Square Feet are Owned by Property Owners Signing in Support of the Petition = **40%**

Single Family Calculation:

Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 60%):

14	# developed or restricted to no more than two SFR Units	Of		Total number of SFR lots in the Proposed Application Area	Total number of lots in the Proposed Application Area	100%
			14			
0	# of Multifamily lots					
0	# of Commercial lots					
0	# of Vacant Lots					
12	Total					

Minimum Lot Size Calculations:

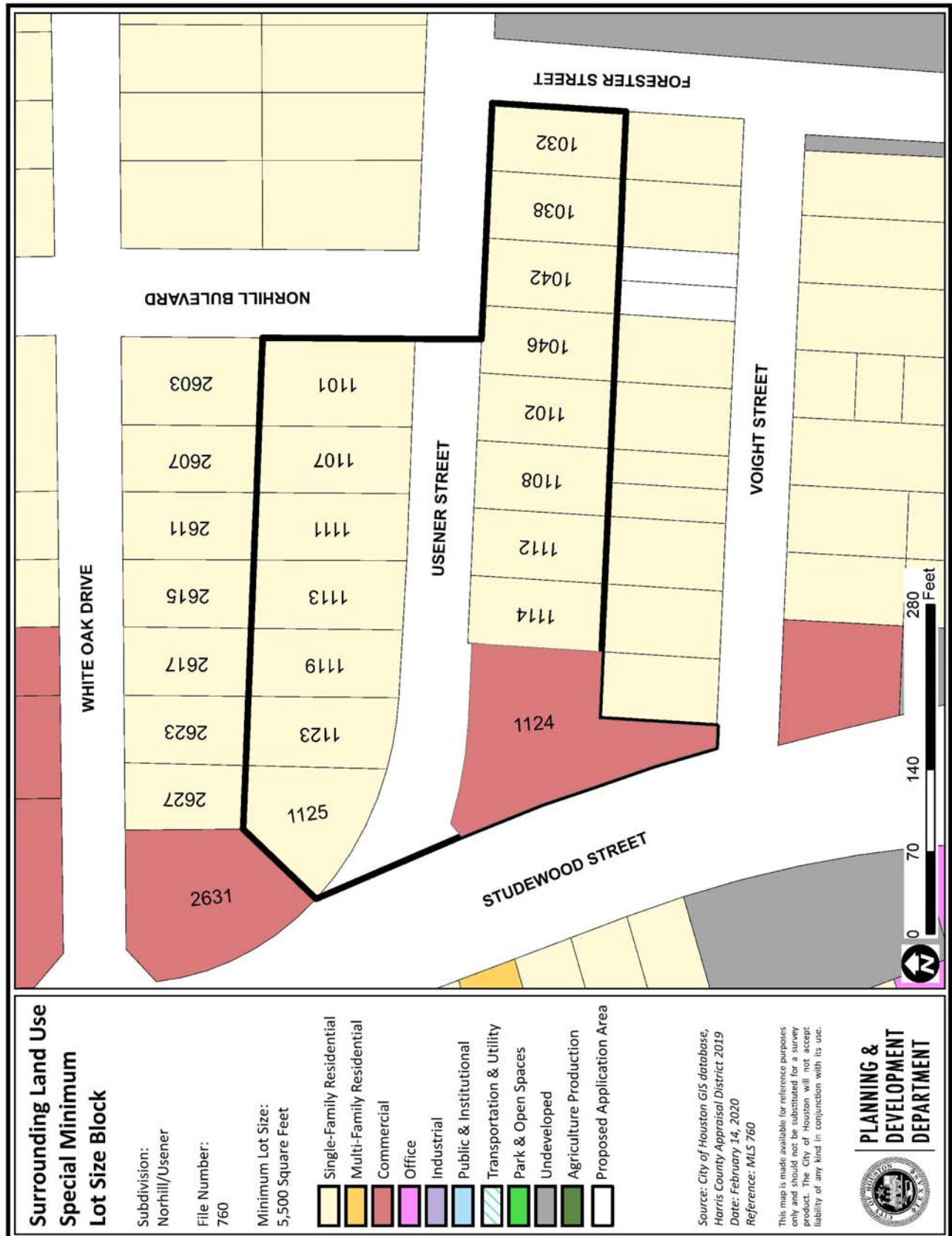
Total # of lots	12	Total sq. ft.	60,000	/ # of lots	5,000	average sq. ft.
					5,000	median sq. ft.

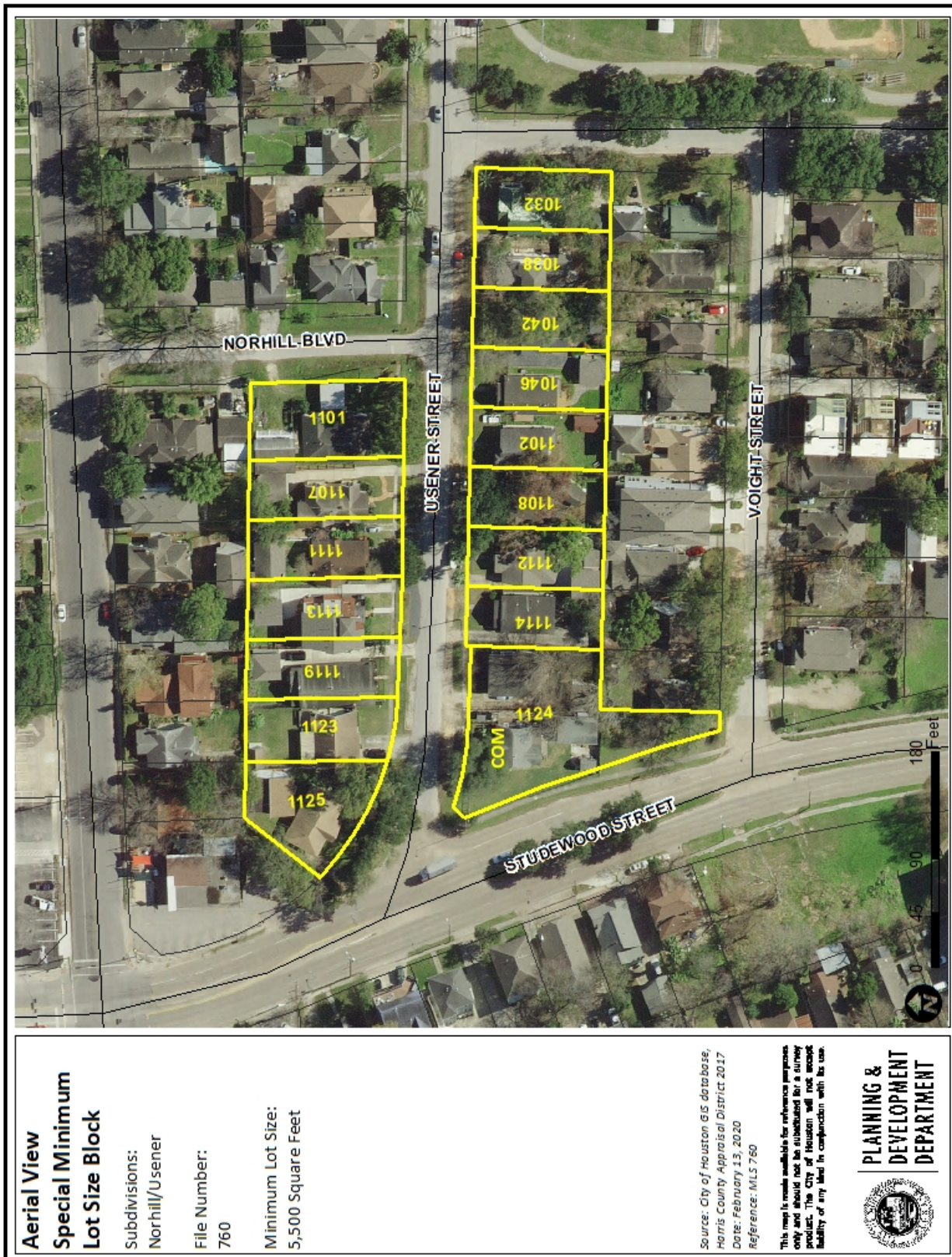
70 %

Lots ranked by size	Size	% by Area	Cumulative % by Area
1	5,000	8.3%	8.3%
2	5,000	8.3%	16.7%
3	5,000	8.3%	25.0%
4	5,000	8.3%	33.3%
5	5,000	8.3%	41.7%
6	5,000	8.3%	50.0%
7	5,000	8.3%	58.3%
8	5,000	8.3%	66.7%
9	5,000	8.3%	75.0%
10	5,000	8.3%	83.3%
11	5,000	8.3%	91.7%
12	5,000	8.3%	100.0%









From:

Sent: Thursday, February 6, 2020 2:45 PM

To: Marshall, Sasha - PD <Sasha.Marshall@houstontx.gov>

Subject: Minimum Lot Size, Usener St

[Message Came from Outside the City of Houston Mail System]

Sasha,

Hey we talked briefly last week about this Minimum lot size application. I (my company) owns 1032 Usener and we are currently building a duplex on it; it is permitted and underway. This minimum lot size would have a negative effect on the use of this property in the future as it essentially is having 2 units being built on it at this time and the total lot size is 5,500.

Along with that most of these lots have recent construction or older but solid well maintained homes. I do not see a need to determine any future use of these lots at this time. There is only one larger lot that would make sense to subdivide, at 1101 Usener. There is one older possible tear down along the south side of the Street at 1112 Usner but it is not a very large lot, plus it looks like they are maybe trying to work on it to restore it (I saw a foundation repair guy there).

With that said I am against this minimum lot size application at this time and hope it does not pass. If it does I need to find a way to not have it impact our duplex at 1032 Usener.

Thanks,

Joe Tomczak

Abbcott.com

January 23, 2020

To: Ms. Sasha-Joi Marshall Smith

City of Houston Planning and Development

611 Walker, 6th Floor

Houston, Texas 77002

RECEIVED

JAN 28 2020

PLANNING AND DEVELOPMENT
DIRECTOR'S OFFICE

This is a follow up of our discussion today regarding the minimum lot size on 1000 and 1100 block of Usener street regarding future development. I am the owner of lot 1125 Usener since 1981. My reason to purchase this lot which currently has a duplex on it was to replace it with two town houses. My lot is on the north side of Usener and has approximately 7600 square footage which is more than the other lots. My lot has commercial developments on three sides. Also my lot is restricted to residential use only as it is in the Norhill subdivision. Therefore in order to get maximum value and usage of my lot, my only option is to build two town houses. Therefore, I am very opposed to this Special Minimum Lot Size Block Application. Please enter my protest to the Planning and Development Department.

Your truly,

Frank E. Tilton 

