

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, MAY 14, 2020
2:30PM



VIRTUAL ELECTRONIC MEETING

Via: [Join Microsoft Teams Meeting](#)

WEB: <https://bit.ly/3cmQvEO>

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

CONFERENCE ID: 285 411 221#

SUBMIT WRITTEN COMMENTS OR SIGN UP TO SPEAK AT:

speakercomments.pc@houstontx.gov

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

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 for virtual meetings:

1. Anyone wishing to speak before the Commission should sign up to speak via phone 832-393-6624 or email Speakercomments.pc@houstontx.gov, 24 hours in advance preferred.
2. If the speaker wishes to discuss a specific item on the agenda of the Commission, it should be noted in the email or when the speaker calls.
3. All comments submitted in writing or by phone will be read into the record by staff.
4. Keep your phone or computer on "MUTE" unless identified by the Chair to speak. When your name is called, unmute your phone by pressing your mute button or *6, or unmute your computer. State your name, spell your last name, and make your comments. When you are done, please mute yourself.
5. If the speaker wishes to discuss any subject not otherwise on the agenda, time will be allocated or allotted after all agenda items have been processed and "public comments" are taken.
6. For each item, the applicant is given first opportunity to speak and is allowed two minutes for an opening presentation. The applicant is also allowed a rebuttal after all speakers have been heard; two additional minutes will be allowed.
5. Speakers will be allowed two minutes each for specially called hearing items, replats with notice, variances, and special exceptions.
6. Speakers will be allowed 1 minute each for all consent agenda items.
7. If a speaker has a translator (foreign language or sign language), that individual will be given twice the amount of time.
8. When an item has been deferred to a future agenda, speakers will be allowed to speak again when the item appears on the next agenda, but will be limited to one minute.

9. Time limits will not apply to elected officials.

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

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

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

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

Limitations on the Authority of the Planning Commission

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

Contacting the Planning Commission

Should you have materials or information that you would like for the Planning Commission members to have pertaining to a particular item on their agenda, contact staff at 832-393-6600. Staff can either incorporate materials within the Agenda packets, or can forward or distribute at the meeting.

Contacting the Planning Department

The Planning and Development Department is located at 611 Walker Street on the Sixth Floor. Code Enforcement is located at 1002 Washington Street.

Mailing address is:

P.O. Box 1562

Houston, Texas 77251-1562

Website is www.houstonplanning.com

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 www.houstonplanning.com. 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.

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

Due to health and safety concerns related to the COVID-19 coronavirus, the Houston Planning Commission will conduct meetings by videoconference for the duration of social distancing restrictions. The Commission will be participating by videoconference using Microsoft Teams in accordance with the provision of Section 551.127 of the Texas Government Code that have not been suspended by order of the Governor. This platform will allow for two-way video/audio communication with the members of the Houston Planning Commission.

To join the April 30th Houston Planning Commission please see the following options:

- Join via Microsoft Teams by installing the Microsoft Teams app; or
- Join via Web Browser: (<https://bit.ly/3cmQvEO>); or
- Join via Phone: [+1 936-755-1521](tel:+19367551521) Conference ID: 285 411 221#

Visit website (ftp://edrc.houstontx.gov/2020/2020-10_DraftAgenda.pdf) for agenda details.

This online document is preliminary. It may not contain all the relevant materials and information that the Planning Commission will consider at its meeting. The final agenda is posted at City Hall 72 hours prior to the Planning Commission meeting.

Houston Planning Commission

AGENDA

May 14, 2020 2:30 p.m. via Microsoft Teams

Call to Order

Director's Report

Approval of the April 30, 2020 Planning Commission Meeting Minutes

- I. **Presentation of Public Comments of Chapter 42 Amendments** (Dipti Mathur)
- II. **Presentation of Public Comments for the Three Walkable Place Pilot Area Plans (Hogan, Midtown, Emancipation)** (Muxian Fang)
- III. **Platting Activity (Subdivision and Development plats)**
 - a. Consent Subdivision Plats (John Cedillo)
 - b. Replats (John Cedillo)
 - c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Devin Crittle, and Lyndy Morris)
 - d. Subdivision Plats with Variance Requests (Lyndy Morris, Tammi Williamson, Aracely Rodriguez, Devin Crittle, Geoff Butler, Homero Guajardo Alegria)
 - e. Subdivision Plats with Special Exception Requests
 - f. Reconsiderations of Requirement (Homero Guajardo Alegria and Geoff Butler)
 - 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 (Jose Mendoza)
- IV. **Establish a public hearing date of June 11, 2020**
 - a. Acre Villa of Park Place partial replat no 1
 - b. Braburn Terrace Sec 1 partial replat no 2
 - c. Craig Woods partial replat no 27
 - d. Enchanted Oaks Sec 2 partial replat no 1 and extension
 - e. Long Point Acres partial replat no 6
 - f. Washington Terrace partial replat no 6
 - g. Washington Terrace partial replat no 7
 - h. Washington Terrace partial replat no 8
- V. **Consideration of an Off-Street Parking Variance for a property located at 4620 Center Street** (Jose Mendoza)
- VI. **Public Comment**
- VII. **Adjournment**

Minutes of the Houston Planning Commission

(A recording of the full proceedings is on file in the Planning and Development Department)

April 30, 2020

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/3cmQvEO>
2:30 p.m.

Call to Order

Chair Martha L. Stein called the meeting to order at 2:39 p.m. with a roll call vote and a quorum present.

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 Robins

Ileana Rodriguez

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Arrived 3:06 pm during item #92

Meera D. Victor

Scott Cain for

Absent

Commissioner James Noack

Maggie Dalton for

Absent

The Honorable KP George

Loyd Smith

Present

The Honorable Lina Hidalgo

EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Yuhayna H. Mahmud

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development

CHAIR'S REPORT

The Chair's Report was given by Martha L. Stein, Chair of the Houston Planning Commission.

DIRECTOR'S REPORT

The Director's Report was given by Margaret Wallace Brown, Director, Planning and Development Department.

APPROVAL OF THE APRIL 16, 2020 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the April 16, 2020 Planning Commission meeting minutes.

Motion: **Garza**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 87)

Items removed for separate consideration: **8, 9, 10, 11, 12, 13, 16, 18, 23, 24, 25, 26, 27, 28, 29, 77 and 87.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 87 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 87 subject to the CPC 101 form conditions.

Motion: **Jones**

Second: **Porras-Pirtle**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **8, 9, 10, 11, 12, 13, 16, 18, 23, 24, 25, 26, 27, 28, 29, 77 and 87**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for items **8, 9, 10, 11, 12, 13, 16, 18, 23, 24, 25, 26, 27, 28, 29, 77 and 87**, subject to the CPC 101 form conditions.

Motion: **Baldwin**

Second: **Clark**

Vote: **Unanimous**

Recused: **Alleman
Heisch and Sigler**

C PUBLIC HEARINGS

88 Blueridge Sec 2 partial replat no 1

C3N

Defer

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

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

Motion: **Bryant**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

89 Capital Greater Heights 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: **Alleman**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

90 Craig Woods partial replat no 26.

C3N

Defer

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

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

Motion: **Sigler**

Second: **Rodriguez**

Vote: **Unanimous**

Abstaining: **None**

91 Crestmont Park Sec 1 partial replat no 1

C3N

Withdrawn

92 East End on the Bayou Sec 3 replat no 1 and extension

C3N

Defer

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

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

Motion: **Baldwin**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **Rosenberg**

Speaker: Joseph Solis - supportive.

- 93 Laverne Springs partial replat no C3N 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: **Mares** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 94 Melody Oaks partial replat no 22 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: **Bryant** Second: **Victor** Vote: **Unanimous** Abstaining: **None**
- 95 Neuen Manor partial replat no 17 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: **Jones** Second: **Alleman** Vote: **Unanimous** Abstaining: **Heisch**
- 96 Pine Briar Addition replat no 1 C3N Approve**
partial replat no 1 and extension
 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: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 97 Saint Charles Quarter C3N Defer**
 Staff recommendation: Defer the application for two weeks per applicant's request.
 Commission action: Deferred the application for two weeks per applicant's request.
 Motion: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 98 Stoneworks Mansfield Park 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: **Abraham** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 99 Terraces on Texas Avenue 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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 100 Westheimer Manor partial replat no 2 C3N Defer**
 Staff recommendation: Defer the application for two weeks per applicant's request.
 Commission action: Deferred the application for two weeks per applicant's request.
 Motion: **Tahir** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
- 101 Willow Trace Sec 1 partial replat C3N Approve**
no 1 and extension
 Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Mares** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
 Speakers: Jolie Craft, applicant – supportive; Brian Krebs, Karen Windeman, Victor Pena, Kimberly Carter, Jorge Garcia, Hali Zidiky, Al Adorno and Patrick Laskey – opposed.

102 Woodleigh partial replat no 2 and extension 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

103 Bass Enclave C2R 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: **Abraham** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

104 Deville Landing C3R Approve

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

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

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

105 Engelke Place C2R Defer

Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.

Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.

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

106 Houston Heights partial replat no 27 C2R Defer

Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.

Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.

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

Speaker: John Blackburn – opposed.

107 Houston Texas Fire Fighters Federal Credit Union North C2R Defer

Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.

Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.

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

Speakers: Carlos Espinoza Y Sanchez, applicant – supportive; Emely Baruque – opposed.

Items 108 and 109 were taken together at this time and voted on separately.

108 Katy Legacy GP GP Defer

Staff recommendation: Deny the variance(s) to exceed intersection spacing along Peek Road and along the western boundary and grant the Variance to exceed intersection spacing along Stockdick School Road and approve the plat subject to the CPC 101 form conditions.

Commission action: Deferred the application for two weeks to give the applicant time to meet with Harris County regarding a pedestrian circulation plan.

Motion: **Nelson** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
Speaker: Shawn Massock, applicant – supportive.

109 Katy Legacy Sec 1 C3P Defer

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

Commission action: Deferred the application for two weeks to give applicant time to meet with Harris County regarding a pedestrian circulation plan.

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

110 North Harris County Regional Water Authority Regional Pump Station C2 Approve

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

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

Motion: **Nelson** Second: **Jones** Vote: **Unanimous** Recused: **Victor**

111 Pinecrest Sec 5 C3P Approve

Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.

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

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

Speaker: Kent Marsh, applicant – supportive.

112 SLD and HJK Investments C3R Approve

Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.

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

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

113 TC Jester Place C1 Approve

Staff recommendation: Grant the variance(s) and approve the plats subject to the CPC 101 form conditions.

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

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

E SPECIAL EXCEPTIONS

114 Breckenridge West Sec 10 C3P 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: **Baldwin** Second: **Jones** Vote: **Unanimous** Recused: **Heisch**

Speaker: Daniel Valdez, applicant – supportive.

F RECONSIDERATION OF REQUIREMENTS

115 East Heights at Airline**C3P****Approve**

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: **Sigler**Second: **Alleman**Vote: **Unanimous**Abstaining: **None****Items G, H, and I were taken together at this time.****G EXTENSIONS OF APPROVAL**

116	Avenue J Development	EOA	Approve
117	BTS Capital Inc	EOA	Approve
118	Melrose Place Reserve	EOA	Approve
119	Springwoods Village District Sec 5	EOA	Approve
120	Springwoods Village District Sec 6	EOA	Approve
121	Springwoods Village Parkway Street Dedication Sec 4	EOA	Approve
122	Springwoods Village Parkway Street Dedication Sec 5	EOA	Approve
123	Steeplechase Sec 1 partial replat no 1 and extension	EOA	Approve
124	Windrow Sec 2	EOA	Approve

**H NAME CHANGES
NONE****I CERTIFICATES OF COMPLIANCE**

125	10026 Gaines Road	COC	Approve
126	25324 Ravencrest Drive	COC	Approve

Staff recommendation: Approve staff's recommendation for items 116-126.

Commission action: Approved staff's recommendation for items 116-126.

Motion: **Victor**Second: **Heisch**Vote: **Unanimous**Abstaining: **None****J ADMINISTRATIVE
NONE****K DEVELOPMENT PLATS WITH VARIANCE REQUESTS
NONE****II. ESTABLISH A PUBLIC HEARING DATE OF MAY 14, 2020 FOR:**

- a. Brundage Woods replat no 2 and extension
- b. Cypress Creek Plaza partial replat no 1
- c. Melbourne Place Sec 1 partial replat no 2
- d. Melbourne Place Sec 1 partial replat no 3
- e. Neuen Manor partial replat no 18
- f. Oak Forest of La Sierra partial replat no 1
- g. South Main Estates Sec 2 partial replat no 1
- h. Spring Oaks replat no 1 partial replat no 4
- i. Washington Terrace partial replat no 5

Staff recommendation: Establish a public hearing date of May 28, 2020 for item II a-i.

Commission action: Established a public hearing date of May 28, 2020 for item II a-i.

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

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

Staff recommendation: Approve the Hotel/Motel variance.

Commission action: Approved the Hotel/Motel variance.

Motion: **Porras-Pirtle** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**IV. PUBLIC COMMENT
NONE**

V. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 5:04 p.m.

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

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

Chapter 42 Minor Technical Amendments

Summary of proposed changes:

- 1. Subdivision Naming Standards for Public Hearing applications:** Amend Sec 42-41 to remove the extra naming convention requirement for partial replats requiring public notification. Instead, like all other subdivision plat types, a unique subdivision name would be required. The name of the preceding subdivision(s) will still be required within the legal description on the face of the plat to maintain the connection to the preceding subdivision(s).

Sec. 42-41. - Additional requirements—All subdivision plats.

Each ~~preliminary or final subdivision~~ plat submittal, regardless of class, shall:

- (1) State the proposed name of the subdivision, which shall ~~conform to the following requirements:~~

~~a. The name shall~~ not be a duplicate of any subdivision or development of record within the city or its extraterritorial jurisdiction; ~~and~~

~~b. The name of a subdivision plat subject to the provisions of section 42-49 of this Code that is a partial replat of a preceding subdivision plat where all of the lots in the preceding plat are subject to the same separately filed deed restrictions shall be the name of the prior subdivision plat followed by "partial replat no. X", where "X" represents the next sequential number of partial replats of the prior subdivision. To illustrate, the first partial replat of "Sunny Land Subdivision" would be named "Sunny Land Subdivision partial replat no 1," the second partial replat would be named "Sunny Land Subdivision partial replat no 2," and so on;~~

- (2) Provide the legal description of the property proposed to be subdivided, including the name of all the preceding subdivisions, as applicable, the name of the county, survey and abstract number and a reference to the nearest corner or street right-of-way intersection in the general area;
- (3) Show the location of all streets, shared driveways, alleys and easements within the subdivision plat boundaries;
- (4) Show the location of all building lines required by this chapter;
- (5) State the total acreage within the subdivision and the total number of lots, blocks and reserves;
- (6) Identify the owner of the property. If the owner of the property is not a natural person, state the name of the entity along with the name of the individual authorized to execute the subdivision plat on behalf of the entity;
- (7) Identify the person or firm who prepared the plat;
- (8) Indicate the date on which the plat was drawn;

- (9) Provide a north arrow;
- (10) Orient the layout of the subdivision with north to the top of the drawing;
- (11) Provide the numeric and graphic scale for the subdivision;
- (12) Orient the subdivision within the larger area by providing a vicinity map;
- (13) Draw plat boundaries with heavy lines to indicate the subdivided area;
- (14) Identify adjacent areas outside the plat boundaries indicating the name of the adjacent subdivisions, churches, schools, parks, bayous and drainage ways, acreage and all existing streets, easements, pipelines and other restricted uses;
- (15) Identify blocks and lots within a subdivision by consecutive numbers; lot numbering may be cumulative throughout the subdivision so long as the numbering system continues from block to block in a uniform manner; and
- (16) Identify reserves by alphabetical letter.

2. Notification Sign Requirements: Amend Sections 42-49 and 42-83 to revise the notification area, and to require the removal of the notification sign(s) within 30 days of the application being acted upon by the Commission, withdrawn by the applicant, or otherwise deemed incomplete or inactive by staff.

3. Amend Section 42-49 to require additional days of notification.

4. Amend Section 42-49(a) removing the reference to the state law section, to require a public hearing for replat and conform to amendments made in the legislature.

5. Adding a new Section 42-84 on the process for protests on replats requiring a variance.

Sec. 42-49. - Replats requiring notification of adjacent property owners.

~~(a) (a) — A subdivision plat that is a replat of a subdivision or a part of a subdivision must conform to the requirements of this section if any lot in the preceding plat was limited by deed restrictions to single family residential use for not more than two single family residential units per lot. subject to the provisions of section 212.015 of chapter 212~~

~~(a)(b)~~ A replat filed under this section shall provide the following:

~~(1) A written statement indicating the applicant's intention to seek commission approval under the requirements of section 212.015 of chapter 212.~~

~~(21)~~ The information required in the form specified by the director to provide notification in accordance with this section, and:-

~~(32)~~ All costs for notice as set forth in the city fee schedule. ~~associated with the notice provisions of this section.~~

~~(bc)~~ The applicant shall cause notice of the required public hearing to be published ~~before the 15th day a minimum of 20 days~~ before the date of the public hearing in a newspaper of general circulation in Harris, Fort Bend and Montgomery Counties upon authorization by the director, which shall be given after the commission establishes the date for the public hearing.

Prior to commission consideration of the subdivision replat, the applicant shall provide an affidavit of publication to the department.

(~~ed~~) The applicant shall ~~post at least one sign on~~ give notice of the proposed replat by posting at least one sign on each improved public street or private roadway adjacent to the property that is the subject of the replat a minimum of 20 days before ~~before the 15th day before~~ the date of the public hearing. ~~sign shall face each public right-of-way bordering the site and t~~ The lettering on ~~each~~ the sign shall be legible from a vehicle within the ~~public right-of-way paved area~~. Each sign shall be a minimum of four by eight feet in size and shall be posted no more than 15 feet from the public right-of-way. The applicant shall use reasonable efforts to maintain each required sign on the site before the close of the public hearing. The applicant shall remove the sign within 30 days of the application being acted upon by the Commission, withdrawn by the applicant, or otherwise deemed inactive by the director.

(~~de~~) The director shall give notice of a public hearing by mailing a letter, first class, postage paid, to the owners of all lots or tracts that are within 250 feet of the boundary of the subdivision plat ~~as well as all lots or tracts that are 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 as shown on the most current appraisal district records before the 15th day before~~ a minimum of 20 days before the first meeting at which the commission will first consider the application;

(~~ef~~) The director shall give notice of a public hearing by mailing a letter by first class, postage paid, or by electronic mail message to the following as soon as reasonably possible before the first meeting at which the commission will consider the application-:

(1) each neighborhood association with defined boundaries, registered with defined boundaries with the department in whose area the subdivision plat is located;

(2) the councilmembers office in which district(s) the subdivision plat is located;

(3) all at-large councilmember offices;

(4) the Super-Neighborhood Alliance; and

(5) any management districts and tax increment reinvestment zones in which the subdivision plat is located.

(g) If the replat requires a variance or special exception, the requirements of section 42-84 also apply.

Sec. 42-83. - Notification of applications for variance or special exception.

(a) The director shall give the notice required by subsections 42-81 ~~(g)~~ (f) and 42-82(f) of this Code by:

(1) Either:

a. Mailing a letter to the owners of all lots or tracts that are within 250 feet of the boundary of the general plan, subdivision plat or development plat ~~as well as all lots or tracts that are 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 as shown on the most current appraisal district records not less than the seventh day~~ a minimum of 20 days

before the first meeting at which the commission will first consider the application;
or

b. By causing the information to be readily available to the public in an electronic format* and

(2) By letter mailed first class mail, postage paid, or by electronic mail message to each neighborhood association registered with defined boundaries with the department in whose area the general plan or plat is located as soon as reasonably possible before the first meeting at which the commission will consider the application.

(b) The applicant shall give the notice required by subsections 42-81 ~~(g)(f)~~ and 42-82(f) of this Code by posting at least one sign on each improved public street or private roadway adjacent to the property that is the subject of the general plan or plat ~~before the tenth day a minimum of 20 days~~ before the date of the meeting at which the commission will first consider the application. ~~A sign shall face each public street or private roadway bordering the site, provided, however, that if~~ If more than four signs would be required to be posted, the applicant may request the director to approve an alternative number and location of signs. The director ~~shall~~ may approve an alternative to the number and location of signs required by this subsection in excess of four upon determining that the alternative will provide maximum visibility and obtain the objectives of this section without unduly burdening the applicant. Each sign shall be a minimum of four by eight feet in size and shall be posted no more than 15 feet from the public street or private roadway. The lettering on the sign shall be legible from the public street or private roadway. The applicant shall use reasonable efforts to maintain each required sign on the site until the close of the meeting at which the commission acts on the application.

(c) Required ~~The signs~~ shall provide the following information:

(1) The application number of the plat and the fact that a variance or special exception is being requested;

(2) The date, time, and place of the meeting at which the commission will next consider the application, updated to reflect any changes in the date, time, and place of the meeting, including if the applicant's plat is deferred by the commission, or if the public hearing is postponed for any reason;

(3) The proposed land uses of the property, if known;

(4) A telephone number of the applicant to call for additional information; and

(5) A department telephone number to call for additional information.

(ed) The applicant shall remove the signs within 30 days of the application being acted upon by the Commission, withdrawn by the applicant, or otherwise deemed inactive by the director.

Sec. 42-84. Replats with a variance—Protest procedure, required vote.

(a) If the proposed replat requires a variance or special exception 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.

1 (b) To constitute a legal protest, written instruments signed by the owners of at least 20 percent
2 of the area of the lots or land immediately adjoining the area covered by the proposed replat
3 and extending 200 feet from that area, but within the original subdivision, must be filed with
4 the municipal planning commission or governing body, or both, prior to the close of the public
5 hearing.

6
7 (c) In computing the percentage of land area under subsection (b), the area of streets and alleys
8 shall be included.

9
10 (d) Compliance with subsections (b) and (c) is not required for approval of a replat of part of a
11 preceding plat if the area to be replatted was designated or reserved for other than single
12 or duplex family residential use by notation on the last legally recorded plat or in the legally
13 recorded restrictions applicable to the plat.
14

Chapter 42 amendments

Public Comment Matrix with Staff Recommendations

May 14, 2020



PLANNING &
DEVELOPMENT
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#	Topic	Section(s)	Comment Summary	Staff Recommendation
1	Notification requirements	42-49 (a), Page 2, Lines 25-28	Clarify- preceding plat. Does face of the plat single family restriction require PH with notification?	Amend. Revise language and clarify that PH is required if any preceding plat was ever restricted to single family residential use by the face of the plat restrictions or deed restrictions.
2		42-49 (d) Page 3, Line 11-12 and 42-83 (d) Page 4, Lines 34-35	Sign removal after the commission action must be within 45-60 days and not 30 days as proposed. It is more economical for the land owner to wait until clearing contractor arrives to clear the land and remove the signs.	Amend. Revise the ordinance to allow 60 days from the commission action for the removal of the notification signs.
3		42-49 (d)	Make notice sign requirements for Public Hearing and Variance applications the same.	Amend. Revise the ordinance to add the variance sign requirements to the public hearing sign requirements.
4		42-49 (e) Page 3, Line 13-19	The notification area should be calculated by lot sizes rather than a fixed radius to account for varying population density throughout the city.	No Change. All PH, VAR, SP notification will be posted on the department's website for ease of use and sharing purposes for the neighborhoods 20 days prior to the commission meeting. The additional time and website posting would allow

5			Notification area must extend to at least one mile when the lot sizes are big.	time for the information to reach to more residents than just within the notification area. These changes will also allow the neighborhoods reasonable time to meet and prepare for the planning commission meetings.
6			SMLSA areas must require notification when any property is replatted within its boundaries. The notification area should cover 1/2-mile radius.	No Change. This request will require a sub-committee level discussion.
7		42-49 (f) Page 3, Line 13-19	Add Civic Associations and Super neighborhoods to the notification list.	Amend. Add Super-neighborhoods to the list of organizations to be notified. Neighborhood associations including registered civic associations are already part of the existing organizations who are notified per the current ordinance. Additionally, notification will also be available on Department's website for civic associations and other organizations to follow.
8	PH process	42-84 (a)	Clarify language to exclude variance with no Public hearings from requiring supermajority vote.	Amend. Add language to 42-84 - to include proposed replats requiring PH per 42-49. No affirmative vote is required for plats that do not require PH.

Proposed Walkable Place Pilot Area Plans

Public Comment Matrix with Staff Recommendations

May 14, 2020



**PLANNING &
DEVELOPMENT
DEPARTMENT**

#	Pilot Area	Comment Summary	Staff Recommendation
1	Midtown	Designate Alabama Street and Almeda/ Crawford Street as Primary WP Streets as they are vibrant commercial corridors.	Amend. Designate Alabama Street and Almeda/ Crawford Street south of Holman Street as Primary WP Streets.
2		Increase ground floor façade transparency along WP and TOD Streets to 40-60% for non-single-family residential uses.	Amend. <ol style="list-style-type: none"> 1. A minimum of 50% of the ground floor façade along a primary street. 2. A minimum of 40% of the ground floor façade along a secondary street. 3. A building that fronts three or more WP or TOD Streets may have one (1) non-primary street that is exempt from the transparency requirement.
3		“Transparency” into automotive uses should not count toward the ground floor transparency requirement.	Amend. Have ground floor façade transparency calculated based on transparency into interior “occupiable” space. Occupiable space means an area inside a building intended for human activities (live, work, play, worship, shop, eat, or similar). It excludes areas such as storage or utility areas, parking garages, loading docks, etc.
4	Emancipation Avenue	None	N/A
5	Hogan/ Lorraine St	None	N/A

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
A-Consent				
1	Arteka	C2		Approve the plat subject to the conditions listed
2	Bauer Sunlight Drive Street Dedication Sec 2	SP	DEF1	Approve the plat subject to the conditions listed
3	Beckendorff Place	C3P	DEF1	Approve the plat subject to the conditions listed
4	Braemar Village Sec 1	C3F		Approve the plat subject to the conditions listed
5	Buffalo Business Park	C2		Approve the plat subject to the conditions listed
6	Canterbury Estates Sec 1	C2		Defer Chapter 42 planning standards
7	Capital Greater Heights partial replat no 1	C3F		Approve the plat subject to the conditions listed
8	CenterPoint Energy Bluebonnet Point Reserve	C3F		Defer for further study and review
9	Cypress Fairbanks ISD Matzke Road Multi Use Facilities	C3P		Approve the plat subject to the conditions listed
10	Cypress Heights Drive Street Dedication Sec 2	SP		Approve the plat subject to the conditions listed
11	Cypress Oaks North Sec 1	C3F		Approve the plat subject to the conditions listed
12	Declaration Houston Inc	C2		Approve the plat subject to the conditions listed
13	Dennison Tract	C3F		Defer Applicant request
14	Hafer Road Business Park	C2		Defer Additional information reqd
15	Harris County MUD no 171 Lift Station no 4	C2		Approve the plat subject to the conditions listed
16	Jasmine Heights Sec 17	C3F		Approve the plat subject to the conditions listed
17	Longenbaugh Road and Winward Reserves	C3P		Approve the plat subject to the conditions listed
18	Marvida Sec 3	C3F		Approve the plat subject to the conditions listed
19	Melody Oaks partial replat no 22	C3F		Approve the plat subject to the conditions listed
20	Memorial Center	C2		Approve the plat subject to the conditions listed
21	Navidad Holdings Katy	C2	DEF1	Approve the plat subject to the conditions listed
22	Northpointe East Business Park Sec 1	C3F		Approve the plat subject to the conditions listed
23	Orchard Seeded Ranches GP	GP	DEF1	Approve the plat subject to the conditions listed
24	Park at Live Oak replat no 1 and extension	C3F		Approve the plat subject to the conditions listed
25	Pearl Plantation	C2		Defer for further study and review
26	Pine Briar Addition replat no 1 partial replat no 1 and extension	C3F		Approve the plat subject to the conditions listed
27	Pine Grove Sec 1	C3F		Approve the plat subject to the conditions listed
28	Pitts Road Street Dedication Sec 1	SP		Approve the plat subject to the conditions listed
29	Public Storage Store no TX25880	C2		Approve the plat subject to the conditions listed
30	Reserve in Memorial Sec 1	C3F		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
31	Robins Landing Detention	C2		Approve the plat subject to the conditions listed
32	Rose Meadow Farms Sec 4	C3P		Approve the plat subject to the conditions listed
33	Saqib Cypress Rosehill Reserve	C2	DEF2	Withdrawn
34	Springwood at Aliana	C2		Approve the plat subject to the conditions listed
35	Stoneworks Mansfield Park	C3F		Approve the plat subject to the conditions listed
36	Trac Business Park	C2		Defer Additional information reqd
37	Truck Stop at Beltway 8	C2		Approve the plat subject to the conditions listed
38	Villatoro Place on Clara	C2	DEF1	Defer Chapter 42 planning standards
39	West Belfort Gaston Storage	C2	DEF1	Approve the plat subject to the conditions listed
40	West Road Street Dedication Sec 3	SP		Approve the plat subject to the conditions listed
41	Westgreen Boulevard Street Dedication Sec 7	SP		Approve the plat subject to the conditions listed
42	Willow Trace Sec 1 partial replat no 1 and extension	C3F		Approve the plat subject to the conditions listed
43	Windmill Lakes Villas replat no 1	C3F		Approve the plat subject to the conditions listed
44	Woodleigh partial replat no 2 and extension	C3F		Defer Applicant request

B-Replats

45	Acorn Grove Sec 2	C3R	DEF1	Defer Applicant request
46	Airline Retail	C2R		Approve the plat subject to the conditions listed
47	Allen Estates at Maybell	C2R	DEF1	Approve the plat subject to the conditions listed
48	Beauty Empire	C2R		Approve the plat subject to the conditions listed
49	Bennington Hills	C2R	DEF1	Defer Chapter 42 planning standards
50	Calidad Crossing	C2R	DEF2	Approve the plat subject to the conditions listed
51	Channelview Park	C3R	DEF2	Approve the plat subject to the conditions listed
52	City Gate Sec 5	C3R		Approve the plat subject to the conditions listed
53	City Gate Sec 6	C3R		Approve the plat subject to the conditions listed
54	Cypress Grove	C2R	DEF1	Disapprove
55	Dena Estates	C2R		Approve the plat subject to the conditions listed
56	Drew Too	C2R		Defer Additional information reqd
57	East Bayou Terrace	C2R	DEF1	Defer Additional information reqd
58	Edloe Acres	C2R		Defer Chapter 42 planning standards
59	Enclave at De Soto	C3R		Approve the plat subject to the conditions listed
60	Estates At Cochran	C2R		Approve the plat subject to the conditions listed
61	Fondren Heights	C2R		Approve the plat subject to the conditions listed
62	Hearthstone on Simmons	C2R	DEF1	Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
63	Hypercity Investments LLC on Scott Street	C2R		Approve the plat subject to the conditions listed
64	Ironclad on Burke	C2R		Approve the plat subject to the conditions listed
65	Jackrabbit Estates	C2R		Defer Additional information reqd
66	Johanna Landing	C3R	DEF1	Defer Chapter 42 planning standards
67	Joy Place	C2R		Approve the plat subject to the conditions listed
68	Kherington Place	C2R		Defer Additional information reqd
69	Kleb Korner	C2R		Approve the plat subject to the conditions listed
70	Main Office Building	C2R	DEF2	Disapprove
71	Mainer Terrace	C2R		Approve the plat subject to the conditions listed
72	Murdock Place	C3R		Defer Additional information reqd
73	Oats Corner	C2R		Approve the plat subject to the conditions listed
74	Peachtree Place	C2R	DEF1	Approve the plat subject to the conditions listed
75	Peek Entrepreneurs replat no 1	C2R		Defer for further study and review
76	Plaza at Allwood	C2R		Approve the plat subject to the conditions listed
77	Ramos Reserve	C2R		Defer further deed rests review reqd
78	Regents Park Manors	C2R	DEF1	Approve the plat subject to the conditions listed
79	Reserve at Gulfpoint partial replat no 1	C2R	DEF1	Defer Additional information reqd
80	Rosa Estates	C3R	DEF1	Approve the plat subject to the conditions listed
81	Royal Park Airtex	C3R	DEF1	Defer for further study and review
82	Serenity Grove One	C2R		Defer Additional information reqd
83	Somerset Green Sec 8	C3R		Approve the plat subject to the conditions listed
84	Stassen Court	C2R		Approve the plat subject to the conditions listed
85	Tommye Place	C2R		Defer Additional information reqd
86	Villas on Paul Quinn Street	C2R	DEF1	Defer Applicant request
87	Vinson Place	C2R	DEF1	Defer Chapter 42 planning standards
88	Vista Del Valle	C2R		Approve the plat subject to the conditions listed
89	Wheatley Place	C2R		Approve the plat subject to the conditions listed
90	Willard Street Landing	C2R		Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

91	Augusta Addition partial replat no 2	C3N		Defer Applicant request
92	Blueridge Sec 2 partial replat no 1	C3N	DEF1	Withdraw
93	Craig Woods partial replat no 26	C3N	DEF1	Approve the plat subject to the conditions listed
94	East End on the Bayou Sec 3 replat no 1 and extension	C3N	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
95	Echo Leaf	C3N		Defer Applicant request

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
96	Edgeworth Place Addition Sec 2 partial replat no 1	C3N		Approve the plat subject to the conditions listed
97	Griggs Road Villas	C3N		Approve the plat subject to the conditions listed
98	Kolfahl Estates replat no 1	C3N		Approve the plat subject to the conditions listed
99	Laverne Springs partial replat no 1	C3N	DEF1	Withdrawn
100	Ruburfield Subdivison no 66 partial replat no 2	C3N		Approve the plat subject to the conditions listed
101	Saint Charles Quarter	C3N	DEF1	Disapprove
102	Southgate partial replat no 3	C3N		Approve the plat subject to the conditions listed
103	Spring Branch Estates no 2 partial replat no 12	C3N		Approve the plat subject to the conditions listed
104	Westheimer Estates partial replat no 10	C3N		Approve the plat subject to the conditions listed
105	Westheimer Gardens partial replat no 4	C3N		Defer for further study and review
106	Westheimer Manor partial replat no 2	C3N	DEF1	Approve the plat subject to the conditions listed
107	Wrenwood partial replat no 1	C3N		Disapprove

D-Variances

108	Bass Enclave	C2R	DEF1	Defer Applicant request
109	Bridgeland Prairieland Village Lift Station no 2	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
110	Dwell at Lake Houston	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
111	Engelke Place	C2R	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
112	Houston Heights partial replat no 27	C2R	DEF1	Defer Applicant request
113	Houston Texas Fire Fighters Federal Credit Union North	C2R	DEF1	Defer Applicant request
114	Katy Legacy GP	GP	DEF1	Deny the requested variance(s), Grant the requested variance(s) and Approve the plat subject to the conditions listed
115	Katy Legacy Sec 1	C3P	DEF1	Approve the plat subject to the conditions listed
116	Paloma Estates	C2R		Defer Applicant request

E-Special Exceptions

None

F-Reconsideration of Requirements

117	Allison Park	C3R		Defer for further study and review
118	East Heights at Airline	C3P	DEF1	Defer Applicant request
119	Heritage Senior Residence	C2		Defer Additional information reqd
120	Republic Business Center	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
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G-Extensions of Approval

121	Balmoral Woodland Hills Reserve	EOA	Approved
122	Bammel Plaza North	EOA	Approved
123	Bammel Plaza South	EOA	Approved
124	Bridgeland Parkland Village Sec 43	EOA	Approved
125	Bridgeland Parkland Village Sec 44	EOA	Approved
126	Bridgeland Parkland Village Sec 45	EOA	Approved
127	Cypress Fairbanks ISD Perry Road Sec 1 replat no 1 and extension	EOA	Approved
128	Development at FM 2920	EOA	Approved
129	East River Sec 1	EOA	Approved
130	East River Sec 2	EOA	Approved
131	Greens Road Street Dedication Sec 3	EOA	Approved
132	Hiram Center	EOA	Approved
133	Katy Lakes Sec 3	EOA	Approved
134	Niko Nikos Restaurant partial replat no 1	EOA	Approved
135	Waterview Town Center Movie Theater	EOA	Approved
136	Wayside Village Sec 9	EOA	Approved
137	Wayside Village Sec 12	EOA	Approved

H-Name Changes

138	27216 Royal Coach	COC	Approve
139	21088 South St	COC	Approve
140	25389 Red Bird Ln	COC	Approve
141	991 Northpark Drive	COC	Approve

I-Certification of Compliance

None

J-Administrative

None

K-Development Plats with Variance Requests

142	5230 Redstart Street	DPV	Defer
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Off-Street Parking with Variance Requests

V	4620 Center Street	PV	Deny
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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 05/14/2020
Plat Name: Arteka
Developer: Global Logistics Trucking Inc
Applicant: Lone Star Surveying and Mapping
App No / Type: 2020-0660 C2

Total Acreage:	7.9998	Total Reserve Acreage:	7.9998
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:	Timber Lane Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77073	333F	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 061. Orient the layout of the plat with north to the top of the page (perpendicular to the bottom edge of the sheet) and provide a north arrow. Sec 42-41
- 185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. Sec 42-44(6)
- 187. Appendix C: Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. Sec 42-42(5), 44(6)
- 203. Provide complete Recordation Package when submitting plat for recordation. 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:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 05/14/2020
Plat Name: Arteka
Developer: Global Logistics Trucking Inc
Applicant: Lone Star Surveying and Mapping
App No / Type: 2020-0660 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 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)
HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 2
Action Date: 05/14/2020
Plat Name: Bauer Sunlight Drive Street Dedication Sec 2
Developer: LGI Homes
Applicant: Pape-Dawson Engineers
App No / Type: 2020-0633 SP

Total Acreage:	1.5330	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	285Q	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 1.) Coordinate with Harris County Engineer regarding agency markup.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
05/14/2020

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: 2
Action Date: 05/14/2020
Plat Name: Bauer Sunlight Drive Street Dedication Sec 2
Developer: LGI Homes
Applicant: Pape-Dawson Engineers
App No / Type: 2020-0633 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.

HPW-HW- IDS: Approve

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

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

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

Documentation of TxDOT approval for tie-in of Bauer Sunlight Drive with FM 2920 should be submitted with site plans. (HC permit regs, 5.06)

UVE and corner cut will be required when adjacent property owner plats (HC-permit regs)

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



Agenda Item: 3
Action Date: 05/14/2020
Plat Name: Beckendorff Place
Developer: Resilient Design Group
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-0626 C3P

Total Acreage:	6.1863	Total Reserve Acreage:	0.0487
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 2 PAE
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77449	405Y	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)

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.

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

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 05/14/2020
Plat Name: Beckendorff Place
Developer: Resilient Design Group
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-0626 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: Approve revised Plat and street names (Gricelda Lane, Ronero Lane).

HPW-HW- IDS: Approved

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

B.L. is missing.

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)

GIS calls out flood control easement at SW corner of plat. Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation (.TLGC-242.001h)

10'x10' cutback is required for minimum of 24' driveway w/10' radius on each side to avoid radius encroachment agreement by the adjacent property owners needed in the future. (COH geometric Design guidelines, 10-22)

PAE curve requirements need to conform with Chapter 42

callout street name at stub.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 4
Action Date: 05/14/2020
Plat Name: Braemar Village Sec 1
Developer: Pulte Homes of Texas, L.P.
Applicant: IDS Engineering Group
App No / Type: 2020-0703 C3F

Total Acreage:	21.2510	Total Reserve Acreage:	5.8590
Number of Lots:	119	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 368
County	Zip	Key Map ©	City / ETJ
Harris	77375	329A	ETJ

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 05/14/2020
Plat Name: Braemar Village Sec 1
Developer: Pulte Homes of Texas, L.P.
Applicant: IDS Engineering Group
App No / Type: 2020-0703 C3F

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 INO letter from pipeline company for street crossing prior to dedication (HC permit regs)
- NB left turn lane will be required on Hufsmith Kohrville Rd at Braemar Village Dr (COH geometric Design guidelines, 10-25)
- Plan and PLAT should be approved by Hufsmith Kohrville CIP project manager Brian Atwood (713-274-3959) (HC-permit regs, 5.06)
- show UVEs for Braemar Village Dr at Hufsmith Kohrville Rd (Chapter 10-COH geometric design guidelines, 10-23)

HPW-HW- IDS: Approved
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: 5
Action Date: 05/14/2020
Plat Name: Buffalo Business Park
Developer: Clay Development
Applicant: Gruller Surveying
App No / Type: 2020-0760 C2

Total Acreage:	3.5427	Total Reserve Acreage:	3.5427
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	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. Chapter 42
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. 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. Chapter 42
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



Action Date:
05/14/2020

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: 5
Action Date: 05/14/2020
Plat Name: Buffalo Business Park
Developer: Clay Development
Applicant: Gruller Surveying
App No / Type: 2020-0760 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.

HPW- TDO- Traffic: 05-13-2020

HPW/TDO/TRAFFIC MANAGEMENT INTERPOSES NO OBJECTION.

HPW-OCE-Traffic: 1. Driveway at median (COH IDM Chapter 15, sec 15.08-C.3.7)

Driveway located near the median opening must be centered with the median opening. If not possible it must be 75 feet from the median nose.

2. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2019))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to
PWEACCESSFORM@HOUSTONTX.GOV

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

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

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

Harris County Flood Control District: Flood Control review - Show Drainage ROW and top of bank along property, also provide Key Map information on the Vicinity Map.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 6
Action Date: 05/14/2020
Plat Name: Canterbury Estates Sec 1
Developer: Windrose
Applicant: Windrose
App No / Type: 2020-0765 C2

Total Acreage:	18.7005	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77532	379H	ETJ

Conditions and requirements for approval:

- 014. Establish building setback lines as indicated on the marked file copy. Sec 42-150 thru 160
- 047. Make minor corrections and additions as indicated on the marked file copy. Chapter 42
- 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:

The below comments were made by other agencies during this review period. These comments 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: 6
Action Date: 05/14/2020
Plat Name: Canterbury Estates Sec 1
Developer: Windrose
Applicant: Windrose
App No / Type: 2020-0765 C2

HPW- TDO- Traffic: 05-12-2020

HPW/TDO/Traffic Management interpose no objections.

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.

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

B.L. is missing.

Harris County Flood Control District: HCFCD will need a 77' drainage dedication from the north property boundary line regardless of any existing easements. (The adjacent landowner to the north will also be expected to dedicate 77'.) The subject plat shows an existing 35' drainage easement. Please provide the recordation information for the easement. Make sure the easement is shown and dimensioned correctly.

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)

Future road and Miller Wilson Road will need to be dedicated when western properties develop

Dedicate building lines on plat. See markup.

UVE should be checked at future road and Peters Road, and at future road and Miller Wilson 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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 05/14/2020
Plat Name: Capital Greater Heights partial replat no 1
Developer: Sandcastle Homes, Inc.
Applicant: The Interfield Group
App No / Type: 2020-0716 C3F

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:

- 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. 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: 7
Action Date: 05/14/2020
Plat Name: Capital Greater Heights partial replat no 1
Developer: Sandcastle Homes, Inc.
Applicant: The Interfield Group
App No / Type: 2020-0716 C3F

HPW-OCE-Traffic: 1. Sidewalks (COH IDM Chapter 10, sec 10.06-H)
6 ft wide sidewalk shall be installed along major thoroughfares and Transit Corridor and 5 ft wide sidewalk shall be installed along all other streets. All sidewalks shall comply with Chapter 10 of the Design Manual.
<https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards#agency-links-1471>

2. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)
Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property.

3. Alley (COH IDM Supplement Chapter 10.06)
Alley access shall comply with the proposed supplement to the City's infrastructure Design Manual City of Houston Ordinances and the IDM. The supplement can be found at:
<https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards#agency-links-1471>
(Click IDM Supplements – Chapter 10.06)

HPW-HW- IDS: 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 replat and the latest site survey to the wastewater and water capacity reservation application.
Submit applications online at [houstonpermittingcenter.org](https://www.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.
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.
HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 05/14/2020
Plat Name: CenterPoint Energy Bluebonnet Point Reserve
Developer: Pape-Dawson Engineers
Applicant: Pape-Dawson Engineers, Inc.
App No / Type: 2020-0706 C3F

Total Acreage:	5.4964	Total Reserve Acreage:	4.7012
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	NEW CANEY MUD
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	256U	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy. Chapter 42
- 207.1. Staff requests a two week deferral for further study and review

Commission Action:

Defer for further study and review



Action Date:
05/14/2020

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: 8
Action Date: 05/14/2020
Plat Name: CenterPoint Energy Bluebonnet Point Reserve
Developer: Pape-Dawson Engineers
Applicant: Pape-Dawson Engineers, Inc.
App No / Type: 2020-0706 C3F

HPW- TDO- Traffic: 05-13-2020

HPW/TDO/Traffic Management no comment.

HPW-HW- IDS: Approve

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

Addressing: Warning - Bluebonnet Shaving Road conflicting street name with the Major Thoroughfare Plan, which shows as Thelma Lane.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 9
Action Date: 05/14/2020
Plat Name: Cypress Fairbanks ISD Matzke Road Multi Use Facilities
Developer: West Belt Surveying, Inc.
Applicant: West Belt Surveying, Inc.
App No / Type: 2020-0772 C3P

Total Acreage:	25.6570	Total Reserve Acreage:	24.5540
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	77429	367R	ETJ

Conditions and requirements for approval:

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

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

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

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: 9
Action Date: 05/14/2020
Plat Name: Cypress Fairbanks ISD Matzke Road Multi Use Facilities
Developer: West Belt Surveying, Inc.
Applicant: West Belt Surveying, Inc.
App No / Type: 2020-0772 C3P

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

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

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

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

UVE should be checked at Matzke Road and Cypress N. Houston Road. (Chapter 10-COH geometric design guidelines, 10-23)

Traffic Impact Analysis will be required before the review of site development plan. (HC-permit regs, 12.02)

Documentation of TxDOT approval of driveway and tie-in for Matzke Road should be submitted with site plans. (HC permit regs, 5.06)

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 05/14/2020
Plat Name: Cypress Heights Drive Street Dedication Sec 2
Developer: Beazer Homes Texas, L.P., A Delaware Limited Partnership
Applicant: Costello, Inc.
App No / Type: 2020-0735 SP

Total Acreage:	2.8790	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286U	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: 10
Action Date: 05/14/2020
Plat Name: Cypress Heights Drive Street Dedication Sec 2
Developer: Beazer Homes Texas, L.P., A Delaware Limited Partnership
Applicant: Costello, Inc.
App No / Type: 2020-0735 SP

HPW-HW- IDS: APPROVE

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

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

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

Cypress Heights Drive STD sec 1 and reserves will need to be recorded prior to or simultaneously with this plat
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 11
Action Date: 05/14/2020
Plat Name: Cypress Oaks North Sec 1
Developer: JNC Development, Inc.
Applicant: Van De Wiele & Vogler, Inc.
App No / Type: 2020-0763 C3F

Total Acreage:	31.5080	Total Reserve Acreage:	9.7590
Number of Lots:	150	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	406J	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:

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PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 05/14/2020
Plat Name: Cypress Oaks North Sec 1
Developer: JNC Development, Inc.
Applicant: Van De Wiele & Vogler, Inc.
App No / Type: 2020-0763 C3F

Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: No Comment

Addressing: Pursuant to Ch.41 Code of Ordinance, a street name shall change at a near 90 degree bend. Therefore, please change / add a street name at North end of bend in Tuscan Cypress 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. (Chapter 42)
County prefers 21 foot tangent distance for corner lots (see markup)
25' x 25' corner cuts on all 4 corners of Westgreen/Cypress juniper Drive intersection (COH geometric Design guidelines, 10-22)
UVE should be checked at Cypress Juniper Drive and Westgreen Blvd. (Chapter 10-COH geometric design guidelines, 10-23)
NB & SB left turn lane should be provided on Westgreen Blvd at Cypress Juniper Drive. (COH geometric Design guidelines, 10-25)
Sidewalk should be extended to existing school sidewalks.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 12
Action Date: 05/14/2020
Plat Name: Declaration Houston Inc
Developer: Stewart Consulting Services
Applicant: Jones | Carter
App No / Type: 2020-0757 C2

Total Acreage:	85.7200	Total Reserve Acreage:	85.7200
Number of Lots:	0	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:	Combination	Utility District:	MC MUD 88
County	Zip	Key Map ©	City / ETJ
Montgomery	77386	253Y	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)

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.**

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 05/14/2020
Plat Name: Declaration Houston Inc
Developer: Stewart Consulting Services
Applicant: Jones | Carter
App No / Type: 2020-0757 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.

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 05/14/2020
Plat Name: Dennison Tract
Developer: Keith Dennison
Applicant: Windrose
App No / Type: 2020-0758 C3F

Total Acreage:	8.9530	Total Reserve Acreage:	0.7560
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.

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)

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

Commission Action:

Defer Applicant request



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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 05/14/2020
Plat Name: Dennison Tract
Developer: Keith Dennison
Applicant: Windrose
App No / Type: 2020-0758 C3F

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

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

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

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

Separate reserve is requested for cell tower location. Plat is requested to be deferred.

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



Agenda Item: 14
Action Date: 05/14/2020
Plat Name: Hafer Road Business Park
Developer: NM Hafer Road
Applicant: Core
App No / Type: 2020-0693 C2

Total Acreage:	3.1487	Total Reserve Acreage:	3.0767
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:	HC MUD 086
County	Zip	Key Map ©	City / ETJ
Harris	77090	332P	ETJ

Conditions and requirements for approval:

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

049.5. All subdivision plats (C3F, C1, C2, STD) must contain: 1) x,y coordinate values for each boundary point, and 2) a plat note referencing the Texas State Plan Coordinate Grid System Zone and Zone number (NAD83). The scale factor shall be specific to the site. (Sec 42-42(3), Sec 42-44(4))

051. Tie plat boundary to the nearest intersection of public street rights-of-way. (Sec 42-41(2))

065. Add reason for replat in title block.

073.1. Legal description on face of the plat and in title must match.

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.

190.3. Add 'Margaret Wallace Brown, AICP, CNU-A., Secretary' as Secretary in the Planning Commission certificate.

205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (Sec 42-45)

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

A03. Be advised that the land within this subdivision plat is located within Controlled Compatible Land Use Area Tier 3. This property may be subject to regulations restricting the use of the land. General information may be obtained by visiting www.Fly2Houston.com. For more details call 281-233-1366 or email Airport.Landuse.Regulations@houston.tx.gov (Sec. 9-381)

A04. Add the following note to the face of the plat: The land within this subdivision plat is located within a Controlled Compatible Land Use Area established by City of Houston Ordinance No. 2008-1052 and may be subject to regulations restricting the use of the land. (Ord. No. 08-1052; Ch. 9)



Agenda Item: 14
Action Date: 05/14/2020
Plat Name: Hafer Road Business Park
Developer: NM Hafer Road
Applicant: Core
App No / Type: 2020-0693 C2

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

**

NOTICE: Individual lots or parcels within this subdivision may be located in an airport land use tier and may be subject to use restrictions or increased noise or hazard levels associated with air traffic operations.

NOTICE: Individual lots or parcels within this subdivision may be located in an airport hazard area and may be subject to height or use restrictions. (Sec 9-359(a) and Sec. 9-708(a))

Commission Action:

Defer Additional information reqd



Action Date:
05/14/2020

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.

HPW-HW- IDS: Approve

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

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

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

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (COH-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: 15
Action Date: 05/14/2020
Plat Name: Harris County MUD no 171 Lift Station no 4
Developer: Nash FM 529, LLC a Delaware limited liability company
Applicant: BGE
App No / Type: 2020-0746 C2

Total Acreage:	0.2570	Total Reserve Acreage:	0.2570
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77449	405Q	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
052. Elyson Exchange Way and Elyson Falls Drive Street Dedication Sec 1 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))
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5), 44(6))
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: 15
Action Date: 05/14/2020
Plat Name: Harris County MUD no 171 Lift Station no 4
Developer: Nash FM 529, LLC a Delaware limited liability company
Applicant: BGE
App No / Type: 2020-0746 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.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

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

Harris County Flood Control District: Flood Control review - No comments.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (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: 16
Action Date: 05/14/2020
Plat Name: Jasmine Heights Sec 17
Developer: DR Horton
Applicant: META Planning + Design, LLC
App No / Type: 2020-0753 C3F

Total Acreage:	28.1455	Total Reserve Acreage:	0.9700
Number of Lots:	116	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:	NW HC MUD 12
County	Zip	Key Map ©	City / ETJ
Harris	77449	406W	ETJ

Conditions and requirements for approval:

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 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. If detention reserve is ever replatted a building line must be provided for bulb of cul-de-sac for Medford Landing Lane.

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: 16
Action Date: 05/14/2020
Plat Name: Jasmine Heights Sec 17
Developer: DR Horton
Applicant: META Planning + Design, LLC
App No / Type: 2020-0753 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.

Addressing: According to Ch. 41 Code of Ordinance when a street changes direction by approximately 90 degrees the street name shall change. Therefore, please change the street name of WESTFIELD CREEK ROAD on either side of the bend.

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

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

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

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

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

Each corner at Westfield Creek Road/Westgreen Blvd intersection should have a 25' X 25' triangular corner cut (COH geometric Design guidelines, 10-22)

UVE should be checked at Fellsway Park Dr and Westfield Creek Road, and at Westfield Creek Road and Westgreen Blvd. (Chapter 10-COH geometric design guidelines, 10-23)

UVE should be checked for making right turn on red by SB traffic on Westgreen Blvd onto Westfield Creek Road. (Chapter 10-COH geometric design guidelines, 10-23)

SB left turn lane will be required on Westgreen Blvd at Westfield Creek 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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 05/14/2020
Plat Name: Longenbaugh Road and Winward Reserves
Developer: Friendswood Development Company
Applicant: BGE, Inc. - Land Planning
App No / Type: 2020-0723 C3P

Total Acreage:	11.5100	Total Reserve Acreage:	11.0300
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	77493	404J	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.42-40(c)
- 052. Pitts Road Street Dedication Se 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



Action Date:
05/14/2020

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:



Agenda Item: 17
Action Date: 05/14/2020
Plat Name: Longenbaugh Road and Winward Reserves
Developer: Friendswood Development Company
Applicant: BGE, Inc. - Land Planning
App No / Type: 2020-0723 C3P

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

HPW-HW- IDS: APPROVE

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

Addressing: Street name change in Avex Tract SEC 3 AVEX RIDGE WAY changed to WINWARD RIDGE WAY. Please change street name on Plat.

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

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

Longenbaugh Road Winward Reserves will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)

Pitts Road will need to be dedicated prior to or simultaneously with this plat (COH-Chapter 42-120)

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

UVE should be checked at Avex Ridge Way and Longenbaugh Road. (Chapter 10-COH geometric design guidelines, 10-23)

Pitts Road will be extended to the north in the future per proposed major thoroughfare alignment. UVE should be checked for making right turn on red by WB traffic on Longenbaugh Road onto Pitts Road for future signalization. (Chapter 10-COH geometric design guidelines, 10-23)

Corner ROW radius 35' at Pitts Road and Longenbaugh Road should be revised to 25'x25' cutback as the intersection will be signalized in the future. (COH geometric Design guidelines, 10-22)

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.



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 05/14/2020
Plat Name: Marvida Sec 3
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-0667 C3F

Total Acreage:	24.7500	Total Reserve Acreage:	1.9276
Number of Lots:	86	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	77433	406F	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.42-210
047. Make minor corrections and additions as indicated on the marked file copy.
052. Morrison Grove Drive Street Dedication Sec 1 & West Road Street Dedication Sec 2 must be recorded prior to or simultaneously with this plat.42-120
187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)42-42(5)
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:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 05/14/2020
Plat Name: Marvida Sec 3
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-0667 C3F

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

HPW-HW- IDS: Approve

Harris County Flood Control District: Flood Control review - There is Drainage Channel U120-00-00 and 2 HCFCD Easements and 1 Fee on the plat show all ultimate ROW for existing and future channels on the plat (see uploaded PDFs).

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)

Marvida Terrace Drive will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120) UVE should be checked at Adriatic Run Drive and Marvida Terrace Drive. (Chapter 10-COH geometric design guidelines, 10-23)

TIA will be required before plan approvals, to determine scope and phasing of developer major thoroughfare road and bridge construction. (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: 19
Action Date: 05/14/2020
Plat Name: Melody Oaks partial replat no 22
Developer: Sandcastle Homes, Inc.
Applicant: The Interfield Group
App No / Type: 2020-0715 C3F

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:

- 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: 19
Action Date: 05/14/2020
Plat Name: Melody Oaks partial replat no 22
Developer: Sandcastle Homes, Inc.
Applicant: The Interfield Group
App No / Type: 2020-0715 C3F

HPW-HW- IDS: 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 replat 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.

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.

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 05/14/2020
Plat Name: Memorial Center
Developer: 13210 Memorial Drive, LLC
Applicant: Daram Engineers, Inc.
App No / Type: 2020-0712 C2

Total Acreage:	0.6538	Total Reserve Acreage:	0.6538
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77079	489F	City

Conditions and requirements for approval:

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

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

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

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: 20
Action Date: 05/14/2020
Plat Name: Memorial Center
Developer: 13210 Memorial Drive, LLC
Applicant: Daram Engineers, Inc.
App No / Type: 2020-0712 C2

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 05/14/2020
Plat Name: Navidad Holdings Katy
Developer: ALJ Lindsey
Applicant: Windrose
App No / Type: 2020-0698 C2

Total Acreage:	8.9410	Total Reserve Acreage:	8.9410
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	405N	ETJ

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 05/14/2020
Plat Name: Navidad Holdings Katy
Developer: ALJ Lindsey
Applicant: Windrose
App No / Type: 2020-0698 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. (Chapter 42)

UVE should be checked for making right turn on red by WB traffic on FM 529 onto Porter Road for future signalization. (Chapter 10-COH geometric design guidelines, 10-23)

Traffic Impact Analysis will be required before the review of construction plan to address driveway locations and left turn lanes requirements. (HC-permit regs, 12.02)

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 05/14/2020
Plat Name: Northpointe East Business Park Sec 1
Developer: Northpointe Blvd 17, LLC
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-0743 C3F

Total Acreage:	6.4300	Total Reserve Acreage:	4.6100
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:	HC MUD 368
County	Zip	Key Map ©	City / ETJ
Harris	77375	329E	ETJ

Conditions and requirements for approval:

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

187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)42-42(5)

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: 22
Action Date: 05/14/2020
Plat Name: Northpointe East Business Park Sec 1
Developer: Northpointe Blvd 17, LLC
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-0743 C3F

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)
- Northpointe Blvd should be constructed to Harris County standard before access will be allowed. Median opening location and WB left turn lane should be per geometric design guidelines
- check alignment of Northpointe Blvd (curve radii of C4 and C2)

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

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



Agenda Item: 23
Action Date: 05/14/2020
Plat Name: Orchard Seeded Ranches GP
Developer: EIC Surveying
Applicant: E.I.C. Surveying Company
App No / Type: 2020-0676 GP

Total Acreage:	361.6796	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	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	77339	336H	City

Conditions and requirements for approval:

001. Portions of the property included in this General Plan lie within the known floodway and the 100 and 500 year floodplains. As each section or parcel is platted and developed, the then-current standards of City of Houston [or if ETJ: Harris County] drainage, elevation, and building regulations must be adhered to.

045. The alignment and width of all major thoroughfares within or adjacent to the proposed General Plan shall conform to the requirements of the most recent Major Thoroughfare and Freeway Plan. (24)

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

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

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

056. Sections of a subdivision shall be identified numerically and sequentially.

143. Minimum intersection spacing along a local street shall be 75 feet. (128)

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

161.4. The proposed location for major thoroughfare/collector does not conform to the current MTFP location. Revise plan to conform. See Major Thoroughfare and Freeway Plan. (122)

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

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

Provide approved drainage plan for each platted section.

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: 23
Action Date: 05/14/2020
Plat Name: Orchard Seeded Ranches GP
Developer: EIC Surveying
Applicant: E.I.C. Surveying Company
App No / Type: 2020-0676 GP



Action Date:
05/14/2020

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.

City Engineer: No comments

Harris County Flood Control District: Recommend deferral until the master drainage plan for the development is reviewed. This area has historically been prone to flooding with numerous home buyouts immediately to the west. The Flood Control District, City of Houston, Montgomery County, and San Jac River Authority are working on a planning study to reduce flood risk in this area.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 24
Action Date: 05/14/2020
Plat Name: Park at Live Oak replat no 1 and extension
Developer: H-Town Urban Homes, LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2020-0717 C3F

Total Acreage:	0.3443	Total Reserve Acreage:	0.0000
Number of Lots:	7	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	City

Conditions and requirements for approval:

- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 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: 24
Action Date: 05/14/2020
Plat Name: Park at Live Oak replat no 1 and extension
Developer: H-Town Urban Homes, LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2020-0717 C3F

HPW-HW- IDS: 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 replat 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.

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 05/14/2020
Plat Name: Pearl Plantation
Developer: N/A
Applicant: E.I.C. Surveying Company
App No / Type: 2020-0722 C2

Total Acreage:	2.0568	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	368N	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.
- 059.1. Acreage in title and on plat must match at recordation.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions.

Commission Action:

Defer for further study and review



Action Date:
05/14/2020

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: 25
Action Date: 05/14/2020
Plat Name: Pearl Plantation
Developer: N/A
Applicant: E.I.C. Surveying Company
App No / Type: 2020-0722 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.

HPW-HW- IDS: APPROVE

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

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

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

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 05/14/2020
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: 2020-0734 C3F

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:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
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)

Commission Action:

Approve the plat subject to the conditions listed



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For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 05/14/2020
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: 2020-0734 C3F

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

HPW-HW- IDS: 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 replat 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 wrtechs@houstontx.gov.

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

HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.20 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.



Agenda Item: 27
Action Date: 05/14/2020
Plat Name: Pine Grove Sec 1
Developer: Pulte Group
Applicant: Van De Wiele & Vogler, Inc.
App No / Type: 2020-0708 C3F

Total Acreage:	37.7690	Total Reserve Acreage:	13.9116
Number of Lots:	143	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	294W	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.
052. Connection that extends from Balerna Drive must be recorded prior to or simultaneously with Pine Grove Sec 2.
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)
121. Add One-foot Reserve plat note: (adjacent to street) One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
144. Provide a minimum 50-foot cul-de-sac radius as indicated on the marked file copy. Refer to PWE Design Manual. (131)
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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 05/14/2020
Plat Name: Pine Grove Sec 1
Developer: Pulte Group
Applicant: Van De Wiele & Vogler, Inc.
App No / Type: 2020-0708 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:

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Addressing:

HPW-HW- IDS: Approve

Harris County Flood Control District: Flood Control review - Show and label channels K112-01-00 and K112-01-01 with top of banks with Fees and Easements on the plat (see uploaded PDF).

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

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

If ROW is to be dedicated for Balerna St across flood control fee strip, easement will need to be dedicated by separate instrument. Coordinate with HCFCD

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 (COH-Chapter 42-212)

Sec 1 and Sec 2 plans are to be approved simultaneously so that Balerna Drive ditch crossing and sec 2 construction occur simultaneously. Sec 1 and Sec 2 plats are to be recorded simultaneously

INO letter will be needed for pipeline crossing prior to plan approval (HC-permit regs, 5.06)

SB left turn lane will be required on Cypresswood Dr at Purple Wisteria Dr (COH geometric Design guidelines, 10-25)

SB left turn lane will be required on Cypresswood Dr at Grove of Pines St (COH geometric Design guidelines, 10-25)

ALL-WAY stop warrant analysis per TMUTCD section 2B.07 should be provided with construction plan to determine traffic control at the intersection of Grove of Pines St and Wrexham St as well as Grove of Pines St and Fallen Cone St

Show UVE at Purple Wisteria Dr and Cypresswood Dr (Chapter 10-COH geometric design guidelines, 10-23)

Show UVEs at Grove of Pines St and Cypresswood Dr (Chapter 10-COH geometric design guidelines, 10-23)

Show 20 foot building line along HC ROW fee strip (chapter 42)

Provide 25' by 25' triangular corner cutback at Grove of Pines Street



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 05/14/2020
Plat Name: Pine Grove Sec 1
Developer: Pulte Group
Applicant: Van De Wiele & Vogler, Inc.
App No / Type: 2020-0708 C3F

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



Agenda Item: 28
Action Date: 05/14/2020
Plat Name: Pitts Road Street Dedication Sec 1
Developer: Friendswood Development Company
Applicant: Manhard Consulting
App No / Type: 2020-0759 SP

Total Acreage:	1.9980	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	404J	ETJ

Conditions and requirements for approval:

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

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

052. Longenbaugh Road and Winward Reserves must be recorded prior to or simultaneously with this plat.

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

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)

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

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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 05/14/2020
Plat Name: Pitts Road Street Dedication Sec 1
Developer: Friendswood Development Company
Applicant: Manhard Consulting
App No / Type: 2020-0759 SP



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.
HPW-OCE- Drainage and Utility: No Comment

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Longenbaugh Road will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
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)
Corner ROW radius C1 at Pitts Road and Longenbaugh Road should be revised from 35' to 25'x25' cutback as the intersection will be signalized in the future. (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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 05/14/2020
Plat Name: Public Storage Store no TX25880
Developer: Public Storage
Applicant: Bury
App No / Type: 2020-0737 C2

Total Acreage:	3.6640	Total Reserve Acreage:	3.6640
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:	HC MUD 189
County	Zip	Key Map ©	City / ETJ
Harris	77090	332X	ETJ

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 05/14/2020
Plat Name: Public Storage Store no TX25880
Developer: Public Storage
Applicant: Bury
App No / Type: 2020-0737 C2

HPW-HW- IDS: APPROVE

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

Harris 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 05/14/2020
Plat Name: Reserve in Memorial Sec 1
Developer: River Forest 8386 Investment LP
Applicant: Windrose
App No / Type: 2020-0774 C3F

Total Acreage:	6.1460	Total Reserve Acreage:	3.1524
Number of Lots:	34	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77079	489J	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
 - 052. Reserve in Memorial Sec 1 Amenities Plan must be recorded prior to or simultaneously with this plat.
 - 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
 - 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- Show fire hydrant(s) on the face of the plat. All lots must be within 500' of a fire hydrant measured in linear segments along the PAE system.

Commission Action:

Approve the plat subject to the conditions listed



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For Your Information:

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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 05/14/2020
Plat Name: Reserve in Memorial Sec 1
Developer: River Forest 8386 Investment LP
Applicant: Windrose
App No / Type: 2020-0774 C3F

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

Harris County Flood Control District: Flood Control review - Label Drainage Channel W100-00-00 'Buffalo Bayou' on the plat.
HPW-OCE- Drainage and Utility: Make sure Subdivision has Detention. A master W.M.E. which is required for 28' PVT/PAE. Also need to call out all F.H..

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 31
Action Date: 05/14/2020
Plat Name: Robins Landing Detention
Developer: Houston Habitat for Humanity, Inc.
Applicant: META Planning + Design, LLC
App No / Type: 2020-0773 C2

Total Acreage:	10.0000	Total Reserve Acreage:	9.6684
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77078	456A	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.
046. General Plan approval is for street patterns as shown on the plat only. (24)
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: 31
Action Date: 05/14/2020
Plat Name: Robins Landing Detention
Developer: Houston Habitat for Humanity, Inc.
Applicant: META Planning + Design, LLC
App No / Type: 2020-0773 C2

HPW- TDO- Traffic: 05-13-2020

HPW/TDO/TRAFFIC MANAGEMENT INTERPOSES NO OBJECTION.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: 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
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 05/14/2020
Plat Name: Rose Meadow Farms Sec 4
Developer: Har Asset Mangement, LTD
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No / Type: 2020-0725 C3P

Total Acreage:	9.9870	Total Reserve Acreage:	1.0750
Number of Lots:	52	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	77377	286R	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 190.3. Add 'Margaret Wallace-Brown CNU-A, AICP, Secretary' as Secretary in the Planning Commission certificate.
- 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)

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: 32
Action Date: 05/14/2020
Plat Name: Rose Meadow Farms Sec 4
Developer: Har Asset Mangement, LTD
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No / Type: 2020-0725 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.

HPW-HW- IDS: APPROVE

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

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

Addressing: Street type of Bella Rosa Court incorrect spelling on Plat.

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

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

"Trace" is not an appropriate suffix. Choose new suffix (Chapter 41)

"Court" is not an appropriate suffix. Choose new suffix (Chapter 41)

Recommend 100 ft tangent on Blooming Hill road before curve

UVE should be checked at Blooming Hill Road and Blooming Rose Meadow Lane, and at Blooming Rose Meadow Lane and Rosehill Church Road. (Chapter 10-COH geometric design guidelines, 10-23)

ALL-WAY Stop Control analysis per TMUTCD Section 2B.07 should be provided to determine traffic control at Blooming Hill Road and Blooming Rose Meadow Lane intersection before the review of construction plan.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 33
Action Date: 05/14/2020
Plat Name: Saqib 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

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.

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

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:

Withdrawn



Action Date:
05/14/2020

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: 33
Action Date: 05/14/2020
Plat Name: Saqib 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.



Agenda Item: 34
Action Date: 05/14/2020
Plat Name: Springwood at Aliana
Developer: Tri-Tech Engineering, LP
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2020-0729 C2

Total Acreage:	11.6100	Total Reserve Acreage:	11.6100
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:	FB C MUD 134B
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526Y	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.
061. Orient the layout of the plat with north to the top of the page (perpendicular to the bottom edge of the sheet) and provide a north arrow. (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)
116. Add BL plat note: Unless otherwise indicated, the building line (b.l.), whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time. (150)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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: 34
Action Date: 05/14/2020
Plat Name: Springwood at Aliana
Developer: Tri-Tech Engineering, LP
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2020-0729 C2



Action Date:
05/14/2020

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:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 05/14/2020
Plat Name: Stoneworks Mansfield Park
Developer: Stoneworks, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2020-0733 C3F

Total Acreage:	3.3012	Total Reserve Acreage:	0.1094
Number of Lots:	59	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Combination
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:

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.



Agenda Item: 35
Action Date: 05/14/2020
Plat Name: Stoneworks Mansfield Park
Developer: Stoneworks, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2020-0733 C3F

HPW-OCE-Traffic: 1. Substandard Street: (COH IDM Chapter 15, sec 15.08.C.1.g.1)

A driveway shall not connect to a sub-standard street. If the roadway abutting the proposed development is substandard, then the applicant must widen the street pavement to the IDM standards for the entire block in order to proceed with the development.

2. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2019))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to

PWEACCESSFORM@HOUSTONTX.GOV

3. Sidewalks (COH IDM Chapter 10, sec 10.06-H)

6 ft wide sidewalk shall be installed along major thoroughfares and Transit Corridor and 5 ft wide sidewalk shall be installed along all other streets. All sidewalks shall comply with Chapter 10 of the Design Manual.

<https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards#agency-links-1471>

HPW-HW- IDS: 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](https://www.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.

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

HPW-OCE- Drainage and Utility: Make sure Subdivision has Detention. A master W.M.E. which is required for 28' PVT/PAE. Also need to call out all F.H..

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 36
Action Date: 05/14/2020
Plat Name: Trac Business Park
Developer: RAC Development LLC
Applicant: Hovis Surveying Company Inc.
App No / Type: 2020-0764 C2

Total Acreage:	1.8147	Total Reserve Acreage:	1.8147
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77373	292Q	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 051. Tie plat boundary to the nearest intersection of public street rights-of-way.
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Commission Action:

Defer Additional information reqd



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: 36
Action Date: 05/14/2020
Plat Name: Trac Business Park
Developer: RAC Development LLC
Applicant: Hovis Surveying Company Inc.
App No / Type: 2020-0764 C2

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (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)
Consider shared access driveway with adjacent property

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 05/14/2020
Plat Name: Truck Stop at Beltway 8
Developer: SV & Sons LLC
Applicant: BGE
App No / Type: 2020-0718 C2

Total Acreage:	10.5300	Total Reserve Acreage:	10.5300
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HARRIS COUNTY MUD 406
County	Zip	Key Map ©	City / ETJ
Harris	77038	372T	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)

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 05/14/2020
Plat Name: Truck Stop at Beltway 8
Developer: SV & Sons LLC
Applicant: BGE
App No / Type: 2020-0718 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 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)
- Approved construction plans must show full pavement of Aldine Western Road for length of plat boundary prior to plat recordation
- 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)
- UVE should be checked at Aldine Western Rd and Ella Blvd (Chapter 10-COH geometric design guidelines, 10-23)
- UVE should be checked for making right on red by NB traffic on Ella Blvd onto BW8 frontage (Chapter 10-COH geometric design guidelines, 10-23)

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 38
Action Date: 05/14/2020
Plat Name: Villatoro Place on Clara
Developer: olga villatoro
Applicant: Replat Specialists
App No / Type: 2020-0566 C2

Total Acreage:	6.0417	Total Reserve Acreage:	6.0417
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77013	456T	City

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)

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

051. Tie plat boundary to the nearest intersection of public street rights-of-way. (Sec 42-41)

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

Add "Block 1" as indicated on the marked file copy.

Provide the following document for review: HCCF Z127297.

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:

The below comments were made by other agencies during this review period. These comments 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: 38
Action Date: 05/14/2020
Plat Name: Villatoro Place on Clara
Developer: olga villatoro
Applicant: Replat Specialists
App No / Type: 2020-0566 C2

HPW-OCE-Traffic: 1. Substandard Street: (COH IDM Chapter 15, sec 15.08.C.1.g.1)

A driveway shall not connect to a sub-standard street. If the roadway abutting the proposed development is substandard, then the applicant must widen the street pavement to the IDM standards for the entire block in order to proceed with the development.

2. Street pavement width: Call out the pavement width of the street, as per survey.

Shared Driveway: Shared driveways must intersect with a public street that has a roadway width of 18 feet or more as measured at the narrowest point of the roadway adjacent to the tract (see Chapter 42, section 145). If the roadway width abutting the proposed shared driveway development is less than 18' as shown on a recent existing condition survey, the applicant must widen the street pavement to the IDM standards for the entire block in order to proceed with the development.

HPW- TDO- Traffic: 5-13-2020

HPW/TDO/Traffic Management interposes no objections.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at houstonpermittingcenter.org

Solid Waste: Commercial developments do not qualify for COH solid waste collection unless applying directly with the Solid Waste Management Department.

HPW-OCE- Drainage and Utility: 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: 39
Action Date: 05/14/2020
Plat Name: West Bellfort Gaston Storage
Developer: Ahmad Nassar
Applicant: Hussam Ghuneim
App No / Type: 2020-0413 C2

Total Acreage:	1.2530	Total Reserve Acreage:	1.2530
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	FB COUNTY FWSD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	527T	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:
05/14/2020

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: 39
Action Date: 05/14/2020
Plat Name: West Bellfort Gaston Storage
Developer: Ahmad Nassar
Applicant: Hussam Ghuneim
App No / Type: 2020-0413 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.

Fort Bend Engineer: 1) Revise to approved FBC format - all county signatures on the right
2) Provide contour lines, not points, per FBC regulations
3) Remove reference to West Bellfort "Boulevard" as this road has no suffix
4) Submit FP to FBC for formal review
5) This is not considered a formal review by FBC as not all review comments are provided in this portal
HPW-HW- IDS: Approved
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 05/14/2020
Plat Name: West Road Street Dedication Sec 3
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-0742 SP

Total Acreage:	1.7070	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	406E	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 052. West Road Street Dedication Sec 2 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



Action Date:
05/14/2020

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: 40
Action Date: 05/14/2020
Plat Name: West Road Street Dedication Sec 3
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-0742 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.

HPW-HW- IDS: APPROVE

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

HPW-OCE- Drainage and Utility: No Comment

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

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

West Road Street Dedication sec 2 will need to be recorded prior to recordation (COH-Chapter 42-120)

Traffic Impact Analysis will be required before the review of construction plan. It should address, but not limited to, additional ROW requirement at the intersection to match paving geometries and traffic control at the intersection. (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: 41
Action Date: 05/14/2020
Plat Name: Westgreen Boulevard Street Dedication Sec 7
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-0741 SP

Total Acreage:	2.4750	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	406A	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.

052. Westgreen Boulevard Street Dedication Sec 6 and West Road Street Dedication Sec 2 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. (Sec 42-45)

Legal description in title and on plat must match at recordation.

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 05/14/2020
Plat Name: Westgreen Boulevard Street Dedication Sec 7
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-0741 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.

HPW-HW- IDS: APPROVE

Harris County Flood Control District: Flood Control review - There is a HCFCD Fee on the plat needs to be shown on the plat (see uploaded PDFs).

HPW-OCE- Drainage and Utility: No Comment

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

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

West Road street dedication sec 2 will need to be recorded prior to or simultaneously with this plat
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)

Corner ROW radius C3 at West Road and Westgreen Blvd should be revised to 25'x25' cutback as the intersection will be signalized in the future.(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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 05/14/2020
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: 2020-0709 C3F

Total Acreage:	11.6550	Total Reserve Acreage:	10.8640
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:	DOWDELL PUD
County	Zip	Key Map ©	City / ETJ
Harris	77379	290P	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)
159. Provide centerline tie.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
05/14/2020

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: 42
Action Date: 05/14/2020
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: 2020-0709 C3F

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

HPW-HW- IDS: Approve

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (COH-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: 43
Action Date: 05/14/2020
Plat Name: Windmill Lakes Villas replat no 1
Developer: Villas at Windmill Lakes LP
Applicant: Owens Management Systems, LLC
App No / Type: 2020-0768 C3F

Total Acreage:	6.0417	Total Reserve Acreage:	1.2191
Number of Lots:	65	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	77075	576S	City

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)
- 047.1. Make minor corrections and additions as indicated on scanned image file attached to the application. (Chapter 42)
079. Revise the Lot Size and Coverage Table as indicated on the marked file copy. (Sec 42-184)
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:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 05/14/2020
Plat Name: Windmill Lakes Villas replat no 1
Developer: Villas at Windmill Lakes LP
Applicant: Owens Management Systems, LLC
App No / Type: 2020-0768 C3F

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

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

If this property is a commercial development. "Per Chapter 15 of the IDM all commercial properties (except remodel of commercial developments with no change in use and/or size) require an approved Access Management Form and possibly an approved Traffic Impact Analysis. The City's access requirements can affect driveway locations and site plan layout. Traffic recommends submitting an Access Management Form for City review prior to finalizing a site plan to avoid design issues." Provide completely filled Access Management Form and site plan to PWEACCESSFORM@HOUSTONTX.GOV

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

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

Harris County Flood Control District: Flood Control review - Determine how much ROW will be needed to provide drainage and access for HCFCD maintenance, 40 feet is not enough.

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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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 05/14/2020
Plat Name: Woodleigh partial replat no 2 and extension
Developer: Lamar Builders
Applicant: The Interfield Group
App No / Type: 2020-0713 C3F

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:

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)
- 059.1. Legal description in title and on plat must match at recordation. (Sec 42-41)
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation. (Sec 42-41)
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
209. Applicant has requested that this item be deferred for two weeks.

Commission Action:

Defer Applicant request



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

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 05/14/2020
Plat Name: Woodleigh partial replat no 2 and extension
Developer: Lamar Builders
Applicant: The Interfield Group
App No / Type: 2020-0713 C3F

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

HPW-OCE-Traffic: 1. Property Frontage:

For lot 4 and lot 5

Residential corner Lot: The property frontage must be minimum 36 ft to have driveway access as per the IDM requirements.

2. For all lots

Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)

Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property.

HPW-HW- IDS: 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 replat 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.

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

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

Addressing: Please change the street type of "CULLEN STREET" to "CULLEN BOULEVARD" (BLVD). This may directly affect address of the newly created properties. See Ord. 4934.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 05/14/2020
Plat Name: Acorn Grove Sec 2
Developer: MAROON STAR HOLDINGS LLC
Applicant: Benchmark Engineering Corporation
App No / Type: 2020-0594 C3R

Total Acreage:	19.1052	Total Reserve Acreage:	4.6600
Number of Lots:	207	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
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:

014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 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. (Sec 42-155)
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
053. Change street name(s) as indicated on the file copy to avoid duplication. (Sec 41-22(b) and 42-133)
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.
063. All appropriate engineering and surveying data shall be shown for final submittal. (Sec 42-42 & 44)
079. Revise and complete the Lot Size and Coverage Table and plat notes to the plat. (Sec 42-184)
- 134.01. Add to general notes on face of plat: This property(s) is located in Park Sector number 1. (42-1, Division 7)
179. Minimum intersection spacing along a type 2 PAE shall be 65 feet. (Sec 42-129)
205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (Sec 42-45)
209. Applicant has requested that this item be deferred for two weeks.

Commission Action:

Defer Applicant request



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 05/14/2020
Plat Name: Acorn Grove Sec 2
Developer: MAROON STAR HOLDINGS LLC
Applicant: Benchmark Engineering Corporation
App No / Type: 2020-0594 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.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

Parks and Recreation: Include park sector in notes on plat. Total #DU should match in park notes and park table. Notes have 143, table has 207.

HPW-OCE- Drainage and Utility: 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.

Addressing: RED OAK CIRCLE - Sound-alike duplicate streets found: RED OAK LN.

BLACK WILLOW ALLEY STREET - Sound-alike duplicate streets found: BLACK WILLOW DR.

WILLOW OAK ALLEY STREET - Sound-alike duplicate streets found: WILLOW OAKS.

SCARLET OAK ALLEY STREET - Sound-alike duplicate streets found: SCARLET OAK.

LAKE VIEW ALLEY STREET - Sound-alike duplicate streets found: LAKE VIEW.

Numerous streets - Please do not use a suffix (Alley) as part of the base name because it can cause error in the 911 routing system.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 46
Action Date: 05/14/2020
Plat Name: Airline Retail
Developer: HRD Interest, LLC
Applicant: M2L Associates, Inc.
App No / Type: 2020-0775 C2R

Total Acreage:	0.6782	Total Reserve Acreage:	0.6782
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	77009	453T	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:

The below comments were made by other agencies during this review period. These comments 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: 46
Action Date: 05/14/2020
Plat Name: Airline Retail
Developer: HRD Interest, LLC
Applicant: M2L Associates, Inc.
App No / Type: 2020-0775 C2R

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2019))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to
PWEACCESSFORM@HOUSTONTX.GOV

2. Driveway Placement on Corner Lot (Commercial)

Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.03 of the Infrastructure Design Manual for the driveway placement criteria.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at [houstonpermittingcenter.org](https://www.houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 05/14/2020
Plat Name: Allen Estates at Maybell
Developer: PRIME TEXAS SURVEYS LLC
Applicant: SEM SERVICES
App No / Type: 2020-0651 C2R

Total Acreage:	0.2442	Total Reserve Acreage:	0.0043
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

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

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 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)
- 224. Maximum length of a shared driveway from the intersection of a public street shall not exceed 200 feet. (1)
- 1.) Widen pavement for Maybell Street along the entire block to 20' and provide certificate of completion at recordation. Refer to online guide for process and standards.

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: 47
Action Date: 05/14/2020
Plat Name: Allen Estates at Maybell
Developer: PRIME TEXAS SURVEYS LLC
Applicant: SEM SERVICES
App No / Type: 2020-0651 C2R

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

HPW-OCE-Traffic: 1. Street pavement width: Call out the pavement width of the street, as per survey shown. Shared Driveway: Shared driveways must intersect with a public street that has a roadway width of 18 feet or more as measured at the narrowest point of the roadway adjacent to the tract (see Chapter 42, section 145). If the roadway width abutting the proposed shared driveway development is less than 18' as shown on a recent existing condition survey, the applicant must widen the street pavement to the IDM standards for the entire block in order to proceed with the development.

2. Substandard Street: (COH IDM Chapter 15, sec 15.08.C.1.g.1)

A driveway shall not connect to a sub-standard street. If the roadway abutting the proposed development is substandard, then the applicant must widen the street pavement to the IDM standards for the entire block in order to proceed with the development.

HPW- TDO- Traffic: 5-13-2020

HPW/TDO/Traffic Management interposes no objections.

HPW-HW- IDS: 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@houston.tx.gov.

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.

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

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

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



Agenda Item: 48
Action Date: 05/14/2020
Plat Name: Beauty Empire
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No / Type: 2020-0694 C2R

Total Acreage:	1.6357	Total Reserve Acreage:	1.6357
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77033	573D	City

Conditions and requirements for approval:

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

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

134.07. Add to general notes on face of plat: This property(s) is located in Park Sector number 7. Chapter 42

185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. Sec 42-42(5), 44(6)

187. Appendix C: Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. Sec 42-42(5), 44(6)

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



Agenda Item: 48
Action Date: 05/14/2020
Plat Name: Beauty Empire
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No / Type: 2020-0694 C2R



For Your Information:

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

HPW- TDO- Traffic: 05-13-2020

HPW/TDO/Traffic Management no comment at this time.

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2019))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to

PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (COH IDM Chapter 10, sec 10.06-H) along Reed road.

6 ft wide sidewalk shall be installed along major thoroughfares and Transit Corridor and 5 ft wide sidewalk shall be installed along all other streets. All sidewalks shall comply with Chapter 10 of the Design Manual.

<https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards#agency-links-1471>

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

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

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

Stormwater quality permit is required.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 05/14/2020
Plat Name: Beauty Empire
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No / Type: 2020-0694 C2R

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



Agenda Item: 49
Action Date: 05/14/2020
Plat Name: Bennington Hills
Developer: Aly Construction Ilc
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2020-0585 C2R

Total Acreage:	0.1833	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	454Q	City

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)
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)
158. Provide for the dedication of widening for Bonita Ave as indicated on the marked file copy.
- 190.2. Add 'Martha L. Stein, Chair' as Chair in the Planning Commission certificate.
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
- 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:

Defer Chapter 42 planning standards



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 05/14/2020
Plat Name: Bennington Hills
Developer: Aly Construction Ilc
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2020-0585 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.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 50
Action Date: 05/14/2020
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
- 063. All appropriate engineering and surveying data shall be shown. Sec 42-42 & 44
- 178. . A shared driveway shall intersect with at least one type 1 permanent access easement or public street that is not an alley in accordance with the following requirements: The shared driveway shall intersect with a type 1 permanent access easement or a public street at a 90-degree angle. 42-145B(2)
- 185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. Sec 42-42(5), 44(6)
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
- 221. Fully dimension all shared driveways. 42-42; 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: 50
Action Date: 05/14/2020
Plat Name: Calidad Crossing
Developer: Texas Black Angel, LLC
Applicant: R.W. Patrick & Associates, Inc.
App No / Type: 2020-0513 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.

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: 51
Action Date: 05/14/2020
Plat Name: Channelview Park
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No / Type: 2020-0597 C3R

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.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
05/14/2020

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: 51
Action Date: 05/14/2020
Plat Name: Channelview Park
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No / Type: 2020-0597 C3R

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

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

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.

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 and relocated prior to plat recordation (COH-Chapter 42-212)

10'x10' cutback is required for minimum of 24' driveway w/10' radius on each side to avoid radius encroachment. Agreement by the adjacent property owner needed in the future (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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 05/14/2020
Plat Name: City Gate Sec 5
Developer: D.R. Horton-Texas, LTD.
Applicant: Pape-Dawson Engineers
App No / Type: 2020-0710 C3R

Total Acreage:	18.1150	Total Reserve Acreage:	0.9810
Number of Lots:	100	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:	FIVE CORNERS IMPROVEMENT DIST

County	Zip	Key Map ©	City / ETJ
Harris	77047	573P	City

Conditions and requirements for approval:

- 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. City Gate Section 3 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:

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: 52
Action Date: 05/14/2020
Plat Name: City Gate Sec 5
Developer: D.R. Horton-Texas, LTD.
Applicant: Pape-Dawson Engineers
App No / Type: 2020-0710 C3R

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

HPW-OCE-Traffic: 1. Sidewalks (COH IDM Chapter 10, sec 10.06-H) along Furman Drive is required. 6 ft wide sidewalk shall be installed along major thoroughfares and Transit Corridor and 5 ft wide sidewalk shall be installed along all other streets. All sidewalks shall comply with Chapter 10 of the Design Manual.
<https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards#agency-links-1471>

If there is no room in the right of way, then a sidewalk easement process is required.

HPW-HW- IDS: 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.

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 05/14/2020
Plat Name: City Gate Sec 6
Developer: D.R. Horton-Texas, LTD.
Applicant: Pape-Dawson Engineers
App No / Type: 2020-0744 C3R

Total Acreage:	22.1690	Total Reserve Acreage:	1.6570
Number of Lots:	122	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:	FIVE CORNERS IMPROVEMENT DIST

County	Zip	Key Map ©	City / ETJ
Harris	77047	573P	City

Conditions and requirements for approval:

- 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. Sections 3 and 5 must be recorded prior to or simultaneously with this plat.
- 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:

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: 53
Action Date: 05/14/2020
Plat Name: City Gate Sec 6
Developer: D.R. Horton-Texas, LTD.
Applicant: Pape-Dawson Engineers
App No / Type: 2020-0744 C3R

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

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 54
Action Date: 05/14/2020
Plat Name: Cypress Grove
Developer: Legion Builders, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2020-0673 C2R

Total Acreage:	0.4700	Total Reserve Acreage:	0.0078
Number of Lots:	12	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	530R	City

Conditions and requirements for approval:

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

182. Replat does not comply with the notification requirements described by the Local Government Code Section 212.015 and/or Chapter 42. Section 212.015; 42-49

An agreement with CenterPoint(Release) needed to pave over easement.
 This submission requires a Public Hearing.

Commission Action:

Disapprove



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: 54
Action Date: 05/14/2020
Plat Name: Cypress Grove
Developer: Legion Builders, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2020-0673 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 .

Master W.M. is required for 16' shared driveway lots.

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

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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 05/14/2020
Plat Name: Dena Estates
Developer: Nixon properties
Applicant: RP & Associates
App No / Type: 2020-0589 C2R

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453V	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)

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
05/14/2020

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: 55
Action Date: 05/14/2020
Plat Name: Dena Estates
Developer: Nixon properties
Applicant: RP & Associates
App No / Type: 2020-0589 C2R

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

HPW-OCE-Traffic: 1. Driveway must remain tangential for a minimum of 20 feet past the property line.
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.
Make sure that 10' clearance between public utility to the building foundation.

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: 56
Action Date: 05/14/2020
Plat Name: Drew Too
Developer: BAYOU CITY STRATEGIC REALTY INVESTMENTS LLC
Applicant: Bowden Land Services & Consulting
App No / Type: 2020-0702 C2R

Total Acreage:	0.3444	Total Reserve Acreage:	0.3444
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Z	City

Conditions and requirements for approval:

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

049.5. All subdivision plats (C3F, C1, C2, STD) must contain: 1) x,y coordinate values for each boundary point, and 2) a plat note referencing the Texas State Plan Coordinate Grid System Zone and Zone number (NAD83). The scale factor shall be specific to the site. (Sec 42-42(3), Sec 42-44(4))

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.

062. Provide an appropriate numeric and graphic scale. (20, 30, 40, 50, 60, or 100 feet) (Sec 42-42 & 44)

088.1. A subdivision plat shall identify each reserve by alphabetical letter and shall show the total acreage of the reserve within the delineated reserve boundaries. The use intended for each reserve shall be noted. A reserve tract for which a use has not been determined shall be identified on the plat as an unrestricted reserve. (Sec 42-190(b))

134.15. Add to general notes on face of plat: This property(s) is located in Park Sector number 15. (42-1, Division 7)

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5), 44(6))

207.1. Staff requests a two week deferral for applicant to provide the separately filed deed restrictions for review.

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

Commission Action:

Defer Additional information reqd



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 05/14/2020
Plat Name: Drew Too
Developer: BAYOU CITY STRATEGIC REALTY INVESTMENTS LLC
Applicant: Bowden Land Services & Consulting
App No / Type: 2020-0702 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.

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2019))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (COH IDM Chapter 10, sec 10.06-H)

6 ft wide sidewalk shall be installed along major thoroughfares and Transit Corridor and 5 ft wide sidewalk shall be installed along all other streets. All sidewalks shall comply with Chapter 10 of the Design Manual.

<https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards#agency-links-1471>

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

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

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

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 05/14/2020
Plat Name: Drew Too
Developer: BAYOU CITY STRATEGIC REALTY INVESTMENTS LLC
Applicant: Bowden Land Services & Consulting
App No / Type: 2020-0702 C2R

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 05/14/2020
Plat Name: East Bayou Terrace
Developer: N/A
Applicant: The Interfield Group
App No / Type: 2020-0614 C2R

Total Acreage:	0.1150	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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	City

Conditions and requirements for approval:

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

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

Coordinate with Parks and Recreation for requested documents.

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.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 05/14/2020
Plat Name: East Bayou Terrace
Developer: N/A
Applicant: The Interfield Group
App No / Type: 2020-0614 C2R

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
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.

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

Parks and Recreation: Please provide proof of existing dwelling unit with water bill, existing survey or demo permit. These must be dated within the last 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 05/14/2020
Plat Name: Edloe Acres
Developer: St Lukes Methodist Church Foundation
Applicant: Beacon Land Services
App No / Type: 2020-0559 C2R

Total Acreage:	1.8640	Total Reserve Acreage:	1.8180
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77027	492T	City

Conditions and requirements for approval:

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 Joanel as indicated on the marked file copy.
- 161.1. Provide for widening of collector street. See Major Thoroughfare and Freeway Plan. (122) (Edloe Street)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday. Provide a revised auto cad drawing addressing all the mark ups before noon next Wednesday.

Commission Action:

Defer Chapter 42 planning standards



Action Date:
05/14/2020

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: 58
Action Date: 05/14/2020
Plat Name: Edloe Acres
Developer: St Lukes Methodist Church Foundation
Applicant: Beacon Land Services
App No / Type: 2020-0559 C2R

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

HPW- TDO- Traffic: 05-12-2020

No comment.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: 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.



Agenda Item: 59
Action Date: 05/14/2020
Plat Name: Enclave at De Soto
Developer: GGI Homes & Properties, LLC
Applicant: BGE, Inc. - Land Planning
App No / Type: 2020-0727 C3R

Total Acreage:	0.9588	Total Reserve Acreage:	0.1003
Number of Lots:	15	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	411Z	City

Conditions and requirements for approval:

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 year floodplain. Contact City Engineer's Office and Floodplain Management Office regarding Sec. 19-13 for plan requirements and details. (Sec 19-13)

025. Single family residential lots in the city adjacent to a collector or local street shall have a 10 foot building line for the principal structure and a 17 foot building line for any carport or garage. Add BL 157(b) illustration and notes to the plat. (Sec 42-157(b))

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(c) & 44(1))

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))

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))

111. Plan should include fire hydrant locations with distance measurements, and hose lay coverage calculations measured as laid on the ground, around buildings, fences and other obstacles. (Sec 42-233)

Commission Action:

Approve the plat subject to the conditions listed



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 05/14/2020
Plat Name: Enclave at De Soto
Developer: GGI Homes & Properties, LLC
Applicant: BGE, Inc. - Land Planning
App No / Type: 2020-0727 C3R



Action Date:
05/14/2020

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.



Agenda Item: 59
Action Date: 05/14/2020
Plat Name: Enclave at De Soto
Developer: GGI Homes & Properties, LLC
Applicant: BGE, Inc. - Land Planning
App No / Type: 2020-0727 C3R

HPW- TDO- Traffic: 05-13-2020

HPW/TDO/TRAFFIC MANAGEMENT INTERPOSES NO OBJECTION.

HPW-OCE-Traffic: 1. Street pavement width: Call out the pavement width of the street, as per survey shown. Shared Driveway: Shared driveways must intersect with a public street that has a roadway width of 18 feet or more as measured at the narrowest point of the roadway adjacent to the tract (see Chapter 42, section 145). If the roadway width abutting the proposed shared driveway development is less than 18' as shown on a recent existing condition survey, the applicant must widen the street pavement to the IDM standards for the entire block in order to proceed with the development.

2. Sidewalks (COH IDM Chapter 10, sec 10.06-H)

6 ft wide sidewalk shall be installed along major thoroughfares and Transit Corridor and 5 ft wide sidewalk shall be installed along all other streets. All sidewalks shall comply with Chapter 10 of the Design Manual.

<https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards#agency-links-1471>

3. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2019))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to

PWEACCESSFORM@HOUSTONTX.GOV

4.Substandard Street: (COH IDM Chapter 15, sec 15.08.C.1.g.1)

A driveway shall not connect to a sub-standard street. If the roadway abutting the proposed development is substandard, then the applicant must widen the street pavement to the IDM standards for the entire block in order to proceed with the development.

HPW-HW- IDS: 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.

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

HPW-OCE- Drainage and Utility: Make sure Subdivision has Detention. A master W.M.E. which is required for 28' PVT/PAE. Also need to call out all F.H..



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 05/14/2020
Plat Name: Enclave at De Soto
Developer: GGI Homes & Properties, LLC
Applicant: BGE, Inc. - Land Planning
App No / Type: 2020-0727 C3R

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 05/14/2020
Plat Name: Estates At Cochran
Developer: Next Vest Group
Applicant: The Interfield Group
App No / Type: 2020-0747 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	453V	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41(14))
- 190.3. Add '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))
- All City of Houston liens must be paid prior to recordation.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
05/14/2020

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: 60
Action Date: 05/14/2020
Plat Name: Estates At Cochran
Developer: Next Vest Group
Applicant: The Interfield Group
App No / Type: 2020-0747 C2R

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

HPW- TDO- Traffic: 05-13-2020

HPW/TDO/TRAFFIC MANAGEMENT INTERPOSES NO OBJECTION.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

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.

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

HPW-OCE-Traffic: Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)

Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property.

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: 61
Action Date: 05/14/2020
Plat Name: Fondren Heights
Developer: Alia Mak Group LLC
Applicant: Hovis Surveying Company Inc.
App No / Type: 2020-0751 C2R

Total Acreage:	5.7710	Total Reserve Acreage:	5.7710
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris/Fort Bend	77489	570R	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 134.08. Add to general notes on face of plat: This property(s) is located in Park Sector number 8. (42-1, Division 7)
- 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. (Sec 42-251)
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))
205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (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.**



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 05/14/2020
Plat Name: Fondren Heights
Developer: Alia Mak Group LLC
Applicant: Hovis Surveying Company Inc.
App No / Type: 2020-0751 C2R

For Your Information:

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

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2019))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to

PWEACCESSFORM@HOUSTONTX.GOV

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

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

Fort Bend Engineer: This tract lies wholly within the city limits of Houston, therefore FBC has no review jurisdiction.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 62
Action Date: 05/14/2020
Plat Name: Hearthstone on Simmons
Developer: N/A
Applicant: E.I.C. Surveying Company
App No / Type: 2020-0661 C2R

Total Acreage:	0.1721	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	493Z	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy. Chapter 42
- 203. Provide complete Recordation Package when submitting plat for recordation. 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: 62
Action Date: 05/14/2020
Plat Name: Hearthstone on Simmons
Developer: N/A
Applicant: E.I.C. Surveying Company
App No / Type: 2020-0661 C2R

HPW-HW- IDS: 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.

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%. Make sure that 10' clearance between public utility to the building foundation.

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

Solid Waste: On collection day, containers must be placed in a location accessibly by automated side loaders. The ditch depicted in the Solid Waste Plan obstructs access to containers, solid waste collection will be unsuccessful.

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



Agenda Item: 63
Action Date: 05/14/2020
Plat Name: Hypercity Investments LLC on Scott Street
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No / Type: 2020-0755 C2R

Total Acreage:	1.5259	Total Reserve Acreage:	1.5259
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	573G	City

Conditions and requirements for approval:

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

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41(14))

065. Add reason for replat in title block.

073.1. Legal description on face of the plat and in title must match.

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.

190.3. Add '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))

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

Commission Action:

Approve the plat subject to the conditions listed



Agenda Item: 63
Action Date: 05/14/2020
Plat Name: Hypercity Investments LLC on Scott Street
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No / Type: 2020-0755 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.

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2019))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to
PWEACCESSFORM@HOUSTONTX.GOV

2. Driveway at median (COH IDM Chapter 15, sec 15.08-C.3.7)

Driveway located near the median opening must be centered with the median opening. If not possible it must be 75 feet from the median nose.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

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

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

Stormwater quality permit is required.

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 05/14/2020
Plat Name: Hypercity Investments LLC on Scott Street
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No / Type: 2020-0755 C2R

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 05/14/2020
Plat Name: Ironclad on Burke
Developer: New Era Development
Applicant: New Era Development
App No / Type: 2020-0749 C2R

Total Acreage:	0.3122	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	City

Conditions and requirements for approval:

025. Single family residential lots in the city adjacent to a collector or local street shall have a 10 foot building line for the principal structure and a 17 foot building line for any carport or garage. Revise BL 157(b) illustration and notes to the plat for clarity. (Sec 42-157(b))

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

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 05/14/2020
Plat Name: Ironclad on Burke
Developer: New Era Development
Applicant: New Era Development
App No / Type: 2020-0749 C2R

For Your Information:

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

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
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.

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

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

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



Agenda Item: 65
Action Date: 05/14/2020
Plat Name: Jackrabbit Estates
Developer: Action Surveying
Applicant: Action Surveying
App No / Type: 2020-0699 C2R

Total Acreage:	10.3060	Total Reserve Acreage:	9.6590
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77095	408G	ETJ

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)

025. Single family residential lots in the urban area adjacent to a collector or local street shall have a 10 foot building line for the principal structure and a 17 foot building line for any carport or garage. Add BL 159 A illustration and notes to the plat. (159)

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

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)

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.

141. Provide for widening of 10 feet for Jackrabbit Road collector street. Reference Major Thoroughfare and Freeway Plan. (122)

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

1. Jackrabbit Rd must be 80' wide. Provide 10' of ROW dedication or provide record documents showing ROW is sufficient 80' width.

2. Provide 10/17' building lines for Lot with required 10/17 BL graphic as per performance standards 42-157(b)

3. Provide exiting conditions survey that is signed. Previously submitted survey does not meet requirements as it does not dimension the property, the adjacent ROW or provide any record information.

4. Identify adjacent property across Jackrabbit Rd ROW.

5. All lines outside of plat boundary must be dashed.



PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 05/14/2020
Plat Name: Jackrabbit Estates
Developer: Action Surveying
Applicant: Action Surveying
App No / Type: 2020-0699 C2R

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.

HPW-HW- IDS: Approve

HPW-OCE- Drainage and Utility: 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 - 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)D

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

Plat is requested to be deferred to address lot area requirements and ROW width of Jackrabbit Road

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 66
Action Date: 05/14/2020
Plat Name: Johanna Landing
Developer: DISAMA
Applicant: Field Data Service, Inc
App No / Type: 2020-0581 C3R

Total Acreage:	1.5159	Total Reserve Acreage:	0.0214
Number of Lots:	29	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451T	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy. Chapter 42
- 053. Change street name(s) as indicated on the file copy to avoid duplication. Sec 41-22(b) and 42-133
- 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)
- 063. All appropriate engineering and surveying data shall be shown. Sec 42-42 & 44)
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
- 221. Fully dimension all shared driveways. Ch. 42-42; 42-44
- 223. Indicate the direction of vehicular entry to each garage from the shared driveway (>). Chapter 42

Commission Action:

Defer Chapter 42 planning standards



Action Date:
05/14/2020

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: 66
Action Date: 05/14/2020
Plat Name: Johanna Landing
Developer: DISAMA
Applicant: Field Data Service, Inc
App No / Type: 2020-0581 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.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
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.

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

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.

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.

Addressing: JOHANNA LANE - Sound-alike / duplicate street name found: JOHANNA DRIVE. Please choose a street name different from existing street name.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 67
Action Date: 05/14/2020
Plat Name: Joy Place
Developer: M. Romero Builders
Applicant: The Interfield Group
App No / Type: 2020-0750 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	453V	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
05/14/2020

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: 67
Action Date: 05/14/2020
Plat Name: Joy Place
Developer: M. Romero Builders
Applicant: The Interfield Group
App No / Type: 2020-0750 C2R

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

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 05/14/2020
Plat Name: Kherington Place
Developer: CMJ Family Investments-Solitaire, LLC
Applicant: ICMC GROUP INC
App No / Type: 2020-0726 C2R

Total Acreage:	0.1837	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453N	City

Conditions and requirements for approval:

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 of 5 feet for East 37th Street 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. East 37th Street must be a 50' ROW. 5' ROW dedication is required or provide record documents that show ROW is sufficient 50' width.
 2. Hatch and dash Dedication and adjust 10/17' BL appropriately

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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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 05/14/2020
Plat Name: Kherington Place
Developer: CMJ Family Investments-Solitaire, LLC
Applicant: ICMC GROUP INC
App No / Type: 2020-0726 C2R

HPW-HW- IDS: APPROVE

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.

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

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 05/14/2020
Plat Name: Kleb Korner
Developer: N/A
Applicant: E.I.C. Surveying Company
App No / Type: 2020-0721 C2R

Total Acreage:	3.1952	Total Reserve Acreage:	2.9024
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	77447	284Z	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. 42-212
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: 69
Action Date: 05/14/2020
Plat Name: Kleb Korner
Developer: N/A
Applicant: E.I.C. Surveying Company
App No / Type: 2020-0721 C2R

HPW-HW- IDS: APPROVE

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

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

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

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

UVE should be checked at Botkins Road and Roberts 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: 70
Action Date: 05/14/2020
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).

1) Provide a letter of map revision from Fema showing the property outside of the 500 flood plain.

Commission Action:

Disapprove



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: 70
Action Date: 05/14/2020
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 &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 05/14/2020
Plat Name: Mainer Terrace
Developer: N/A
Applicant: The Interfield Group
App No / Type: 2020-0745 C2R

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533P	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 05/14/2020
Plat Name: Mainer Terrace
Developer: N/A
Applicant: The Interfield Group
App No / Type: 2020-0745 C2R

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 05/14/2020
Plat Name: Murdock Place
Developer: Kimley Horn
Applicant: Windrose
App No / Type: 2020-0780 C3R

Total Acreage:	0.7142	Total Reserve Acreage:	0.0080
Number of Lots:	16	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77047	573U	City

Conditions and requirements for approval:

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

206. Staff recommendation is deferral for the following reasons

- 1) Provide revised survey (with paving dimension)
- 2) Provide lot with averaging table and separate block face exhibit.

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

Commission Action:

Defer Additional information reqd



Action Date:
05/14/2020

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 05/14/2020
Plat Name: Murdock Place
Developer: Kimley Horn
Applicant: Windrose
App No / Type: 2020-0780 C3R

HPW- TDO- Traffic: 05-13-2020

HPW/TDO/TRAFFIC MANAGEMENT INTERPOSES NO OBJECTION.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: Detention is required. Master 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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 05/14/2020
Plat Name: Oats Corner
Developer: Veloz Investments Ltd.
Applicant: Karen Rose Engineering and Surveying
App No / Type: 2020-0704 C2R

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	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.

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)

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: 73
Action Date: 05/14/2020
Plat Name: Oats Corner
Developer: Veloz Investments Ltd.
Applicant: Karen Rose Engineering and Surveying
App No / Type: 2020-0704 C2R

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

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
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.

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 05/14/2020
Plat Name: Peachtree Place
Developer: PDR homes
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2020-0580 C2R

Total Acreage:	0.2754	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	454G	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:

The below comments were made by other agencies during this review period. These comments 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: 05/14/2020
Plat Name: Peachtree Place
Developer: PDR homes
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2020-0580 C2R

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

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

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

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



Agenda Item: 75
Action Date: 05/14/2020
Plat Name: Peek Entrepreneurs replat no 1
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No / Type: 2020-0752 C2R

Total Acreage:	7.7122	Total Reserve Acreage:	7.7122
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77450	525G	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.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 146.1. Provide for dedication of cutback(s) as indicated on the marked file copy.
- 207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions.
- 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:

Defer for further study and review



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 05/14/2020
Plat Name: Peek Entrepreneurs replat no 1
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No / Type: 2020-0752 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.

Fort Bend Engineer: 1) Clearly define reserve boundaries with darker lines
2) Confirm the 60' access easement within proposed Reserve D does not encroach into the existing structure on proposed Reserve C
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
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 05/14/2020
Plat Name: Plaza at Allwood
Developer: New Era Development
Applicant: New Era Development
App No / Type: 2020-0769 C2R

Total Acreage:	0.4132	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	454H	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)

Remove dwelling unit density table and notes.

Confirm that unit count in the parks table is correct. Currently shows no new units.

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 05/14/2020
Plat Name: Plaza at Allwood
Developer: New Era Development
Applicant: New Era Development
App No / Type: 2020-0769 C2R

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: 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.



Agenda Item: 77
Action Date: 05/14/2020
Plat Name: Ramos Reserve
Developer: Nelson Ramos
Applicant: Texas Field Services
App No / Type: 2020-0728 C2R

Total Acreage:	1.0330	Total Reserve Acreage:	0.8618
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77037	412H	ETJ

Conditions and requirements for approval:

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

191.1. Provide new Harris County Engineer certificate. Reference recordation dedicatory acknowledgement and certifications for requirements.

193. Appendix I: Certificate for Harris County Commissioners' Court is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

198. Recordation dedicatory acknowledgements and certificates do not conform to those requirements by Harris County. Contact staff Recordation Section for appropriate statements and requirements.

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)

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

Remove Parks table and notes. Defer to allow time for legal review of restrictions. Tract may be restricted to residential uses only.

Remove "reserve" from subdivision name as plat involves a lot and reserve.

Commission Action:

Defer further deed rests review 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.**



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 05/14/2020
Plat Name: Ramos Reserve
Developer: Nelson Ramos
Applicant: Texas Field Services
App No / Type: 2020-0728 C2R



For Your Information:

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

HPW-HW- IDS: Approve

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

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

Addressing: Please change spelling of Nortville Street to Northville Street on Plat.

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

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

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 05/14/2020
Plat Name: Regents Park Manors
Developer: Doro Development
Applicant: The Interfield Group
App No / Type: 2020-0701 C2R

Total Acreage:	0.2070	Total Reserve Acreage:	0.0000
Number of Lots:	3	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	492D	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)
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
05/14/2020

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 &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 78
Action Date: 05/14/2020
Plat Name: Regents Park Manors
Developer: Doro Development
Applicant: The Interfield Group
App No / Type: 2020-0701 C2R

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

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%.
Harris County Flood Control District: Flood Control review - No comments.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 05/14/2020
Plat Name: Reserve at Gulfpoint partial replat no 1
Developer: Wycoff Development
Applicant: PROSURV
App No / Type: 2020-0686 C2R

Total Acreage:	14.6700	Total Reserve Acreage:	14.6700
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	21	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	77034	576Z	City

Conditions and requirements for approval:

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.

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

012.2.1 Dead-end utility easements are not permitted.

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. Provide an approved drainage plat dated within the last year and shows revised site plan.

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:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 05/14/2020
Plat Name: Reserve at Gulfpoint partial replat no 1
Developer: Wycoff Development
Applicant: PROSURV
App No / Type: 2020-0686 C2R

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

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

Solid Waste: Commercial developments do not qualify for COH solid waste collection services unless applying directly through the department.
HPW-OCE- Drainage and Utility: 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.



Agenda Item: 80
Action Date: 05/14/2020
Plat Name: Rosa Estates
Developer: Edward Guidry, III
Applicant: Owens Management Systems, LLC
App No / Type: 2020-0696 C3R

Total Acreage:	0.9415	Total Reserve Acreage:	0.0527
Number of Lots:	10	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452B	City

Conditions and requirements for approval:

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

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

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

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

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

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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Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 05/14/2020
Plat Name: Rosa Estates
Developer: Edward Guidry, III
Applicant: Owens Management Systems, LLC
App No / Type: 2020-0696 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.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: Detention is required. Master W.M. is required for 28' PVT, PAE.
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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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 05/14/2020
Plat Name: Royal Park Airtex
Developer: Robinson Surveying, Inc.
Applicant: Robinson Surveying Inc.
App No / Type: 2020-0612 C3R

Total Acreage:	6.0335	Total Reserve Acreage:	1.5094
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	H.C.U.D. 16
County	Zip	Key Map ©	City / ETJ
Harris	77073	373A	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy. Chapter 42
- 063. All appropriate engineering and surveying data shall be shown. Sec 42-42 & 44
- 207.1. Staff requests a two week deferral for further study

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: 81
Action Date: 05/14/2020
Plat Name: Royal Park Airtex
Developer: Robinson Surveying, Inc.
Applicant: Robinson Surveying Inc.
App No / Type: 2020-0612 C3R

HPW-HW- IDS: Approved

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

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

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

Dedicate temporary turnaround by separate instrument prior to recordation

Verify recorded plat information

UVE should be checked at proposed street and E. Airtex Drive. (Chapter 10-COH geometric design guidelines, 10-23)

Limited scope TIA will be required to address revision to intersection geometries and traffic control at the intersection of E. Airtex Drive and W. Hardy Road. (HC-permit regs, 12.02)

Corner ROW hypotenuse at proposed street and E. Airtex Drive should be 28.28' for 20'x20' cutback. (COH geometric Design guidelines, 10-22)

Dedicate 100 feet of ROW per terms of private easement agreement. Plat is requested to be deferred.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 05/14/2020
Plat Name: Serenity Grove One
Developer: MEXIF FUND 1 LLC
Applicant: ICMC GROUP INC
App No / Type: 2020-0736 C2R

Total Acreage:	0.4996	Total Reserve Acreage:	0.1253
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452C	City

Conditions and requirements for approval:

- 047.1. Make minor corrections and additions as indicated on scanned image file attached to the application.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 221. Fully dimension all shared driveways. (44)
- 223. Indicate the direction of vehicular entry to each garage from the shared driveway (>).
- Need a subdivision name that does not feature a number.

Commission Action:

Defer Additional information reqd



Action Date:
05/14/2020

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: 82
Action Date: 05/14/2020
Plat Name: Serenity Grove One
Developer: MEXIF FUND 1 LLC
Applicant: ICMC GROUP INC
App No / Type: 2020-0736 C2R

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

HPW-HW- IDS: 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.

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

HPW-OCE- Drainage and Utility: SFR lots of 15,000 square feet or less utilizing a shared driveway are required to provide detention at a volume of 0.20 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: 83
Action Date: 05/14/2020
Plat Name: Somerset Green Sec 8
Developer: Development Houston In Town, L.P.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-0679 C3R

Total Acreage:	5.1600	Total Reserve Acreage:	0.1060
Number of Lots:	62	Number of Multifamily Units:	0
COH Park Sector:	12	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	77055	492A	City

Conditions and requirements for approval:

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

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)

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

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

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: 83
Action Date: 05/14/2020
Plat Name: Somerset Green Sec 8
Developer: Development Houston In Town, L.P.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-0679 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.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Master W.M.E. is required for 28'P.A.E..
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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 05/14/2020
Plat Name: Stassen Court
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No / Type: 2020-0705 C2R

Total Acreage:	0.1148	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	533U	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 051. Tie plat boundary to the nearest intersection of public street rights-of-way.
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 059.1. Acreage in title and on plat must match at recordation.
- 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)

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: 84
Action Date: 05/14/2020
Plat Name: Stassen Court
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No / Type: 2020-0705 C2R

For Your Information:

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

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

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

Harris County Flood Control District: Flood Control review - At the back of the plat there is Drainage Channel C118-03-00 and 20' wide HCFCD License and Permission HCCF No. 92223 Vol. 1247 Pg. 230 this needs to be shown on the plat.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 05/14/2020
Plat Name: Tommye Place
Developer: CARTA GOMEZ INTERNATIONAL LLC
Applicant: CARTA GOMEZ INTERNATIONAL LLC
App No / Type: 2020-0658 C2R

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77028	455T	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)

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:

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.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 05/14/2020
Plat Name: Tommye Place
Developer: CARTA GOMEZ INTERNATIONAL LLC
Applicant: CARTA GOMEZ INTERNATIONAL LLC
App No / Type: 2020-0658 C2R

HPW-OCE-Traffic: 1.Substandard Street: (COH IDM Chapter 15, sec 15.08.C.1.g.1)

A driveway shall not connect to a sub-standard street. If the roadway abutting the proposed development is substandard, then the applicant must widen the street pavement to the IDM standards for the entire block in order to proceed with the development.

2. Alley (COH IDM Supplement Chapter 10.06)

Alley access shall comply with the proposed supplement to the City's infrastructure Design Manual City of Houston Ordinances and the IDM. The supplement can be found at:

<https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards#agency-links-1471>

(Click IDM Supplements – Chapter 10.06)

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

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

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

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



Agenda Item: 86
Action Date: 05/14/2020
Plat Name: Villas on Paul Quinn Street
Developer: MEXIF FUND 1 LLC
Applicant: ICMC GROUP INC
App No / Type: 2020-0655 C2R

Total Acreage:	0.4890	Total Reserve Acreage:	0.1660
Number of Lots:	7	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	451D	City

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)

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

051. Tie plat boundary to the nearest intersection of public street rights-of-way. (Sec 42-41)

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation. (Sec 42-41)

073.1. Add reason for replat as indicated on the marked file copy.

143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (Sec 42-128)

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.

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

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

224. Maximum length of a shared driveway from the intersection of a public street shall not exceed 200 feet. (Sec 42-145)

Per Sec 42-190, recreation reserve shall be minimum 5000 sq. ft. with minimum frontage of 50' on a 50' wide public street.

Provide 3' Emergency Access Easement on all plat boundaries as indicated on the marked file copy. (Sec 42-145)

Provide an existing conditions survey depicting all applicable features, including the paving section. (42-56)

Commission Action:

Defer Applicant request



Agenda Item: 86
Action Date: 05/14/2020
Plat Name: Villas on Paul Quinn Street
Developer: MEXIF FUND 1 LLC
Applicant: ICMC GROUP INC
App No / Type: 2020-0655 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.

HPW-OCE-Traffic: 1. Street pavement width: Call out the pavement width of the street, as per survey shown. Shared Driveway: Shared driveways must intersect with a public street that has a roadway width of 18 feet or more as measured at the narrowest point of the roadway adjacent to the tract (see Chapter 42, section 145). If the roadway width abutting the proposed shared driveway development is less than 18' as shown on a recent existing condition survey, the applicant must widen the street pavement to the IDM standards for the entire block in order to proceed with the development.

HPW-HW- IDS: 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.

HPW-OCE- Drainage and Utility: Detention is required.
Make sure that 10' clearance between public utility to the building foundation.
Master W.M.E. maybe required.

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

Parks and Recreation: Incorrect park sector shown on plat.

Solid Waste: Solid waste collection service may be denied if the location of container placement depicted in the SWP is not flat. Containers may not be placed in open top ditches.

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



Agenda Item: 87
Action Date: 05/14/2020
Plat Name: Vinson Place
Developer: Carta Gomez International LLC
Applicant: CARTA GOMEZ INTERNATIONAL LLC
App No / Type: 2020-0657 C2R

Total Acreage:	0.2164	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412S	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 42-122)

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

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41)

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation. (Sec 42-41)

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

139. Provide for widening of Vinson local street. (Sec 42-122)

146. Identify, dimension and provide square footage for all right-of-way dedications. "xx s.f. are hereby dedicated to the public for right-of-way purposes. (Sec 42-122)

185.3. Appendix A: Add single family paragraph in the dedicatory language. (Record.doc)

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

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

Provide a copy of recorded map - Volume 1533, Page 99 HCDR.

Commission Action:

Defer Chapter 42 planning standards



Agenda Item: 87
Action Date: 05/14/2020
Plat Name: Vinson Place
Developer: Carta Gomez International LLC
Applicant: CARTA GOMEZ INTERNATIONAL LLC
App No / Type: 2020-0657 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.

HPW-HW- IDS: 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.

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.

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

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

Parks and Recreation: Must provide proof of Existing DU with water letter, demo permit or existing survey all dated within the last 12 months.

HPW-OCE-Traffic: Substandard Street: (COH IDM Chapter 15, sec 15.08.C.1.g.1)

A driveway shall not connect to a sub-standard street. If the roadway abutting the proposed development is substandard, then the applicant must widen the street pavement to the IDM standards for the entire block in order to proceed with the development.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 88
Action Date: 05/14/2020
Plat Name: Vista Del Valle
Developer: Frances Valle Rodas
Applicant: Owens Management Systems, LLC
App No / Type: 2020-0748 C2R

Total Acreage:	0.5069	Total Reserve Acreage:	0.2670
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Combination
Water Type:	Proposed Utility District	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412Y	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:

The below comments were made by other agencies during this review period. These comments 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: 88
Action Date: 05/14/2020
Plat Name: Vista Del Valle
Developer: Frances Valle Rodas
Applicant: Owens Management Systems, LLC
App No / Type: 2020-0748 C2R

HPW- TDO- Traffic: 05-13-2020

HPW/TDO/TRAFFIC MANAGEMENT INTERPOSES NO OBJECTION.

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2019))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to

PWEACCESSFORM@HOUSTONTX.GOV

2. Sidewalks (COH IDM Chapter 10, sec 10.06-H)

6 ft wide sidewalk shall be installed along major thoroughfares and Transit Corridor and 5 ft wide sidewalk shall be installed along all other streets. All sidewalks shall comply with Chapter 10 of the Design Manual.

<https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards#agency-links-1471>

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

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

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

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

Addressing: Please change street type of KNOX ROAD to KNOX STREET.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 05/14/2020
Plat Name: Wheatley Place
Developer: Disama Development
Applicant: Total Surveyors, Inc.
App No / Type: 2020-0731 C2R

Total Acreage:	0.6353	Total Reserve Acreage:	0.0000
Number of Lots:	14	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452B	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)
- 134.01. Add to general notes on face of plat: This property(s) is located in Park Sector number 1. (Sec 42-1)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45)
- Add access denied note along Wheatley Street as indicated on the marked file copy. (Sec 42-188)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
05/14/2020

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: 89
Action Date: 05/14/2020
Plat Name: Wheatley Place
Developer: Disama Development
Applicant: Total Surveyors, Inc.
App No / Type: 2020-0731 C2R

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

HPW-OCE-Traffic: 1. Continuation of the Sidewalks (COH IDM Chapter 10, sec 10.06-H)
6 ft wide sidewalk shall be installed along major thoroughfares and Transit Corridor and 5 ft wide sidewalk shall be installed along all other streets. All sidewalks shall comply with Chapter 10 of the Design Manual.
<https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards#agency-links-1471>

HPW-HW- IDS: 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.

HPW-OCE- Drainage and Utility: 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 05/14/2020
Plat Name: Willard Street Landing
Developer: Mazzarino Development
Applicant: Total Surveyors, Inc.
App No / Type: 2020-0732 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	77006	493N	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)
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation. (Sec 42-41)
- 134.6. The then-current fee in lieu of dedication shall be applied to this number (1 units) of dwelling units. (Sec 42-254)
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:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 05/14/2020
Plat Name: Willard Street Landing
Developer: Mazzarino Development
Applicant: Total Surveyors, Inc.
App No / Type: 2020-0732 C2R

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

HPW-OCE-Traffic: 1. Sidewalks (COH IDM Chapter 10, sec 10.06-H)
6 ft wide sidewalk shall be installed along major thoroughfares and Transit Corridor and 5 ft wide sidewalk shall be installed along all other streets. All sidewalks shall comply with Chapter 10 of the Design Manual.
<https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards#agency-links-1471>

2. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)
Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property.

HPW-HW- IDS: APPROVE

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 05/14/2020
Plat Name: Augusta Addition partial replat no 2
Developer: PRIME TEXAS SURVEYS LLC
Applicant: SEM SERVICES
App No / Type: 2020-0355 C3N

Total Acreage:	0.1147	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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	City

Conditions and requirements for approval:

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

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/>)

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

Legal has determined that this plat violate restrictions filed separately. A lot cannot be subdivided in this subdivision. The applicant has requested to defer the plat to confer with Legal.

Commission Action:

Defer Applicant request



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

For Your Information:

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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 05/14/2020
Plat Name: Augusta Addition partial replat no 2
Developer: PRIME TEXAS SURVEYS LLC
Applicant: SEM SERVICES
App No / Type: 2020-0355 C3N

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

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

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

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

Houston Planning Commission

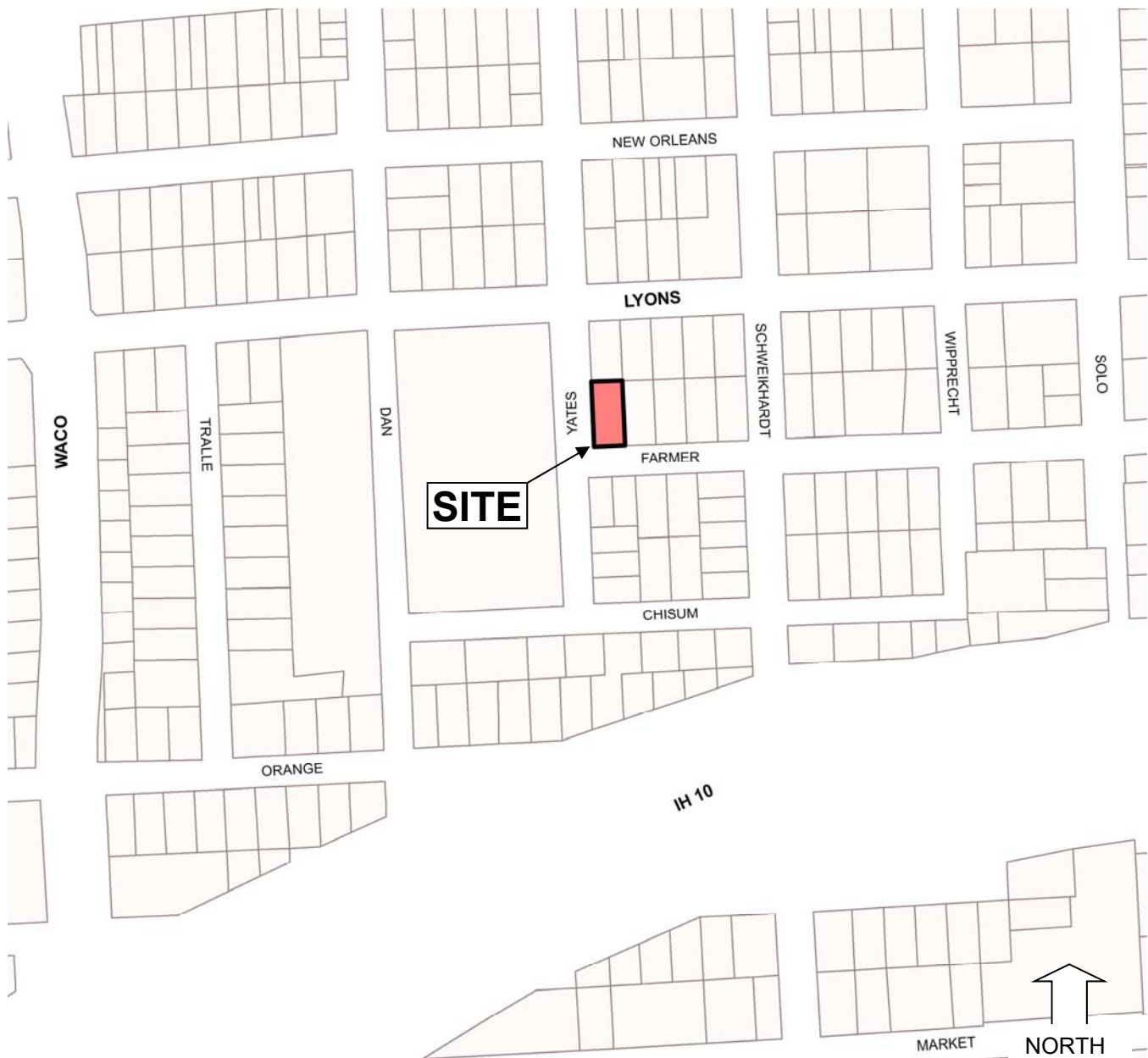
ITEM: 91

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Augusta Addition partial replat no 2

Applicant: SEM Services



C – Public Hearings

Site Location

Houston Planning Commission

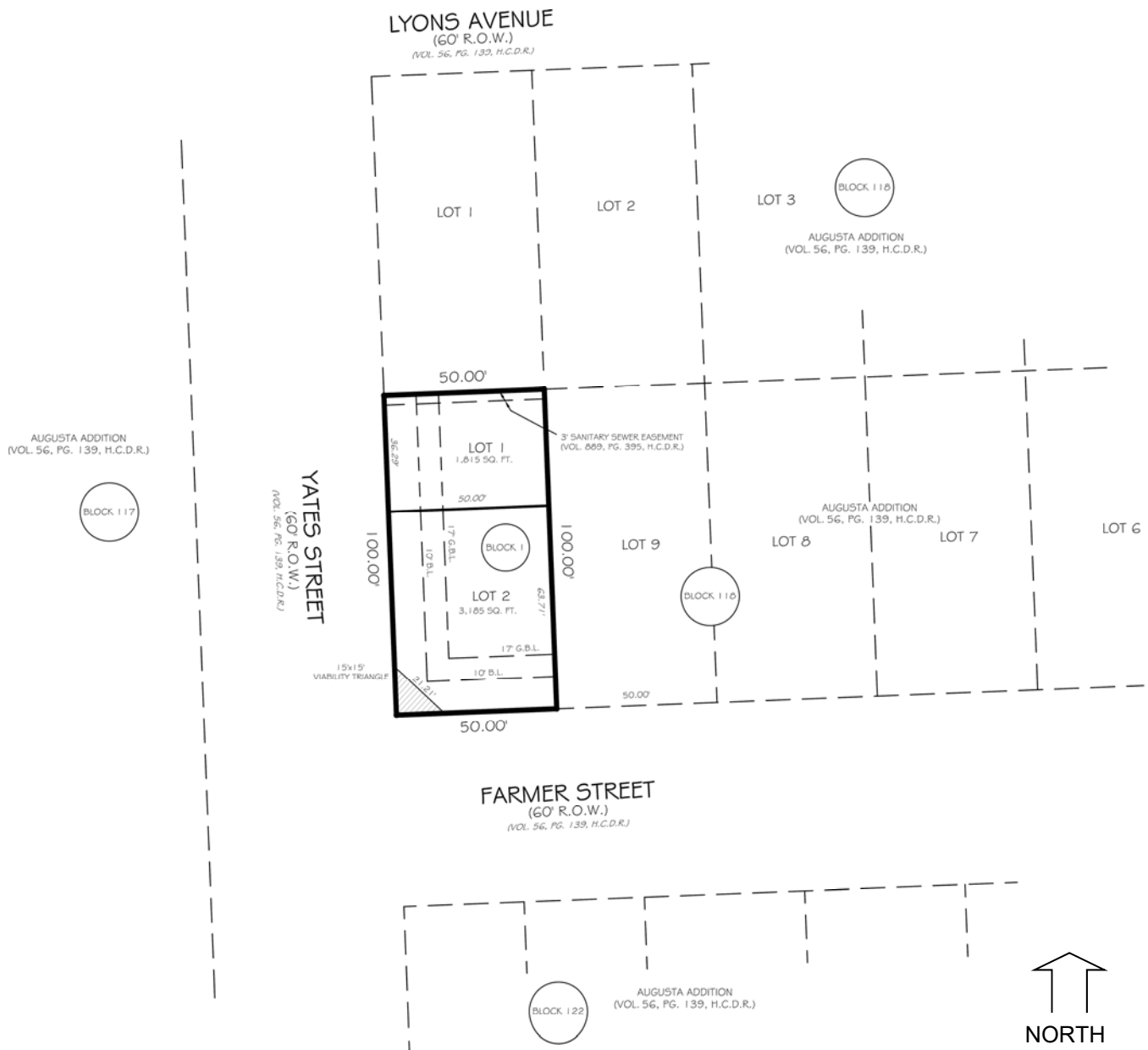
ITEM: 91

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Augusta Addition partial replat no 2

Applicant: SEM Services



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 91

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Augusta Addition partial replat no 2

Applicant: SEM Services



C – Public Hearings

Aerial



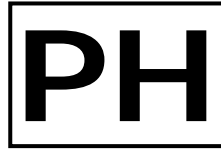
CITY OF HOUSTON

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

April 20, 2020

Dear Property Owner:

Reference Number: 2020-0355; Augusta Addition partial replat no 2; replatting of Lot 10, Block 118 of "Augusta Addition" as recorded in Volume 56, Pg 139 of the Harris County Deed Records.

The property is located at the northeast corner of Yates Street and Farmer Street.

The purpose of the replat is to create two lots.

The applicant, Stephanie Rivera-Lopez, with SEM Services, can be contacted at 832-986-8208.

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.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, the Planning Commission has switched its meetings to an electronic virtual meeting format. Thus, this item is scheduled for public hearing and consideration at a

Virtual Planning Commission Meeting

Thursday, May 14, 2020 at 2:30 PM

The Planning Commission will hold its next meeting through a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website: www.houstonplanning.com You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

1. Send email to: Speakercomments.pc@houstontx.gov

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. 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.

2. **Telephone:** You may 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.

For additional information regarding this project, please call Stephanie Rivera-Lopez, with SEM Services 832-986-8208. You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (832)393-6600.

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

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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 05/14/2020
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

Commission Action:

Withdraw



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

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.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 05/14/2020
Plat Name: Blueridge Sec 2 partial replat no 1
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No / Type: 2020-0105 C3N

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

Houston Planning Commission

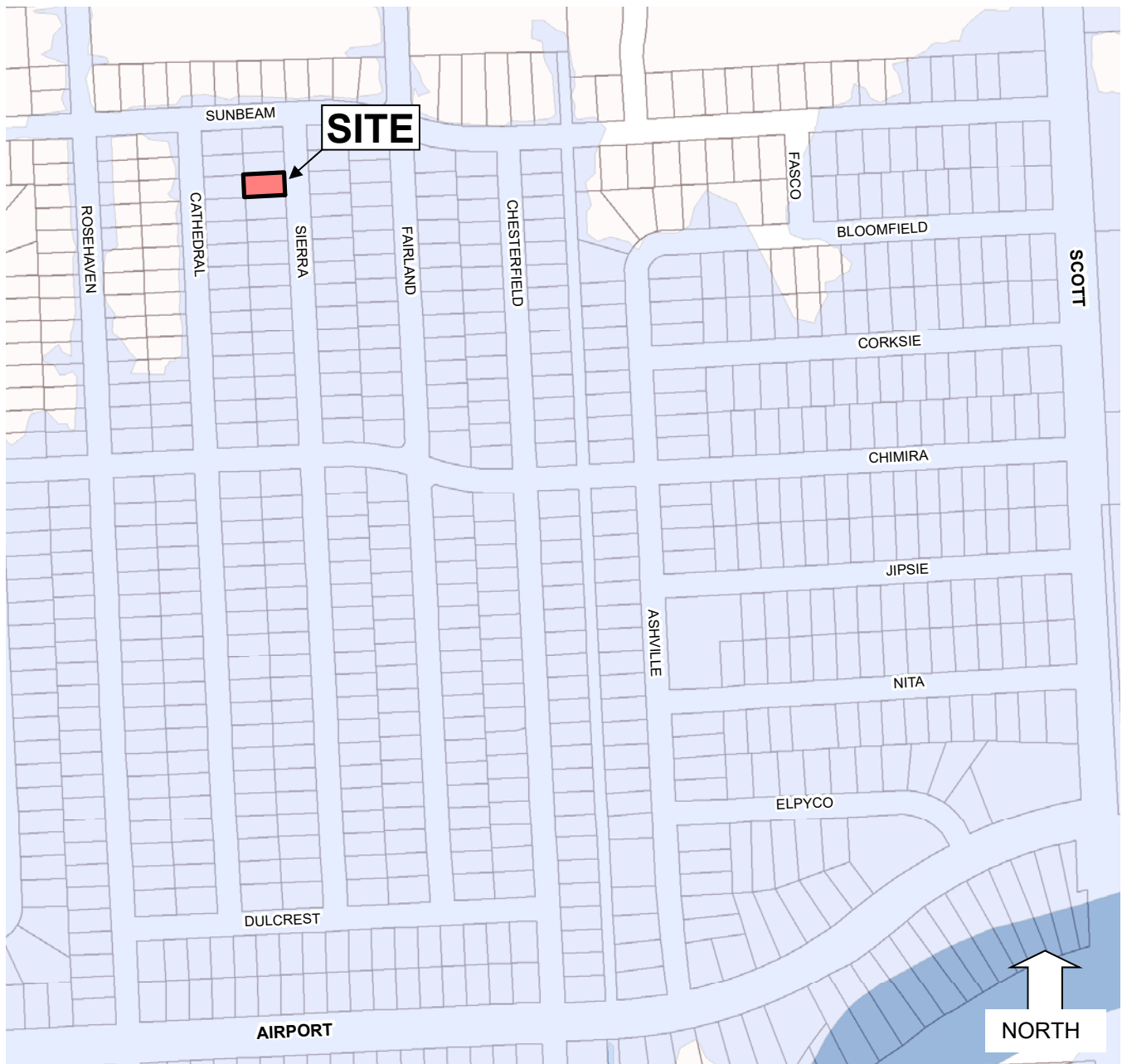
ITEM: 92

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Blueridge Sec 2 partial replat no 1 (DEF 1)

Applicant: Survey 1, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 92

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Blueridge Sec 2 partial replat no 1 (DEF 1)

Applicant: Survey 1, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

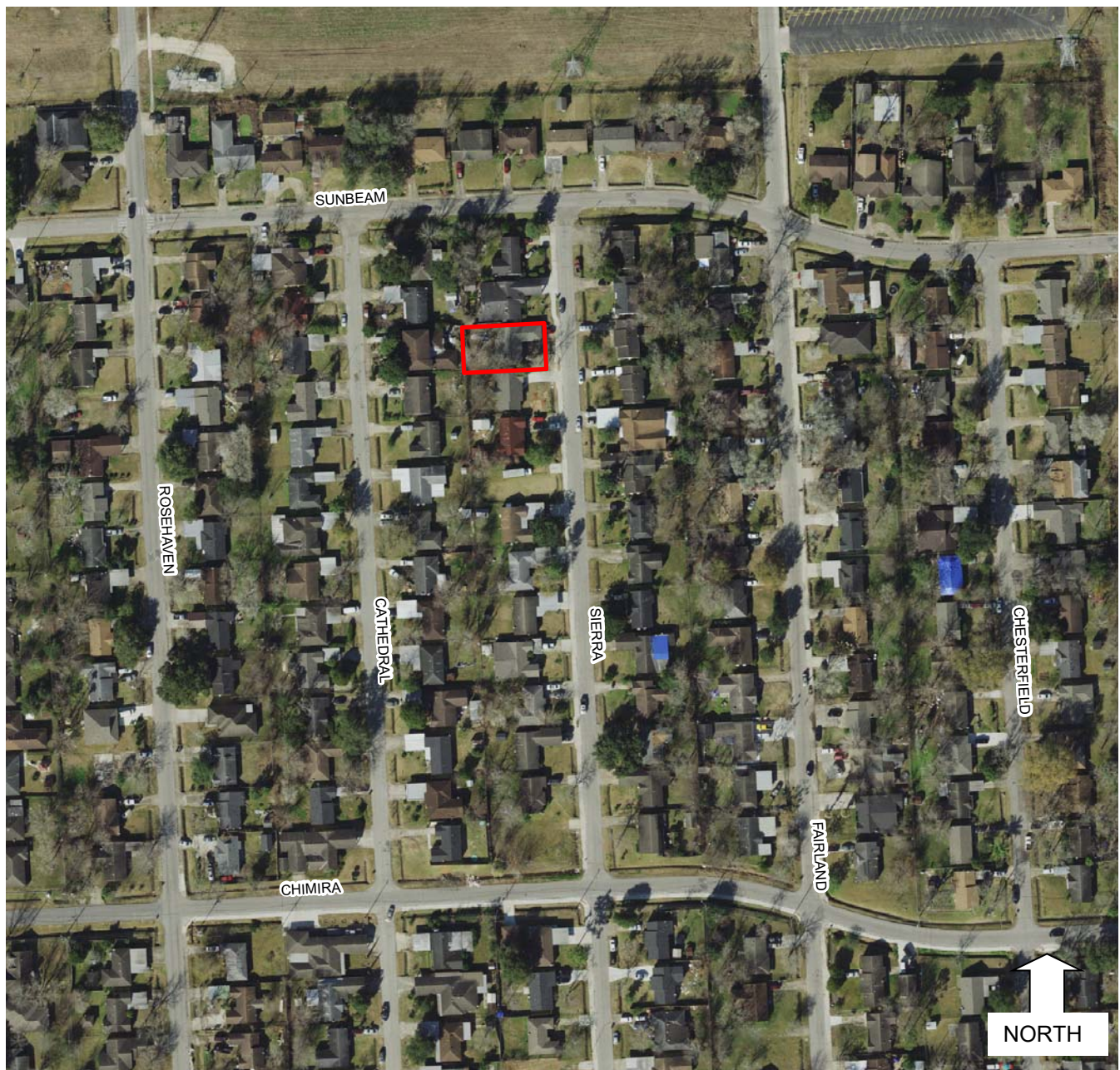
ITEM: 92

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Blueridge Sec 2 partial replat no 1 (DEF 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

April 13, 2020

Dear Property Owner:

Reference Number: 2020-0105: Blueridge Sec 2 partial replat no 1; replatting of lot 26, block 19, as recorded in Volume 47, Page 32 of the Harris County Map Records.

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 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.

You were mailed notification in late February of this year that the item referenced above was scheduled for a public hearing on March 19, 2020. Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, the March 19th and April 2nd meetings of the Planning Commission were cancelled to allow time to switch to electronic, virtual meetings. Thus, this item is currently being rescheduled for public hearing and consideration at a

Virtual Planning Commission Meeting

Thursday, April 30th, 2020 at 2:30 PM

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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 MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

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

Terminology

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Planning Department Staff Authority and Obligation

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 05/14/2020
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:

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

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.

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.**

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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 05/14/2020
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.

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.
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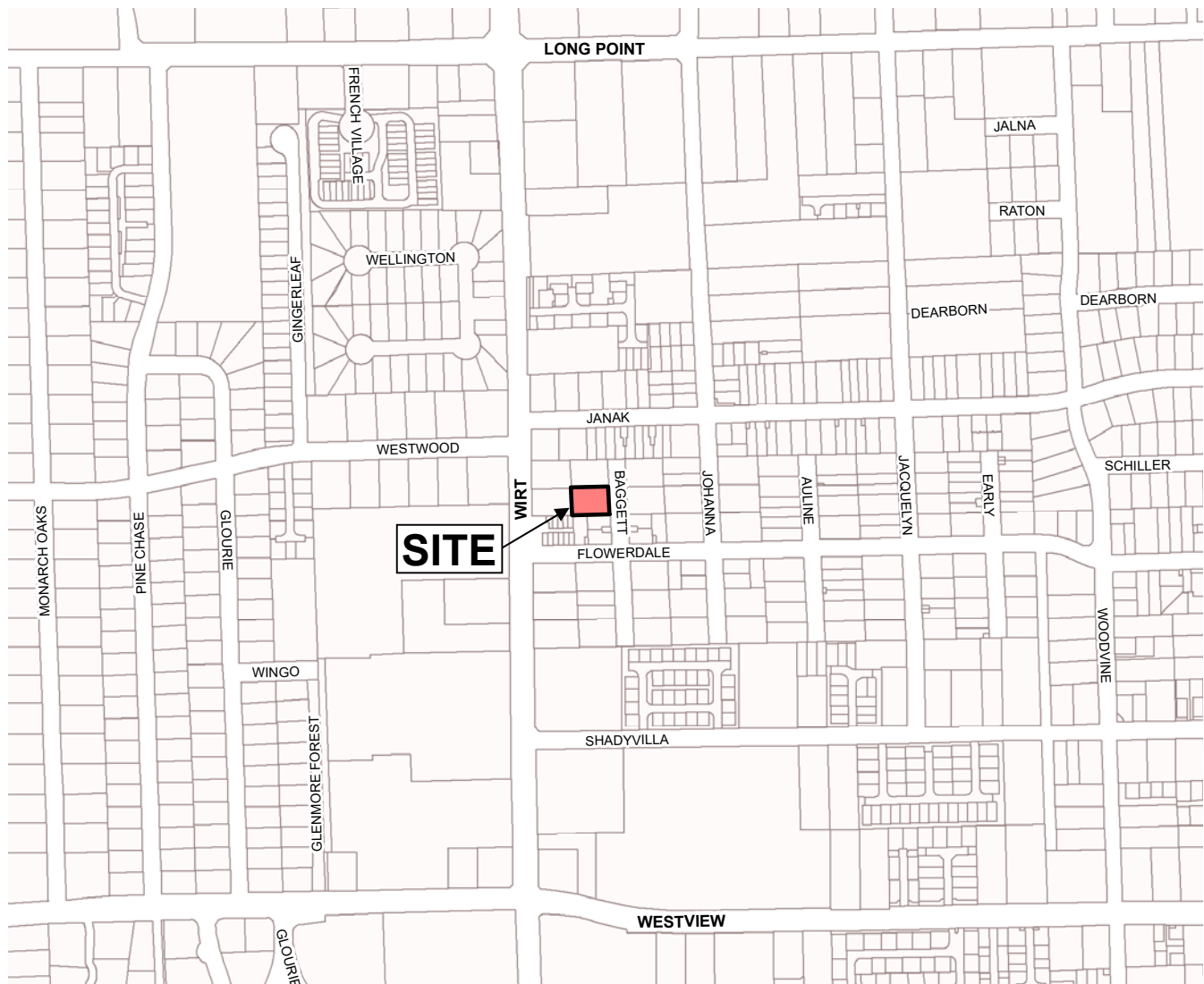
ITEM: 93

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Craig Woods partial replat no 26 (DEF 1)

Applicant: BC Investments



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 93

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Craig Woods partial replat no 26 (DEF 1)

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

April 13, 2020

Dear Property Owner:

Reference Number: 2020-0333; Craig Woods partial replat no 26; partial replatting of Craig Woods, Lot 5, Block A, as recorded at Volume 32, Page 66 of the Harris County Map Records

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 and revise the front building line.
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 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.

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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.

For additional information regarding this project, please call Debi Tribble, with Level Up, on behalf of BC INVESTMENTS, at 281-636-6270. You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (832)393-6600.

A sign has been posted on site indicating the public hearing date, location and time.
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 MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

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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: 94
Action Date: 05/14/2020
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:

010.2 Add the following note to the face of the plat (SWD): The residential units or lots located in this subdivision are eligible for solid waste collection services by the city at the time or the filing of the plat. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

010.3. Add the following note to the face of the plat (SWD): No heavy or oversize trash collection service shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 39-65 of the Code of Ordinances.

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.

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.

Add note to the face of the plat: The Planning Commission granted a variance to allow ("not to provide 5ft dedication of widening along Freund Street for single family lots") subject to specific conditions on 05/14/2020. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat with notice.

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

Variance is contingent upon the applicant providing 6' unobstructed sidewalks along Freund and North Nagle Streets, 5 feet unobstructed sidewalk along Middle Street, minimum 4.5' safety buffer along Freund street (minimum 3" caliper trees in buffer) pursuant to Chapter 33 space and species requirements. Provide 3" caliper trees pursuant to Chapter 33 space and species requirements

Houses along Freund and Middle Street must retain a front door, a pedestrian gate, and pedestrian access way to the street. Any proposed fencing along Freund Street and Middle Street must be a maximum 8' in height, non-opaque and decorative/wrought iron.

Commission Action:



Agenda Item: 94
Action Date: 05/14/2020
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

Grant the requested variance(s) and Approve the plat subject to the conditions listed
The Planning Commission granted a variance to not provide 5ft. dedication on Freund Street adjacent to the single family lots.



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

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

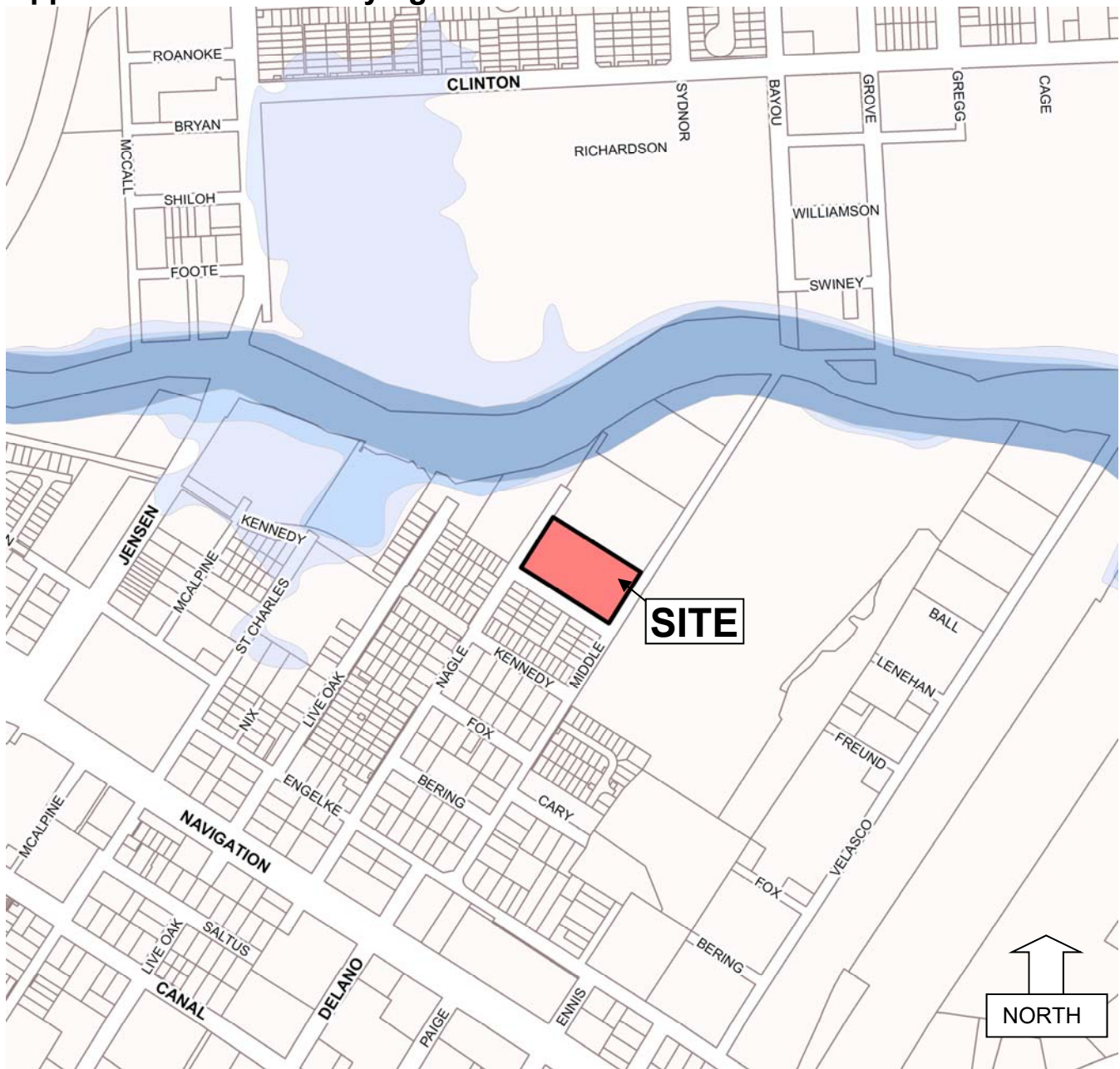
ITEM: 94

Planning and Development Department

Meeting Date: 05/14/2020

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

Applicant: Gruller Surveying



C- Public Hearings with Variance

Site Location

Houston Planning Commission

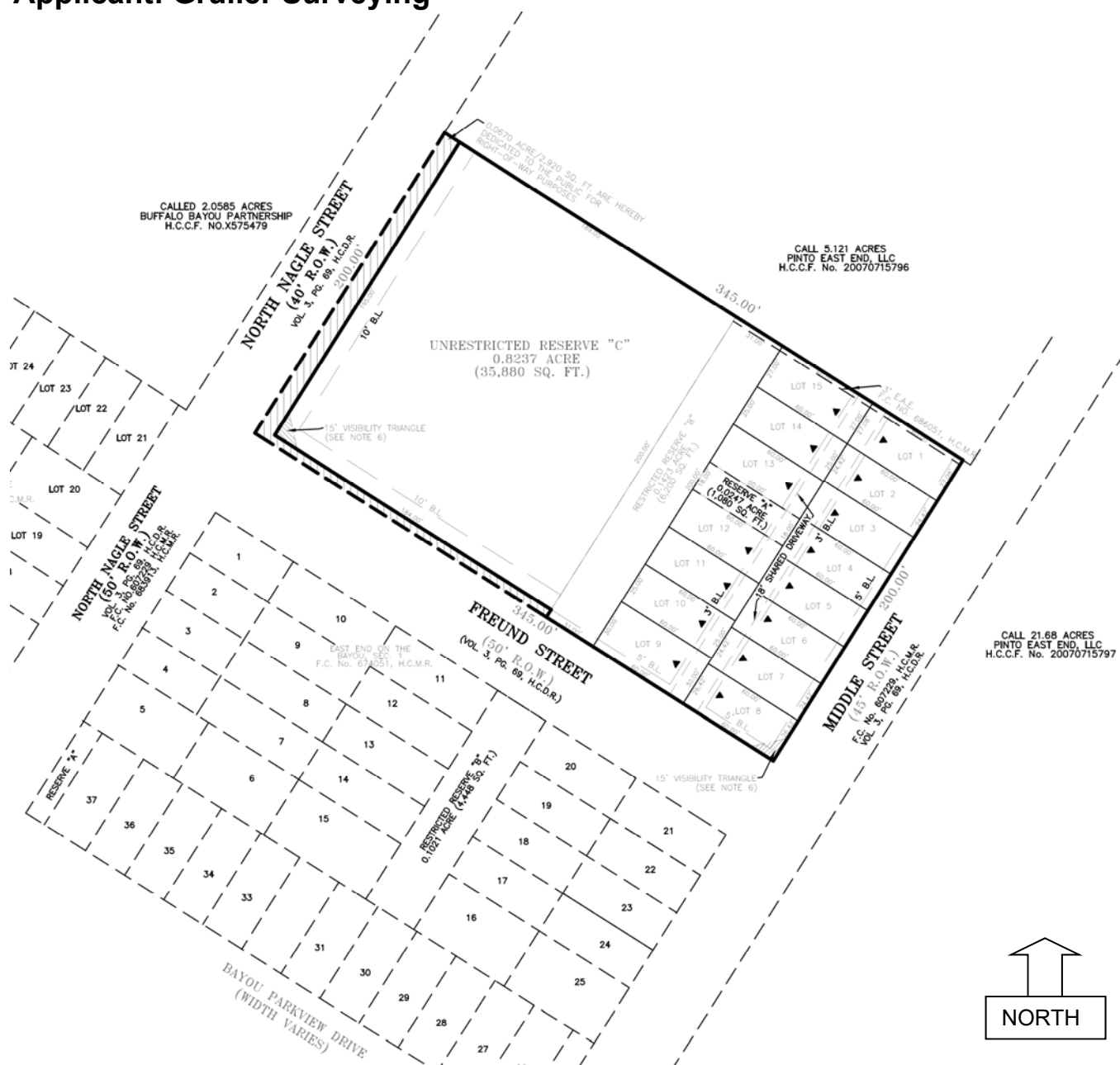
ITEM: 94

Planning and Development Department

Meeting Date: 05/14/2020

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

Applicant: Gruller Surveying



C- Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 94

Planning and Development Department

Meeting Date: 05/14/2020

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

Applicant: Gruller Surveying



C- Public Hearings with Variance

Aerial





UNIT COUNT:		
STUDIO:	11 UNITS	
1 BEDROOM:	30 UNITS	
2 BEDROOM:	9 UNITS	
PARKING REQUIREMENT:		
STUDIO :	1.25 PER UNIT	(13.75 TOTAL)
1 BEDROOM:	1.33 PER UNIT	(39.9 TOTAL)
2 BEDROOM:	1.66 PER UNIT	(14.94 TOTAL)
4 BIKE RACKS (4 BIKES EACH) (-4 SPACES)		
TOTAL PARKING REQUIRED:	65 SPACES	

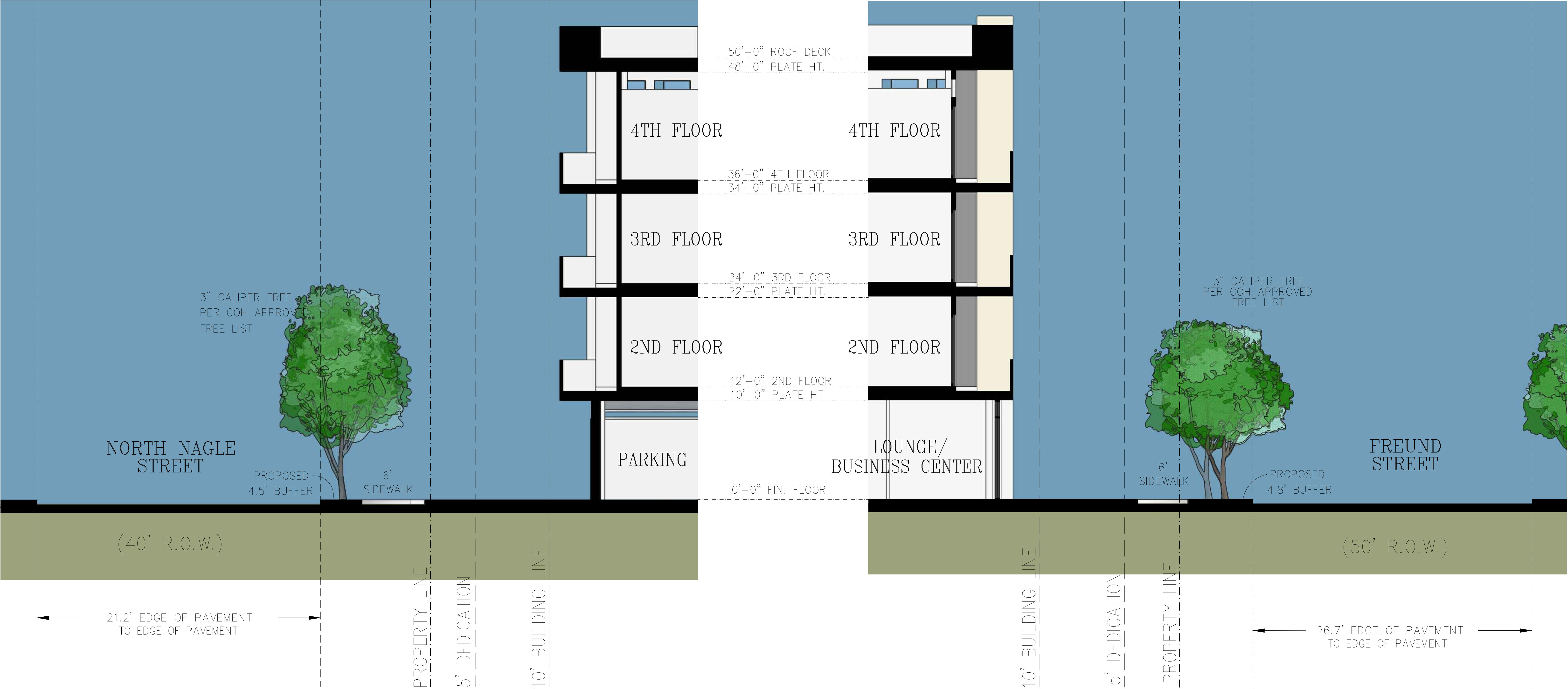
PARKING PROVIDED:		
43 PARKING SPACES WITHIN GARAGE		
22 ADDITIONAL OUTSIDE OF STRUCTURE		
4 BIKE RACKS		

NO EXISTING TREES WITHIN SITE.		
PROPOSED 3" CALIPER TREES TO BE PROVIDED PER COH APPROVED TREE LIST		



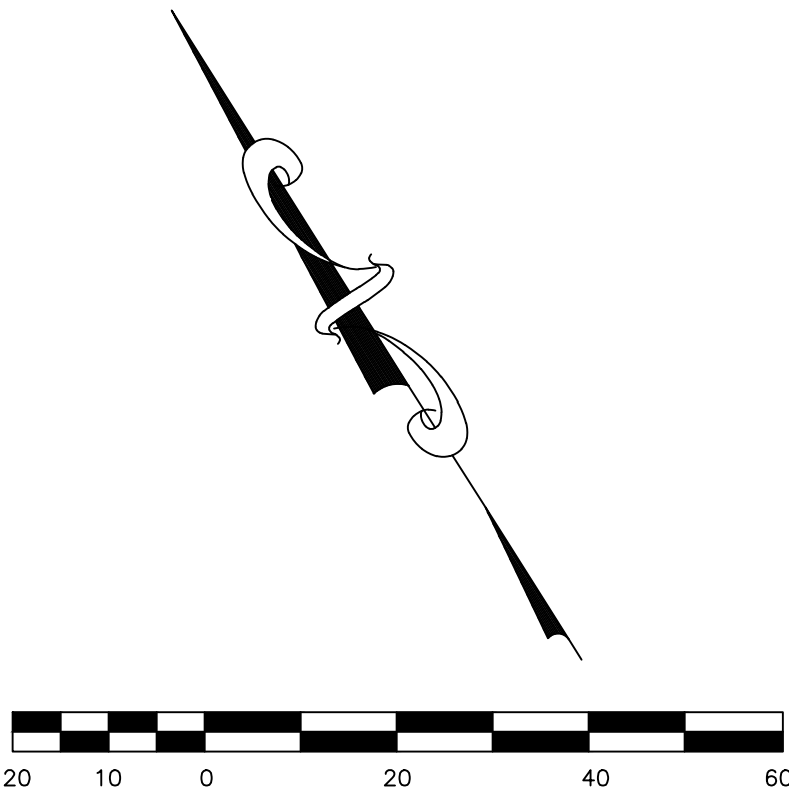
EAST END ON THE BAYOU – SECTION 3

A N D E R S O N C A N Y O N , L L C



EAST END ON THE BAYOU – SECTION 3

A N D E R S O N C A N Y O N , L L C



- 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
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.

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

LIVE OAK BROWNSTONES
F.C. NO. 615016 H.C.M.R.

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

- 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

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.)

CONCRETE SIDEWALK
FREUND STREET
ASPHALT PAVING

CONCRETE SIDEWALK

EAST END ON THE BAYOU SEC 3
F.C. No. 674251, H.C.M.R.

RESTRICTED RESERVE "B"



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 were in compliance with the City's ordinance at the time of the previous plat and the time of development, 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: 94

PC Action Date: 05/14/2020

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

Applicant: Gruller Surveying

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

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:

The site is located north along Freund Street between North Nagle and Middle Streets north of Navigation Blvd and south of Buffalo Bayou in Houston Corporate Limits. The reason for replat is to create 15 lots, 1 unrestricted reserve and two landscape reserves. The applicant is requesting a variance and a reconsideration of requirement not to dedicate 5ft. to the widening of the right-of-way along Freund Street for single family lots. Staff is in support of this request.

Strict application of the rules, Chapter 42-122 would require a right-of-way 50 feet or less to be widened to 60 feet if the development is adjacent to any other development than exclusively single family residential lots. Therefore, with this proposal because the applicant is creating an unrestricted reserve adjacent to single family lots 5ft. dedication of widening along Freund Street would be required.

Freund Street is an existing 50 foot right-of-way. The applicant is replatting East End on the Bayou Sec 3, recorded in 2018 with 23 single family residential lots and 3 reserves and a portion of Factory Addition recorded in 1866 with 4 lots and a portion of two lots.

In 2018 when East End on the Bayou was recorded, no additional widening was required because it was a single-family subdivision. Eight houses exist on the site at the corner of Freund and Middle Streets. There is a house that is built on lot 8 at the corner of Freund and Middle Streets. If the applicant would dedicate 5ft. to the widening at this location. The existing house would only sit .2 feet from the right-of-way and would encroach into the required 5 ft. building line.

The applicant is proposing a condominium development adjacent to the single family shared driveway development with a lounge and a business center. He is proposing 6 feet sidewalks along North Nagle and Freund Street and a 5 feet sidewalk along Middle Street. The recorded subdivision across the street from the proposed replat is a single family residential development. The proposed unrestricted reserve is the only development that is not a single family development however with the proposed condominium unit the development will function more as a residential development and thus the street will function more like a Residential Street than a Commercial Street. However, the applicant is dedicating 5ft to the widening along Freund Street for the Unrestricted Reserve and meeting the ordinance requirement for this type of development.

Staff's recommendation is to Grant the requested variance and reconsideration of requirement subject to the following conditions:

6 feet unobstructed sidewalks along Freund and North Nagle Streets.

5 feet unobstructed sidewalk along Middle Street.

Provide 3" caliper trees pursuant to Chapter 33 space and species requirements

Houses along Freund and Middle Street must retain a front door, a pedestrian gate, and pedestrian access way to the street.

Any proposed fencing along Freund Street and Middle Street must be a maximum 8' in height, non-opaque and decorative/wrought iron.

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

Freund Street is an existing 50 feet right-of-way. East end on the Bayou Sec 3 was recorded in 2018 with 23 single family residential lots and 3 reserves. A house exist on lot 8 of this subdivision and if 5ft dedication occur the house would only be .2 feet from the property line and encroach into the required 5 feet building line.

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

Strict application of the ordinance would cause the existing house that sits on lot 8 not to be in compliance with the building line requirements. The unusual physical characteristics of the site are the lots that were platted in 2018 met the rules at the time the plat was recorded; however the platting of the adjacent unrestricted reserve would require Freund Street to be widened to a 60 foot right-of-way and would make the existing house to encroach into the required building line.

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

In 2018 when East End of the Bayou was recorded, no additional widening was required because it was a single-family subdivision. Eight houses exist on the site at the corner of Freund and Middle Streets. There is a house that is built on lot 8 at the corner of Freund and Middle Streets. If the applicant would dedicate 5ft to the widening at this location, the existing house would only sit .2 feet from the right-of-way and would encroach into the required 5 ft. building line. Granting of the variance is not the result of a hardship created or imposed by the applicant.

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

The applicant is providing 5ft. dedication for the unrestricted reserve. The intent and general purposes of this chapter will be preserved and maintained.

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

Granting of the variance will not be injurious to the public health, safety or welfare. The applicant is providing 5ft. dedication along Freund Street for the unrestricted reserve and the proposed subdivision is in keeping with the residential nature of the neighborhood.

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

Economic hardship is not the sole justification of the variance. Freund Street is an existing 50 feet right-of-way. East End on the Bayou Sec 3 was recorded in 2018 with 23 single family residential lots and 3 reserves. A house exist on lot 8 of this subdivision and if 5ft dedication occur the house would only be .2 feet from the property line and encroach into the required 5 feet building line. The applicant is providing 5ft dedication for the unrestricted reserve. The proposed subdivision is in keeping with the residential nature of the neighborhood. The intent and general purposes of this chapter will be preserved and maintained.



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

April 13, 2020

Dear Property Owner:

Reference Number: 2020-0060; East End on the Bayou Sec 3 replat no 1 and extension; 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 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.

You were mailed notification in late February of this year that the item referenced above was scheduled for a public hearing on March 19, 2020. Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, the March 19th and April 2nd meetings of the Planning Commission were cancelled to allow time to switch to electronic, virtual meetings. Thus, this item is currently being rescheduled for public hearing on:

Virtual Planning Commission Meeting

Thursday, April 30th, 2020 at 2:30 PM

The Planning Commission will hold its next meeting through a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

www.houstonplanning.com

You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

1. Send email to: Speakercomments.pc@houstontx.gov

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. 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.

2. **Telephone:** You may 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.

For additional information regarding this project, please call Chris Garcia, with Gruller Surveying, on behalf of Padua Realty Company, at 713-333-1466. You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (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. *See reverse side for useful information*

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: 95
Action Date: 05/14/2020
Plat Name: Echo Leaf
Developer: Echostate Solution, Inc
Applicant: EHRA
App No / Type: 2020-0455 C3N

Total Acreage:	5.3000	Total Reserve Acreage:	0.9300
Number of Lots:	37	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:	HARRIS COUNTY MUD 304
County	Zip	Key Map ©	City / ETJ
Harris	77014	371G	ETJ

Conditions and requirements for approval:

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

047.3 If this Public Hearing (C3N) plat is deferred, it is the applicant's responsibility to update the sign to the new date for Commission Action, and email a picture to staff no later than 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/>)

053. Change street name(s) Heather Leaf as indicated on the file copy to avoid duplication.

174. Add Permanent Access Easement note to the plat and/or add PAE paragraph to the Appendix A: Owner's Acknowledgement. (189)

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

A subdivision that includes more than 150 lots shall have a least two points of access separated from each other by a distance of at least 250 feet to a public outside the boundaries of the subdivision. Provide a second point of access.

Commission Action:

Defer Applicant request



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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 05/14/2020
Plat Name: Echo Leaf
Developer: Echostate Solution, Inc
Applicant: EHRA
App No / Type: 2020-0455 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.

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)
- Subdivision is required to have needs two points of access per COH Chapter 42 ordinance
- UVE should be checked at Mardi Gras Dr and Ws Rd (Chapter 10-COH geometric design guidelines, 10-23)
- UVE should be checked at Echo Leaf Dr and Mardi Gras Dr (Chapter 10-COH geometric design guidelines, 10-23)

Addressing: "HEATHER LEAF" road name sounds too similar to already existing "HEATHERLEY DRIVE". Please choose a more unique name to avoid confusion during emergencies.
HPW- TDO- Traffic: 5-12-2020

HPW/TDO/Traffic Management disapproves of the acute curve radius of 15 feet at Bowlin Leaf Lane Heather Leaf Lane by Reserve "D". 18 wheel truck will have issues making the less than 90 degree acute turn. Show that a WB 50 design vehicle can make the turn and not run over the curb and sidewalk.

T. Rebagay
HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.
Master W.M.E. which is required for all 28' PVT/PAE.
Also need to call out all private F.H..

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

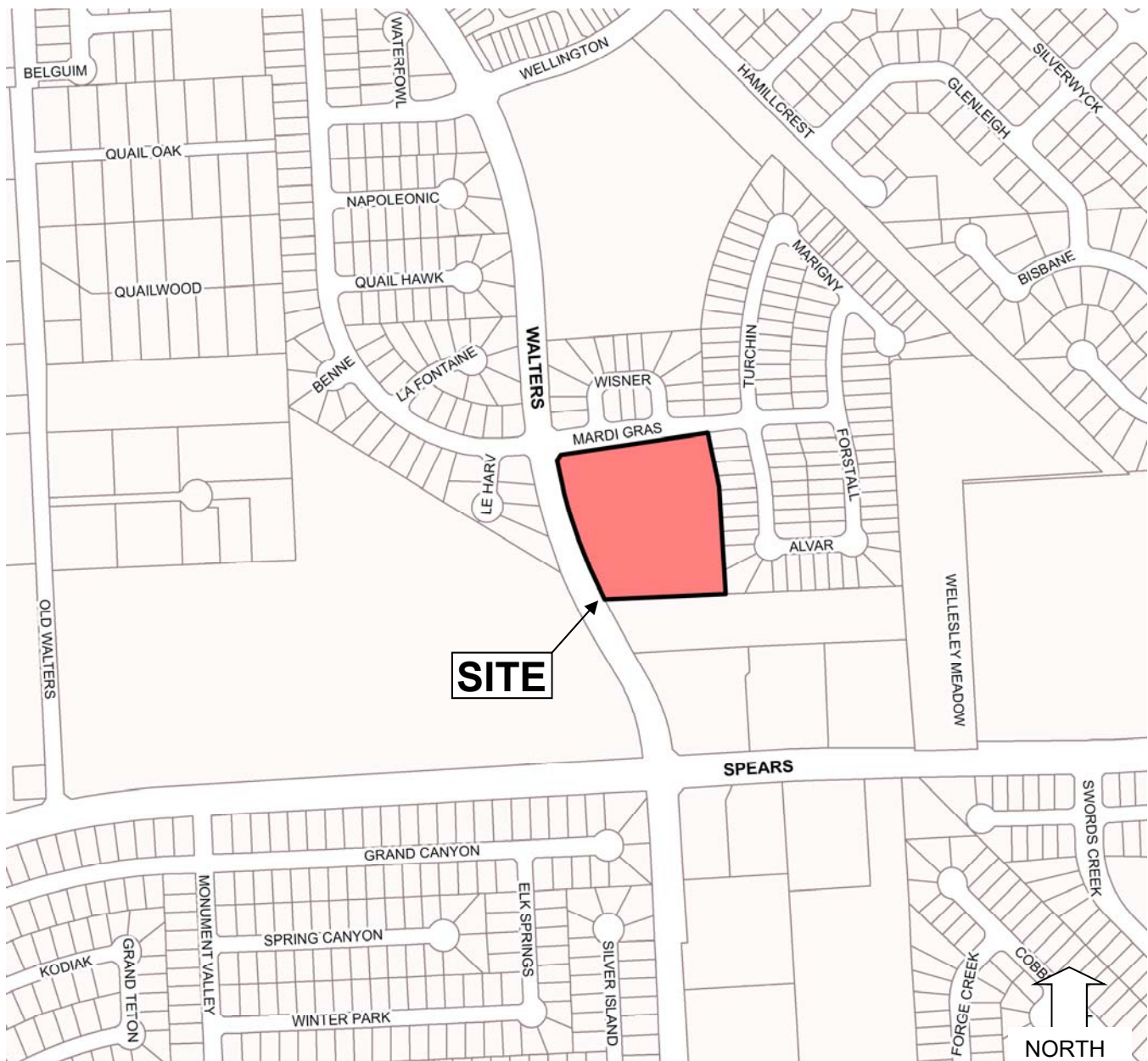
ITEM: 95

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Echo Leaf

Applicant: EHRA



C – Public Hearings with Variance Site Location

Houston Planning Commission

ITEM: 95

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Echo Leaf

Applicant: EHRA



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

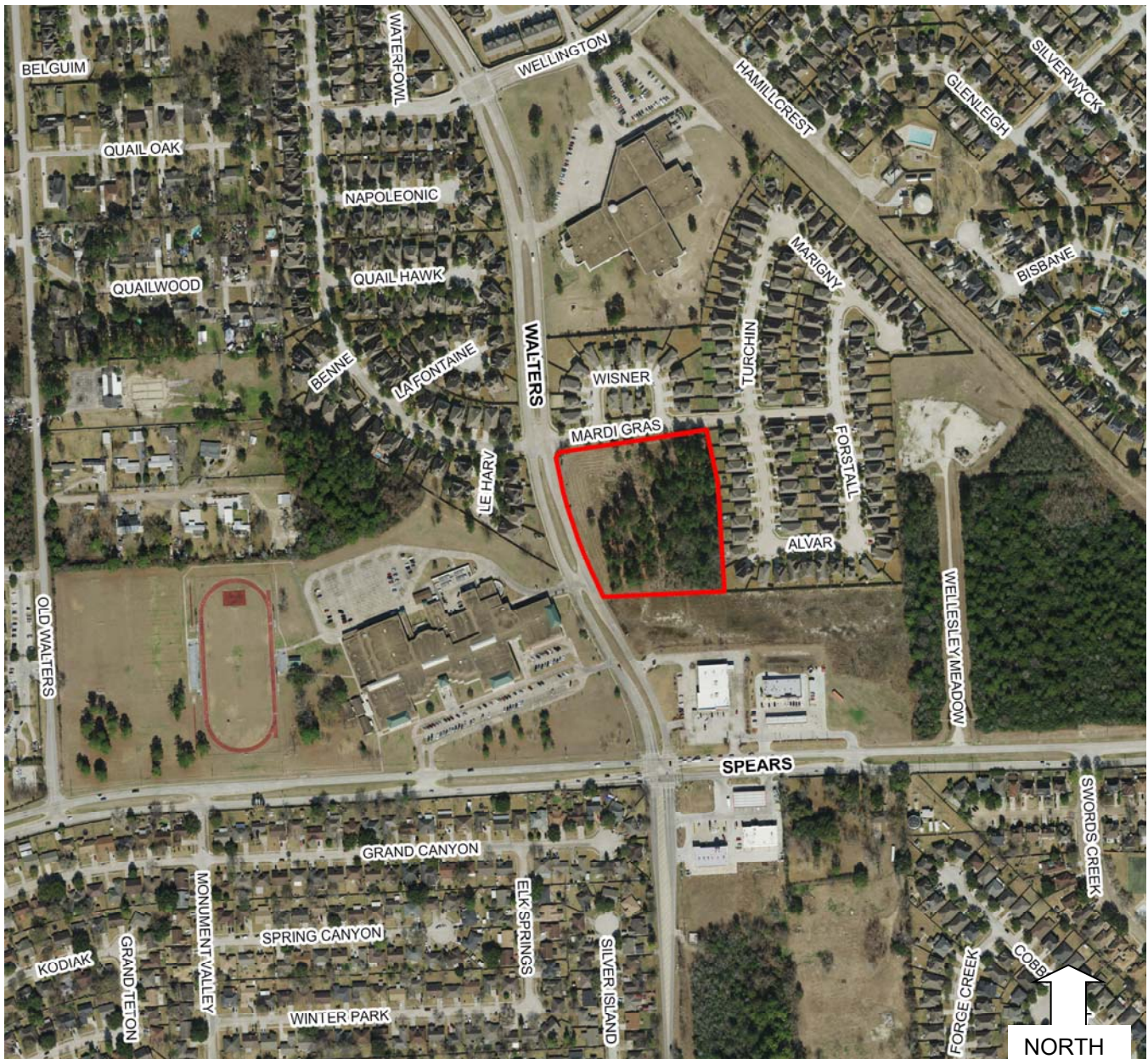
ITEM: 95

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Echo Leaf

Applicant: EHRA



C – Public Hearings with Variance

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2020-0455

Plat Name: Echo Leaf

Applicant: EHRA

Date Submitted: 03/09/2020

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:

Variance is being requested to change a reserve restricted to commercial land use to 33 single family lots and 11 reserves.

Chapter 42 Section: 193

Chapter 42 Reference:

42-193 Rules governing partial replats of certain property. (3) a plat restriction limiting the use of property specifically to "commercial" use: (b) may be amended to permit single-family residential use of that property only if: [1] The typical lot size in the replat is not less than the typical lot size of lots in the preceding plat; or [2] the property abuts a major thoroughfare. (c) May be amended to any more specific "commercial" use of that property.

Statement of Facts

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

The subject tract is a 5.30-acre tract of land located west side of Turchin Drive and east of Walters Road, previously platted as Silverleaf Subdivision. This replat, Echo Leaf, is a proposed private street single-family community which was previously platted as a commercial reserve in 2006 with plans for commercial retail. The subject tract has since been sold and the new developer desires to complement existing single-family development in Silverleaf and across Walters Road with additional housing. Due to the size of the parcel, developing the land as single-family residential lots would not create an adverse impact on traffic or risk to pedestrians in the area. The change in the use of the site would keep the area as single-family residential and maintain the integrity of the original Silverleaf Subdivision.

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

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

It has been over a decade since the Silverleaf Subdivision established this tract as a commercial reserve. The original plat predates the current ownership and use of this tract as commercial site is no longer feasible due to existing development in the area.

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

The tract is proposed to be replatted as single-family use and will thus maintain the integrity of the surrounding area. Vehicular access within this area is sufficient and the additional 37 lots would not have a negative impact since the existing intersection of Mardis Gras Drive and Wisner Circle will be utilized for entry rather than connection to major thoroughfare Walters Road.

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

Public health, safety and welfare will not be negatively impacted by granting this variance since sufficient traffic flow is provided in the area and connection to a major thoroughfare is not proposed. The granting of this variance would not be

injurious to the public's health, safety, or welfare as the proposed land use designation is single-family residential and thus matches within the immediate area.

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

Justification for the variance to replat commercial acreage into residential lots is based upon changing development patterns which have affected the area around this plat since the original subdivision was recorded in 2006.



Application No: 2020-0455

Agenda Item: 95

PC Action Date: 05/14/2020

Plat Name: Echo Leaf

Applicant: EHRA

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: 193

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

Variance is being requested to change a reserve restricted to commercial land use to 33 single family lots and 11 reserves.;

Basis of Recommendation:

The site is located in Harris County Extraterritorial Jurisdiction at the intersection of Mardi Gras Drive and Walter Road. The reason for replat is to create 37 lots and 11 reserves and to change the land use of a commercial reserve to single family lots. The applicant is seeking a variance to change a reserve restricted to commercial use to 33 single family lots. The applicant has requested this item to be deferred. Staff's recommendation is to defer the plat per the applicant's request.

Statement of Facts

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

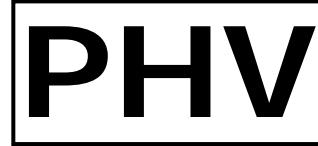


CITY OF HOUSTON

Planning and Development

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

April 22, 2020

Dear Property Owner:

Reference Number: 2020-0455; "Echo Leaf", replatting of **"Silverleaf Subdivision"**, Reserve A in block 5 as recorded in Film Code No. 603164 of the Harris County Map Records.

The property is located east along Walter Road, south of Marti Gras Drive and north Spears Road. The purpose of the replat is to create thirty-seven (33) lots and eleven (11) reserves. The applicant, Christopher Browne, with EHRA can be contacted at 713-784-4500 extension 2259.

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.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, the Planning Commission has switched its meetings to an electronic virtual meeting format. Thus, this item is scheduled for public hearing and consideration at a

Virtual Planning Commission Meeting

Thursday, May 14, 2020 at 2:30 PM

The Planning Commission will hold its next meeting through a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:
www.houstonplanning.com

You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

1. Send email to: Speakercomments.pc@houstontx.gov

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. 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.

2. **Telephone:** You may 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.

For additional information regarding this project, please call Christopher Browne, with EHRA can be contacted at 713-784-4500 extension 2259. You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (832)393-6600.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 05/14/2020
Plat Name: Edgeworth Place Addition Sec 2 partial replat no 1
Developer: RAUL MACIEL
Applicant: Century Engineering, Inc
App No / Type: 2020-0341 C3N

Total Acreage:	0.5023	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	414R	City

Conditions and requirements for approval:

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.

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 05/14/2020
Plat Name: Edgeworth Place Addition Sec 2 partial replat no 1
Developer: RAUL MACIEL
Applicant: Century Engineering, Inc
App No / Type: 2020-0341 C3N

HPW- TDO- Traffic: 02/26/2020:

No comments.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: Detention is required, and no 65% exemption for each.

Concrete pavement 20.8' look like parking pad. If it is illegal, need to be removed.

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

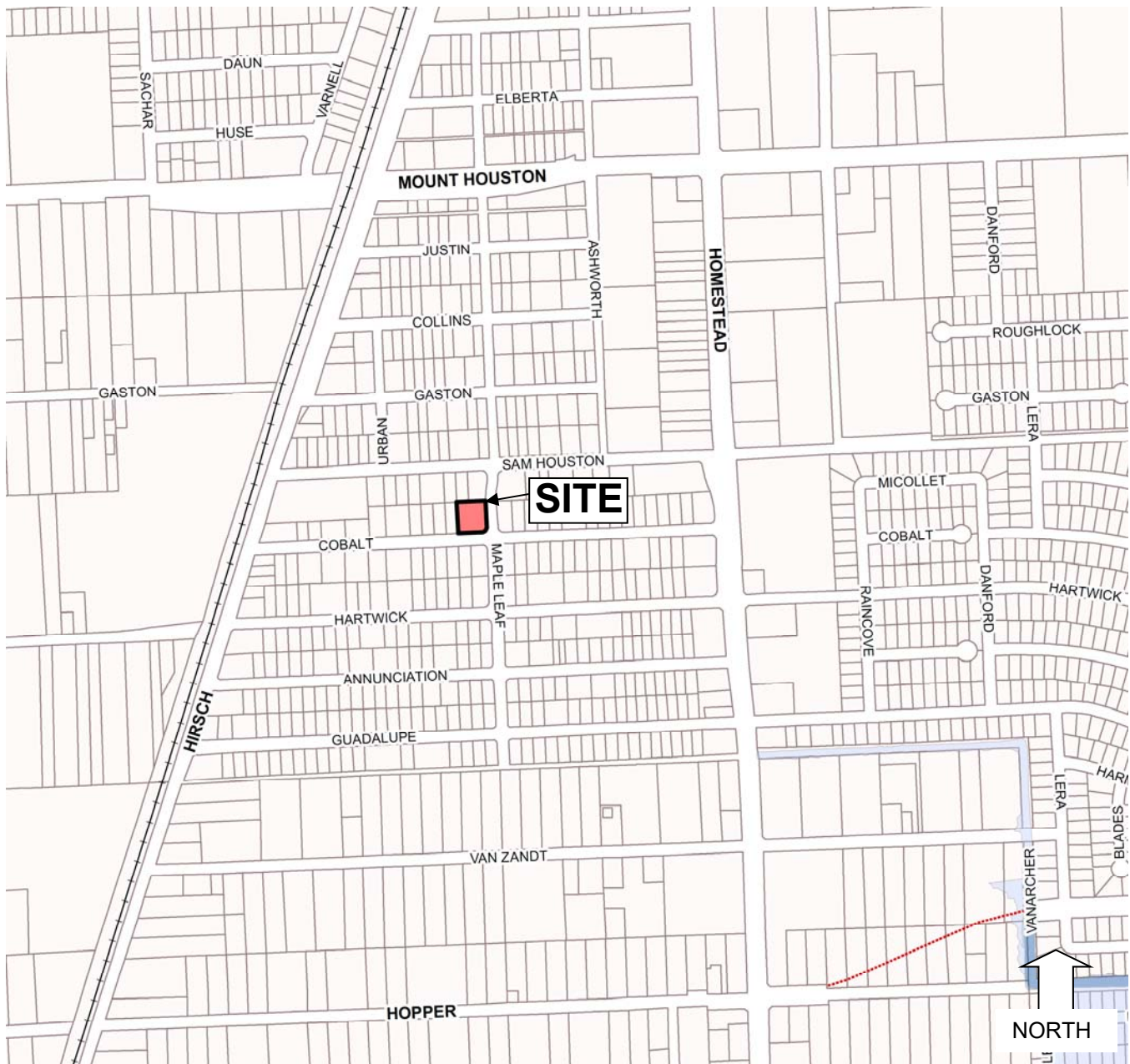
ITEM: 96

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Edgeworth Place Addition Sec 2 partial replat no 1

Applicant: Century Engineering, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

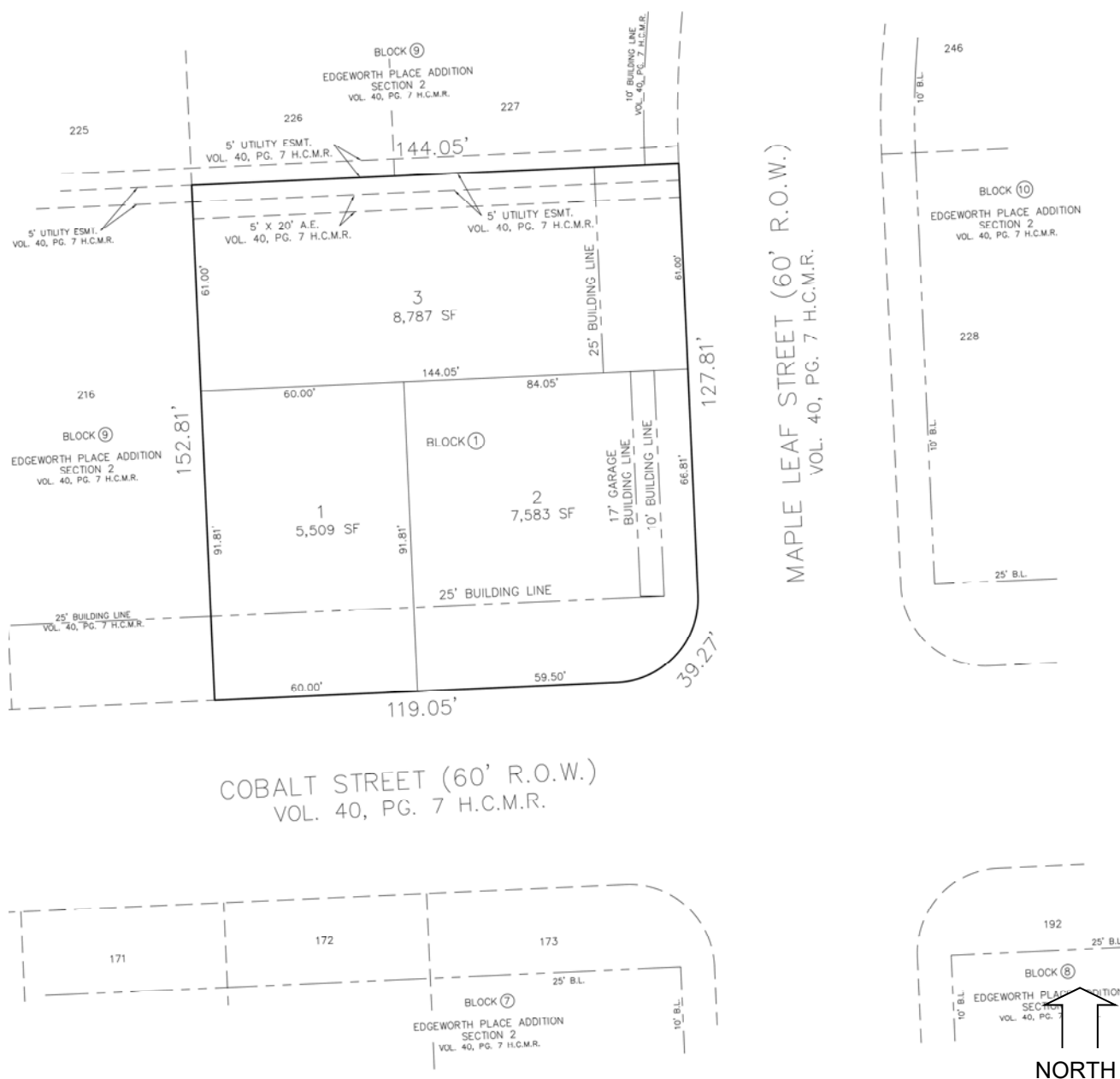
ITEM: 96

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Edgeworth Place Addition Sec 2 partial replat no 1

Applicant: Century Engineering, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

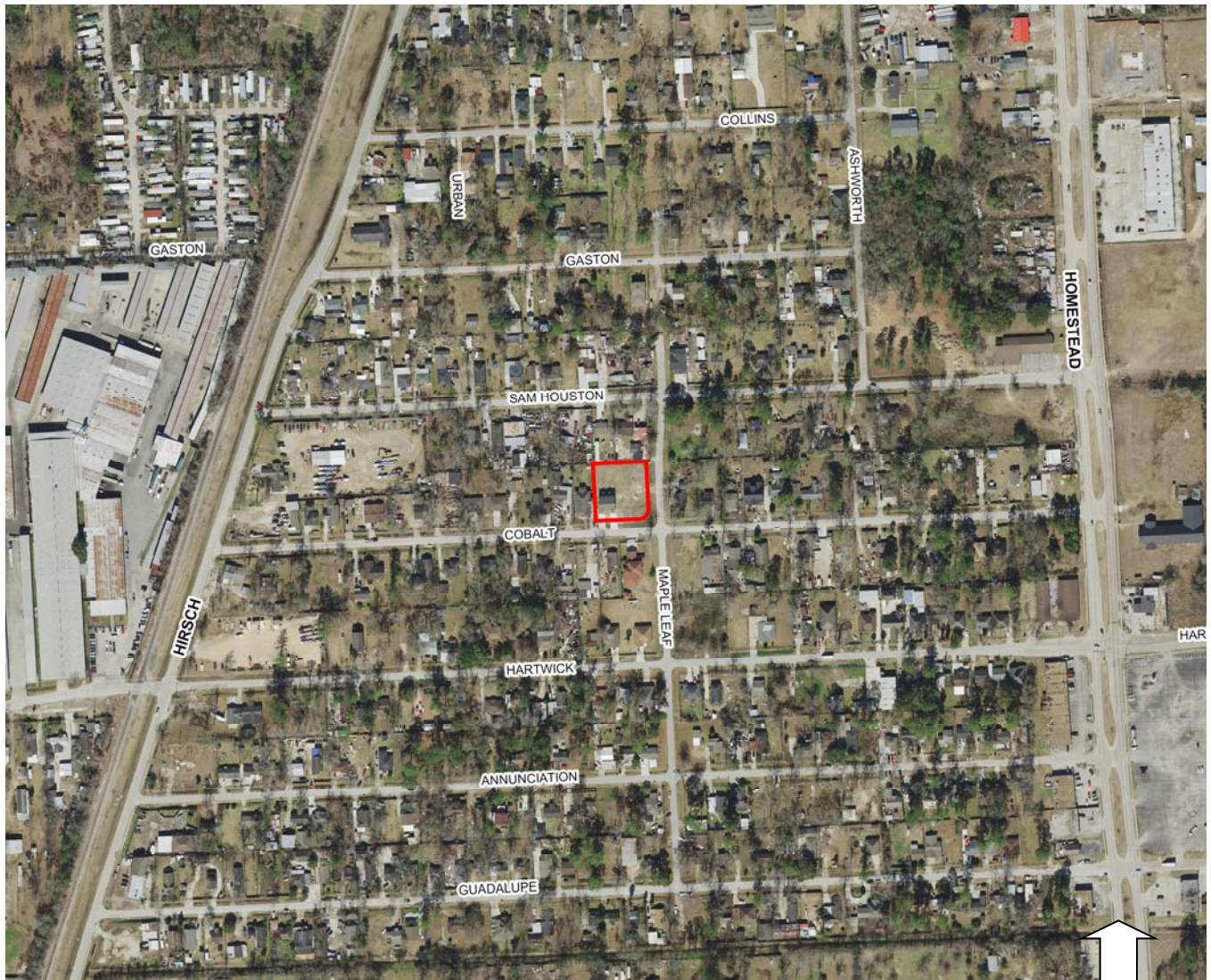
ITEM: 96

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Edgeworth Place Addition Sec 2 partial replat no 1

Applicant: Century Engineering, Inc.



NORTH

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

April 21, 2020

Dear Property Owner:

Reference Number: 2020-0341; Edgeworth Place Addition Sec 2 partial replat no 1; partial replatting of Edgeworth Place Addition Sec 2. This proposal includes the replatting of Lots 217 and 218, Block 9, as recorded at Film Code No. Vol. 40, Pg. 7 H.C.M.R. of the Harris County Map Records.

The property is located south of Mt. Houston Road, west of Homestead Road. The purpose of the replat is to create three (3) single-family residential lots. The applicant, Daniel Massiatte, with Century Engineering, Inc, on behalf of Raul Maciel, can be contacted at 713-780-8871.

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.

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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

For additional information regarding this project, please call Daniel Massiatte, with Century Engineering, Inc, on behalf of Raul Maciel, at 713-780-8871. You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (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 MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

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

Terminology

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- 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: 97
Action Date: 05/14/2020
Plat Name: Griggs Road Villas
Developer: Legion Builders, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2020-0440 C3N

Total Acreage:	0.8689	Total Reserve Acreage:	0.1820
Number of Lots:	17	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533H	City

Conditions and requirements for approval:

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

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

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

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

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: 97
Action Date: 05/14/2020
Plat Name: Griggs Road Villas
Developer: Legion Builders, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2020-0440 C3N

HPW- TDO- Traffic: 5-12-2020

TDO/Traffic Management interpose no objections.

T. Rebagay

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at houstonpermittingcenter.org

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

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

Master W.M.E. maybe 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: 97

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Griggs Road Villas

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

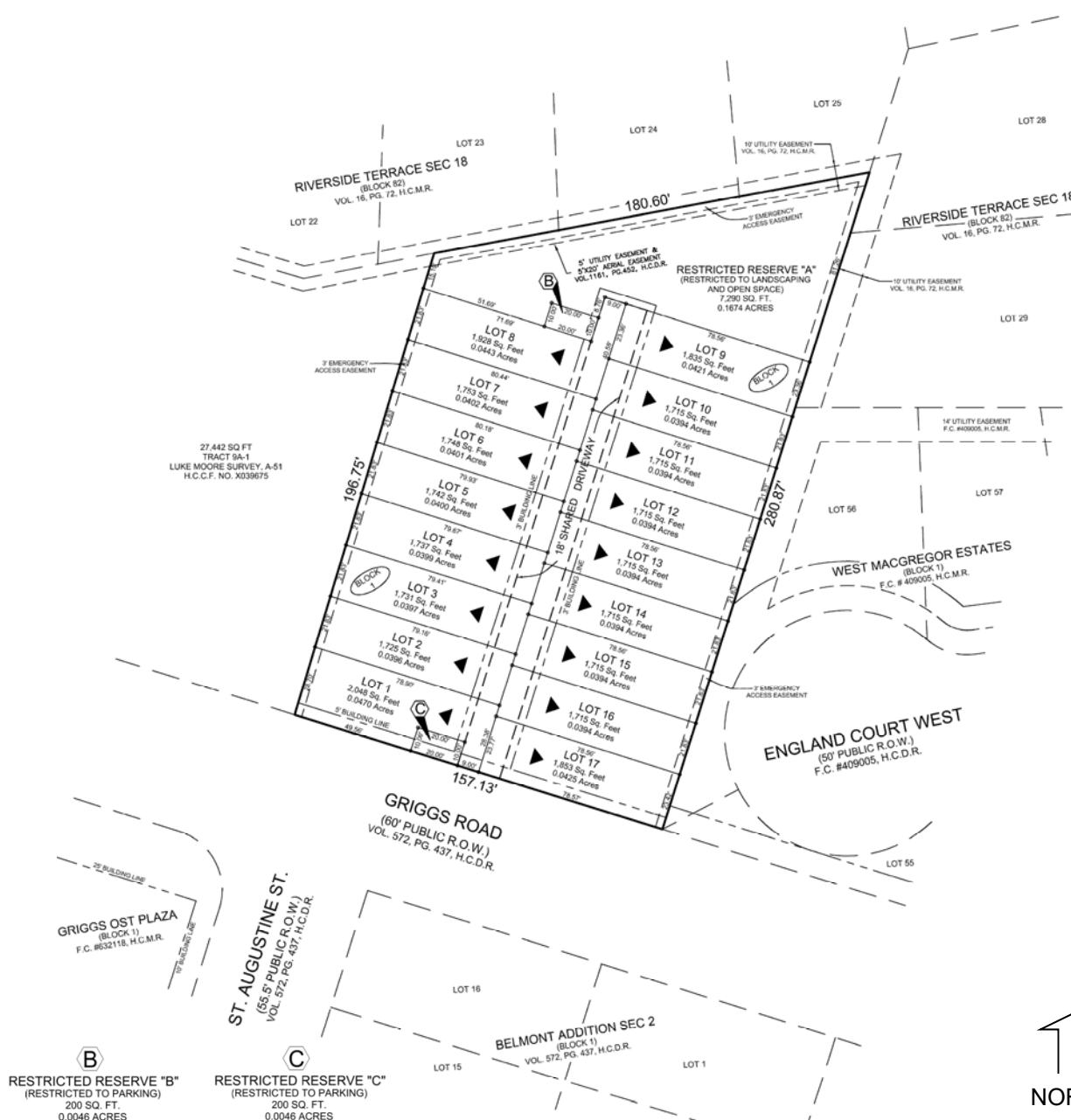
ITEM: 97

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Griggs Road Villas

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 97

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Griggs Road Villas

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

April 22, 2020

Dear Property Owner:

Reference Number: 2020-0440; **Griggs Road Villas**; replatting of all of "**St. Augustine Place**", Lots 1-9 and Reserves A and B as recorded in Film Code No. 636016 of the Harris County Map Records.

:

The property is located along Griggs Road, west of Old Spanish Trail and east of Scott Street.

The purpose of the replat is to create seventeen (17) lots and two (2) reserves.

The applicant, Kevin Kolb, of Total Surveyors, Inc. can be reached 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 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.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, the Planning Commission has switched its meetings to an electronic virtual meeting format. Thus, this item is scheduled for public hearing and consideration at a

Virtual Planning Commission Meeting

Thursday, May 14, 2020 at 2:30 PM

The Planning Commission will hold its next meeting through a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

www.houstonplanning.com

You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

1. Send email to: Speakercomments.pc@houstontx.gov

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments

2. Telephone: You may 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.

For additional information regarding this project, please call Kevin Kolb, of Total Surveyors, Inc. can be reached at 281-479-8719.

You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (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.

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.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 05/14/2020
Plat Name: Kolfahl Estates replat no 1
Developer: Metro Living
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-0441 C3N

Total Acreage:	0.4880	Total Reserve Acreage:	0.0046
Number of Lots:	10	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	534B	City

Conditions and requirements for approval:

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.

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 98
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Plat Name: Kolfahl Estates replat no 1
Developer: Metro Living
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App No / Type: 2020-0441 C3N

HPW- TDO- Traffic: 5-13-2020

HPW/TDO/Traffic Management interposes no objections.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

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.

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

Master W.M.E. is required.

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

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: 98

ITEM: 98

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Kolfahl Estates replat no 1

Applicant: PLS Construction Layout, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 98

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Kolfahl Estates replat no 1

Applicant: PLS Construction Layout, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

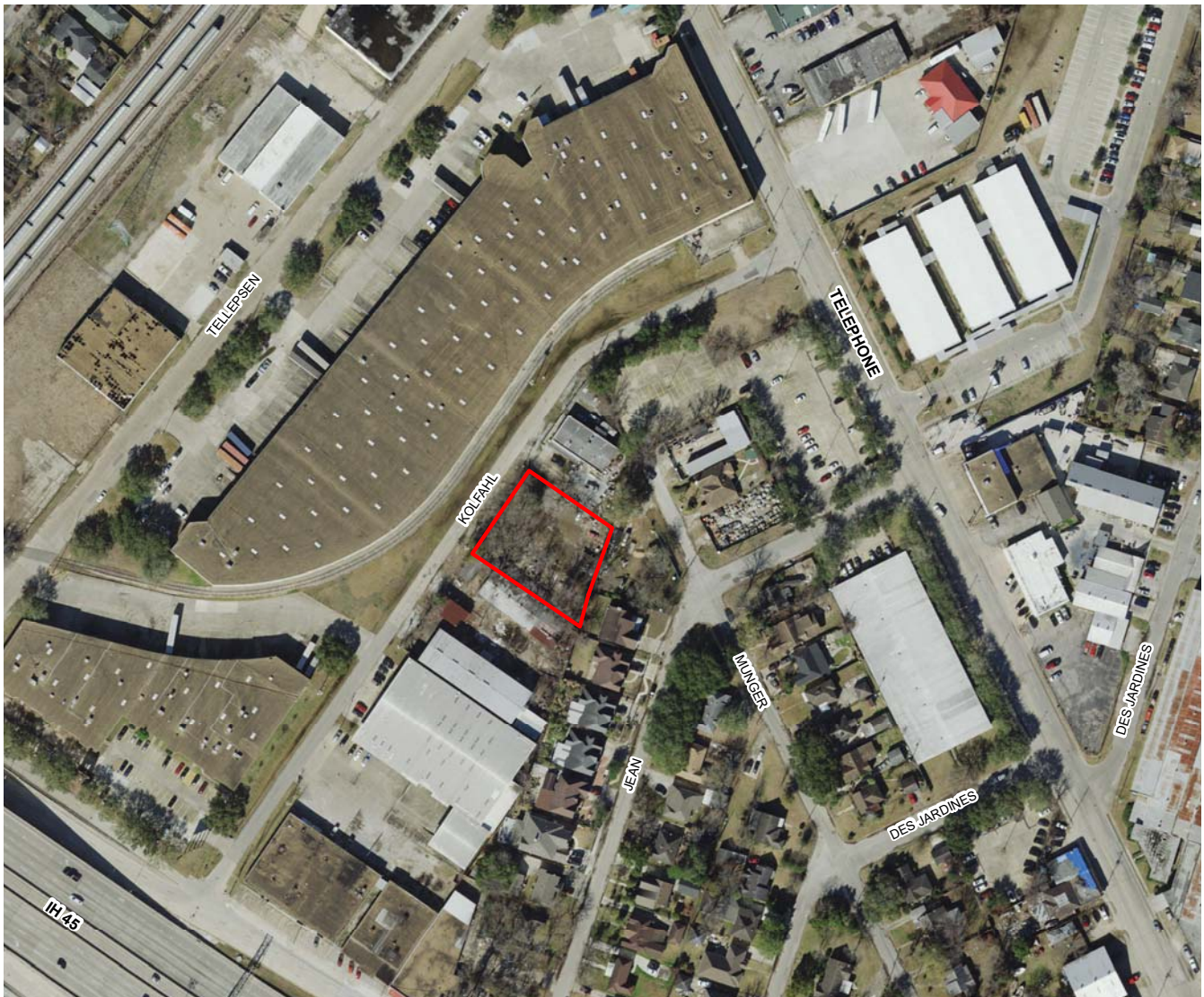
ITEM: 98

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Kolfahl Estates replat no 1

Applicant: PLS Construction Layout, Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON

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P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

April 22, 2020

Dear Property Owner:

Reference Number: 2020-0441; Kolfahl Estates replat no 1; replatting of all of Lots 1-10 and Reserve A, Block 1 of **"Kolfahl Estates"** as recorded in Film Code No. 690452 of the Harris County Map Records.

The property is located at 1915 Kolfahl St west of Telephone Rd.

The purpose of the replat is to relocate Reserve A and create 10 lots and 1 parking reserve.

The applicant, Uriel Figueroa with PLS CONSTRUCTION LAYOUT, INC, on behalf of Metro Living, can be contacted at 713-480-4075.

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.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 05/14/2020
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

Commission Action:

Withdrawn



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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

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.



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 05/14/2020
Plat Name: Laverne Springs partial replat no 1
Developer: BC INVESTMENTS
Applicant: Level Up
App No / Type: 2020-0365 C3N

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Houston Planning Commission

ITEM: 99

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Laverne Springs partial replat no 1 (DEF1)

Applicant: Level Up



C – Public Hearings with Variance Site Location

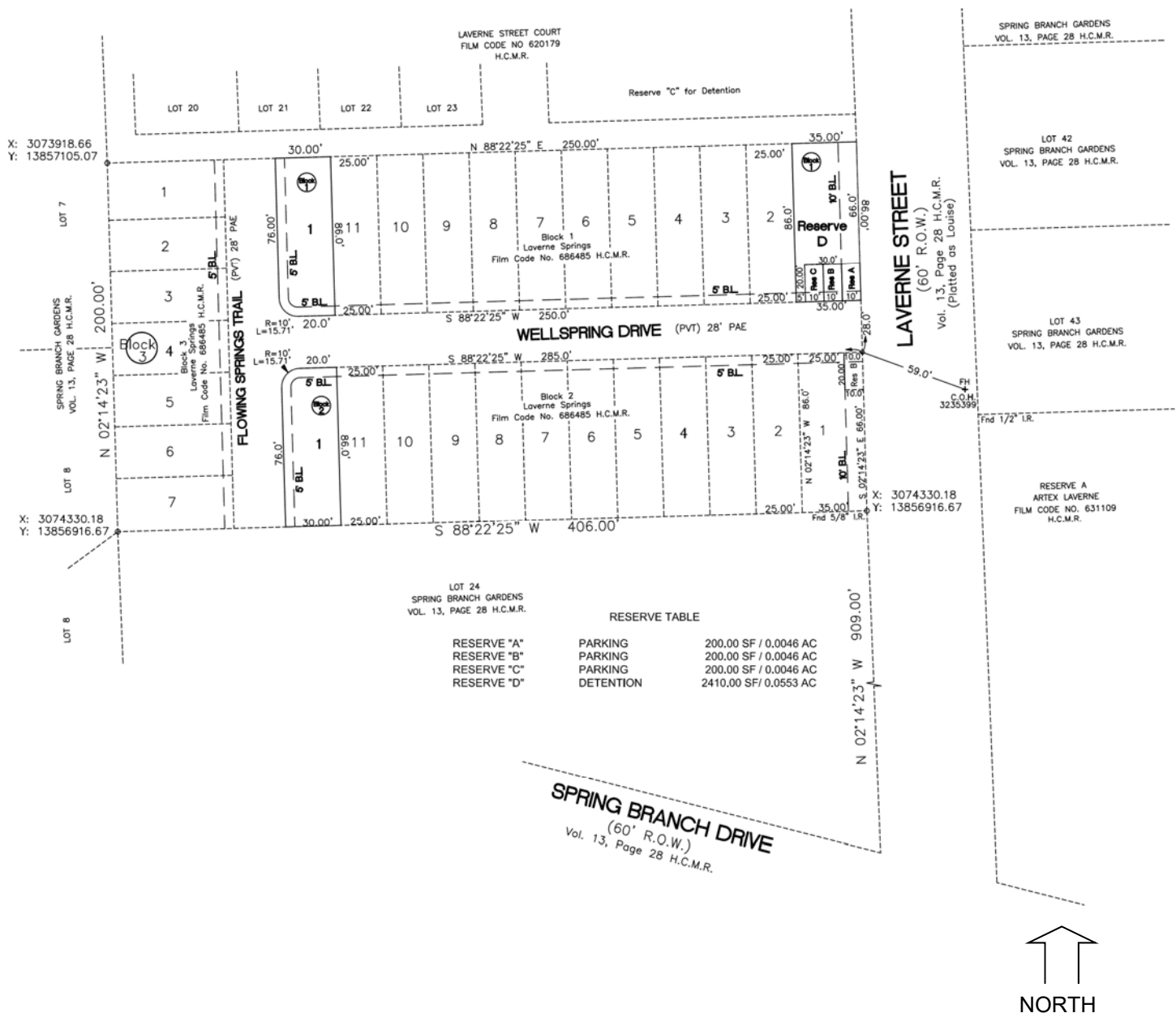
ITEM: 99

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Laverne Springs partial replat no 1 (DEF1)

Applicant: Level Up



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 99

Planning and Development Department

Meeting Date: 05/14/2020

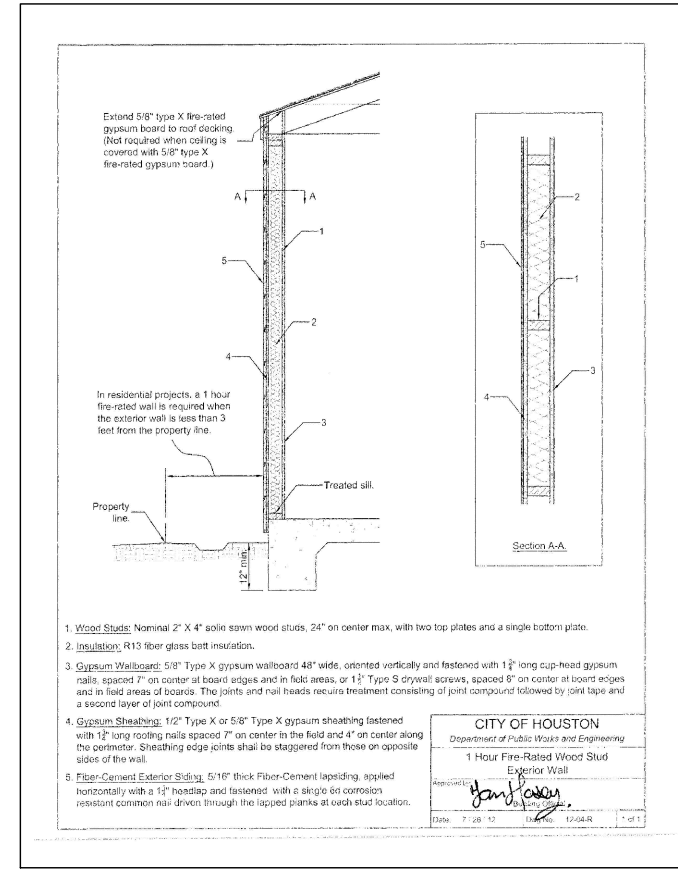
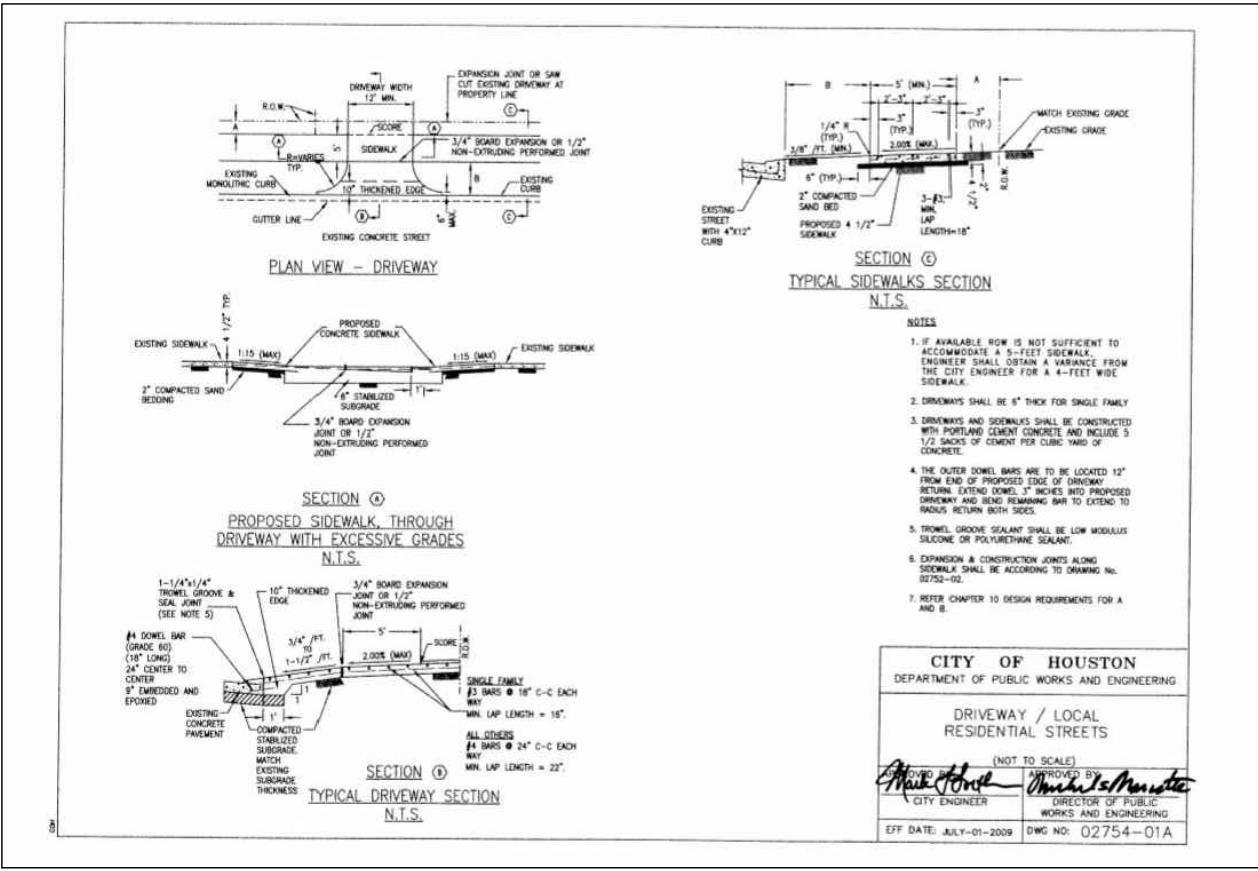
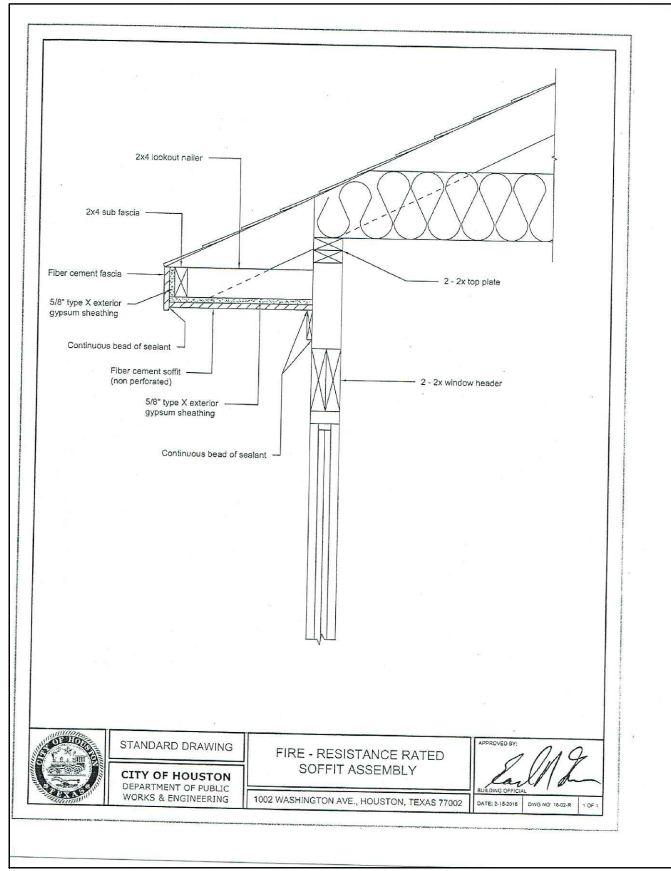
Subdivision Name: Laverne Springs partial replat no 1 (DEF1)

Applicant: Level Up



C – Public Hearings with Variance

Aerial

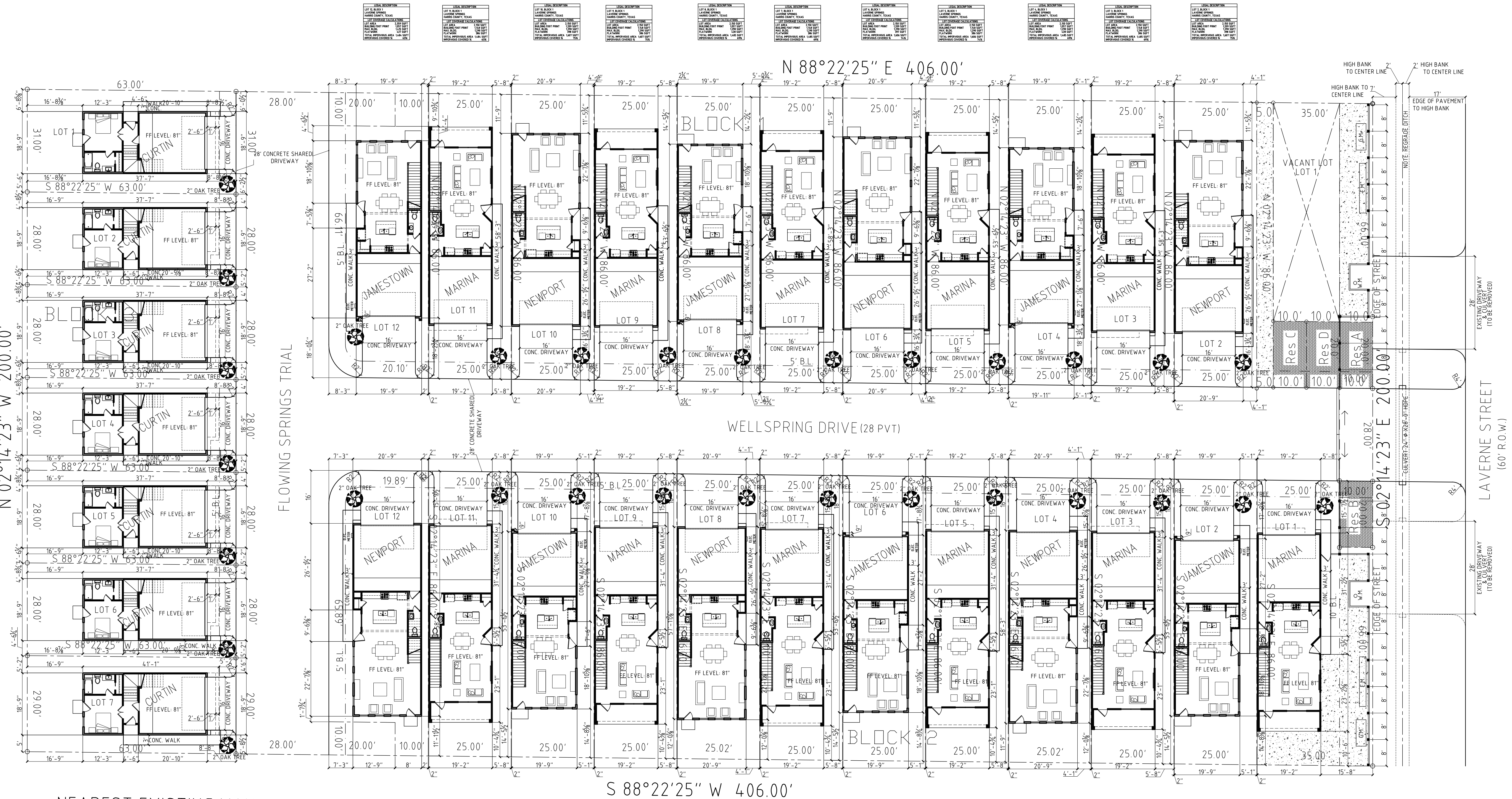


MARK	DATE	DESCRIPTION	MARK	DATE	DESCRIPTION
A	06/06/19	COH REVISION			
B	06/13/19	COH REVISION			

9026.9022,9018,9014,9010,9006
9025.9021,9017,9013,9009,9005
WELLSPRING DRIVE
LAVERNE ST
HOUSTON, TX

SHEET TITLE
SITE
PLAN

SHEET NO.
A0.1



NEAREST EXISTING MANHOLE
ELEVATION: 80' (BY GIMS)

SITE PLAN
Scale: 1/16"= 1'-0"



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: 99

PC Action Date: 05/14/2020

Plat Name: Laverne Springs partial replat no 1

Applicant: Level Up

Staff Recommendation: Withdraw

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:

The site is located west along Laverne Street south of Hammerly Boulevard in Houston's Corporate Limits.

The reason for replat is to create two lots, a detention reserve and three parking reserves. The applicant has withdrawn this 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



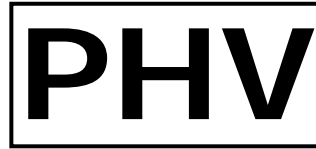
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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 13, 2020

Dear Property Owner:

Reference Number: 2020-0365 Laverne Springs partial replat no 1; partial replatting of "Laverne Springs",
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 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 Services 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 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.

You were mailed notification in early March of this year that the item referenced above was scheduled for a public hearing on April 2, 2020. Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, the March 19th and April 2nd meetings of the Planning Commission were cancelled to allow time to switch to electronic, virtual meetings. Thus, this item is currently being rescheduled for public hearing on:

Virtual Planning Commission Meeting

Thursday, April 30th, 2020 at 2:30 PM

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Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris B. Brown

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.

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

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration. Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 05/14/2020
Plat Name: Ruburfield Subdivison no 66 partial replat no 2
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No / Type: 2020-0374 C3N

Total Acreage:	0.1148	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:

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.

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 100
Action Date: 05/14/2020
Plat Name: Ruburfield Subdivison no 66 partial replat no 2
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No / Type: 2020-0374 C3N

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: Approve HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application. Submit applications online at houstonpermittingcenter.org. HPW-OCE- Drainage and Utility: Detention maybe required subject to impervious cover more than 65%. Addressing: Approve

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

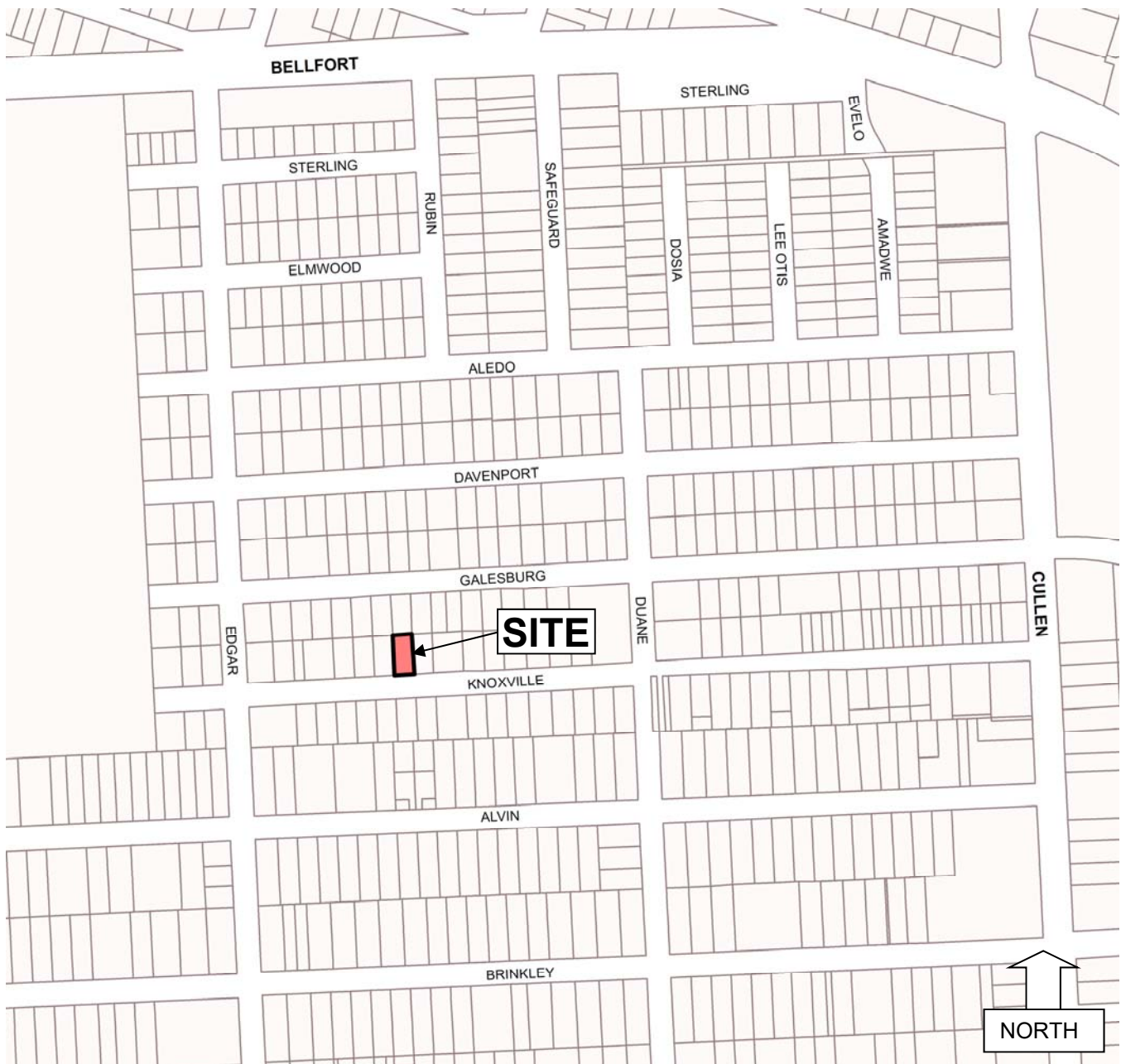
Houston Planning Commission **ITEM: 100**

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Ruburfield Subdivision no 66 partial replat no 2

Applicant: CAS Consultants, LLC



C – Public Hearings

Site Location

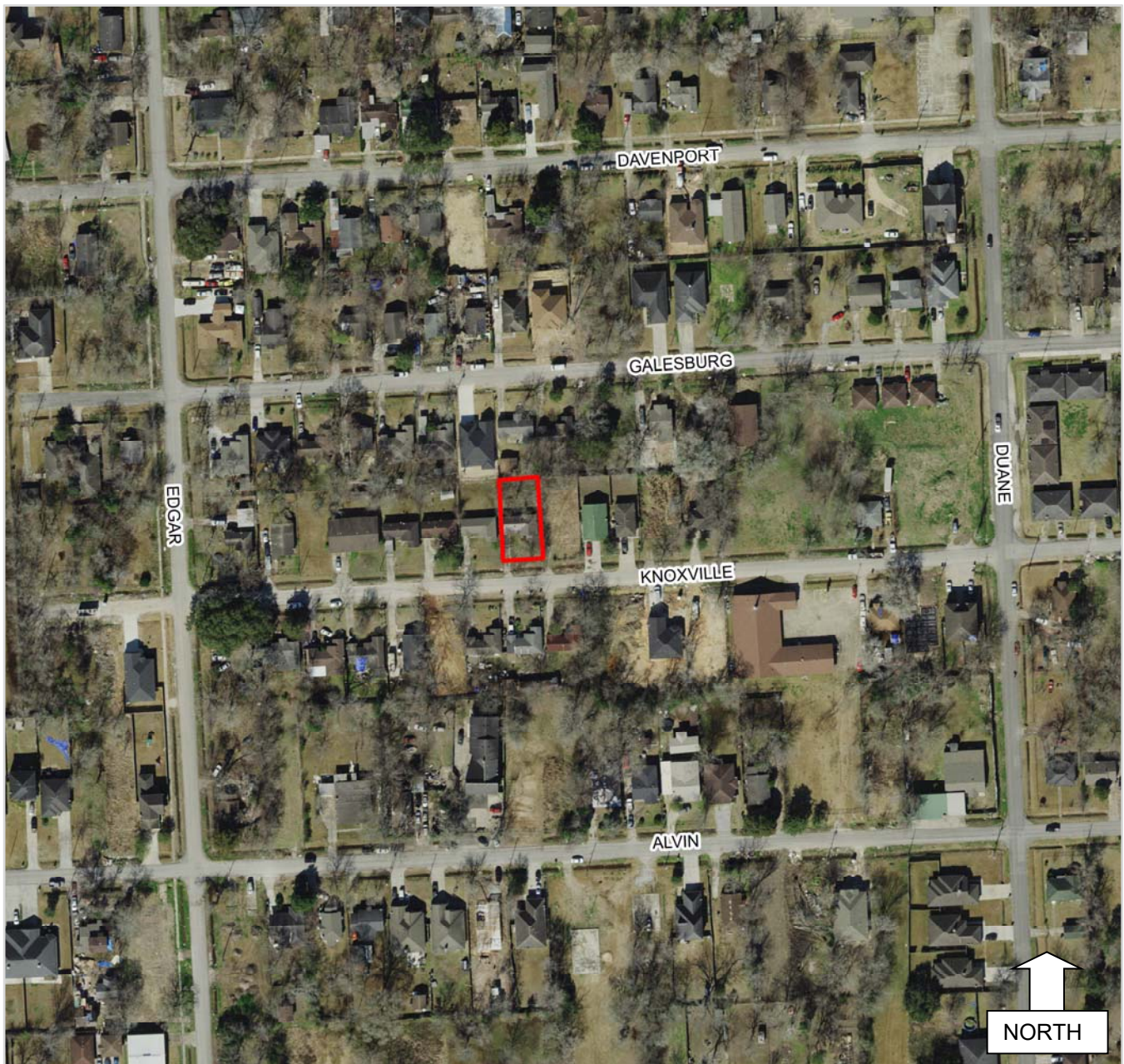
Houston Planning Commission **ITEM: 100**

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Ruburfield Subdivision no 66 partial replat no 2

Applicant: CAS Consultants, 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

April 21, 2020

Dear Property Owner:

Reference Number: 2020-0374; "Ruburfield Subdivison no 66 partial replat no 2"; partial replatting of "Ruberfield Subdivision no 66". This proposal includes the replatting of a portion of Lot 38, Block 6, as recorded at Film Code No. Vol. 31, Page 66 H.C.M.R. of the Harris County Map Records.

The property is located west of Cullen Blvd, south of Bellfort Blvd. The purpose of the replat is to create two (2) single-family residential lots. The applicant, Juan Castillo, with CAS Consultants, LLC, on behalf of CAS Consultants, LLC, can be contacted at 281-300-6874.

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.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, the Planning Commission has switched its meetings to an electronic virtual meeting format. Thus, this item is scheduled for public hearing and consideration at a

Virtual Planning Commission Meeting

Thursday, May 14, 2020 at 2:30 PM

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You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

1. Send email to: Speakercomments.pc@houstontx.gov

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2. **Telephone:** You may 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.

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

For additional information regarding this project, please call Juan Castillo with CAS Consultants, LLC, on behalf of CAS Consultants, LLC, at 281-300-6874. You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (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 MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 05/14/2020
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:

206. Staff recommendation is disapproval for the following reasons.

1. Plat has not met notification requirements.

Commission Action:

Disapprove



Action Date:
05/14/2020

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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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 05/14/2020
Plat Name: Saint Charles Quarter
Developer: Abcott Property Group
Applicant: Richard Grothues Designs
App No / Type: 2020-0213 C3N

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

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

Harris County Flood Control District: Flood Control review - No comments.
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: 101

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Saint Charles Quarter (DEF 1)

Applicant: Richard Grothues Designs



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 101

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Saint Charles Quarter (DEF 1)

Applicant: Richard Grothues Designs



C – Public Hearings

Subdivision

Houston Planning Commission

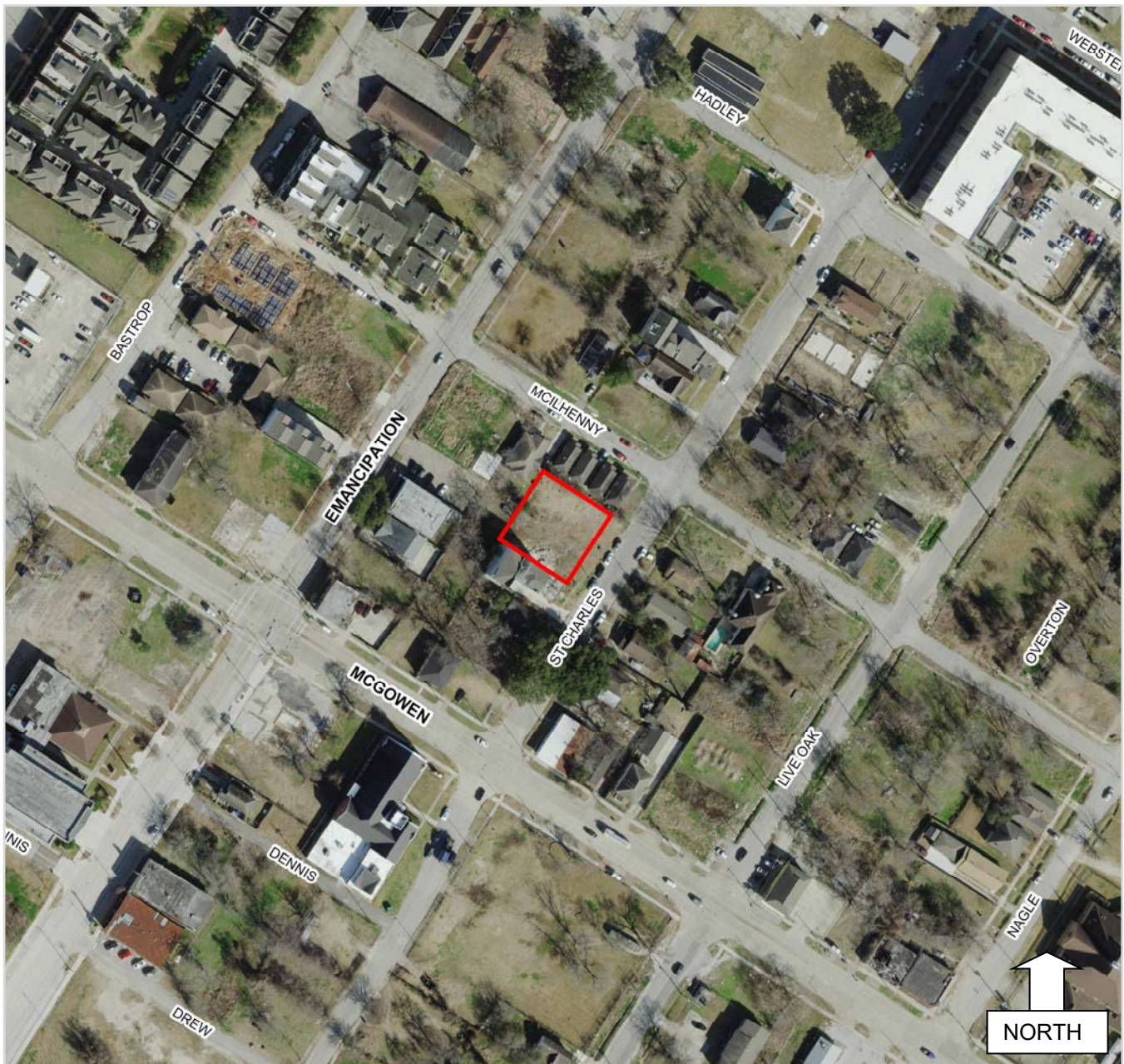
ITEM: 101

Planning and Development Department

Meeting Date: 05/14/2020

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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

April 13, 2020

Dear Property Owner:

Reference Number: 2020-0213; Saint Charles Square; full replatting of Saint Charles Square, Lots 1-6, Block 1, as recorded at Film Code No 665230 of the Harris County Map Records.

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 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.

You were mailed notification in early March of this year that the item referenced above was scheduled for a public hearing on April 2, 2020. Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, the March 19th and April 2nd meetings of the Planning Commission were cancelled to allow time to switch to electronic, virtual meetings. Thus, this item is currently being rescheduled for public hearing and consideration at a

Virtual Planning Commission Meeting

Thursday, April 30th, 2020 at 2:30 PM

The Planning Commission will hold its next meeting through a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:
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1. **Telephone:** You may 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.

For additional information regarding this project, please call Richard Grothues, with Richard Grothues Designs, on behalf of Abcott Property Group, can be contacted at 713-449-9191. You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (832)393-6600.

A sign has been posted on site indicating the public hearing date, location and time.

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.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 05/14/2020
Plat Name: Southgate partial replat no 3
Developer: 1933 Dryden LLC
Applicant: Tetra Surveys
App No / Type: 2020-0398 C3N

Total Acreage:	0.3874	Total Reserve Acreage:	0.3874
Number of Lots:	0	Number of Multifamily Units:	18
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77030	532H	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Agenda Item: 102
Action Date: 05/14/2020
Plat Name: Southgate partial replat no 3
Developer: 1933 Dryden LLC
Applicant: Tetra Surveys
App No / Type: 2020-0398 C3N

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2019))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to
PWEACCESSFORM@HOUSTONTX.GOV

Sidewalks (COH IDM Chapter 10, sec 10.06-H)

6 ft wide sidewalk shall be installed along major thoroughfares and Transit Corridor and 5 ft wide sidewalk shall be installed along all other streets. All sidewalks shall comply with Chapter 10 of the Design Manual.

<https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards#agency-links-1471>

HPW- TDO- Traffic: 5-13-2020

HPW/TDO/Traffic Management interposes no objections.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

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

HPW-OCE- Drainage and Utility: 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: 102

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Southgate partial replat no 3

Applicant: Tetra Surveys



C – Public Hearings

Site Location

Houston Planning Commission

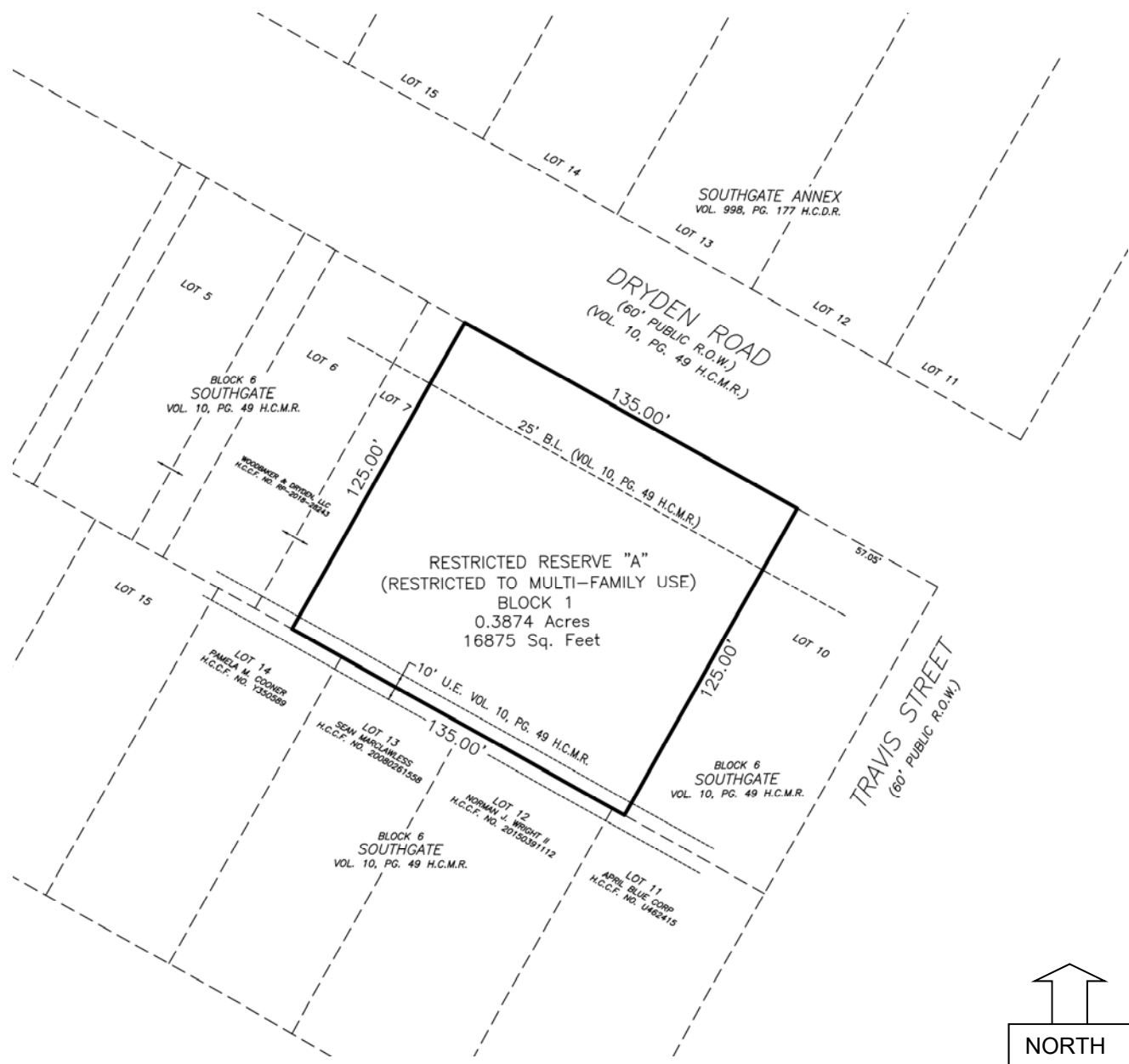
ITEM: 102

Planning and Development Department

Meeting Date: 05/14/2020

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C – Public Hearings

Subdivision

Houston Planning Commission

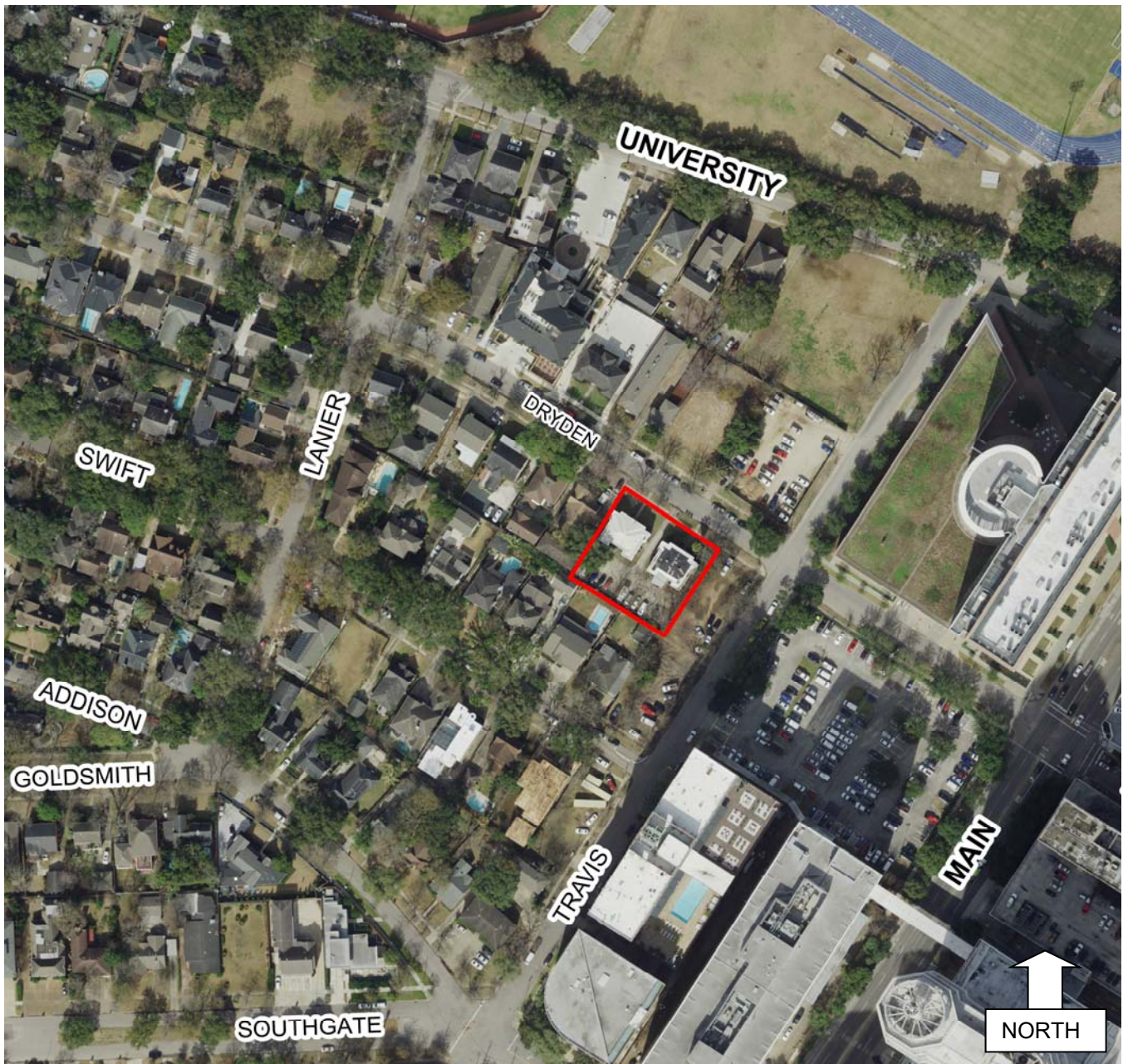
ITEM: 102

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Southgate partial replat no 3

Applicant: Tetra Surveys



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

April 23, 2020

Dear Property Owner:

Reference Number: 2020-0398; Southgate partial replat no 3; replatting a portion of lots 8,9 and the east 35' of lot 7, Block 6, of "Southgate" as recorded at Volume 10 Page 49 of the Harris County Map Records.

The property is located south along Dryden Rd, south of University Boulevard and west of Main Street. The purpose of the replat is to create one reserve restricted to multifamily use. The applicant, **Paul Coyne**, with Tetra Surveys, on behalf of 1933 Dryden LLC, can be contacted at **713-462-6100. Ext 0099**

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.

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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

For additional information regarding this project, please call Paul Coyne with Tetra Surveys., on behalf of 1933 Dryden LLC, at 713-462-6100. You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (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 MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

- 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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- 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: 103
Action Date: 05/14/2020
Plat Name: Spring Branch Estates no 2 partial replat no 12
Developer: Rezcom
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-0334 C3N

Total Acreage:	0.6744	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450U	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
228. Relocate shared driveway entrance so a minimum 4 foot radius curb can extend perpendicularly from the property line to the street paving. Refer to PWE design standards.
1. Dimension offset of Shared driveway from plat boundary. Offset must be no less than 4'.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
05/14/2020

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: 103
Action Date: 05/14/2020
Plat Name: Spring Branch Estates no 2 partial replat no 12
Developer: Rezcom
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-0334 C3N

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

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
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.

Parks and Recreation: Change "C" in Park Table to read "Incremental Number of DU".

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

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

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

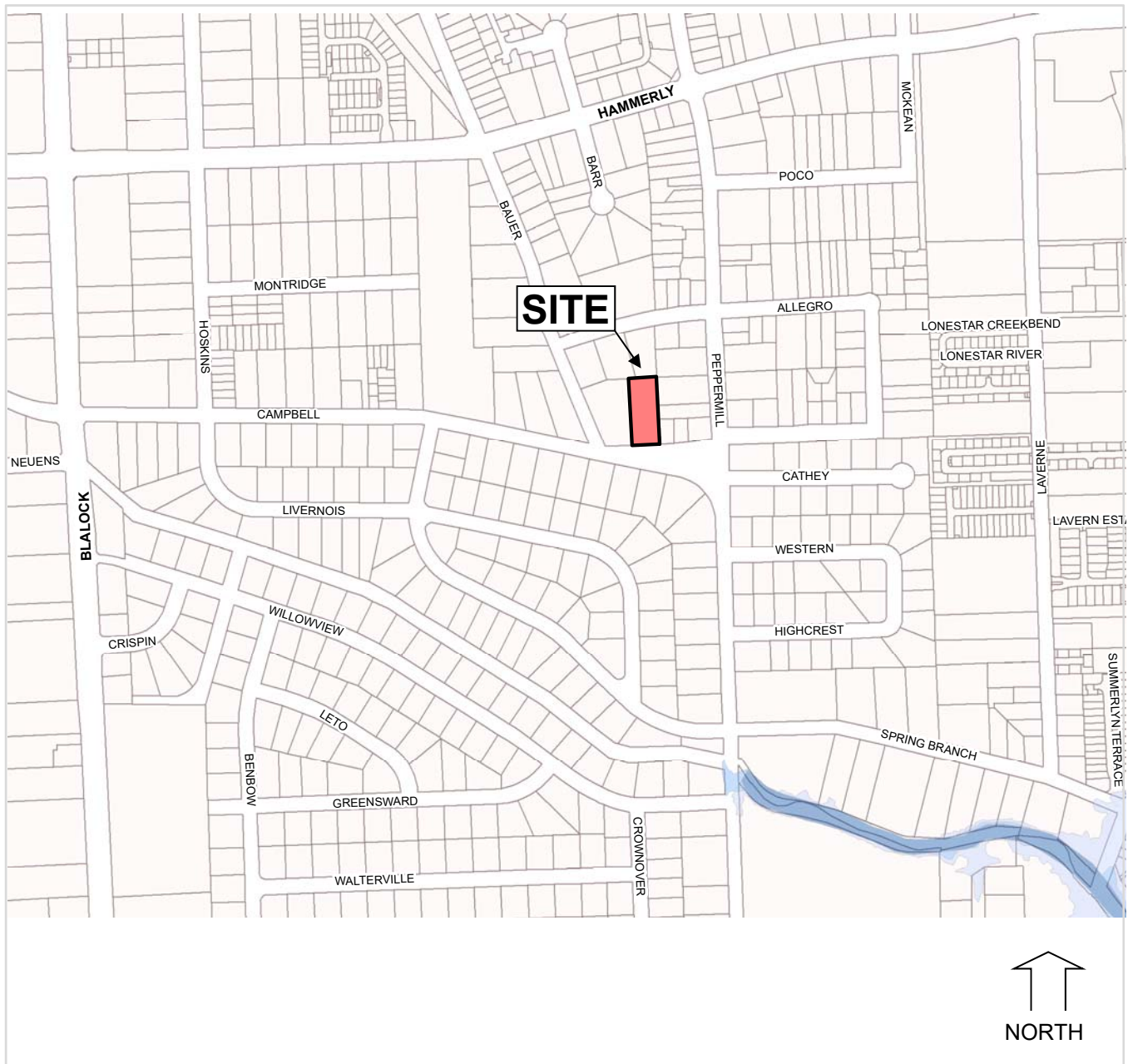
ITEM: 103

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Spring Branch Estates no 2 partial replat no 12

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Site Location

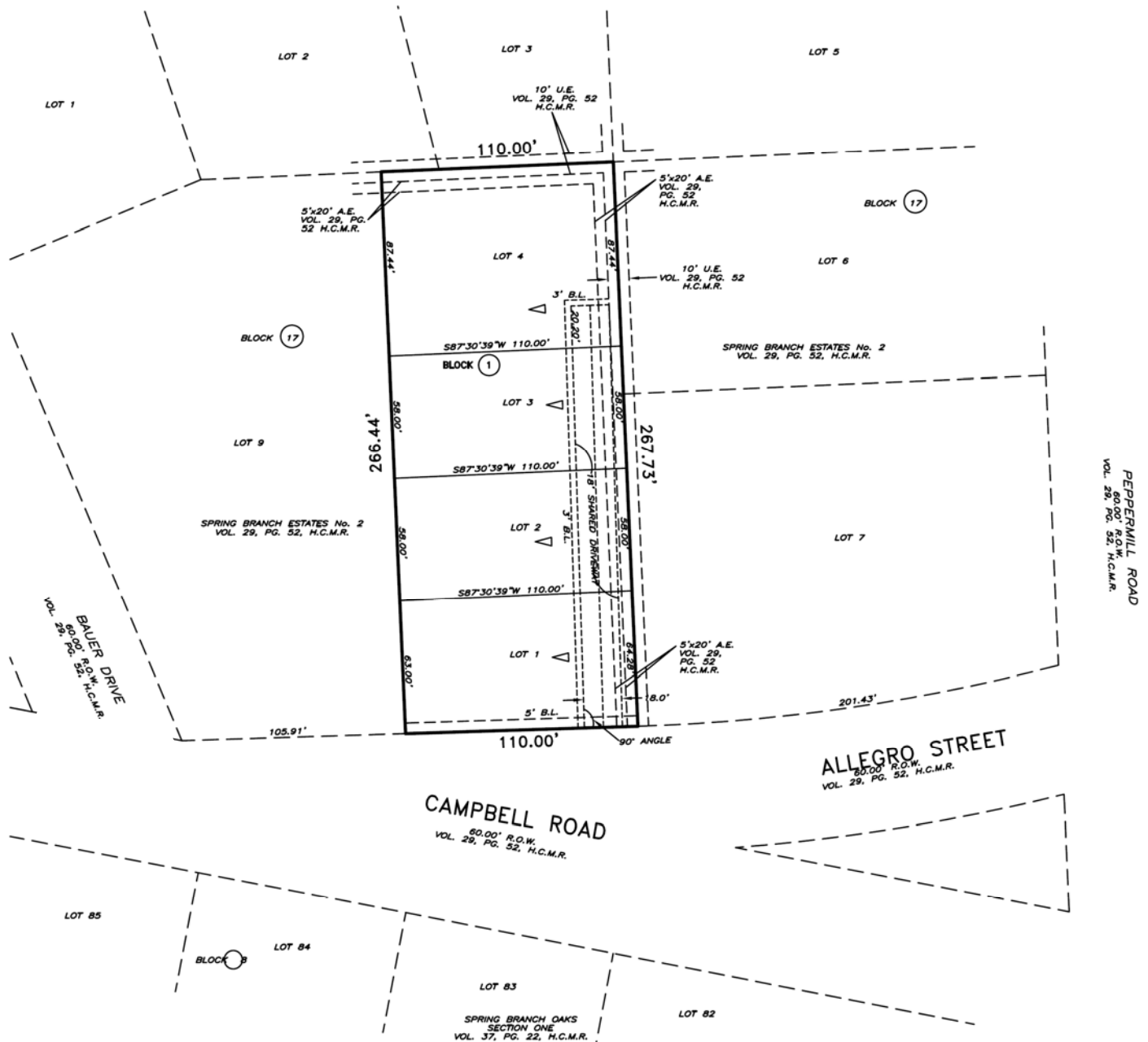
Houston Planning Commission ITEM: 103

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Spring Branch Estates no 2 partial replat no 12

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Subdivision

Houston Planning Commission **ITEM: 103**

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Spring Branch Estates no 2 partial replat no 12

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Aerial



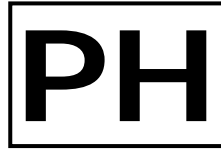
CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

April 23, 2020

Dear Property Owner:

Reference Number: 2020-0334; Spring Branch Estates no 2 partial replat no 12; replatting of Lot 8, in Block 17, of "Spring Branch Estates no 2" as recorded in volume 29, page 52 of the Harris County Map Records.

The property is located north along Campbell Road, south of Hammerly Boulevard and east of Blalock Road. The purpose of the replat is to create four (4) lots on a shared driveway. The applicant, **Uriel Figueroa**, with PLS Construction Layout Inc, on behalf of Rezcom, can be contacted at **713-480-4075**.

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.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, the Planning Commission has switched its meetings to an electronic virtual meeting format. Thus, this item is scheduled for public hearing and consideration at a

Virtual Planning Commission Meeting

Thursday, May 14, 2020 at 2:30 PM

The Planning Commission will hold its next meeting through a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

www.houstonplanning.com

You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

1. Send email to: Speakercomments.pc@houstontx.gov

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. 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.

2. **Telephone:** You may 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.

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

For additional information, you may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (832)393-6600.

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

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Terminology

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- **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: 104
Action Date: 05/14/2020
Plat Name: Westheimer Estates partial replat no 10
Developer: Vita Real Estate Group
Applicant: The Interfield Group
App No / Type: 2020-0461 C3N

Total Acreage:	0.5697	Total Reserve Acreage:	0.0160
Number of Lots:	12	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	491X	City

Conditions and requirements for approval:

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

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: 104
Action Date: 05/14/2020
Plat Name: Westheimer Estates partial replat no 10
Developer: Vita Real Estate Group
Applicant: The Interfield Group
App No / Type: 2020-0461 C3N

HPW-OCE-Traffic: 1. Sidewalks (COH IDM Chapter 10, sec 10.06-H)
6 ft wide sidewalk shall be installed along major thoroughfares and Transit Corridor and 5 ft wide sidewalk shall be installed along all other streets. All sidewalks shall comply with Chapter 10 of the Design Manual.
<https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards#agency-links-1471>

HPW- TDO- Traffic: 5/12/2020: Submit a sight visibility exhibit to show that cars parked in reserves A and B would block sight visibility
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at [houstonpermittingcenter.org](https://www.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.
HPW-OCE- Drainage and Utility: 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: There is evidence within Recorded Plats, COH addresses, COH Permits, HEC Roads, and GHC911 Roads that the FAIRDALE STREET is actually FAIRDALE LANE. Please make the necessary edits.

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

Houston Planning Commission

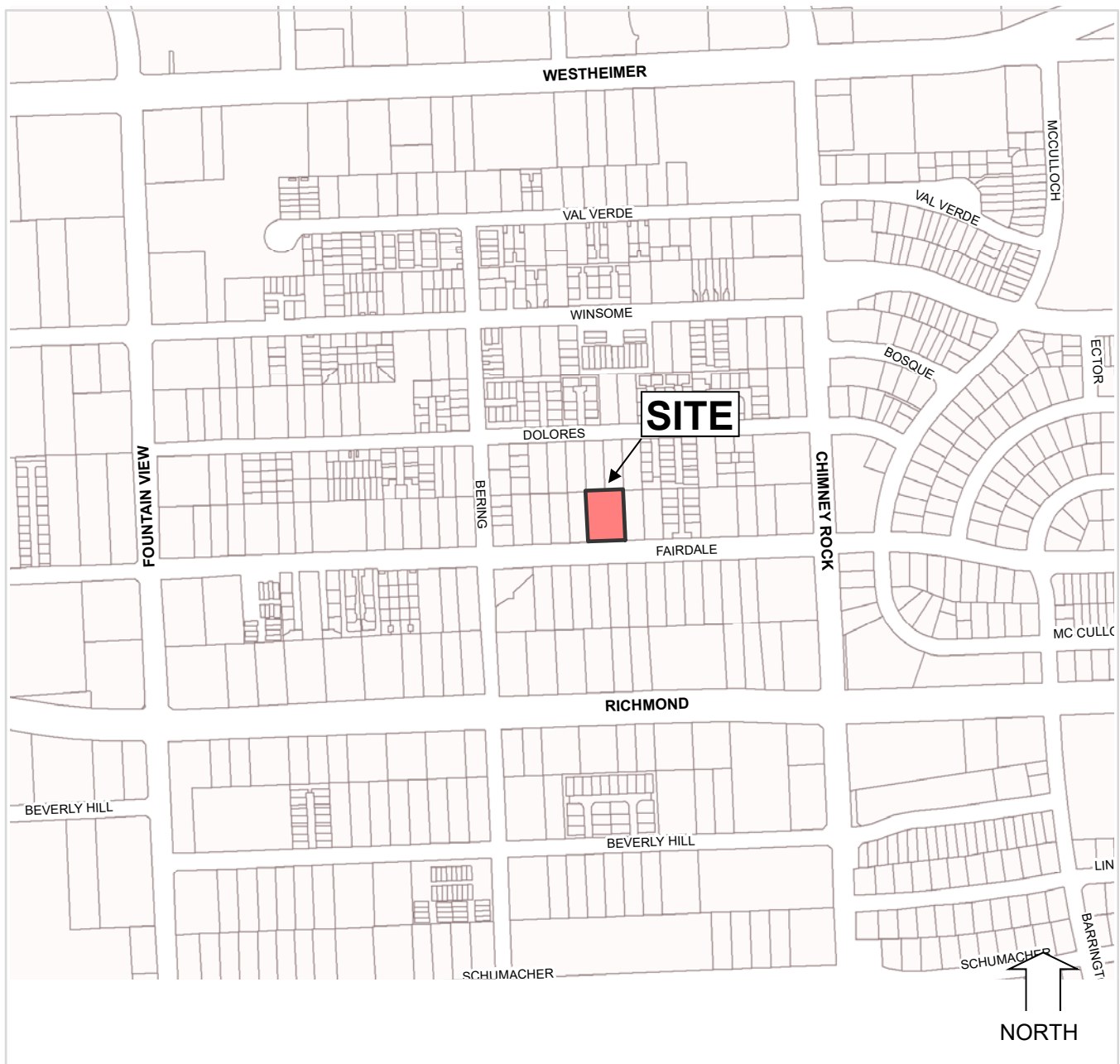
ITEM: 104

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Westheimer Estates partial replat no 10

Applicant: The Interfield Group



C – Public Hearings

Site Location

Houston Planning Commission ITEM: 104

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Westheimer Estates partial replat no 10

Applicant: The Interfield Group



C – Public Hearings

Subdivision

Houston Planning Commission ITEM: 104

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Westheimer Estates partial replat no 10

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

April 24, 2020

Dear Property Owner:

Reference Number: 2020-0461; Westheimer Estates partial replat no 10; replatting lots 102 and 103 of "Westheimer Estates" as recorded in Volume 25, Page 29 of the Harris County Map Records.

The property is located north along Fairdale Lane between Bering Drive and Chimney Rock Road. The purpose of the replat is to create twelve (12) single-family residential lots and two (2) reserves. The applicant **Mary Villareal**, with The Interfield Group, on behalf of Vita Real Estate Group, 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 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.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 105
Action Date: 05/14/2020
Plat Name: Westheimer Gardens partial replat no 4
Developer: Southgate Brothers LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2020-0405 C3N

Total Acreage:	0.7239	Total Reserve Acreage:	0.0090
Number of Lots:	16	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	491X	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
206. Staff recommendation is to defer the plat per H.P.W Traffic.

Commission Action:

Defer for further study and review



Action Date:
05/14/2020

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.



Agenda Item: 105
Action Date: 05/14/2020
Plat Name: Westheimer Gardens partial replat no 4
Developer: Southgate Brothers LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2020-0405 C3N

HPW- TDO- Traffic: 02-13-2020

Reserve A & B parking spots are situated at the short end of the T shape shared driveway and will be difficult to get in and out of both parking spaces.

HPW-OCE-Traffic: 1. A new sidewalk is required. (COH IDM Chapter 10, sec 10.06-H)

6 ft wide sidewalk shall be installed along major thoroughfares and Transit Corridor and 5 ft wide sidewalk shall be installed along all other streets. All sidewalks shall comply with Chapter 10 of the Design Manual.

<https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards#agency-links-1471>

2. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2019))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to

PWEACCESSFORM@HOUSTONTX.GOV

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at [houstonpermittingcenter.org](https://www.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.

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

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

Master W.M.E. is required.

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

Houston Planning Commission

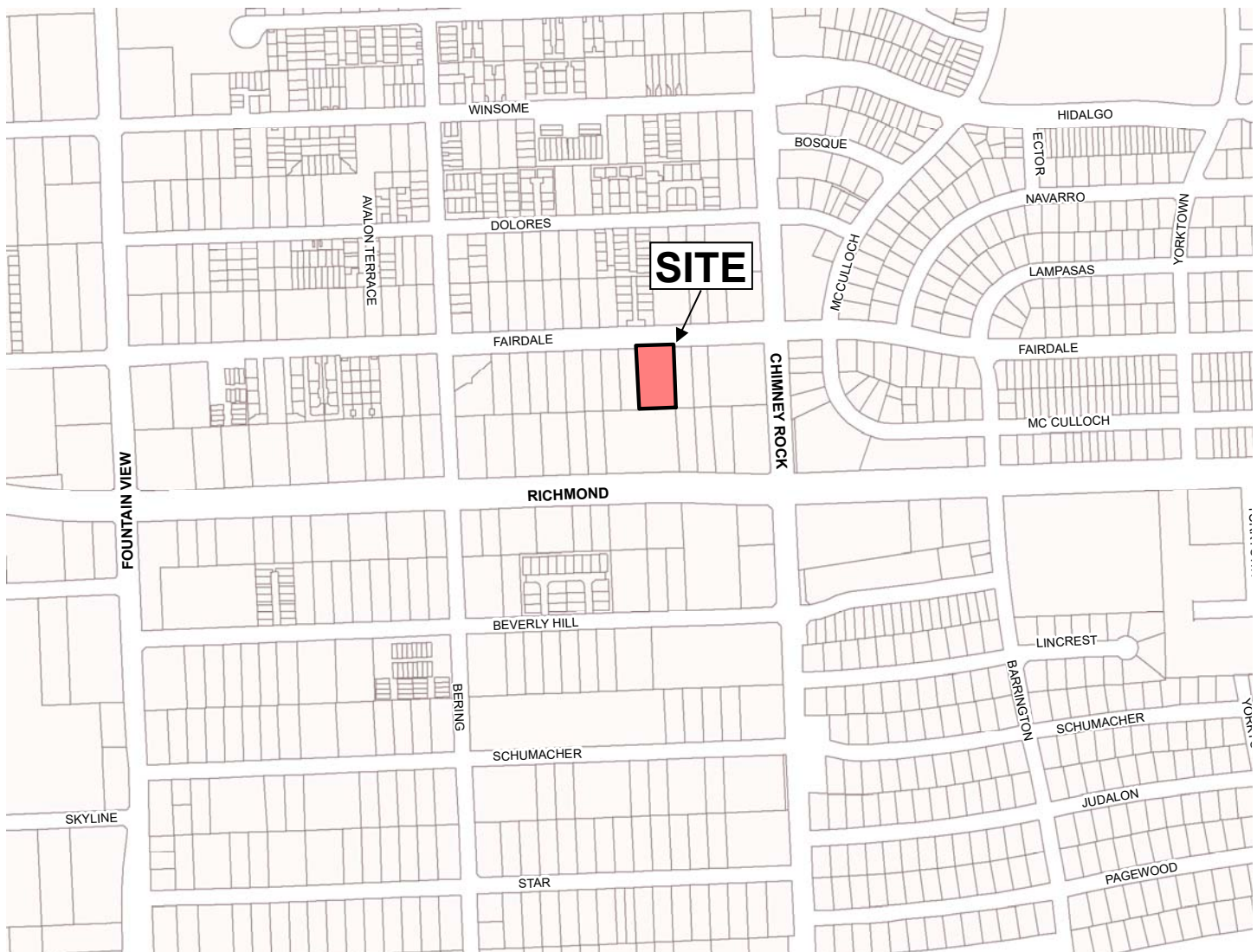
ITEM: 105

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Westheimer Gardens partial replat no 4

Applicant: Pioneer Engineering, LLC

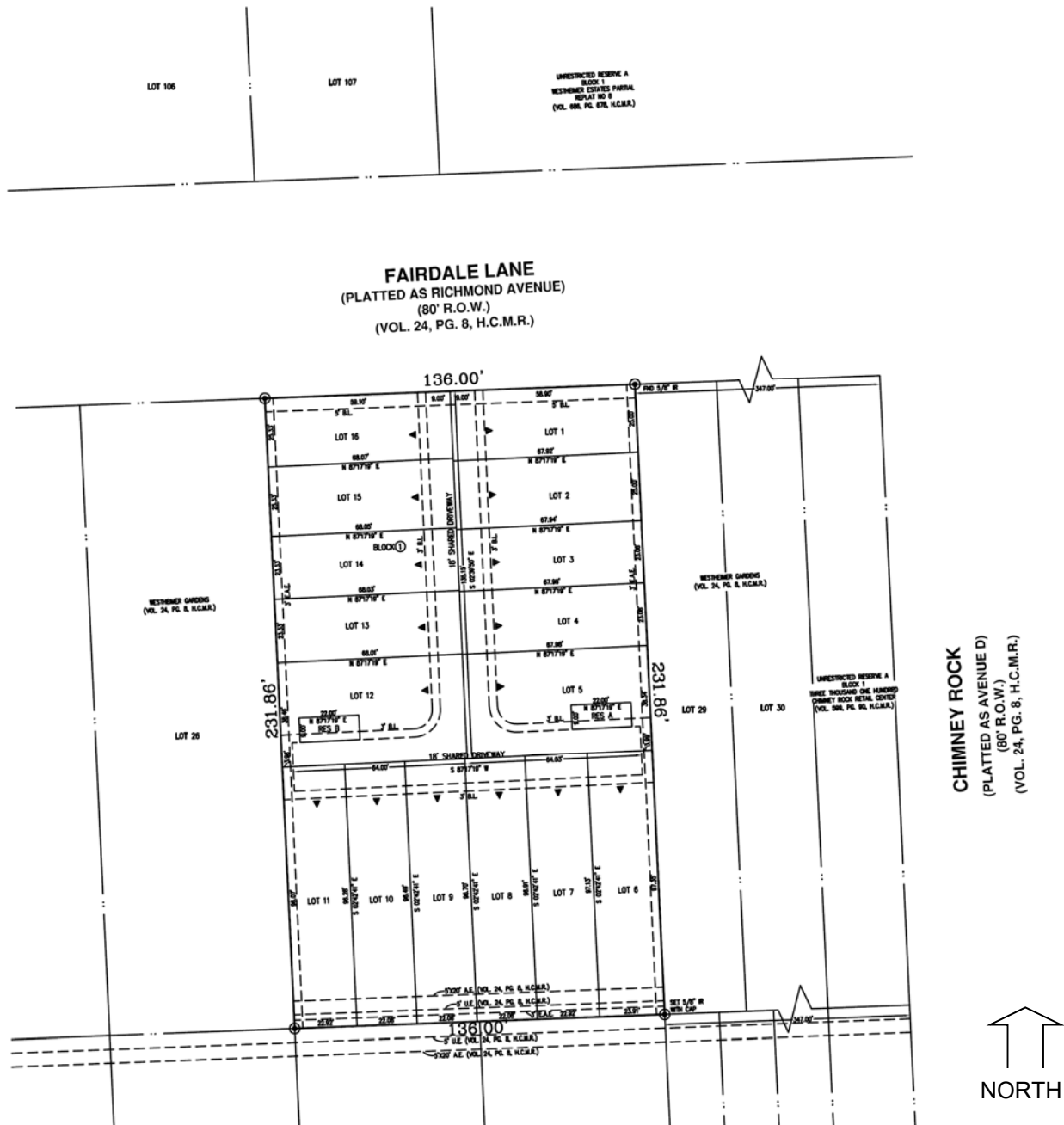


C – Public Hearings

Site Location

Meeting Date: 05/14/2020

Applicant: Pioneer Engineering, LLC



Subdivision

Houston Planning Commission

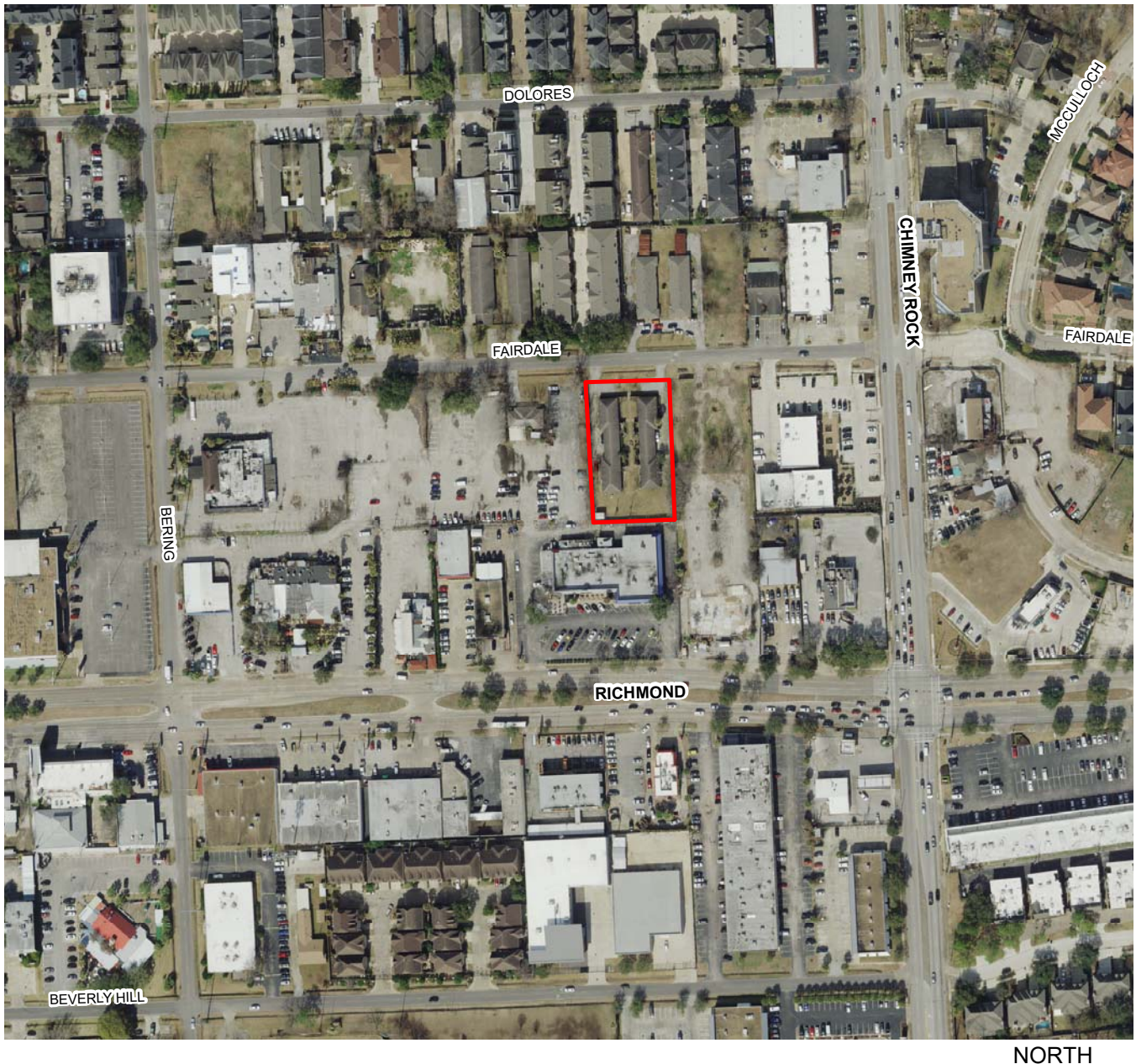
ITEM: 105

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Westheimer Gardens partial replat no 4

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

April 22, 2020

Dear Property Owner:

Reference Number: 2020-0405; "Westheimer Gardens partial replat no 4"; partial replatting of "Westheimer Gardens". This proposal includes the replatting of all of Lots 27 and 28, as recorded in Volume 24, Page 8 of the Harris County Map Records.

The property is located along and south of Fairdale Lane between Bering Drive and Chimney Rock Road. The purpose of the replat is to create sixteen (16) single-family residential lots and two (2) guest parking reserves. The applicant, Ruby Nunez, with Pioneer Engineering, LLC, on behalf of Southgate Brothers, LLC, can be contacted at 832-307-0010 Ext 101.

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.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, the Planning Commission has switched its meetings to an electronic virtual meeting format. Thus, this item is scheduled for public hearing and consideration at a

Virtual Planning Commission Meeting

Thursday, May 14, 2020 at 2:30 PM

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www.houstonplanning.com

You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

1. Send email to: Speakercomments.pc@houstontx.gov

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. 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.

2. **Telephone:** You may 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.

For additional information, you may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (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 MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 05/14/2020
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:

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)

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.

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: 106
Action Date: 05/14/2020
Plat Name: Westheimer Manor partial replat no 2
Developer: ZK BUILDING DESIGN
Applicant: Windrose
App No / Type: 2020-0240 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.

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

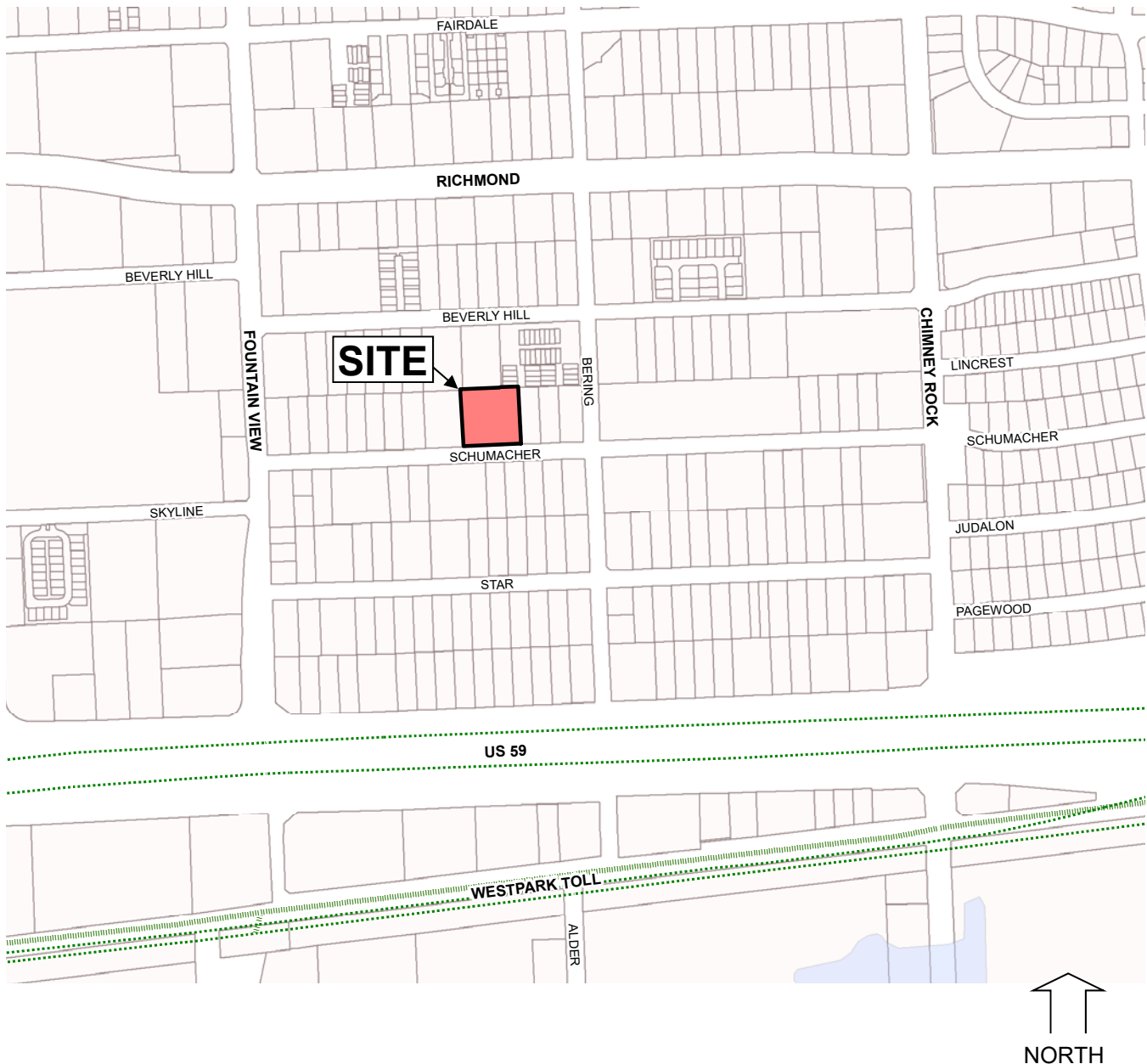
ITEM: 106

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Westheimer Manor partial replat no 2 (DEF 1)

Applicant: Windrose



C – Public Hearings

Site Location

Houston Planning Commission

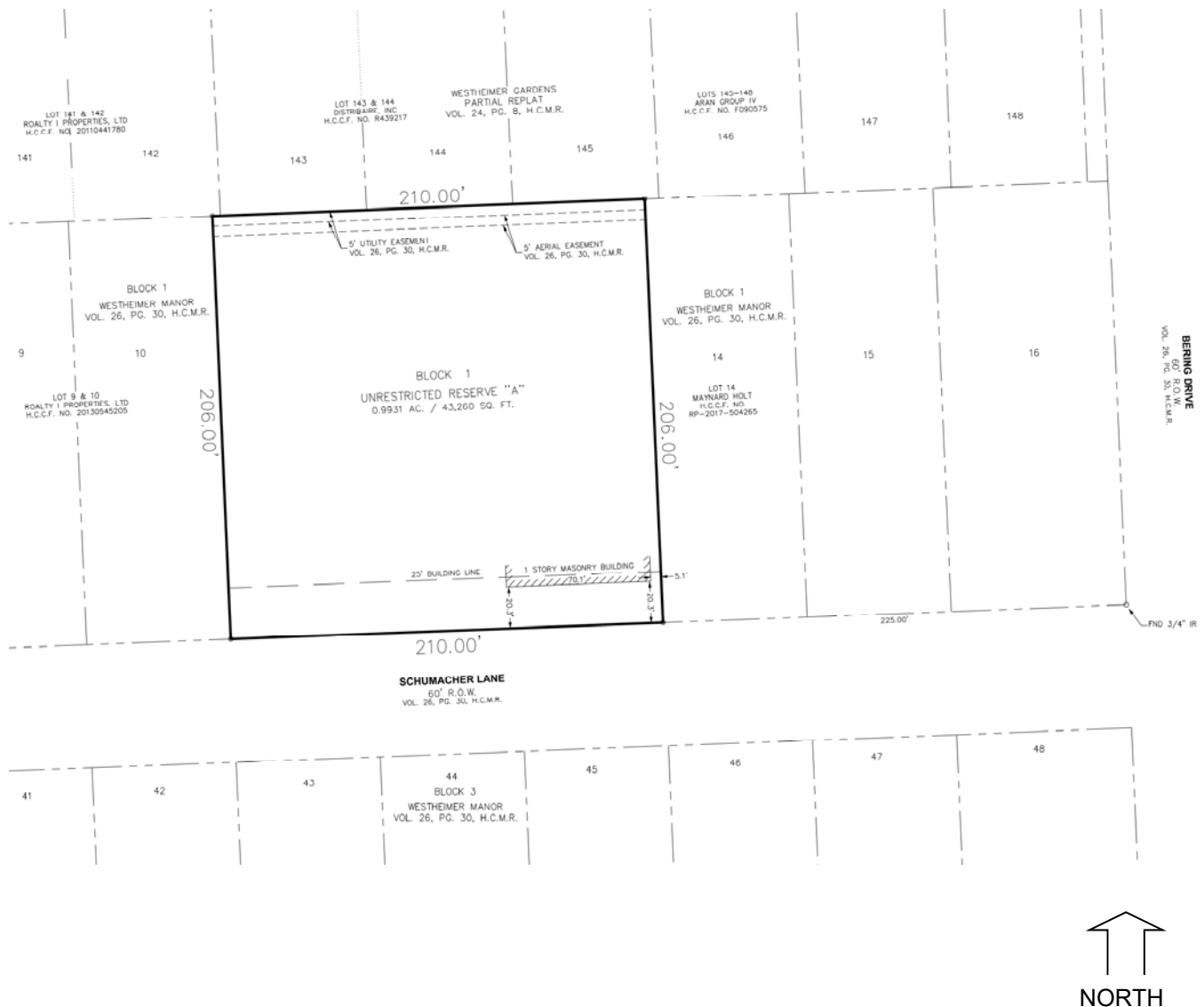
ITEM: 106

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Westheimer Manor partial replat no 2 (DEF 1)

Applicant: Windrose



C – Public Hearings

Subdivision

Houston Planning Commission ITEM: 106

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Westheimer Manor partial replat no 2 (DEF 1)

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
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www.houstontx.gov

April 13, 2020

Dear Property Owner:

Reference Number: 2020-0240; Westheimer Manor partial replat no 2; partial replatting of "Westheimer Manor", Lots 11 through 13, as recorded in Volume 26, Page 30 of the Harris County Map Records.

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) 458-2281.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 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.

You were mailed notification in late February of this year that the item referenced above was scheduled for a public hearing on March 19, 2020. Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, the March 19th and April 2nd meetings of the Planning Commission were cancelled to allow time to switch to electronic, virtual meetings. Thus, this item is currently being rescheduled for public hearing and consideration at a

Virtual Planning Commission Meeting

Thursday, April 30th, 2020 at 2:30 PM

The Planning Commission will hold its next meeting through a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

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You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

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2. **Telephone:** You may 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.

For additional information regarding this project, please call Marina Damian with Windrose, on behalf of ZK Building Design, can be contacted at (713) 458-2281 . You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houston.tx.gov or call (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 MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

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Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 05/14/2020
Plat Name: Wrenwood partial replat no 1
Developer: Homesite Residential, LLC
Applicant: Richard Grothues Designs
App No / Type: 2020-0346 C3N

Total Acreage:	0.2789	Total Reserve Acreage:	0.0184
Number of Lots:	13	Number of Multifamily Units:	0
COH Park Sector:	19	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77043	449X	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)

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

206. Staff recommendation is disapproval for the following reasons.

1) The public hearing notice requirement was not met.

Commission Action:

Disapprove



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: 107
Action Date: 05/14/2020
Plat Name: Wrenwood partial replat no 1
Developer: Homesite Residential, LLC
Applicant: Richard Grothues Designs
App No / Type: 2020-0346 C3N

HPW- TDO- Traffic: 05-13-2020

HPW/TDO/Traffic Management interposes no objections.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

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.

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

Master W.M.E. is required.

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

Houston Planning Commission

ITEM: 107

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Wrenwood partial replat no 1

Applicant: Richard Grothues Designs



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 107

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Wrenwood partial replat no 1

Applicant: Richard Grothues Designs



C – Public Hearings

Subdivision

Houston Planning Commission

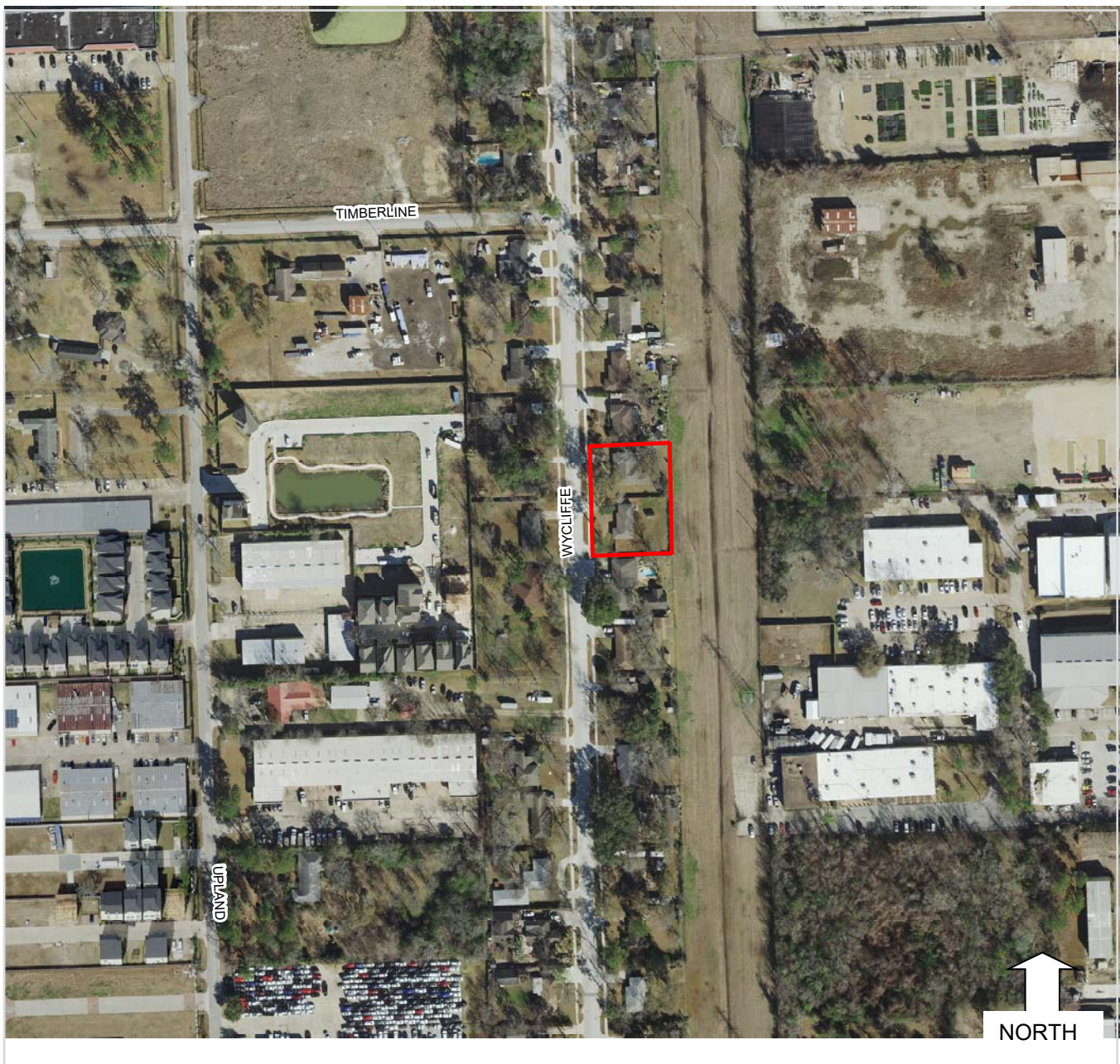
ITEM: 107

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Wrenwood partial replat no 1

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

April 24, 2020

Dear Property Owner:

Reference Number: 2020-0346; Wrenwood partial replat no 1 partial replatting of lots 10 & 11 of "Wrenwood", as recorded in Vol. 43 Pg. 54 of the Harris County Map Records.

The property is located along the east side of Wycliffe Drive, south of Timberline Road north of Interstate 10.

The purpose of the replat is to create twelve (12) single-family residential lots and two (2) reserves.

The applicant, **Richard Grothues** with Richard Grothues Design, on behalf of Homesite Residential LLC, 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 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.

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2. **Telephone:** You may 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.

For additional information regarding this project, please call **Richard Grothues** with **Richard Grothues Design, on behalf of Homesite Residential LLC, LLC, at 713-449-9191**. You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houston.tx.gov or call (832)393-6600.

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- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

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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.

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



Agenda Item: 108
Action Date: 05/14/2020
Plat Name: Bass Enclave
Developer: CE Engineers & Development Consultants
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2020-0458 C2R

Total Acreage:	0.0679	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492H	City

Conditions and requirements for approval:

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 059.1. Acreage in title and on plat must match at recordation.
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)
209. Applicant has requested that this item be deferred for two weeks.

Commission Action:

Defer Applicant request

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 05/14/2020
Plat Name: Bass Enclave
Developer: CE Engineers & Development Consultants
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2020-0458 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%.

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.

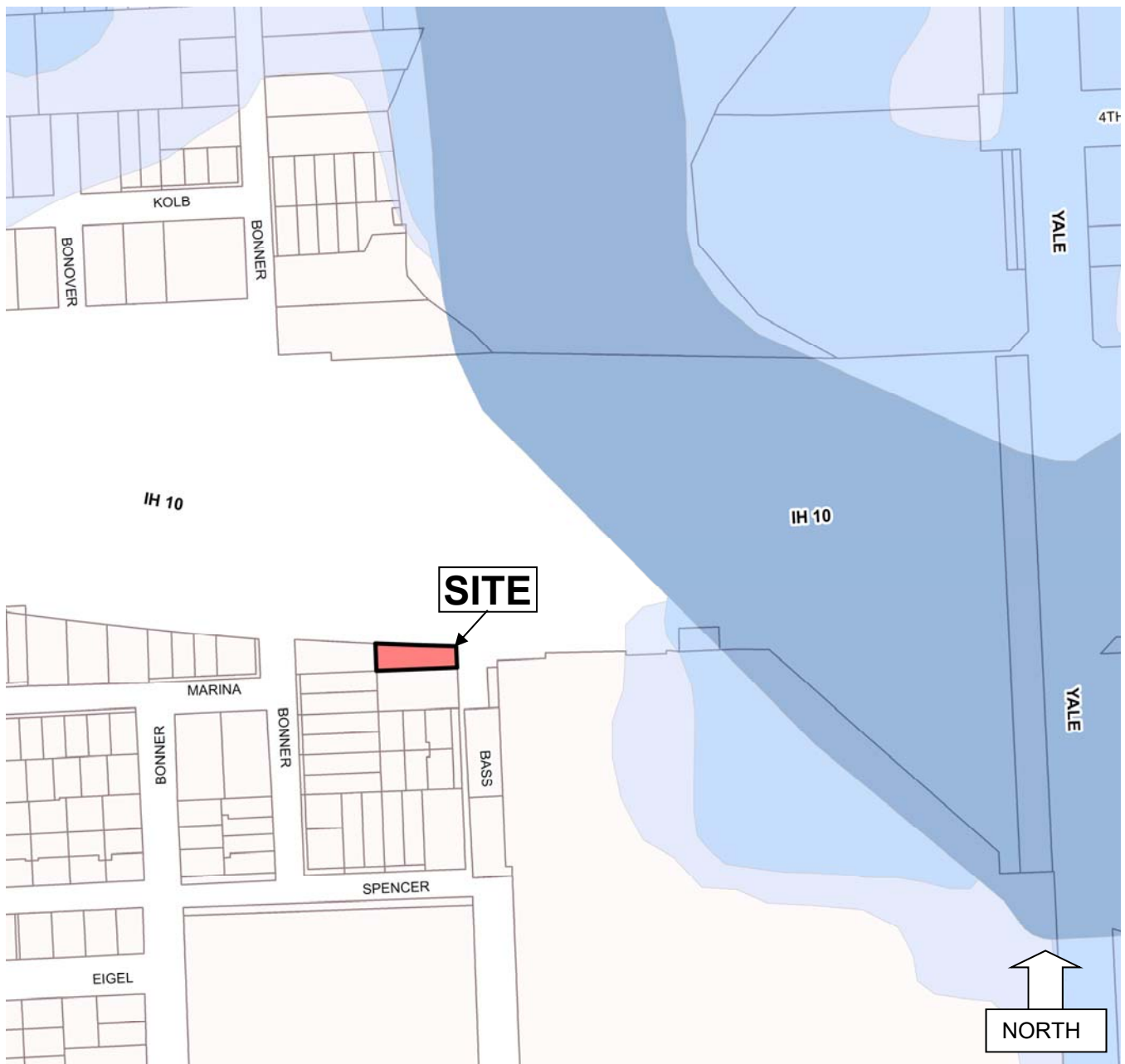
Houston Planning Commission **ITEM: 108**

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Bass Enclave (DEF 1)

Applicant: CE Engineers & Development Consultants, Inc



D – Variances

Site Location

Houston Planning Commission

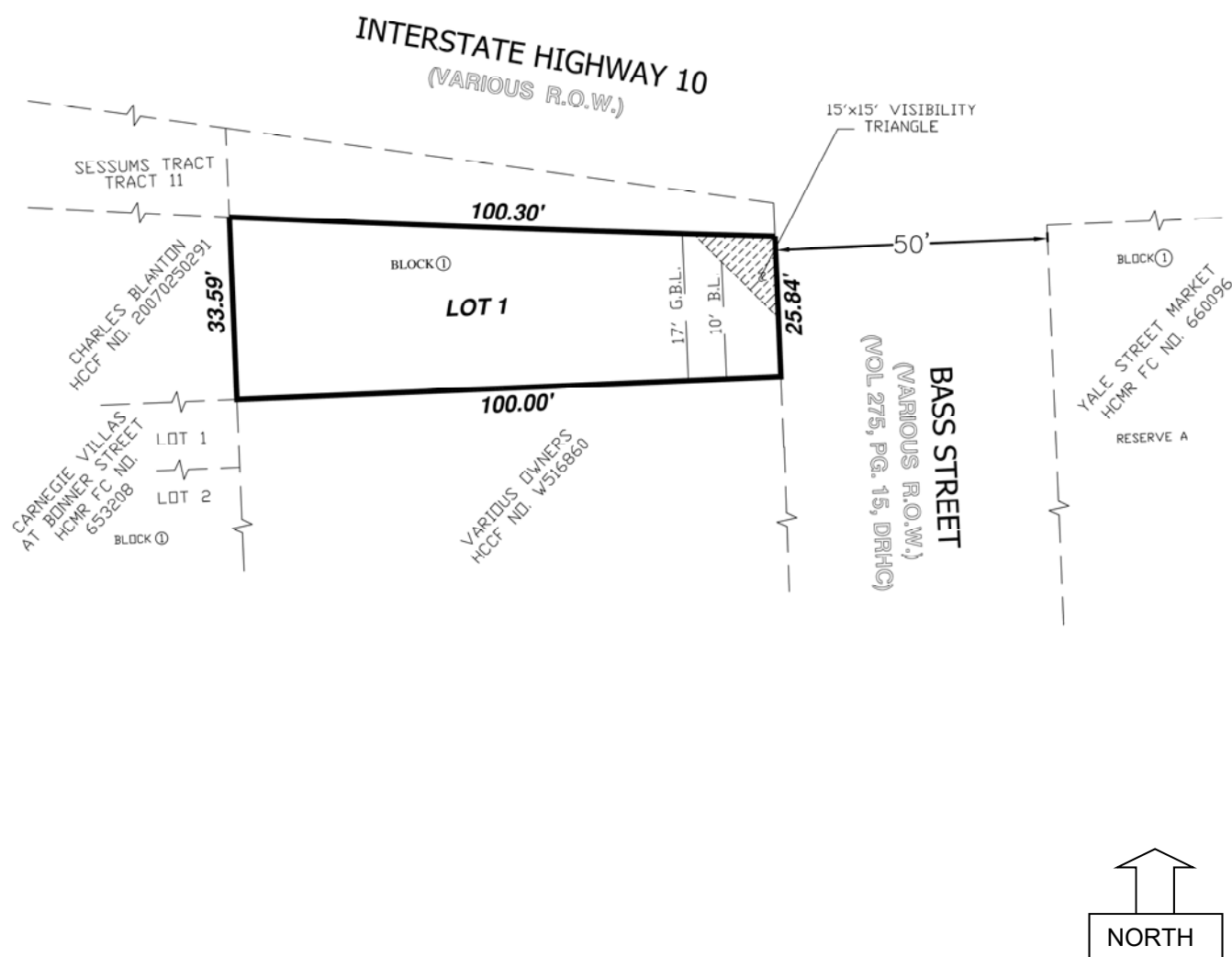
ITEM: 108

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Bass Enclave (DEF 1)

Applicant: CE Engineers & Development Consultants, Inc



D – Variances

Subdivision

Houston Planning Commission

ITEM: 108

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Bass Enclave (DEF 1)

Applicant: CE Engineers & Development Consultants, Inc



D – Variances

Aerial

NOTES:
1. CITY OF HOUSTON COMMENTS
DATE: 3/25/2020

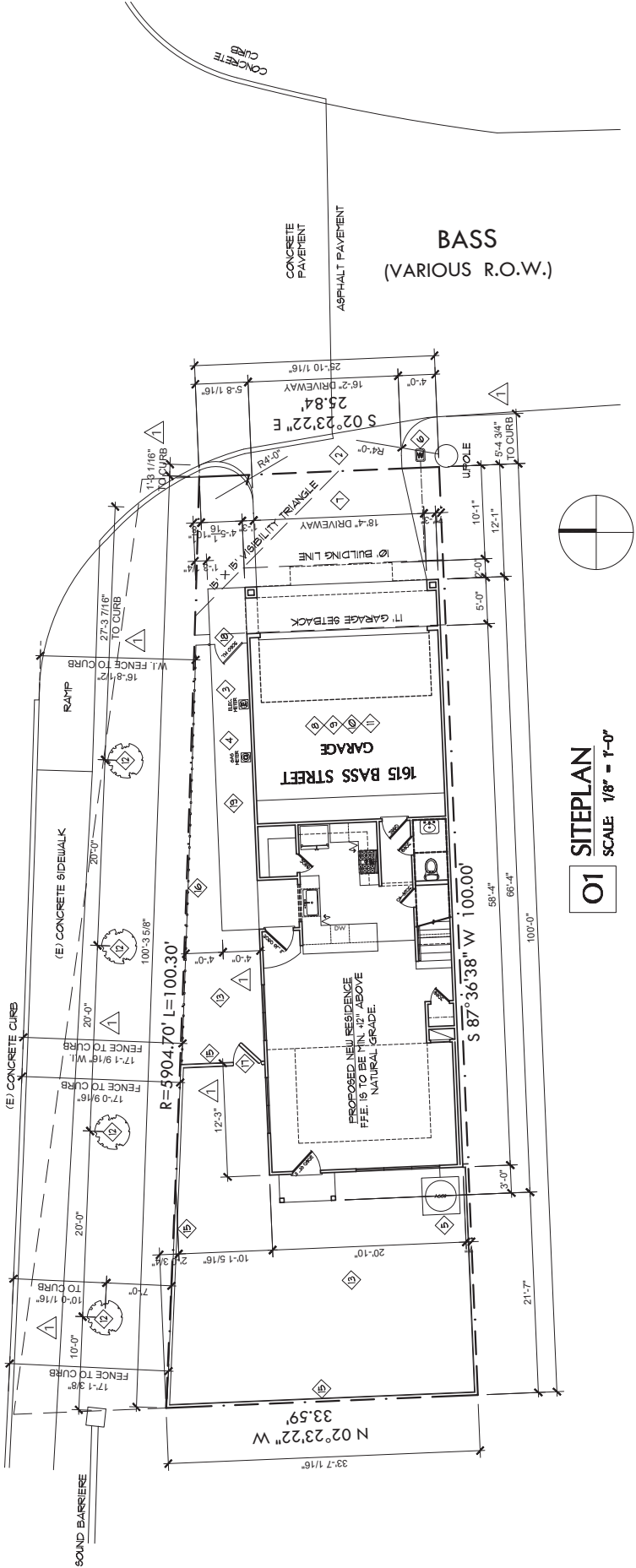
REVISIONS

By Submitting this Concept Plan to the City of Houston, the Applicant agrees that the City of Houston is not responsible for the design of the proposed project. The Applicant shall be responsible for obtaining all necessary permits from the City of Houston and the State of Texas. The Applicant shall also be responsible for obtaining all necessary approvals from the City of Houston and the State of Texas. The Applicant shall also be responsible for obtaining all necessary approvals from the City of Houston and the State of Texas.

© 2020
Barefoot Concept
Haven

SERVICE ROAD HIGHWAY I-10 EAST
(VARIOUS R.O.W.)

CONCRETE PAVEMENT



O1 SITEPLAN
SCALE: 1/8" = 1'-0"

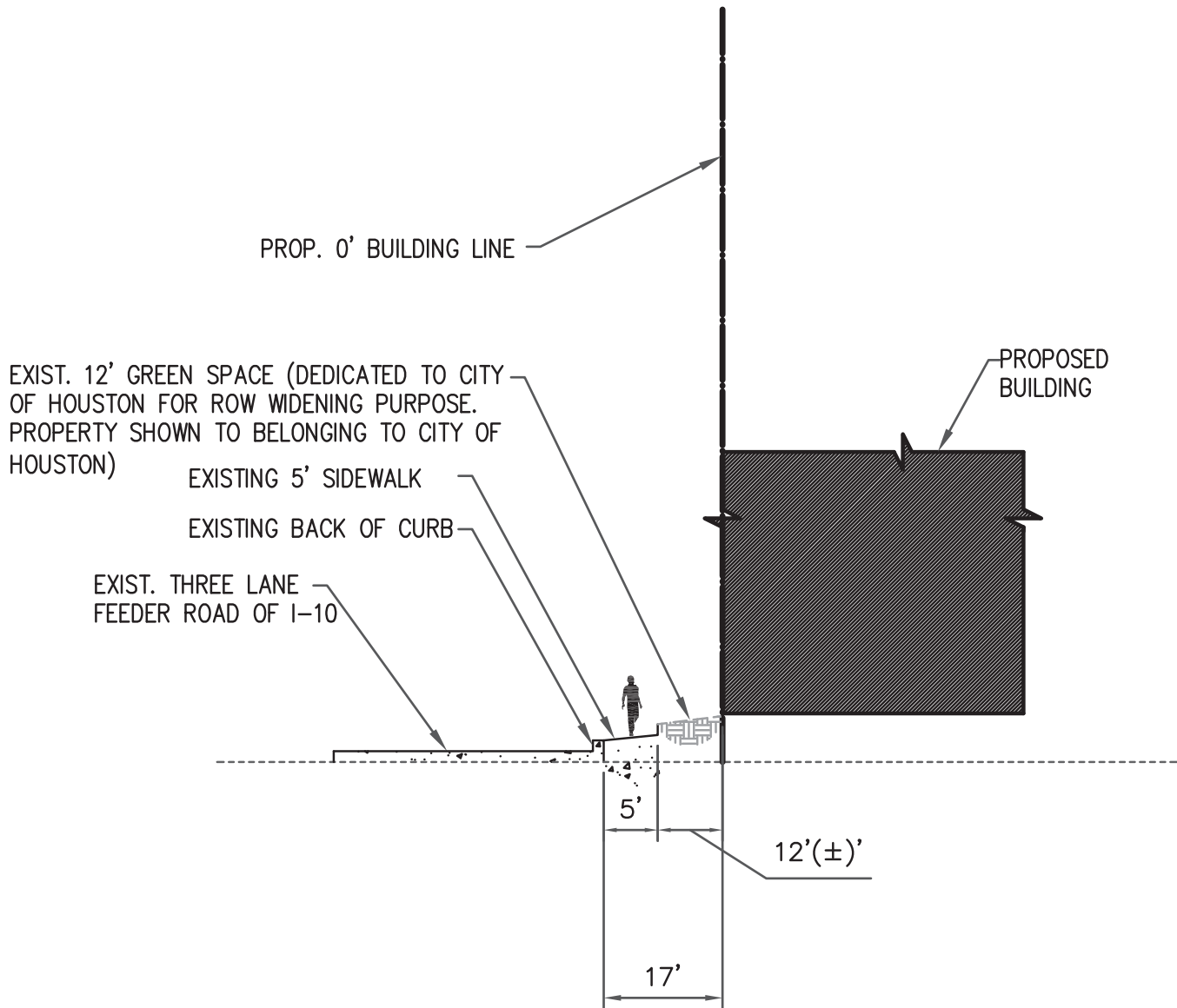
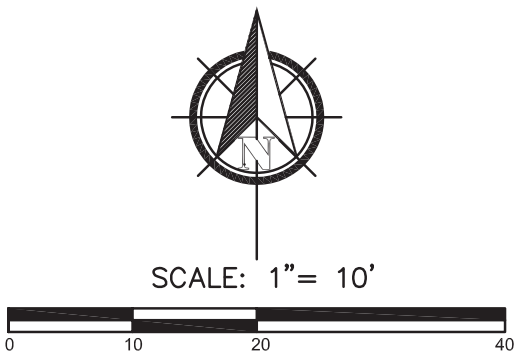
SITE PLAN KEY NOTES:

- ALL CONSTRUCTION SHALL COMPLY WITH 2012 INTERNATIONAL RESIDENTIAL CODE AND CITY OF HOUSTON AMENDMENTS.
- CONCRETE DRIVE APPROACH PER ATTACHED CITY DETAILS.
- ELECTRICAL INLET LOCATION CONTRACTOR TO INSTALL 4 CONNECT TO ELECTRICAL METER BANK.
- GAS INLET LOCATION CONTRACTOR TO INSTALL 4 CONNECT TO GAS METER BANK.
- AIR CONDITIONER CONDENSER UNIT. PROVIDE CONCRETE PAD.
- WATER METER. PLUMBER TO DETERMINE LOCATION OF WATER METER 4' RE. TO HVAC PLAN FOR CORRECT PLACEMENT.
- WATER METER. PLUMBER TO DETERMINE LOCATION OF WATER METER 4' RE. TO CONTACT THE LOCAL AUTHORITY TO CONNECT. WATER PIPE AND METER SIZE TO CONFORM WITH 1934 U.P.C. PIPING TO BE SCH. 40 P.V.C. (OR EQ.) SEE PLAN FOR SIZES.
- PROVIDE NEW 6" THICK CONCRETE PAVEMENT 3,000 PSI WITH #4 REBAR 20' EA. WAY AND EXPANSION JOINTS SPACED AT 20' MAX.
- FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 12" ABOVE THE TOP OF THE NEAREST SANITARY SELLER MANHOLE COVER. QUALIFIED ENGINEER TO DETERMINE FINAL SLAB ELEVATION AND PROVIDE A SITE GRADING PLAN OR PER LOCAL AUTHORITY.
- BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL UTILITY LOCATIONS. ALL EASEMENTS, BUILDING, BLOCK FACE AND SETBACK LINES PRIOR TO CONSTRUCTION.
- PLUMBER TO CONNECT INTO EXISTING SANITARY SELLER. PIPING TO BE SCH. 40 P.V.C. (OR EQ.) SEE PLAN FOR SIZES.
- ELECTRICIAN TO RUN THREE UNDERGROUND CONDUITS FROM SOURCE POLE OR TRANSFORMER TO GARAGE FOR:
 - ELECTRIC SERVICE
 - TELEPHONE SERVICE
 - CABLE SERVICE
- IF AN EXISTING TREE DOES NOT EXIST, PROVIDE A MINIMUM OF ONE 13" DIA. NEW LIVE OAK TREE PER 5,000 SQ. FT. LOT.
- ALL DRAINAGE AND RUNOFF SHALL BE COLLECTED ON SITE IN AN UNDERGROUND SYSTEM OR DIRECTED ON THE SURFACE TO THE STREET. ALL UNDERGROUND SYSTEMS TO BE DETERMINED BY A CIVIL ENGINEER. ALL DRAINAGE SHALL BE COLLECTED IN A 12" DIA. U.P.C. PIPE. ADJACENT PROPERTIES DRAIN PIPING TO BE SCH. 40 P.V.C. (OR EQ.) WHEN AREA DRAINS. CONNECT DOWNSPOUTS INTO DRAINAGE SYSTEM. PROVIDE A STORM SELLER JUNCTION BOX W/ A GRATE TOP PER COH DETAIL 102081-06.
- PROVIDE CUTOFF VALVE ON WATER LINE FROM CITY METER.
- NEW 8'-0" HI. TREATED WOOD PRIVACY FENCE.
- NEW 8'-0" HI. BRICK WALL FENCE.
- NEW GATE AT WD. FENCE. REFER TO SITEPLAN FOR DIMS.
- NEW GATE AT WROUGHT IRON FENCE. REFER TO SITEPLAN FOR DIMS.
- NEW CRUSHED GRANITE 4" WIDE PRIVATE WALKWAY OR SIMILAR PERVIOUS GROUND COVER MATERIAL.
- NEW 5' CONC. SIDEWALK. NEW SIDEWALK TO MATCH (E) SIDEWALK MATERIAL. ELEVATION TAPER NEW 5' SIDEWALK TO (E) SIDEWALK WIDTH. PROVIDE 4" CONC. CURB. NEW 5' CONC. SIDEWALK TO MATCH (E) SIDEWALK. GRADE THE DITCH W/ GRASS TO MATCH THE (E) FLOW LINE.
- 9' x 6' MOTORIZED WROUGHT IRON GATE.
- GATE MOTOR.

SITE PLAN

DRAWN BY	CHECKED BY
FG	FG
DATE: 3/11/2020	
SCALE: AS NOTED	
JOB NO:	
1	A1.1

BASS ST. RESIDENCE
1615 BASS STREET
HOUSTON, TX 77007
AHB Development LLC



CROSS SECTION @ I-10

SCALE: 1"=10'

<div>BASS ENCLAVE</div> <div><u>OWNERS</u></div> <div>AHB DEVELOPMENT LLC, A TEXAS LIMITED LIABILITY COMPANY 13280 NORTHWEST FWY, SUITE F309 HOUSTON, TX 77040</div>	TITLE		
	CROSS SECTION PLAN @ I-10		
	PROJECT		
	BASS ENCLAVE		
	DATE: 03/12/20	JOB #: 19-1050	SHEET NO. CSP-1
	DRAWN BY: CW		
CHECKED BY: CW			



Application Number: 2020-0458

Plat Name: Bass Enclave

Applicant: CE Engineers & Development Consultants, INC

Date Submitted: 03/09/2020

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 provide 0' Building Line on Highway I-10.

Chapter 42 Section: 152

Chapter 42 Reference:

Sec. 42-152. - Building line requirement along major thoroughfares. (a) The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts

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

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

The developer has already dedicated certain square footage to the City for R.O.W. widening purpose, hence, the lot is not adjacent to the highway any more. Also, since the lot is already very narrow, 25' Building line will ruin this property.

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

The developer has already dedicated certain square footage to the City for R.O.W. widening purpose, hence, the lot is not adjacent to the highway any more. For the aforementioned reasons we are requesting to provide 0' Building Line on Highway I-10.

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

The developer has already dedicated certain square footage to the City for R.O.W. widening purpose, hence, the lot is not adjacent to the highway any more. Also, since the lot is already very narrow, 25' Building line will ruin this property.

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

The developer is promising that we will not cause any injuries to the public health, safety and welfare because of this project. Meanwhile, we would like to hear from the commission about any suggestions on the design of walkway and we comply to follow all those requirements.

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

The developer has already dedicated certain square footage to the City for R.O.W. widening purpose, hence, the lot is not adjacent to the highway any more. Also, since the lot is already very narrow, 25' Building line will ruin this property.



PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT Variance Request Form

Application No: 2020-0458

Agenda Item: 108

PC Action Date: 05/14/2020

Plat Name: Bass Enclave

Applicant: CE Engineers & Development Consultants, INC

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: 152

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

To provide 0' Building Line on Highway I-10. ;

Basis of Recommendation:

Item 108 is Bass Enclave.

The site is located in the city limits at the southwest intersection of Bass Street and Interstate 10. The applicant is proposing one single-family lot and is requesting a variance to allow a reduced building line of 0 feet in lieu of the required 25 feet along the I-10 feeder road.

Staff recommendation is to defer the plat per the applicant's request.

The lot, which was purchased in 2018, has 25.84 feet of frontage along Bass Street. The pedestrian realm along I-10 is about 17' from the back of curb to the property line.

The proposed location of the driveway along Bass Street is less than 6' from the northern property line. As proposed, the driveway distance from the intersection presents a safety concern and will not meet Houston Public Works requirements. The applicant has requested a second deferral to coordinate with Planning Staff and Public Works. Staff's recommendation is to defer the plat per the applicant's request.

Statement of Facts

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

(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
F. 832.393.6662
www.houstontx.gov

April 21, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Bass Enclave

REFERENCE NUMBER: 2020-0458

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the southwest intersection of Interstate Highway 10 and Bass 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.

CE Engineers & Development Consultants, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 0' building line along Interstate Highway 10 instead of the required 25' building line. 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. This item is currently being scheduled for consideration at a

Virtual Planning Commission Meeting

Thursday, April 30, 2020, at 2:30 p.m.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, The Planning Commission will hold a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

www.houstonplanning.com

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624. A staff member will take your comments. Your comments will be read into the record and made part of the meeting record.

For additional information regarding this project, please call Chen Wang with CE Engineers & Development Consultants at 832-491-1458. 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.

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

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

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 05/14/2020
Plat Name: Bridgeland Prairieland Village Lift Station no 2
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE
App No / Type: 2020-0724 C2

Total Acreage:	0.1661	Total Reserve Acreage:	0.1661
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:	HCWCID
County	Zip	Key Map ©	City / ETJ
Harris	77433	365U	ETJ

Conditions and requirements for approval:

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

187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)42-42(45)

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)Per Chapter 290 of the Texas Commission on Environmental Quality (TCEQ) regulations, an all-weather access road must be provided.

2) Access easement must be recorded prior to recordation

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 The Planning Commission granted a variance to allow a lift station to take access from a temporary access easement, subject to specific conditions on 05/14/2020. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.



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: 109
Action Date: 05/14/2020
Plat Name: Bridgeland Prairieland Village Lift Station no 2
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE
App No / Type: 2020-0724 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.

HPW-OCE- Drainage and Utility: 30' recorded access easement is required

HPW-HW- IDS: APPROVE

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

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

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

Access easement will need to be recorded prior to plat recordation (Chapter 42)

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

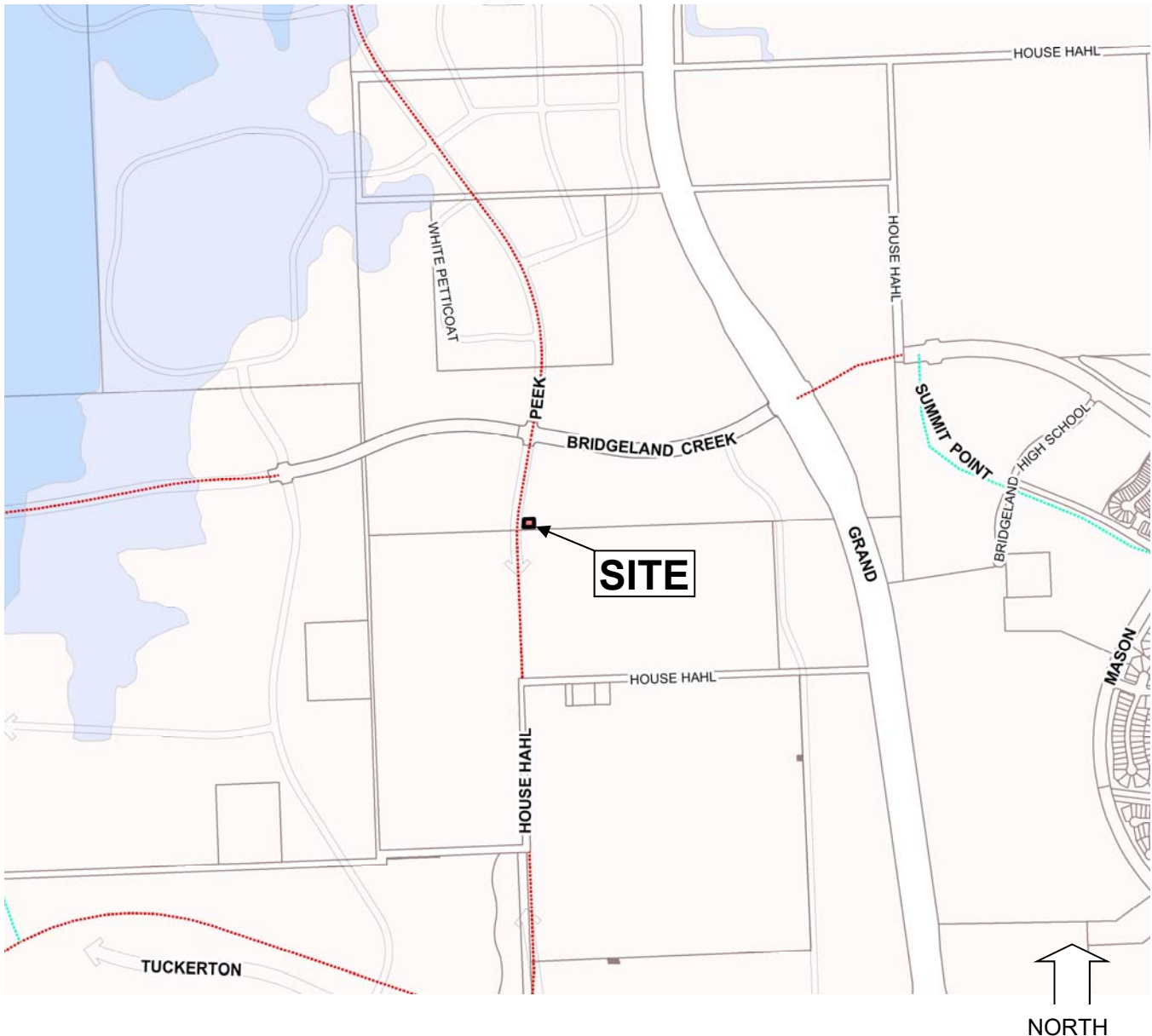
ITEM: 109

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Bridgeland Prairieland Village Lift Station no 2

Applicant: BGE



D – Variances

Site Location

Houston Planning Commission

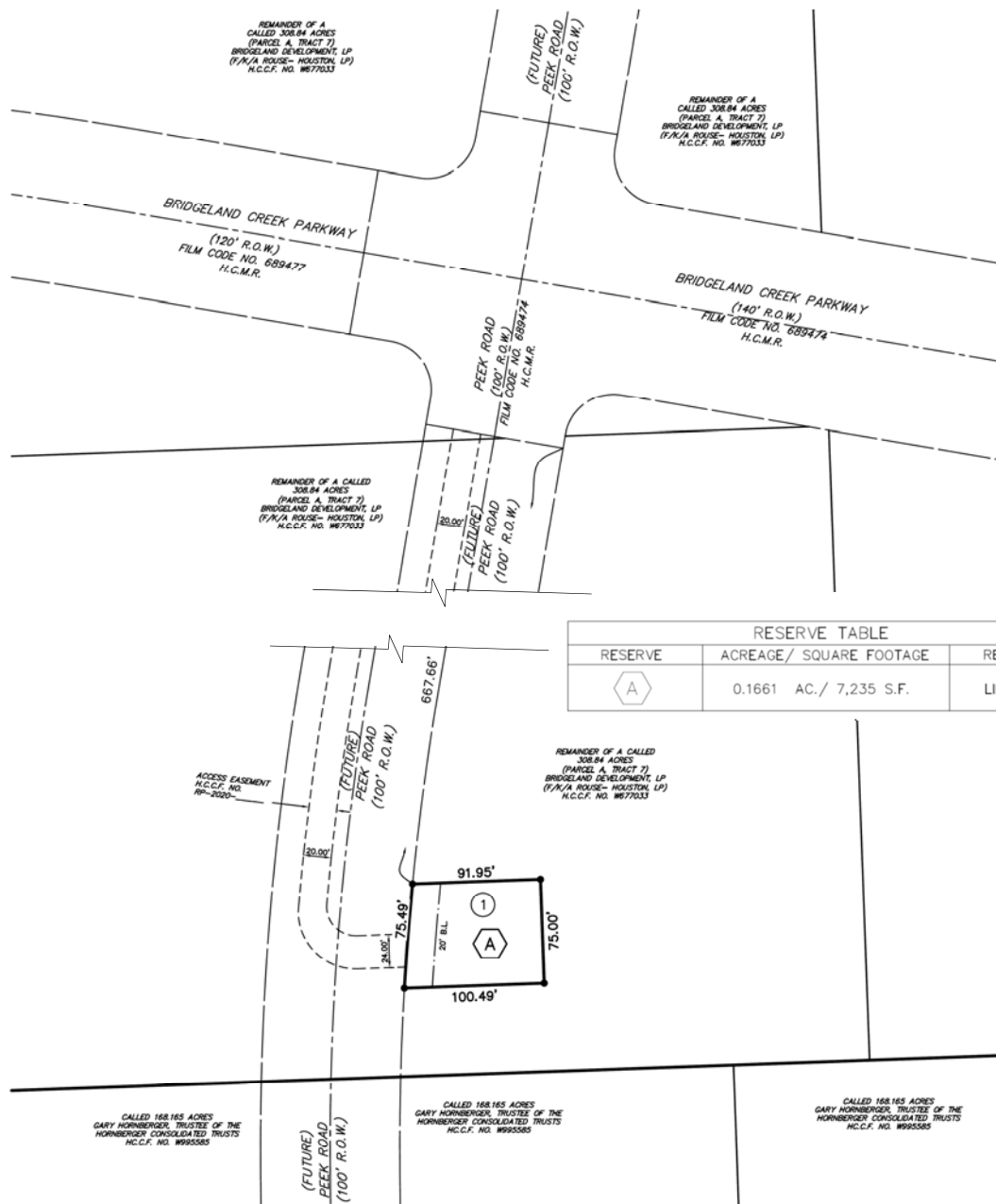
ITEM: 109

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Bridgeland Prairieland Village Lift Station no 2

Applicant: BGE



D – Variances

Subdivision

Houston Planning Commission

ITEM: 109

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Bridgeland Prairieland Village Lift Station no 2

Applicant: BGE



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-0724

Plat Name: Bridgeland Prairieland Village Lift Station no 2

Applicant: BGE

Date Submitted: 05/01/2020

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 a temporary access easement to service a lift station until a public street is dedicated within a recorded plat.

Chapter 42 Section: 190

Chapter 42 Reference:

Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve:

Statement of Facts

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

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

The lift station is necessary to service the future single-family residential homes in the immediate area. Ultimately the lift station will have over 20' of frontage along a future 100' public Right of way. Strict application of the ordinance would leave the future single-family homes in the area without the service of a platted lift station.

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

The variance request is not the result of a hardship created or imposed by the applicant. The circumstances supporting the request for the variance are based upon the necessity to provide proper and adequate service to the future single-family residential homes in the immediate area prior to extension of public street network.

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

Granting of the variance will preserve the intent and general purposes of the subdivision ordinance. The developer is proposing to provide a Temporary access easement from the plat's western boundary line, to a recorded major thoroughfare intersection of Peek Road (100' Right of Way) and Bridgeland Creek Parkway (140' Right of Way) both recorded at film code no. 689474 under Harris County Map Records. The access easement will contain an all-weather access road to accommodate the construction and maintenance traffic required for the lift station until such time as the public street is dedicated and constructed that will provide the ultimate access to the lift station site.

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

The granting of the variance will not be injurious to the public health, safety or welfare. The access easement and all-weather access road will be utilized by authorized construction and maintenance traffic only. The access easement and all-weather access road will not be utilized by the general public for ingress, egress or general traffic circulation for any reason

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

Economic hardship is not the sole justification of the variance. Not having the lift station to provide the required service for the future single-family residential homes would create an impractical development and is the basis for this request.



Application No: 2020-0724

Agenda Item: 109

PC Action Date: 05/14/2020

Plat Name: Bridgeland Prairieland Village Lift Station no 2

Applicant: BGE

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

Chapter 42 Sections: 190

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

To allow a temporary access easement to service a lift station until a public street is dedicated within a recorded plat. ;

Basis of Recommendation:

The site is located in Houston's ETJ, in Harris County, west of the Grand Parkway, south of Bridgeland Creek parkway and east of Peek Road. The applicant is requesting a variance to allow a proposed lift station to have frontage and access via a temporary 20-foot wide access easement instead of the required public street. Staff is in support of the request.

The subject site is part of an approved general plan, Bridgeland Prairieland Village GP. According to the approved GP, the proposed lift station will eventually have frontage along a future public right-of-way as required per the ordinance. The alignment of the temporary access easement is within the future street pattern of Peek Road within the center of the G.P.

The lift station is necessary to provide service for the future single-family residential homes in the adjacent areas. The granting of the variance will not be injurious to public health, safety or welfare. The temporary access easement will be an all-weather road, as required by the Texas Commission on Environmental Quality (TCEQ). As the adjacent sections are platted, the temporary access easement will automatically terminate, the lift station will then have access and proper frontage on a public street as required per the ordinance.

Harris County Engineering Department poses no objection to the 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

na

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

The lift station is necessary to service the future development in the immediate area. Ultimately the lift station will have roughly 75 feet of frontage along a future 100 foot public right of way. Strict application of the ordinance would leave the future development in the area without the service of a platted lift station.

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

The variance request is not the result of a hardship created or imposed by the applicant. The circumstances supporting the request for the variance are based upon the necessity to provide proper and adequate service to the future development in the immediate area.

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

Granting of the variance will preserve the intent and general purposes of the subdivision ordinance. The developer is proposing a 20 foot temp. access easement within the future Peek Road (100 foot Right of Way.) with connection to a recorded 100' public r.o.w Bridgeland Creek Parkway. The recorded temporary access easement consists of an all-weather access road to accommodate the construction and maintenance traffic required for the water plant until such time as the public streets are dedicated and constructed that will provide the ultimate access to the lift station site.

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

The granting of the variance will not be injurious to the public health, safety or welfare. The temporary access easement and all-weather access road will be utilized by authorized construction and maintenance traffic only. The access easement and all-weather access road will not be utilized by the general public for ingress, egress or general traffic circulation for any reason.

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

Economic hardship is not the sole justification of the variance. Having the lift station to provide the required sanitary sewer service for the future development is the basis for this request.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 05/14/2020
Plat Name: Dwell at Lake Houston
Developer: GenCap Partners, Inc.
Applicant: Terra Associates, Inc.
App No / Type: 2020-0584 C2

Total Acreage:	17.3170	Total Reserve Acreage:	17.3170
Number of Lots:	0	Number of Multifamily Units:	350
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	77346	377G	ETJ

Conditions and requirements for approval:

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

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted the requested variance to exceed intersection spacing requirements by not creating an east-west street through the subject tract.



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 05/14/2020
Plat Name: Dwell at Lake Houston
Developer: GenCap Partners, Inc.
Applicant: Terra Associates, Inc.
App No / Type: 2020-0584 C2

HPW- TDO- Traffic: 05-12-2020

No comment at this time.

HPW-HW- IDS: Approve

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

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

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

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

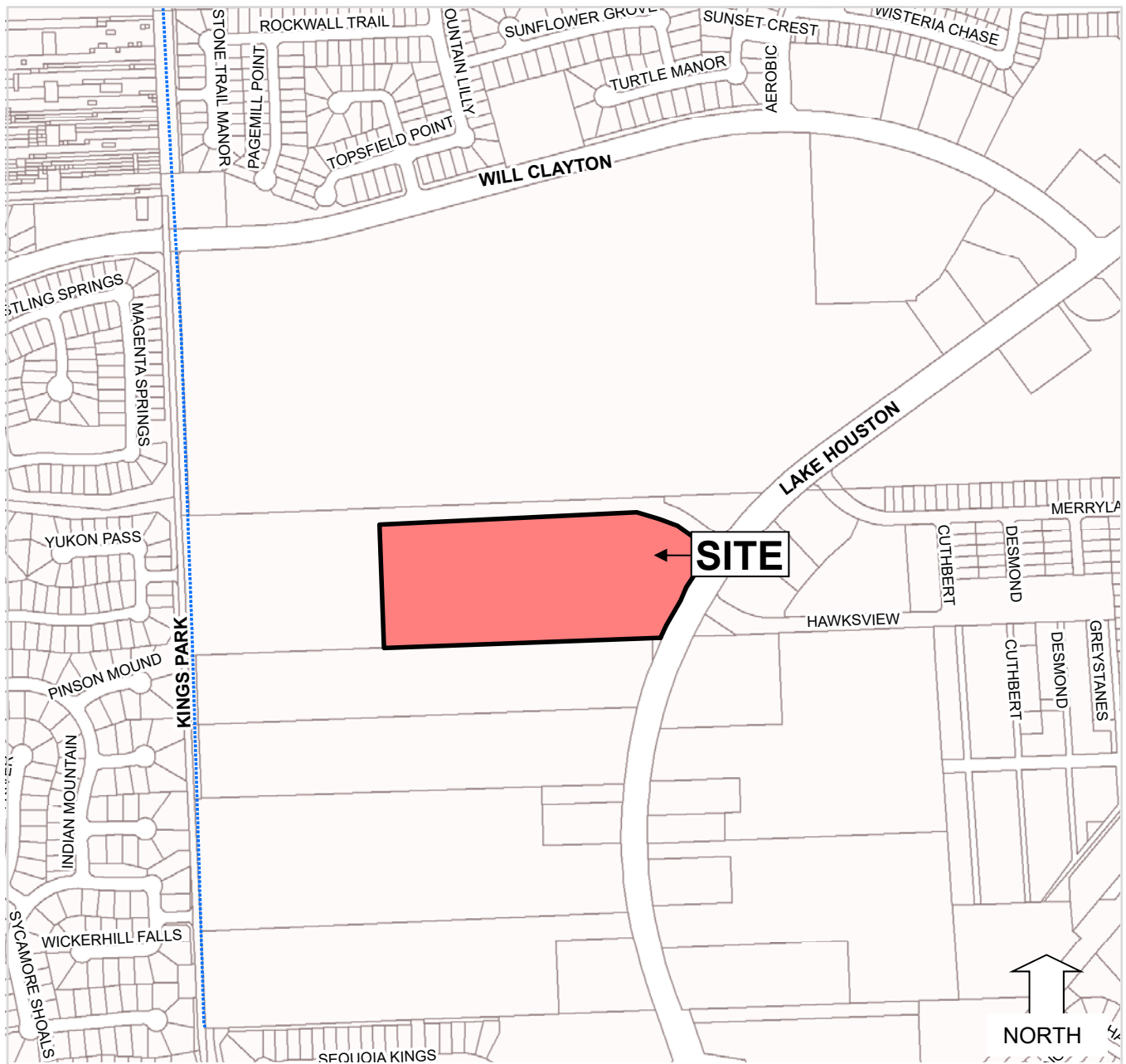
ITEM: 110

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Dwell at Lake Houston

Applicant: Terra Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

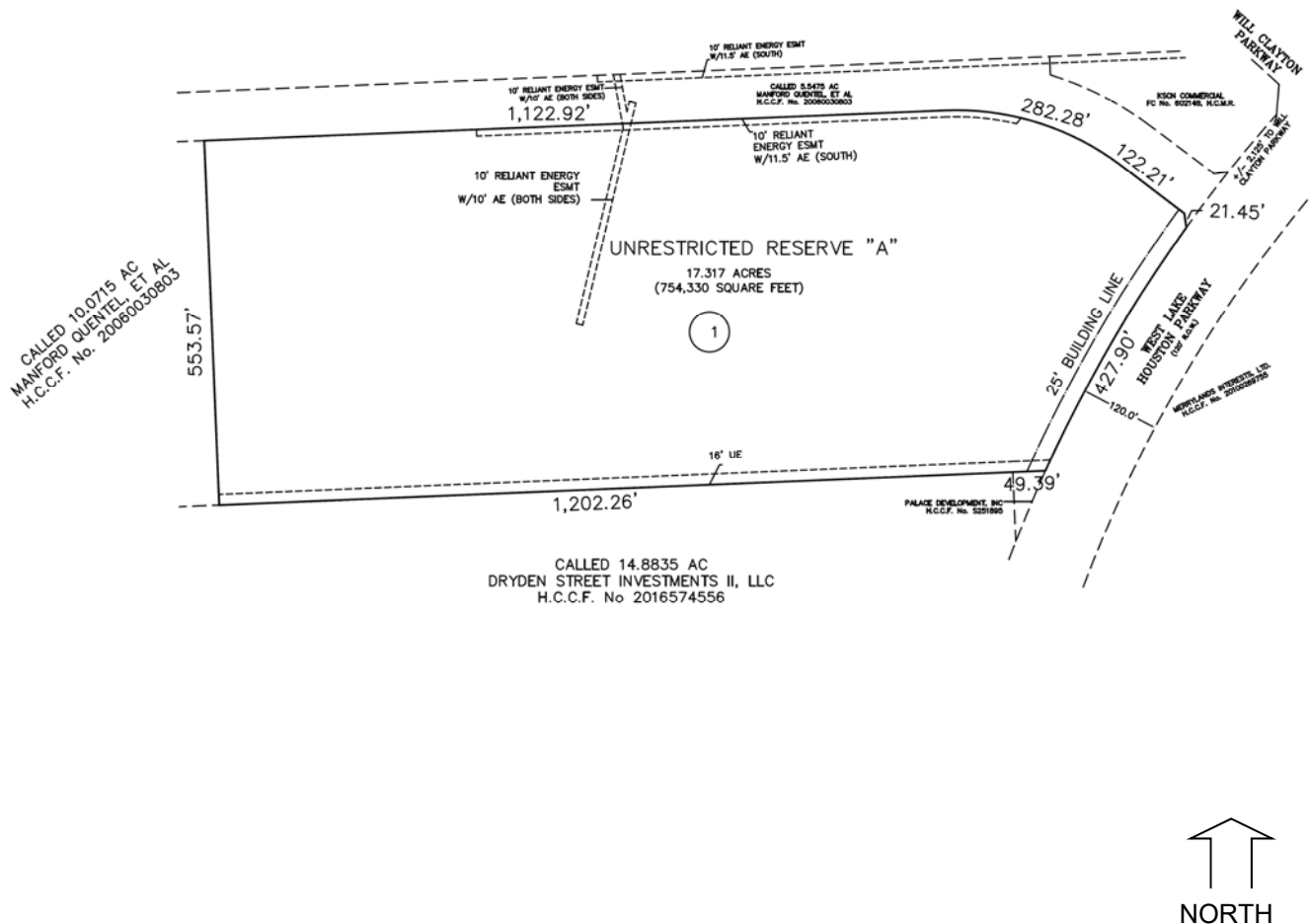
ITEM: 110

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Dwell at Lake Houston

Applicant: Terra Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 110

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Dwell at Lake Houston

Applicant: Terra Associates, Inc.



D – Variances

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-0584

Plat Name: Dwell at Lake Houston

Applicant: Terra Associates, Inc.

Date Submitted: 04/03/2020

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:

remove request to dedicate a public ROW through the site. We are requesting a variance to Chapter 42 Section 127 on the basis that a new street does not improve the mobility in the area and dedicating a ROW that does not connect to public ROW's is not practical. Note that this variance was previously approved under application number 2018-2223 C2.

Chapter 42 Section: 127

Chapter 42 Reference:

42-127 A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

Statement of Facts

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

The request to not dedicate right of way for an east-west street would create an undue hardship on the tract. The site is located within a mobility block surrounded by 3 major thoroughfares (Will Clayton to the north, West Lake Houston to the east, Madera Run to the south) and a planned collector street (Kings Parkway) to the west that would provide adequate traffic dispersion in the immediate region. This site has frontage on W. Lake Houston, but not the planned Kings Parkway collector to the west. The dedication of an additional east-west collector through this tract does not improve mobility as the ROW dedication would dead end into the adjacent tract to the west. The adjacent neighbor would also have to plat to complete the connection. There are other opportunities in the immediate region to provide one single ROW dedication that would provide a contiguous connection between W. Lake Houston and the planned Kings Parkway collector to the west. The requested variance is consistent with sound public policy as granting the variance through half the block is not practical. Note that this variance was previously approved under application number 2018-2223 C2.

(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 surrounding the variance are not the result of a hardship created by the applicant. The request to provide an east-west ROW through the tract does not address mobility issues in the immediate area. There are 3 major thoroughfares and one planned collector street within the mobility block surrounding the tract. This tract has frontage on W. Lake Houston, but not the planned collector street to the west. Therefore, dedication of a public ROW through this tract does not create additional mobility as the tract does not connect 2 public ROW's.

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

The intent of Chapter 42 is to ensure adequate traffic circulation is provided with development. There are 3 major thoroughfares and one planned collector street in the vicinity of the development. The 3 major thoroughfares and planned collector street provide ample opportunity for traffic dispersion.

(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. This variance was previously approved under application number 2018-2223 C2 and no harm occurred to the public health, safety or welfare as a result.

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

Economic hardship is not the sole justification of the variance. The justification for the variance is based on the understanding that the denial of the variance is not consistent with Chapter 42 and mobility in the immediate area. The dedication of an east-west ROW through the tract does not increase mobility in the area as the site does not extend between W. Lake Houston and the planned collector (King's Parkway) to the west. Therefore, additional ROW dedication that is not under the control of the applicant would be necessary to complete a connection between W. Lake Houston and Kings Parkway. A partial ROW dedication is not practical and other opportunities exist in the area to provide a single east west connection between W. Lake Houston and Kings Parkway.



PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT Variance Request Form

Application No: 2020-0584

Agenda Item: 110

PC Action Date: 05/14/2020

Plat Name: Dwell at Lake Houston

Applicant: Terra Associates, Inc.

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

Chapter 42 Sections: 127

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

remove request to dedicate a public ROW through the site. We are requesting a variance to Chapter 42 Section 127 on the basis that a new street does not improve the mobility in the area and dedicating a ROW that does not connect to public ROW's is not practical. Note that this variance was previously approved under application number 2018-2223 C2.;

Basis of Recommendation:

The site is located within the ETJ, within Harris County, Along West Lake Houston Parkway, south of Will Clayton Parkway, and north of Madera Run.

The applicant proposes an unrestricted reserve for a multi-family development. The applicant has requested reconsideration of the requirement to meet intersection spacing requirements by creating an east to west street through their property.

Staff is in support of this request.

The site is situated on a block bound by three existing major thoroughfares and a planned collector street. When fully developed, this grid system will circulate local and through traffic around the subject site. The intent of Chapter 42's intersection spacing requirement is to ensure that adequate traffic circulation is provided with development. Granting the requested variance is consistent with the intent of Chapter 42 as the system of major thoroughfares, and a planned collector street, provides ample opportunity for traffic dispersion.

In addition, the site features frontage along West Lake Houston, but not the planned collector on the other side of the block. This would require the neighboring property to plat in order to provide a complete connection across the block. There are other opportunities on this block to provide an east-west connection, should this connection be required. Granting the requested variance is consistent with sound public policy as providing a street through half of the block would be impractical.

Harris County has expressed support for granting this variance.

Staff recommends granting the variance and approving the plat per the cpc 101 form conditions.

This concludes staff's presentation.

Statement of Facts

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

NA

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

The site features frontage along West Lake Houston, but not the planned collector on the other side of the block. This would require the neighboring property to plat in order to provide a complete connection across the block. There are other opportunities on this block to provide an east-west connection, should this connection be required. Granting the requested variance is consistent with sound public policy as providing a street through half of the block would be impractical.

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

The variance is justified by the existence of adequate traffic circulation as well as the existence of opportunities to locate a fully contiguous street connection elsewhere on the block. Neither of these factors represent a hardship that is created or imposed by the applicant.

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

The site is situated on a block bound by three existing major thoroughfares and a planned collector street. When fully developed, this grid system will circulate local and through traffic around the subject site. The intent of Chapter 42's intersection spacing requirement is to ensure that adequate traffic circulation is provided with development. Granting the requested variance is consistent with the intent of Chapter 42 as the system of major thoroughfares, and a planned collector street, provides ample opportunity for traffic dispersion.

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

The existence of adequate traffic circulation will allow a street connection to not be provided at the subject tract without impacting public health, safety, or welfare.

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

The variance is justified by the existence of adequate traffic circulation as well as the existence of opportunities to locate a fully contiguous street connection elsewhere on the block. Neither of these factors represent an economic hardship.



Agenda Item: 111
Action Date: 05/14/2020
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:

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. (45)

1. The applicant must provide:

- 6' wide unobstructed sidewalk and wide safety buffers as depicted on the site plan
- 3" caliper trees and
- semi-opaque, wrought-iron fence not higher than 8'.

2. Add the following note on face of the plat:

The Planning Commission granted a variance to allow a dual B.L. along Hutcheson Street subject to specific conditions on 05/14/2020. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance.

3. Coordinate with OCE to ensure a 6' wide unobstructed sidewalk along Hutcheson Street prior to recordation. A sidewalk easement may be needed within the proposed lots on face of the plat. Provide approval from OCE at recordation.

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted a variance to allow a dual building line for an existing residential home along Hutcheson Street.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 05/14/2020
Plat Name: Engelke Place
Developer: BAYOU CITY STRATEGIC REALTY INVESTMENTS LLC
Applicant: Bowden Land Services & Consulting
App No / Type: 2020-0286 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.

HPW- TDO- Traffic: 05-13-2020

HPW/TDO/Traffic Management interpose no objections.

HPW-OCE-Traffic: 1. All driveway approaches in the right of way must meet (IDM) dimension standards and can taper into desired width inside the property line.

2. A Minimum 4 feet radius is required per driveway on each side and the distance between the proposed driveway culvert(s) and/or neighboring culvert must be greater than 8 feet distance (COH IDM Chapter 15, Table 15.08.02 - (5)).

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

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

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

Houston Planning Commission

ITEM: 111

Planning and Development Department

Meeting Date: 04/15/2020

Subdivision Name: Engelke Place (DEF 2)

Applicant: Bowden Land Services & Consulting



D – Variances

Site Location

Houston Planning Commission

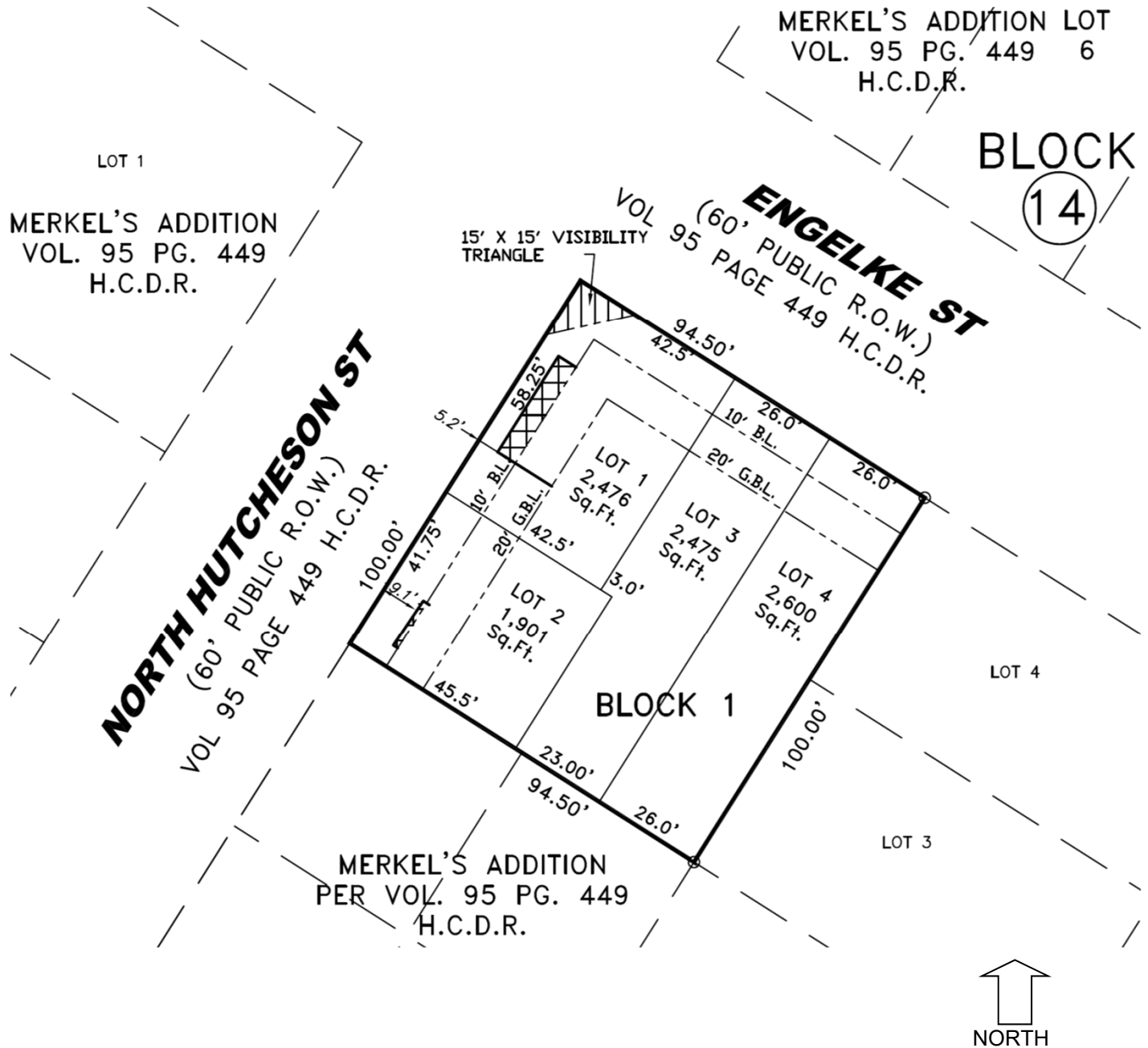
ITEM: 111

Planning and Development Department

Meeting Date: 04/15/2020

Subdivision Name: Engelke Place (DEF 2)

Applicant: Bowden Land Services & Consulting



D – Variances

Subdivision

Houston Planning Commission

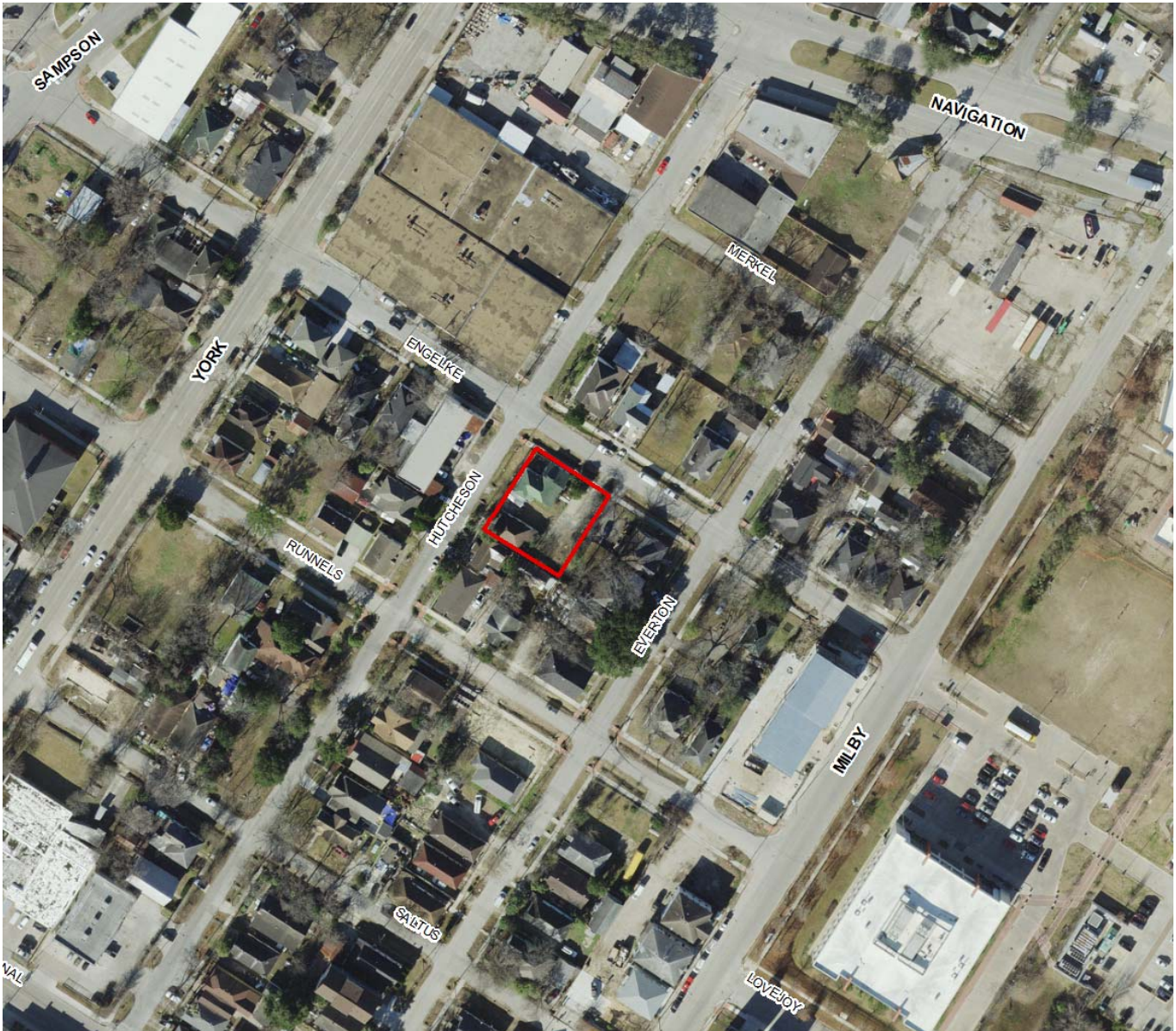
ITEM: 111

Planning and Development Department

Meeting Date: 04/15/2020

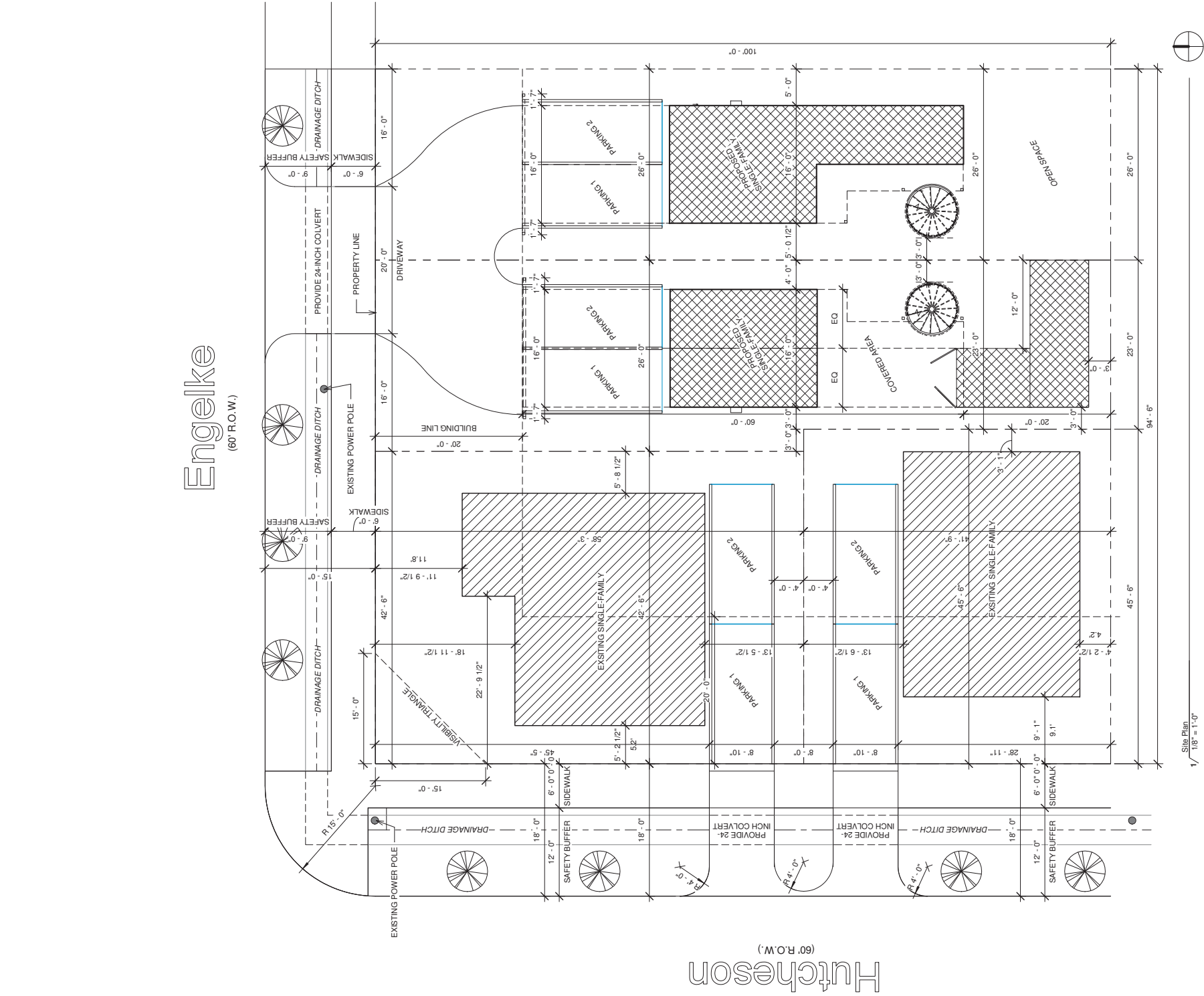
Subdivision Name: Engelke Place (DEF 2)


Applicant: Bowden Land Services & Consulting



D – Variances

Aerial



LANDSCAPE ANALYSIS		IMPERVIOUS COVERAGE CALCULATION:	
SYMBOL	REQUIRED STREET TREES	PROPOSED STREET TREES	
	4-REQUIRED	8-PROPOSED	
TREE TYPE: LIVE OAK (MIN. 3" CALIPER)			
		LOT 3:	
		TOTAL AREA OF LOT:	2,475 SF
		BUILDING AREA:	598 SF
		DRIVEWAY/SIDEWALKS:	N/A
		IMPERVIOUS CALCULATION:	23.4% COVERAGE
		LOT 4:	
		TOTAL AREA OF LOT:	2600 SF
		BUILDING AREA:	1,000 SF
		DRIVEWAY/SIDEWALKS:	N/A
		IMPERVIOUS CALCULATION:	18.4% COVERAGE

IMPERVIOUS COVERAGE CALCULATION:			
LOT 3:			
TOTAL AREA OF LOT:	2475 SF		
BUILDING AREA:	580 SF		
DRIVEWAY/SIDEWALKS:	N/A		
IMPERVIOUS CALCULATION:	23.4% COVERAGE		
LOT 4:			
TOTAL AREA OF LOT:	2600 SF		
BUILDING AREA:	480 SF		
DRIVEWAY/SIDEWALKS:	N/A		
IMPERVIOUS CALCULATION:	18.4% COVERAGE		

DRAINAGE NOTES:

BUILDER TO INSTALL TYPE 'A' DRAINAGE DIRECTING RUNOFF TO THE CITY RIGHT-OF-WAY AND MAY NOT OVERFLOW TO AN ADJACENT PROPERTY.

LEGEND:

	PROPERTY LINE
	SETBACKS/BUILDING LINE
	BUILDING OVERHANG

NOTE


FINISHED FLOOR ELEVATION MUST BE A MINIMUM 12" ABOVE THE NEAREST SANITARY SEWER MANHOLE RIM.

TRAFFIC NOTES

CITY OF HOUSTON SIDEWALK AND DRIVEWAY
DETAILS ARE LOCATED ON SHEET A4.

PLAT NOTES

XXX- RECORDED IN THE OFFICE OF DIANE TRAUTMAN
COUNTY CLERK, HARRIS COUNTY, TX

 DRAFT HOUSE DESIGN STUDIO, LLC	Engleke Duplex		
	Bayou City Strategic Realty		
	3814 Engleke Street Houston, TX 77011		
Project number	1001.03		
Date	05/06/2020		
CONSTRUCTION DOCUMENTS			
A3			
Site Plan			



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

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 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: 111

PC Action Date: 05/14/2020

Plat Name: Engelke Place

Applicant: Bowden Land Services & Consulting

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

Chapter 42 Sections: 156

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

To allow 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:

The site is located at the southeast intersection of N Hutcheson Street and Engelke Street, south of Navigation Boulevard. The applicant is requesting a variance to allow a dual building line for an existing residential home along Hutcheson Street. Staff is in support of the request.

The applicant is re-platting two lot to create four residential lots. On the property, there were two 1-story homes that were built at least since 1930. At that time, no building lines were required and these homes were built encroaching into the current right-of-way and building lines. Last year, a site plan was approved to remodel and to build additions. A second story was added, and the structural elements remain the same.

The applicant is requesting a dual building line variance for a portion of the second story for the house located on Lot 1 only. The second floor of this existing home is a new addition that also encroaches into the 10' B.L. along Hutcheson Street. This new addition was built on an existing structure that has been in existence for many years. Additionally, this house used to encroach up to the property line along Engelke Street. The applicant removed this encroaching area and the building is now meeting the required 10' B.L. along Engelke Street.

A dual building line variance is not required for Lot 2. The first story is also an existing condition that predates the ordinance. The second story is a new addition and was built behind the required 10' B.L.

During the two deferral period, the applicant has worked closely with staff to revise the site plan and create a pedestrian-friendly development. The applicant improves the pedestrian environment along the adjacent streets by providing 6' unobstructed sidewalk and wider safety buffer. The applicant also proposes to combine the driveways for Lot 3 and Lot 4 to reduce curb-cuts to minimize pedestrian-vehicle conflict and preserve more space for on-street parking. Granting of the variance would not be injurious to public safety. The variance is only for the life of the structure. If the house ever gets demolished, the new house must comply with the required building lines.

Therefore, staff recommends granting the requested variance and approving the plat subject to the CPC 101 form conditions.

Statement of Facts

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

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;

There were two 1-story homes that were built at least since 1930. At that time, no building lines were required and these homes were built encroaching into the current building lines and right-of-way. Last year, a site plan was approved to

remodel and to build additions. A second story was added, and the structural elements remain the same. However, the second story on Lot 1 was built over the existing structure encroaching into the 10' B.L. The applicant is now requesting a dual building line variance for the new addition.

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

The existing homes were built at least since 1930. No building lines were required at that time. Also, site plans were approved to allow the existing new addition.

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

Granting of the variance would still maintain and preserve the intent of the ordinance. The applicant will improve the pedestrian realm by providing minimum 6' wide unobstructed sidewalk, wider safety buffer and 3" caliper trees.

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

The variance is only for the life of the structure. If the existing structure is ever demolished, all new structures must comply with the required building lines.

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

The second story was added to an existing structure that has been in existence at least since 1930.



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

April 17, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Engelke Place

REFERENCE NUMBER: 2020-0286



Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located at the southeast intersection of North Hutchenson Street and Engelke street. You were mailed notification in late February of this year that the item referenced above was scheduled for the Houston Planning Commission consideration on March 5, 2020. This item was deferred by the Planning Commission on March 5, 2020. Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, the March 19th and April 2nd meetings of the Planning Commission were cancelled to allow time to switch to electronic, virtual meetings. Thus, this item is currently being rescheduled for consideration at a

Virtual Planning Commission Meeting

Thursday, April 30, 2020, at 2:30 p.m.

The Planning Commission will hold a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

www.houstonplanning.com

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department Development Services Division at: 832-393-6624. A staff member will take your comments. Your comments will be read into the record and made part of the meeting record.

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 MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

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

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



Agenda Item: 112
Action Date: 05/14/2020
Plat Name: Houston Heights partial replat no 27
Developer: LE Holdings, LLC.
Applicant: E.I.C. Surveying Company
App No / Type: 2020-0280 C2R

Total Acreage:	0.1896	Total Reserve Acreage:	0.1896
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	77007	493A	City

Conditions and requirements for approval:

020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (Sec 42-156)

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

058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41)

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

Applicant must provide additional information to further evaluate the requested variances and site plan.

1. A revised site plat must be provided. Dimension proposed encroachment into the visibility triangle. Label and dimension proposed safety buffer. Provide dimension between proposed building and southern property line.
2. Provide examples of proposed screening wall.
3. Provide the parking lease agreement with a parking analysis.

Commission Action:

Defer Applicant request



Agenda Item: 112
Action Date: 05/14/2020
Plat Name: Houston Heights partial replat no 27
Developer: LE Holdings, LLC.
Applicant: E.I.C. Surveying Company
App No / Type: 2020-0280 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.

HPW- TDO- Traffic: 05-13-2020
No Comment

HPW-OCE-Traffic:

1. Driveway Placement on Corner Lot (Commercial)

Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.03 of the Infrastructure Design Manual for the driveway placement.

2. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2019))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to

PWEACCESSFORM@HOUSTONTX.GOV

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

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

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

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

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

Houston Planning Commission

ITEM: 112

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Houston Heights partial replat no 27 (DEF 1)

Applicant: E.I.C. Surveying Company



D – Variances

Site Location

Houston Planning Commission

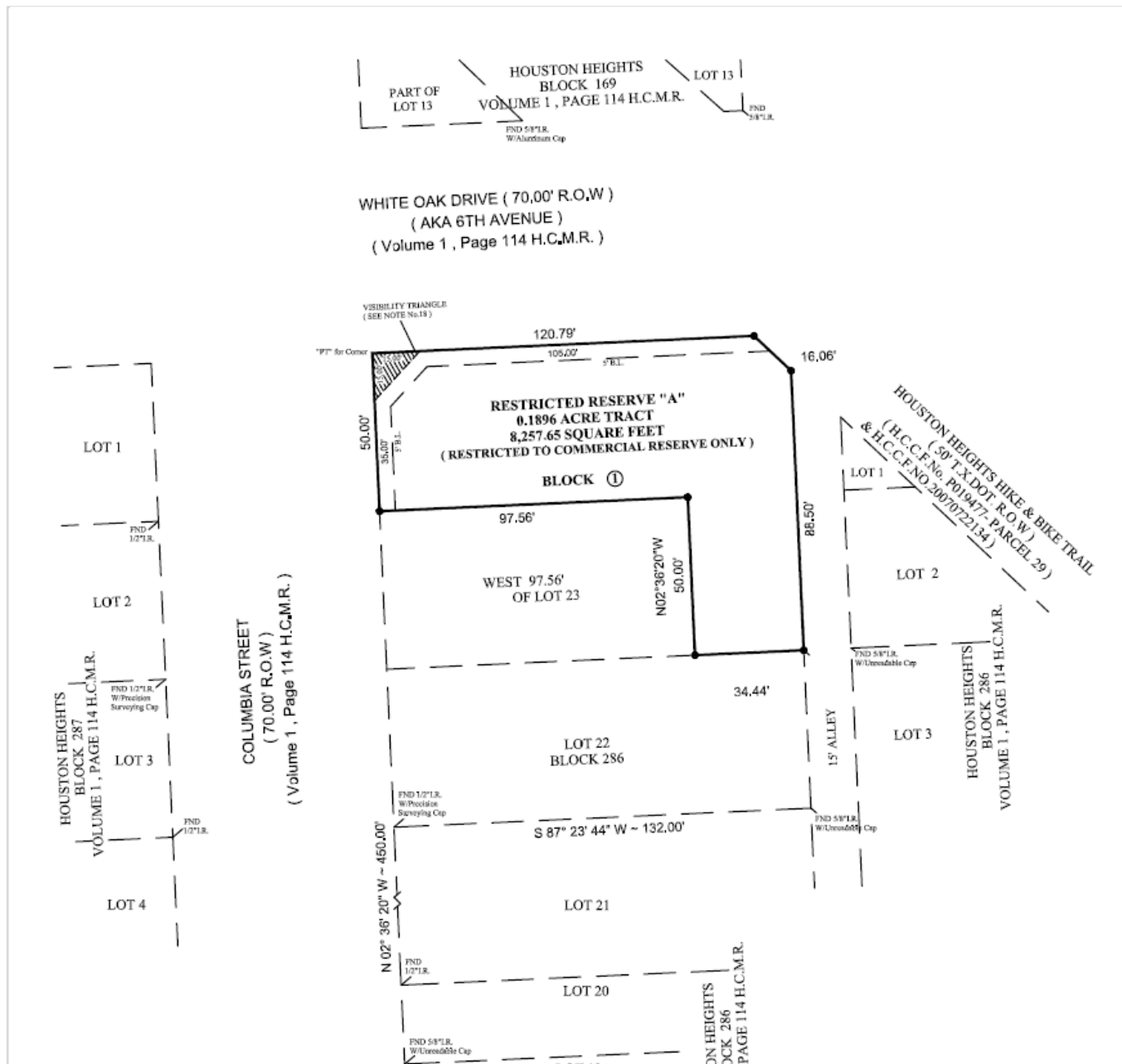
ITEM: 112

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Houston Heights partial replat no 27 (DEF 1)

Applicant: E.I.C. Surveying Company



D – Variances

Subdivision

Houston Planning Commission

ITEM: 112

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Houston Heights partial replat no 27 (DEF 1)

Applicant: E.I.C. Surveying Company



D – Variances

Aerial



TX FIRM REGISTRATION NO. F-15913



707 Bellaire Blvd, Houston, Tx 77036
Phone : 713-988-8116
Fax : 713-988-8117
www.CFY-DANdesign.com

REV/DATE	DESCRIPTION
1/02-20-20	COMMENTS
2/03-08-20	6'-0" SIDEWALK

WHITE OAK
SHOPPING CENTER
215 WHITE OAK DR. HOUSTON TX 77007

PROJECT NAME:

CVMSIP.

OWNER ADDRESS:

SHEET NUMBER:

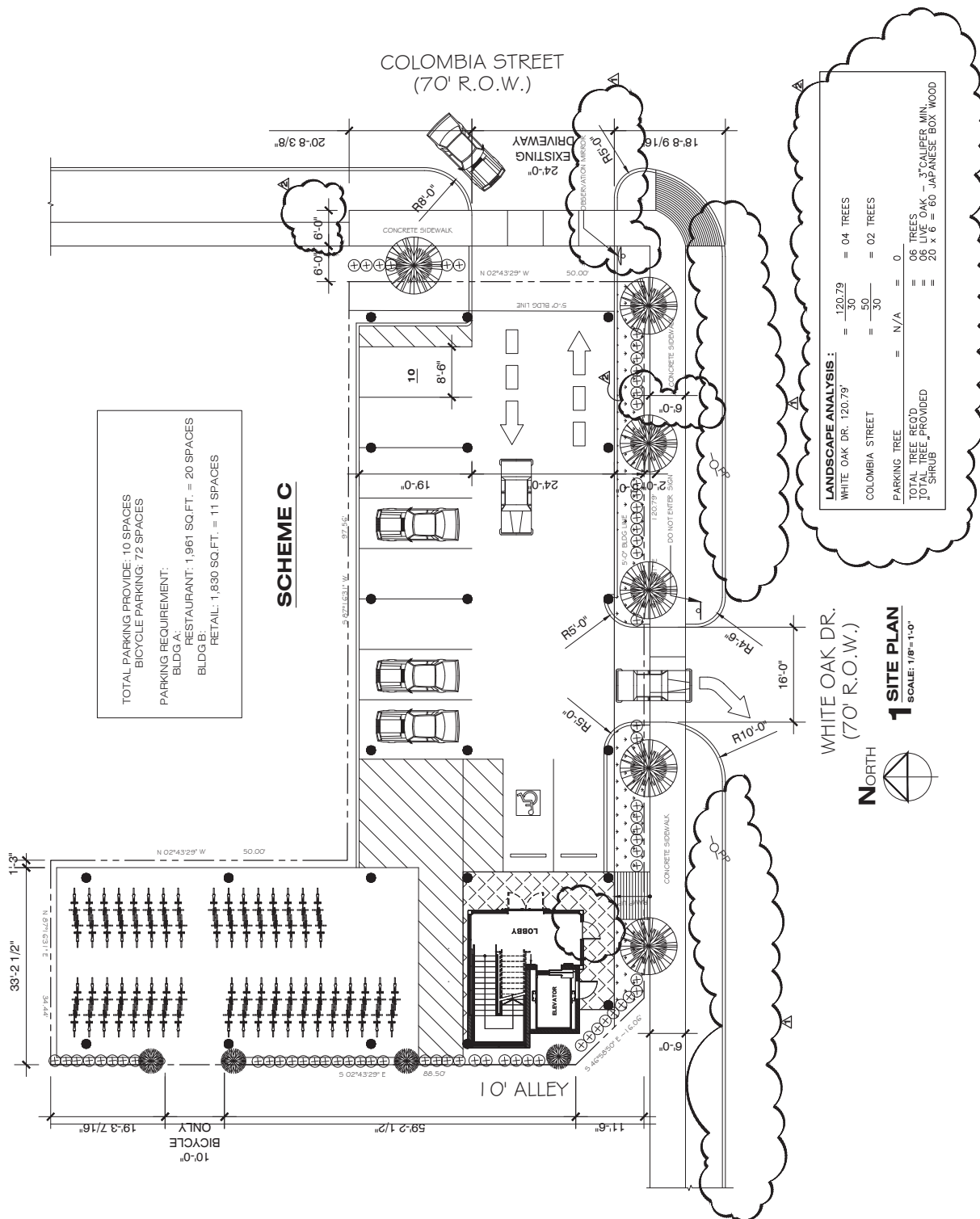
0-1

SHEET 111 OF 138

SITE PLAN

DRAWN BY:

CHERYN BY





Aboud Engineering LLC
10077 Fritchman 188 Pl.
Houston, Texas 77055
Tel: 713-562-4100

EXTRA BIDDING ITEMS



DAN2design
7707 Fritchman 188 Pl.
Houston, Texas 77055
Tel: 713-562-4117
www.dan2design.com

REV/DATE	DESCRIPTION	CITY COMMENTS
A-02-20-20		
A-03-08-20		

WHITE OAK
SHOPPING CENTER
3215 WHITE OAK DR., HOUSTON TX 77007

PROJECT NAME:

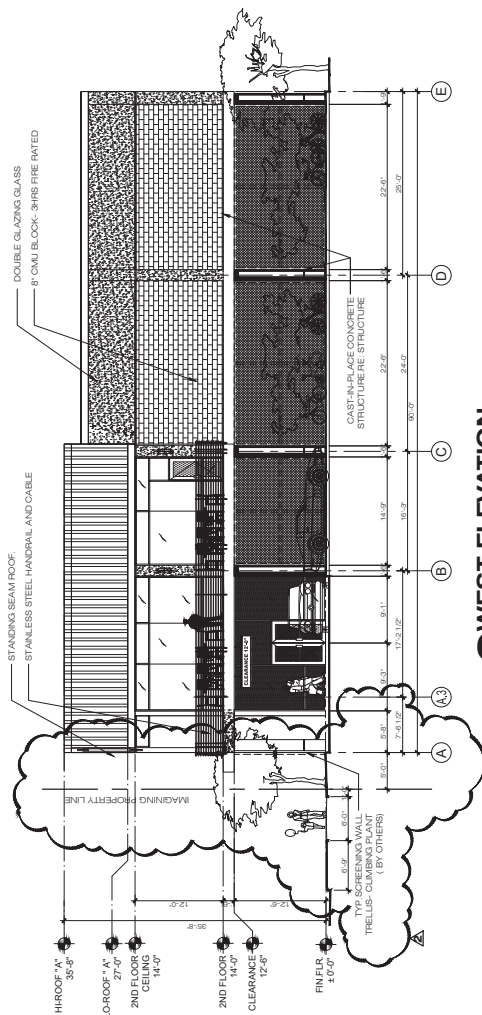
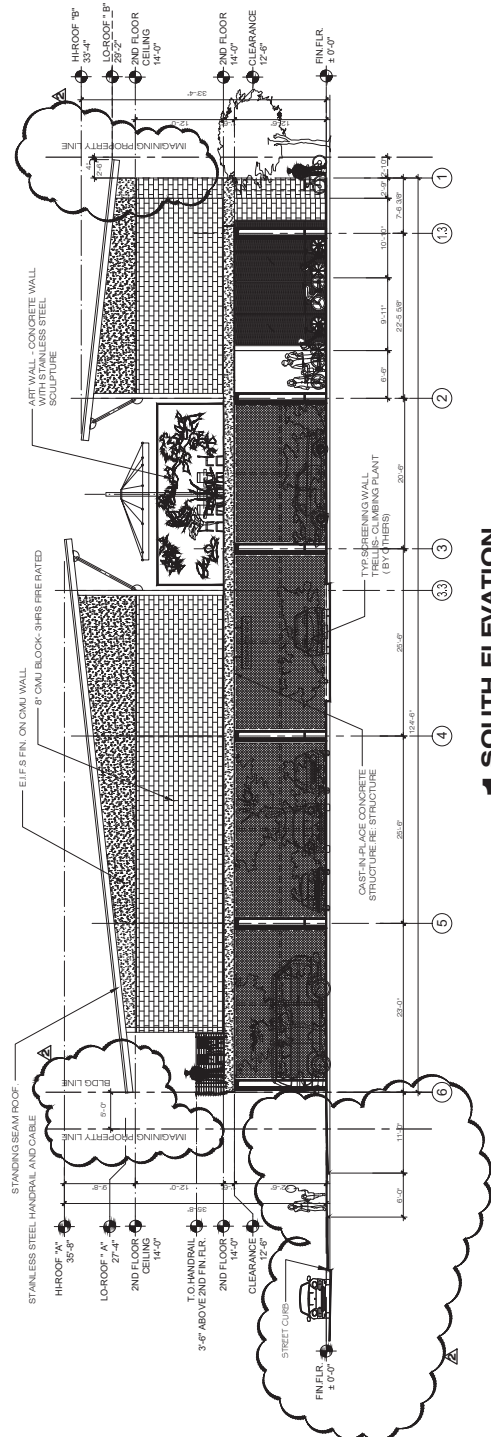
OWNER:

OWNER ADDRESS:

SHEET NUMBER:
A-4

SHEET TITLE:
SOUTH AND WEST ELEVATIONS

DRAWN BY: CHECK BY:





PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request form

Application Number: 2020-0280

Plat Name: Houston Heights partial replat no 27

Applicant: E.I.C. Surveying Company

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:

Specific variance is being sought and extent of variance: Specific variance is being sought and extent of variance is to allow reduced building line of 5 building line on White Oak Drive and Columbia Street instead of 10' required building line.

Chapter 42 Section: 155(a)

Chapter 42 Reference:

The building line requirement for a tract used or to be used for other than single family residential purposes adjacent to a street that is a collector or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter

Statement of Facts

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

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

The proposed subdivision is a replat of a portion of Lots 23 and 24, Block 286 of Houston Heights as recorded in Volume 1, Page 114 of the Harris County Map Records. It is the site of an existing car wash and an existing two-story Brick, Frame apartments building on slab and is serviced on the north by White Oak Drive a local street, a 70' right of way. On the west by Columbia street a 70' right of way local street. (see attached HCAD map and existing survey). The requirement for a 10' building setback line along White Oak Drive and Columbia street will prevent the development of the site. The developer will demolish and remove the car wash that is on the property line and the two-story brick and frame building (see existing condition survey), and proposes to construct a two story Shopping Center with a 1961 square feet restaurant. The overhang of the second story for the parking garage will be at 5.8' from the property line along White Oak Drive and Columbia Street. (see attached site plan Scheme C) . . The building requires 20 parking spaces for the restaurant and 11 spaces for the retail shopping center per the city of Houston requirement, but the developer will be providing 30 parking spaces 12 spaces off- street parking that the owners are working as this plat is submitted to lease from neighboring businesses. 4 street parking spaces and 72 Bicycle parking that will help the visitors specially the one that are using the Houston Heights Hike and Bike Trail along the east side of the proposed subdivision . By not providing the 5' building line variance would create an impractical development or one otherwise contrary to sound public policy.

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

This has been a commercial property for a long time, the existing condition survey shows 2 driveways along White Oak Drive and an inadequate pedestrian side walk. Currently along White Oak Drive and Columbia street both have a 4' sidewalk with no trees along White Oak Drive and Columbia street. With the proposed development the existing 4' wide sidewalk will be widened to well-defined 5' wide sidewalk with proposed landscaping buffer that will have 3 trees along White Oak Drive and 2 trees along Columbia street, that will improve the pedestrian experience. And for the reason as explained in 1(b) the circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant.

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

The owners of the proposed subdivision will fully support the intent and general purposes of this chapter and will be preserved and maintained.

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

The owners believe that this report and for the reason given above has proven that granting of the variance will not be injurious to the public health, safety or welfare, on the contrary having a reduced building setback line will allow the owner of the proposed subdivision reasonable use of the property,. Reducing the amount of curb cuts and proposing one landscaping area with 1 driveway instead of 3 driveways and a proposed 5' wide side walk along White Oak Drive and having a 5' wide sidewalk and specified driveway along Columbia street and this will encourage pedestrian activity along both streets. Also removing the existing parking spaces along White Oak Drive will be safer by not having cars backing up onto White Oak Drive.

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

- Economic hardship is not the sole justification of the variance. It is not the primary or even secondary justification, as explained in this report. By approving this variance for reduced setback on White Oak Drive and Columbia street, the Commission will enable the owners of the proposed subdivision to achieve reasonable use of their land. By upgrading the property will give a better look and allow a better experience for all visiting the area.



Application Number: 2020-0280

Plat Name: Houston Heights partial replat no 27

Applicant: E.I.C. Surveying Company

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:

Specific variance is being sought and extent of variance is to remove the visibility triangle at the corner of White Oak drive and Columbia street.

Chapter 42 Section: 161

Chapter 42 Reference:

The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle, the triangular area adjacent to the intersection of any street established by measuring a distance 15 feet from the point of intersection of two streets along the right-of-way of each of the intersecting street and connecting the ends of each measured distance, to 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.

Statement of Facts

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

The proposed subdivision is a replat of a portion of Lots 23 and 24, Block 286 of Houston Heights as recorded in Volume 1, Page 114 of the Harris County Map Records. It is the site of an existing car wash and an existing two-story Brick, Frame apartments building on slab and is serviced on the north by White Oak Drive a local street, a 70' right of way. On the west by Columbia street a 70' right of way local street. (see attached HCAD map and existing survey). The developer will demolish and remove the car wash that is on the property line and the two-story brick and frame building (see existing condition survey), and proposes to construct a two story Shopping Center with a 1961 square feet restaurant. All in the second floor with parking in the first floor with a clearance of 12.5 feet clearance. (see attached site plans and North and west elevations plans). The distance from the back of curb to the property line along Columbia street is 19.3 feet. The distance from the back of curb to the property line along White Oak drive is 14 feet. 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.

(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;

This has been a commercial property for a long time, the existing condition survey shows 2 driveways along White Oak Drive and an inadequate pedestrian side walk. Currently along White Oak Drive and Columbia street The distance from the back of curb to the property line along Columbia street is 19.3'. The distance from back of curb to the property line along White oak drive is 14'. And for the reason as explained in 1(a) the circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant.

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

The purpose of the visibility triangle is to assure adequate visibility sight lines for vehicular traffic approaching the intersection. The owners of the proposed subdivision will fully support the intent and general purposes of this chapter and will be preserved and maintained

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

The owners believe that this report and for the reason given above has proven that granting of the variance will not be injurious to the public health, safety or welfare, On the contrary approving the variance will allow the owner of the proposed subdivision reasonable use of the property,. Reducing the amount of curb cuts and proposing one landscaping area with 1 driveway instead of 3 driveways and a proposed 6' wide side walk along White Oak Drive and having a 6' wide sidewalk and specified driveway along Columbia street and this will encourage pedestrian activity along both streets. Also removing the existing parking spaces along White Oak Drive will be safer by not having cars backing up onto White Oak Drive.

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

Economic hardship is not the sole justification of the variance. It is not the primary or even secondary justification, as explained in this report. By approving this variance the Commission will enable the owners of the proposed subdivision to achieve reasonable use of their land. By upgrading the property will give a better look and allow a better experience for all visiting the area.



Application No: 2020-0280

Agenda Item: 112

PC Action Date: 05/14/2020

Plat Name: Houston Heights partial replat no 27

Applicant: E.I.C. Surveying Company

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: [155\(a\)](#); [161](#)

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

Specific variance is being sought and extent of variance: Specific variance is being sought and extent of variance is to allow reduced building line of 5 building line on White Oak Drive and Columbia Street instead of 10' required building line. ;

Specific variance is being sought and extent of variance is to remove the visibility triangle at the corner of White Oak drive and Columbia street.;

Basis of Recommendation:

The subject site is located at the southwest intersection of White Oak Drive and Columbia Street. The applicant is requesting a variance to allow a 5' B.L. instead of the required 10' B.L. along White Oak Drive and Columbia Street and to encroach into the visibility triangle at the intersection. The applicant has requested that this item be deferred for two weeks to provide additional information by noon next Wednesday.

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

April 21, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Houston Heights partial replat no 27

REFERENCE NUMBER: 2020-0280

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located along White Oak Drive west of Studewood 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.

E.I.C. Surveying Company, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance for a reduced building line of 5' along White Oak Drive and Columbia Street instead of 10' required building line. 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. This item is currently being scheduled for consideration at a

Virtual Planning Commission Meeting

Thursday, April 30, 2020, at 2:30 p.m.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, The Planning Commission will hold a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

www.houstonplanning.com

You may also submit comments or sign up as speakers in the following ways:

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

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624. A staff member will take your comments. Your comments will be read into the record and made part of the meeting record.

For additional information regarding this project, please call Emil Haddad of E.I.C. Surveying Company at 281-955-2772. You may also contact Homero Guajardo Alegria with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **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: 113
Action Date: 05/14/2020
Plat Name: Houston Texas Fire Fighters Federal Credit Union North
Developer: Windrose
Applicant: Windrose
App No / Type: 2020-0630 C2R

Total Acreage:	2.5740	Total Reserve Acreage:	2.5535
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492H	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)

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)

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

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

Commission Action:

Defer Applicant request



Action Date:
05/14/2020

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: 113
Action Date: 05/14/2020
Plat Name: Houston Texas Fire Fighters Federal Credit Union North
Developer: Windrose
Applicant: Windrose
App No / Type: 2020-0630 C2R

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

HPW- TDO- Traffic: 5-13-2020

HPW/TDO/Traffic Management interposes no objections.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: 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

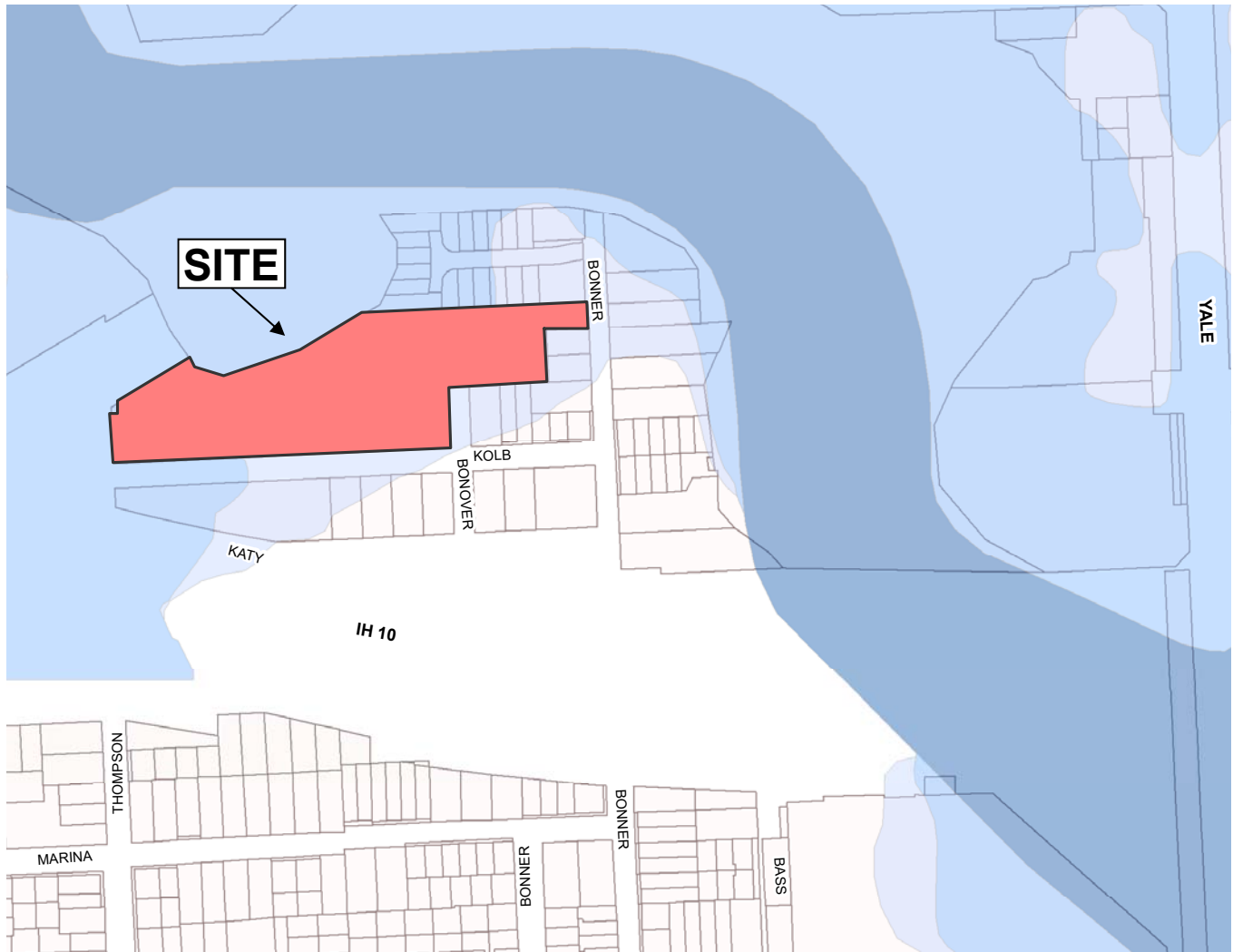
ITEM: 113

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Houston Texas Fire Fighters Federal Credit Union North (DEF 1)

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

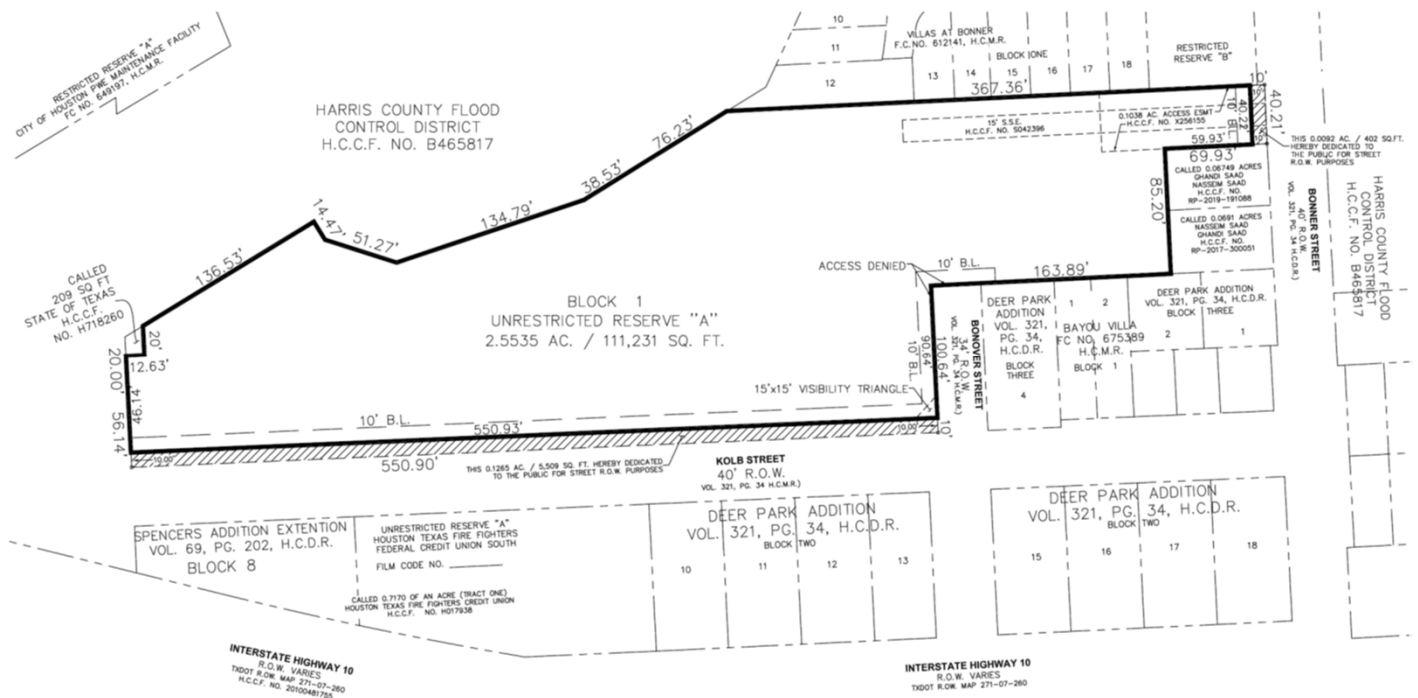
ITEM: 113

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Houston Texas Fire Fighters Federal Credit Union North (DEF 1)

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

ITEM: 113

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Houston Texas Fire Fighters Federal Credit Union North (DEF 1)

Applicant: Windrose



D – Variances

Aerial

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°19'28" W	31.68'
L2	N 02°57'16" W	56.14'
L3	N 02°58'21" W	20.00'
L4	N 87°01'07" E	12.63'
L5	N 02°57'07" W	20.00'
L6	S 31°56'19" E	14.47'
L7	S 72°24'19" E	51.27'
L8	N 58°06'54" E	38.53'
L9	N 58°13'48" E	76.23'
L10	S 02°29'08" E	40.21'
L11	S 87°08'14" W	69.93'
L12	S 02°29'05" E	40.22'

TEXAS CALL BEFORE YOU DIG (800) 452-4567
72 HOURS NOTICE BEFORE YOU DIG, DRILL
OR BLAST - STOP CALL
TEXAS ONE CALL SYSTEM
1-800-344-8377
IN HOUSTON
(713)-223-4567

LEGEND

- PROPOSED BUILDING PERIMETER SIDEWALK
- PROPOSED CURB RAMP
- EX. MANHOLE
- EX. STORM SEWER
- EX. WATER LINE
- EX. SANITARY SEWER LINE
- EX. OVERHEAD POWER LINE
- EX. UNDERGROUND GAS LINE
- EX. CONTOUR

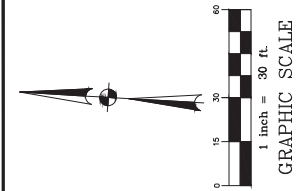
GENERAL NOTES

- PAVEMENT DIMENSIONS AND RADI ARE FACE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
- RADI ARE 3" UNLESS OTHERWISE NOTED.
- REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING/FOUNDATION DIMENSIONS.

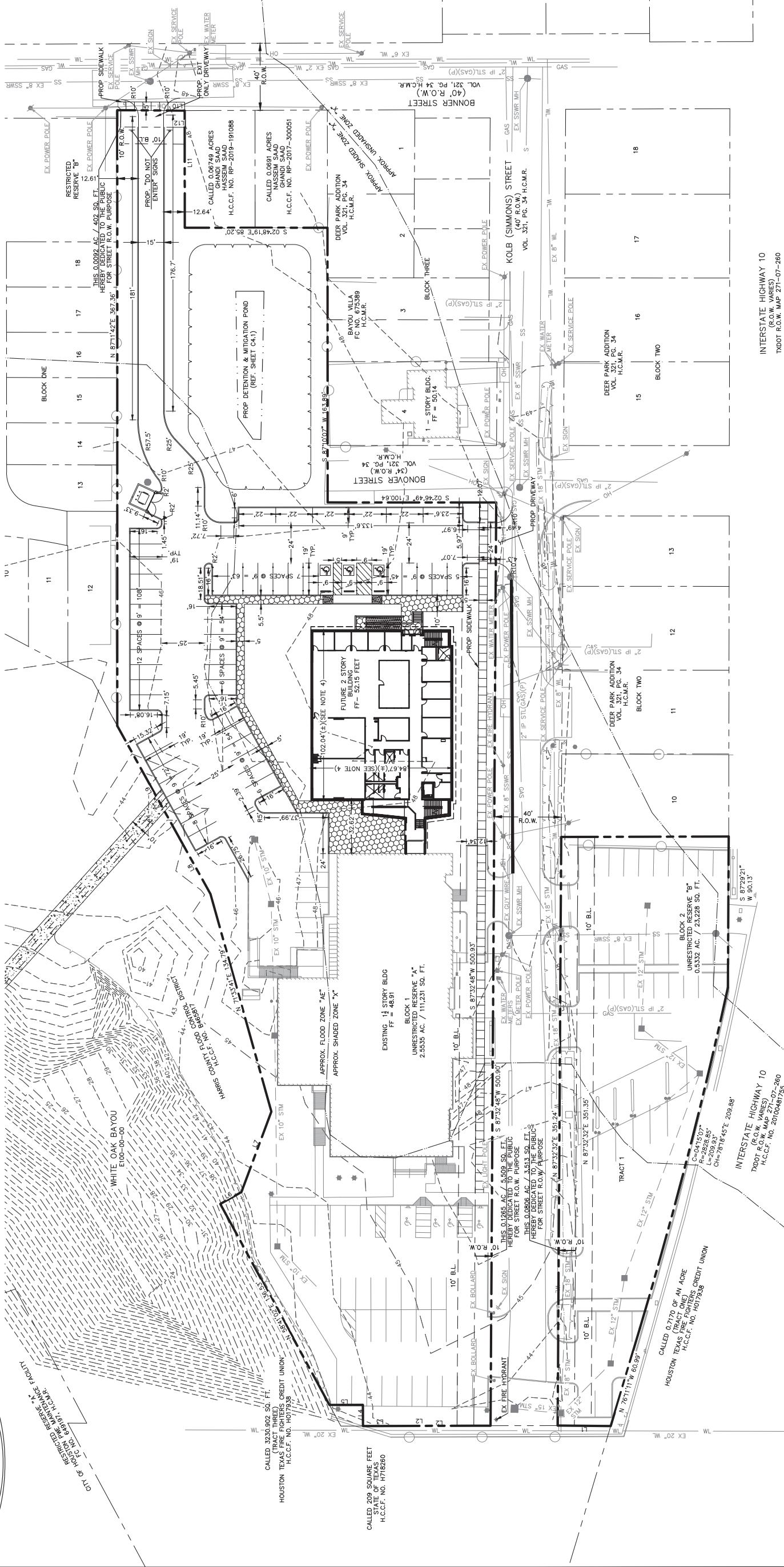
PARKING ANALYSIS

CITY OF HOUSTON PARKING REQUIREMENTS (CHAPTER 26, ARTICLE VIII)
TYPE OF OCCUPANCY: OFFICE
PARKING REQUIREMENTS: 2.5 SPACES FOR EVERY 1,000 SF GFA or 2.75 SPACES FOR EVERY 1,000 SF UFA
(GFA) 17,141 SF / 1,000 x 2.5 = 43 SPACES REQUIRED
ACCESSIBLE PARKING REQUIREMENTS (TAS) 26 TO 50 SPACES - 2 SPACES REQUIRED
TOTAL PARKING PROVIDED: 53 NEW SPACES INCLUDING 3 ACCESSIBLE PARKING SPACES

CONSTRUCTION IN HARRIS COUNTY FLOOD CONTROL DISTRICT RIGHT-OF-WAY REQUIRES:
SITE PLANS MUST BE APPROVED PRIOR TO OBTAINING THE REQUIRED HCFCD PERMIT.
NOTIFICATION IS SEPARATE FROM THE SITE DEVELOPMENT PERMIT PACKAGE.
1.) HCFCD RIGHT-OF-WAY NOTIFICATION (SRMWT)
2.) HCFCD 48-HR PRE-CONSTRUCTION NOTICE
NOTICE ARE REQUIRED PRIOR TO ENTERING OR WORKING WITHIN HARRIS COUNTY FLOOD DISTRICT RIGHT-OF-WAY. THE HCFCD RIGHT-OF-WAY NOTIFICATION AND 48 HOUR NOTICE MUST BE PROVIDED TO HCFCD AT info@hccfd.org.
TO APPLY FOR THE HCFCD RIGHT-OF-WAY NOTIFICATION PLEASE GO TO [HTTP://APPS.HARRISCOUNTYTexas.GOV/PERMITS](http://apps.harriscountytexas.gov/permits) AND APPLY FOR THE HCFCD ROW UNDER ROW NOTIFICATION.
FAILURE TO PROVIDE BOTH ITEMS COULD RESULT IN PROJECT DELAYS.



BENCHMARK: 1. TRANSFORM BENCHMARK 'A2' LOCATED ON THE NORTH LINE OF KOLB STREET 47.560 FEET WEST OF THE INTERSECTION OF BONOVER STREET AND KOLB STREET. ELEVATION = 59.93'
2. TRANSFORM BENCHMARK 'B2' LOCATED ON THE NORTH LINE OF KOLB STREET 47.560 FEET WEST OF THE INTERSECTION OF BONOVER STREET AND KOLB STREET. ELEVATION = 59.93'
3. TRANSFORM BENCHMARK 'C2' LOCATED ON THE NORTH LINE OF KOLB STREET 47.560 FEET WEST OF THE INTERSECTION OF BONOVER STREET AND KOLB STREET. ELEVATION = 59.93'



ALJLindsey
Civil Engineer
6229 FM 1960 W, Suite 314
Houston, TX 77069
RN# F-11526
RN# 1301-5955



ALJ PROJECT NO. 023.19.CV.031
DATE: APRIL 2020
DRAWN BY: DAD
CHECKED BY: BTH

TRAFFIC AND
DIMENSION CONTROL
PLAN
SCALE: 1/32"
DATE: APRIL 2020
023.19.CV.031

HOUSTON TEXAS FIRE
FIGHTERS F.C.U.
FACILITIES EXPANSION
4200 KOLB STREET
CITY OF HOUSTON, TEXAS

SHEET
C1.0

INTERSTATE HIGHWAY 10
(R.O.W. VARIES)
TxDOT ROW MAP 271-07-260



Application Number: 2020-0630

Plat Name: Houston Texas Fire Fighters Federal Credit Union North

Applicant: Windrose

Date Submitted: 04/06/2020

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 to dedicate R.O.W. to Bonover Street that stubs directly into the subject property.

Chapter 42 Section: 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 (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 subject tract is located at the end of Bonover Street and has access from Bonover, Kolb & Bonner Streets. Bonover Street is a 34' wide stub street. The stub street is only one lot deep.. With the existing recorded (plat) townhome development and White Oak Bayou to the north, strict application of the ordinance to dedicate ROW to Bonover Street to the north would create an impractical development. Since Bonover is only one lot deep and traffic volume on the street is minimum, expanding the ROW would not be necessary to improve traffic circulation of the neighborhood enclave. Bonover Street is a 34' ROW street that is currently being used as a parking lot/driveway. Dedicating more ROW to such street will be otherwise be against to sound public policy. Bonover Street will not extend further to the north due to existing development, White Oak Bayou, and its practical use for the last decade as a parking lot/driveway rather than a through ROW. Thus, requiring more ROW will not improve the quality of Bonover Street. The full extension of Bonover Street from IH-10 to the property line has been 34' ROW since the beginning of the last century with a functional two-way street serving the mixed-used enclave south of White Oak Bayou. This unrestricted reserve is propose to be an expansion project to the current Houston Texas Fire Fighters Federal Credit Union Main Offices. The offices serve as an administrative building and credit union to serve the community. The new expansion to the current site is a new building to the east of the current building and west of Bonover Street. All parking requirements per Chapter 26 are being met per the City requirements as shown in the updated site plan sent to Planning Staff.

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

The main justification for granting the requested variance is based on the existing adjacent development and the unique configuration of the subject tract.

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

The intent and general purposes of this chapter will be preserved and maintained. All adjacent land has proper frontage as required the ordinance. Current ROW and street pattern has been sufficient prior to Chapter 42.

(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. All adjacent land has proper frontage as required the ordinance. Current ROW and street pattern has been sufficient prior to Chapter 42.

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

The granting of the variance will not be injurious to the public health, safety or welfare. All adjacent land has proper frontage as required the ordinance. Current ROW and street pattern has been sufficient prior to Chapter 42.



PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT Variance Request Form

Application No: 2020-0630

Agenda Item: 113

PC Action Date: 05/14/2020

Plat Name: Houston Texas Fire Fighters Federal Credit Union North

Applicant: Windrose

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: 122

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

[To not to dedicate R.O.W. to Bonover Street that stubs directly into the subject property. ;](#)

Basis of Recommendation:

The site is located north of I-10, east of Patterson Street and west of Yale Street. The applicant is requesting a variance to not provide widening for Bonover Street. Per the site plan, the applicant proposes to expand the existing building used for Houston Texas Fire Fighters Federal Credit Union Main Offices. At this time, the applicant is requesting a second deferral to allow time to continue coordinating with the City Engineer on the proposed driveway adjacent to Bonover Street. Staff's recommendation is to defer the plat per the applicant's request.

Statement of Facts

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)



CITY OF HOUSTON

Planning and Development

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

April 21, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Houston Texas Fire Fighters Federal Credit Union North
REFERENCE NUMBER: 2020-0630

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located north of I 10, west of Yale 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.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not extend nor terminate with a cul-de-sac and not to dedicate (Right of Way) R.O.W. to Bonover Street that stubs directly into the subject property. 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. This item is currently being scheduled for consideration at a

Virtual Planning Commission Meeting

Thursday, April 30, 2020, at 2:30 p.m.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, The Planning Commission will hold a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

www.houstonplanning.com

You may also submit comments or sign up as speakers in the following ways:

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

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624. A staff member will take your comments. Your comments will be read into the record and made part of the meeting record.

For additional information regarding this project, please call Carlos G. Espinoza y Sánchez at 310-854-9220. You may also contact Homero Guajardo Alegria with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



Agenda Item: 114
Action Date: 05/14/2020
Plat Name: Katy Legacy GP
Developer: Rooted Development
Applicant: 7gen Planning
App No / Type: 2020-0428 GP

Total Acreage:	160.0000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	445B	ETJ

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)

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)

161. Provide for widening of thoroughfare with adjacent sections. See Major Thoroughfare and Freeway Plan. (Sec 42-121 & 122) (Peek and Stockdick School)

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)

163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (Sec 42-127)

Commission Action:

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

Planning Commission denied the requested variance to exceed intersection spacing along Peek Road and the western GP boundary, and granted the requested variance to exceed intersection spacing along Stockdick School Road.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 114
Action Date: 05/14/2020
Plat Name: Katy Legacy GP
Developer: Rooted Development
Applicant: 7gen Planning
App No / Type: 2020-0428 GP



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

For Your Information:

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

HPW-HW- IDS: Approved

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

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)

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

Variance may be needed for water plant and wastewater plant to have access via access easement (Chapter 42)

UVEs will be required when section plats are submitted. (Chapter 10-COH geometric design guidelines, 10-23)

Traffic Impact Analysis will be required before the review of site development plan. (HC-permit regs, 12.02)

Left turn lane will be required at entry roads and major driveways serving commercial tract intersecting major thoroughfares.

Additional ROW may be needed depending on existing ROW of surrounding major thoroughfares.

Intersecting street should match with school driveway on south side on Stockdick School Road. (HC-permit regs)

County has no objections to variances

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

Houston Planning Commission

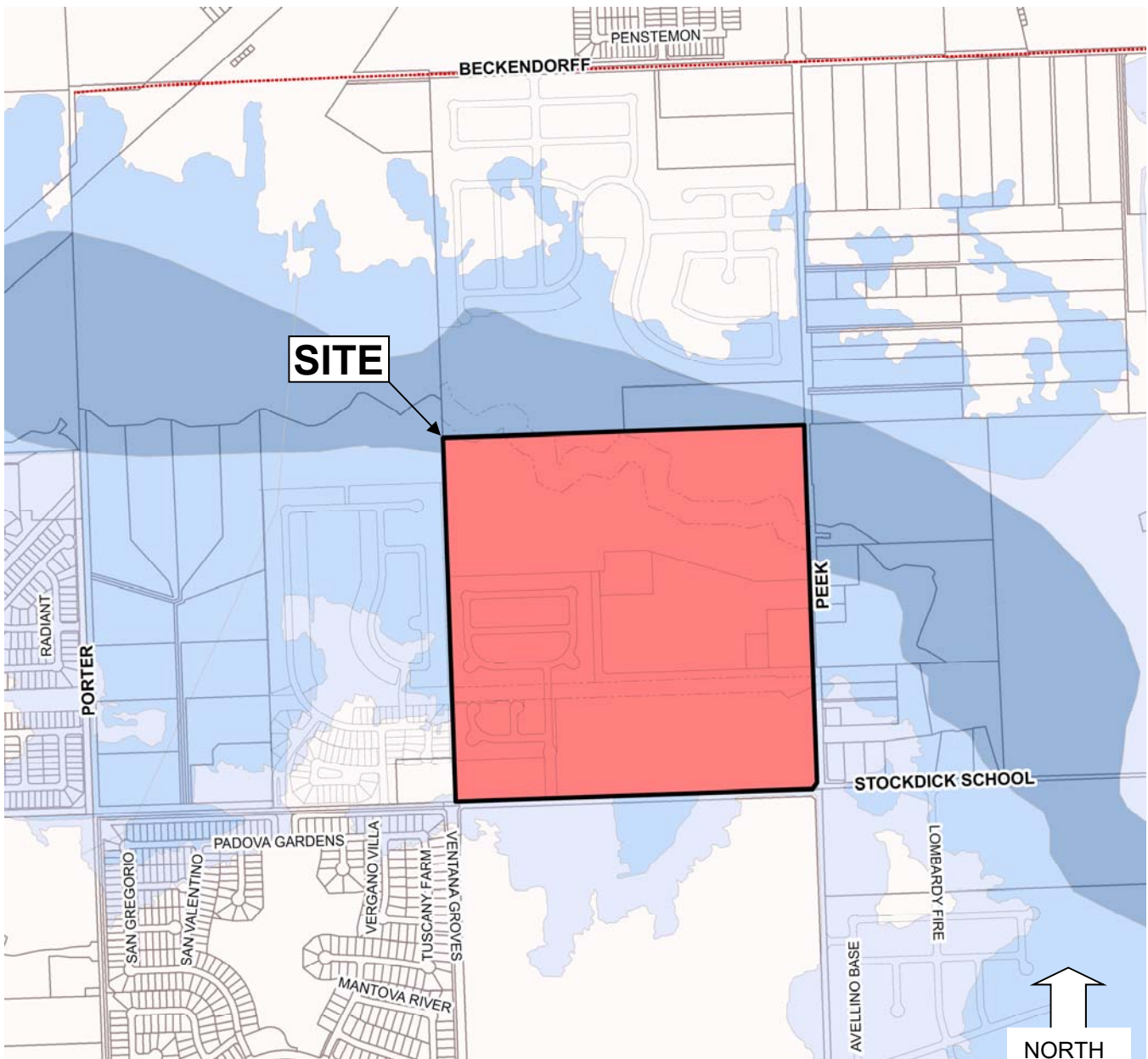
ITEM: 114

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Katy Legacy GP (DEF 1)

Applicant: 7gen Planning



D – Variances

Site Location

Houston Planning Commission

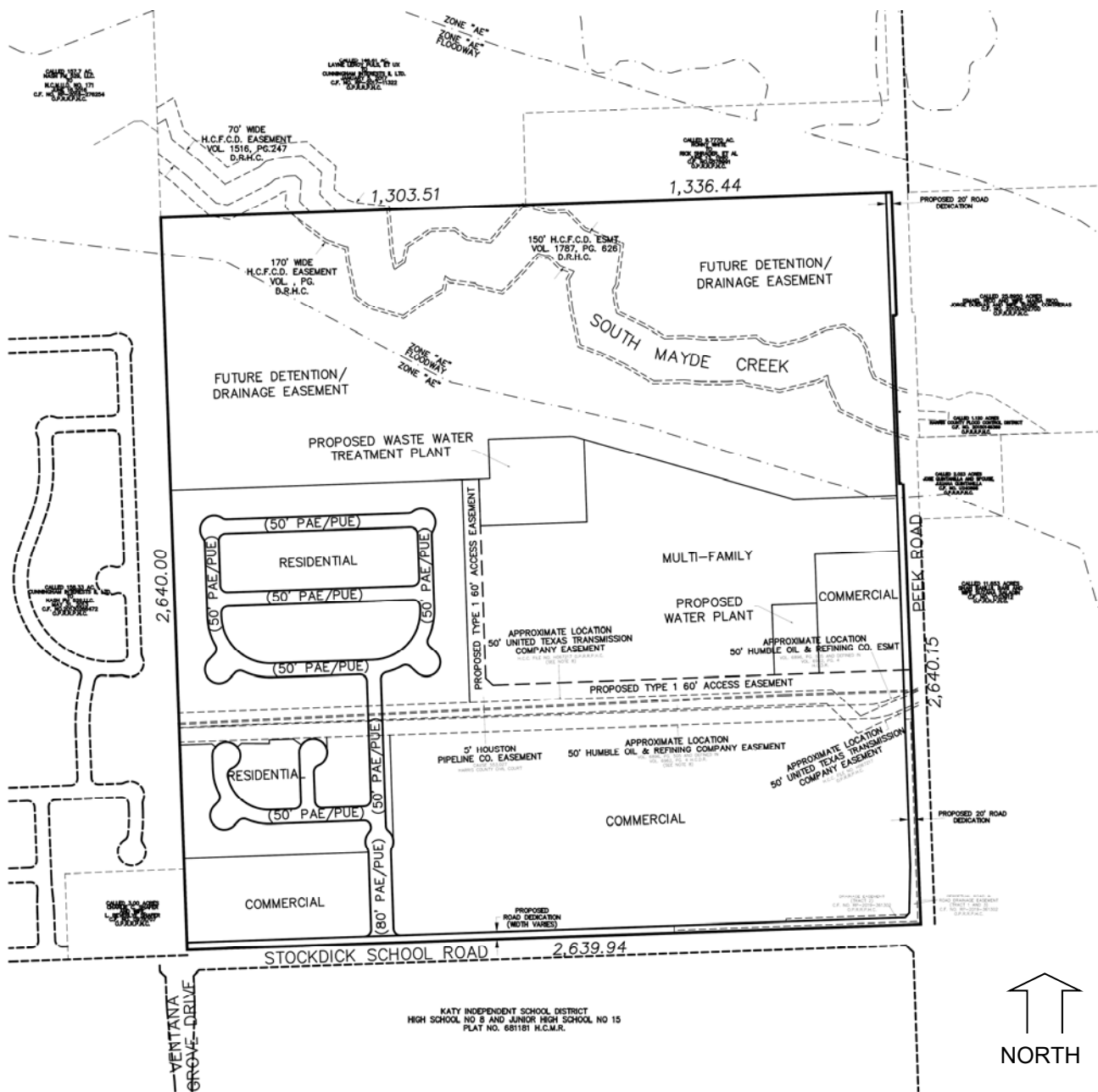
ITEM: 114

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Katy Legacy GP (DEF 1)

Applicant: 7gen Planning



D – Variances

Subdivision

Houston Planning Commission

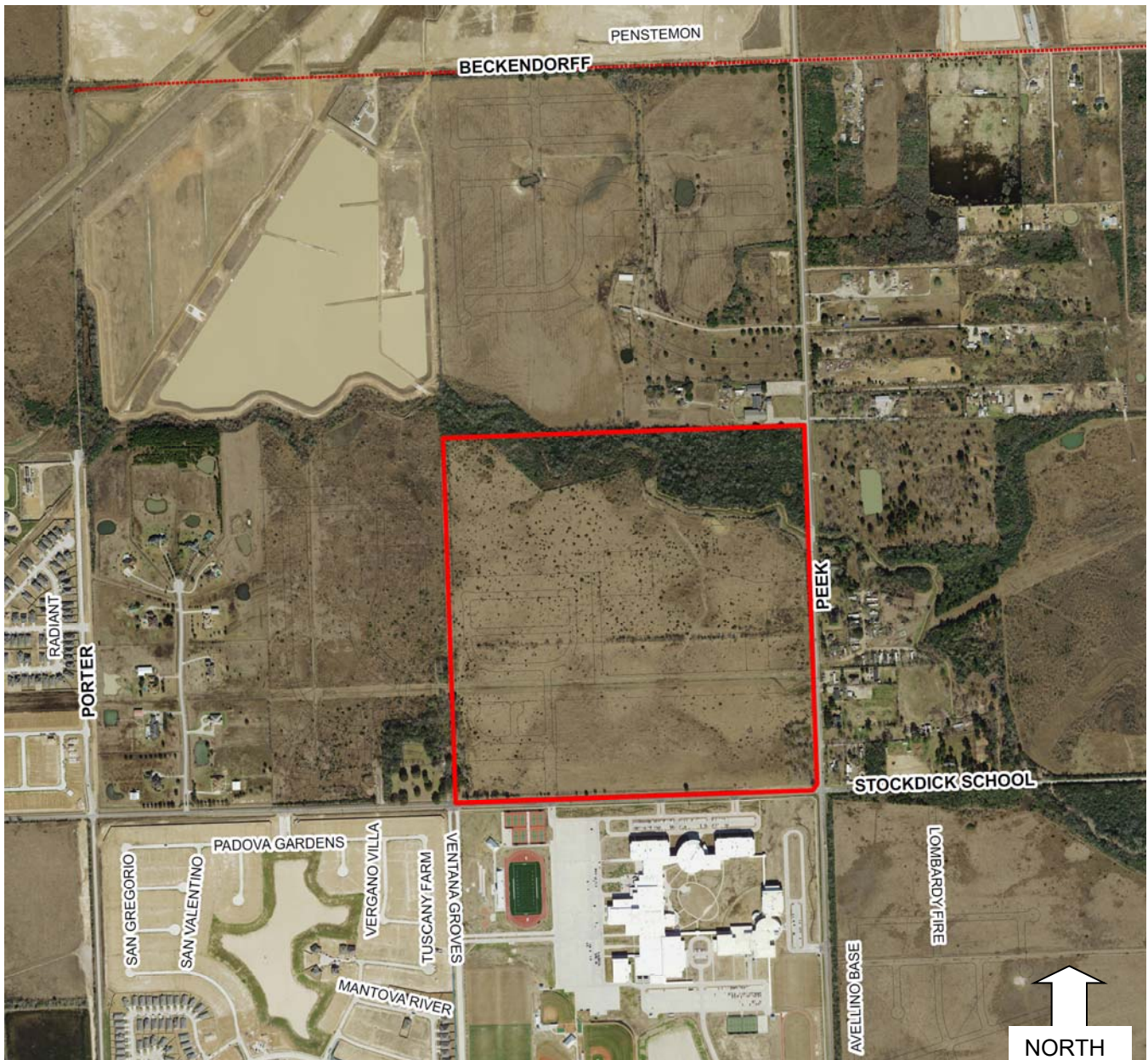
ITEM: 114

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Katy Legacy GP (DEF 1)

Applicant: 7gen Planning



D – Variances

Aerial



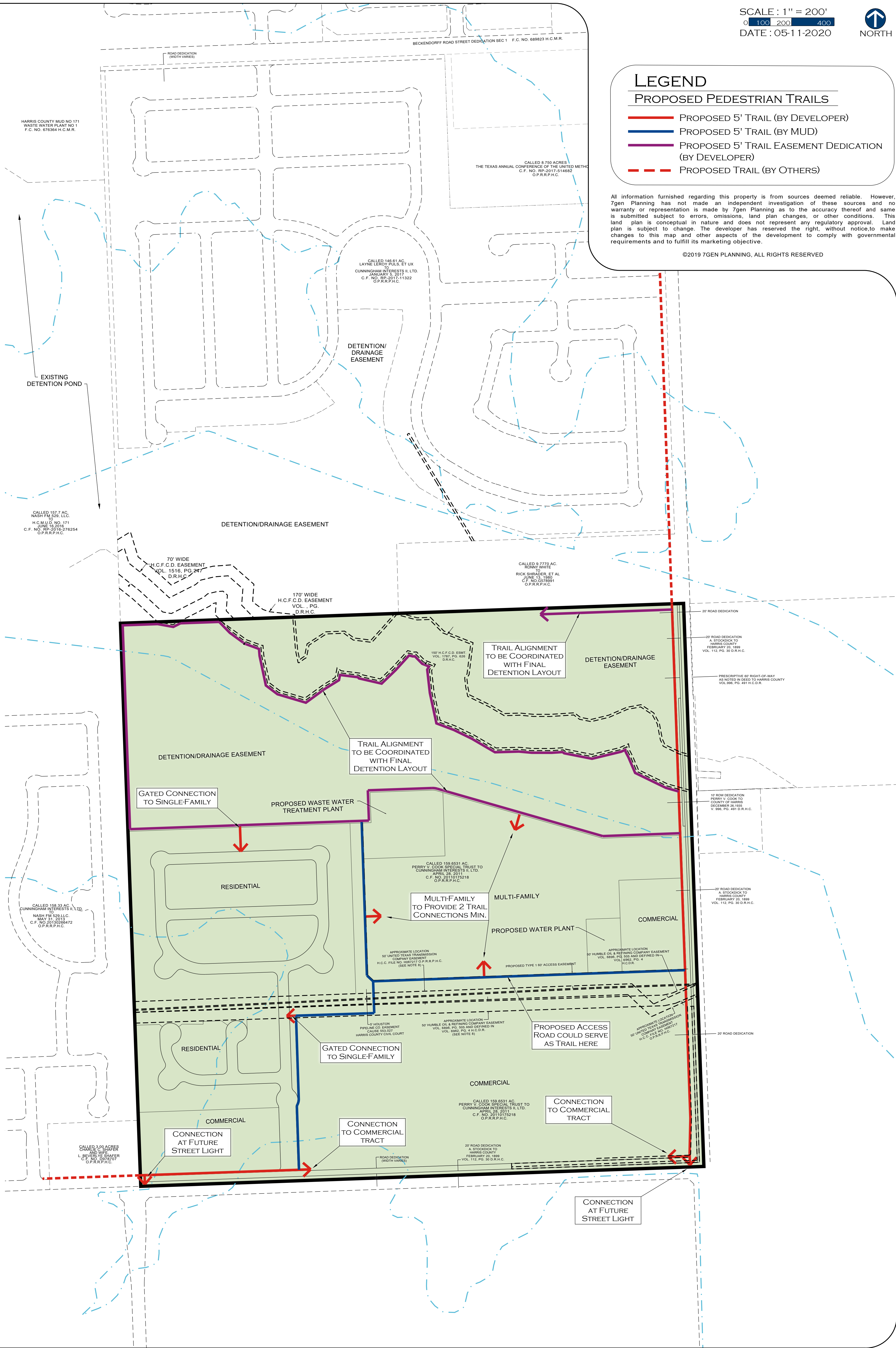
LEGEND

PROPOSED PEDESTRIAN TRAILS

- PROPOSED 5' TRAIL (BY DEVELOPER)
- PROPOSED 5' TRAIL (BY MUD)
- PROPOSED 5' TRAIL EASEMENT DEDICATION (BY DEVELOPER)
- PROPOSED TRAIL (BY OTHERS)

All information furnished regarding this property is from sources deemed reliable. However, 7gen Planning has not made an independent investigation of these sources and no warranty or representation is made by 7gen Planning as to the accuracy thereof and same is submitted subject to errors, omissions, land plan changes, or other conditions. This land plan is conceptual in nature and does not represent any regulatory approval. Land plan is subject to change. The developer has reserved the right, without notice, to make changes to this map and other aspects of the development to comply with governmental requirements and to fulfill its marketing objective.

©2019 7GEN PLANNING, ALL RIGHTS RESERVED



KATY LEGACY

160.0 AC WITHIN HARRIS COUNTY, TX

PEDESTRIAN CONNECTIVITY EXHIBIT



PLANNING & LANDSCAPE ARCHITECTURE
2107 CityWest Blvd, Suite 400 | 9050 N Capital of TX Hwy., Bldg. 3, Ste 390
HOUSTON, TEXAS 77042 | AUSTIN, TEXAS 78759
713.343.0394 | 512.646.3454

CUNNINGHAM INTERESTS II, LTD.

3600 FM 1488 Road, Ste. 120-PMB 287

Conroe, TX 77384

Telephone (713) 961-9929

Telecopier (713) 961-9788

To: City of Houston Planning Commission

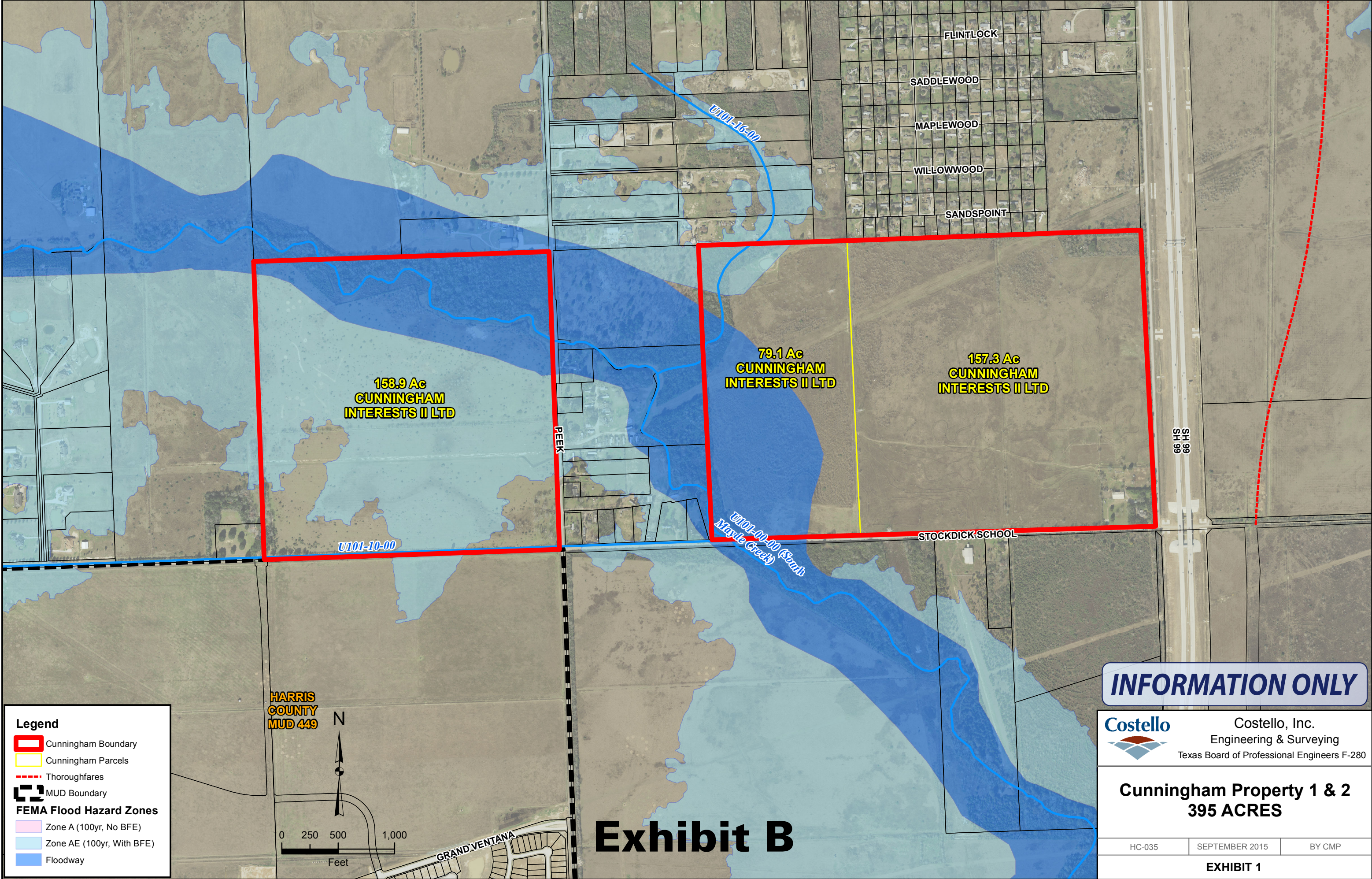
As the owner of the 160+/- acres depicted in the Katy Legacy General Plan, I agree to the trail commitments depicted in the Katy Legacy Pedestrian Connectivity Exhibit (dated: 5/11/20) that was included in the General Plan submittal.

By: Lori A. Swann

Date: 5-12-2020

Printed Name: LORI A. SWANN

Secretary, Cunningham Management, LLC, General
Partner of Cunningham Interests II, Ltd, Owner



Legend

- Cunningham Boundary
- Cunningham Parcels
- Thoroughfares
- MUD Boundary

FEMA Flood Hazard Zones

- Zone A (100yr, No BFE)
- Zone AE (100yr, With BFE)
- Floodway

Exhibit B

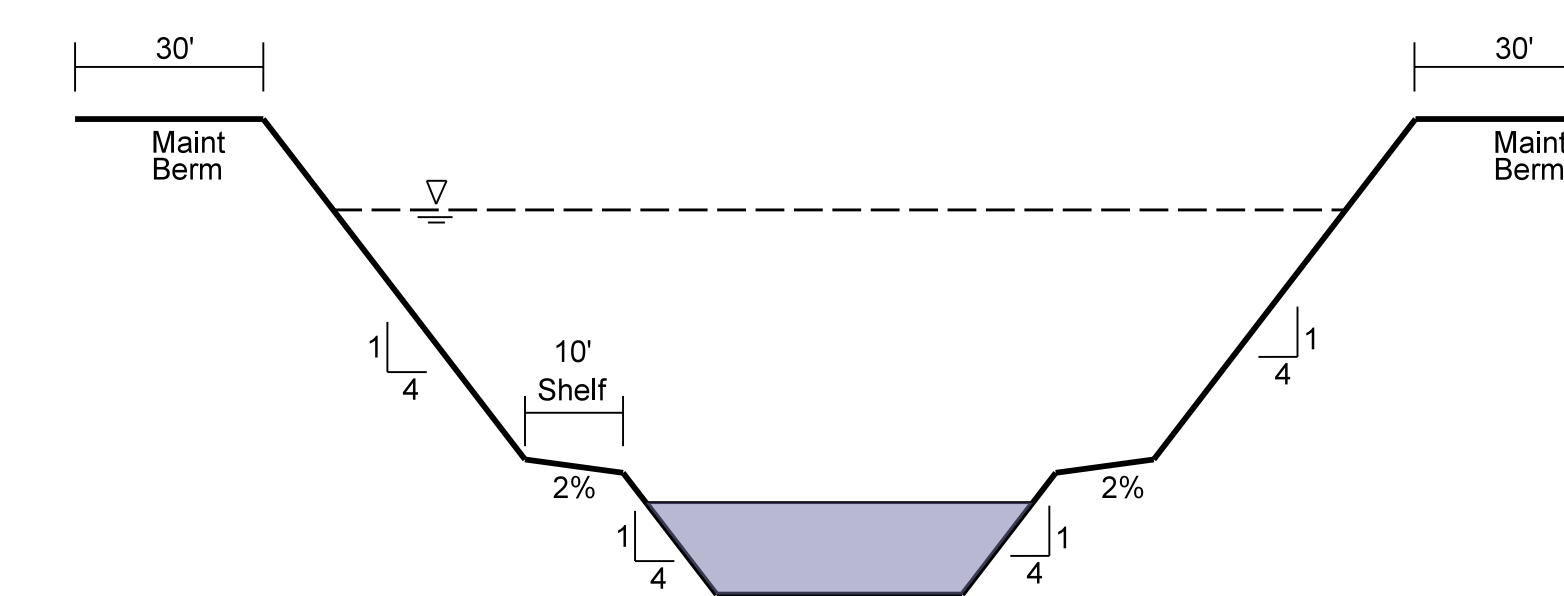
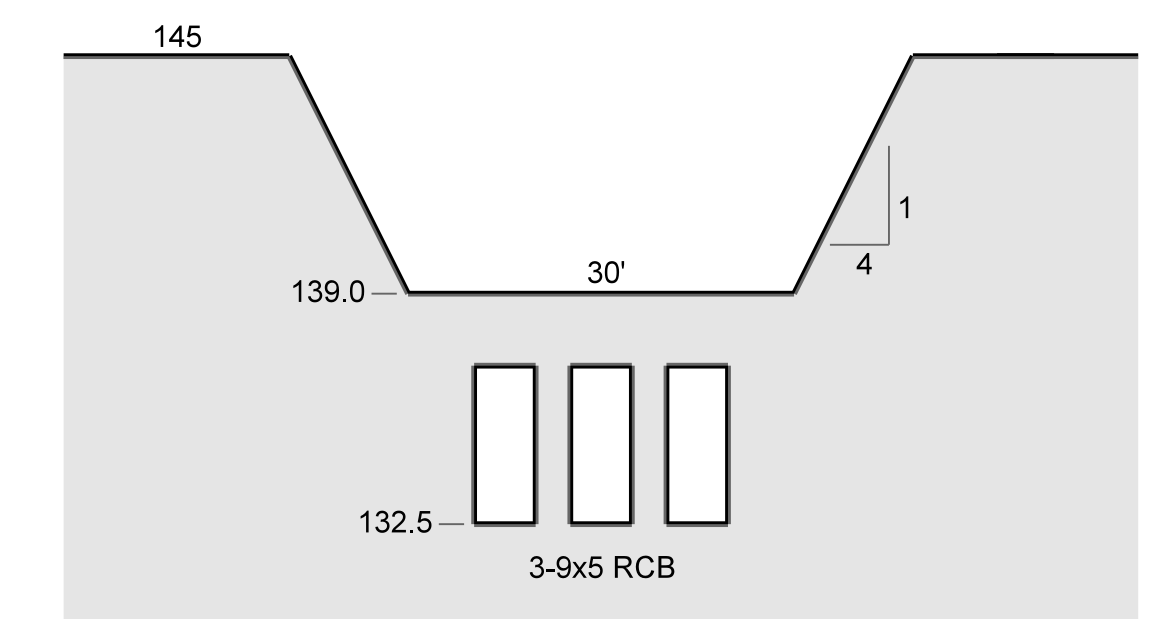
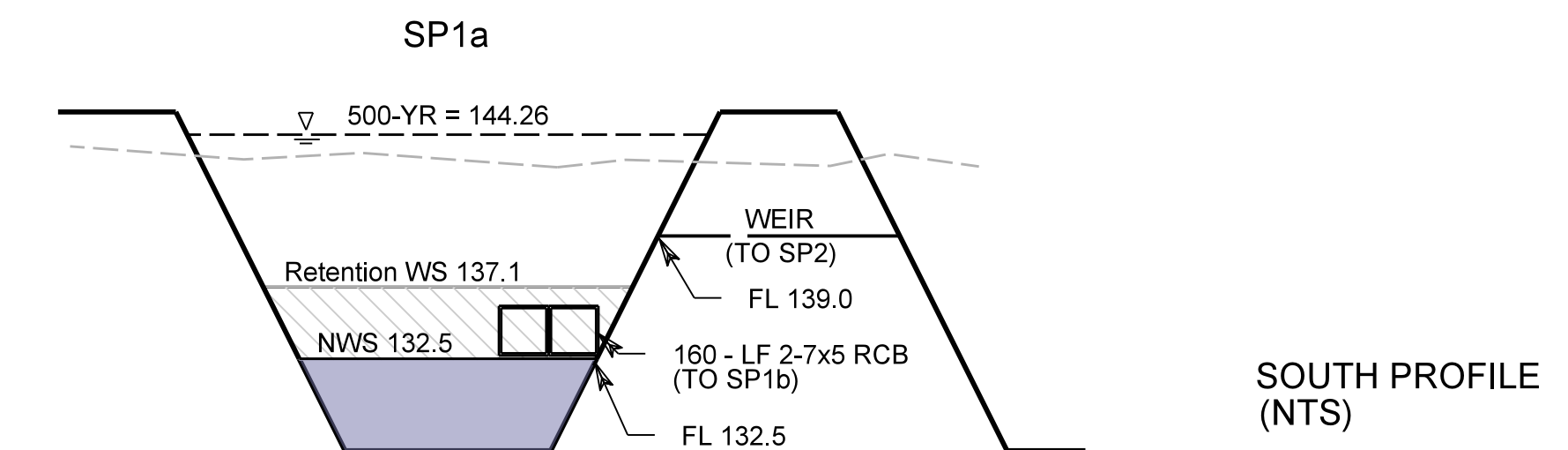
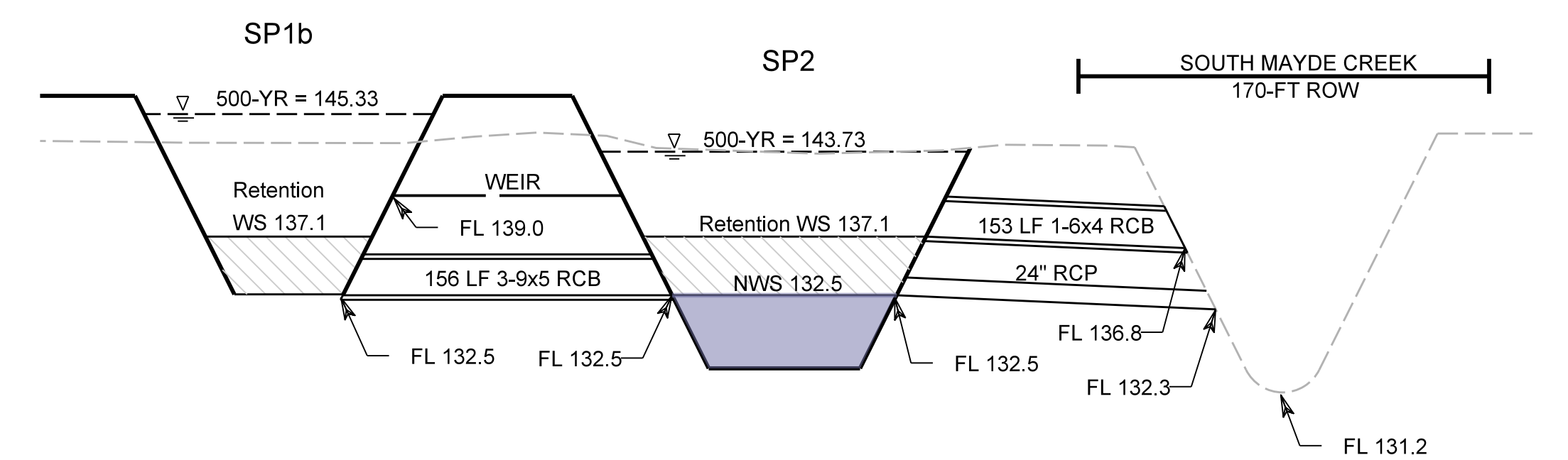
INFORMATION ONLY


Costello Costello, Inc.
Engineering & Surveying
Texas Board of Professional Engineers F-280

Cunningham Property 1 & 2
395 ACRES

HC-035	SEPTEMBER 2015	BY CMP
EXHIBIT 1		

A vertical scale with a north arrow pointing upwards and a horizontal bar scale below it. The bar scale has markings for 300, 150, 0, and 300.



Costello
 Costello, Inc.
 Engineering and Surveying
 TBPE Firm Registration No. 280

JOB NO: 2016115-700-DS	DATE: FEB 2020	BY: AKR
EXHIBIT 4		

Exhibit C



Application Number: 2020-0428

Plat Name: Katy Legacy GP

Applicant: 7gen Planning

Date Submitted: 03/09/2020

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:

Block Length and Maximum intersection spacing between local streets and arterial, collectors or local roadways.

Chapter 42 Section: 127, 128

Chapter 42 Reference:

42-127.- Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. 42-128.- Intersections of local streets. (1) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or frontage.

Statement of Facts

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

Due to the existing and proposed land uses to the east and west of the Katy Legacy GP the addition of an east-west local road paralleling Stockdick School Road provides no additional connectivity advantages to the uses within the GP and would divide the intended uses into limited or minimally developable tracts.

(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;

To the West of Katy Legacy is the approved Bergamo Vista which will not extend any roadway connections to the west, see Exhibit A. To the East of Katy Legacy is Peek Road and immediately east of Peek Road is several individual lot ownerships of which most are incumbered with a very wide floodway and floodplain which crossing with a local road would be nearly impossible, See Exhibit B. To develop Katy Legacy this Tract of land requires a significant amount of detention and floodplain mitigation needs to be created along South Mayde Creek, shown in Exhibit C. The creation of these detention/mitigation ponds creates a narrow developable area of just over 1600± feet along Stockdick School Road.

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

The requested variance is a hardship created by the tract of land itself. Due to the necessary floodplain mitigation and detention requirements to be able to develop this property has created the hardship.

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

As there will be multiple private access points along both Peek Road and Stockdick School Road to provide entrance and exit into the commercial tract(s) and both the Proposed single-family and Multi-family separately the intent and general purpose of local road connections to disperse traffic as well as provide alternate exit points in the event of an emergency will be met.

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

The granting of this variance will in no way be injurious to the public health, safety or welfare. In fact, in discussions with Harris County traffic engineering department they would prefer to not have a street that goes from nowhere to nowhere. In our discussions they are in favor of no public roads within this GP, including the access from Stockdick School Road to the single-family private, gated, streets. and that the multiple private streets and/or driveways into the commercial, multi-family and single-family tracts will sufficiently insure public health, safety and welfare.

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

Economic hardship is not the justification for the variance request. The hardship is based on the narrow tract of land left to develop and have roads to nowhere cut through a single-family neighborhood disconnecting the residents from each other. In addition, the traffic engineers at Harris County did not see a need for these roads.



Application Number: 2020-0428

Plat Name: Katy Legacy GP

Applicant: 7gen Planning

Date Submitted: 03/09/2020

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:

Block Length and Maximum intersection spacing between local streets and arterial, collectors or local roadways.

Chapter 42 Section: 127

Chapter 42 Reference:

Sec. 42-127. Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

Statement of Facts

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

Due to the streets within the residential section being accessed by the street connecting to Stockdick School Road being private streets we are requesting that this road also be private. In addition, due to the drainage and detention easements within the northern half of the parcel, and beyond, there will be no public street required to extend northward.

(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;

Creating a public dead-end street is something that Harris County requested we not have so that combined with the streets within the residential section being accessed by the street connecting to Stockdick School Road being private streets we are requesting that this road also be private. To develop Katy Legacy this Tract of land requires a significant amount of detention and floodplain mitigation needs to be created along South Mayde Creek. The creation of these detention/mitigation ponds creates a narrow developable area of just over 1600± feet along Stockdick School Road.

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

The requested variance is a hardship created by the county requesting we not develop a dead-end public street.

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

As there will be multiple private access points along both Peek Road and Stockdick School Road to provide entrance and exit into the commercial tract(s) and both the Proposed single-family and Multi-family separately the intent and general purpose of local road connections to disperse traffic as well as provide alternate exit points in the event of an emergency will be met.

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

The granting of this variance will in no way be injurious to the public health, safety or welfare. In fact, in discussions with Harris County traffic engineering department they would prefer to not have a dead-end public street. In our discussions with Harris County they are in favor of no public roads within this GP, including this access from Stockdick School Road

to the single-family private, gated, streets. and that the multiple private streets and/or driveways into the commercial, multi-family and single-family tracts will sufficiently insure public health, safety and welfare.

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

Economic hardship is not the justification for the variance request. The hardship is based on the narrow tract of land left to develop and have roads to nowhere cut through a single-family neighborhood disconnecting the residents from each other. In addition, the traffic engineers at Harris County did not see a need for these roads.



Application No: 2020-0428

Agenda Item: 114

PC Action Date: 05/14/2020

Plat Name: Katy Legacy GP

Applicant: 7gen Planning

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

Chapter 42 Sections: 127, 128; 127

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

Block Length and Maximum intersection spacing between local streets and arterial, collectors or local roadways.;

Block Length and Maximum intersection spacing between local streets and arterial, collectors or local roadways.;

Basis of Recommendation:

The site is located within Houston's ETJ in Harris County, at the northwest intersection of Peek Road and Stockdick School Road. The applicant is requesting two variances: 1) to exceed intersection spacing along Peek Road, a major thoroughfare, and along this GP's western boundary, the shared boundary with Bergamo Vista, by not providing an east-west public street through the site; and 2) to exceed intersection spacing along major thoroughfare Stockdick School Road by not providing a public street north. Staff is not in support of the first request and is in support of the second. The site is 160 acres of undeveloped land, proposed to be composed of single-family development with a private street network, multi-family residential, commercial, and detention, located within and south of South Mayde Creek, east of proposed Bergamo Vista development and south of future Aurora development.

Per the ordinance, a local public street shall be provided at least every 1400 feet and at least every 2600 feet along a major thoroughfare to provide for internal circulation and to relieve congestion from major thoroughfares. Variance 1 was previously granted with the Bergamo Vista General Plan in October 2019 – to exceed intersection spacing along its eastern boundary with the applicant's justification that the "undeveloped property to the east will become regional detention", and "due to the plans for Harris County and Harris County Flood Control District to use the area to the east of the property as regional detention, providing access through the eastern border is infeasible." However, the justification based on which the variance was requested and was supported is no longer standing. Once the first submittal of Katy Legacy GP showing residential and commercial development was submitted in December 2019, the granted variance became null. This application is readdressing the requirement by requesting not to provide an east-west public street extending from Peek Road through the subject site and connecting to Bergamo Vista's development. In 2014, a variance was granted with Elyson GP for no east-west street connections between Beckendorff Road and South Mayde Creek. This area has already lost two possible east-west connections, and the requested first variance, if granted, would remove the only other connection within the one-mile major thoroughfare grid.

Staff's position to deny the first variance is based on sound planning principles. This proposed development is nearly encompassed by the creek and the flood plain, and thus could be vital to have additional avenues of connectivity. Additionally, not providing a public through-street system would affect the region. People within these subdivisions could use the internal circulation instead of adding to vehicular congestion at the intersection of Peek and Stockdick School or congest several of the primary entrances to the school site along Stockdick School. If the request is granted, both the residents of Katy Legacy and Bergamo Vista would be required to travel on Stockdick School, even if the intention is to travel easterly. With the increasing density of the region, providing another option where not every trip would need to go onto a major thoroughfare, or the same one, is a benefit.

The proposed development schemes of both Katy Legacy and Bergamo Vista have compatible land uses that could benefit from public street connectivity. The general plan already provides for a 60' access easement extending from Peek Road into the center of the development. This area could easily become a public right-of-way to meet the requirements of the ordinance. There are multiple other options available that the applicant can explore where a public street connection is possible with little disruption to the current design. The applicant's stated hardship of floodplain mitigation and detention requirements is not a hardship that would prevent providing a public street. Neither is the rebuttal of potential cut-through traffic a justification if a public through-street were to be provided; the land is currently undeveloped and could be designed to limit perceived negative effects.

Based on Commissioner Smith's recommendation for additional pedestrian facilities serving the residential property in relation to the school site, the applicant has provided a proposal for a pedestrian connectivity system from a future South

Mayde Creek greenway through the site to Stockdick School Road. Although pedestrian connectivity is good to consider and provide for, it is unrelated to the variances being requested and the hardship for not providing public rights-of-way are not addressed. Even so, the development scheme proposes commercial development along the entire Stockdick School Road frontage, separating the residential development from the school site. Also, the entrance to the school site appears to be focused mid-block and not at the intersections of Peek or Ventana Grove. In all, the applicant's pedestrian only focused solution is inadequate to meet all of the planning principles to be considered.

Variance 2 is to exceed intersection spacing along Stockdick School Road by not providing a public street north into the development. Staff would be in support of this request if the east-west public street were to be provided due to proximity to Bergamo Vista's proposed public street intersection.

Therefore, staff's recommendation is to deny the first requested variance to exceed intersection spacing along Peek and the western boundary, to grant the second requested variance to exceed intersection spacing along Stockdick School, and to approve the general plan and Sec 1 preliminary plat subject to CPC 101 form conditions.

Statement of Facts

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

Requiring public rights-of-way would not create an undue hardship by depriving the applicant the reasonable use of the land. The site is 130 acres of undeveloped land. Only one east-west public street is required, which could be accomplished under multiple options.

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

The proposed development of Bergamo Vista is not a hardship not to provide a public street connection. Only Sec 1, below the pipeline easements, has been approved. With Bergamo Vista's previously granted variance becoming null, both developments would be required to provide an east-west public street or re-receive the variance. The existence of South Mayde Creek is not a hardship in support of granting the variance, nor any floodplain mitigation or detention required to develop in this floodplain, but instead exemplifies the need for additional connectivity options in case of flooding, and one public through-street could be designed around those limitations.

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

There is no hardship not to provide public rights-of-way where required.

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

The intent and general purposes of this chapter would not be preserved and maintained. Requiring public rights-of-way at specified distances is for internal circulation within a major thoroughfare grid for improved connectivity and lessen the congestion on adjacent major thoroughfares.

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

Granting the variance would be injurious to the public health, safety or welfare. Development in proximity of South Mayde Creek creates increased pressure to provide alternate methods of egress, especially in times of flooding. Not providing for east-west circulation forces all traffic to Stockdick School Road, which would already be congested with the primary entrances to the Katy ISD school site also taking access. Additionally, this region has several general plans of proposed development, adding to the density of population and traffic traveling on the major thoroughfare grid; it would be injurious to provide no other option except to further congest the immediately adjacent Stockdick School Road.

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

There is no hardship not to provide public rights-of-way where required.



Agenda Item: 115
Action Date: 05/14/2020
Plat Name: Katy Legacy Sec 1
Developer: Rooted Development
Applicant: 7gen Planning
App No / Type: 2020-0438 C3P

Total Acreage:	7.5190	Total Reserve Acreage:	1.3450
Number of Lots:	29	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	445B	ETJ

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 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. (Sec 42-155)

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. (Sec 42-192)

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(c) & 44(1))

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))

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))

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. (Sec 42-188(c))

132. Add COS plat note: Areas designated as compensating open space shall be restricted for the use of owners of property in and residents of the subdivision. Areas identified as compensating open space shall be owned, managed, and maintained under a binding agreement among the owners of property in the subdivision. (Sec 42-183)

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

Add OSAP plat note: "This subdivision's compensating open space includes an Open Space Amenities Plan for the specifically identified reserve. Ref. no . OSAP-____."

Commission Action:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 115
Action Date: 05/14/2020
Plat Name: Katy Legacy Sec 1
Developer: Rooted Development
Applicant: 7gen Planning
App No / Type: 2020-0438 C3P

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.

HPW-HW- IDS: Approved

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

Addressing: KATY LEGACY BOULEVARD - street type is reserved to designate 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.

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

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

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

"Boulevard" may not be an appropriate suffix (chapter 41)

Is there a need for a bulb type design for Katy Legacy boulevard?

Call out existing ROW of Stockdick School Road.

EB left turn lane will be required on Stockdick School Road at Katy Legacy Blvd. (COH geometric Design guidelines, 10-25)

Katy Legacy Blvd should match with school driveway to the south. (HC-permit regs)

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

Houston Planning Commission

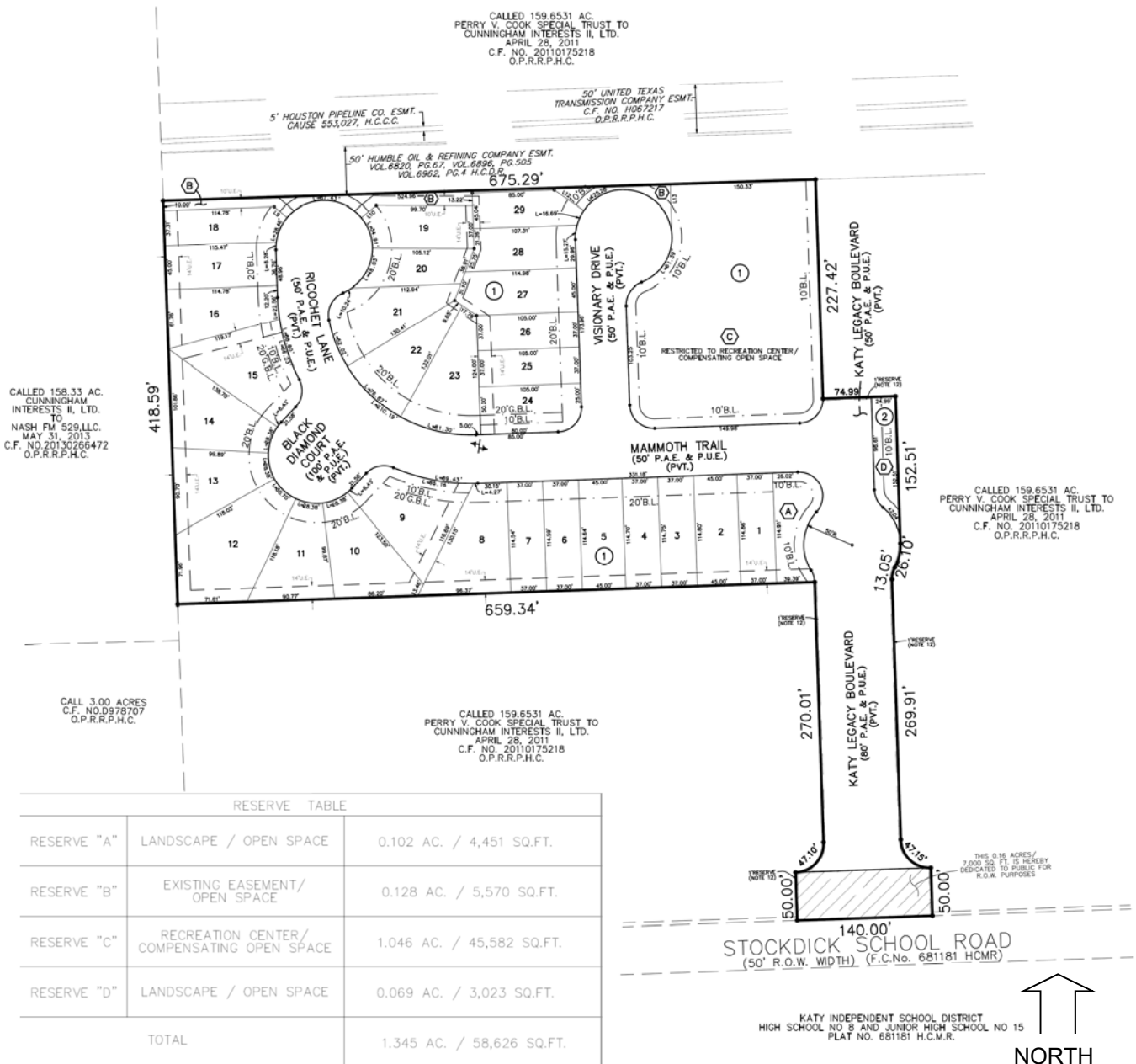
ITEM: 115

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Katy Legacy Sec 1 (DEF 1)

Applicant: 7gen Planning



D – Variances

Subdivision



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 116
Action Date: 05/14/2020
Plat Name: Paloma Estates
Developer: JDL Investments, LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2020-0450 C2R

Total Acreage:	0.3452	Total Reserve Acreage:	0.0047
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533M	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)
209. Applicant has requested that this item be deferred for two weeks.

Commission Action:

Defer Applicant request



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

For Your Information:

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



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 116
Action Date: 05/14/2020
Plat Name: Paloma Estates
Developer: JDL Investments, LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2020-0450 C2R

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

Houston Planning Commission

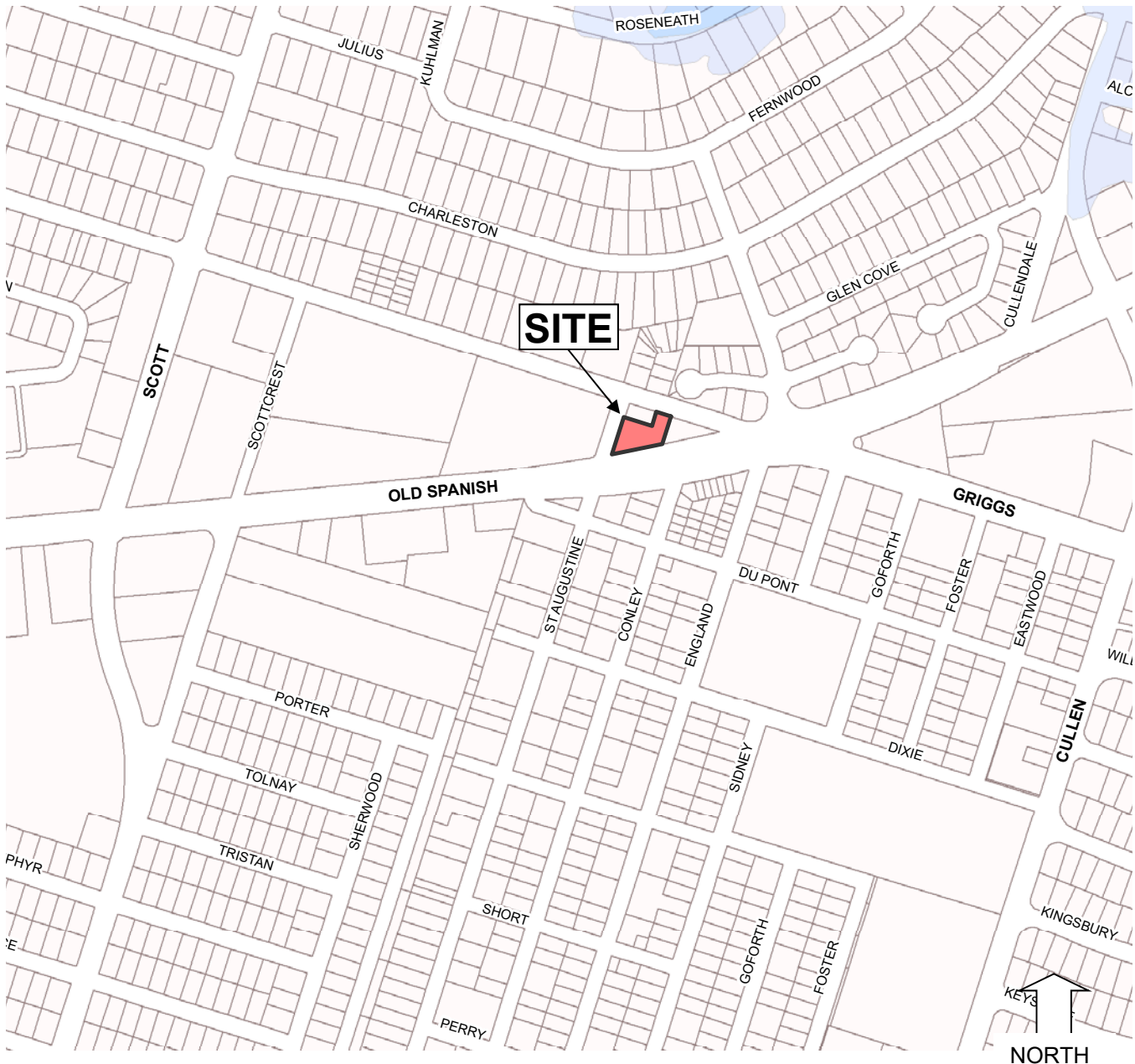
ITEM: 116

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Paloma Estates

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

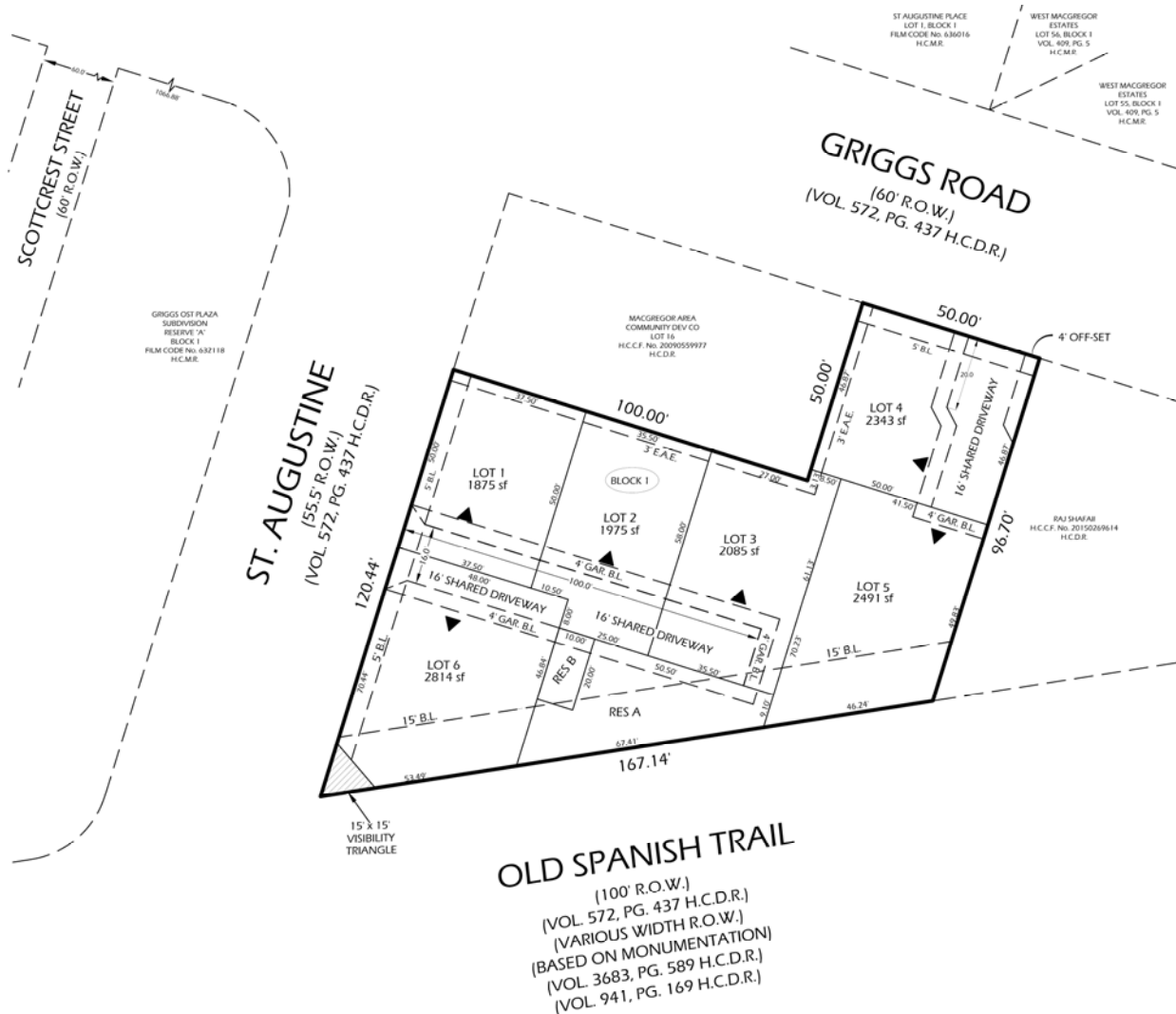
Houston Planning Commission ITEM: 116

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Paloma Estates

Applicant: Owens Management Systems, LLC



RESERVE TABLE

RESERVE NO.	USE	SIZE
A	OPEN SPACE	1250 SF/0.0287 AC
B	GUEST PARKING	200 SF/0.0046 AC

BELMONT ADDITION NO. 2
LOT 10, BLOCK 1
VOL. 572, PG. 437
H.C.D.R.

BELMONT ADDITION NO. 2
LOT 6, BLOCK 1
VOL. 572, PG. 437
H.C.D.R.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 116

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Paloma Estates

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



LEGAL DESCRIPTION:

LT 15 & TRS 1 2 3 13 & 14

BLK 1

BELMONT SEC 2

PROPERTY ADDRESS

0 ST. AGUSTINE

HOUSTON, TX 77021

A1.0 SITE PLAN PALOMA ESTATES

CITY OF HOUSTON
DEPARTMENT OF PLANNING & DEVELOPMENT
LANDSCAPE ANALYSIS

SINGLE - FAMILY - RESIDENTIAL
LOTS:

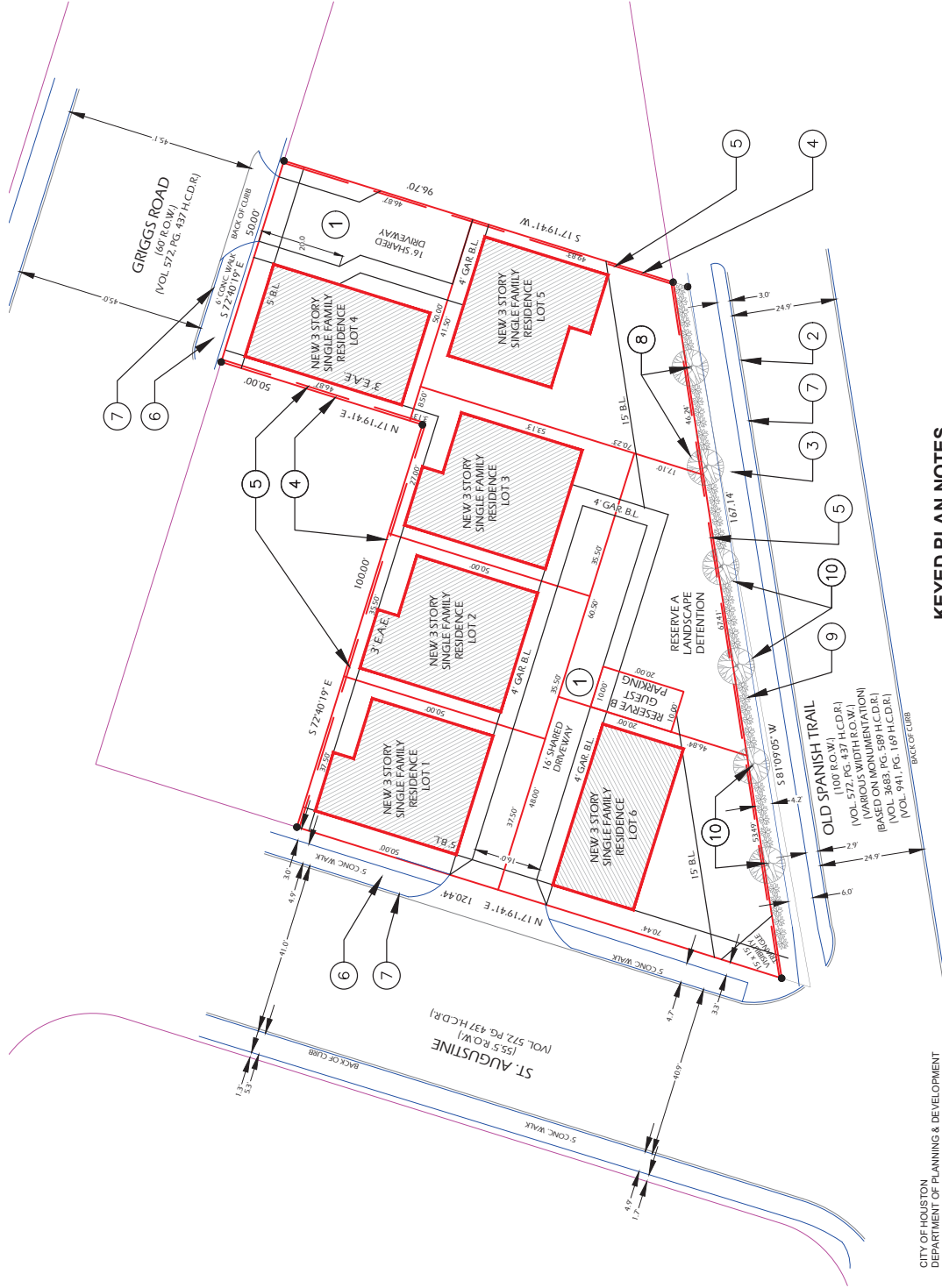
SEC. 33-110 (a) 4 5,000 SQ. FT. AND UNDER REQUIRES 1 NEW
OR PRESERVED TREE

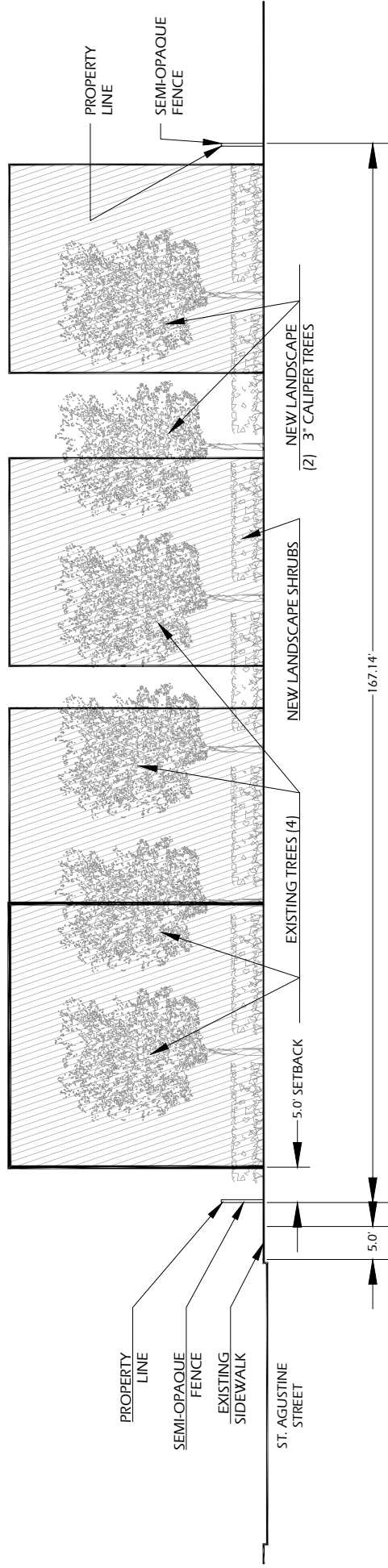
SEC. 33-110 (a) 5 5,000 SQ. FT. AND OVER REQUIRES 2 NEW OR
PRESERVED TREES

KEYED PLAN NOTES

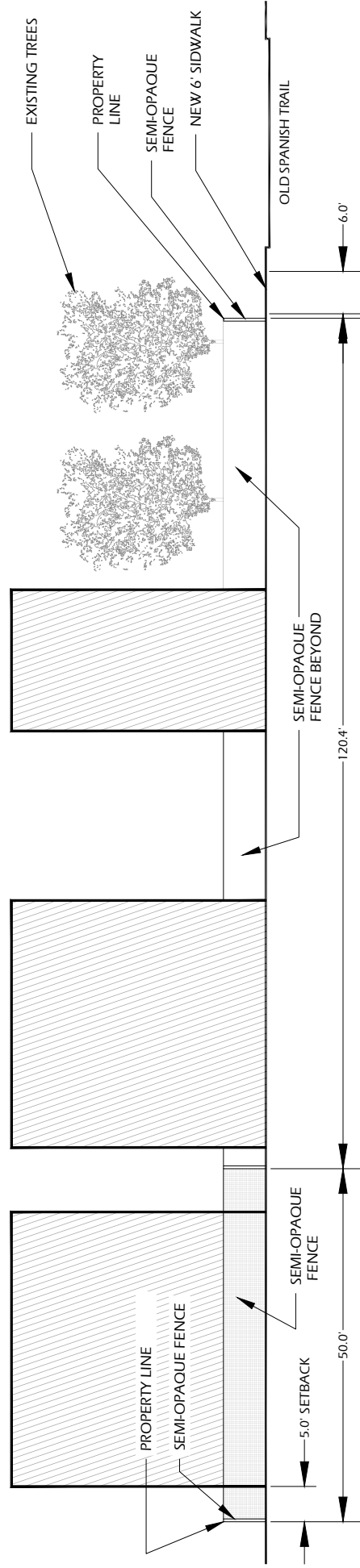
- ① 16' SHARED DRIVEWAY
- ② CURB
- ③ NEW 6' SIDEWALK
- ④ PROPERTY LINE

- ⑤ SEMI-OPAQUE FENCE
- ⑥ EXISTING SIDEWALK
- ⑦ EXISTING BACK OF CURB
- ⑧ NEW LANDSCAPE (2) 3" CALIPER TREES
- ⑨ LANDSCAPE - SHRUBS
- ⑩ EXISTING TREES (4)





PROFILE OF OLD SPANISH TRAIL 2



PROFILE OF ST. AUGUSTINE STREET 1

A2.0 ELEVATIONS



Application Number: 2020-0450

Plat Name: Paloma Estates

Applicant: Owens Management Systems, LLC

Date Submitted: 03/09/2020

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:

A variance is sought to allow a 15' building line along a major thoroughfare Old Spanish Trail.

Chapter 42 Section: 152

Chapter 42 Reference:

Sec. 42-152. – The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this chapter.

Statement of Facts

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

The subject development is out of Block 1 in the Belmont Sec 2 platted in 1925. It is located on the north side of Old Spanish Trail (OST), east of St. Augustine and south of Griggs Road. Per Belmont Sec 2, OST was originally dedicated at 100' railroad. The ROW is curved along this section of OST creating non-conforming lots. OST is currently 100' ROW with 24.9' paved section, curb and gutter. There are both residential and commercial developments along OST. St. Augustine is a 55.5' ROW with 40.9' paved section and 5' sidewalk. Griggs Road is a 60' ROW with 45.0' paved section and 6' sidewalk. Both streets have curb and gutter. The owner is proposing to construct 6 townhouses, 3 story, approximately 2000 sf. Four lots take access via shared driveway from St. Augustine and two lots take access via shared driveway from Griggs Road.

(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;

Lots 3, 13 & 14 are remnant lots. Per Vol 941, Page 169 HCDR, City of Houston acquired a strip of land 3,850 sf out of lots 13 & 14 in 1933. Per Vol 3683, Page 589, City of Houston acquired a triangle parcel, 323 sf, out of lots 3, 13 & 14 in 1959. Due to the ROW configuration, a 25' building line will take approximately one-third of the property.

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

The distance from the back of curb to the property line is 12.3' near west plat boundary and 12.6' near the east plat boundary. A 15' building line will create an average 27.45' from the back of curb.

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

There is no vehicular access to Old Spanish Trail. Vehicles will take access from St. Augustine and Griggs Road. The development will include a semi-opaque fence along OST and improved 6-foot sidewalk. There are 4 existing ROW

trees along OST. An additional 2 trees and shrubs will create a landscape buffer to enhance the pedestrian experience. The 15' x 15' visibility triangle complies with Chapter 42.

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

Economic hardship is not the sole justification of the variance. City of Houston acquired 4,173 sf of the original lots. The 15' building line is characteristic of existing townhome developments on OST. Ritz at West McGregor Estates on the south side of OST was granted a 15' building line variance in 2007.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**STAFF REPORT
Variance Request Form**

Application No: 2020-0450

Agenda Item: 116

PC Action Date: 05/14/2020

Plat Name: Paloma Estates

Applicant: Owens Management Systems, LLC

Staff Recommendation: Defer Applicant request

Chapter 42 Sections: 152

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

A variance is sought to allow a 15' building line along a major thoroughfare Old Spanish Trail.;

Basis of Recommendation:

The site is located within the city limits along Old Spanish Trail east of Scott. The applicant is proposing six lots, two shared driveways and requesting a variance to allow a reduced building line of 15 feet in lieu of the required 25 feet by the ordinance. Staff recommendation is to defer the application for two weeks per 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

May 6, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Paloma Estates
REFERENCE NUMBER: 2020-0450

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property northeast intersection of St. Augustine Street and Old Spanish Trail. 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.

Owens Management, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting variance to establish a 15' building line along Old Spanish Trail as opposed to the required 25'. 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.

Virtual Planning Commission Meeting

Thursday, May 14, 2020, at 2:30 p.m.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, The Planning Commission will hold a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

www.houstonplanning.com

You may also submit comments or sign up as speakers in the following ways:

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

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624. A staff member will take your comments. Your comments will be read into the record and made part of the meeting record.

For additional information regarding this project, please call Joyce Owens with Owens Management Systems, LLC. at 713-643-6333. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **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: 117
Action Date: 05/14/2020
Plat Name: Allison Park
Developer: Kimley-Horn
Applicant: Windrose
App No / Type: 2020-0621 C3R

Total Acreage:	9.6580	Total Reserve Acreage:	0.9000
Number of Lots:	80	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574S	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)

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

Commission Action:

Defer for further study and review



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

For Your Information:

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



Agenda Item: 117
Action Date: 05/14/2020
Plat Name: Allison Park
Developer: Kimley-Horn
Applicant: Windrose
App No / Type: 2020-0621 C3R

Addressing: "PENNYBELLE" sounds to similar to already existing "PENNYWELL" in the Houston ETJ. Please choose a more unique name to avoid confusion during emergencies.

HPW-OCE-Traffic: 1.Substandard Street: (COH IDM Chapter 15, sec 15.08.C.1.g.1)

A driveway shall not connect to a sub-standard street. If the roadway abutting the proposed development is substandard, then the applicant must widen the street pavement to the IDM standards for the entire block in order to proceed with the development.

2. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2019))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to

PWEACCESSFORM@HOUSTONTX.GOV

3. Sidewalks (COH IDM Chapter 10, sec 10.06-H)

6 ft wide sidewalk shall be installed along major thoroughfares and Transit Corridor and 5 ft wide sidewalk shall be installed along all other streets. All sidewalks shall comply with Chapter 10 of the Design Manual.

<https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards#agency-links-1471>

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.

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

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

Parks and Recreation: Please change C in Parks Table to read "Incremental No. of Dwelling Units". Split #2 in notes into 3 separate notes.

HPW-OCE- Drainage and Utility: Stormwater quality permit is required.Allison rd needs to be improved (widen), Fugua st needs to be improved (widen).

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

Houston Planning Commission

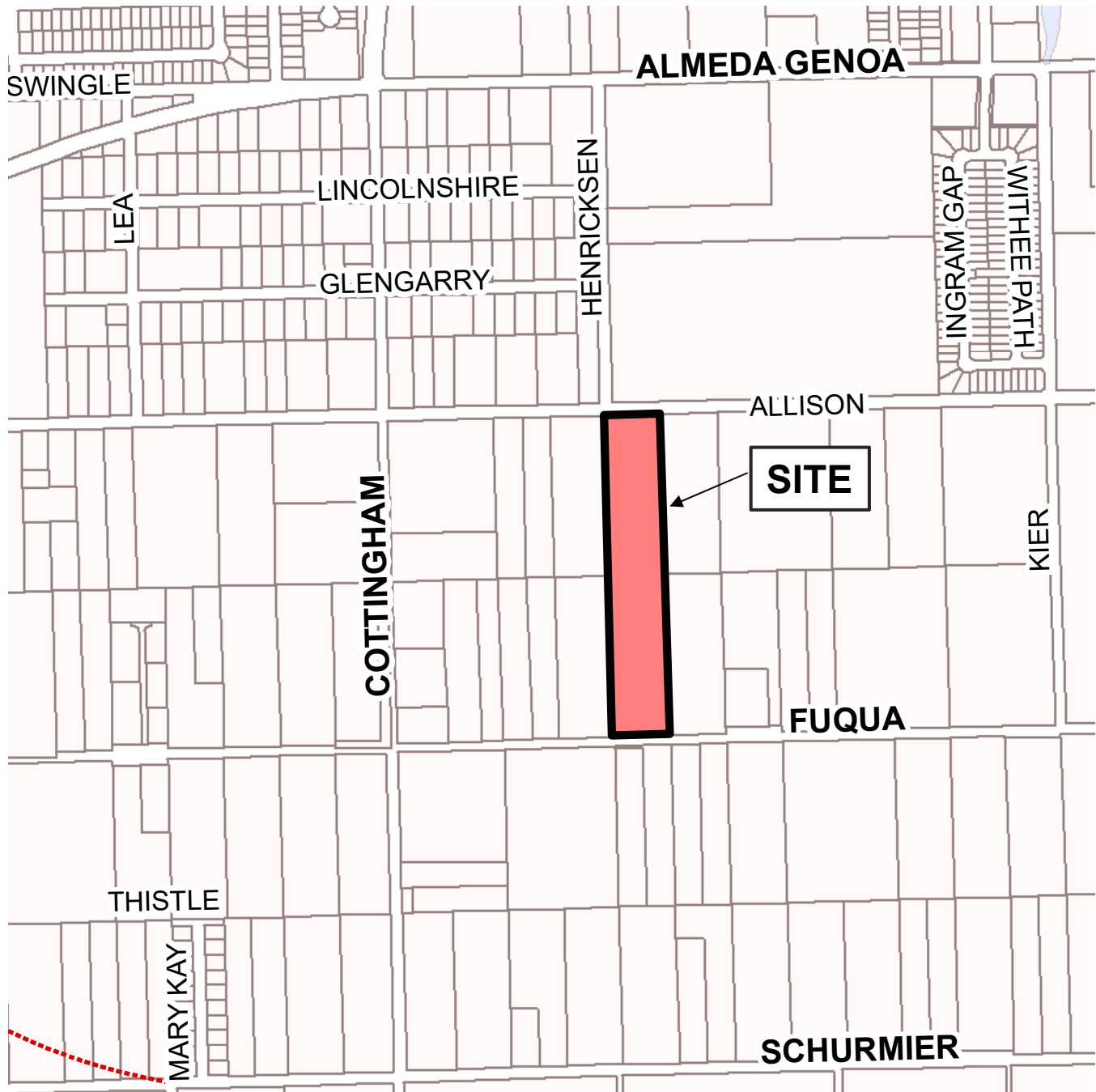
ITEM: 117

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Allison Park

Applicant: Windrose



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

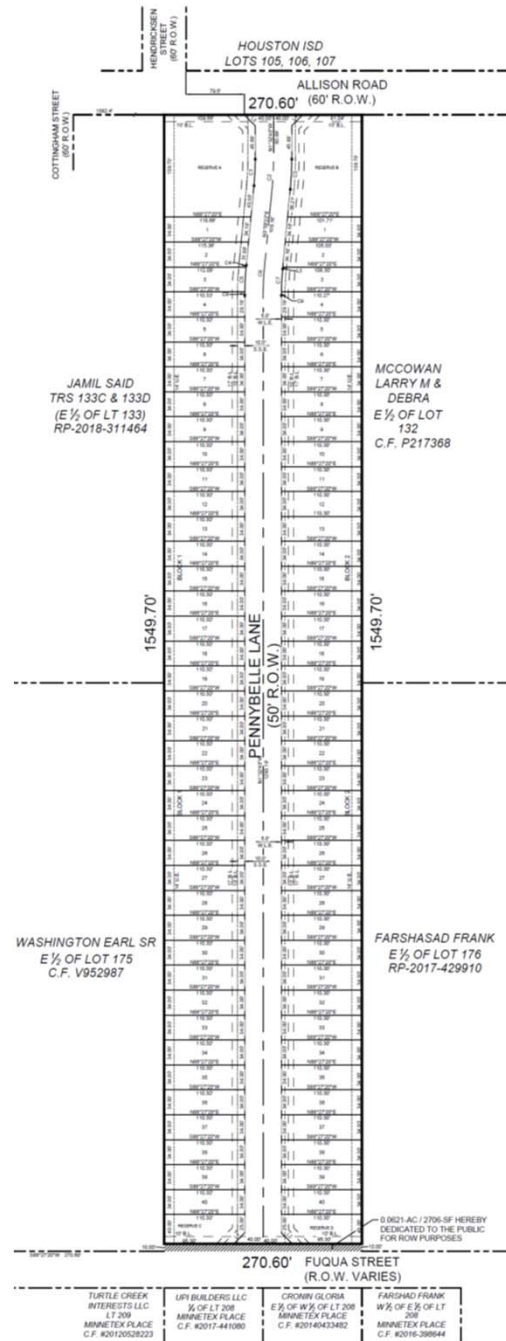
ITEM: 117

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Allison Park

Applicant: Windrose



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 117

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Allison Park

Applicant: Windrose



F- Reconsideration of Requirements

Aerial



Application No: 2020-0621
Plat Name: Allison Park
Applicant: Windrose
Date Submitted: 04/06/2020

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:

To not dedicate east-west street required for intersection spacing.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128 "Intersections of local streets" paragraph (a)(1) states: (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;

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:

See variance request.



Application Number: 2020-0621

Plat Name: Allison Park

Applicant: Windrose

Date Submitted: 04/06/2020

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 east-west street to meet intersection spacing requirements.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128 "Intersections of local streets" paragraph (a)(1) states: (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 subject property is located on the north side of Fuqua Street approximately 1,050 feet east of the intersection with Cottingham Street. The applicant's project contains 80 single-family residential lots and a new 50-foot wide public street. Because the subdivision spans the entire 1,540-foot block between Fuqua Street on the south and Allison Road on the north, it exceeds the City's local street intersection spacing standards given that no new east-west street is proposed. Unusual physical characteristics affect this property and negate the need and ability to provide a new east-west street. The City's regulations contemplate a local street every 1,400 feet on average. The entire block between Fuqua and Allison is only 1,540 feet – just 140 feet away from compliance. Bisecting the applicant's site at 770 feet with a new public street is excessive and provides no public benefit. Further, the development pattern surrounding the subject property does not contemplate a mid-block street and extension to any significant extent beyond the subject property is not viable.

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

The unusual physical characteristics affecting the subject property are the justification for the variance, not a self-imposed hardship. Because Fuqua and Allison are only 1,540 feet apart, the subject property is extremely close to compliance. An additional public street mid-block would only be situated 770 feet between both roadways and would provide no public benefit. If a mid-block street was somehow required, extending it beyond Cottingham Street or Kier Road is not possible because of existing development conditions. Subdivisions to the west have not contemplated or dedicated the right-of-way necessary for a mid-block roadway. The buildings and detention ponds on the industrial properties east of Kier Road preclude any path for a new public street.

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

The applicant is requesting a variance to eliminate the requirement to dedicate an unnecessary and impractical east-west street. Fuqua and Allison are only 1,540 feet apart and requiring an additional roadway midblock under these conditions would be excessive. The existing street network is more than adequate to handle the current and future traffic generation without a mid-block roadway between Allison and Fuqua. If the City required the roadway for some reason, the possibility for extension beyond the immediate block have been negated. The general area is part of the original Minnetex Place subdivision recorded in Volume 2 of the Harris County Map Records. Several replats to the west have been filed without dedication of additional right-of-way between Allison and Fuqua. Extending to the east is also not feasible given the existing industrial facilities, including the US Lime Company location that has numerous large burrow pits. Without the variance, the City would force the applicant to dedicate unnecessary right-of-way and construct a street that provides no benefit to the public and no potential for extension beyond the immediate area.

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

The subject property and the surrounding area currently have more than adequate road network service to facilitate safe and efficient routine traffic and emergency vehicular access. Fuqua Street, Allison Road, Cottingham Street, and Kier Drive provide exceptional mobility for the area as the street system is within 200 feet of strict compliance with the ordinance. Forcing a dead-end east-west street through the site - one that has no potential for extension to Cullen Road to the west or S Wayside Rive to the east – would only create unnecessary right-of-way for the City to maintain and undermine the applicant's reasonable use of their land.

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

There is no viable path for a new east-west street given the unusual physical characteristics that affect the subject property. Extension beyond Kier Drive and Cottingham Street is not viable given existing development conditions. Most importantly, an additional east-west street is simply not needed for intersection spacing. The existing block between Fuqua Street and Allison Road is 1,540 feet – only 140 feet from strict compliance with the City's regulations. Adding an east-west street mid-block is unwarranted as it provides no enhancement to traffic mobility.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**STAFF REPORT
Variance Request Form**

Application No: 2020-0621

Agenda Item: 117

PC Action Date: 05/14/2020

Plat Name: Allison Park

Applicant: Windrose

Staff Recommendation: Defer for further study and review

Chapter 42 Sections: 128

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

To not dedicate east-west street to meet intersection spacing requirements. ;

Basis of Recommendation:

The site is located within the city limits along Fuqua east of Cottingham. The applicant is proposing a subdivision with 80 lots and a north south public street "Pennybelle Lane". The applicant is doing a reconsideration of requirements with a variance to allow an intersection spacing of more than 1400 feet along the east and western boundary of the plat to not provide an east -west street. Staff recommendation is to defer the application for two weeks for further study and review.

Statement of Facts

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

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

May 7, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Allison Park

REFERENCE NUMBER: 2020-0621

ROR/VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located north of Fuqua Road, east of Cottingham Road, west of Kier Road and south of Allison 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.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a reconsideration of requirement with variance to not provide an east-west public street through the subject site. Enclosed are copies of the reconsideration of requirement, 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. This item is currently being scheduled for consideration at a

Virtual Planning Commission Meeting

Thursday, May 14, 2020, at 2:30 p.m.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, The Planning Commission will hold a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

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For additional information regarding this project, please Jeff Boutte with Windrose at 713-458-2281 Ext 1687. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at planning.variances@houston.tx.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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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 118
Action Date: 05/14/2020
Plat Name: East Heights at Airline
Developer: CND-Airline, LLC
Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2020-0388 C3P

Total Acreage:	4.8400	Total Reserve Acreage:	0.3920
Number of Lots:	78	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Type 1 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453T	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)

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

Commission Action:

Defer Applicant request



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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 118
Action Date: 05/14/2020
Plat Name: East Heights at Airline
Developer: CND-Airline, LLC
Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2020-0388 C3P

PW- TDO- Traffic: 5-13-2020

HPW/TDO/Traffic Management has concerns for designating parking by the reserve lots adjacent to Airline. We do not want head in parking to back into Airline and access over the sidewalk area.
HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org
This project will require Joint Referral Committee action for the abandonment/relocation of the existing water and sewer lines on-site.
HPW-OCE- Drainage and Utility: Detention is required.
Master W.M.E. is required.
Also need to call out all F.H..
Stormwater quality permit is required.

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: Please provide proof of existing DUs with water letter, demo permit or existing survey showing units. All must be dated within the last 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

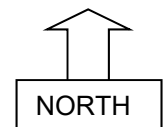
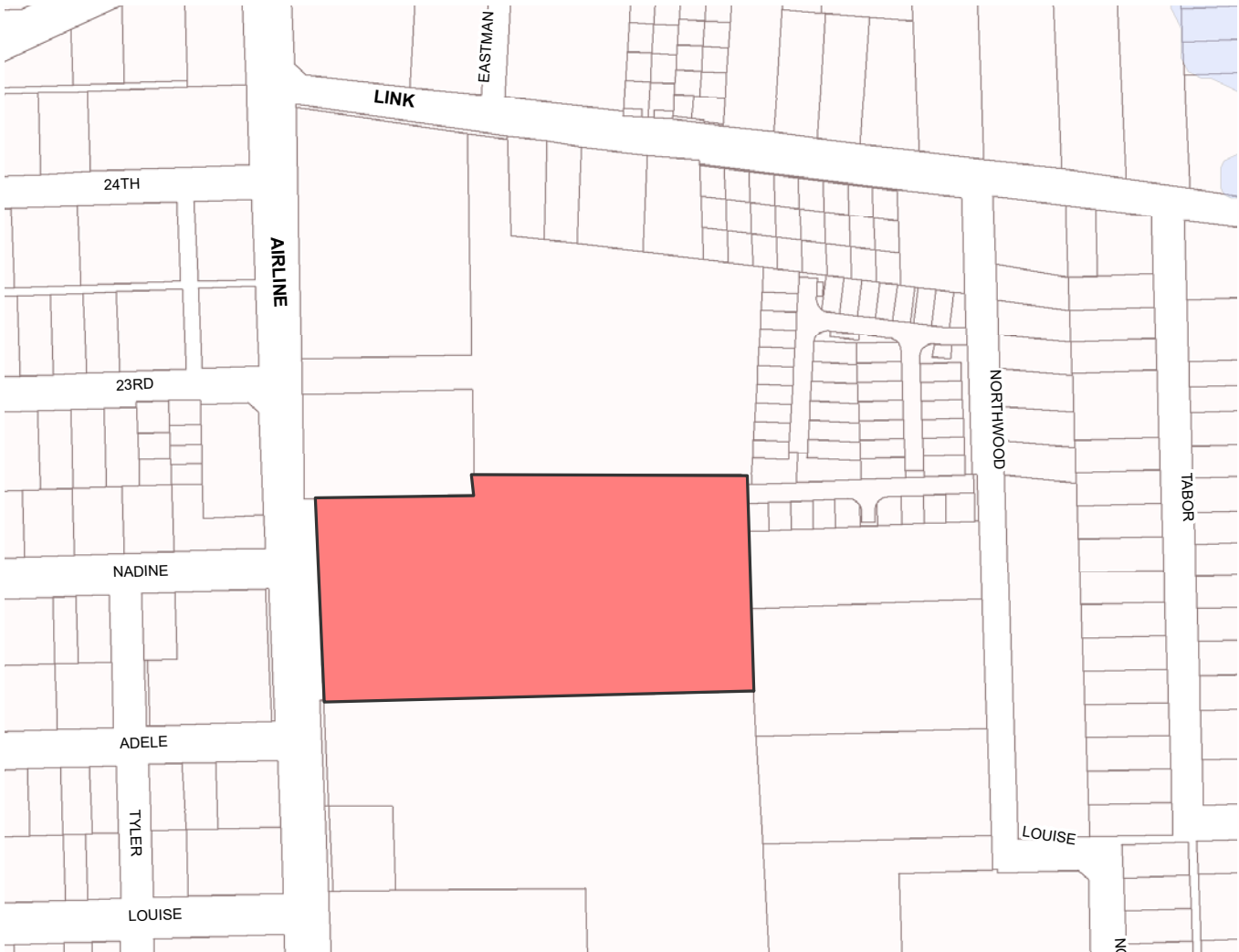
ITEM: 118

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: East Heights at Airline (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

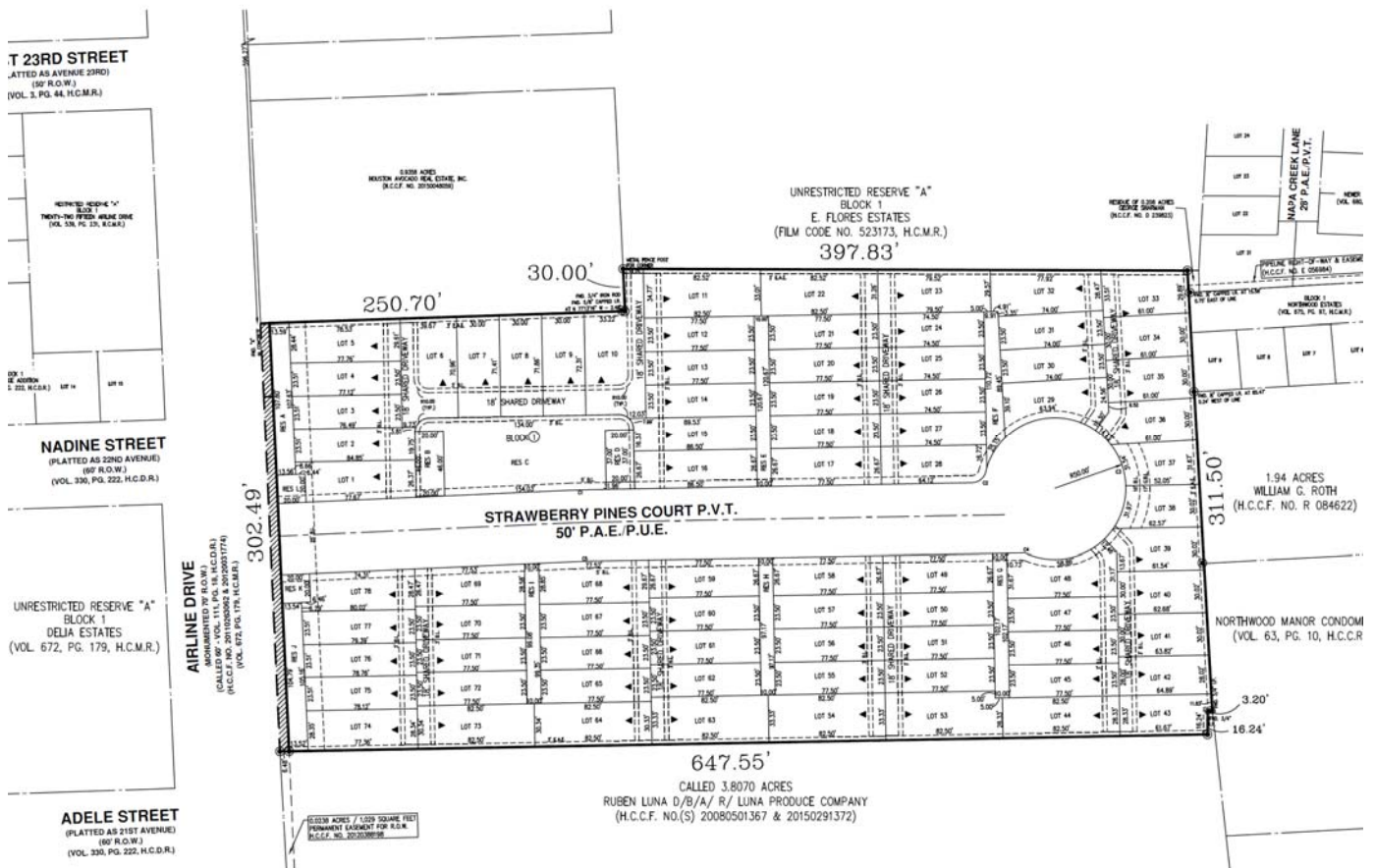
ITEM: 118

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: East Heights at Airline (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

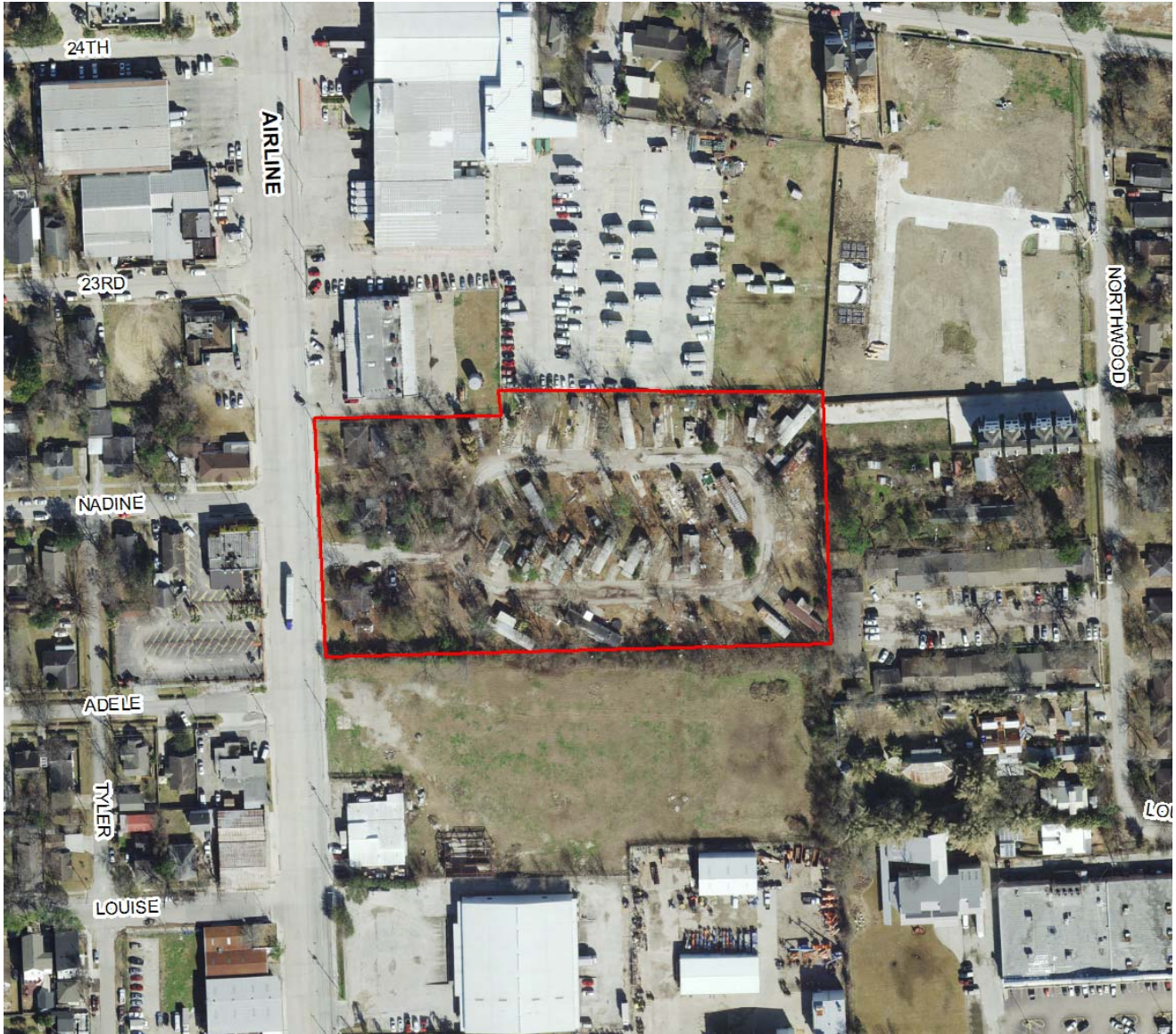
ITEM: 118

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: East Heights at Airline (DEF 1)

Applicant: Vernon G. Henry & Associates, Inc.



F- Reconsideration of Requirements

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Reconsideration of Requirements Request Form**

Application No: 2020-0388
Plat Name: East Heights at Airline
Applicant: Vernon G. Henry & Associates, Inc.
Date Submitted: 03/06/2020

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:

42-127

Chapter 42 Section: 127

Chapter 42 Reference:

to allow intersection spacing of less than 600' on a major thoroughfare

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:

n/a



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-0388

Plat Name: East Heights at Airline

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 03/06/2020

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 more than 35 lots off of one cul-de-sac; To allow reduced intersection spacing along Airline Drive

Chapter 42 Section: 127

Chapter 42 Reference:

42-127: Intersections along a major thoroughfare shall be spaced a minimum of 600 feet apart. 42-131: A cul-de-sac shall not serve a single-family residential development that will generate more than 350 vehicle trips a day at the intersection of the cul-de-sac with a through street. A cul-de-sac that exclusively serves a single-family residential development and that has a length of not more than 350 feet from the centerline of its intersection with the nearest street shall have a paving width of at least 24 feet and shall not be used to serve single-family residential development that will generate more than 350 vehicle trips a day at the intersection of the cul-de-sac with a through street.

Statement of Facts

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

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

This property is an older trailer park which is to be redeveloped for single-family homes by a respected major builder with headquarters in Houston. It is located in a quickly redeveloping area of the inner city near the intersection of Airline Drive and Cavalcade. The request is to align the intersection of the proposed p.a.e. 600' from public street intersections on the opposite side of Airline Drive. Satisfying this requirement is not possible because the Pine Ridge Addition on the west side of Airline, which was platted many years ago, has blocks only 200' wide with streets that intersect Airline on each side of the blocks so no new street could be created on the east side that would be 600' from an existing street on the west side. Access to proposed East Heights at Airline will be from a gated 50' permanent access easement to be built to public street standards. The intersection of this p.a.e. with Airline is in approximately the same location as the driveway intersection on Airline that has long served the trailer park. Because of the gated entry, there will be no crossing of Airline from Nadine Street on the west side, even though the south edge of Nadine is only 2.25' from the north side of the p.a.e. The p.a.e. will terminate in a cul-de-sac bulb and will not provide any access to property outside the new subdivision. The requirement for 600' of separation between streets in the inner city is impractical with the amount of small block subdivisions that are present within the inner-city. It is also an inconsistent policy because the driveways of large apartment complexes have no requirement for offset against public streets. For instance, the new apartment complex to the south of this project has almost 300 units and the driveway access to Airline has an offset of about 12' from centerline of the driveway to centerline of Adele Street across the Airline right of way. Allowing more than 35 lots off one point of access is done regularly throughout Houston. For instance, suburban developers can have up to 150 lots off one point of access. There are also several examples of multiple large apartment complexes taking access from the same cul-de-sac. There is no rule governing the amount of apartment units that can take access from a street which has a cul-de-sac. Something suburban developers get that inner-city developers sometimes do not, is flexibility. This site has little room for flexibility of access. There is only about 300' of frontage on Airline, which makes it impractical to have two 50' streets taking access from Airline. Having two 50' streets would create yet another variance for intersection spacing along Airline. In addition, this site is essentially landlocked on 3 sides. To the north there are multiple commercial properties. To the east, there are single-family properties that would not allow a stub street to go through. To the south, is a large apartment complex that was just completed recently.

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

Pine Ridge Addition with its 200' wide blocks and parallel streets intersecting Airline was platted decades ago, prior to the adoption of Chapter 42 regulations prohibiting this type of design. This plat was already approved preliminarily. It is then customary to get all engineering plans approved, which this developer has done. After spending hundreds of thousands of dollars on engineering with regards to water, sewer, drainage, and paving plans. The planning staff has now come back and said it requires a variance, which should have been determined at the preliminary stage. The 300' length, 350 trips, and 35 lots per day limit on cul-de-sacs was added to Chapter 42 in the mid 1990's with the intention of ensuring water service viability. This policy has since been resolved with the improvements of utility design and technology according to previous statements of PWE.

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

The intent of the Chapter was to require subdivisions to provide internal circulation rather than throwing it onto adjacent major thoroughfares. It was not intended to prohibit development on the opposite side of the thoroughfare, or even to require streets on the opposite side to be located 600' away. The strict interpretation of the chapter wording has resulted in applying the off-set requirement to both sides of the street. For much infill development, this interpretation has created major problems. This proposal is a small subdivision which will provide internal circulation on its own network of shared driveways and the p.a.e. This is a rapidly redeveloping area of Houston, which the developer thinks is a great spot for small lot single-family residential development. Getting this amount of density allows the developer to deliver a more reasonably-priced product relative to other properties in the area.

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

Public health, safety, and welfare will not be adversely impacted because there will be no cross-traffic between Nadine and the new p.a.e.

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

One justification for the variance is the lack of cross-traffic because of the gated entry into the new single-family subdivision. Another main reason the developer needs the variance is the existence of impassable land-uses on all three sides, which make through streets impractical.



PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT Variance Request Form

Application No: 2020-0388

Agenda Item: 118

PC Action Date: 05/14/2020

Plat Name: East Heights at Airline

Applicant: Vernon G. Henry & Associates, Inc.

Staff Recommendation: Defer Applicant request

Chapter 42 Sections: 127

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

To allow more than 35 lots off of one cul-de-sac; To allow reduced intersection spacing along Airline Drive;

Basis of Recommendation:

The site is located within the city limits along Airline Drive south of Link. The applicant is proposing a subdivision with a type one private street with 78 lots taking access from shared driveways that connect to the private street and requesting two variances. Variance one, to allow intersection spacing of less than 600 feet between local streets along the major thoroughfare Airline Drive. Variance two, to allow more than 35 lots to take access from a cul-de-sac. Staff recommendation is to defer the application for two weeks per the applicant's request. Because this is the second deferral staff will like to make a brief presentation.

The site was used as a RV park approximately since 1976 with approximately 50 units. Airline Drive is a 5-lane street with two traffic lanes on each side and a turning lane in the middle. For variance one there is an intersection spacing of approximately 2.25 feet between Nadine Street and the proposed street Strawberry Pines Court and 146 feet between Adele Street and the proposed private street.

For variance two, the original purpose of Sec 42-131, which refers to the number of lots that can take access from a cul-de-sac, was not solely in consideration of traffic impacts, but also in concern over dead end utilities that create low water pressure for domestic service and for fire hydrants. Since the time that this amendment was made to Chapter 42 in the mid-1990s, the cul-de-sac length limitation based on the number of units served, no longer is something relevant to the provision of infrastructure. The length of the cul-de-sac has little to do with whether adequate utilities can be designed and constructed for domestic service. This concludes staff presentation. Staff recommendation is to defer the application for two weeks 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

April 21, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: East Heights at Airline

REFERENCE NUMBER: 2020-0388

ROR

Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located along Airline Drive north of W. Cavalcade 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.

Vernon G. Henry & Associates, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a reconsideration of requirements with a variance to allow intersection spacing of less than 600' along Airline Drive 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. This item is currently being scheduled for consideration at a

Virtual Planning Commission Meeting

Thursday, April 30, 2020, at 2:30 p.m.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, The Planning Commission will hold a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

www.houstonplanning.com

You may also submit comments or sign up as speakers in the following ways:

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

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624. A staff member will take your comments. Your comments will be read into the record and made part of the meeting record.

For additional information regarding this project, please call Jake Patrick of Vernon G. Henry & Associates, Inc. at 713-627-8666. You may also contact Homero Guajardo Alegria with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **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: 119
Action Date: 05/14/2020
Plat Name: Heritage Senior Residence
Developer: Woodmere Development Company
Applicant: LJA Engineering, Inc. - (West Houston Office)
App No / Type: 2020-0541 C2

Total Acreage:	1.2340	Total Reserve Acreage:	1.1290
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492G	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.

Fully dimension ROW dedication area on the plat.

Show Center St ROW as 45 wide on cross section exhibit.

Site plan needs to include the sidewalk dimension, building line, dimension between the sidewalk and back of curb, and the distance between the proposed structure and the back of curb.

Provide a 6' sidewalk.

Provide south elevation (elevation submitted is on the west based on the corresponding floor plan).

Provide parking analysis and unit count.

Commission Action:

Defer Additional information reqd



Action Date:
05/14/2020

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: 119
Action Date: 05/14/2020
Plat Name: Heritage Senior Residence
Developer: Woodmere Development Company
Applicant: LJA Engineering, Inc. - (West Houston Office)
App No / Type: 2020-0541 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.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

HPW-OCE- Drainage and Utility: Detention is required.
Also Storm Water Quality Permit is Required.
Make sure that 10' clearance between public utility to the building foundation.

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

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

Houston Planning Commission

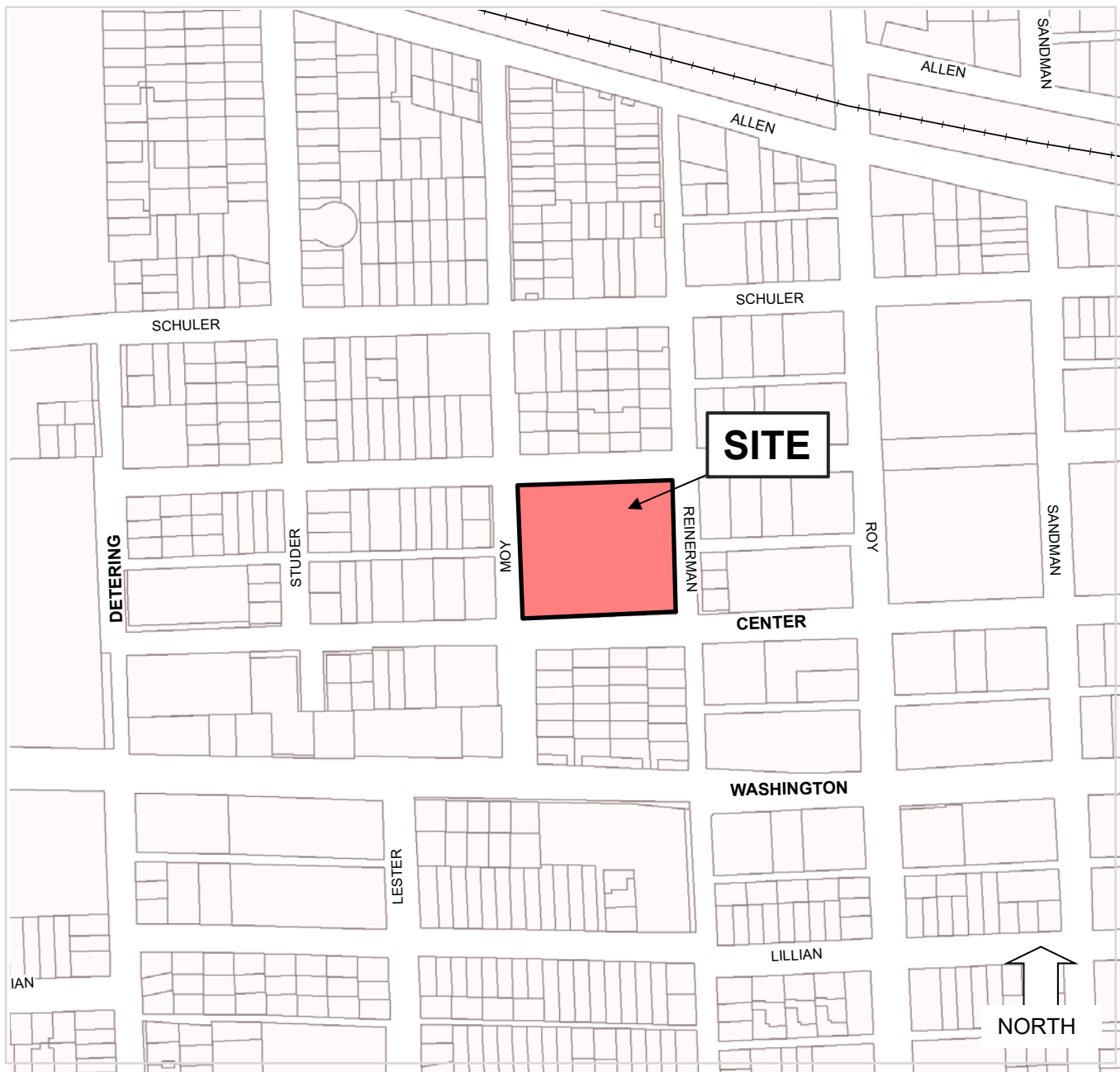
ITEM: 119

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Heritage Senior Residence

Applicant: LJA Engineering, Inc.



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

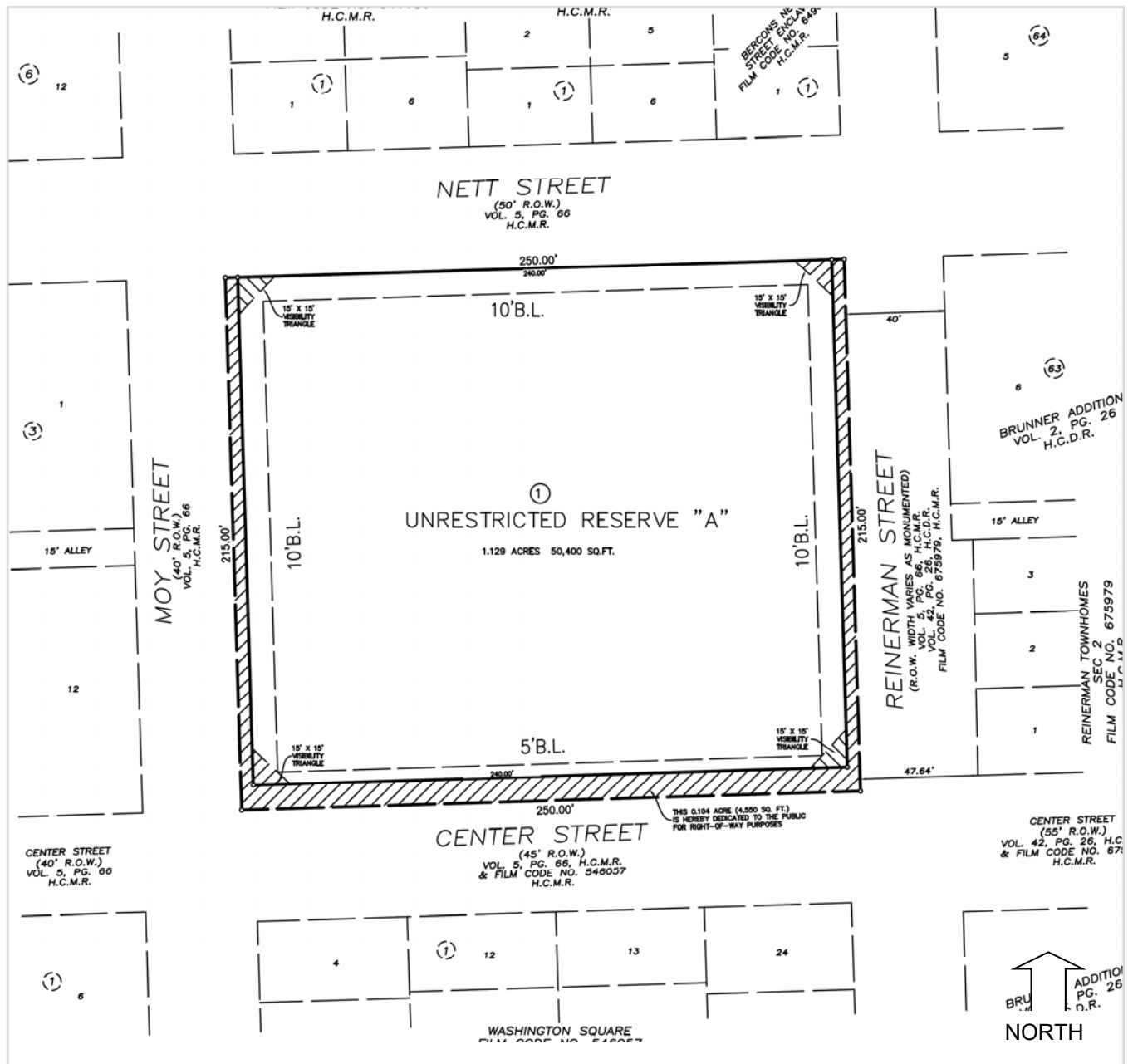
ITEM: 119

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Heritage Senior Residence

Applicant: LJA Engineering, Inc.



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 119

Planning and Development Department

Meeting Date: 05/14/2020

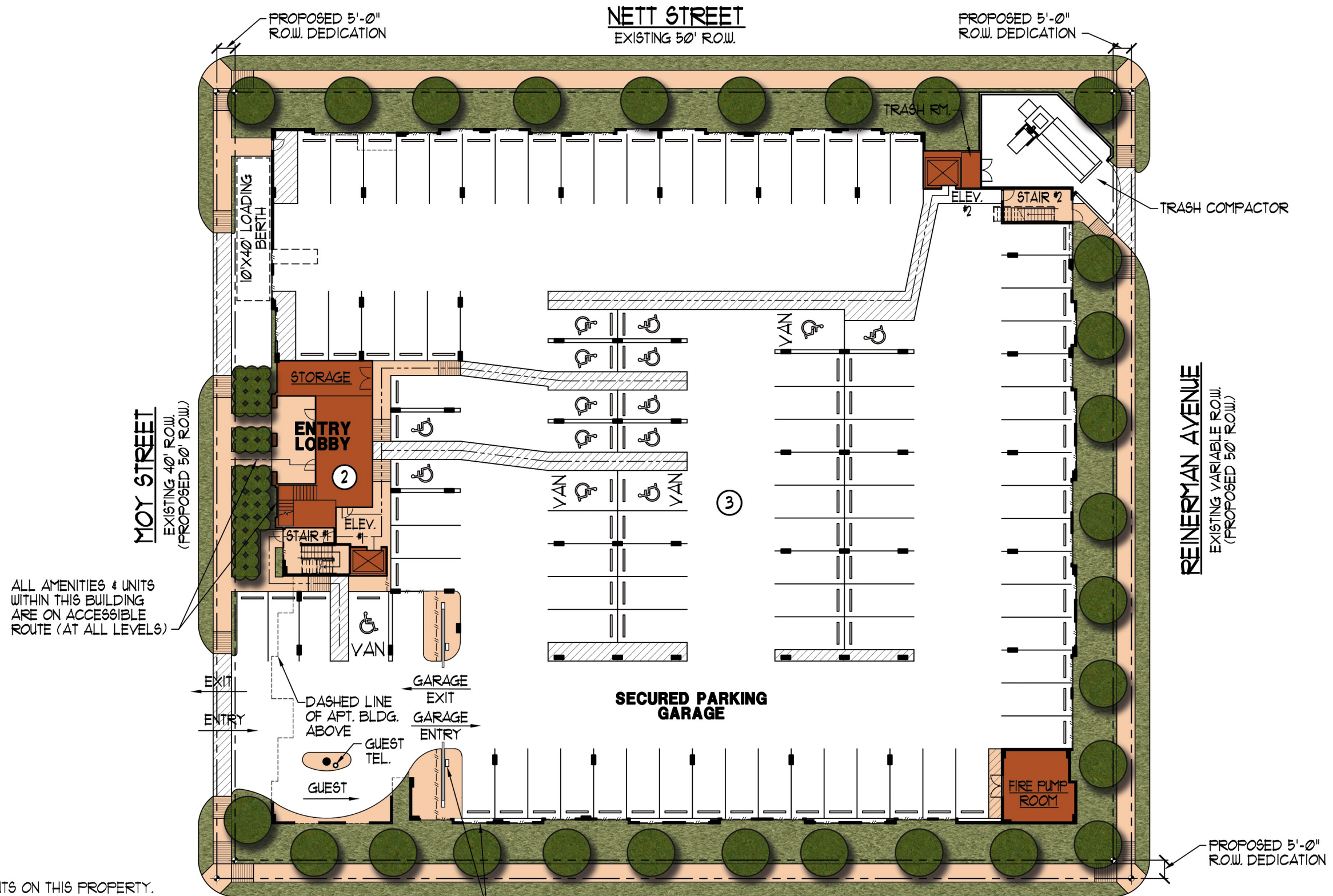
Subdivision Name: Heritage Senior Residence

Applicant: LJA Engineering, Inc.



F- Reconsideration of Requirements

Aerial



NO PIPELINE EASEMENTS ON THIS PROPERTY.
H.C. INDICATES MOBILITY IMPAIRED UNIT S/H INDICATES SIGHT/HEARING IMPAIRED UNIT
STRUCTURE IS COMPRISED OF 3 DISTINCT BLDGS., #1, #2, AND #3 SEPARATED BY
TWO-HOUR CONCRETE PODIUM FLOOR.
SITE AREA: 1.23 ACRES
PROPERTY IS IN ZONE 'X', OUTSIDE THE 100 YEAR FLOODPLAIN.
STORM WATER DETENTION TO OCCUR UNDERGROUND IN TANKS/PIPING BENEATH THE 1ST
FLOOR PARKING GARAGE.
NO FLOOD MITIGATION REQUIRED FOR THIS PROPERTY.

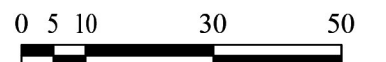
SITE PLAN - Level 1

Heritage Senior Residences

Mucasey & Associates, Architects



TDHCA Disclosure: In accordance with the rules of the Texas Department of Housing and Community Affairs, aspects of this development may be subject to change, including but not limited to, changes in the amenities ultimately selected and provided.

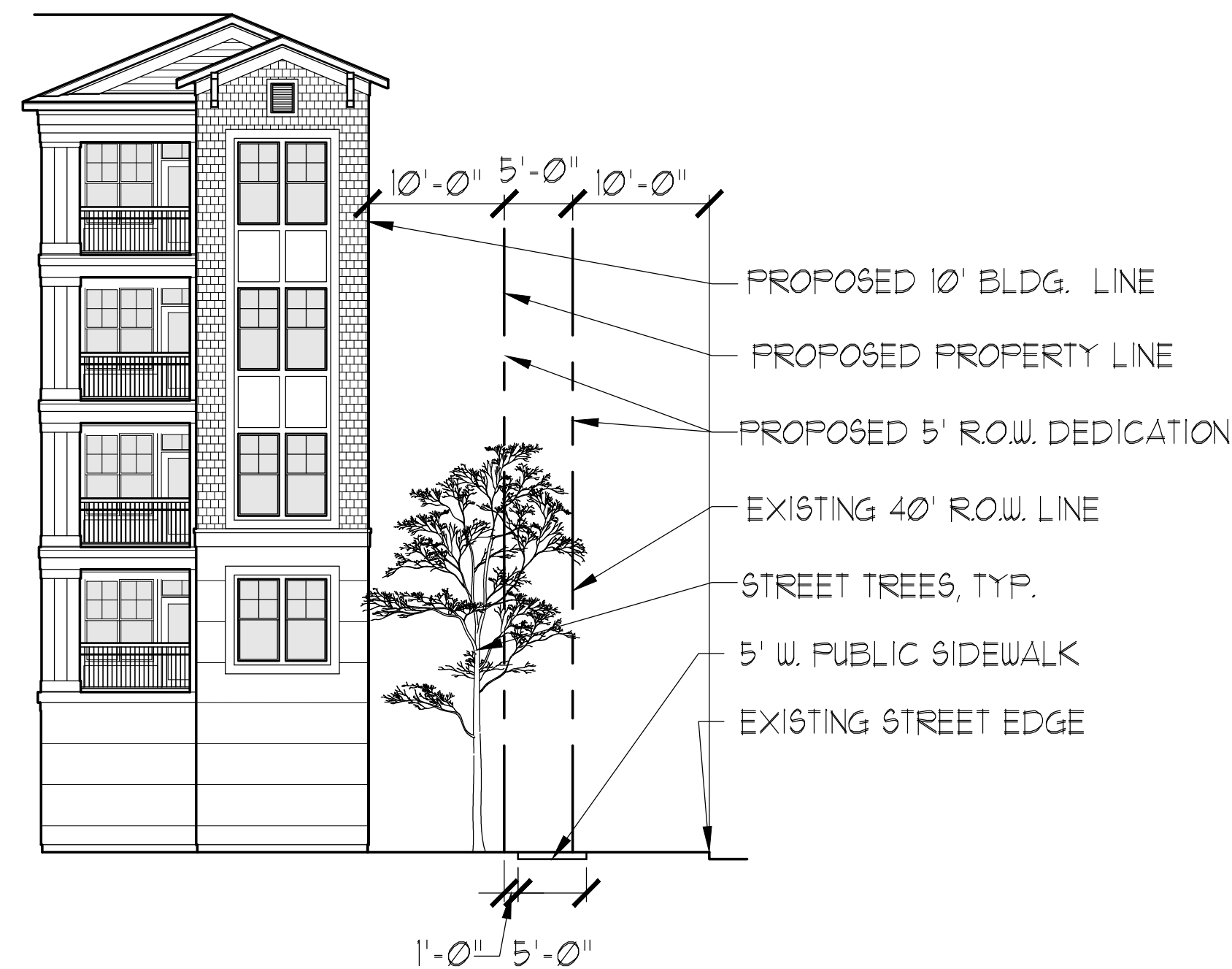




HERITAGE SENIOR RESIDENCES

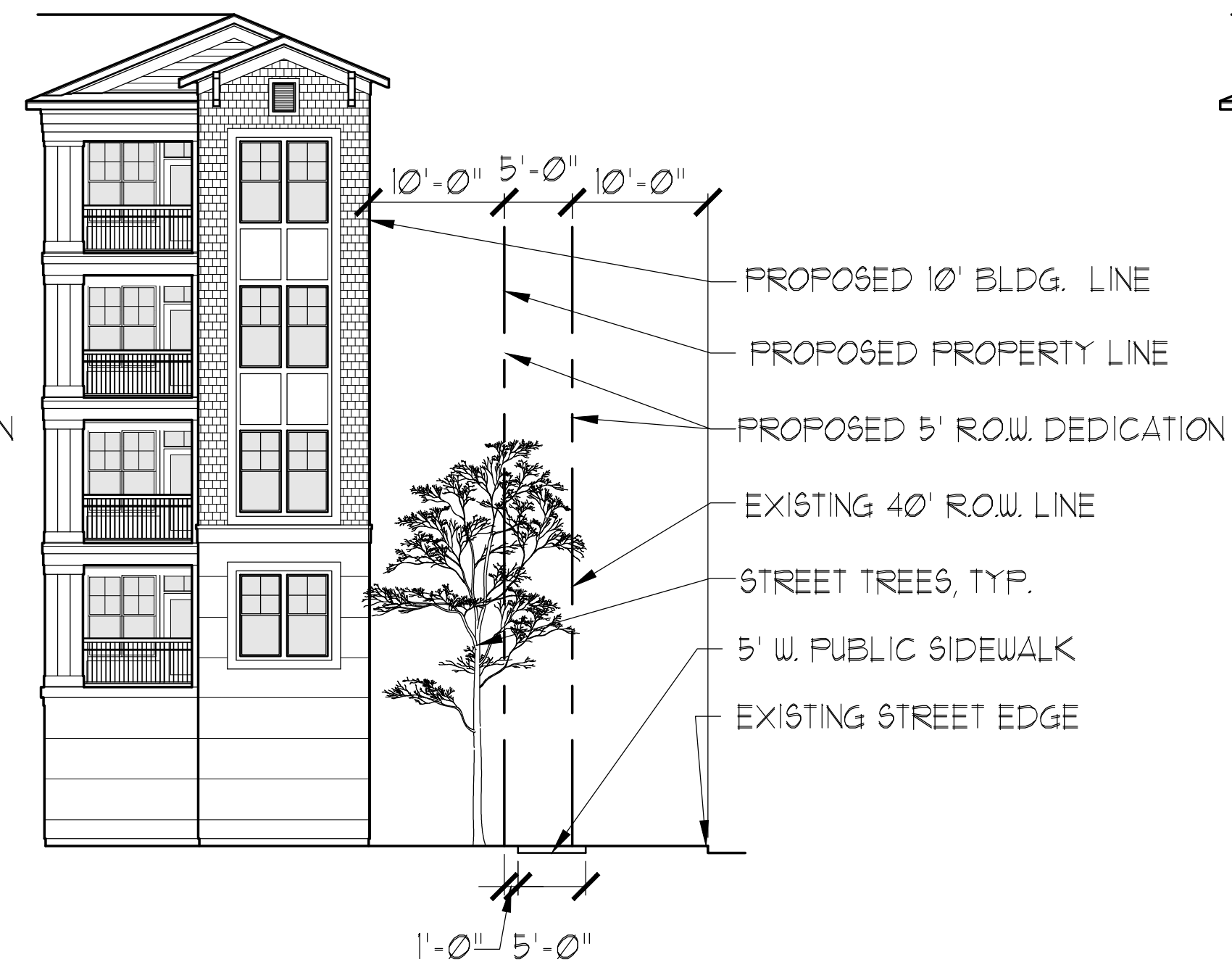
Mucasey & Associates, Architects

February 17, 2020



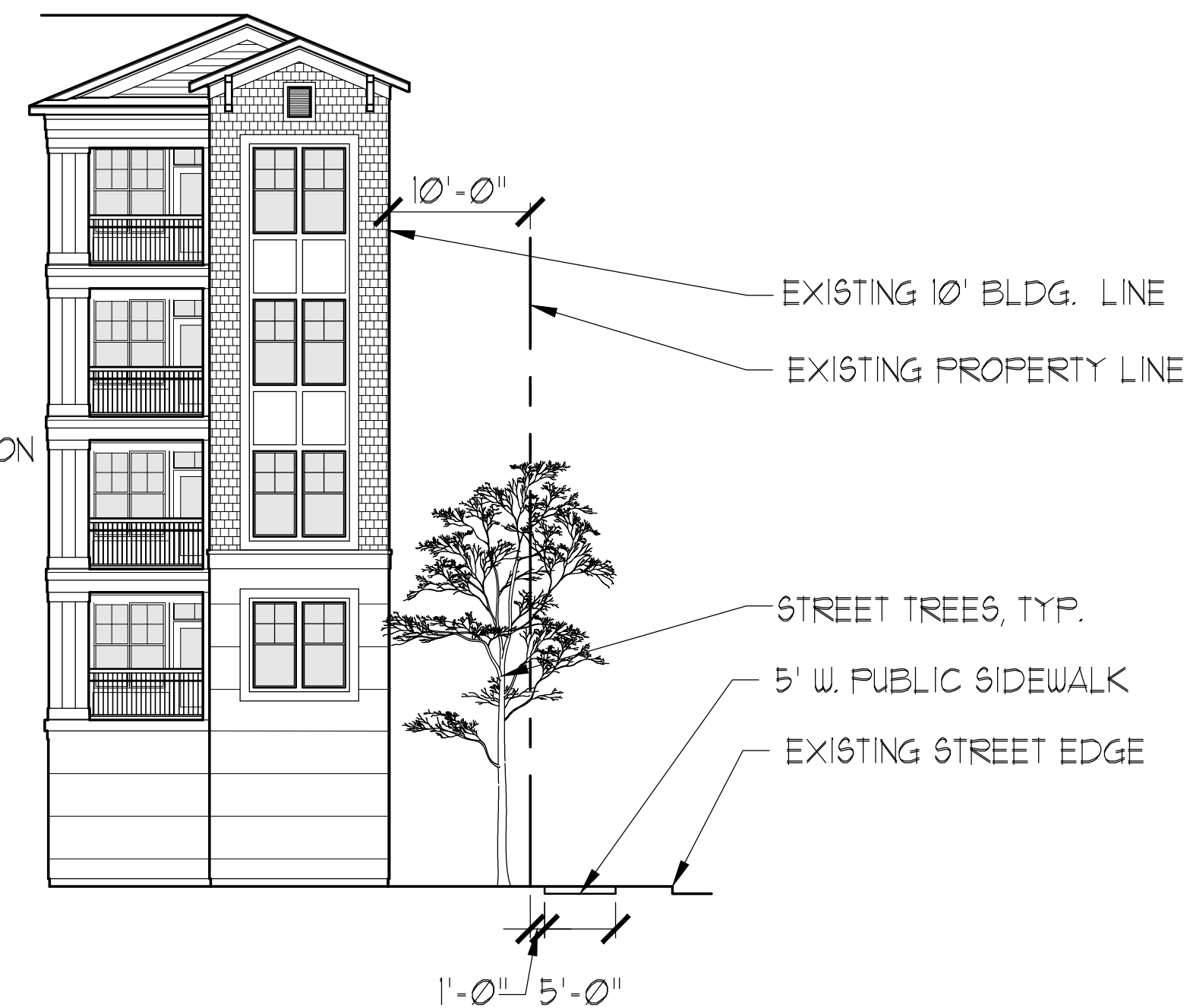
REINERMAN AVENUE

EXISTING VARIABLE R.O.W.
(PROPOSED 50' R.O.W.)



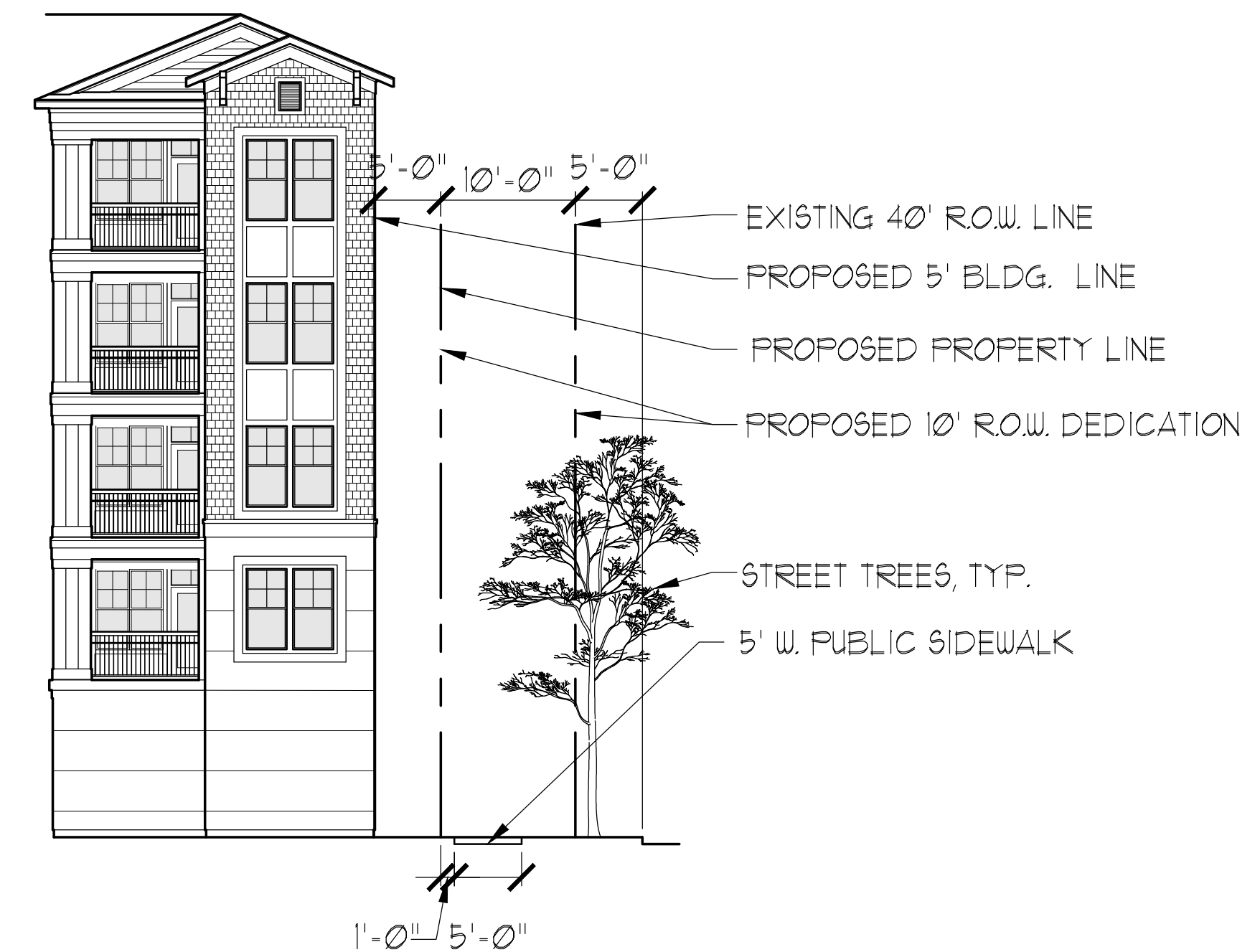
MOY STREET

EXISTING 40' R.O.W.
(PROPOSED 50' R.O.W.)



NETT STREET

EXISTING 50' R.O.W.



CENTER STREET

EXISTING 40' R.O.W.
(PROPOSED 60' R.O.W.)

PROPOSED STREET CONDITIONS

HERITAGE SENIOR RESIDENCES

Mucasey & Associates, Architects
April 16, 2020



Application No: 2020-0541
Plat Name: Heritage Senior Residence
Applicant: LJA Engineering, Inc.- (West Houston Office)
Date Submitted: 03/23/2020

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 requirement or condition being sought:

To allow a 5 foot building line along the plat boundary at the Center Street collector instead of a 10 foot building line as required by Chapter 42 section 42-155.

Chapter 42 Section: 155

Chapter 42 Reference:

Sec. 42-155. Collector and local streets—Uses other than single-family residential. (a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

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 Heritage Senior Residence is a plat that is proposed to be an unrestricted reserve/senior residential development located in the City of Houston, Harris County. The site is bounded by the east-west streets of Center Street to the south and Nett Street to the north. The site is also bounded by the north-south streets of Moy Street to the west and Reinerman Street to the east. Center Street is designated as a Collector street and the Heritage Senior Residence plat is providing 10' of Right-of-Way dedication to comply with the Collector's required Right-of-way width. Center street and Nett Street end approximately 600 feet to the west at Detering Street. Moy Street and Reinerman Street end approximately 200 feet to the south at Washington Avenue which is a designated major thoroughfare. Approximately 1,000 feet to the west of the site is T.C. Jester Boulevard which is a designated major thoroughfare. Approximately 1,300 feet to the east of the site is Shepherd Drive which is a designated major thoroughfare. The site is also located approximately 2,000 feet south of Interstate 10 with access to multiple major thoroughfares. Surrounding the site are mostly single-family homes with small commercial developments within walking distance. Proposed sidewalks and tree planting surrounding the entire site are intended to create a walkable environment. The proposed entry is centrally located on Moy Street to allow for easy access to either Washington Avenue, T.C. Jester Boulevard or Shepherd Drive. This development is addressing the need for Senior residential housing that can best add to the residential aspects of the area and provide essential access to major streets. Providing a 5' building line will be consistent with what is already existing and will be a benefit to the adjacent neighborhood. The Heritage Senior Residence is in keeping with the surrounding residential neighborhood. Most of the properties adjacent to the subject site, that are located along Center Street, will not be redeveloping in the future. They have already been fully developed with established building lines. Reinerman Townhomes Sec 2 (675979 HCMR), is located across from the subject site at the intersection of Center Street and Reinerman Street and includes a 10' building line. This recorded building line aligns with the 5 foot proposed building line in the Heritage Senior Residence proposed plat. Granting the 5 foot building line variance will be consistent with the adjacent neighborhood and will achieve the intent of Chapter 42. This is not a hardship created or imposed by the applicant since most the properties, surrounding the proposed site, were developed prior to the re-designation of Center Street as a Collector road. The approval of the proposed 5' building would be in keeping with the intent of what has already been developed. The Heritage Senior Residence will provide a walkable environment around the site, provide efficient vehicular access to major roads, and provide needed senior living in the area. This will be a benefit to the surrounding neighborhood and the intent and general purpose of Chapter 42 will be preserved and maintained



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2020-0541

Plat Name: Heritage Senior Residence

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

Date Submitted: 03/23/2020

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 allow a 5 foot building line along the plat boundary at the Center Street collector instead of a 10 foot building line as required by Chapter 42 section 42-155.

Chapter 42 Section: 42-155

Chapter 42 Reference:

Sec. 42-155. Collector and local streets—Uses other than single-family residential. (a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

Statement of Facts

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

NA

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

The Heritage Senior Residence is a plat that is proposed to be an unrestricted reserve/senior residential development located in the City of Houston, Harris County. The site is bounded by the east-west streets of Center Street to the south and Nett Street to the north. The site is also bounded by the north-south streets of Moy Street to the west and Reinerman Street to the east. Center Street is designated as a Collector street and the Heritage Senior Residence plat is providing 10' of Right-of-Way dedication to comply with the Collector's required Right-of-way width. Center street and Nett Street end approximately 600 feet to the west at Detering Street. Moy Street and Reinerman Street end approximately 200 feet to the south at Washington Avenue which is a designated major thoroughfare. Approximately 1,000 feet to the west of the site is T.C. Jester Boulevard which is a designated major thoroughfare. Approximately, 1,300 feet to the east of the site is Shepherd Drive which is a designated major thoroughfare. The site is also located approximately 2,000 feet south of Interstate 10 with access to multiple major thoroughfares. Surrounding the site are mostly single-family homes with small commercial developments within walking distance. Proposed sidewalks and tree planting surrounding the entire site are intended to create a walkable environment. The proposed entry is centrally located on Moy Street to allow for easy access to either Washington Avenue, T.C. Jester Boulevard or Shepherd Drive. This development is addressing the need for Senior residential housing that can best add to the residential aspects of the area and provide essential access to major streets. Providing a 5' building line will be consistent with what is already existing and will be a benefit to the adjacent neighborhood.

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

The Heritage Senior Residence is in keeping with the surrounding residential neighborhood. Most of the properties adjacent to the subject site, that are located along Center Street, will not be redeveloping in the future. They have already been fully developed with established building lines. Reinerman Townhomes Sec 2 (675979 HCMR), is located across from the subject site at the intersection of Center Street and Reinerman Street and includes a 10' building line. This recorded building line aligns with the 5 foot proposed building line in the Heritage Senior Residence proposed plat. Granting the 5 foot building line variance will be consistent with the adjacent neighborhood and will achieve the intent of Chapter 42. This is not a hardship created or imposed by the applicant since most the properties, surrounding the

proposed site, were developed prior to the re-designation of Center Street as a Collector road. The approval of the proposed 5' building would be in keeping with the intent of what has already been developed.

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

The Heritage Senior Residence will provide a walkable environment around the site, provide efficient vehicular access to major roads, and provide needed senior living in the area. This will be a benefit to the surrounding neighborhood and the intent and general purpose of Chapter 42 will be preserved and maintained.

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

Granting the variance will be in keeping with the surrounding neighborhood while providing needed senior living and will not be injurious to the public health, safety or welfare.

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

By granting the variance, the development will enhance the walkability of the area, maintain efficient traffic circulation, and be consistent with adjacent developments to be a beneficial part of the area by providing needed senior living. Economic hardship is not the sole justification of the variance.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**STAFF REPORT
Variance Request Form**

Application No: 2020-0541

Agenda Item: 119

PC Action Date: 05/14/2020

Plat Name: Heritage Senior Residence

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

Staff Recommendation: Defer Additional information reqd

Chapter 42 Sections: 42-155

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

To allow a 5 foot building line along the plat boundary at the Center Street collector instead of a 10 foot building line as required by Chapter 42 section 42-155. ;

Basis of Recommendation:

The site is located within Houston's corporate limit along Center Street, north of Washington Avenue and west of Durham Drive.

The applicant proposes an unrestricted reserve for the purpose of a multi-family development. The applicant is requesting a variance to plat a 5' building line along Center rather than the required 10'.

Staff recommends deferral in order for the applicant to provide new materials by noon next Wednesday.

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
F. 832.393.6662
www.houstontx.gov

May 6, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Heritage Senior Residence

REFERENCE NUMBER: 2020-0541

ROR/VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property located on a block bound by Nett, Reinerman, Center, and Moy Streets. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

LJA, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a reconsideration of requirement with variance to establish a 5' building line along Center Street as opposed to the required 10'. Enclosed are copies of the reconsideration of requirement, 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.

Virtual Planning Commission Meeting

Thursday, May 14, 2020, at 2:30 p.m.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, The Planning Commission will hold a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

www.houstonplanning.com

You may also submit comments or sign up as speakers in the following ways:

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

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624. A staff member will take your comments. Your comments will be read into the record and made part of the meeting record.

For additional information regarding this project, please call Rene Rodriguez with LJA Engineering, Inc. at 713-953-5228. 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.

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

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

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 120
Action Date: 05/14/2020
Plat Name: Republic Business Center
Developer: National Property Holdings
Applicant: Windrose
App No / Type: 2020-0622 C2

Total Acreage:	156.2552	Total Reserve Acreage:	156.2552
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	77064	369R	ETJ

Conditions and requirements for approval:

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

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted the requested variances to exceed intersection spacing by not extending any stub streets through the subject tract.



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: 120
Action Date: 05/14/2020
Plat Name: Republic Business Center
Developer: National Property Holdings
Applicant: Windrose
App No / Type: 2020-0622 C2

HPW- TDO- Traffic: 05-12-2020

No comment at this time.

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)

Verify that private easement, roadway easement and drainage easements have been abandoned
Joint Scope TIA with City of Houston to determine driveway location, median openings and left turn lane requirements before review of site development plan (HC-permit regs, 12.02)
County has no objections to variances

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

Houston Planning Commission

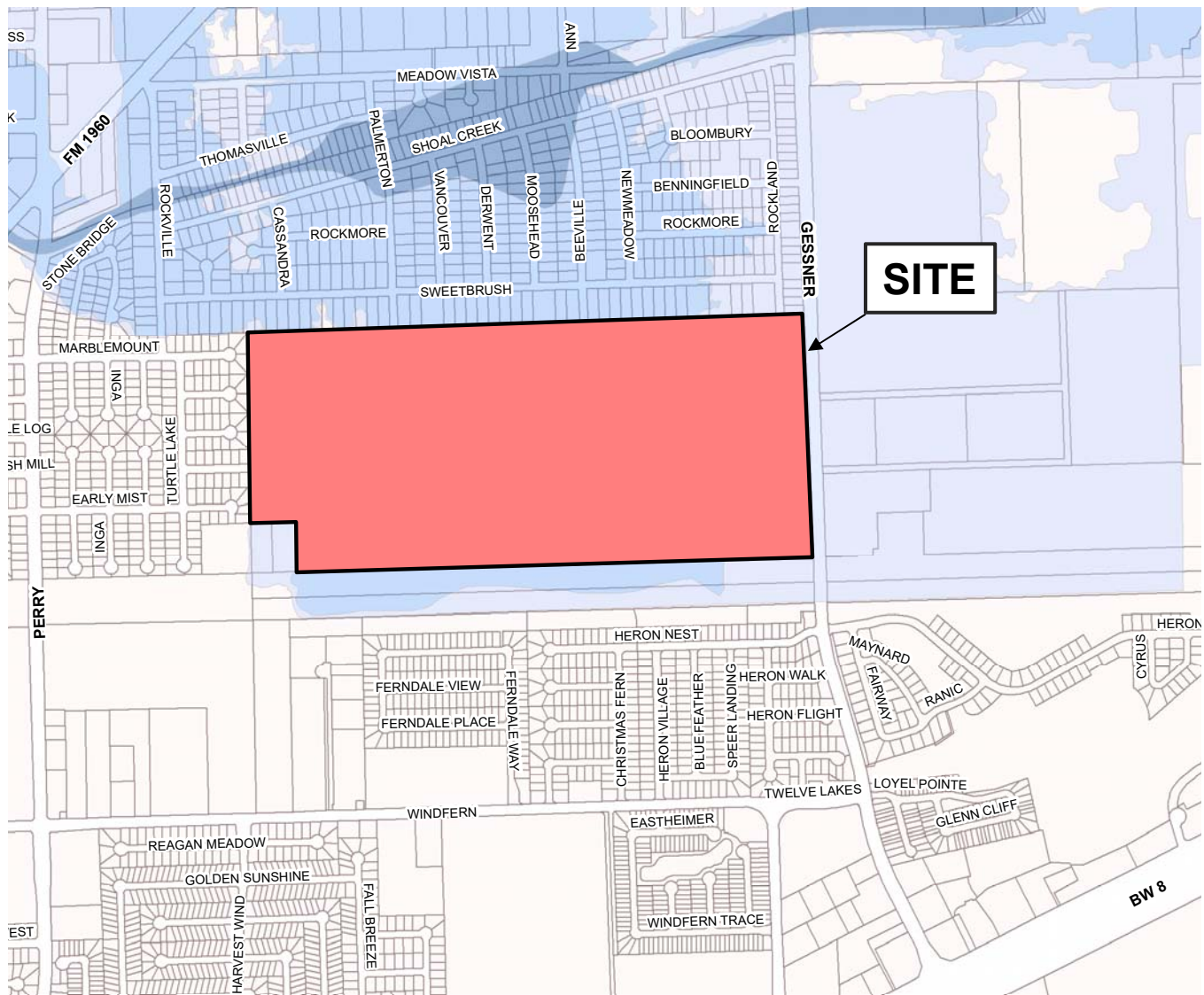
ITEM: 120

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Republic Business Center

Applicant: Windrose



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

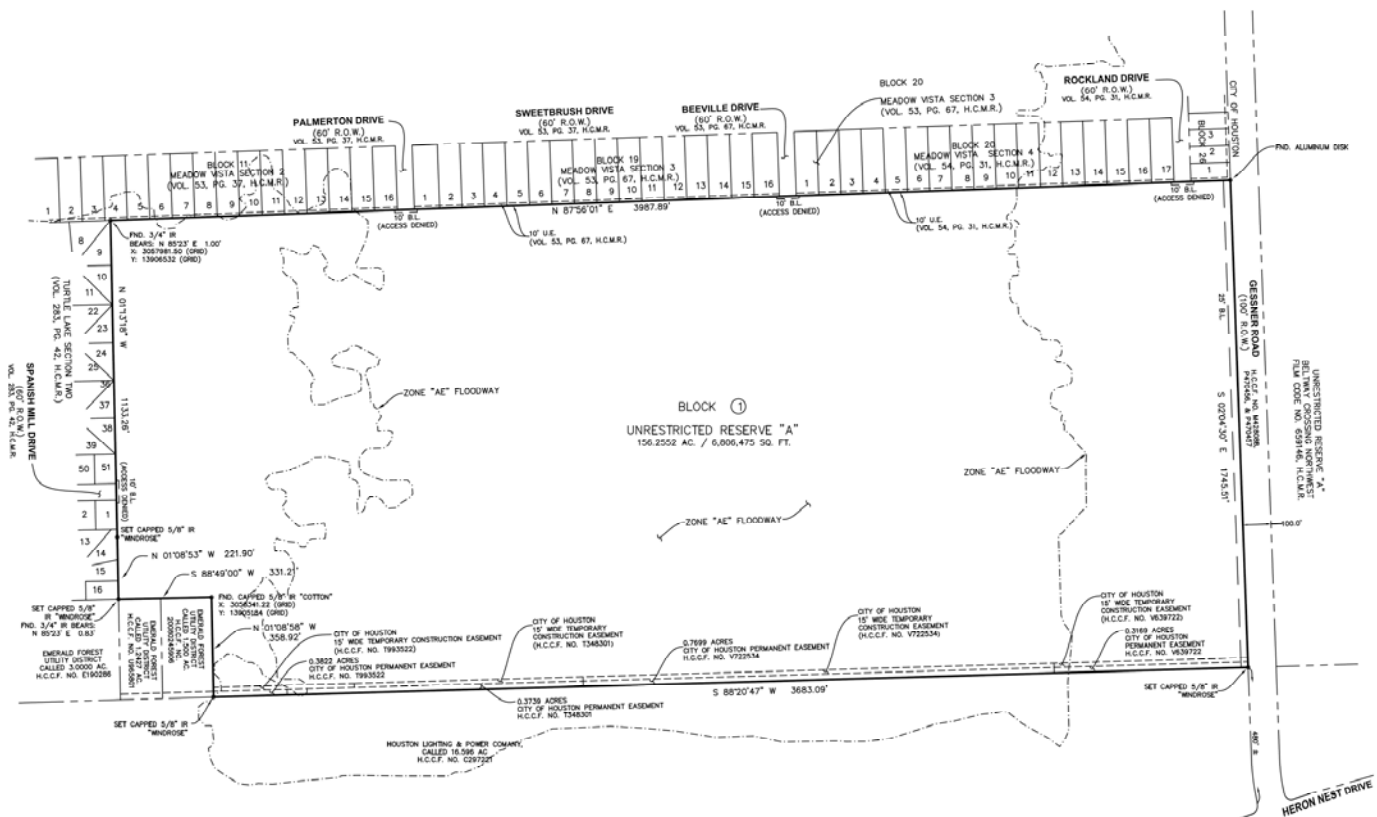
ITEM: 120

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Republic Business Center

Applicant: Windrose



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 120

Planning and Development Department

Meeting Date: 05/14/2020

Subdivision Name: Republic Business Center

Applicant: Windrose



F- Reconsideration of Requirements

Aerial



Application No: 2020-0622
Plat Name: Republic Business Center
Applicant: Windrose
Date Submitted: 04/06/2020

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:

To not extend or terminate with a cul-de-sac Rockland Drive, Beeville Drive, Palmerton Drive, or Spanish Mill Road; and, to exceed east/west and north/south intersection spacing within the platted area.

Chapter 42 Section: 134, 128

Chapter 42 Reference:

Sec. 42-134, Street extension, Paragraph (a), Subparagraphs (3) and (5), state, "A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (3) The existing stub street is only one lot in depth; (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter." AND Sec. 42-128, Intersections of major thoroughfares, Paragraph (a) states, "A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet." AND Sec. 42-128, Intersections of local streets, Paragraph (a), Subparagraph (1) states, "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."

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:

see variance request



Application Number: 2020-0622

Plat Name: Republic Business Center

Applicant: Windrose

Date Submitted: 04/06/2020

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 extend or terminate with a cul-de-sac Rockland Drive, Beeville Drive, Palmerton Drive, or Spanish Mill Road; and, to exceed east/west and north/south intersection spacing within the platted area.

Chapter 42 Section: 134, 128

Chapter 42 Reference:

Street extension, Paragraph (a), Subparagraphs (3) and (5), state, "A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (3) The existing stub street is only one lot in depth; (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter." AND Sec. 42-128, Intersections of major thoroughfares, Paragraph (a) states, "A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet." AND Sec. 42-128, Intersections of local streets, Paragraph (a), Subparagraph (1) states, "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 subject property is 156 acres located on the west side of Gessner Road just north of the intersection with Heron Nest Drive. The subject property is an ideal site for commercial/industrial development, being located off Gessner Road near the intersection of SH 249 and the Sam Houston Tollway, providing the general area with excellent connectivity to the regional road network. With this reconsideration of requirement with a variance, the applicant is requesting to: 1) not extend three stub streets that dead-end in to the northern boundary of the plat - Rockland Drive, Beeville Drive, and Palmerton Drive; 2) not extend one of the streets to meet minimum local intersection spacing for the developed area; and, 3) not provide a public street to meet major thoroughfare intersection spacing along Gessner Road. The applicant previously submitted a general plan in October 2016 that included these variances. However, that general plan showed a proposed east/west oriented public street that is no longer necessary. The property that would have been served by this street has been acquired by the applicant and incorporated in to the development campus. The access easement that followed the same path as the public street has also been released. The primary justification for the variances is still the same as the 2016 submittal. The unusual physical characteristics that affect the land, particularly the limitations caused by existing land uses and the incompatibility of the future land uses. The site is bounded by a residential subdivision to the west, Gessner Road to the east, residential and mixed-used development to the north and a high-power, regional electrical distribution corridor to the south. Extending any roads to the south across this controlled access, high-powered electrical transmission corridor is not feasible. Extending the roads from the northern property line south in to the site is also not feasible because a 140-foot wide drainage channel sites on the subject property, blocking

any viable extension of the roads in to the site. The plan is to still prohibit public access further west of the project boundary. Mixing the residential traffic with the traffic from the commercial/non-residential complex featuring big box footprints and heavy-haul trucking infrastructure is unsafe and more importantly, unnecessary. The residential neighborhood has direct access to Perry Road, a major thoroughfare, which intersects FM 1960 just north of the neighborhood. This road network provides efficient and controlled east-west movement throughout the area. Because the roadways cannot be extended from the north because of the drainage channel and through the site from the south because of the transmission corridor, the applicant is also requesting an intersection spacing variance. The site is over 3,900 feet deep and over 1,100 feet wide from the Gessner Road perspective. The City's regulations would typically require at least 2 north-south streets as well as 1 east-west street that continues beyond the site. The physical limitations prevent any north-south street extensions and the City should discourage the interaction between residential neighborhoods and newly developing industrial areas.

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

Extending the three stub streets from the north in to the property is not possible given the existing drainage channel. Extending roads from the site further to the south is also not possible given the existing high-power electrical transmission corridor. Extending the road from the west in to the site would connect the residential neighborhood with the subject industrial/commercial land uses. Heavy-haul truck traffic would cut through the neighborhood to gain access to Perry Road, which is unsafe and unnecessary. While it would certainly provide added mobility for the heavy haul trucks that would enjoy a direct route through the residential areas to Perry and Windfern to the south, it would be a hardship imposed on the adjacent residential area to promote such traffic patterns.

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

Requiring the applicant to extend the three stub streets along the northern boundary or the street along the western boundary is contrary to the intent of Chapter 42. Significant physical features limit the ability to extend any roadways to the north or south and connecting to Spanish Mill Road to the west will inappropriately connect industrial and residential land uses. The residential area has more than adequate east/west and north/south access to Gessner, FM 1960, Beltway 8 and Perry Road without the street extensions. The proposed development will be adequately served by a private drive connection to Gessner.

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

The granting of the variances will not be injurious to the public's health, safety, or welfare as the street network in the area – Gessner, Perry Road, Beltway 8, FM 1960, Windfern Road - provide adequate vehicular and emergency access to the surrounding area. If the City allows or requires the streets to be extended, then it would provide a very viable option for heavy haul trucks looking for an outlet to FM 1960, Windfern and Perry Road. These numerous cut-through trips in the subdivision would be damaging to the residential streets and dangerous to the vehicular and pedestrian traffic.

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

The conditions supporting the variance are the unique physical characteristics of the site, particularly the limitations imposed by existing drainage channel to the north, the electrical transmission corridor to the south, and the need to keep the heavy-haul truck traffic from the industrial/commercial area out of the single-family neighborhood.



PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT Variance Request Form

Application No: 2020-0622

Agenda Item: 120

PC Action Date: 05/14/2020

Plat Name: Republic Business Center

Applicant: Windrose

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

Chapter 42 Sections: 134, 128

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

To not extend or terminate with a cul-de-sac Rockland Drive, Beeville Drive, Palmerton Drive, or Spanish Mill Road; and, to exceed east/west and north/south intersection spacing within the platted area. ;

Basis of Recommendation:

The site is located within Houston's ETJ in Harris County, west of Gessner, north of North Sam Houston Parkway, and south of Solon and Green's Bayou.

The applicant proposes an unrestricted reserve and is requesting two variances in reconsideration of the requirement to address the street extension and intersection spacing requirements.

Staff is in support of these requests.

The applicant has requested to exceed intersection spacing by not providing north/south streets and an east/west street, and not to extend recorded stub streets on the northern and western boundaries.

The southern boundary is adjacent to CenterPoint property used for electric transmission, and thus meets the intersection exception. This would render any future extension of streets beyond the plat boundary impractical.

Additionally, the intended use of the site is as a commercial/industrial complex. Currently the surrounding single family lots feature an established traffic circulation system accessible to all the three nearby major thoroughfares. Terminating the recorded stub streets, as proposed, will not contribute to the vehicular circulation of the area. The intersection spacing and street extension provisions of Chapter 42 are intended to improve traffic circulation and granting the requested variance is consistent with this intent.

The Harris County Engineer's Office has expressed support for granting this variance.

Staff recommends granting the variances and approving the plat subject to the CPC 101 form conditions.

Statement of Facts

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

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

The applicant has requested to exceed intersection spacing by not providing north/south streets and an east/west street, and not to extend recorded stub streets on the northern and western boundaries. The southern boundary is adjacent to CenterPoint property used for electric transmission, and thus meets the intersection exception. This would render any future extension of streets beyond the plat boundary impractical.

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

The variances are justified by the CenterPoint fee strip serving as a barrier to street extension and the existence of an established street system. Neither of these factors represent a hardship created by or imposed by the applicant.

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

The intended use of the site is as a commercial/industrial complex. Currently the surrounding single family lots feature an established traffic circulation system accessible to all the three nearby major thoroughfares. Terminating the recorded stub streets, as proposed, will not contribute to the vehicular circulation of the area. The intersection spacing and street extension provisions of Chapter 42 are intended to improve traffic circulation and granting the requested variance is consistent with this intent.

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

Granting the request to not extend or create public streets through the tract will not be injurious to public health, safety, or welfare. The surrounding neighborhood is serviced by an established street system that can safely circulate traffic around the site.

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

The variances are justified by the CenterPoint fee strip serving as a barrier to street extension and the existence of an established street system. Neither of these factors represent an economic hardship.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 121
Action Date: 05/14/2020
Original Action Date: 05/23/2019
Plat Name: Balmoral Woodland Hills Reserve
Developer: CAP Morgan Holdings, LLC
Applicant: Jones|Carter - Woodlands Office
App No : 2019-0889
App Type: C2

Total Acreage:	1.8800	Total Reserve Acreage:	1.8800
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:	HC MUD 400
County	Zip	Key Map ©	City / ETJ
Harris	77396	376R	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: 122
Action Date: 05/14/2020
Original Action Date: 06/20/2019
Plat Name: Bammel Plaza North
Developer: Bammel Plaza, LLC
Applicant: Hovis Surveying Company Inc.
App No : 2019-1038
App Type: C2

Total Acreage:	0.6720	Total Reserve Acreage:	0.6720
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	77066	371N	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: 123
Action Date: 05/14/2020
Original Action Date: 06/20/2019
Plat Name: Bammel Plaza South
Developer: 20th Real Estate Properties, Inc
Applicant: Hovis Surveying Company Inc.
App No : 2019-1039
App Type: C2

Total Acreage:	0.8769	Total Reserve Acreage:	0.8769
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	77066	371N	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: 124
Action Date: 05/14/2020
Original Action Date: 06/20/2019
Plat Name: Bridgeland Parkland Village Sec 43
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No : 2019-1089
App Type: C3P

Total Acreage:	17.1600	Total Reserve Acreage:	1.2600
Number of Lots:	73	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	366X	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: 125
Action Date: 05/14/2020
Original Action Date: 05/23/2019
Plat Name: Bridgeland Parkland Village Sec 44
Developer: Windrose
Applicant: Windrose
App No : 2019-0875
App Type: C3F

Total Acreage:	8.2300	Total Reserve Acreage:	1.2116
Number of Lots:	25	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	366W	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: 126
Action Date: 05/14/2020
Original Action Date: 06/20/2019
Plat Name: Bridgeland Parkland Village Sec 45
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No : 2019-1080
App Type: C3P

Total Acreage:	16.7400	Total Reserve Acreage:	2.2700
Number of Lots:	79	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	366X	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: 127
Action Date: 05/14/2020
Original Action Date: 06/06/2019
Plat Name: Cypress Fairbanks ISD Perry Road Sec 1 replat no 1 and extension
Developer: West Belt Surveying, Inc.
Applicant: West Belt Surveying, Inc.
App No : 2019-0917
App Type: C2R

Total Acreage:	41.1760	Total Reserve Acreage:	41.1760
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77064	369U	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: 128
Action Date: 05/14/2020
Original Action Date: 05/23/2019
Plat Name: Development at FM 2920
Developer: Eddings Commercial Contractors
Applicant: Windrose
App No : 2019-0882
App Type: C2

Total Acreage:	4.4400	Total Reserve Acreage:	4.4400
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286P	ETJ

Extension of Approval Notes:

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Commission Action:

Approved



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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 129
Action Date: 05/14/2020
Original Action Date: 07/25/2019
Plat Name: East River Sec 1
Developer: KBRN, LP
Applicant: BGE
App No : 2019-1303
App Type: C3F

Total Acreage:	26.2600	Total Reserve Acreage:	22.6360
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494J	City

Extension of Approval Notes:

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Commission Action:

Approved



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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 130
Action Date: 05/14/2020
Original Action Date: 07/25/2019
Plat Name: East River Sec 2
Developer: KBRN, LP
Applicant: BGE
App No : 2019-1306
App Type: C3F

Total Acreage:	11.7000	Total Reserve Acreage:	9.5800
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494J	City

Extension of Approval Notes:

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Commission Action:

Approved



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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 131
Action Date: 05/14/2020
Original Action Date: 05/23/2019
Plat Name: Greens Road Street Dedication Sec 3
Developer: Balmoral LT, LLC
Applicant: Jones|Carter - Woodlands Office
App No : 2019-0883
App Type: SP

Total Acreage:	1.0848	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 423
County	Zip	Key Map ©	City / ETJ
Harris	77396	376R	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: 132
Action Date: 05/14/2020
Original Action Date: 05/23/2019
Plat Name: Hiram Center
Developer: Doan & Associates, LLC
Applicant: Hovis Surveying Company Inc.
App No : 2019-0878
App Type: C2

Total Acreage:	2.3334	Total Reserve Acreage:	2.3334
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	77053	571Z	ETJ

Extension of Approval Notes:

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Commission Action:

Approved



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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 133
Action Date: 05/14/2020
Original Action Date: 06/06/2019
Plat Name: Katy Lakes Sec 3
Developer: Mini-B, Inc.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No : 2019-0944
App Type: C3F

Total Acreage:	28.2020	Total Reserve Acreage:	5.7950
Number of Lots:	93	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	405S	ETJ

Extension of Approval Notes:

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Commission Action:

Approved



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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 134
Action Date: 05/14/2020
Original Action Date: 05/23/2019
Plat Name: Niko Nikos Restaurant partial replat no 1
Developer: Niko Niko's, LLC
Applicant: HRS and Associates, LLC
App No : 2019-0699
App Type: C2R

Total Acreage:	0.1918	Total Reserve Acreage:	0.1918
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	HCID 11
County	Zip	Key Map ©	City / ETJ
Harris	77006	493S	City

Extension of Approval Notes:

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Commission Action:

Approved



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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 135
Action Date: 05/14/2020
Original Action Date: 05/23/2019
Plat Name: Waterview Town Center Movie Theater
Developer: Windrose
Applicant: Windrose
App No : 2019-0872
App Type: C2R

Total Acreage:	6.9494	Total Reserve Acreage:	6.9494
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:	FB C MUD 134A
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526Y	ETJ

Extension of Approval Notes:

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Commission Action:

Approved



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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 136
Action Date: 05/14/2020
Original Action Date: 06/20/2019
Plat Name: Wayside Village Sec 9
Developer: STARLIGHT HOMES TEXAS, LLC
Applicant: Pape-Dawson Engineers
App No : 2019-1075
App Type: C3P

Total Acreage:	23.4820	Total Reserve Acreage:	2.7870
Number of Lots:	118	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HC MUD 439
County	Zip	Key Map ©	City / ETJ
Harris	77016	415X	City

Extension of Approval Notes:

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Commission Action:

Approved



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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 137
Action Date: 05/14/2020
Original Action Date: 06/20/2019
Plat Name: Wayside Village Sec 12
Developer: RAUSCH COLEMAN HOMES, LLC
Applicant: Pape-Dawson Engineers
App No : 2019-1076
App Type: C3P

Total Acreage:	16.6070	Total Reserve Acreage:	2.2190
Number of Lots:	76	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HC MUD 439
County	Zip	Key Map ©	City / ETJ
Harris	77016	415X	City

Extension of Approval Notes:

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Commission Action:

Approved



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CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 05/14/20

ITEM: 138

Applicant: JOSE RAMOS

Contact Person: CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	20-1526	77357	5974	258J	ETJ
NORTH OF: FM 1485 EAST OF: DEER					

ADDRESS: 27216 Royal Coach

ACREAGE:

LEGAL DESCRIPTION:

LOT NO 1569 AND 1571 OF PEACH CREEK FOREST, SEC SIX (6), 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:

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: 05/14/20

ITEM: 139

Applicant: ISRAEL RODRIGUEZ

Contact Person: ASHLEY RODRIGUEZ

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	20-1527	77357	5673	256S	ETJ
NORTH OF: GRAND PKWY WEST OF: US 59					

ADDRESS: 21088 South St.

ACREAGE:

LEGAL DESCRIPTION:

BEING 0.54 ACRES, MORE OR LESS. KNOWN AS LOT SEVEN (7), PAYTON PLACE, SECTION 2, AN UNRECORDED SUBDIVISION IN THE T.L. ROBERTS SURVEY, ABSTRACT 742, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

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: 05/14/20

ITEM: 140

Applicant: ISAAC GARCIA

Contact Person: TWO SONS ENVIRONMENTAL

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	20-1528	77365	5671	295R	ETJ
NORTH OF: NORTH PARK EAST OF: SORTERS					

ADDRESS: 25389 Red Bird Ln.

ACREAGE:

LEGAL DESCRIPTION:

BEING A 0.4339 ACRE LOT, KNOWN AS LOT TWO HUNDRED TWENTY-SIX (226), OF RAVENWOOD, AN UNRECORDED SUBDIVISION IN THE ROBERT T. HOWELL SURVEY, ABSTRACT NO. 254, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

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: 05/14/20

ITEM: 141

Applicant: NORTH PARK CLAY, LP

Contact Person: TYLER EATON

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	20-1529	77339	5770	296T	ETJ
NORTH OF: NORTH PARK EAST OF: LOOP 494					

ADDRESS: 991 Northpark Drive

ACREAGE:

LEGAL DESCRIPTION:

BEING A 1.6182 ACRE TRACT, BEING OUT OF AND A PART OF UNRESTRICTED RESERVE A, WOODRIDGE COMMONS, CAB Z. SHEET 5172 M.C.M.R., MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Business

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION :For utilities connection required by Porter Special Utility District (SUD)

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 and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3rd floor 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		
Brooks Hill Construction LLC	Justin Hill	713-307-5139	Jhill9@gmail.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5230 Redstart St.	20013192	77035	5153D	531X	K

HCAD ACCOUNT NUMBER(S): 0840150000026
PROPERTY LEGAL DESCRIPTION: Lot 26, Block 12, Westbury Sec 1 R/P
PROPERTY OWNER OF RECORD: Justin Brooks Hill
ACREAGE (SQUARE FEET): 9,960SF
WIDTH OF RIGHTS-OF-WAY: Redstart Street; (60 feet); Endicott Lane (60 feet)
EXISTING PAVING SECTION(S): Redstart Street; (26 feet); Endicott Lane (24 feet)
OFF-STREET PARKING REQUIREMENT: Complies
OFF-STREET PARKING PROVIDED: Complies
LANDSCAPING REQUIREMENTS: Complies
LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: House = 1920SF, Garage = 483SF

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: House addition = 170 SF, Garage addition = 577SF

PURPOSE OF VARIANCE REQUEST: To have a reduced garage building line variance of 10', instead of the ordinance required 20' garage building line, along Endicott Lane a local street.

CHAPTER 42 REFERENCE(S): Sec. 42-156. - Building line requirement - Collector and Local Streets(c) Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of [section 42-157](#) of this Code.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Ordinance states, the building line requirement for a subdivision or development in the city-restricted to single-family residential use adjacent to a collector street or a local street that is not an alley shall be: Notwithstanding the other provisions of this section, 17 feet for a garage or carport facing the street. Westbury neighborhood was created in the 1950's and all homes built with garages facing the street have a setback of 10 feet from the building line and 27 feet from street.

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.

- (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**

Moving the garage from setback of 10 feet to 17 feet would position the garage near the center of the back yard of the property. Rendering the backyard of the home essentially unusable space due to the fact the garage would almost be touching the opposite side of the home.

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

All homes in the neighborhood have garages setback 10 feet from the building line. If my garage is required to be setback 17 feet it would create an ununiformed look in the neighborhood. The Homeowners Association has already approved my plans since the new garage would keep with the uniformity of the neighborhood. This chapter would essentially be changing the look of the neighborhood and potentially lowering the property value of all surrounding homes due to the visual difference and homes would no longer have a usable back yard.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

Not granting the variance will create a visually unappealing look to the Westbury neighborhood since this property would be the only garage with a 17-foot setback from the property line. This in turn could create a property value decrease on the surrounding neighbors' due to the uniformity.

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

The garage having the setback of 10 feet from the building line places the garage 27 feet from the street. Leaving the garage at a setback of 10 feet still preserves the purpose of the chapter due to 27 feet from street to garage provides adequate space for collectors and parking on the driveway without congestion.

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

Providing a variance to maintain the 10-foot setback would not affect the public health, safety, or welfare. It would maintain the consistent look of the neighborhood and preserving the look the Home Owners Association has fought so hard to keep for almost 70 years.

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

The purpose for replacing the garage is due to a cracked foundation and to provide a large enough garage to follow the Americans Disability Act by accommodating wheelchair accessible vehicles while maintaining the consistent visual appearance of the neighborhood.

DEVELOPMENT PLAT VARIANCE



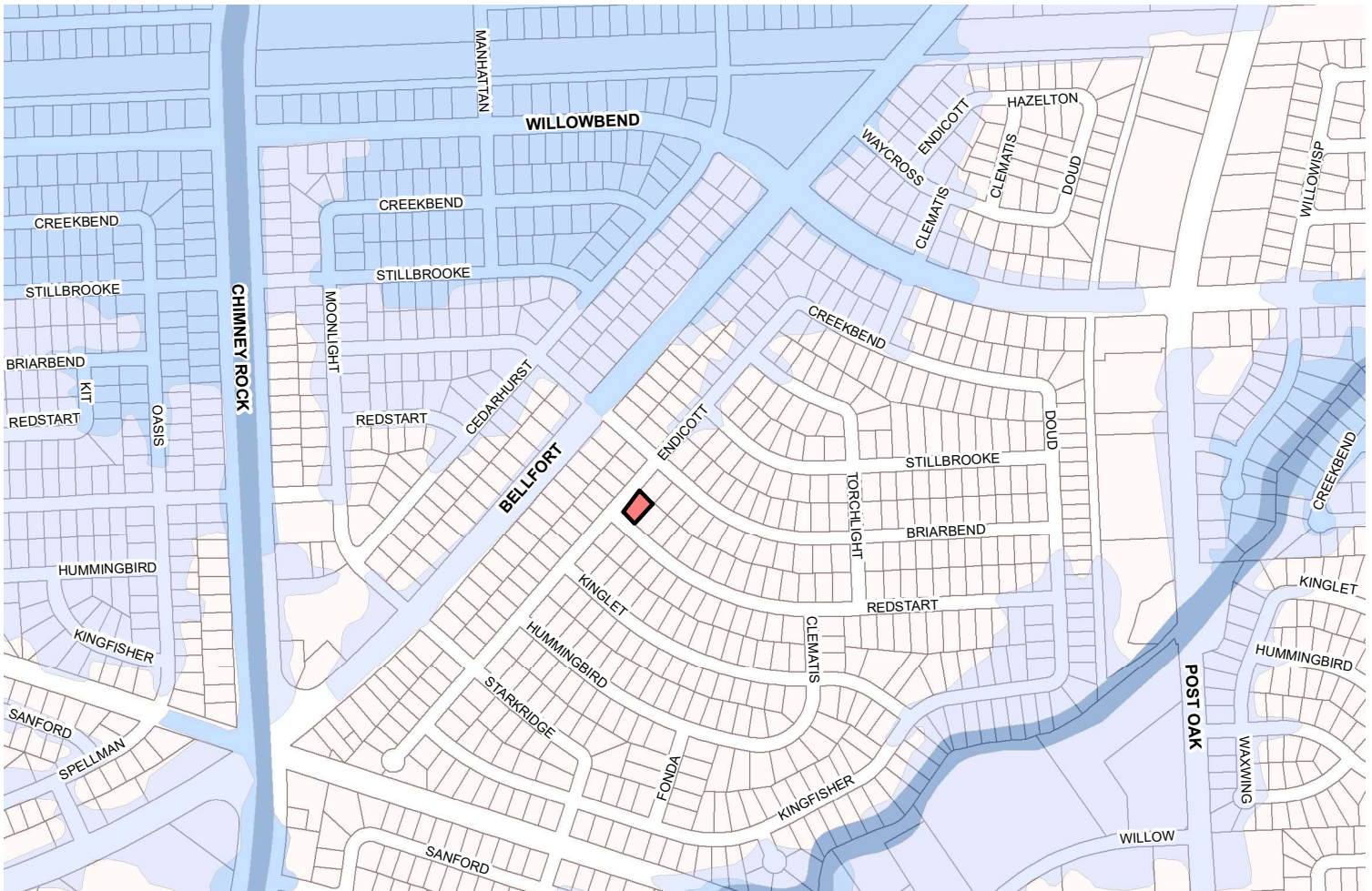
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 142

Meeting Date: 05/14/2020

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



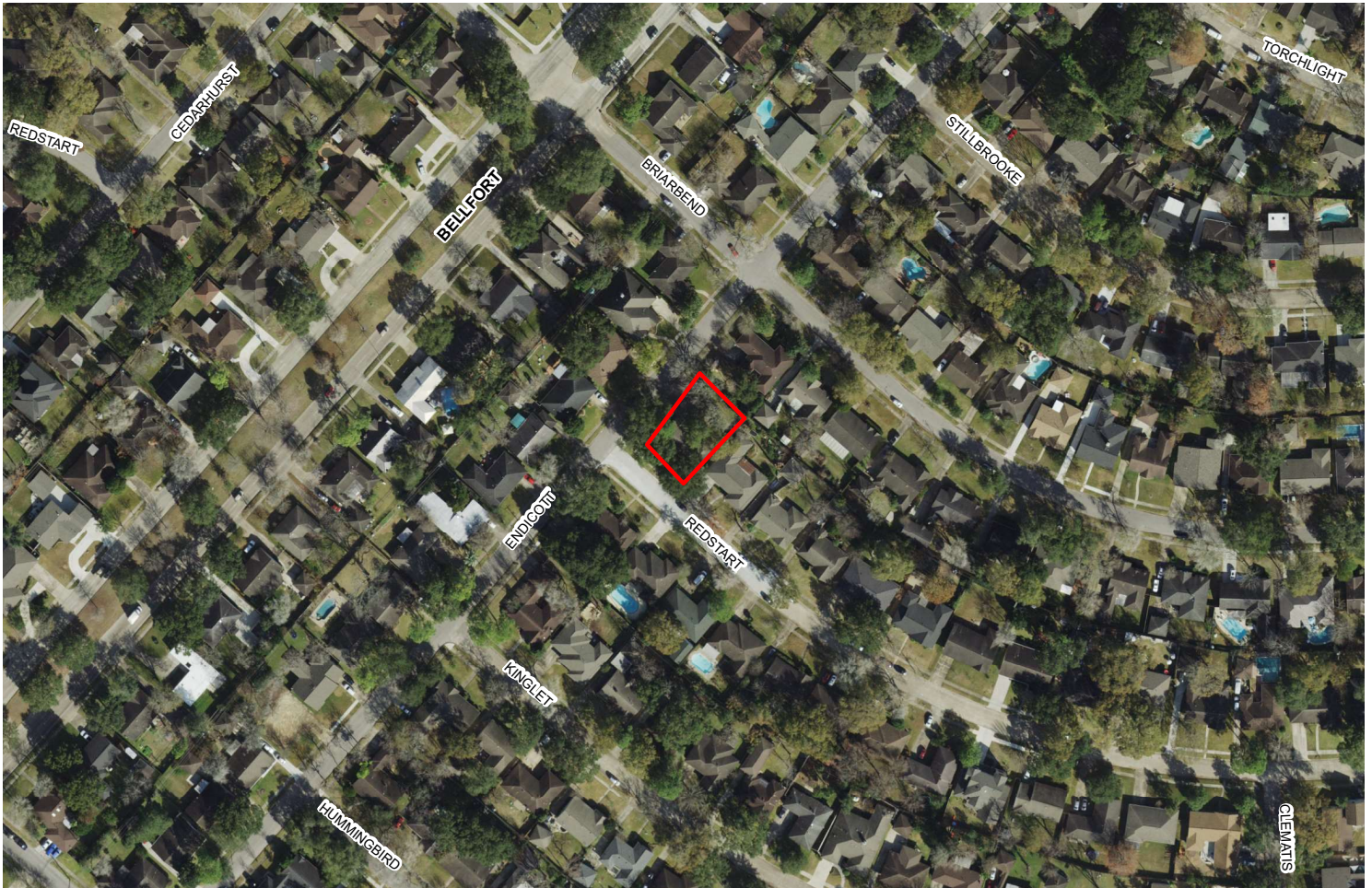
PLANNING &
DEVELOPMENT
DEPARTMENT

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Houston Planning Commission

Aerial Map

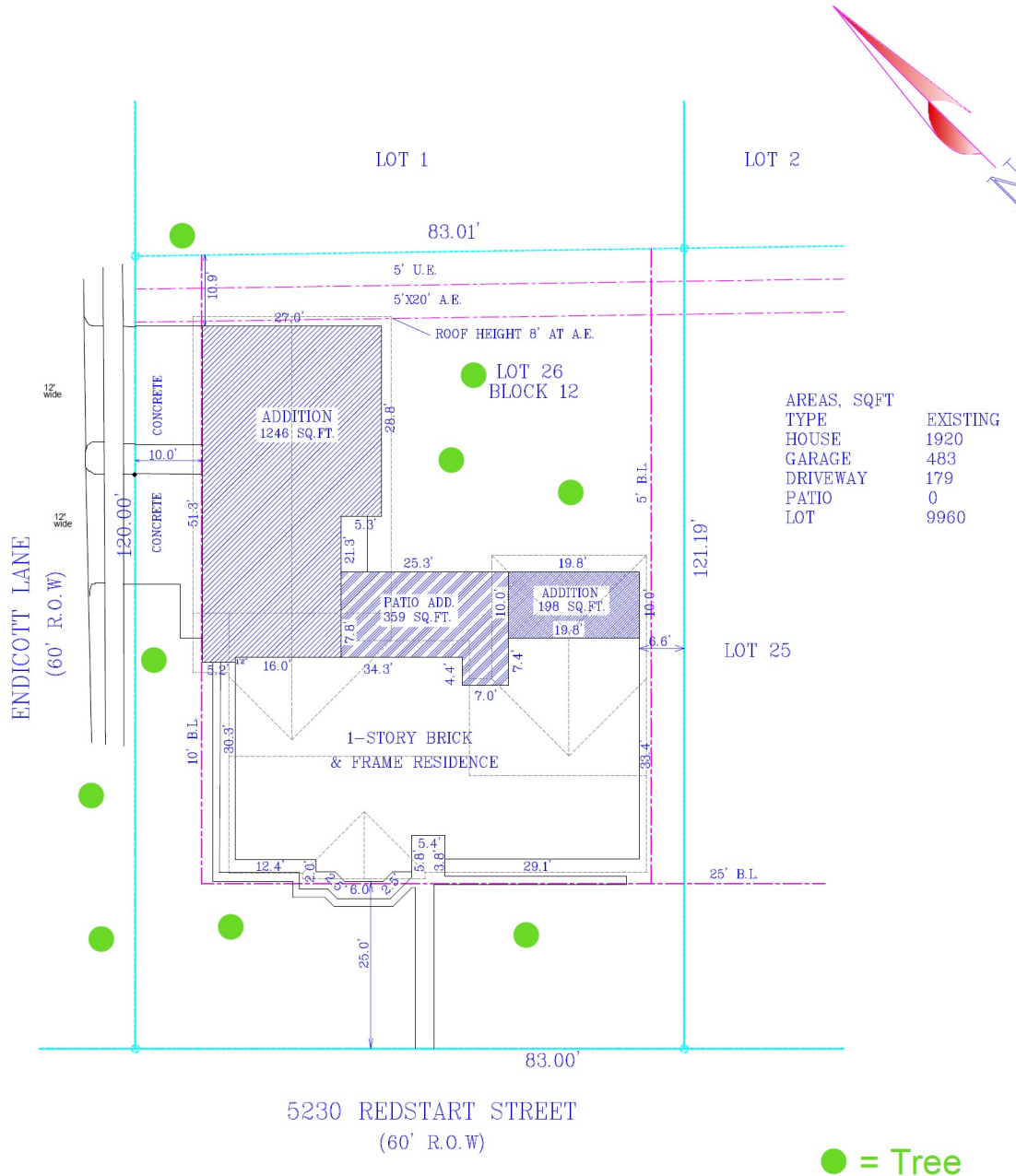


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



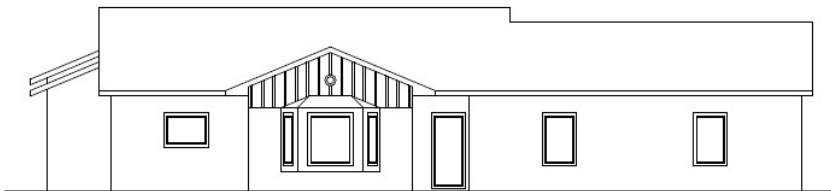
PROPOSED SITE PLAN

DEVELOPMENT PLAT VARIANCE

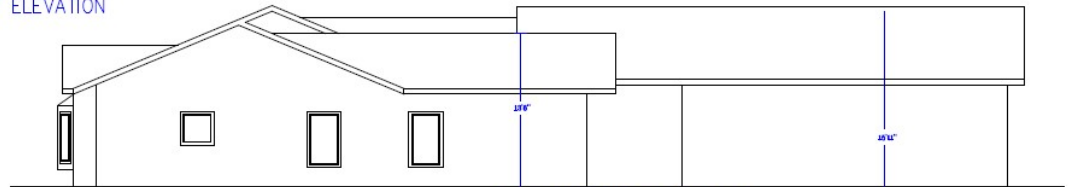


Houston Planning Commission

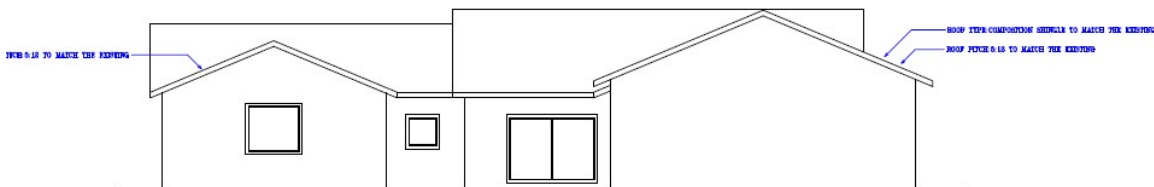
Elevations



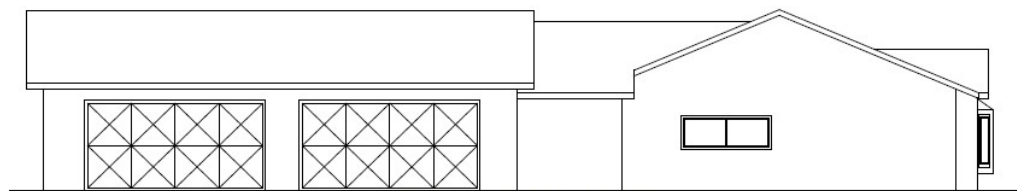
PROPOSED FRONT ELEVATION



PROPOSED RIGHT ELEVATION



PROPOSED BACK ELEVATION



PROPOSED LEFT ELEVATION

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 142

Meeting Date: 05/14/2020

Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation:

The site is located east of W. Bellfort Avenue, south of Willowbend Boulevard, and at the northeast corner of Endicott Lane and Redstart Street. The applicant is requesting a variance to allow a 10' garage building line along Endicott Lane, in lieu of the required 20' garage building line for a residential garage addition.

Staff recommendation is to defer this application to allow time for the civic club to review the proposal.

Planning Commission Action: Defer

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

ITEM: V

Meeting Date: 05/14/2020

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission for the next available meeting where adequate notification can be provided. 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
Kinetic Design Lab, LLC	Devin Robinson	713-898-2042	kineticdev@msn.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4620 Center Street	20022951	77007	5358	492H	C

HCAD ACCOUNT NUMBER(S):	0072420000005
PROPERTY LEGAL DESCRIPTION:	Lots 5 & 6, Block 58 Brunner Addition
PROPERTY OWNER OF RECORD:	Castaway Investments, LLC
ACREAGE (SQUARE FEET):	10,000 square feet
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW):	Center Street (50 feet); Parker Street (50 feet)
WIDTH OF EXISTING ROW PAVING SECTION(S):	Center Street (18 feet); Parker Street (18 feet)
OFF-STREET PARKING REQUIREMENT:	27 vehicle spaces and 3 bicycle racks (12 bicycle spaces)
OFF-STREET PARKING PROVIDED:	13 vehicle spaces and 3 bicycle racks (12 bicycle spaces)

EXISTING STRUCTURE(S) [SQ. FT.]:	Commercial; 6,000 square feet
PROPOSED STRUCTURE(S) [SQ. FT.]:	Commercial; 6,000 square feet

PURPOSE OF VARIANCE REQUEST:

To allow 13 off-street vehicle parking spaces and 3 bicycle racks (12 bicycle spaces) in lieu of the ordinance-required 30 vehicle parking spaces for a proposed fitness center.

CHAPTER 26 REFERENCE(S): Sec. 26-492 Class 6(f) – Sports club or health spa. 5.0 parking spaces for every 1,000 square feet of gross floor area (GFA).

OFF-STREET PARKING VARIANCE



APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Per **Sec. 26-492** Parking spaces for certain types of use classifications:

The provided for property addressed as 4622 Center Street currently has a valid Certificate of Occupancy for Oak Cross-fit / Cross-fit Gymnasium and Health Spa, Certificate of Occupancy Record #7569133. The project located at 4620 is currently under plan review for a conversion of an existing 3,500 sq. ft. of warehouse space to a secondary portion of the Oak Cross-fit / Cross-fit Gymnasium and Health Spa Yoga Center under COH Project #20017189. Combined, the facility will utilize the entirety of the existing 6,000 sq. ft. of building area.

However, since the site has an existing Certificate of Occupancy obtained under *Building Permit #19145352*, we are requesting that the 2,500 sq. ft. of the existing building not be taken into account for the provided total parking required.

Per **Sec. 26-497** Reduced parking space requirement for additional bicycle racks:

We are providing bicycle parking in excess of the requirement under section 26-497 of the provisions of this code to help facilitate a parking reduction of three (3) parking spaces, if the event the Planning & Development Department of the City of Houston does not accept our request that the existing permitted 2,500 square feet of space not be removed from the totality of the parking requirement provision as requested

APPLICANT'S STATEMENT OF FACTS:

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(1) Either:

- a. **The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;**

Prior to January 2020, the establishment located at 4620 Center Street in Houston, Texas; operated as an Office Bulk Warehouse. Upon purchase of the property and subsequent review of any/all existing *City of Houston* records, it became apparent that no existing Certificate of Occupancy (CO) existed to assist and help facilitate considering the existing parking for the existing building/site parking requirement availability. The current provisions set forth in the *City of Houston* parking standards, as recently adopted in 2013', significantly impact the current Owner and his/her plans for the Site.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

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The 'Sports Club / Health Spa' Defined as a 'cross-fit gym' Occupant/Business typology is a relatively new building use for the City of Houston. It is an Occupancy/Business model that operates in a similar manner to a private health training facility, or 'club' and is primarily used by young, urban, professionals who live in the area and whereby the nature of the use and occupancy provides that a majority of the users of the facility, ride, bike, walk or use and number of alternate means of transportation.

The site/property has thirteen existing onsite (off-street) parking spaces, the existing structure on the site takes up 6,000 sq. ft. of the total 10,000 sq. ft. land area of the lot.

- b. Strict application of the requirements of this article would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question or would create an impractical development or one otherwise contrary to sound policy;**

The strict application of the provisions of this code would make the project infeasible due to the existence of unusual physical characteristics, which include, but are not limited to; the conditions of the infrastructure along Center Street and Parker Streets is in substantial disrepair. The strict application of this article would place an undue burden upon the Owner to facilitate infrastructure improvements and repair cost in the City of Houston Right of Way (ROW) that would make the project infeasible.

It should be noted that the parking layout and design as it currently exists 'as-built', has not been in any way a negative to the use of the site and the small business operations as they are currently being utilized.

Strict application of this article is not sound policy, as it substantially delays and/or negates the availability of the City of Houston and Harris County to encourage private interest in development and operation of small businesses in an ever increasing population looking to foster rehabilitative re-use of existing building conditions and sites.

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

By submitting this variance, the applicant is requesting that the Planning Commission grant the Owner the use of his/her property with the associated parking provision of thirteen parking spaces for employee and guest/client parking. The intention of the granting of this variance it to allow the Owner of the building/site to operate a Sports Club/Health Spa business, it is not based on the result of any hardship imposed or created by the applicant. By granting the variance, the general purpose of sections; **Sec. 26-492, and Sec. 497** are being observed and maintained.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

ITEM: V

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

The intent of the City of Houston Municipal Code Chapter 26, Sections 492 and 497 are to be maintained, as adequate parking is provided based on an observation and analysis of the existing conditions.

Provision Ch. 26-492 sets for the requirements for the parking given the application of a defined use.

Provision Ch. 26-497 sets forth the provision that bicycle parking be provided for and maintained to the degree necessary. Bicycle parking to the determination of 10% of allowable/required parking can be reduced, if bicycle parking is provided and maintained. That determination of 10% of thirty spaces is equal to (3.00) or a three (3) space reduction. This brings the required parking down from thirty (30) spaces to twenty-seven (27) spaces.

(4) The number of proposed parking spaces will be sufficient to serve the use for which it is intended;

The number of proposed/existing parking spaces will be sufficient to serve the use for which it is intended. It should be noted that the existing building and site at 4622 and 4620 Center Street are already being utilized for parking with the current design. This has in no way had any negative impact on the services provided for by the established business, nor has it in any way had any negative impact on the surrounding community. In fact the community actually supports development activities in the area and the facilities efforts are encouraged (see included 'Letters of Support').

Furthermore, it is our offices understanding that the provisions of Chapter 26 in the City of Houston Municipal Code are in the process or will soon be in the process of being rewritten. We assume this to be in part to the continually evolving nature in which transportation issues are addressed by the public at large and the City of Houston. Primarily, the existence and use of services such as taxis, Uber, Lyft, mass transit and people trying to lower their 'carbon foot-print' by walking and/or bicycling.

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

The granting of this Variance will not be injurious to the health, safety, or welfare of the public. The overall intent of providing parking for buildings and sites is provided for.

To the contrary, it is our offices opinion that the operations currently ongoing at the site have provided for increased activity in a somewhat derelict part of the middle of Washington Avenue corridor. Through having an increased public presence and awareness of activity to deter potential criminal activities it has increased public safety.

(6) If the building is subject to the requirements of article VII of chapter 33 of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII of chapter 33 of this Code.

OFF-STREET PARKING VARIANCE



STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

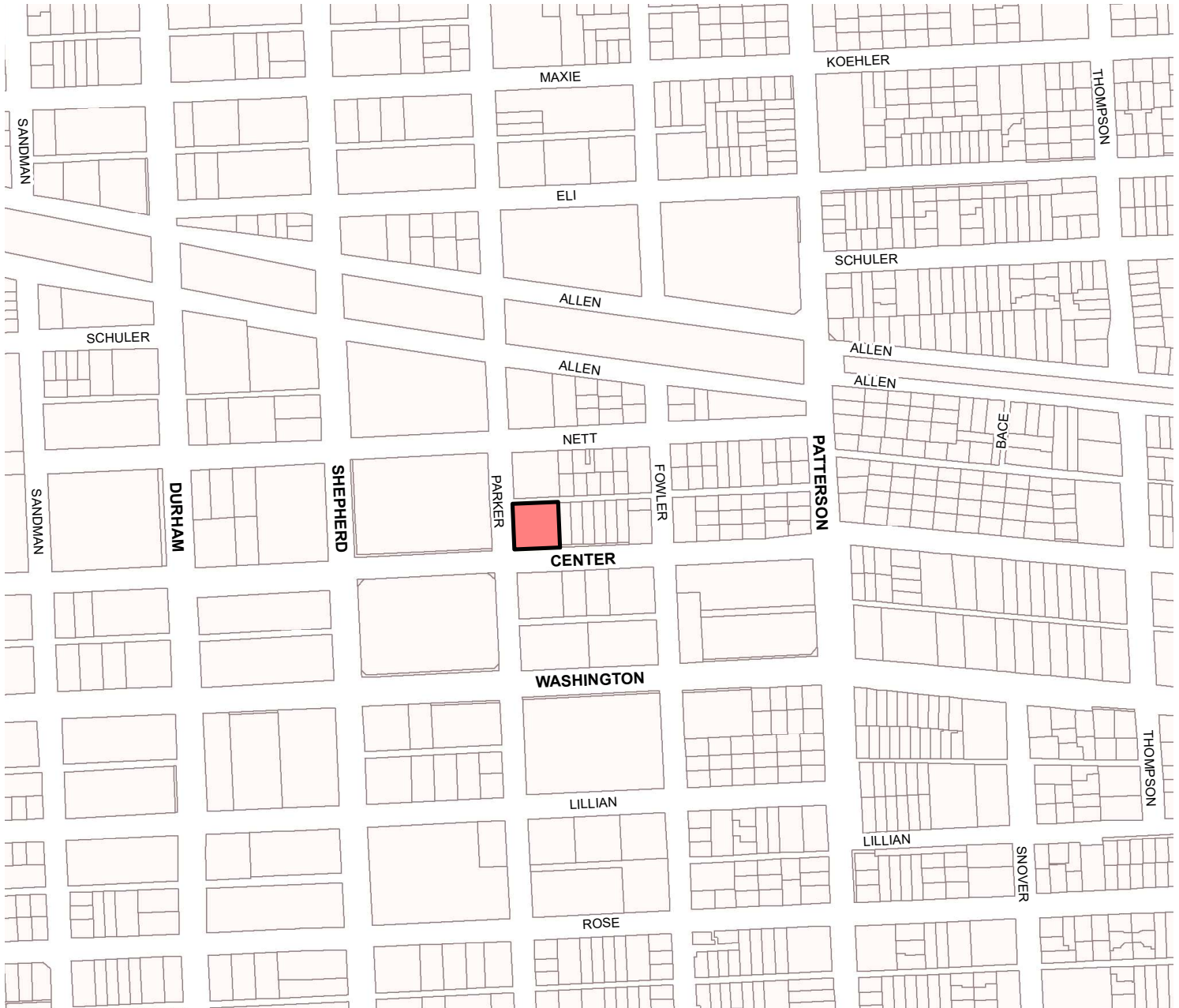
- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (7) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



Location Map



OFF-STREET PARKING VARIANCE



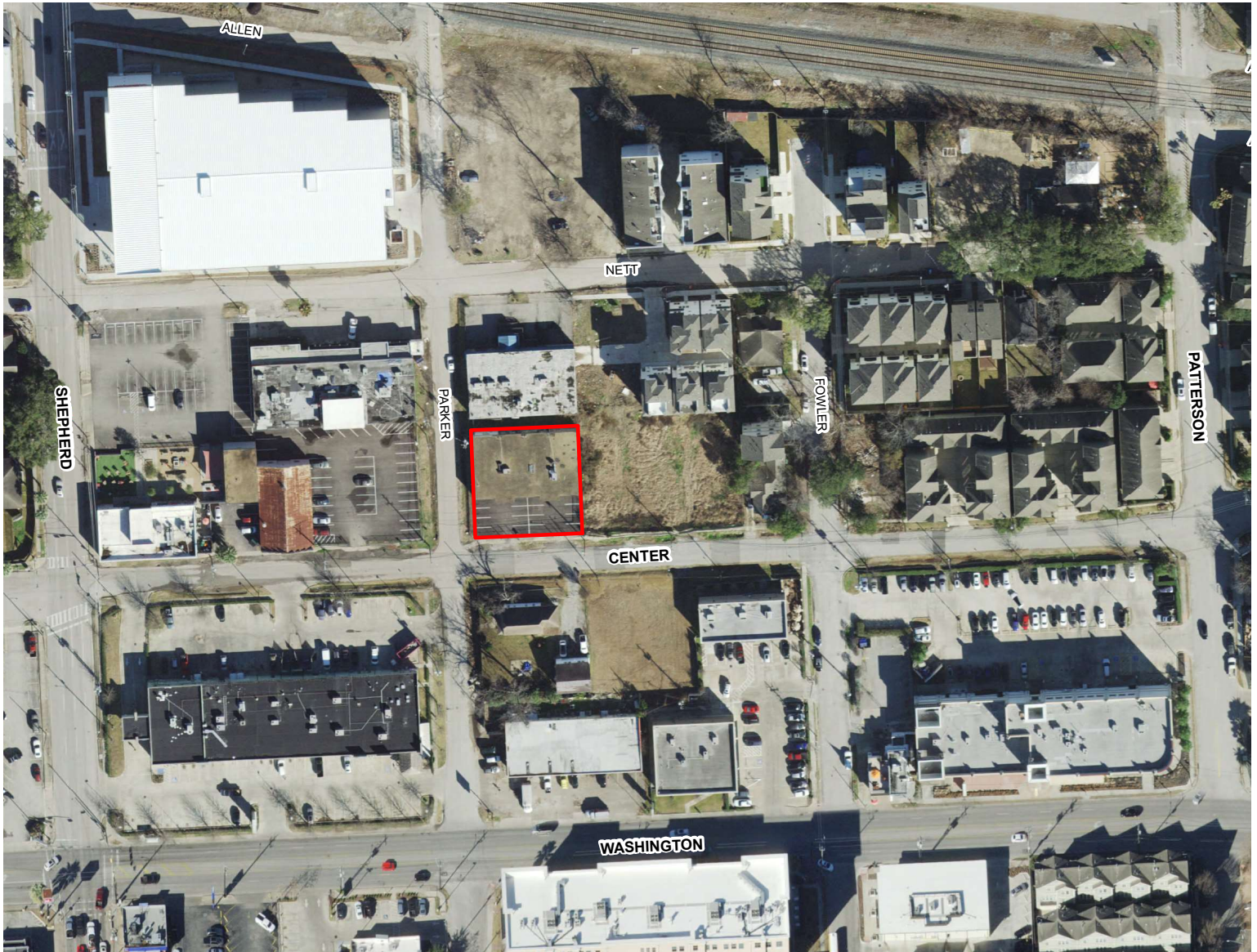
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: V

Meeting Date: 05/14/2020

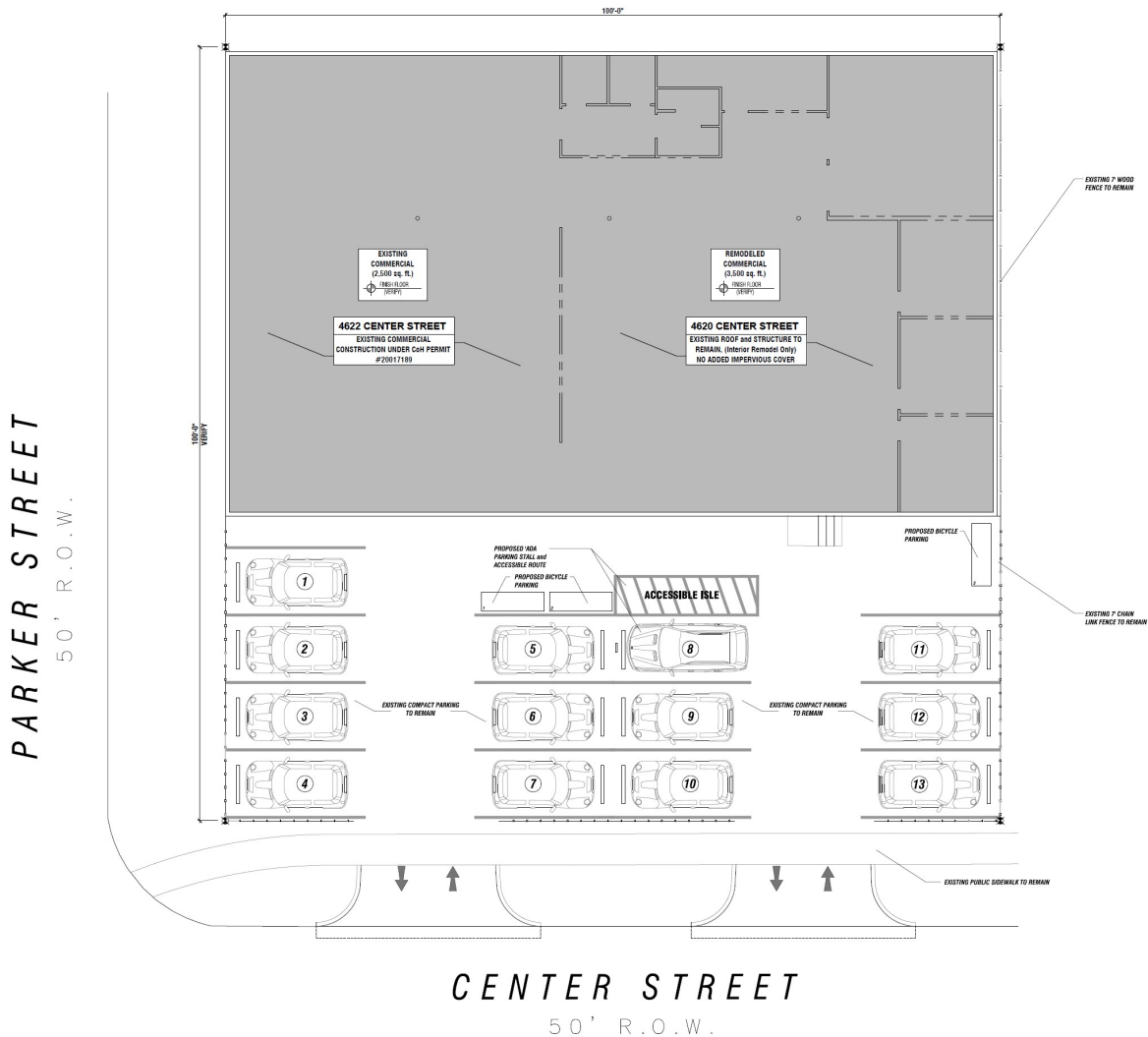
Aerial Map



OFF-STREET PARKING VARIANCE



Site Plan



OFF-STREET PARKING VARIANCE



Parking analysis

PARKING REQUIREMENTS

PROJECT: OAK CROSSFIT - INTERIOR REMODEL / CONVERSION CONSTRUCTION (No Added Impervious Cover)

PARKING REQUIREMENTS: SPORTS CLUB / HEALTH SPA ; 5 SPACES PER 1,000 GROSS FLOOR AREA (GFA)

SPORTS CLUB / HEALTH SPA: 6,000 GROSS SQUARE FOOT AREA

$6,000 / 1,000 = (6) \times 5 \text{ SPACES} : 1,000 \text{ sq. ft.} = 6.0 \times (5) = (30.00 \text{ SPACES})$

PARKING (Sports Club / Health Spa) CALCULATIONS = 30 SPACES (30)

TOTAL PARKING REQUIRED = 30 SPACES (30)

BICYCLE CREDIT at 10% = $30 \times (10\%) = 3.00 \text{ or } (3 \text{ SPACES})$

TOTAL PARKING REQUIRED = $30 - (3 \text{ BICYCLE}) = 27 \text{ TOTAL SPACES}$

TOTAL PARKING PROVIDED = 13 SPACES, DEFICIENT BY 14 SPACES (14)

PAVING NOTES: NEW LINEAR FEET OF SIDE WALK IN THE R.O.W. = (0)

NUMBER OF ALL NEW RAMPS IN THE R.O.W. = (0)

LINEAR FEET OF ALL NEW CURB IN THE R.O.W. = (0)

NUMBER OF ALL NEW OR REPLACED DRIVEWAYS IN R.O.W. = (0)

OFF-STREET PARKING VARIANCE



STAFF REPORT

Staff Recommendation: Deny

Basis of Staff Recommendation: The site is located north of Washington Avenue, east of Shepherd Drive, and at the northeast corner of Center and Parker Streets. The applicant is requesting a variance is to allow 13 vehicle parking spaces & 12 bicycle spaces on site in lieu of the required 27 parking spaces & 12 bicycle spaces, for a new fitness center in an existing building.

Staff is not in support of the request.

The subject site consists of an existing warehouse structure. A portion of the existing 6000 sq.ft. warehouse was converted to a fitness facility without the proper site plan review, and the applicant is proposing to expand, the fitness facility on the entire building. Per chapter 26-497, any use besides single family can reduce the number of vehicles spaces by a maximum of 10% by providing bicycle spaces. The applicant is providing the maximum number of bicycle spaces, which comes out to be 12 spaces, that reduces the required vehicle spaces from 30 to 27. The 13 available spaces do not meet the minimum design requirements per the ordinance, and the applicant is not willing to revise the proposed site plan. In addition, the Office of The City Engineer has voice concerns with regards to the existing: driveway approaches, drive isles, and parking stall dimensions, not meeting IDM requirements and ordinance requirements.

The subject site is in an urban context with mixed use, which allows for a multi model transportation options and therefore, reduces the demand for vehicle spaces. There is high density multifamily use as well as single family use in the vicinity that would encourage pedestrian activity, rather than the use of vehicles. In addition, N Shepherd Drive, Durham Drive and Washington Ave are future dedicated on street bikeways.

Staff, has communicated, and is willing to work with the applicant, if the applicant provides better pedestrian amenities and complies with all the requirements mention by O.C.E. along the site. Unfortunately, at this time the applicant is not willing to propose any pedestrian improvements along the site. With-out any pedestrian improvements, and the proper design to meet the IDM, and city ordinance, staff cannot support this request. We have also received letters in opposition and in support for the project. Some of the opposition letters are citing possible spill over parking to other businesses in the area, and the lack of pedestrian improvements.

Therefore, staff recommends denying the requested variance to allow 13 vehicle spaces & 12 bicycle spaces in lieu of the required 27 spaces & 12 bicycle spaces.

Planning Commission Action: Deny

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:



OFF-STREET PARKING VARIANCE

Houston Planning Commission
Off Street Parking Variance Request
Support
Project 20022951

To Whom It May Concern

This letter is in support of off street parking variance request #20022951.
OAK Fitness would be a welcome addition to the neighborhood and
encourage other business owners in the area with additional parking.

Again we're in support of OAK Fitness and of street parking variance
request.

RLHII

Richard L Halferty II



TEXAS CART BUILDER

1219 Shephard Dr. B, Houston, TX 77007 · 713-969-7769

DELIVERED MAR 09 2020

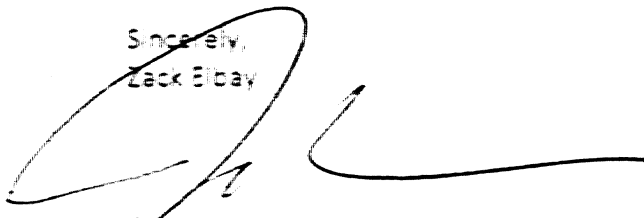
Houston Planning Commission
Off-street parking variance request support
Project # 20022951

TO WHOM IT MAY CONCERN:

I am gladly writing this letter in support of the off-street parking variance request, # 20022951, being submitted to the Houston Planning Commission by OAK Fitness.

OAK Fitness is a fabulous addition to our community and as a small, local business owner I support any project that will allow small businesses to thrive, and increased parking will bring more customers to the facility, thereby bringing more potential customers to other businesses in the area.

Sincerely,
Zack Elbay



Owner
Texas Cart Builder

EVENT SPACE UNLIMITED

1219 Shephard Dr. Houston, TX 77007 · 832-857-8171

DELIVERED MAR 09 2020

Houston Planning Commission
Off-street parking variance request support
Project # 20022951

TO WHOM IT MAY CONCERN:

I am gladly writing this letter in support of the off-street parking variance request, # 20022951, being submitted to the Houston Planning Commission by OAK Fitness.

OAK Fitness is a fabulous addition to our community and as a small, local business owner I support any project that will allow small businesses to thrive, and increased parking will bring more customers to the facility, thereby bringing more potential customers to other businesses in the area.

Sincerely,
Martin Lowe



Owner
Event Space Unlimited
832-857-8171

Houston Planning Commission
Off-street parking variance request support:
Project #20022951

Dear Planning Commission,

It is my pleasure to be writing this email for Oak fitness. We believe that this gym is a great addition to the West End neighborhood. They will serve the surrounding community as it is currently expanding with both new homes and apartments. We believe that the addition of the street parking variance will encourage more people to join the gym and bring business to the surrounding juice bars and restaurants. As a builder in the surrounding community the addition of a local gym has been a topic we emphasize to our potential clients as the new homebuyer likes to support local businesses. This is why they choose to buy with us because we build in the areas with great local amenities. I hope that you consider this in your decision moving forward. If you have any questions or concerns please feel free to email me or call me.

Sincerely,

Jose Salas

Construction Superintendent
Sandcastle Homes
josesalas450@gmail.com
832-370-1743

DELIVERED MAR 09 2020

March 5, 2020

Via Hand Delivery

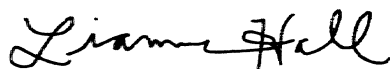
Planning & Development (P&D) Dept.
City of Houston
611 Walker Street, 6th Floor
Houston, TX 77002

Re: OAK Fitness

Dear Sir or Madame,

This letter supports the parking variance sought by OAK Fitness, a new and very welcome addition to our local community. As a recent member of this locally-owned business, I can attest to the worth and benefit offered by a place like OAK Fitness. OAK Fitness is deeply rooted in its sense of community, and its members share not only a sense of teamwork but a fundamental commitment to health and fitness. Like many of its members, I do not drive to OAK Fitness. I walk to OAK Fitness; I run to OAK Fitness. For this reason, I heartily support OAK Fitness' parking variance request, and urge the City to provide a level playing field that will enable small businesses, like OAK Fitness, to flourish and grow.

Sincerely,



Lianne Hall
1032 Patterson St
Houston, 77007

March 6, 2020

Planning & Development (P&D) Dept.
City of Houston
611 Walker Street, 6th Floor
Houston, TX 77002

RE: Support of Oak Fitness

To The City Of Houston

This letter is pertaining to the parking for a new business in my neighborhood named Oak Fitness. As an upstanding member of the community and business owner I support the new gym in the area which is much needed. This gym brings a lot to the community and looking forward to seeing it thrive with much success. I am writing and asking for you grant and support off-street parking variance so this gyms members will be able to park safely while we are able to workout at this great facility.

Kind Regards,

Darren Smith
1017 Bonner St.
Houston, TX 77007

Darren Smith ED/P.

From: **Wes Simon** simonsaysfitness333@gmail.com
Subject: **Fwd: Off Street Parking variance request**
Date: **Mar 6, 2020 at 8:50:30 AM**
To: **Devin Robinson** kineticdev@msn.com
Cc: **Marc Buhrig** mbuhrig@gmail.com, **Laura Simon**
lauraeflagg@yahoo.com

Here's one from Total Nutrition.

Sent from my iPhone

Begin forwarded message:

From: Drew West <houstonnutrition@gmail.com>
Date: March 6, 2020 at 7:56:24 AM CST
To: Wes Simon <simonsaysfitness333@gmail.com>
Subject: **Off Street Parking variance request**

To whom it may concern:

I am happy to write this in support of the off the street parking, #2022951, being submitted to the Houston Planning commission by OAK fitness.

OAK fitness is the perfect type of business for our community and as the owner of a business in the immediate area for over 7 years I support anything that will allow this locally owned business to survive and meet the need of its members. OAK fitness supports other local businesses and I think we should all come together to help them succeed in our area. They will help the other businesses grow.

Thank you.

--

Drew West
(817)706-9988
Owner/Operator

Agenda #	Subdivision Name	Name	Organization	Comment
102	Southgate partial replat no 3	Michael Bonderer	NA	<p>I would like to speak in Support of the above referenced Item 102 at this Thursday's Planning Commission Meeting commencing at 2:30PM.</p> <p>I have downloaded the Microsoft Teams App and have spoken a couple of times to Tamy who couldn't have been more gracious and professional.</p> <p>Kindly let me know if you need anything else form me.</p> <p>Michael Bonderer 2022 Swift Blvd (22+ year Swift homeowner)</p>
107	Wrenwood partial replat no 1	Ann Givens	NA	<p>To Whom It May Concern,</p> <p>I am requesting the opportunity to speak during the virtual Planning Commission meeting on Thursday, May 14, 2020. My request is regarding Reference # 2020-0346 Wrenwood partial replat no. 1.</p> <p>Thank you for your assistance in this request,</p>
107	Wrenwood partial replat no 1	Richard Waziak	N/A	<p>The neighborhood is primarily single-family residential. The project would destroy the neighborhood as a whole. The traffic and parking would be horrendous. Lastly, that one development would destroy the tax base.</p> <p>The neighborhood is primarily a single family, the development would destroy the facade of the neigh, the traffic and flooding will increase exponentially., and lastly this project should not see the light of day.</p>
107	Wrenwood partial replat no 1	Lucy Liwak	N/A	
107	Wrenwood partial replat no 1	Thomas Henrikson	N/A	<p>I am against this project. The project will increase traffic, ruin roads, schools will be disrupted, etc. Lastly this is a quiet neighborhood and this development will change that.</p>
107	Wrenwood partial replat no 1	Teresa Dutta	N/A	<p>I am against this project. The flooding issues in the neighborhood will increase. The traffic will be get worse, and the neighborhood is too small for this type of development.</p>
107	Wrenwood partial replat no 1	Thomas Lee St. John	N/A	<p>I am against this project. The traffic and flooding will greatly impact the neighborhood in a negative way. It would cause the values of the homes to increase thus higher tax bills. The development would cause such a disruption that the neighborhood inhabitants would have a difficult time navigating the neighborhood. This project should not move forward.</p>
107	Wrenwood partial replat no 1	Oscar Uriostegui	N/A	<p>I am against this project. It would increase the traffic and cause extreme congestion in the neighborhood. This project should not proceed.</p>
107	Wrenwood partial replat no 1	Blain Hetmaniak	N/A	<p>He is against the project. The project would create a parking headache, with thirteen units and with guests utter chaos. The project should not be approved for this neighborhood that is primarily single family only.</p>
107	Wrenwood partial replat no 1	Allen Crosby	N/A	<p>He is against this project and feels that the density of this project would negatively affect the neighborhood. Furthermore, the traffic and flooding would increase as well. This neighborhood is primarily single family only homes.</p>
				<p>I believe the development proposed by the applicant is not suitable for this site if it requires this reduced building line variance.</p> <ul style="list-style-type: none"> • Granting the variance will encroach on the required visibility triangle at White Oak & Columbia, an already busy intersection. • The block of White Oak between Columbia and Oxford Streets is already extremely problematic. The Heights Hike & Bike Trail intersects White Oak diagonally. Additionally there is an alley adjacent to this property on the East side that is used by homeowners in the 500 blocks of Oxford and Columbia. • The 500 block of both Columbia and Oxford Streets are primarily residential and within the Houston Heights South Historic District. Reducing the setback particularly on Columbia Street will be incompatible with the neighboring homes. • The structure proposed will be constructed at the property line on the South side. The adjacent structure is in fact residential and this encroachment is not appropriate or desirable. • According to the drawings provided, the 5 new trees the developer is proposing will be planted UNDER the building's second story overhang. This is not an appropriate location for trees to be planted, making them useless in enhancing the pedestrian realm. • The plans indicate access to the bicycle parking will be through the alley. Can this 'private alley' be used by commercial properties? I think not according to the City. • The developer is proposing 72 bicycle parking spaces to offset their parking requirements. To expect full utilization of this is unreasonable at best. • Adequate parking is woefully lacking for the businesses already existing in this 3 block area of White Oak (3100, 3200 & 3300 blocks). To construct another building of this type for the uses proposed is unconscionable and will result in a hardship for the nearby residents and the neighborhood. <p>The consequences of moving forward this project as presented are significant and dire for the Hello:</p> <p>></p> <p>> I am against granting special favors to developers because they</p> <p>> invariably lead to more traffic and parking along our streets. If the</p> <p>> developer needs more parking, they can cut down the building size and</p> <p>> add more parking on their property, not mine.</p> <p>></p> <p>> No.</p> <p>></p> <p>> Thanks,</p>
112	Houston Heights Partial Replat No 27	Donna Bennett	N/A	
112	Houston Heights Partial Replat No 28	David Wallace	N/A	<p>Yes, please put me on the agenda to speak. Thank you.</p>

			<p>Variance from required 30 to 13 is extreme.</p> <p>Area does not have alternative parking areas which can absorb their needs.</p> <p>All EEs will park every day on street wherever they can find free parking and tie up those spots permanently.</p> <p>Gym's peak ours are early in the day and after work which align with heaviest traffic patterns further compounding the problem.</p> <p>Variance's are put in for important reasons – Parking is only the tip of iceberg. Water and sewage lines are already overloaded.</p> <p>City has been out to clean out lines within a block of subject property already multiple times in the last 12 months.</p> <p>Property owner knew the restrictions when they bought the property. Not even close to the city required 30 spaces for this type of business.</p> <p>Under your section Standard for variance.</p> <p>The first 5 conditions are not met:</p> <ol style="list-style-type: none"> 1. Landowner new the code requirements when they bought the property. They are not being harmed. Landowner hopes to capitalize on the variance. 2. General purpose of the article to not overload parking and utilities is being violated. 3. The intent of the article is not preserved – It is being run over from 30 required to 13 4. Existing 13 packed parking stalls proposed absolutely will not be adequate. Probably over ½ will be filled by EEs alone. 5. Granting the variance will be injurious to public health. Infrastructure cannot accommodate. <p>I strongly urge the city council to DENY this variance request.</p>
4620 Center St Parking	Bobby Orr	N/A	<p>My name is Matt Tetlow. My fiancée, Cecilia Brookshier, and I live at 1129 Patterson Street, LT 4 BLK 1. Center Street Plaza North Amend.</p> <p>Regarding the variance request for 4620 center Street, we fully support the variance. To much of our local neighborhood is already paved over for parking instead of being used for actually beneficial use.</p> <p>To support the this business and our community, we need to reduce the burden of parking spaces and instead focus on amenities that make our neighborhood more walk-able, bike-able, and mass transit friendly.</p> <p>One improvement we would strongly support or request is that, in lieu of parking, the owner take on responsibility to help improve or upgrade the sidewalk infrastructure at the property perimeter. This would not only serve to reduce the need for car access but also improve pedestrian safety for those going in and out of the gym.</p>
4621 Center St Parking	Jeff Schkolnick		<p>We are the owners of the properties located at 4606 Washington and 4602 Washington, as well as a vacant lot adjacent to 4606 Washington at 4605 Center Street, which are directly south of the proposed development referenced above at 4620 Center Street. Regarding the request for a parking variance for the proposed use (new fitness center in an existing building), we are opposed to granting of said variance. Our properties currently comply with the City's parking requirements per code and have continuously had to monitor our parking lots and vacant property to avoid use by users of other establishments in the area. By nature of the use (fitness), the property at 4620 Center will experience a lack of parking which will inherently spill out onto neighboring properties. We purchased the lot at 4605 Center Street for the sole purpose of providing additional parking in the future in the event we change the current uses of our adjacent properties, because we have been turned down multiple times by the City of Houston for proposing uses that did not meet the parking standards.</p>
4622 Center St Parking	Matt Tetlow	N/A	<p>Until such time as the City modifies the parking ordinance to allow for lower parking requirements for all properties, this variance should not be granted.</p>
4623 Center St Parking	Scott Rubenstein	N/A	<p>No comments</p>