

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, JUNE 11, 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 June 11, 2020 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/2020/2020-12_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

June 11, 2020 2:30 p.m. via Microsoft Teams

Call to Order

Director's Report

Approval of the May 28, 2020 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

- Consent Subdivision Plats (John Cedillo)
- Replats (John Cedillo)
- Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Devin Crittle, and Lyndy Morris)
- Subdivision Plats with Variance Requests (Aracely Rodriguez, Tammi Williamson, Devin Crittle)
- Subdivision Plats with Special Exception Requests
- Reconsiderations of Requirement (Homero Guajardo Alegria and Geoff Butler)
- Extensions of Approval (John Cedillo)
- Name Changes (John Cedillo)
- Certificates of Compliance (John Cedillo)
- Administrative
- Development Plats with Variance Requests (Eric Pietch, Homero Guajardo Alegria)

II. Establish a public hearing date of July 9, 2020

- Arcade on Spencer replat no 1
- Cypress Creek Plaza partial replat no 1
- Hyde Park partial replat no 9
- Hyde Park partial replat no 10
- Lantana Sec 4 partial replat no 1
- Melbourne Place Sec 1 partial replat no 2
- Melbourne Place Sec 1 partial replat no 3
- Real Street Homes replat no 1
- Saint Charles Quarter

III. Consideration of an Off-Street Parking Variance for a property located at 1348 Heights Boulevard (Jose Mendoza)

IV. Consideration of an Off-Street Parking Variance for a property located at 620 W. 27th Street (Eric Pietsch)

V. Public Hearing and Consideration of a Special Minimum Lot Size Block for the 1000 block of Usener Street, south side, and the 1100 block of Usener Street, north and south sides – MLS 760 (Sasha Marshall)

VI. Public Hearing and Consideration of a Special Minimum Lot Size Block for the 700 block of East 24th Street, north and south sides – MLS 761 (Eriq Glenn)

VII. Excuse the absence of Commissioner Ileana Rodriguez

VIII. Public Comment

IX. Adjournment

Minutes of the Houston Planning Commission

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

May 28, 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 2:30 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham

Arrived at 2:38 p.m. during Director's Report

Susan Alleman

Bill Baldwin

Antoine Bryant

Lisa Clark

Rodney Heisch

Randall L. Jones

Lydia Mares

Paul R. Nelson

Linda Porras-Pirtle

Left at 5:08 p.m. before item 99

Kevin Robins

Ileana Rodriguez

Absent

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Arrived at 2:38 p.m. during Director's Report

Meera D. Victor

Scott Cain for

Commissioner James Noack

Maggie Dalton for

Absent

The Honorable KP George

Loyd Smith

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. The Chair requested that the Legal Department provide updates regarding virtual meeting procedures.

DIRECTOR'S REPORT

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

APPROVAL OF THE MAY 14, 2020 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the May 14, 2020 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

I. PRESENTATION OF PUBLIC COMMENTS OF CHAPTER 42 AMENDMENTS

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

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

Presentation was given by Muxian Fang, Planning and Development Department

Commission Baldwin made a motion, seconded by Commissioner Rosenberg, to amend section 40-555 sidewalks standards and section 40-556 modification of standards in the proposed sidewalk ordinance. Motion passed unanimously.

Commissioner Mares rejoined meeting at 3:33 p.m.

Staff recommendation: Accept the proposed Walkable Places and Transit-Oriented Development ordinance as amended and forward to City Council.

Commission action: Accepted the proposed Walkable Places and Transit-Oriented Development ordinance as amended and forwarded to City Council.

Motion: **Baldwin**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

Motion passed unanimously with a roll call vote, Commissioners Garza, Abraham, Alleman, Baldwin, Bryant, Clark, Heisch, Jones, Mares, Robins, Nelson, Porras-Pirtle, Rosenberg, Sigler, Tahir, Victor, Smith and Cain voting in favor.

Speakers: Council Member David Robinson, Council Member Sally Alcorn, Council Member Carolyn Evans-Shabazz; Sean Murphy, Jack Miller, Hussain Nathoo, Andrew Kerr, Carlos Espinoza Y Sanchez, and Neal Ehardt – supportive; Ruth Skaff, Dale Furrow, Sandra Stevens, Kathleen O'Reilly, Pam Campbell and Carolyn Sumners – opposed; Lucretia Allen – no position stated; Cindy and Deborah Moran's comments were read by staff.

III. CONSIDERATION OF THE PROPOSED HOGAN, MIDTOWN, EMANCIPATION WALKABLE PLACE PILOT AREA PLANS

Presentation was given by Muxian Fang, Planning and Development Department

Staff recommendation: Accept the proposed Hogan, Midtown, Emancipation Walkable Place Pilot area plans and forward to City Council.

Commission action: Accepted the proposed Hogan, Midtown, Emancipation Walkable Place Pilot area plans and forwarded to City Council.

Motion: **Baldwin**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

IV. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 92)

Staff recommendation for item **79** was changed from defer to approve.

Items removed for separate consideration: **1, 11, 12 and 16.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 92 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 92 subject to the CPC 101 form conditions.

Motion: **Victor**

Second: **Porras-Pirtle**

Vote: **Unanimous**

Abstaining: **None**

16. Elyson Sec 32**C3P****Approve**

Speaker: Jennifer Curtis – opposed.

Recommendation for item **16** was changed from defer to approve per the request of Harris County.

Staff recommendation: Approve staff's recommendation for items **1, 11, 12 and 16**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for **1, 11, 12 and 16**, subject to the CPC 101 form conditions.

Motion: **Smith**

Second: **Clark**

Vote: **Carried**

Abstaining: **Heisch and Sigler**

C PUBLIC HEARINGS**93 Augusta Addition partial replat no 2****C3N****Defer**

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

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

Motion: **Garza**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

**94 Brundage Woods 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: **Alleman**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

95 Cypress Creek Plaza partial replat no 1**C3N****Withdrawn****96 Echo Leaf****C3N****Defer**

Staff recommendation: Deny the variance and disapprove the plat.

Commission action: Defer the application for two weeks to give the applicant time to meet with staff to resolve the issues regarding the project.

Motion: **Mares**

Second: **Tahir**

Vote: **Carried**

Abstaining: **None**

Motion carried with a roll call vote, Commissioners Garza, Alleman, Clark, Jones, Robins, Sigler voting against; Commissioners Abraham, Baldwin, Bryant, Heisch, Mares, Nelson, Porras-Pirtle, Rosenberg, Victor, Smith and Cain voting in favor.

Speaker: Christopher Browne, applicant – supportive.

97 Melbourne Place Sec 1 partial replat no 2**C3N****Withdrawn****98 Melbourne Place Sec 1 partial replat no 3****C3N****Withdrawn****99 Neuen Manor partial replat no 18****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: **Garza**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

**100 Oak Forest of La Sierra 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: **Garza**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Patricia Noble and Michelle Vargas – position not stated; Alex Sohrabkhani, Emmanuel Amadasun, Kellie Walther and Hope Sampson – opposed.

- 101 South Main Estates Sec 2 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: **Jones** Second: **Garza** Vote: **Unanimous** Abstaining: **None**
- 102 Spring Oaks replat no 1 partial replat no 4 C3N Disapprove**
 Staff recommendation: Disapprove the plat.
 Commission action: Disapproved the plat.
 Motion: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**
- 103 Washington Terrace partial replat no 5 C3N Disapprove**
 Staff recommendation: Disapprove the plat.
 Commission action: Disapproved the plat.
 Motion: **Mares** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
 Speaker: Patricia Noble, applicant – supportive.
- 104 Westheimer Gardens partial replat no 4 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: **Alleman** Vote: **Unanimous** Abstaining: **None**

D VARIANCES

- 105 Bass Enclave C2R Deny**
 Staff recommendation: Deny the variance(s) and approve the plat subject to the CPC 101 form conditions.
 Commission action: Denied the variance(s) and approved the plat subject to the CPC 101 form conditions.
 Motion: **Clark** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

Commissioner Heisch left the meeting at 5:35 p.m.

- 106 Elyson GP GP 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: **Jones** Second: **Bryant** Vote: **Unanimous** Recused: **Heisch**

Commissioner Heisch returned at 5:39 p.m.

- 107 Houston Heights partial replat no 27 C2R 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: **Mares** Vote: **Unanimous** Abstaining: **None**
- 108 Houston Texas Fire Fighters Federal Credit Union North C2R Withdrawn**

109 Oakview Farms Sec 2**C3P****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: **Alleman**Second: **Clark**Vote: **Unanimous**Abstaining: **None****110 Paloma Estates****C2R****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: **Garza**Second: **Alleman**Vote: **Unanimous**Abstaining: **None**

Speaker: Joyce Owens, applicant – supportive.

Commissioner Clark left the meeting at 5:51 p.m.

111 West Ontario Management LLC**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: **Baldwin**Second: **Mares**Vote: **Unanimous**Abstaining: **None****E SPECIAL EXCEPTIONS
NONE****F RECONSIDERATION OF REQUIREMENTS****112 Allison Park****C3R****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: **Jones**Second: **Bryant**Vote: **Unanimous**Abstaining: **None****113 East Heights at Airline****C3P****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: **Baldwin**Second: **Mares**Vote: **Unanimous**Abstaining: **None**

Commissioner Clark returned at 6:00 p.m.

114 Heritage Senior Residence**C2****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: **Jones**Vote: **Unanimous**Abstaining: **None****115 Yellowstone Academy Campus****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: **Baldwin**Second: **Alleman**Vote: **Unanimous**Abstaining: **Sigler**

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

G EXTENSIONS OF APPROVAL

116	Becker Meadows Sec 3	EOA	Approve
117	Becker Meadows Sec 4	EOA	Approve
118	Casitas at Lake Houston	EOA	Approve
119	Luthe Properties	EOA	Approve
120	Pinecrest Center Sec 2	EOA	Approve
121	Pinecrest Center Sec 1	EOA	Approve
122	Pinto Business Park Drainage Detention Sec 2	EOA	Approve
123	Pinto Business Park Drainage Detention Sec 1	EOA	Approve
124	River Oaks Green	EOA	Approve
125	Senterra Richmond	EOA	Approve
126	Sorrento	EOA	Approve

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

127	26307 Hunters Trail	COC	Approve
128	20647 Ravenwood Court	COC	Approve

Staff recommendation: Approve staff's recommendation for items 116-128.

Commission action: Approved staff's recommendation for items 116-128.

Motion: **Bryant** Second: **Clark** Vote: **Carried** Abstaining: **Heisch 118,
122, 123 and 124**

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

129 4804 Gano Street DPV Approve

Staff recommendation: Grant the variance(s) and approve the development plat to allow a 10' building line along Cavalcade Street, in lieu of the required 25' building line for a new duplex.

Commission action: Granted the variance(s) and approved the development plat to allow a 10' building line along Cavalcade Street, in lieu of the required 25' building line for a new duplex.

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

130 5230 Redstart Street DPV Approve

Staff recommendation: Grant the variance(s) and approve the development plat to allow a reduced garage building line variance of 10', instead of the ordinance required 20' garage building line, along Endicott Lane.

Commission action: Granted the variance(s) and approved the development plat to allow a reduced garage building line variance of 10', instead of the ordinance required 20' garage building line, along Endicott Lane.

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

131 2015 Stevens Street DPV 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: **Garza** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

V. ESTABLISH A PUBLIC HEARING DATE OF JUNE 25, 2020 FOR:

- a. Braeburn Terrace Sec 1 partial replat no 3
- b. Bridges on Lake Houston Sec 9 partial replat no 1
- c. Cresmere Place partial replat no 3
- d. Davidson Heights
- e. Feldman Court partial replat no 1
- f. Francis Oak Landing
- g. Glendower Court partial replat no 4
- h. Hickory Ridge partial replat no 1
- i. Hyde Park partial replat no 10 **REMOVED**
- j. Langston Place Sec 1 partial replat no 1
- k. Marvin Gardens partial replat no 1
- l. Newport Sec 6 partial replat no 2
- m. North Norhill partial replat no 3
- n. Riverside Terrace Sec 6 partial replat no 2
- o. Sunset Plaza Meadows replat no 1
- p. Usener Addition partial replat no 2
- q. Victoria Court replat no 1
- r. Wells Addition partial replat no 1
- s. Westheimer Gardens Extension partial replat no 10
- t. Westmore Reserve
- u. Whitney Place West partial replat no 1

Staff recommendation: Establish a public hearing date of June 25, 2020 for item V a-h and j-u.

Commission action: Established a public hearing date of June 25, 2020 for item V a-h and j-u.

Motion: **Mares**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

VI. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE LOCATED AT 1348 HEIGHTS BOULEVARD

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: **Clark**

Second: **Bryant**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Rob Hubbert's comments were read by staff; Matthew Bennett – opposed.

VII. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE LOCATED AT 620 W. 27TH STREET

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

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

Motion: **Baldwin**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

Speaker: David Coker – opposed.

**VIII. PUBLIC COMMENT
NONE**

IX. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 6:28 p.m.

Motion: **Nelson**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

Item No.	Subdivision Plat Name	App		PC Action
		Type	Deferral	
A-Consent				
1	Amira Sec 9	C3F		Approve the plat subject to the conditions listed
2	Amira Sec 14	C3F		Approve the plat subject to the conditions listed
3	Assisted Living At Cypresswood	C2		Approve the plat subject to the conditions listed
4	Avenue Meadows Sec 3	C2	DEF1	Defer Applicant request
5	Balmoral Sec 26	C3F	DEF1	Approve the plat subject to the conditions listed
6	Barker Sign Company	C2		Defer Additional information reqd
7	Beckendorff Place	C3F		Defer Chapter 42 planning standards
8	Bland Street Houston Area Urban Community Development	C3F	DEF1	Approve the plat subject to the conditions listed
9	Brookwood Forest Sec 8	C3F		Approve the plat subject to the conditions listed
10	Cypress Creek Park Sec 2	C2		Approve the plat subject to the conditions listed
11	Cypress Green GP	GP	DEF1	Defer Applicant request
12	Cypress Oaks North Sec 2	C3F		Approve the plat subject to the conditions listed
13	Decker Prairie Sec 1	C3F		Approve the plat subject to the conditions listed
14	Dellrose Sec 9	C3F		Approve the plat subject to the conditions listed
15	Dennison Tract	C3F	DEF2	Approve the plat subject to the conditions listed
16	DeVille Landing	C3F		Approve the plat subject to the conditions listed
17	East Heights at Airline	C3F		Approve the plat subject to the conditions listed
18	Edgewood Village Sec 7	C3F		Approve the plat subject to the conditions listed
19	Forest Village Sec 12	C3F		Defer Chapter 42 planning standards
20	Forest Village Sec 13	C3F		Defer Chapter 42 planning standards
21	Grand Vista Sec 24	C3F		Approve the plat subject to the conditions listed
22	Hockleywood Business Park	C3P	DEF1	Approve the plat subject to the conditions listed
23	Invermar Development	C2	DEF1	Approve the plat subject to the conditions listed
24	Jasmine Heights Sec 18	C3F		Defer Additional information reqd
25	Jasmine Heights Sec 19	C3F		Approve the plat subject to the conditions listed
26	Lakes at Creekside Sec 10	C3F		Approve the plat subject to the conditions listed
27	Magnolia Oaks	C3F	DEF1	Approve the plat subject to the conditions listed
28	Manzano Commercial Reserve	C2		Approve the plat subject to the conditions listed
29	Marvida Sec 7	C3F		Approve the plat subject to the conditions listed
30	McAlpine Place	C2		Approve the plat subject to the conditions listed
31	Mercer Botanic Gardens Sec 1	C2	DEF1	Defer Additional information reqd

Platting Summary**Houston Planning Commission****PC Date: June 11, 2020**

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
32	Murdock Place	C3F		Approve the plat subject to the conditions listed
33	Neuen Manor partial replat no 17	C3F		Approve the plat subject to the conditions listed
34	New Caney ISD High School No 3	C3F		Approve the plat subject to the conditions listed
35	Niklas	C3P		Approve the plat subject to the conditions listed
36	Oak Forest of La Sierra partial replat no 1	C3F		Approve the plat subject to the conditions listed
37	Palwasha Reserve	C2		Approve the plat subject to the conditions listed
38	Reserves on Airport Sec 1 replat no 1 and extension	C3F		Approve the plat subject to the conditions listed
39	Rose Meadow Farms Sec 4	C3F		Approve the plat subject to the conditions listed
40	Royal Brook at Kingwood Reserves	C2		Approve the plat subject to the conditions listed
41	Ruburfield Subdivison no 66 partial replat no 2	C3F		Approve the plat subject to the conditions listed
42	Saint George Coptic Orthodox Church	C3F		Approve the plat subject to the conditions listed
43	South Main Estates Sec 2 partial replat no 1	C3F		Approve the plat subject to the conditions listed
44	Spring Creek RV Park	C3P		Approve the plat subject to the conditions listed
45	Sunterra Lagoon	C3F		Approve the plat subject to the conditions listed
46	Sunterra Market Reserve	C3F		Approve the plat subject to the conditions listed
47	Sunterra Sec 1	C3F		Approve the plat subject to the conditions listed
48	Sunterra Sec 2	C3F		Approve the plat subject to the conditions listed
49	Sunterra Sec 6	C3F		Approve the plat subject to the conditions listed
50	Sunterra Sec 7	C3F		Approve the plat subject to the conditions listed
51	Sunterra Sec 8	C3F		Approve the plat subject to the conditions listed
52	Sunterra Sec 9	C3F		Approve the plat subject to the conditions listed
53	Towne Lake Sec 54	C3F		Approve the plat subject to the conditions listed
54	Towne Lake Sec 59	C3P		Approve the plat subject to the conditions listed
55	Towne Lake Sec 62	C3P		Approve the plat subject to the conditions listed
56	Ventana Lakes East Sec 8	C3F	DEF1	Approve the plat subject to the conditions listed
57	Westheimer Estates partial replat no 10	C3F		Approve the plat subject to the conditions listed

B-Replats

58	Alhamd Housing	C2R		Approve the plat subject to the conditions listed
59	Alvin Place	C2R	DEF1	Withdrawn
60	Bevis Place	C2R		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
61	Chapman Highline East	C2R	DEF1	Defer Applicant request
62	Chapman Highline West	C2R	DEF1	Defer Applicant request
63	East Plaza Fullerton	C2R		Approve the plat subject to the conditions listed
64	England Estates	C2R		Approve the plat subject to the conditions listed
65	Garden Homes On Lillian	C2R		Approve the plat subject to the conditions listed
66	Iglesia de dios reserve on Lotus	C2R		Approve the plat subject to the conditions listed
67	Imperial Forest Sec 5	C3R		Approve the plat subject to the conditions listed
68	Jackrabbit Estates	C2R	DEF2	Approve the plat subject to the conditions listed
69	Lyons Redev Fiftyninth Venture	C2R	DEF1	Withdrawn
70	Mellon Addition partial replat no 1	C2R		Approve the plat subject to the conditions listed
71	Montrose Annex partial replat no 2	C2R	DEF1	Approve the plat subject to the conditions listed
72	New Caney ISD at Sorters Road GP	GP		Approve the plat subject to the conditions listed
73	Plaza at Avenue O	C2R		Approve the plat subject to the conditions listed
74	Reserve at Colonial Parkway	C2R		Approve the plat subject to the conditions listed
75	Riverway West End Heights	C2R		Approve the plat subject to the conditions listed
76	Ryan Landing	C2R		Approve the plat subject to the conditions listed
77	Shady Acres Second Addition partial replat no 5	C3R		Approve the plat subject to the conditions listed
78	Tommye Place	C2R	DEF2	Approve the plat subject to the conditions listed
79	West 21st Estates	C2R		Defer Chapter 42 planning standards

C-Public Hearings Requiring Notification

80	Acre Villa of Park Place partial replat no 1	C3N		Defer Applicant request
81	Augusta Addition partial replat no 2	C3N	DEF2	Withdrawn
82	Braeburn Terrace Sec 1 partial replat no 2	C3N		Defer Applicant request
83	Craig Woods partial replat no 27	C3N		Approve the plat subject to the conditions listed
84	Echo Leaf	C3N	DEF2	Grant the requested variance(s), special exception and Approve the plat subject to the conditions listed
85	Enchanted Oaks Sec 2 partial replat no 1 and extension	C3N		Disapprove
86	Long Point Acres partial replat no 6	C3N		Approve the plat subject to the conditions listed
87	Neuen Manor partial replat no 18	C3N	DEF1	Approve the plat subject to the conditions listed
88	Washington Terrace partial replat no 6	C3N		Approve the plat subject to the conditions listed
89	Washington Terrace partial replat no 7	C3N		Approve the plat subject to the conditions listed
90	Washington Terrace partial replat no 8	C3N		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
91	Westheimer Gardens partial replat no 4	C3N	DEF2	Approve the plat subject to the conditions listed

D-Variances

92	Greenwood Utility District Tidwell Road Wastewater Plant	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
93	Imperial Forest Sec 6	C3R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
94	Lakes at Creekside GP	GP		Defer for further study and review
95	West Ontario Management LLC	C2	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed

E-Special Exceptions

None

F-Reconsideration of Requirements

96	Allison Park	C3R	DEF2	Deny the requested variance(s) and Approve the plat subject to the conditions listed
97	Yellowstone Academy Campus	C2R	DEF1	Defer Applicant request

G-Extensions of Approval

98	Beckendorff Road Street Dedication Sec 2	EOA		Approved
99	Becker Meadows Wastewater Treatment Plant	EOA		Approved
100	Becker Meadows Sec 2	EOA		Approved
101	Bhagwandin Estates	EOA		Approved
102	Cumberland Ridge Drive in Dellrose Street Dedication Sec 2	EOA		Approved
103	FD Landing	EOA		Approved
104	Harris County Emergency Services District No 16 Station 1	EOA		Approved
105	Harris Fort Bend Counties MUD no 3 water plant no 2	EOA		Approved
106	Newport Pointe Sec 1	EOA		Approved
107	Northgrove Sec 9	EOA		Approved
108	Porter Road Street Dedication Sec 4	EOA		Approved
109	Royal Brook at Kingwood Sec 20	EOA		Approved
110	Springfield Sec 5 partial replat no 4	EOA		Approved
111	Towne Lake Sec 57	EOA		Approved
112	Towne Lake Sec 56	EOA		Approved
113	Transrise	EOA		Approved
114	Transrise Annex	EOA		Approved
115	Winfield Lakes North Sec 6	EOA		Approved

Item		App		PC Action
No.	Subdivision Plat Name	Type	Deferral	

H-Name Changes

None

I-Certification of Compliance

116	23528 Manion Drive	COC	Approve
117	19755 N Red Oak Lane	COC	Approve
118	19739 N Red Oak Lane	COC	Approve

J-Administrative

None

K-Development Plats with Variance Requests

119	2015 Stevens Street	DPV	Approve
120	1136 Woodland Street	DPV	Defer

Off-Street Parking with Variance Requests

III	1348 Heights Blvd	PV	Defer
IV	620 W. 27th Street	PV	Defer



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 06/11/2020
Plat Name: Amira Sec 9
Developer: Beazer Homes Texas, L.P., A Delaware Limited Partnership
Applicant: Costello, Inc.
App No / Type: 2020-0813 C3F

Total Acreage:	48.2700	Total Reserve Acreage:	21.3100
Number of Lots:	106	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286U	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 052. Cypress Heights Drive Street Dedication Sec 2 must be recorded prior to or simultaneously with this plat.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 06/11/2020
Plat Name: Amira Sec 9
Developer: Beazer Homes Texas, L.P., A Delaware Limited Partnership
Applicant: Costello, Inc.
App No / Type: 2020-0813 C3F

For Your Information:

The below comments were made by other agencies during this review period. These comments 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. (COH-Chapter 42)

Cypress Heights Drive will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)

Required four UVEs have been shown on the Plat and should be shown on construction plan also. (Chapter 10-COH geometric design guidelines, 10-23)

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



Agenda Item: 2
Action Date: 06/11/2020
Plat Name: Amira Sec 14
Developer: Beazer Homes Texas, L.P., A Delaware Limited Partnership
Applicant: Costello, Inc.
App No / Type: 2020-0945 C3F

Total Acreage:	14.4300	Total Reserve Acreage:	5.2600
Number of Lots:	34	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:

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.

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

052. Cypress Heights Drive Street Dedication Sec 2 must be recorded prior to or simultaneously with this plat.

059.1. Acreage in title and on plat must match at recordation.

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

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

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

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: 2
Action Date: 06/11/2020
Plat Name: Amira Sec 14
Developer: Beazer Homes Texas, L.P., A Delaware Limited Partnership
Applicant: Costello, Inc.
App No / Type: 2020-0945 C3F



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

For Your Information:

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

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

Addressing: Please add street name split to Plat, between Flaxen Haflinger Trail and Dappled Mare Circle, so that we will be able to correctly determine which addresses to assign to each.

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)

Provide INO letter for Centerpoint easement crossing under lots prior to plat recordation (HC-permit regs, 5.06)

Cypress Heights Drive will need to be recorded 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 Sardinian Cliff Drive and Cypress Heights Drive. (Chapter 10-COH geometric design guidelines, 10-23)

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 06/11/2020
Plat Name: Assisted Living At Cypresswood
Developer: Victor Abolo
Applicant: Beacon Land Services
App No / Type: 2020-0923 C2

Total Acreage:	2.4930	Total Reserve Acreage:	2.4930
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	77388	331D	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.



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 06/11/2020
Plat Name: Assisted Living At Cypresswood
Developer: Victor Abolo
Applicant: Beacon Land Services
App No / Type: 2020-0923 C2

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)

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-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)

Limited scope TIA required to determine driveway location, median openings and left turn lane requirements before review of site development plan (HC-permit regs, 12.02)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 06/11/2020
Plat Name: Avenue Meadows Sec 3
Developer: Avenue Development, LLC
Applicant: MBCO Engineering
App No / Type: 2020-0786 C2

Total Acreage:	1.1910	Total Reserve Acreage:	0.0000
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	2	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	77022	453F	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.
- 068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
- 134.6. The then-current fee in lieu of dedication shall be applied to this number (8 units) of dwelling units.
- 209. Applicant has requested that this item be deferred for two weeks.
- Lots 2 through 8 do not have public street frontage or access. (42-180(a)3 42-188(a))

Commission Action:

Defer Applicant request



Action Date:
06/11/2020

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: 4
Action Date: 06/11/2020
Plat Name: Avenue Meadows Sec 3
Developer: Avenue Development, LLC
Applicant: MBCO Engineering
App No / Type: 2020-0786 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//26/2020

According to the provided plat drawing the eight (8), lots are not showing the driveway's access to the dwellings, proposed to access from Maddie Drive.

HPW-OCE-Traffic: 1. Substandard Street: Madie Drive (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. Property Frontage: Lot 1(Madie Drive)

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

3. Driveway Placement on Corner Lot (Residential)

Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

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.

Need Encroachment approval by City of Houston for the use of Janowski Ditch.

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

Parks and Recreation: Park Notes #5 and Parks Table C should match. One says 26 DU, one says 8.

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



Agenda Item: 5
Action Date: 06/11/2020
Plat Name: Balmoral Sec 26
Developer: Balmoral LT, LLC
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-0812 C3F

Total Acreage:	43.4900	Total Reserve Acreage:	11.8000
Number of Lots:	202	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	77346	377N	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
052. Balmoral Section 25 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)
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 190.3. Add 'Christopher Hollins' as Harris County Clerk Certificate of Commissioners' Court Approval and Harris County Clerk Certificate of Filing.
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: 5
Action Date: 06/11/2020
Plat Name: Balmoral Sec 26
Developer: Balmoral LT, LLC
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-0812 C3F



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

For Your Information:

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

HPW-HW- IDS: Approve

Addressing: Approve ROWAN GREEN DRIVE, from the intersection of Invergelder Drive to the intersection of Caledonian Forest Drive.

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)

Coordinate with county about constructing a pedestrian walkway along Caledonian Forest Drive from Moorlands Hill Drive to the school.

Sidewalk should be included in construction plan for safe route to school.

Sec 25 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)

Refer to Traffic's comment on 4-lot cluster exhibit for recommended driveway pavement geometry.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 6
Action Date: 06/11/2020
Plat Name: Barker Sign Company
Developer: Crown Castle
Applicant: Vincent Gerard & Associates, Inc.
App No / Type: 2020-0761 C2

Total Acreage:	0.6090	Total Reserve Acreage:	0.5780
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	HC MUD 238
County	Zip	Key Map ©	City / ETJ
Harris	77084	446R	ETJ

Conditions and requirements for approval:

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

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

1. Coordinate with Harris County Engineer regarding agency markup.

Commission Action:

Defer Additional information reqd



Action Date:
06/11/2020

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For Your Information:

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 06/11/2020
Plat Name: Barker Sign Company
Developer: Crown Castle
Applicant: Vincent Gerard & Associates, Inc.
App No / Type: 2020-0761 C2

HPW- TDO- Traffic: 06-05-2020

No comments.

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

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channels U201-01-01 and U101-10-00 with top of banks, also HCFCD Easements on the property (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. (Chapter 42)

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

Show flood control channel easements

GP may need to be submitted with section plat or include all parcels within Karen Patterson trust. Check with COH (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.



Agenda Item: 7
Action Date: 06/11/2020
Plat Name: Beckendorff Place
Developer: Resilient Design Group
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-0926 C3F

Total Acreage:	6.1863	Total Reserve Acreage:	0.0488
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)
047. Make minor corrections and additions as indicated on the marked file copy.
050. Revise plat boundary as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
- 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)
- 146.1. Provide for dedication of cutback(s) as indicated on the marked file copy.
154. Reverse curve(s) does not comply with standards. (132) Revise drawing for compliance.
155. All streets must have a name followed by a suffix. In addition, permanent access easements must have a suffix of "Private" or "PVT." (133-134)
- 157.1. Provide street name break(s) as indicated on the marked file copy. Street name breaks must be located at lot lines.
180. Reverse curves for type 2 PAEs shall have a center-line radius of at least 65 feet and be separated by a tangent distance of not less than 25 feet. (132)
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
1. Coordinate with Harris county engineering regarding agency markup for radii/cutback.
 2. Address 1400' E/W Intersection spacing.
 3. Reverse curve does not mean Ch 42 standards.
 4. Provide 5' BL along PAE in lot 3.
 5. Add turnaround at 200' mark of PAE.

Commission Action:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 06/11/2020
Plat Name: Beckendorff Place
Developer: Resilient Design Group
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-0926 C3F

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.

HPW- TDO- Traffic: 06-02-2020

TDO interposes no objections.

Addressing: A street name entered into PLATTRACKER does not match the name mentioned on the plat. (GRICELDA - GRIS). Please correct

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

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

Harris County Flood Control District: Flood Control review - There is Drainage Channel U101-16-00 at the south western corner of the plat, need to show it on the plat (see uploaded aerial).

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)

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)

Reverse curve radii is a minimum of 65 feet for PAEs per 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)

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. (HC permit regs)



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 06/11/2020
Plat Name: Beckendorff Place
Developer: Resilient Design Group
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-0926 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: 8
Action Date: 06/11/2020
Plat Name: Bland Street Houston Area Urban Community Development
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No / Type: 2020-0803 C3F

Total Acreage:	5.0100	Total Reserve Acreage:	0.5750
Number of Lots:	23	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	412W	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. 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)
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. Acreage in title and on plat must match at recordation. (Sec 42-41)
- 060.1. Legal description in title and on plat must match at 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. (Sec 42-45)

Commission Action:

Approve the plat subject to the conditions listed



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 06/11/2020
Plat Name: Bland Street Houston Area Urban Community Development
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No / Type: 2020-0803 C3F



Action Date:
06/11/2020

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: 8
Action Date: 06/11/2020
Plat Name: Bland Street Houston Area Urban Community Development
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No / Type: 2020-0803 C3F

HPW- TDO- Traffic: 05-26-2020
TDO/Traffic Management has no comments.

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. Meet curb radius requirements as per IDM detail # 10.06-04 page 10-50.

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. A new sidewalk is required along Bland Street. (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.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 06/11/2020
Plat Name: Brookwood Forest Sec 8
Developer: KB Home Lone Star Inc.
Applicant: Pape-Dawson Engineers
App No / Type: 2020-0900 C3F

Total Acreage:	11.1610	Total Reserve Acreage:	0.3010
Number of Lots:	59	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:	N/A
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	295V	ETJ

Conditions and requirements for approval:

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.

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

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

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 Montgomery County Engineer regarding overlapping easements & fluctuating easement widths.

Commission Action:

Approve the plat subject to the conditions listed



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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 06/11/2020
Plat Name: Brookwood Forest Sec 8
Developer: KB Home Lone Star Inc.
Applicant: Pape-Dawson Engineers
App No / Type: 2020-0900 C3F

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 06-03-2020

No Comments.

HPW-HW- IDS: Approve

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: 10
Action Date: 06/11/2020
Plat Name: Cypress Creek Park Sec 2
Developer: Timber Lane Utility District
Applicant: Van De Wiele & Vogler, Inc.
App No / Type: 2020-0946 C2

Total Acreage:	66.9500	Total Reserve Acreage:	66.9500
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:	INVERNESS FOREST ID
County	Zip	Key Map ©	City / ETJ
Harris	77373	332H	ETJ

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 06/11/2020
Plat Name: Cypress Creek Park Sec 2
Developer: Timber Lane Utility District
Applicant: Van De Wiele & Vogler, Inc.
App No / Type: 2020-0946 C2

For Your Information:

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

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

No building is allowed within any public utilities.

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

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

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 06/11/2020
Plat Name: Cypress Green GP
Developer: MCALISTER INVESTMENT REAL ESTATE
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-0817 GP

Total Acreage:	634.8400	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	77377	285V	ETJ

Conditions and requirements for approval:

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

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

159. Provide centerline tie.

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)

207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions.

1. Coordinate with GP to south to Centerline tie Mason Rd.
2. Address 1400' Intersection spacing along Southern boundary and coordinate with Franz Tract GP to south to correctly align ROW.
3. Address 1400' Intersection spacing along east side of north Boundary.
4. Address 2600' Intersection spacing along north side of east Boundary.
5. Coordinate with Harris County Engineer and other agencies regarding placement of east stub for Holderrieth Rd and agency mark-ups.

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: 11
Action Date: 06/11/2020
Plat Name: Cypress Green GP
Developer: MCALISTER INVESTMENT REAL ESTATE
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-0817 GP

For Your Information:

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

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 - There are 7 comments that need to be clarified on the plat before recordation, these are:

1. Do the curves meet HCFCD design criteria?
2. How does the channel on the west side of the property connect to HCFCD ROW?
3. Need to see ROW widths for all HCFCD channels.
4. Not sure what the ROW on the south east corner is for.
5. Need to see how this ties to the ERSA GRAE tract.
6. Concerned that the Mason Road alignment might be too far east.
7. Land Tejas needs to address the HCFCD channel next to Mason road ROW the Precinct needs to be in agreement with the 30ft reserve.

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording action 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)

Label adjacent property lines and consider locating stub streets along boundaries of adjacent property lines
Design major thoroughfares to have 200 foot tangents before curvature at major/major and major/collector intersections

County does not recommend drainage channels along major thoroughfares

Coordinate with HCFCD about size and configuration of proposed drainage channels. INO letter will be needed before recordation of section plats

UVes and cutbacks will be checked with section plats

Plat is recommended to be deferred for further coordination with consultant.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 06/11/2020
Plat Name: Cypress Oaks North Sec 2
Developer: JNC Development, Inc.
Applicant: Van De Wiele & Vogler, Inc.
App No / Type: 2020-0881 C3F

Total Acreage:	6.6750	Total Reserve Acreage:	3.8790
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	406J	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 052. Cypress North Sec 1 must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)
- 203. Provide complete Recordation Package when submitting plat for recordation. Sec 42-45
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45

Commission Action:

Approve the plat subject to the conditions listed



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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.



Agenda Item: 12
Action Date: 06/11/2020
Plat Name: Cypress Oaks North Sec 2
Developer: JNC Development, Inc.
Applicant: Van De Wiele & Vogler, Inc.
App No / Type: 2020-0881 C3F

HPW- TDO- Traffic: 06-03-2020

No Comments.

HPW-HW- IDS: Approve

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

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

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

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

Sec 1 will need to be approved prior to or simultaneously with this plat (COH-Chapter 42-120)

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

Limited scope TIA will be required to confirm construction limits, stop sign control layout prior to plan submittal. (HC-permit regs, 12.02)

Both Longenbaugh Drive and Westgreen Blvd should be constructed to Harris County Standards before access will be allowed. (HC-permit regs)

Driveways will be right-in/right-out when roadway is extended in the future as minimum distance of 500' is required from the intersection for first median opening. Temporary asphalt connection may be allowed till then. (HC-permit regs)

HPW- TDO- Traffic: 06-03-2020

No Comments.

HPW-HW- IDS: Approve

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

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

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

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

Sec 1 will need to be approved prior to or simultaneously with this plat (COH-Chapter 42-120)

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

Limited scope TIA will be required to confirm construction limits, stop sign control layout prior to plan submittal. (HC-permit regs, 12.02)

Both Longenbaugh Drive and Westgreen Blvd should be constructed to Harris County Standards before access will be allowed. (HC-permit regs)

Driveways will be right-in/right-out when roadway is extended in the future as minimum distance of 500' is required from the intersection for first median opening. Temporary asphalt connection may be allowed till then. (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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 06/11/2020
Plat Name: Decker Prairie Sec 1
Developer: Decker Prairie Rosehill Development Ltd
Applicant: META Planning + Design, LLC
App No / Type: 2020-0936 C3F

Total Acreage:	20.8485	Total Reserve Acreage:	1.6200
Number of Lots:	113	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	287J	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy. Chapter 42
- 203. Provide complete Recordation Package when submitting plat for recordation. 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: 13
Action Date: 06/11/2020
Plat Name: Decker Prairie Sec 1
Developer: Decker Prairie Rosehill Development Ltd
Applicant: META Planning + Design, LLC
App No / Type: 2020-0936 C3F

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. (HC) (COH-Chapter 42)
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)
UVE should be checked at Red Poppy Road and Decker Prairie Rosehill 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: 14
Action Date: 06/11/2020
Plat Name: Dellrose Sec 9
Developer: Cypress 600 Development Partners LP
Applicant: META Planning + Design, LLC
App No / Type: 2020-0935 C3F

Total Acreage:	26.9986	Total Reserve Acreage:	6.1100
Number of Lots:	87	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	325J	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy. Chapter 42
- 052. Cumberland Ridge Drive in Dellrose Street Dedication Sec 2 must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)
- 203. Provide complete Recordation Package when submitting plat for recordation. Sec 42-45
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 06/11/2020
Plat Name: Dellrose Sec 9
Developer: Cypress 600 Development Partners LP
Applicant: META Planning + Design, LLC
App No / Type: 2020-0935 C3F

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)
Cumberland Ridge Drive will need to be recorded before future development to the south is recorded
Construction plan (Project Number 2004160046) has not been approved.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 06/11/2020
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)
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:

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Agenda Item: 15
Action Date: 06/11/2020
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.

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.

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)

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Limited scope TIA will be required to address driveway locations and left turn lane requirements. (HC-permit regs, 12.02)



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 06/11/2020
Plat Name: Dennison Tract
Developer: Keith Dennison
Applicant: Windrose
App No / Type: 2020-0758 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 06/11/2020
Plat Name: DeVille Landing
Developer: Diana Deville
Applicant: Owens Management Systems, LLC
App No / Type: 2020-0933 C3F

Total Acreage:	4.0000	Total Reserve Acreage:	2.8130
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77373	292R	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



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For Your Information:

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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 06/11/2020
Plat Name: DeVille Landing
Developer: Diana Deville
Applicant: Owens Management Systems, LLC
App No / Type: 2020-0933 C3F

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

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)

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 06/11/2020
Plat Name: East Heights at Airline
Developer: CND-Airline, LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2020-0941 C3F

Total Acreage:	4.8400	Total Reserve Acreage:	0.4820
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. Chapter 42
- 203. Provide complete Recordation Package when submitting plat for recordation. Chapter 42
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Chapter 42

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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Agenda Item: 17
Action Date: 06/11/2020
Plat Name: East Heights at Airline
Developer: CND-Airline, LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2020-0941 C3F

HPW- TDO- Traffic: 06-08-2020

Shared driveway depth must be 20feet in Cul-De-Sac.

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. A new sidewalk is required along Airline Street. (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)

COH JRC requirement will have to made for water/sewer running through the property.

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

Master W.M.E. is required.

Parks and Recreation: Existing survey is older than 12 months. Please provide water letter or demo permit dated within last twelve months in order to claim 3 existing dwelling units.

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

Solid Waste: The proposed development contains more than 25 units taking access from PAE/Private roads.

Based on Chpt 39-63 of the municipal code of ordinances, the proposed development does not qualify for COH solid waste collection services.

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 06/11/2020
Plat Name: Edgewood Village Sec 7
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No / Type: 2020-0899 C3F

Total Acreage:	16.3480	Total Reserve Acreage:	4.2590
Number of Lots:	60	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	NORTHEAST HARRIS COUNTY MUD 1

County	Zip	Key Map ©	City / ETJ
Harris	77049	457G	ETJ

Conditions and requirements for approval:

- 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



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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 06/11/2020
Plat Name: Edgewood Village Sec 7
Developer: Woodmere Development Co., LTD.
Applicant: IDS Engineering Group
App No / Type: 2020-0899 C3F

HPW- TDO- Traffic: 06-03-2020

No Comments.

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.

Parks and Recreation: N/A ETJ

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: 19
Action Date: 06/11/2020
Plat Name: Forest Village Sec 12
Developer: Woodmere Development Co., LTD, A Texas Limited Partnership
Applicant: Van De Wiele & Vogler, Inc.
App No / Type: 2020-0876 C3F

Total Acreage:	11.4330	Total Reserve Acreage:	2.1891
Number of Lots:	57	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77386	292D	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy. Chapter 42
- 148. Change street name(s) as indicated on the marked file copy. Sec 41-22; 42-133
- 209. Applicant has requested that this item be deferred for two weeks.

Commission Action:

Defer Chapter 42 planning standards



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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 06/11/2020
Plat Name: Forest Village Sec 12
Developer: Woodmere Development Co., LTD, A Texas Limited Partnership
Applicant: Van De Wiele & Vogler, Inc.
App No / Type: 2020-0876 C3F

Addressing: "HEATHER FOREST" street name sounds too similar to "HEATHROW FOREST", please choose a more unique name to avoid confusion during emergencies.

HPW-HW- IDS: Approve

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

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: 20
Action Date: 06/11/2020
Plat Name: Forest Village Sec 13
Developer: Woodmere Development Co., LTD, A Texas Limited Partnership
Applicant: Van De Wiele & Vogler, Inc.
App No / Type: 2020-0879 C3F

Total Acreage:	9.3900	Total Reserve Acreage:	0.8956
Number of Lots:	47	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
Montgomery	77386	292D	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 148. Change street name(s) as indicated on the marked file copy. (133-134)
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Commission Action:

Defer Chapter 42 planning standards



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with 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: 06/11/2020
Plat Name: Forest Village Sec 13
Developer: Woodmere Development Co., LTD, A Texas Limited Partnership
Applicant: Van De Wiele & Vogler, Inc.
App No / Type: 2020-0879 C3F

Addressing: "HEATHER FOREST" street name sounds too similar to "HEATHROW FOREST", please choose a more unique name to avoid confusion during emergencies.

HPW- TDO- Traffic: 06-03-2020

TDO opposes no objection.

HPW-HW- IDS: Approve

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: 21
Action Date: 06/11/2020
Plat Name: Grand Vista Sec 24
Developer: Taylor Morrison of Texas Inc.
Applicant: Costello, Inc.
App No / Type: 2020-0942 C3F

Total Acreage:	17.4300	Total Reserve Acreage:	1.5300
Number of Lots:	75	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	527J	ETJ

Conditions and requirements for approval:

- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.
047. Make minor corrections and additions as indicated on the marked file copy.
052. Grand Vista Sec 18 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)
- 185.2. Appendix A: Provide an attesting individual in the dedicatory language.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 06/11/2020
Plat Name: Grand Vista Sec 24
Developer: Taylor Morrison of Texas Inc.
Applicant: Costello, Inc.
App No / Type: 2020-0942 C3F

For Your Information:

The below comments were made by other agencies during this review period. These comments 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) Submit FP to FBC for formal review
2) This is not considered a formal review by FBC as not all review comments are provided in this portal
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

Addressing: Please change street type of GRAND VISTA HILLS DRIVE to LANE on plat, according to application number 2020-0254.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 06/11/2020
Plat Name: Hockleywood Business Park
Developer: Hockley Business Park, LLC
Applicant: GBI Partners, LP
App No / Type: 2020-0796 C3P

Total Acreage:	25.7964	Total Reserve Acreage:	23.9580
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77447	285Q	ETJ

Conditions and requirements for approval:

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)
- 162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (127)
- 163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (127)

Address stub street: Sunshine Meadow Drive

Commission Action:

Approve the plat subject to the conditions listed



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For Your Information:



Agenda Item: 22
Action Date: 06/11/2020
Plat Name: Hockleywood Business Park
Developer: Hockley Business Park, LLC
Applicant: GBI Partners, LP
App No / Type: 2020-0796 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- TDO- Traffic: 05-26-2020

TDO/Traffic Management has no comments.

HPW-HW- IDS: Approve

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

B.L. is missing.

Addressing: Duplicate / Similar street names exist: LOCKWOOD, CLAREWOOD, COMMONS WOODS, CLIPPERWOOD. Could be confusing during emergency services. Please consider changing street name of HOCKLEYWOOD LANE to something more unique.

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)

Label building lines (COH Chapter 42)

Variance may be needed to not extend stub street, Sunshine Meadow Drive from the north (COH Chapter 42)

Documentation of TXDOT approval for tie-in should be submitted with site plans. Lining up is recommended across from future cypress green collector road because of left turn movements, traffic signal installations, if needed, etc.

Access to Sunshine Meadow Drive should be denied to prevent commercial traffic through residential subdivision.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 06/11/2020
Plat Name: Invermar Development
Developer: Invermar Holdings LLC
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-0848 C2

Total Acreage:	3.5725	Total Reserve Acreage:	3.5725
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	454F	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.

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

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.

134.02. Add to general notes on face of plat: This property(s) is located in Park Sector number 2.

194. Appendix J:County Clerk Filing Acknowledgement Statement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

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

Commission Action:

Approve the plat subject to the conditions listed



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 06/11/2020
Plat Name: Invermar Development
Developer: Invermar Holdings LLC
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-0848 C2



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with 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: 23
Action Date: 06/11/2020
Plat Name: Invermar Development
Developer: Invermar Holdings LLC
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-0848 C2

HPW- TDO- Traffic: 05-19-2020

HPW/TDO/Traffic Management interposes no objections.

HPW-OCE-Traffic: 1. Substandard Street: Berry Road.(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. New sidewalks are required along Berry Road and Laura Koppe. (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

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.

Parks and Recreation: Include applicable Park Notes.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 06/11/2020
Plat Name: Jasmine Heights Sec 18
Developer: DR Horton
Applicant: META Planning + Design, LLC
App No / Type: 2020-0925 C3F

Total Acreage:	28.1450	Total Reserve Acreage:	16.1500
Number of Lots:	60	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	NW HC MUD 12
County	Zip	Key Map ©	City / ETJ
Harris	77449	446B	ETJ

Conditions and requirements for approval:

- 047.1. Make minor corrections and additions as indicated on scanned image file attached to the application.
- 052. Sec 17 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)
- 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: 24
Action Date: 06/11/2020
Plat Name: Jasmine Heights Sec 18
Developer: DR Horton
Applicant: META Planning + Design, LLC
App No / Type: 2020-0925 C3F

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)
Jasmine Heights Sec 17 needs to be recorded 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)
Check with city if variance is required not to extend Lilywood Lane (COH-Chapter 42)
UVE should be checked at Malden Heights Drive and Westfield Creek 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: 25
Action Date: 06/11/2020
Plat Name: Jasmine Heights Sec 19
Developer: DR Horton
Applicant: META Planning + Design, LLC
App No / Type: 2020-0927 C3F

Total Acreage:	23.5550	Total Reserve Acreage:	7.5200
Number of Lots:	82	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:	NW HC MUD 12
County	Zip	Key Map ©	City / ETJ
Harris	77449	446A	ETJ

Conditions and requirements for approval:

- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.
047. Make minor corrections and additions as indicated on the marked file copy.
052. Sec 17 must be recorded prior to or simultaneously with this plat.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 06/11/2020
Plat Name: Jasmine Heights Sec 19
Developer: DR Horton
Applicant: META Planning + Design, LLC
App No / Type: 2020-0927 C3F

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

HPW- TDO- Traffic: 06-02-2020

TDO interposes no objections.

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)

Jasmine Heights Sec 17 needs to be recorded 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)

Westgreen blvd will need to be recorded before development to the west is recorded

Required UVE at Westfield Creek Blvd and Westgreen Blvd has not been shown on the Plat and should be shown on construction plan also. (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
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 06/11/2020
Plat Name: Lakes at Creekside Sec 10
Developer: TMTL CREEKSIDE LP
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No / Type: 2020-0875 C3F

Total Acreage:	23.0930	Total Reserve Acreage:	6.3670
Number of Lots:	65	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	77375	249Y	ETJ

Conditions and requirements for approval:

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

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.

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:
06/11/2020

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: 26
Action Date: 06/11/2020
Plat Name: Lakes at Creekside Sec 10
Developer: TMTL CREEKSIDE LP
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No / Type: 2020-0875 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 - 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: 27
Action Date: 06/11/2020
Plat Name: Magnolia Oaks
Developer: Cadniques Designs, LLC
Applicant: Cadniques Designs, LLC
App No / Type: 2020-0477 C3F

Total Acreage:	2.0400	Total Reserve Acreage:	0.2347
Number of Lots:	17	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:	Open Ditch	Utility District:	PINE VILLAGE PUD
County	Zip	Key Map ©	City / ETJ
Harris	77039	414H	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy. Chapter 42
- 203. Provide complete Recordation Package when submitting plat for recordation. 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: 27
Action Date: 06/11/2020
Plat Name: Magnolia Oaks
Developer: Cadniques Designs, LLC
Applicant: Cadniques Designs, LLC
App No / Type: 2020-0477 C3F

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

Master W.M.E. is required.

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 at Magnolia Oak Drive and Wild Pine Drive, and at Twisted Pine Court and Wild Pine Drive. (Chapter 10-COH geometric design guidelines, 10-23)

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



Agenda Item: 28
Action Date: 06/11/2020
Plat Name: Manzano Commercial Reserve
Developer: TREVINO ENGINEERING
Applicant: Survey Solutions of Texas
App No / Type: 2020-0938 C2

Total Acreage:	2.1044	Total Reserve Acreage:	2.1044
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453G	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)
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.
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 190.3. Add 'Chris Hollins' as County Clerk in the Harris County Clerk Certificate of Commissioners' Court approval and Harris County Clerk Certificate of Filing.
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



Agenda Item: 28
Action Date: 06/11/2020
Plat Name: Manzano Commercial Reserve
Developer: TREVINO ENGINEERING
Applicant: Survey Solutions of Texas
App No / Type: 2020-0938 C2



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with 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: 06-03-2020

No Comments.

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. A new sidewalk is required along Berry Street. (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 - Correct Key Map information on the Vicinity Map.

Parks and Recreation: N/A Commercial

Addressing: Please change street type of BERRY STREET to BERRY ROAD on plat.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 06/11/2020
Plat Name: Manzano Commercial Reserve
Developer: TREVINO ENGINEERING
Applicant: Survey Solutions of Texas
App No / Type: 2020-0938 C2

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



Agenda Item: 29
Action Date: 06/11/2020
Plat Name: Marvida Sec 7
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-0895 C3F

Total Acreage:	8.9100	Total Reserve Acreage:	0.3420
Number of Lots:	44	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:

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.

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

049.3. Add the following plat note for plats located in Harris, Fort Bend and Waller counties: The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale *****.

052. Morrison Grove Drive and Caspian Run Drive Street Dedication Section 1 must be recorded prior to or simultaneously with this plat.

190.3. Add 'Chris Hollins' as County Clerk in the Harris County Clerk Certificate of Commissioners' Court Approval and Harris County Clerk Certificate of Filing.

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

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

Commission Action:

Approve the plat subject to the conditions listed

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 06/11/2020
Plat Name: Marvida Sec 7
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-0895 C3F



For Your Information:

The below comments were made by other agencies during this review period. These comments 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.

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)

Sec 6 and Marvida Terrace Drive will need to be recorded 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)

Curves along Venice Shore Drive are recommended to be 350' minimum radii

Recommend that Venice Shore Drive street intersects Marvida Terrace Drive @ 90 degree angle (COH-Chapter 42-120)

Required UVE and Newport Glen Lane and Venice Shore Drive has not been shown on the Plat and should be shown on construction plan also.(Chapter 10-COH geometric design guidelines, 10-23)

L26 should be revised from 19.04' to 28.28' for 20'x20' cutback to compensate for acute angle. Sight distance is adequate.(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: 30
Action Date: 06/11/2020
Plat Name: McAlpine Place
Developer: R2 Design
Applicant: Tetra Surveys
App No / Type: 2020-0924 C2

Total Acreage:	0.1230	Total Reserve Acreage:	0.0000
Number of Lots:	3	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:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 190.3. Add 'Chris Hollins' as County Clerk for the Harris County Clerk Certificate of Filing.
- 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:
06/11/2020

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: 30
Action Date: 06/11/2020
Plat Name: McAlpine Place
Developer: R2 Design
Applicant: Tetra Surveys
App No / Type: 2020-0924 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: 06-03-2020

No Comments.

HPW-OCE-Traffic: 1. Driveway must remain tangential for a minimum of 20 feet past the property line. (IDM Manuel page 15-39, g. (8)) 7-1-2019

2. A new sidewalk is required along McAlpine Street. (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

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%.

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

HPW-HW- IDS: This project contains a share driveway, not all the proposed dwellings front COH water supply or sanitary services. Therefore, 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.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 06/11/2020
Plat Name: Mercer Botanic Gardens Sec 1
Developer: Harris County
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No / Type: 2020-0863 C2

Total Acreage:	89.8130	Total Reserve Acreage:	89.8130
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:	TIMBER LANE UD
County	Zip	Key Map ©	City / ETJ
Harris	77338	333F	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

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. Chapter 42

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

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

Commission Action:

Defer Additional information reqd



Action Date:
06/11/2020

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: 31
Action Date: 06/11/2020
Plat Name: Mercer Botanic Gardens Sec 1
Developer: Harris County
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No / Type: 2020-0863 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: 5-22-2020

HPW/TDO/Traffic Management interposes no objection.
HPW-OCE- Drainage and Utility: Detention is required.

Harris County Flood Control District: Flood Control review - Need to call out all the HCFCD fee property (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)

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

Plans and plat will need to be approved by PM Ashleigh Williams prior to plat recordation (HC-permit regs, 5.06)

Plat name must match application

Coordinate easement/reserve limits with HCFCD and HCED transportation/planning before plat is recorded.

Plat is being deferred for variance request to be addressed with GP

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 32
Action Date: 06/11/2020
Plat Name: Murdock Place
Developer: Kimley Horn
Applicant: Windrose
App No / Type: 2020-0931 C3F

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):	Type 2 PAE
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:

- 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.
- 149. Change street name ending(s) as indicated on the marked file copy. (133-134)
- 190.2. Add 'Margaret Wallace Brown, AICP, CNU-A' as Secretary in the Planning Commission certificate.
- 190.3. Add 'Chris Hollins' as County Clerk for the Harris County Clerk Certificate of Filing.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 06/11/2020
Plat Name: Murdock Place
Developer: Kimley Horn
Applicant: Windrose
App No / Type: 2020-0931 C3F

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 32
Action Date: 06/11/2020
Plat Name: Murdock Place
Developer: Kimley Horn
Applicant: Windrose
App No / Type: 2020-0931 C3F

Addressing: "KEARNS" street name sounds to similar to already existing "KARNES" & "CAIRNS", Please choose a more unique name to avoid confusion during emergencies

HPW- TDO- Traffic: 06-03-2020

TDO opposes no objection.

HPW-OCE-Traffic: 1.Substandard Street: Murdock 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. A new sidewalk is required along Murdock Street. (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

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.

Parks and Recreation: Change C in Parks Table to read "Incremental Number of DU". There are 3 Park Notes included in #2. The last number of that should match C in Parks Table. If claiming an existing DU, that number should match C.

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

Also need to call out all private F.H..



PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 06/11/2020
Plat Name: Murdock Place
Developer: Kimley Horn
Applicant: Windrose
App No / Type: 2020-0931 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.



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 06/11/2020
Plat Name: Neuen Manor partial replat no 17
Developer: Larry Meacham
Applicant: META Planning + Design, LLC
App No / Type: 2020-0943 C3F

Total Acreage:	0.9004	Total Reserve Acreage:	0.9004
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77080	450U	City

Conditions and requirements for approval:

- 043. Show precise location of pipeline easement.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 197. Chris Hollins, Harris County Clerk
- 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:
06/11/2020

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: 33
Action Date: 06/11/2020
Plat Name: Neuen Manor partial replat no 17
Developer: Larry Meacham
Applicant: META Planning + Design, LLC
App No / Type: 2020-0943 C3F

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

HPW- TDO- Traffic: 06-02-2020

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.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 34
Action Date: 06/11/2020
Plat Name: New Caney ISD High School No 3
Developer: West Belt Surveying, Inc.
Applicant: West Belt Surveying, Inc.
App No / Type: 2020-0937 C3F

Total Acreage:	62.5770	Total Reserve Acreage:	62.5770
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77339	335H	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: 34
Action Date: 06/11/2020
Plat Name: New Caney ISD High School No 3
Developer: West Belt Surveying, Inc.
Applicant: West Belt Surveying, Inc.
App No / Type: 2020-0937 C3F

HPW- TDO- Traffic: 06-02-2020

No comments.

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

Parks and Recreation: N/A School

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 35
Action Date: 06/11/2020
Plat Name: Niklas
Developer: Windrose
Applicant: Windrose
App No / Type: 2020-0884 C3P

Total Acreage:	23.9700	Total Reserve Acreage:	22.4568
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	326Q	ETJ

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Agenda Item: 35
Action Date: 06/11/2020
Plat Name: Niklas
Developer: Windrose
Applicant: Windrose
App No / Type: 2020-0884 C3P

HPW- TDO- Traffic: 06-02-2020

No Comments.

HPW-HW- IDS: Approve

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

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

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

Minimum 550' centerline radius for Taccoa Drive

UVE should be checked for making right turn on red by EB traffic on Schield Road onto Mueschke Road.

(Chapter 10-COH geometric design guidelines, 10-23)

UVE should be checked at Taccoa Drive and Mueschke Road. (Chapter 10-COH geometric design guidelines, 10-23)

Limited scope TIA will be required to determine driveway locations, median opening relocation and left turn lane requirements at the time the property is ready for development. (HC-permit regs, 12.02)

ROW cutback at northwest corner of Schiel Road at Mueschke Road should be 25'x25' resulting 35.35' hypotenuse. (COH geometric Design guidelines, 10-22)

ROW hypotenuse at Taccoa Drive and Mueschke Road should be 28'28' for 20'x20' cutback. (COH geometric Design guidelines, 10-22)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 06/11/2020
Plat Name: Oak Forest of La Sierra partial replat no 1
Developer: Contempo Builders
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-0910 C3F

Total Acreage:	0.2742	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452A	City

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.

171. Identify PAE name as Diegi (not DIEGUI) prior to 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)

HPW-OCE-Traffic changed their recommendation to approve as the corner lot fronts two Type-2 PAEs.

Change ROW caption from Diegui to Deigi prior to recordation.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
06/11/2020

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: 36
Action Date: 06/11/2020
Plat Name: Oak Forest of La Sierra partial replat no 1
Developer: Contempo Builders
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-0910 C3F

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

HPW- TDO- Traffic: 06-03-2020

No Comments.

HPW-OCE-Traffic: 1. Residential corner Lot: The property frontage must be minimum 36 ft to have driveway access as per the IDM requirements.

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 "DIEGUI" street name to "DIEGI". As referenced by GHC911, HEC, COH

Addresses, and physical street signs.

Parks and Recreation: Wrong park sector shown on plat. C in Parks Table should read "Incremental Number of DU".

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 37
Action Date: 06/11/2020
Plat Name: Palwasha Reserve
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No / Type: 2020-0897 C2

Total Acreage:	1.5671	Total Reserve Acreage:	1.5671
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 16
County	Zip	Key Map ©	City / ETJ
Harris	77014	331U	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 194. Chris Hollins, County Clerk
- 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: 37
Action Date: 06/11/2020
Plat Name: Palwasha Reserve
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No / Type: 2020-0897 C2

Addressing: "MINTS ROAD" should be changed to "MINTZ LANE" as according to COH Addresses, CenterPoint Addresses, Starmap Addresses, GHC911 Roads, and HEC Roads.

HPW- TDO- Traffic: 06-02-2020

No comments.

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.



Agenda Item: 38
Action Date: 06/11/2020
Plat Name: Reserves on Airport Sec 1 replat no 1 and extension
Developer: Fuller South Freeway, LTD.
Applicant: BGE, Inc. - Land Planning
App No / Type: 2020-0883 C3F

Total Acreage:	21.2500	Total Reserve Acreage:	20.1100
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:	FIVE CORNERS IMPROVEMENT DIST

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

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
065. Revise reason for replat in title block.
- 073.1. Revise legal description to match title report. Include all land within the plat boundary.
194. Appendix J:County Clerk Filing Acknowledgement Statement 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(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.**



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 06/11/2020
Plat Name: Reserves on Airport Sec 1 replat no 1 and extension
Developer: Fuller South Freeway, LTD.
Applicant: BGE, Inc. - Land Planning
App No / Type: 2020-0883 C3F



For Your Information:

The below comments were made by other agencies during this review period. These comments 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.

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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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 06/11/2020
Plat Name: Rose Meadow Farms Sec 4
Developer: Har Asset Mangement, LTD
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No / Type: 2020-0873 C3F

Total Acreage:	9.9818	Total Reserve Acreage:	1.0730
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. (Chapter 42)
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
194. Appendix J:County Clerk Filing Acknowledgement Statement 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(2))

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
06/11/2020

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: 39
Action Date: 06/11/2020
Plat Name: Rose Meadow Farms Sec 4
Developer: Har Asset Mangement, LTD
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No / Type: 2020-0873 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

Addressing: Approve with new street name: change Bella Rose to Scarlet Meadow Lane.

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)

Callout existing sanitary control easement on plat (COH-Chapter 42)

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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 06/11/2020
Plat Name: Royal Brook at Kingwood Reserves
Developer: Friendswood Development Company
Applicant: Jones | Carter
App No / Type: 2020-0914 C2

Total Acreage:	29.2300	Total Reserve Acreage:	29.2300
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	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	77365	297P	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.
194. Appendix J:County Clerk Filing Acknowledgement Statement 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(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: 40
Action Date: 06/11/2020
Plat Name: Royal Brook at Kingwood Reserves
Developer: Friendswood Development Company
Applicant: Jones | Carter
App No / Type: 2020-0914 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: 06-03-2020

TDO opposes no objection.

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.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 41
Action Date: 06/11/2020
Plat Name: Ruburfield Subdivison no 66 partial replat no 2
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No / Type: 2020-0902 C3F

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:

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.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form. (Sec 42-41(1))
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



Action Date:
06/11/2020

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: 41
Action Date: 06/11/2020
Plat Name: Ruburfield Subdivison no 66 partial replat no 2
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No / Type: 2020-0902 C3F

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

HPW- TDO- Traffic: 06-02-2020

TDO interposes no objections.

HPW-OCE-Traffic: 1. Driveway width & radius (COH IDM Chapter 15, sec 15.08-1 [a to g])

Proposed driveway needs to be of consistent width within the right of way and can taper or flare into desired width inside the property line. Driveways must remain tangential for a minimum of 20 ft. past the property line. The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01). No driveway radius shall encroach on abutting property or corner radius.

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. No driveway radius shall encroach on abutting property or corner radius.

HPW-HW- IDS: Approve

Parks and Recreation: C in Parks Table should read "Incremental Number of DU". Numbers need to be corrected in Plat Data, Fees and Payments tab.

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
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 06/11/2020
Plat Name: Saint George Coptic Orthodox Church
Developer: Kingdom Structures
Applicant: Windrose
App No / Type: 2020-0915 C3F

Total Acreage:	4.6490	Total Reserve Acreage:	4.4316
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
Fort Bend	77494	485J	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.
- 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)
- 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.**



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 06/11/2020
Plat Name: Saint George Coptic Orthodox Church
Developer: Kingdom Structures
Applicant: Windrose
App No / Type: 2020-0915 C3F

For Your Information:

The below comments were made by other agencies during this review period. These comments 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) Submit FP to FBC for formal review
2) This is not considered a formal review by FBC as not all review comments are provided in this portal
HPW-HW- IDS: Approve
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: 43
Action Date: 06/11/2020
Plat Name: South Main Estates Sec 2 partial replat no 1
Developer: INDIVIDUAL
Applicant: Bowden Land Services & Consulting
App No / Type: 2020-0894 C3F

Total Acreage:	0.2662	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	FIVE CORNERS IMPROVEMENT DIST

County	Zip	Key Map ©	City / ETJ
Harris	77085	570R	City

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 06/11/2020
Plat Name: South Main Estates Sec 2 partial replat no 1
Developer: INDIVIDUAL
Applicant: Bowden Land Services & Consulting
App No / Type: 2020-0894 C3F



For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 06-03-2020

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 maybe required subject to impervious cover more than 65%.

Parks and Recreation: Numbers need to be changed in Plat Data, Fees and Payments tab to reflect 1 EDU, 2 Proposed and 1 Incremental DU.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 06/11/2020
Plat Name: Spring Creek RV Park
Developer: Ress Investment, Inc.
Applicant: Landpoint
App No / Type: 2020-0877 C3P

Total Acreage:	29.1207	Total Reserve Acreage:	29.1207
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	77373	293P	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)

194. Appendix J:County Clerk Filing Acknowledgement Statement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

Add CenterPoint 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.

Commission Action:

Approve the plat subject to the conditions listed



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



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 06/11/2020
Plat Name: Spring Creek RV Park
Developer: Ress Investment, Inc.
Applicant: Landpoint
App No / Type: 2020-0877 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- TDO- Traffic: 06-02-2020

No Comments.

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)

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

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

UVE should be checked at Broughton St and Spring Creek Dr (Chapter 10-COH geometric design guidelines, 10-23)

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



Agenda Item: 45
Action Date: 06/11/2020
Plat Name: Sunterra Lagoon
Developer: Katy 1093, Ltd
Applicant: Jones | Carter
App No / Type: 2020-0905 C3F

Total Acreage:	26.9500	Total Reserve Acreage:	23.9700
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Waller	77493	443H	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.

049.3. Add the following plat note for plats located in Harris, Fort Bend and Waller counties: The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale *****.

052. Bartlett Road Street Dedication must be recorded prior to or simultaneously with this plat.

Sunterra Beach Drive Street Dedication Sec 1 OR Sunterra Shores Drive Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat.

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.

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

189. Appendix E: Certificate for Engineer or Surveyor 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:



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 45
Action Date: 06/11/2020
Plat Name: Sunterra Lagoon
Developer: Katy 1093, Ltd
Applicant: Jones | Carter
App No / Type: 2020-0905 C3F

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: Approve

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: 46
Action Date: 06/11/2020
Plat Name: Sunterra Market Reserve
Developer: Katy 1093, Ltd
Applicant: Jones | Carter
App No / Type: 2020-0904 C3F

Total Acreage:	3.7500	Total Reserve Acreage:	3.2500
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Waller	77493	443H	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 052. Bartlett Road Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 06/11/2020
Plat Name: Sunterra Market Reserve
Developer: Katy 1093, Ltd
Applicant: Jones | Carter
App No / Type: 2020-0904 C3F

HPW- TDO- Traffic: 06-02-2020

No comments.

HPW-HW- IDS: Approve

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: 47
Action Date: 06/11/2020
Plat Name: Sunterra Sec 1
Developer: Katy 1093, Ltd
Applicant: Jones | Carter
App No / Type: 2020-0853 C3F

Total Acreage:	30.0700	Total Reserve Acreage:	15.3500
Number of Lots:	63	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Waller	77493	443H	ETJ

Conditions and requirements for approval:

012.2.1 Dead-end utility easements are not permitted.

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.

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

052. Bartlett Road Street Dedication Sec 1 and Sunterra Market 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



Action Date:
06/11/2020

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 06/11/2020
Plat Name: Sunterra Sec 1
Developer: Katy 1093, Ltd
Applicant: Jones | Carter
App No / Type: 2020-0853 C3F

For Your Information:

The below comments were made by other agencies during this review period. These comments 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
HPW-OCE- Drainage and Utility Approve
CenterPoint Disapprove

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 48
Action Date: 06/11/2020
Plat Name: Sunterra Sec 2
Developer: Katy 1093, Ltd
Applicant: Jones | Carter
App No / Type: 2020-0854 C3F

Total Acreage:	29.8300	Total Reserve Acreage:	7.7600
Number of Lots:	81	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Waller	77493	443H	ETJ

Conditions and requirements for approval:

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. Bartlett Road Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat.

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.**



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 06/11/2020
Plat Name: Sunterra Sec 2
Developer: Katy 1093, Ltd
Applicant: Jones | Carter
App No / Type: 2020-0854 C3F

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 06-02-2020
TDO interposes no objections.
HPW-HW- IDS: Approve

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



Agenda Item: 49
Action Date: 06/11/2020
Plat Name: Sunterra Sec 6
Developer: Katy 1093, Ltd
Applicant: Jones | Carter
App No / Type: 2020-0898 C3F

Total Acreage:	18.7600	Total Reserve Acreage:	1.4047
Number of Lots:	76	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Waller	77493	443C	ETJ

Conditions and requirements for approval:

012.2.1 Dead-end utility easements are not permitted.

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. Sunterra Lagoon, Sunterra Shores Drive Street Dedication Sec 1, Sunterra Beach Drive Street Dedication Sec 2, Bartlett Road Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat.

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.**



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 06/11/2020
Plat Name: Sunterra Sec 6
Developer: Katy 1093, Ltd
Applicant: Jones | Carter
App No / Type: 2020-0898 C3F



For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 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: 50
Action Date: 06/11/2020
Plat Name: Sunterra Sec 7
Developer: Katy 1093, Ltd
Applicant: Jones | Carter
App No / Type: 2020-0908 C3F

Total Acreage:	19.5700	Total Reserve Acreage:	7.2795
Number of Lots:	72	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Waller	77493	443D	ETJ

Conditions and requirements for approval:

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.

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

052. Bartlett Road Street Dedication Sec 1 and Sunterra Lagoon must be recorded prior to or simultaneously with this plat.120 (a)(3)

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



Action Date:
06/11/2020

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: 50
Action Date: 06/11/2020
Plat Name: Sunterra Sec 7
Developer: Katy 1093, Ltd
Applicant: Jones | Carter
App No / Type: 2020-0908 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

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 51
Action Date: 06/11/2020
Plat Name: Sunterra Sec 8
Developer: Katy 1093, Ltd
Applicant: Jones | Carter
App No / Type: 2020-0916 C3F

Total Acreage:	33.8400	Total Reserve Acreage:	6.9837
Number of Lots:	135	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
Waller	77493	443D	ETJ

Conditions and requirements for approval:

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

052. Sunterra Lagoon, Sunterra Shores Drive Street Dedication Sec 1, Sunterra Beach Drive Street Dedication Sec 2 & Bartlett Road Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat.

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)42-42

204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45)5

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
06/11/2020

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: 06/11/2020
Plat Name: Sunterra Sec 8
Developer: Katy 1093, Ltd
Applicant: Jones | Carter
App No / Type: 2020-0916 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

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 06/11/2020
Plat Name: Sunterra Sec 9
Developer: Katy 1093, Ltd
Applicant: Jones | Carter
App No / Type: 2020-0919 C3F

Total Acreage:	18.1000	Total Reserve Acreage:	1.6139
Number of Lots:	100	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Waller	77493	443D	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 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 &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 52
Action Date: 06/11/2020
Plat Name: Sunterra Sec 9
Developer: Katy 1093, Ltd
Applicant: Jones | Carter
App No / Type: 2020-0919 C3F

HPW- TDO- Traffic: 06-03-2020

No Comments.

HPW-HW- IDS: Approve

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 &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 06/11/2020
Plat Name: Towne Lake Sec 54
Developer: C.W. SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No / Type: 2020-0911 C3F

Total Acreage:	7.3201	Total Reserve Acreage:	0.3088
Number of Lots:	26	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	367N	ETJ

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
06/11/2020

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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 06/11/2020
Plat Name: Towne Lake Sec 54
Developer: C.W. SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No / Type: 2020-0911 C3F

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

HPW- TDO- Traffic: 06-08-2020
No comments.

HPW-HW- IDS: Approve

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 06/11/2020
Plat Name: Towne Lake Sec 59
Developer: C.W. SCOA West, L.P.
Applicant: EHRA
App No / Type: 2020-0917 C3P

Total Acreage:	12.8800	Total Reserve Acreage:	0.8700
Number of Lots:	37	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:	Harris County MUD 503
County	Zip	Key Map ©	City / ETJ
Harris	77433	367N	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

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: 54
Action Date: 06/11/2020
Plat Name: Towne Lake Sec 59
Developer: C.W. SCOA West, L.P.
Applicant: EHRA
App No / Type: 2020-0917 C3P

HPW- TDO- Traffic: 06-02-2020

TDO interposes no objections.

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: Per Ch. 41 Code of Ordinance, a street name shall change if the street makes a near 90 degree bend. Therefore, please change SAN GABRIEL PASS DRIVE to something else (duplicate name in application 2020-0920).

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 at Mission River Lane (pvt) at Cypress N. Houston Road. (Chapter 10-COH geometric design guidelines, 10-23)

EB left turn lane will be required on Cypress N. Houston Road at Mission River Lane (pvt). (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: 55
Action Date: 06/11/2020
Plat Name: Towne Lake Sec 62
Developer: C.W. SCOA West, L.P.
Applicant: EHRA
App No / Type: 2020-0920 C3P

Total Acreage:	12.1100	Total Reserve Acreage:	1.3800
Number of Lots:	34	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	367P	ETJ

Conditions and requirements for approval:

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.
047. Make minor corrections and additions as indicated on the marked file copy.
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:
06/11/2020

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: 55
Action Date: 06/11/2020
Plat Name: Towne Lake Sec 62
Developer: C.W. SCOA West, L.P.
Applicant: EHRA
App No / Type: 2020-0920 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- TDO- Traffic: 06-03-2020

No comments.

HPW-HW- IDS: Approve

Harris County Flood Control District: Flood Control review - Flood Control review - There is Drainage Channel K167-00-00 running at the eastern boundary of the plat, also HCFCD Fee this information needs to be included on the plat with top of banks (see uploaded PDF map).

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)

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

Sec 59 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)

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

EB left turn lane will be required on Cypress N Houston Road at Mission River Lane. (COH geometric Design guidelines, 10-25)

Word "Private" should be added next to San Gabriel Pass Drive and Mission River Lane . (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 &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 06/11/2020
Plat Name: Ventana Lakes East Sec 8
Developer: D. R. Horton - Texas, Ltd., A Texas Limited Partnership
Applicant: EHRA
App No / Type: 2020-0839 C3F

Total Acreage:	75.9300	Total Reserve Acreage:	55.2700
Number of Lots:	104	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	77449	445G	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)

052. Ventana Lakes East Sec 5 and Ventana Lakes East Sec 6 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. (Sec 42-41)

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)

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: 56
Action Date: 06/11/2020
Plat Name: Ventana Lakes East Sec 8
Developer: D. R. Horton - Texas, Ltd., A Texas Limited Partnership
Applicant: EHRA
App No / Type: 2020-0839 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.

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

HPW-OCE- Drainage and Utility: 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)
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation (.TLGC-242.001h)
Sec 6 will need to be approved prior to or simultaneously with this plat (COH-Chapter 42-120)
Curve radii through reverse curves should be the same for Cappella Village Lane
Construction plan (Project Number 2005080053) has not been approved.
Previous TIA (Project Number 1905150139) should be revised to include impacts of this section and other Ventana Lakes East Sections on the roadway network. (HC-permit regs, 12.02)
Approval of Plat and construction plan is contingent on traffic signal to be constructed at Grand Ventana and Peek Road intersection.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 57
Action Date: 06/11/2020
Plat Name: Westheimer Estates partial replat no 10
Developer: Vita Real Estate Group
Applicant: The Interfield Group
App No / Type: 2020-0947 C3F

Total Acreage:	0.5697	Total Reserve Acreage:	0.0008
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.

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:

The below comments were made by other agencies during this review period. These comments 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: 06/11/2020
Plat Name: Westheimer Estates partial replat no 10
Developer: Vita Real Estate Group
Applicant: The Interfield Group
App No / Type: 2020-0947 C3F

HPW- TDO- Traffic: 06-02-2020

TDO interposes no objections.

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. A new sidewalk is required along Fairdale Lane. (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)

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.

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: 58
Action Date: 06/11/2020
Plat Name: Alhamd Housing
Developer: To be determined
Applicant: SEM SERVICES
App No / Type: 2020-0892 C2R

Total Acreage:	0.2499	Total Reserve Acreage:	0.0079
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:

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.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
1. Vehicular access indicators are to be shown passed the BL, out of the shared driveway. Include in symbol in legend.
 2. 5' BL performance standard requires a pedestrian entrance to the house facing the ROW with pedestrian access to the public ROW and sidewalk.
 - 3: Coordinate with HPW-OCE as 10' clearance is required between Water line and building foundation.

Commission Action:

Approve the plat subject to the conditions listed



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 06/11/2020
Plat Name: Alhamd Housing
Developer: To be determined
Applicant: SEM SERVICES
App No / Type: 2020-0892 C2R



Action Date:
06/11/2020

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: 58
Action Date: 06/11/2020
Plat Name: Alhamd Housing
Developer: To be determined
Applicant: SEM SERVICES
App No / Type: 2020-0892 C2R

HPW- TDO- Traffic: 06-02-2020

TDO interposes no objections.

HPW-OCE-Traffic: 1. Driveway must remain tangential for a minimum of 20 feet past the property line. (IDM Manuel page 15-39, g. (8)) 7-1-2019

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. A new sidewalk is required along West 18th Street. (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)

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

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

Parks and Recreation: Plat says 2 EDU, survey shows 1. #5 in Notes - # of DU should match C in Parks Table. Please provide water letter or demo permit dated within the last 12 months stating these are both dwelling units. Numbers need to be adjusted accordingly in both notes and table.

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: 59
Action Date: 06/11/2020
Plat Name: Alvin Place
Developer: Mapex Enterprises, LLC
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-0821 C2R

Total Acreage:	0.2083	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	533Y	City

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

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

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)

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

Commission Action:

Withdrawn



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

For Your Information:

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



Agenda Item: 59
Action Date: 06/11/2020
Plat Name: Alvin Place
Developer: Mapex Enterprises, LLC
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-0821 C2R

HPW- TDO- Traffic: 05-22-2020

TDO/Traffic Management has no comments.

HPW-OCE-Traffic: 1. Driveway Placement on Corner Lot (Residential)

Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

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. No driveway radius shall encroach on abutting property or corner radius.

3. New ADA ramps at the street intersection are required as per City (Detail # 02775-02).

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 - Correct Key Map information on the Vicinity Map, it is 533Y.

Addressing: Please change "ALVIN AVENUE" to "ALVIN STREET". The road type "STREET" is referenced by current COH addresses, GHC911 Roads, HEC Roads, and CenterPoint Addresses.

Although the new lots will be addressed from EDGAR STREET. The current property retains the address "4402 ALVIN STREET"

Parks and Recreation: Please change C in Parks Table to read "Incremental number of DU".

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 06/11/2020
Plat Name: Bevis Place
Developer: Zoom Homes, LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2020-0845 C2R

Total Acreage:	0.3708	Total Reserve Acreage:	0.0040
Number of Lots:	10	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452U	City

Conditions and requirements for approval:

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

059.1. Acreage in title and on plat must match at recordation.

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

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

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

1. 5' BL performance standard requires a pedestrian entrance to the house facing the ROW with pedestrian access to the public ROW and sidewalk.

2: Coordinate with HPW-OCE as 10' clearance is required between Water line and building foundation.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
06/11/2020

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: 60
Action Date: 06/11/2020
Plat Name: Bevis Place
Developer: Zoom Homes, LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2020-0845 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: 06-02-2020

TDO interposes no objections.

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. A new sidewalk is required along West 24th Street and along Belvis Street. (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. New ADA ramps at the street intersection are required as per City (Detail # 02775-02).

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.

Master W.M.E. is required.

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 06/11/2020
Plat Name: Chapman Highline East
Developer: Urban Genesis
Applicant: MBCO Engineering
App No / Type: 2020-0791 C2R

Total Acreage:	0.6850	Total Reserve Acreage:	0.6850
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	16	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77002	493M	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.
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 Chapman Street as indicated on the marked file copy. (Sec 42-121 and 123)
- 190.3. Add 'Margaret Wallace Brown, AICP, CNU-A., Secretary' as Secretary in the Planning Commission certificate.
209. Applicant has requested that this item be deferred for two weeks.

Commission Action:

Defer Applicant request



Action Date:
06/11/2020

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.**



Agenda Item: 61
Action Date: 06/11/2020
Plat Name: Chapman Highline East
Developer: Urban Genesis
Applicant: MBCO Engineering
App No / Type: 2020-0791 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: 05-26-2020

No comments.

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. New sidewalks are required. (COH IDM Chapter 10, sec 10.06-H) along Rothwell street, Chapman street , Nance Street, and McKee Street.

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. Substandard Street: Chapman 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 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: 62
Action Date: 06/11/2020
Plat Name: Chapman Highline West
Developer: Urban Genesis
Applicant: MBCO Engineering
App No / Type: 2020-0794 C2R

Total Acreage:	0.1660	Total Reserve Acreage:	0.1660
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	16	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77002	493M	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) and Legal Description stated in the title opinion and title block, 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.

Provide the record documents for Nance Street.

Provide record information for Chapman St.

Provide 12' wide right-of-way widening along Chapman St.

Commission Action:

Defer Applicant request



Action Date:
06/11/2020

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: 62
Action Date: 06/11/2020
Plat Name: Chapman Highline West
Developer: Urban Genesis
Applicant: MBCO Engineering
App No / Type: 2020-0794 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: 05-26-2020

No comments.

HPW-OCE-Traffic: 1.Substandard Street: Chapman 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.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.

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.A new sidewalk is required along Chapman Street and Nance Street(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%.

Addressing: Please change Nance Street on Plat to IH 10 East Fwy San Jacinto Ramp, so that the Reserve will not be addressed off Nance 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: 63
Action Date: 06/11/2020
Plat Name: East Plaza Fullerton
Developer: New Era Development
Applicant: New Era Development
App No / Type: 2020-0918 C2R

Total Acreage:	0.1305	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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77011	494U	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: 63
Action Date: 06/11/2020
Plat Name: East Plaza Fullerton
Developer: New Era Development
Applicant: New Era Development
App No / Type: 2020-0918 C2R

HPW- TDO- Traffic: 06-02-2020

No comments.

HPW-OCE-Traffic: 1. A new sidewalk is required along Canal Street. (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. No driveway radius shall encroach on abutting property or corner radius.

HPW-HW- IDS: Approve

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

Parks and Recreation: Plat must display Parks and Open Space Table.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 06/11/2020
Plat Name: England Estates
Developer: Estates Properties LLc
Applicant: RP & Associates
App No / Type: 2020-0887 C2R

Total Acreage:	0.1182	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533Q	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.



Agenda Item: 64
Action Date: 06/11/2020
Plat Name: England Estates
Developer: Estates Properties LLc
Applicant: RP & Associates
App No / Type: 2020-0887 C2R

HPW- TDO- Traffic: 06-02-2020

No Comments.

HPW-OCE-Traffic: 1. Driveway width & radius (COH IDM Chapter 15, sec 15.08-1 [a to g])

Proposed driveway needs to be of consistent width within the right of way and can taper or flare into desired width inside the property line. Driveways must remain tangential for a minimum of 20 ft. past the property line. The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01). No driveway radius shall encroach on abutting property or corner radius.

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. No driveway radius shall encroach on abutting property or corner radius.

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%.

No building is allowed within any public utilities easement.

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

Parks and Recreation: Incorrect park sector shown on plat.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 06/11/2020
Plat Name: Garden Homes On Lillian
Developer: Sandcastle Homes, Inc.
Applicant: The Interfield Group
App No / Type: 2020-0912 C2R

Total Acreage:	0.1150	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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492H	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: 65
Action Date: 06/11/2020
Plat Name: Garden Homes On Lillian
Developer: Sandcastle Homes, Inc.
Applicant: The Interfield Group
App No / Type: 2020-0912 C2R

HPW- TDO- Traffic: 06-02-2020

TDO interposes no objections.

HPW-OCE-Traffic: 1. 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)

2. A new sidewalk is required along Lillian Street. (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. 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. No driveway radius shall encroach on abutting property or corner radius.

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%.

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: 66
Action Date: 06/11/2020
Plat Name: Iglesia de dios reserve on Lotus
Developer: iglesia de dios cruzando el jordan
Applicant: Replat Specialists
App No / Type: 2020-0766 C2R

Total Acreage:	0.3747	Total Reserve Acreage:	0.3747
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	FIVE CORNERS IMPROVEMENT DIST

County	Zip	Key Map ©	City / ETJ
Harris	77085	571L	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)
- 185.2. Appendix A: Provide an attesting individual in the dedicatory language.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Agenda Item: 66
Action Date: 06/11/2020
Plat Name: Iglesia de dios reserve on Lotus
Developer: iglesia de dios cruzando el jordan
Applicant: Replat Specialists
App No / Type: 2020-0766 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: 06-03-2020

No comments.

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. A new sidewalk is required along Lotus Street. (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. 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 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.

Parks and Recreation: N/A School

Addressing: Please "South Post Oak BOULEVARD" to "South Post Oak ROAD". This is referenced by Recorded Plats, COH Addresses, and GHC911 Roads.

HPW- TDO- Traffic: 06-03-2020

No comments.

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."



Agenda Item: 66
Action Date: 06/11/2020
Plat Name: Iglesia de dios reserve on Lotus
Developer: iglesia de dios cruzando el jordan
Applicant: Replat Specialists
App No / Type: 2020-0766 C2R

"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. A new sidewalk is required along Lotus Street. (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. 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 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.

Parks and Recreation: N/A School

Addressing: Please "South Post Oak BOULEVARD" to "South Post Oak ROAD". This is referenced by Recorded Plats, COH Addresses, and GHC911 Roads.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 06/11/2020
Plat Name: Imperial Forest Sec 5
Developer: Forestar (USA) Real Estate Group Inc.
Applicant: Pape-Dawson Engineers
App No / Type: 2020-0901 C3R

Total Acreage:	6.2970	Total Reserve Acreage:	0.8970
Number of Lots:	29	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:	ROYALWOOD MUD
County	Zip	Key Map ©	City / ETJ
Harris	77049	457E	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)
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.**

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 67
Action Date: 06/11/2020
Plat Name: Imperial Forest Sec 5
Developer: Forestar (USA) Real Estate Group Inc.
Applicant: Pape-Dawson Engineers
App No / Type: 2020-0901 C3R

Addressing: "HAZLEWOOD" street name is already in use. Please choose a more unique name

"HIGH TREE" street name is already in use. Please choose a more unique name

HPW- TDO- Traffic: 06-03-2020

TDO opposes no objection.

HPW-HW- IDS: Approve

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

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

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

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

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

UVE should be checked at Elderberry Lane and Royalwood Drive. (Chapter 10-COH geometric design guidelines, 10-23)

Corner ROW radius C2 at Elderberry Lane and Royalwood Drive should be 30' between two collector streets. (COH geometric Design guidelines, 10-22)

Addressing: "HAZLEWOOD" street name is already in use. Please choose a more unique name

"HIGH TREE" street name is already in use. Please choose a more unique name

HPW- TDO- Traffic: 06-03-2020

TDO opposes no objection.

HPW-HW- IDS: Approve

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

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

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

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

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

UVE should be checked at Elderberry Lane and Royalwood Drive. (Chapter 10-COH geometric design guidelines, 10-23)

Corner ROW radius C2 at Elderberry Lane and Royalwood Drive should be 30' between two collector streets. (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: 68
Action Date: 06/11/2020
Plat Name: Jackrabbit Estates
Developer: Action Surveying
Applicant: Action Surveying
App No / Type: 2020-0699 C2R

Total Acreage:	10.3060	Total Reserve Acreage:	9.3050
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	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)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 1. Provide 10/20' building lines for Lot with required 10/20 BL graphic as per performance standards 42-157(b)
- 2. Remove 25' BL and Remove 17' BL from Reserve A

Commission Action:

Approve the plat subject to the conditions listed



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



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 06/11/2020
Plat Name: Jackrabbit Estates
Developer: Action Surveying
Applicant: Action Surveying
App No / Type: 2020-0699 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.

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)Đ

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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 06/11/2020
Plat Name: Lyons Redev Fiftyninth Venture
Developer: South by Northwest, LP
Applicant: Karen Rose Engineering and Surveying
App No / Type: 2020-0783 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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494G	City

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

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. Chapter 42

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)

Commission Action:

Withdrawn



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 06/11/2020
Plat Name: Lyons Redev Fifty ninth Venture
Developer: South by Northwest, LP
Applicant: Karen Rose Engineering and Surveying
App No / Type: 2020-0783 C2R

HPW- TDO- Traffic: 05-26-2020

TDO/Traffic Management has 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

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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 06/11/2020
Plat Name: Mellon Addition partial replat no 1
Developer: Nino Properties
Applicant: Tetra Surveys
App No / Type: 2020-0928 C2R

Total Acreage:	0.4821	Total Reserve Acreage:	0.4700
Number of Lots:	0	Number of Multifamily Units:	0
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	77098	492Y	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
149. Change street name ending(s) as indicated on the marked file copy. (133-134)
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 190.3. Add 'Chris Hollins' as County Clerk for Harris County Clerk Certificate of Filing.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Agenda Item: 70
Action Date: 06/11/2020
Plat Name: Mellon Addition partial replat no 1
Developer: Nino Properties
Applicant: Tetra Surveys
App No / Type: 2020-0928 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: 06-02-2020

No comments.

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.A new sidewalk is required along Bartlett Street. (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.

Addressing: Please change "BARTLETT AVE" to "BARTLETT STREET" as referenced by GHC911, HEC, COH Address, and Centerpoint

Parks and Recreation: Please include applicable park notes.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 06/11/2020
Plat Name: Montrose Annex partial replat no 2
Developer: ATCA, LLC, a Texas Limited Liability Company
Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2020-0793 C2R

Total Acreage:	0.1434	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	HCID 11
County	Zip	Key Map ©	City / ETJ
Harris	77006	493S	City

Conditions and requirements for approval:

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

049.3. Add the following plat note for plats located in Harris, Fort Bend and Waller counties: The Coordinates shown hereon are Texas South Central Zone no. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale *****.

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)

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

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

Commission Action:

Approve the plat subject to the conditions listed



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



Agenda Item: 71
Action Date: 06/11/2020
Plat Name: Montrose Annex partial replat no 2
Developer: ATCA, LLC, a Texas Limited Liability Company
Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2020-0793 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: 05-26-2020

TDO/Traffic Management has no comments.

HPW-OCE-Traffic: 1.Driveway must remain tangential for a minimum of 20 feet past the property line.

2.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>

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

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.

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

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.

Two-way driveways must intersect city streets at approximately 90 degrees.

Driveway must remain tangential for a minimum of 20' past property line.

No driveway radius shall encroach on abutting property.



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 06/11/2020
Plat Name: Montrose Annex partial replat no 2
Developer: ATCA, LLC, a Texas Limited Liability Company
Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2020-0793 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: 72
Action Date: 06/11/2020
Plat Name: New Caney ISD at Sorters Road GP
Developer: West Belt Surveying, Inc.
Applicant: West Belt Surveying, Inc.
App No / Type: 2020-0939 GP

Total Acreage:	62.5770	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77339	335H	City

Conditions and requirements for approval:

046. General Plan approval is for street patterns as shown on the plat only. (24)
047. Make minor corrections and additions as indicated on the marked file copy.
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)
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)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Agenda Item: 72
Action Date: 06/11/2020
Plat Name: New Caney ISD at Sorters Road GP
Developer: West Belt Surveying, Inc.
Applicant: West Belt Surveying, Inc.
App No / Type: 2020-0939 GP

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

HPW- TDO- Traffic: 06-02-2020

No comments.

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. New sidewalks are required along Kingwood Place Drive. (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: Make sure that the subdivision has detention.

Parks and Recreation: N/A School

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 06/11/2020
Plat Name: Plaza at Avenue O
Developer: New Era Development
Applicant: New Era Development
App No / Type: 2020-0948 C2R

Total Acreage:	0.1721	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:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77011	494R	City

Conditions and requirements for approval:

- 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(2))
- 079. Add the Lot Size and Coverage Table. (Sec 42-184)
- 194. Appendix J: County Clerk Filing Acknowledgement Statement 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(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: 73
Action Date: 06/11/2020
Plat Name: Plaza at Avenue O
Developer: New Era Development
Applicant: New Era Development
App No / Type: 2020-0948 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: 06-03-2020

No Comments.

HPW-OCE-Traffic: 1. A new sidewalk is required along Avenue O. (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 width & radius (COH IDM Chapter 15, sec 15.08-1 [a to g])

Proposed driveway needs to be of consistent width within the right of way and can taper or flare into desired width inside the property line. Driveways must remain tangential for a minimum of 20 ft. past the property line. The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01). No driveway radius shall encroach on abutting property or corner radius.

3. 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. No driveway radius shall encroach on abutting property or corner radius.

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%.

Parks and Recreation: 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 06/11/2020
Plat Name: Reserve at Colonial Parkway
Developer: DWPW Grand Parkway, L.L.C., A Texas Limited Liability Company
Applicant: EHRA
App No / Type: 2020-0837 C2R

Total Acreage:	11.3350	Total Reserve Acreage:	11.3350
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 62
County	Zip	Key Map ©	City / ETJ
Harris	77449	445Y	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with 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: 74
Action Date: 06/11/2020
Plat Name: Reserve at Colonial Parkway
Developer: DWPW Grand Parkway, L.L.C., A Texas Limited Liability Company
Applicant: EHRA
App No / Type: 2020-0837 C2R

HPW- TDO- Traffic: 06-08-2020

The maximum commercial driveway is 35feet. L2=100feet why?

HPW-HW- IDS: Approve

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

No building is allowed within any public utilities.

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)

Label 10 foot building line along Grand Circle boulevard (Chapter 42)

UVE should be checked at Partnership Way and Colonial Pkwy, at Partnership Way and Grand Circle Blvd, at Westside Way and Colonial Pkwy and at Westside Way and Grand Circle Blvd. (Chapter 10-COH geometric design guidelines, 10-23)

Traffic Impact Analysis will be required before the review of site development plan. It should address, but not limited to, driveway locations, left turn lane requirements and Traffic Signal Warrant Analysis at perimeter intersections. (HC-permit regs, 12.02)

Corner ROW radius C4 at Westside Way and Colonial Pkwy should be 30'. (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: 75
Action Date: 06/11/2020
Plat Name: Riverway West End Heights
Developer: Riverway Homes
Applicant: Total Surveyors, Inc.
App No / Type: 2020-0891 C2R

Total Acreage:	0.5739	Total Reserve Acreage:	0.0000
Number of Lots:	12	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:

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 073.1. Revise Replat Legal Descriptions.
- 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))
- 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.**

For Your Information:



Agenda Item: 75
Action Date: 06/11/2020
Plat Name: Riverway West End Heights
Developer: Riverway Homes
Applicant: Total Surveyors, Inc.
App No / Type: 2020-0891 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: 06-03-2020

TDO opposes no objection.

HPW-OCE-Traffic: 1. Driveway Placement on Corner Lot (Residential)

Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

2. Substandard Street: Maxie 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.

3. A new sidewalk is required along Maxie Street, Flower Street, and Parker Street. (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>

4. 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. No driveway radius shall encroach on abutting property or corner radius.

5. Alley (COH IDM Supplement Chapter 10.06)(If alley access is proposed)

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)

Commercial Property: A commercial property shall only connect to a Public use Alley.

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.

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

Parks and Recreation: Please change C in Park Table to read "Incremental Number of DU".

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



Agenda Item: 76
Action Date: 06/11/2020
Plat Name: Ryan Landing
Developer: Flax Gold Horizons, LLC
Applicant: Flax Gold Horizons, LLC
App No / Type: 2020-0890 C2R

Total Acreage:	0.6818	Total Reserve Acreage:	0.0000
Number of Lots:	8	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.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
- 134.04. Add to general notes on face of plat: This property(s) is located in Park Sector number 4.
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



Agenda Item: 76
Action Date: 06/11/2020
Plat Name: Ryan Landing
Developer: Flax Gold Horizons, LLC
Applicant: Flax Gold Horizons, LLC
App No / Type: 2020-0890 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: 06-03-2020

No Comments.

HPW-OCE-Traffic: 1. Driveway Placement on Corner Lot (Residential)

Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

2. Driveway width & radius (COH IDM Chapter 15, sec 15.08-1 [a to g])

Proposed driveway needs to be of consistent width within the right of way and can taper or flare into desired width inside the property line. Driveways must remain tangential for a minimum of 20 ft. past the property line. The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01). No driveway radius shall encroach on abutting property or corner radius.

3. 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. No driveway radius shall encroach on abutting property or corner radius.

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.

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

Parks and Recreation: Park Sector is incorrect. C in Park Table should match #5 in Park Notes. One says 16, one says 2.

Addressing: Please change "BACHER AVE" to "BACHER STREET" in accordance to COH Address, CenterPoint, and GHC911 Roads.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 06/11/2020
Plat Name: Ryan Landing
Developer: Flax Gold Horizons, LLC
Applicant: Flax Gold Horizons, LLC
App No / Type: 2020-0890 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: 77
Action Date: 06/11/2020
Plat Name: Shady Acres Second Addition partial replat no 5
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No / Type: 2020-0929 C3R

Total Acreage:	0.5089	Total Reserve Acreage:	0.0000
Number of Lots:	10	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452T	City

Conditions and requirements for approval:

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.

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.

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



Agenda Item: 77
Action Date: 06/11/2020
Plat Name: Shady Acres Second Addition partial replat no 5
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No / Type: 2020-0929 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- TDO- Traffic: 06-03-2020

TDO opposes no objection.

HPW-OCE-Traffic: 1. Driveway Placement on Corner Lots. (Residential)

Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

2.Substandard Street: Oshfeldt street, West 25th Street, and West 26th 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.

3. A new sidewalk is required along Oshfeldt street, West 25th street and West 24th street. (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

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.

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

Addressing: Please correct street name from "OSHFELDT" to "OHSFELDT" as referenced by GHC911, CenterPoint, COH Address, and street signs.

Parks and Recreation: Please take out "In lieu of payment for park dedication" in notes. C in Parks Table should read "Incremental number of DU".



PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 06/11/2020
Plat Name: Shady Acres Second Addition partial replat no 5
Developer: Survey 1, Inc
Applicant: Survey 1, Inc.
App No / Type: 2020-0929 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: 78
Action Date: 06/11/2020
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:

- 014. Establish 10/17 building setback lines along the un-named street as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 139. Provide for widening of un-named local street to the south. (122)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
06/11/2020

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: 78
Action Date: 06/11/2020
Plat Name: Tommye Place
Developer: CARTA GOMEZ INTERNATIONAL LLC
Applicant: CARTA GOMEZ INTERNATIONAL LLC
App No / Type: 2020-0658 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.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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 06/11/2020
Plat Name: West 21st Estates
Developer: John Michael LLC
Applicant: Field Data Service, Inc
App No / Type: 2020-0878 C2R

Total Acreage:	0.1664	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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452U	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
- 194. Appendix J:County Clerk Filing Acknowledgement Statement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

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: 79
Action Date: 06/11/2020
Plat Name: West 21st Estates
Developer: John Michael LLC
Applicant: Field Data Service, Inc
App No / Type: 2020-0878 C2R

HPW- TDO- Traffic: 06-02-2020

No Comments.

HPW-OCE-Traffic: 1. A new sidewalk is required along West 24th Street. (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. No driveway radius shall encroach on abutting property or corner radius.

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%.

Parks and Recreation: Number of Incremental DU should be "C" not "A". This number should match number of DU in Notes #13.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 80
Action Date: 06/11/2020
Plat Name: Acre Villa of Park Place partial replat no 1
Developer: L&L Designs
Applicant: L & L Designs
App No / Type: 2020-0491 C3N

Total Acreage:	0.1836	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77017	535K	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 violates separately filed deed restrictions. The restrictions prohibit more than one (1) residence per seventy-five (75) feet of frontage.

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.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 06/11/2020
Plat Name: Acre Villa of Park Place partial replat no 1
Developer: L&L Designs
Applicant: L & L Designs
App No / Type: 2020-0491 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

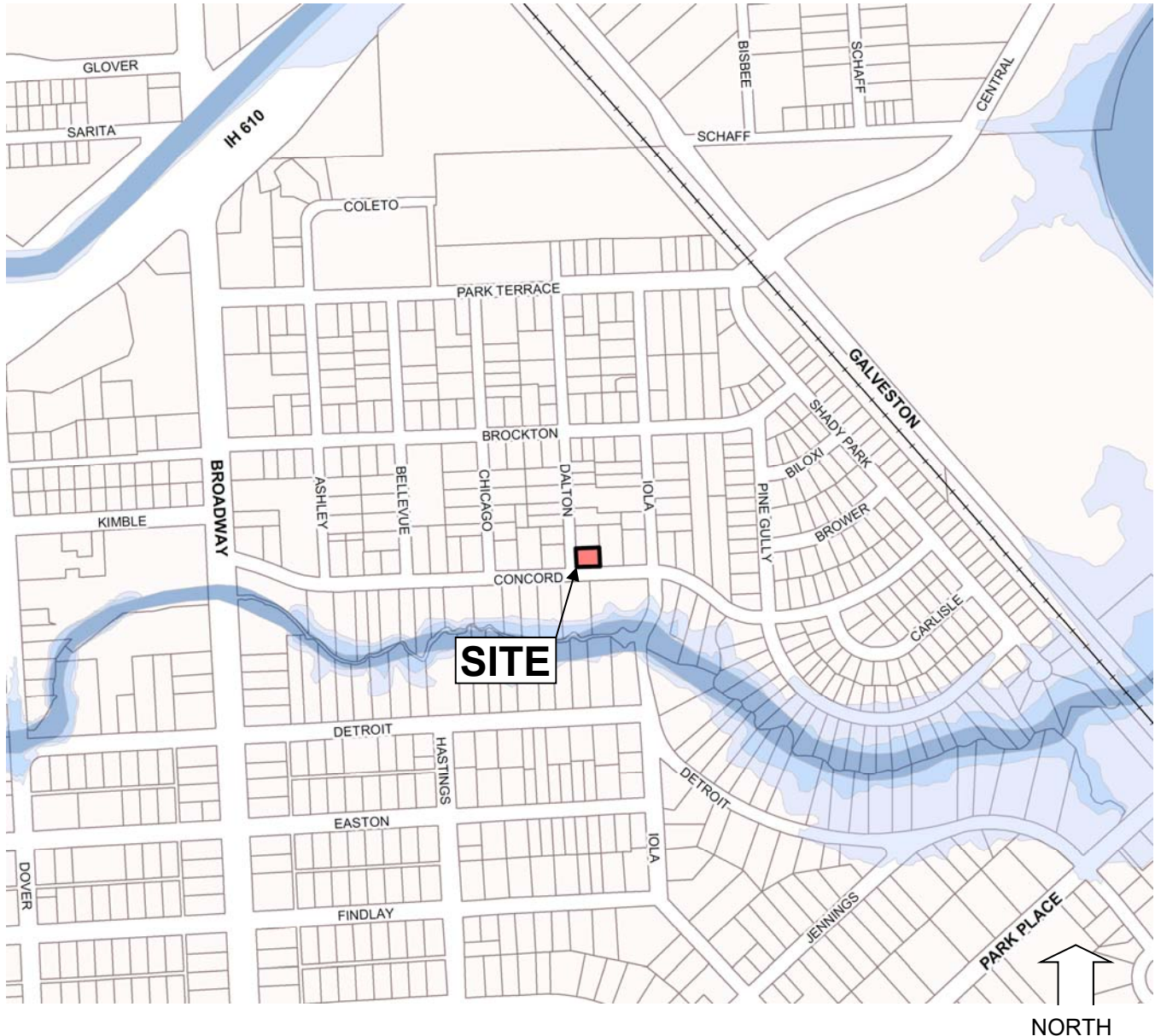
ITEM: 80

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Acre Villa of Park Place partial replat no 1

Applicant: L & L Designs



C – Public Hearings

Site Location

Houston Planning Commission

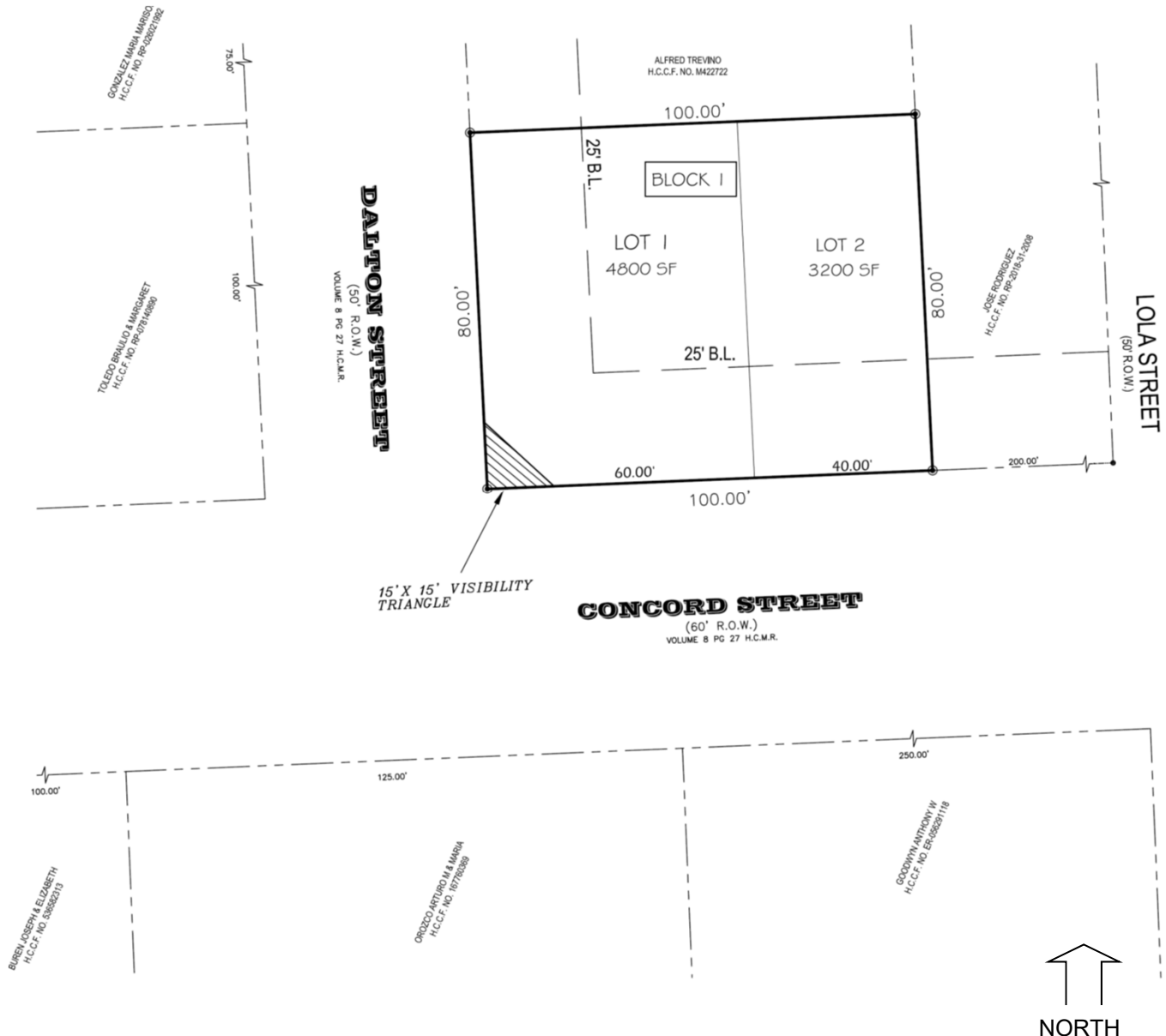
ITEM: 80

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Acre Villa of Park Place partial replat no 1

Applicant: L & L Designs



C – Public Hearings

Subdivision

Houston Planning Commission

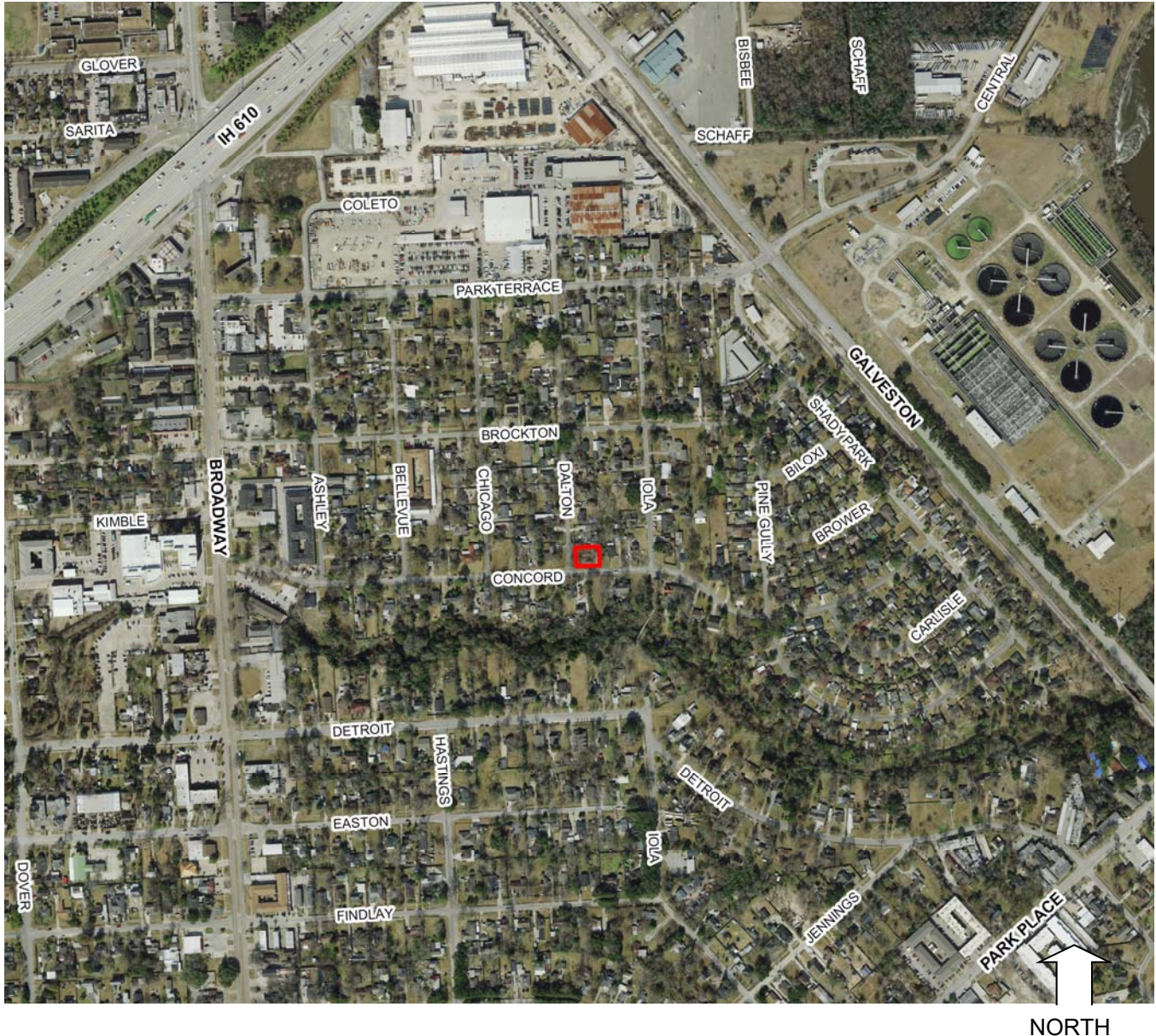
ITEM: 80

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Acre Villa of Park Place partial replat no 1

Applicant: L & L 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

May 20, 2020

Dear Property Owner:

Reference Number: 2020-0491; Acre Villa of Park Place partial replat no 1; partial replatting of "Acre Villa of Park Place". This proposal includes the replatting of the South Eighty Feet of the West One Hundred Feet of the South One Hundred Seventy-Five Feet of Lot 1 in Block 6, as recorded in Volume 8, Page 27 of the Harris County Map Records.

The property is located at the northeast intersection of Dalton Street and Concord Street.

The purpose of the replat is to create two (2) single-family residential lots.

The applicant, Felisha Terwilliger, with L & L Designs, on behalf of L&L Designs, can be contacted at **832-777-9379**.

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, June 11, 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.

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: 81
Action Date: 06/11/2020
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

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

Commission Action:

Withdrawn



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 06/11/2020
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

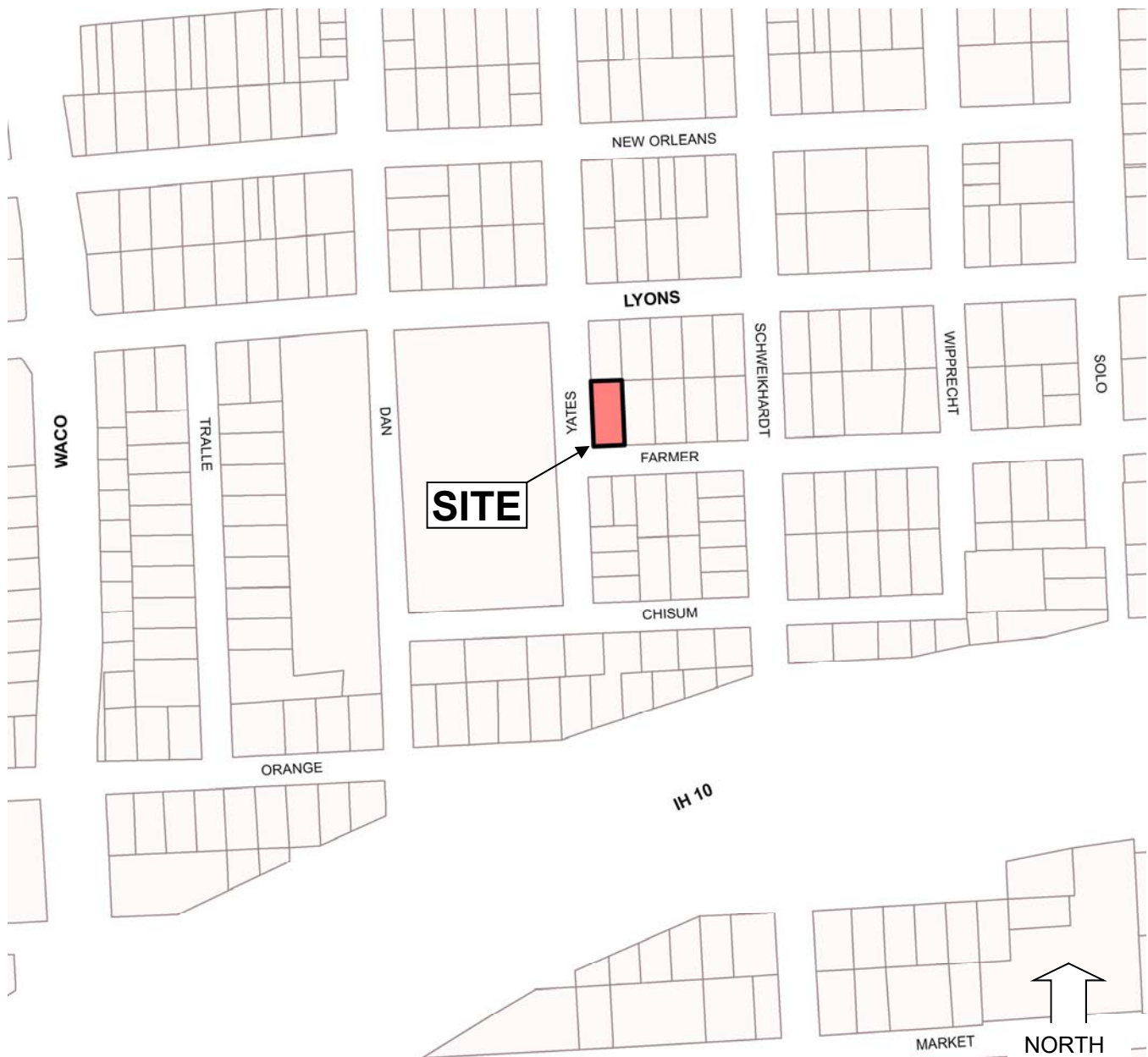
ITEM: 81

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Augusta Addition partial replat no 2 (DEF 2)

Applicant: SEM Services



C – Public Hearings

Site Location

Houston Planning Commission

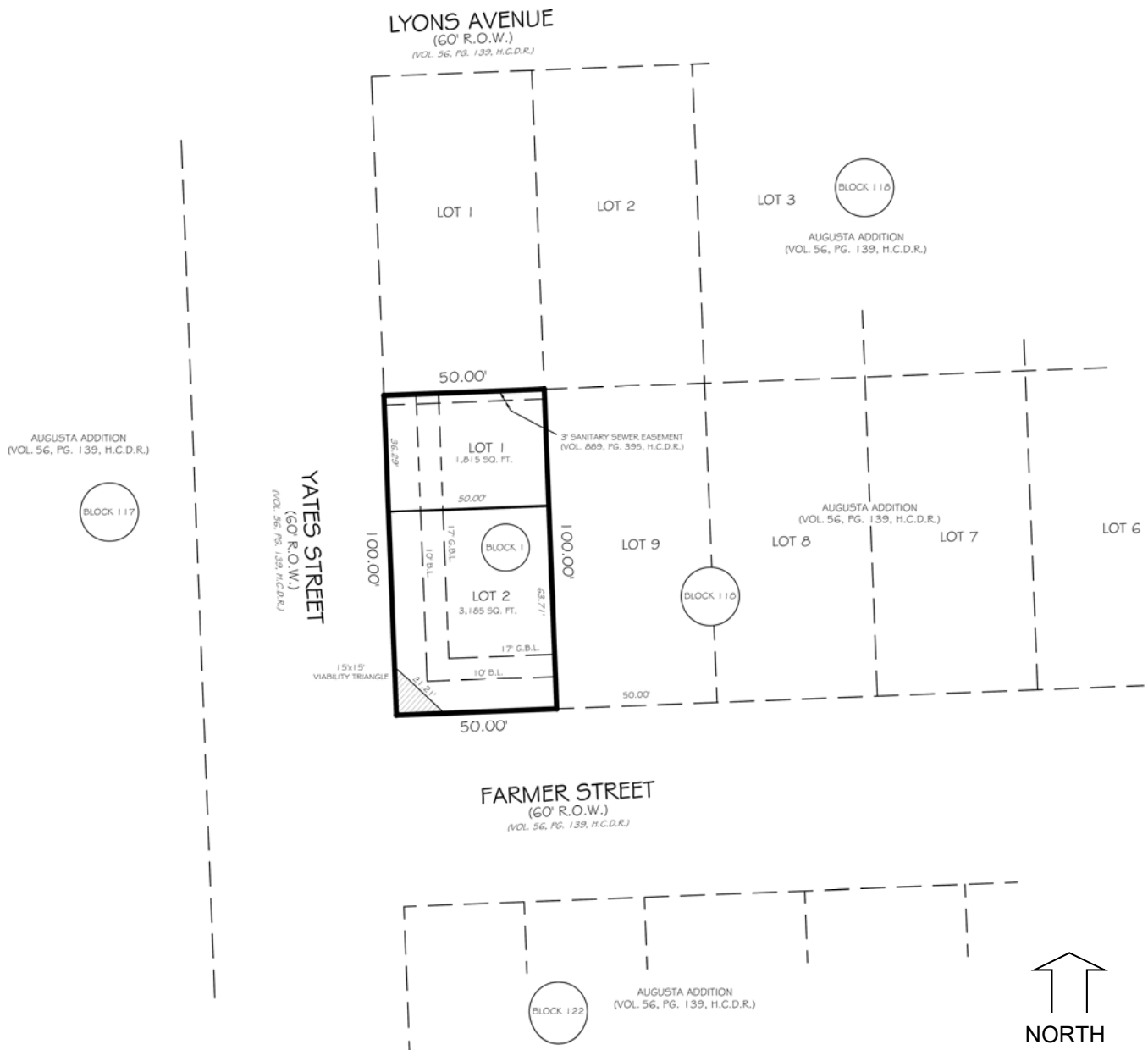
ITEM: 81

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Augusta Addition partial replat no 2 (DEF 2)

Applicant: SEM Services



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 81

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Augusta Addition partial replat no 2 (DEF 2)

Applicant: SEM Services



C – Public Hearings

Aerial



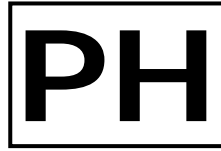
CITY OF HOUSTON

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

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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 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.

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Terminology

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Agenda Item: 82
Action Date: 06/11/2020
Plat Name: Braeburn Terrace Sec 1 partial replat no 2
Developer: Ashkelon, LLC
Applicant: The Interfield Group
App No / Type: 2020-0697 C3N

Total Acreage:	1.3480	Total Reserve Acreage:	1.3480
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	77074	531J	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. Contact City Engineer's Office and Floodplain Management Office regarding Sec. 19-13 for plan requirements and details.

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

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

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

047.3 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.

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.**



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 06/11/2020
Plat Name: Braeburn Terrace Sec 1 partial replat no 2
Developer: Ashkelon, LLC
Applicant: The Interfield Group
App No / Type: 2020-0697 C3N



For Your Information:

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



Agenda Item: 82
Action Date: 06/11/2020
Plat Name: Braeburn Terrace Sec 1 partial replat no 2
Developer: Ashkelon, LLC
Applicant: The Interfield Group
App No / Type: 2020-0697 C3N

HPW- TDO- Traffic: 06-09-2020

No comments.

HPW-OCE-Traffic: 1. Substandard Street: Holly 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. 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.

3. New ADA ramps at the street intersection are required as per City (Detail # 02775-02).

4. 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

5. A new sidewalk is required along Holly Street and Dunlap Drive. (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.

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

Houston Planning Commission

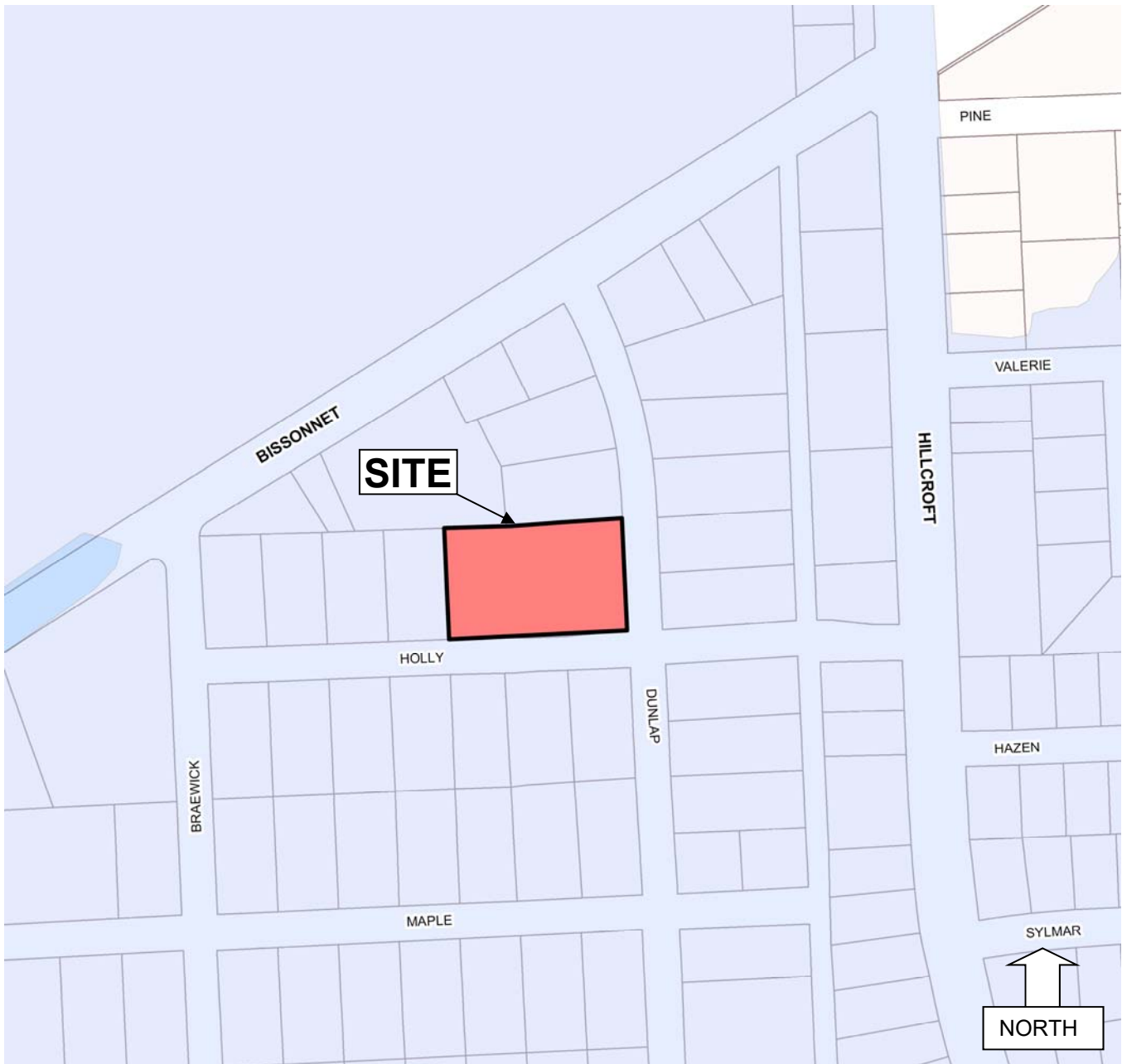
ITEM: 82

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Braeburn Terrace Sec 1 partial replat no 2

Applicant: The Interfield Group



C – Public Hearings

Site Location

Houston Planning Commission

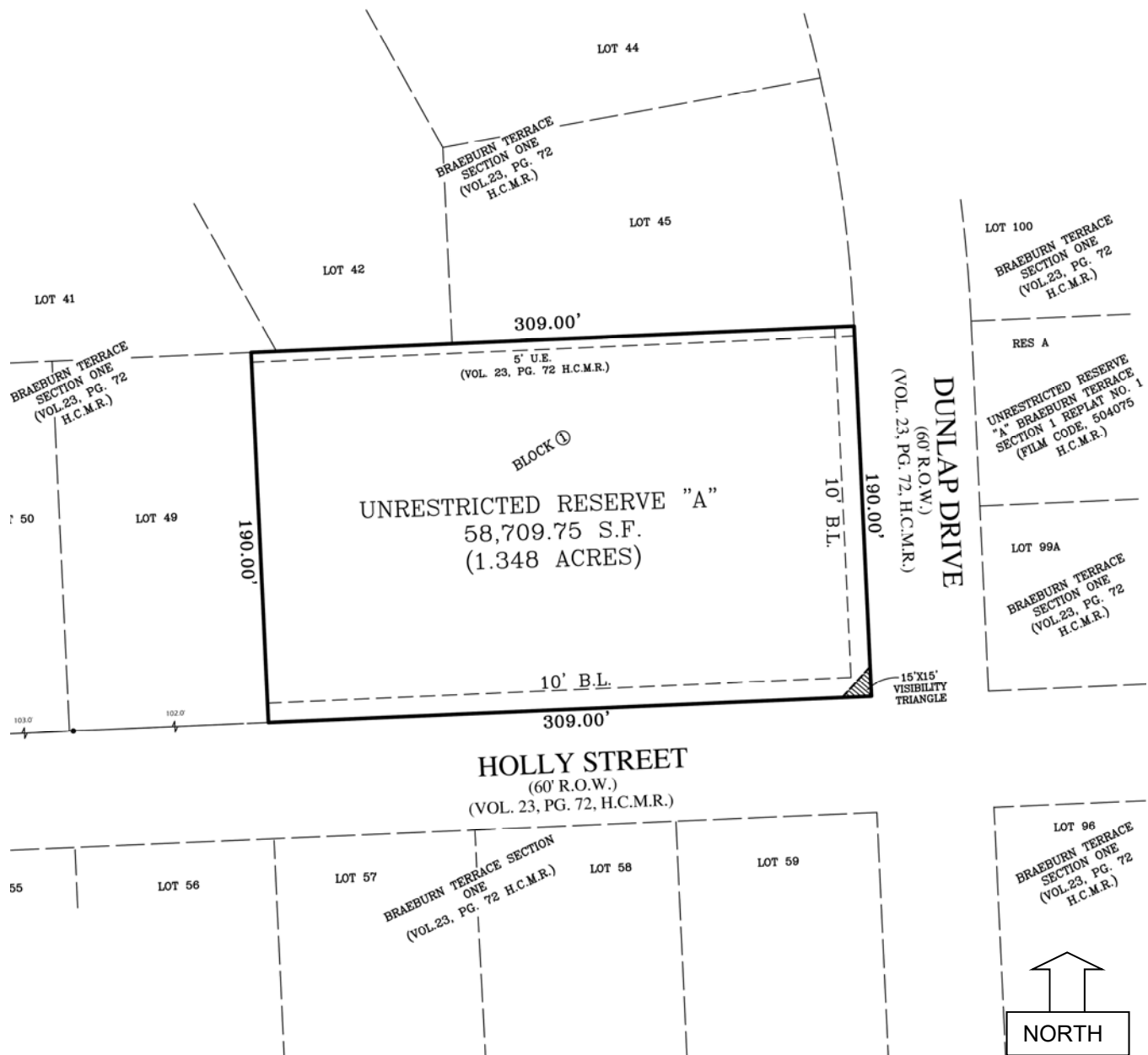
ITEM: 82

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Braeburn Terrace Sec 1 partial replat no 2

Applicant: The Interfield Group



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 82

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Braeburn Terrace Sec 1 partial replat no 2

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

May 20, 2020

Dear Property Owner:

Reference Number: 2020-0697; **"Braeburn Terrace Sec 1 partial replat no 2"**; partial replatting of **"Braeburn Terrace Sec 1"**. This proposal includes the replatting of all of Lots 46-48, as recorded in Volume 23, Page 72 of the Harris County Map Records.

The property is located at the northwest intersection of Dunlap Drive and Holly Street. The purpose of the replat is to create (1) one unrestricted reserve and revise the building line. The applicant, Mary Villareal, with The Interfield Group, can be contacted at 713-780-0909.

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, June 11, 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.

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: 83
Action Date: 06/11/2020
Plat Name: Craig Woods partial replat no 27
Developer: Cunningham Development
Applicant: Total Surveyors, Inc.
App No / Type: 2020-0629 C3N

Total Acreage:	0.1847	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	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. 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: 83
Action Date: 06/11/2020
Plat Name: Craig Woods partial replat no 27
Developer: Cunningham Development
Applicant: Total Surveyors, Inc.
App No / Type: 2020-0629 C3N

HPW- TDO- Traffic: 06-09-2020

No comments.

HPW-OCE-Traffic: 1. Offset Distance Storm Inlet.

The proposed driveway radius must be offset at least 2 feet from the existing storm inlet.

2. Driveway width & radius (COH IDM Chapter 15, sec 15.08-1 [a to g])

Proposed driveway needs to be of consistent width within the right of way and can taper or flare into desired width inside the property line. Driveways must remain tangential for a minimum of 20 ft. past the property line. The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01). No driveway radius shall encroach on abutting property or corner radius.

3. 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. No driveway radius shall encroach on abutting property or corner radius.

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.

Addressing: Please change "EARLY STREET" to "EARLY LANE", in accordance to the recorded plats, COH, GHC911, and HEC.

Parks and Recreation: Please change C in Parks Table to read "Incremental Number of DU".

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

Houston Planning Commission

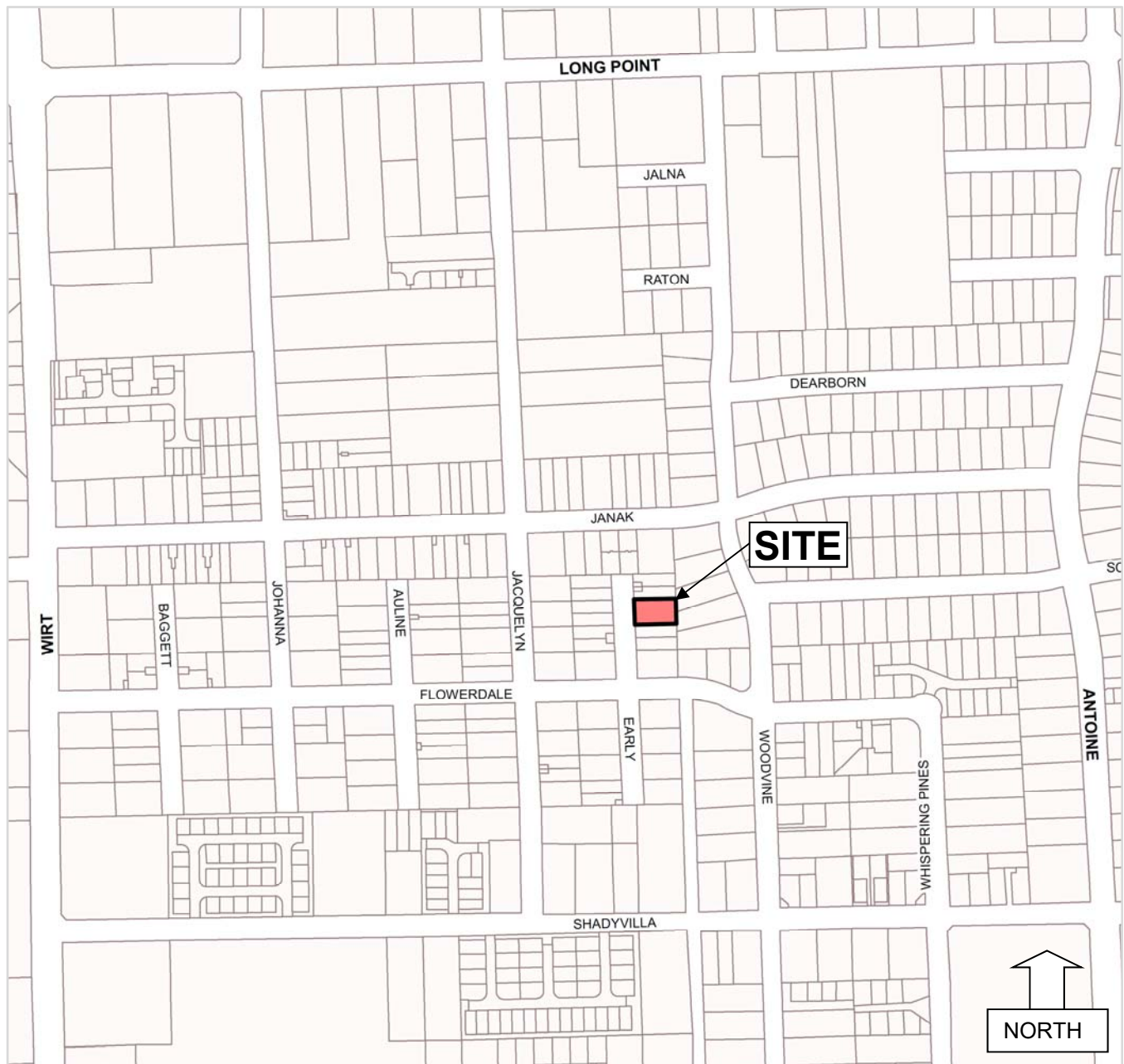
ITEM: 83

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Craig Woods partial replat no 27

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

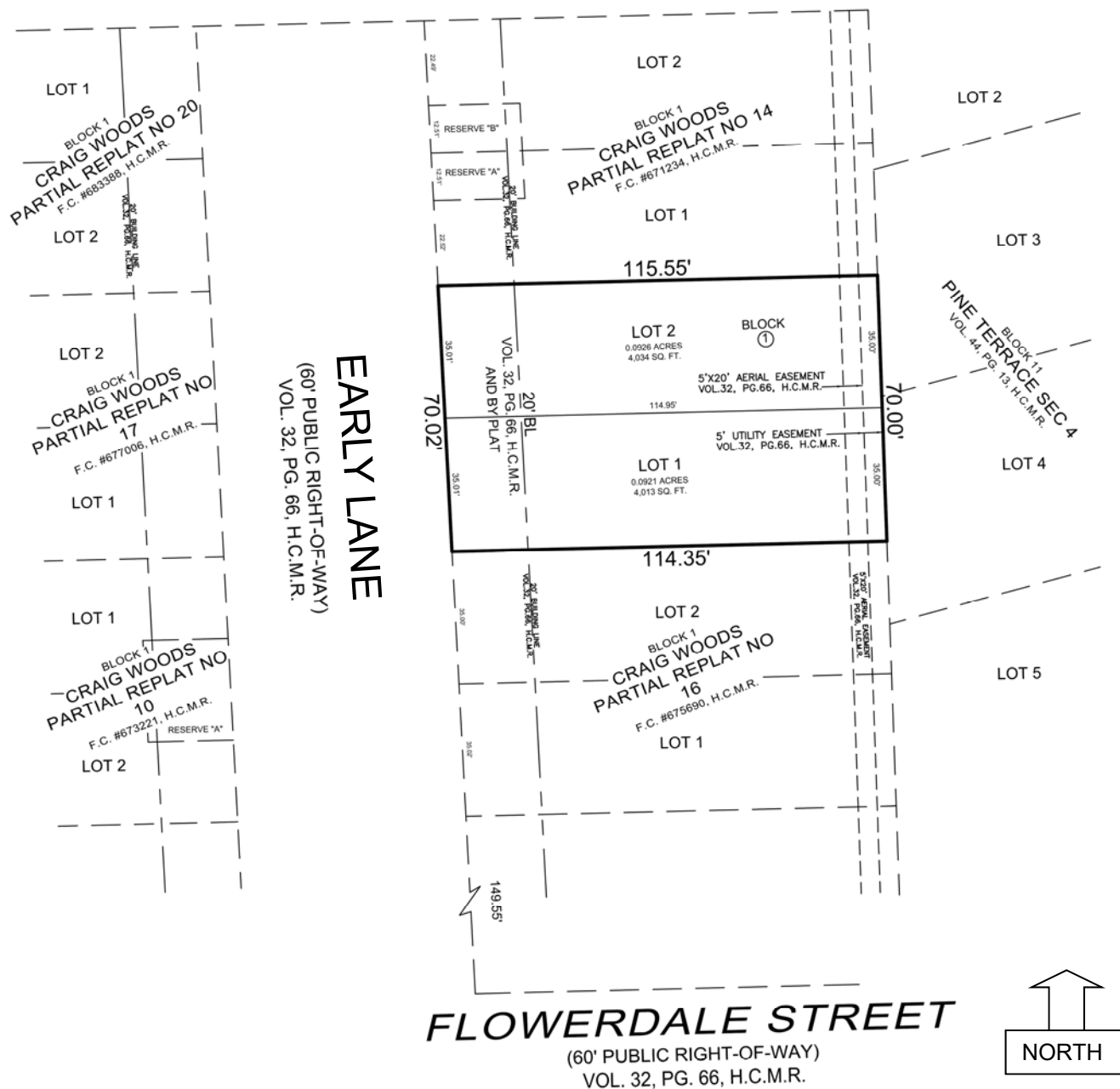
ITEM: 83

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Craig Woods partial replat no 27

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

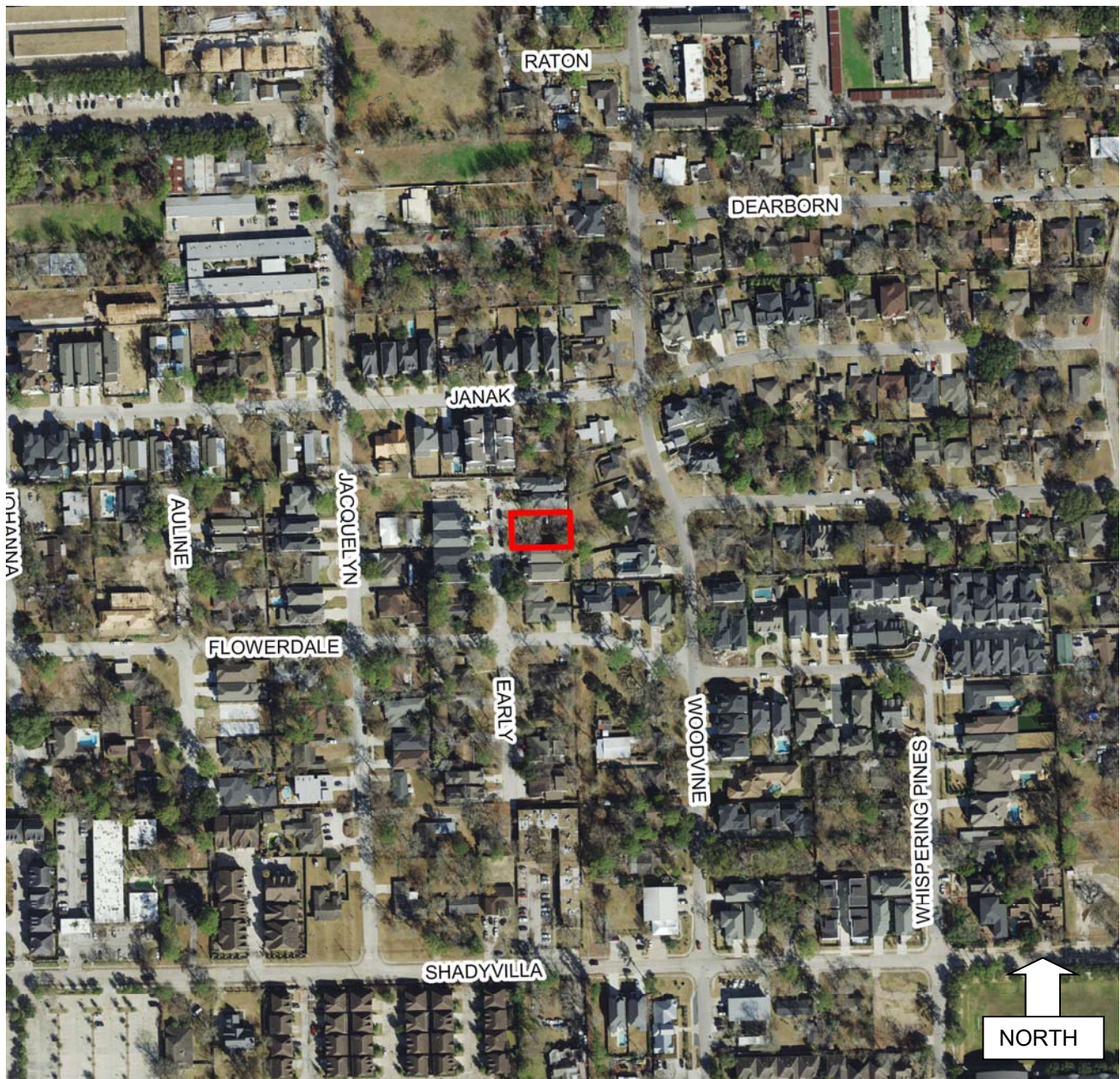
ITEM: 83

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Craig Woods partial replat no 27

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.houston.tx.gov

May 15, 2020

Dear Property Owner:

Reference Number: 2020-0629; "Craig Woods partial replat no 27"; partial replatting of "Craig Woods". This proposal includes the replatting of all of Lot 77, in Block M, as recorded in Volume 32, Page 66 of the Harris County Map Records.

The property is located along and east of Early Lane, north of Flowerdale Street. The purpose of the replat is to create two (2) single-family residential lots. The applicant, Kevin Kolb, with Total Surveyors, Inc., be contacted at 281-479-8719.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a 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 Kevin Kolb, with Total Surveyors, Inc., 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 MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

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

Terminology

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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 06/11/2020
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.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 053. Change street name(s) Heather Leaf Lane as indicated on the file copy to avoid duplication.
- 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)

Provide 6ft unobstructed sidewalks with ADA accessible ramps along Mardi Gras Drive and Walters Road. Coordinate with Harris County Engineer's office for the construction of the sidewalks and meeting all ADA and Harris County Infrastructure requirements.

Commission Action:

Grant the requested variance(s), special exception and Approve the plat subject to the conditions listed
 The Planning Commission granted a variance to allow a Commercial Reserve be replatted into lots smaller than typical lot size of the original plat and a special exception to allow a single point of access for 153 lots on Mardi Gras Drive subject to 6ft unobstructed sidewalks with ADA accessible ramps on Mardi Gras and Ws Rd.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 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: 84
Action Date: 06/11/2020
Plat Name: Echo Leaf
Developer: Echostate Solution, Inc
Applicant: EHRA
App No / Type: 2020-0455 C3N

For Your Information:

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

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

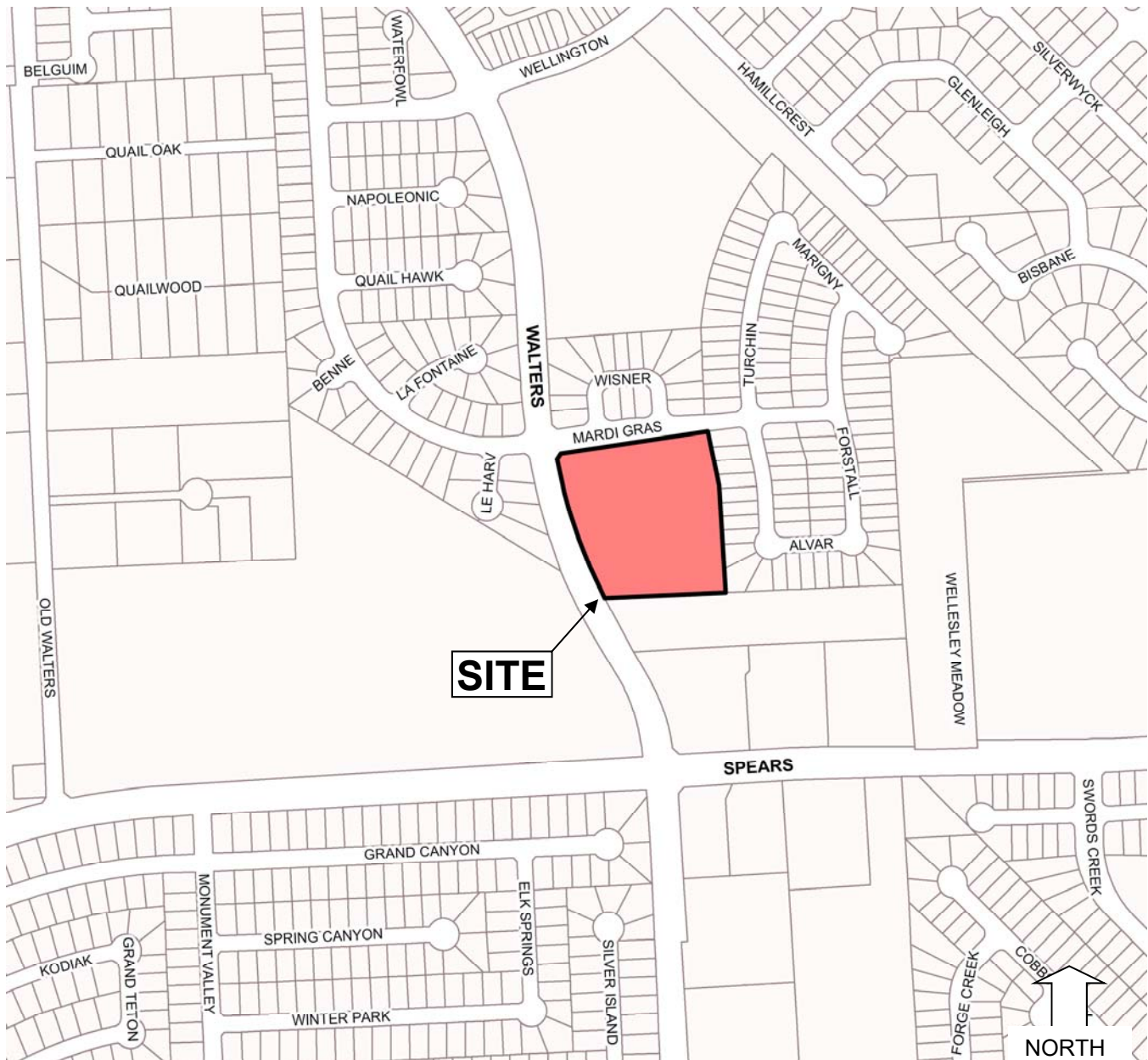
ITEM: 84

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Echo Leaf (DEF 2)

Applicant: EHRA



C – Public Hearings with Variance Site Location

Houston Planning Commission

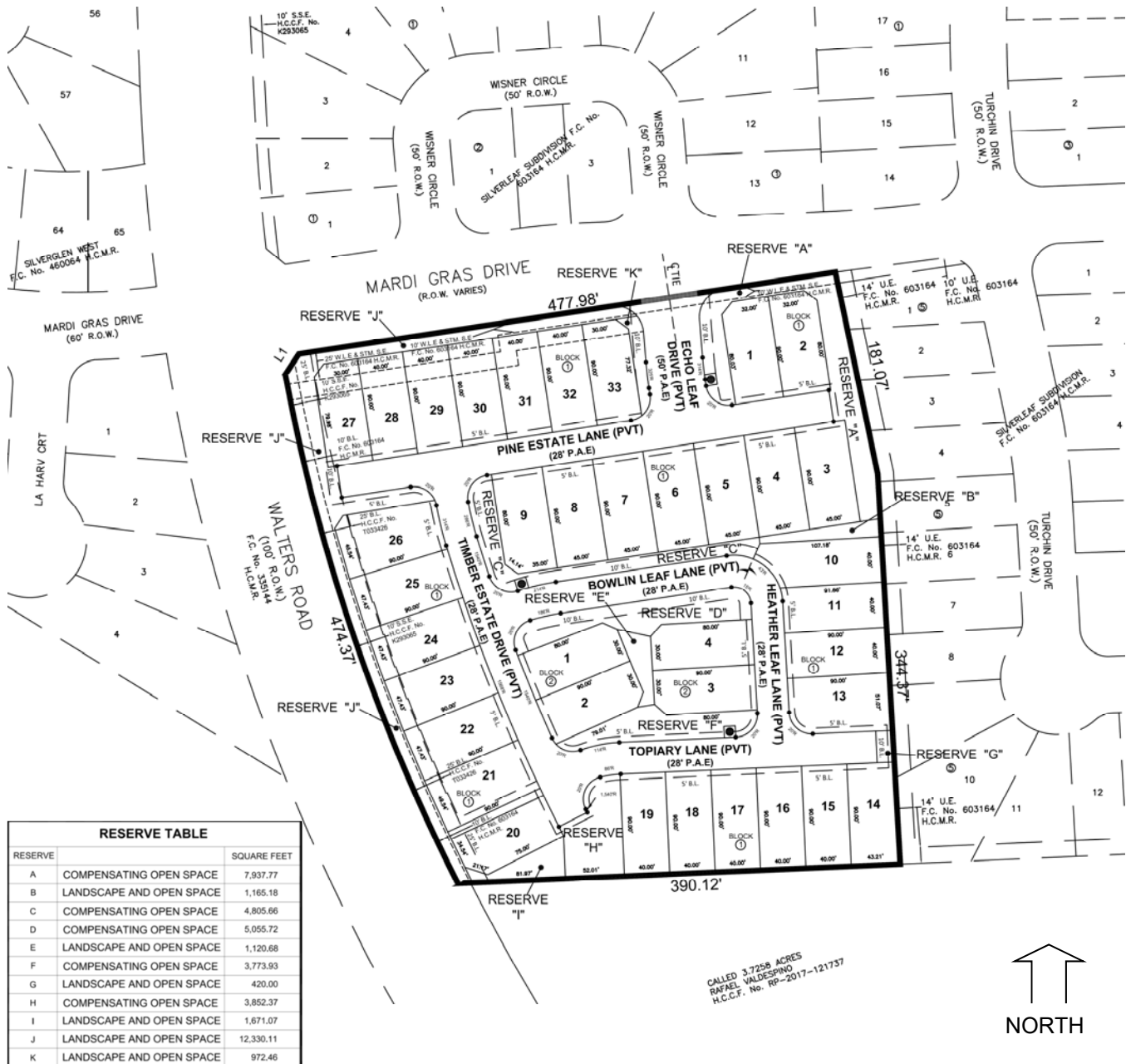
ITEM: 84

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Echo Leaf (DEF 2)

Applicant: EHRA



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

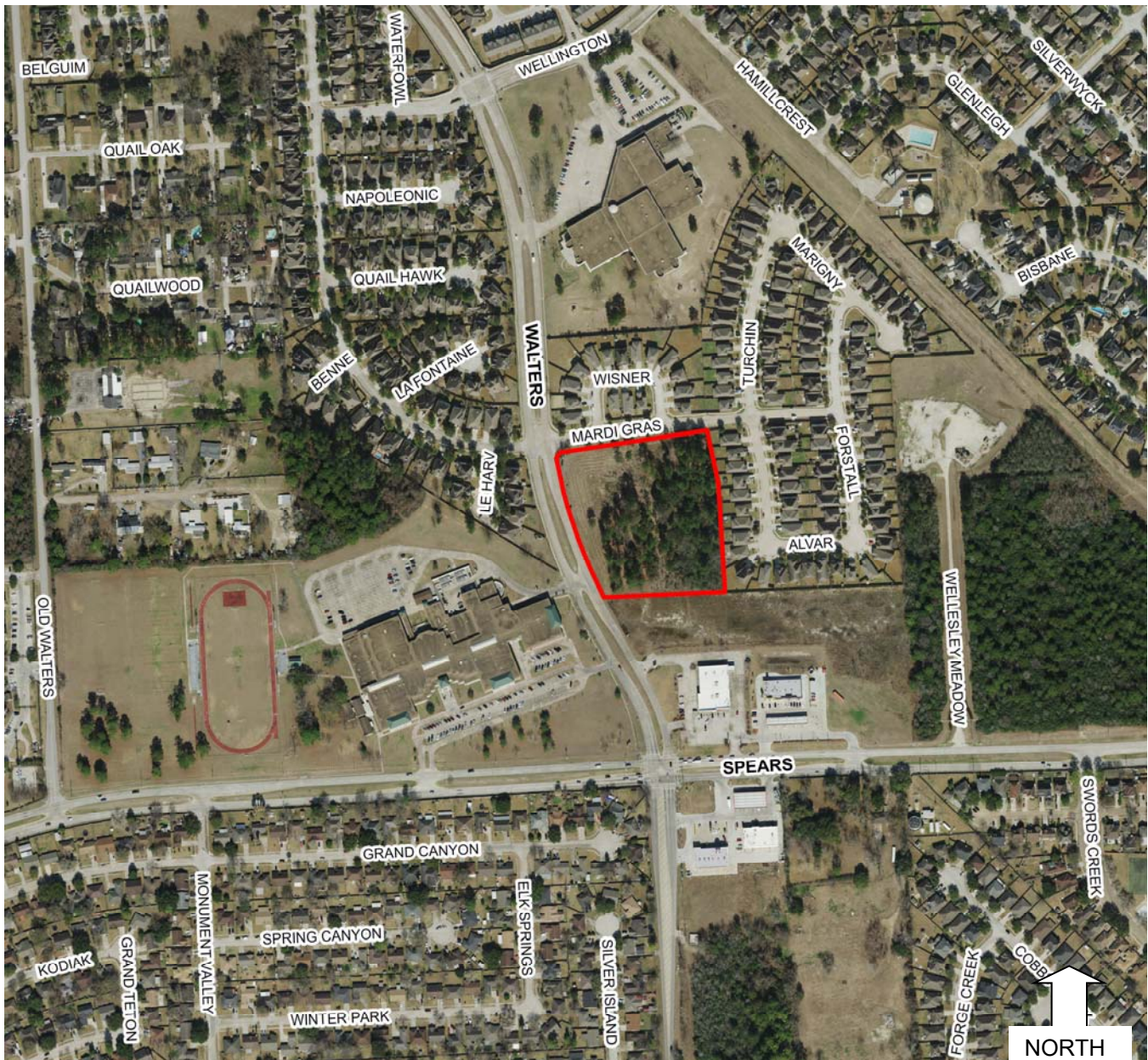
ITEM: 84

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Echo Leaf (DEF 2)

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 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. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

A Special Exception to allow a single point of access for 153 single family lots on Mardi Gras Drive.

Chapter 42 Section: 42-189

Chapter 42 Reference:

Points of Access: Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of a least 250 feet to a public street outside the boundaries of the subdivision.

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

The subject tract is a 5.30-acre tract of land located at the southeast corner of Walters Road and Mardi Gras Drive. Echo Leaf is a proposed single-family community, being a replat of a commercial reserve established in 2006 with the Silverleaf Subdivision. This tract has remained undeveloped since the plat was recorded. The tract has frontage on both Walters Road (a four-lane divided major collector) and Mardi Gras Drive (a two-lane residential street with a right turn lane adjacent to the tract). We firmly believe that taking access from Mardi Gras Drive rather than Walters Road is the appropriate planning decision. From a purely safety related point of view, (1) the speed of travel on Mardi Gras Drive is slower than Walters Road, (2) if vehicles need to queue to enter the Echo Leaf subdivision, it is more appropriate to do so on Mardi Gras Drive which is an internal street rather than a collector, and (3) a community entry via Walters Road would require either a u-turn for vehicles intending to travel to the south or we would have to match the existing median break on Walters Road which was created for a driveway serving Stelle Claughton Middle School. Mixing additional vehicular traffic at a median break created for use by the school would unnecessarily stress an unsignalized intersection. The proper neighborhood orientation for the new Echo Leaf lots is to take access from Mardi Gras Drive.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

Currently, there are 116 single-family lots within the original Silverleaf Subdivision that use Mardi Gras Drive to provide access to Walters Road. This portion of the subdivision east of Walters Road has no connectivity to any other adjacent tracts so the addition of 37 lots in Echo Leaf will raise the total to 153 lots. This would represent the absolute ultimate total achievable lot count as no other connectivity exists to add additional property or lots. The 150-lot threshold in Chapter 42 was conceivably established to prevent ingress/egress issues at neighborhood entrances and guarantee that vehicular circulation would be maintained. The ability to request a Special Exception is built into Chapter 42 because there is no way to foresee all circumstances. The replatting of the tract for single-family use, location and type of adjacent right-of-way, and lot size based on market conditions are all factors which contribute to the need to cross the 150-lot threshold. However, none of the factors result in an egregious disregard of the city's planning standards. Quite the opposite is true. Replatting an unused commercial property for residential use within an established residential neighborhood is an appropriate use. Taking access from an established residential street rather than a collector street will provide safer ingress/egress (i.e. vehicular entry speeds will be slower).

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The addition of 3 lots over the 150-lot maximum standard is a modification of 2%, which is not disproportionate because it is well within the 33% special exception standard. The additional 3 lots represent an increase of 30 vehicle trips per day generated by this project. Since Mardi Gras Drive has a dedicated right turn lane accompanying a through/left turn lane at Walters Road, the additional vehicle count will have a negligible ingress/egress effect on the rest of the subdivision.

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

In conjunction with a variance to replat the commercial tract to allow single-family residential use, the requested special exception allows for development of an unused tract of land to take appropriate access from a residential street without a disproportionate increase in traffic circulation. Thus, the general purposes of Chapter 42 will be maintained.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The granting of this special exception will not be injurious to the public health, safety or welfare because the three additional lots over the Chapter 42 maximum will not significantly increase the vehicle trips along Mardi Gras Drive and the chosen location for the project's entry is more appropriate as designed rather than on Walters Road which is a collector street serving several schools and other adjacent neighborhoods.



Application No: 2020-0455

Agenda Item: 84

PC Action Date: 06/11/2020

Plat Name: Echo Leaf

Applicant: EHRA

Staff Recommendation: Deny the requested variance(s), special exception and Disapprove the plat

Chapter 42 Sections: 193(c)3(b); 189

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 Walters 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 37 single family lots and a special exception to allow a single point of access for 153 lots on Mardi Gras Drive. Strict application of the rules would allow the reserve to be replatted into lots if the typical lot size in the replat is not less than the typical lot size in the preceding plat and if 2 points of access was provided for a subdivision with more than 150 lots. Staff is not in support of this request.

This plat is a replat of a Commercial Reserve that was created with the Silverleaf Subdivision in 2006. The Silverleaf Subdivision consisted of 116 lots and 4 reserves. The subject site is a Greenfield that was recorded as a Commercial Reserve however has been vacant since it was initially recorded. The applicant is proposing a private street single family development with 37 lots and 11 reserves. The creation of 37 lots to this existing subdivision will result in the subdivision having 153 lots taking access from one point of access from Mardi Gras Drive. Also, the applicant is proposing to create lots smaller than the typical lot size in the original subdivision which will result in a variance from 42-193(b). Strict application of the rules would allow the reserve to be replatted into lots if the typical lot size in the replat is not less than the typical lot size in the preceding plat and if 2 points of access was provided for a subdivision for lots with more than 150 lots.

The subject site is a Greenfield. It is a vacant lot. The applicant has not demonstrated a hardship that is not solely economic. The Special Exception requested is to allow a single point of access for 153 single family lots on Mardi Gras Drive. Although, the special exception is only a 2 percent modification of the standard. The applicant has not provided any special circumstances exist that are unique to the land of the proposed subdivision or development that justify modification of the standards. The applicant can propose a single family subdivision that takes no access from Mardi Gras Drive and the special exception would not be required and provide lots that are the same typical lot size of the previous plat and the variance would not be required. The site is a Greenfield and the applicant can propose a subdivision that meets the rules. Staff's recommendation is to deny the requested variance, special exception and disapprove the plat.

Statement of Facts

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

The applicant can create a single family residential development that meets the rules. The applicant has not demonstrated a hardship to create smaller lots than the typical lot size or provided any special circumstances exist that are unique to the land of proposed subdivision or development that justify modification of the standards.

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

The site is a Greenfield and the applicant can create a single family residential development that meets the rules.

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

The applicant has not articulated a hardship that is not solely financial and can create a single family residential development that meets the rules.

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

The applicant can create a single family residential development that meets the rules. Therefore, the intent and general purposes of this chapter will not be preserved and maintained with this proposal.

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

The typical lot size of the original plat should be maintained. The applicant can create a single family residential development that meets the rules. Not to provide two points of access would be injurious to the public health, safety or welfare of the residents in the Silverleaf subdivision or the applicant can provide one point of access from Walters Road with no access from Mardi Gras Drive and the special exception would not be required.

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

The applicant has not articulated a hardship that is not solely financial and can create a single family residential development that meets the rules. Two points of access should be provided for a subdivision that includes more than 150 lots and the typical lot size of the original plat should be maintained. The applicant can provide one point of access from Walters Road with no access from Mardi Gras Drive and the special exception would not be required.

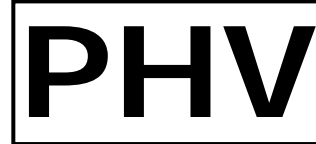


CITY OF HOUSTON

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@houston.tx.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: 85
Action Date: 06/11/2020
Plat Name: Enchanted Oaks Sec 2 partial replat no 1 and extension
Developer: Poteet Design
Applicant: Bowden Land Services & Consulting
App No / Type: 2020-0494 C3N

Total Acreage:	14.1551	Total Reserve Acreage:	14.1551
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HARRIS COUNTY WCID 110
County	Zip	Key Map ©	City / ETJ
Harris	77388	332B	ETJ

Conditions and requirements for approval:

206. Staff recommendation is disapproval for the following reasons. The applicant did not post the notification sign on the property within the specified time in compliance with the notification requirements of Chapter 42 and did not provide proof of posting to staff within the required time.

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 85
Action Date: 06/11/2020
Plat Name: Enchanted Oaks Sec 2 partial replat no 1 and extension
Developer: Poteet Design
Applicant: Bowden Land Services & Consulting
App No / Type: 2020-0494 C3N

HPW- TDO- Traffic: 06-09-2020
No comments.

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

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)
Letters of no objection will be needed from utility companies prior to abandoning easements before PLAT recordation
Lou Lane should be paved to Harris county standards for vehicle access

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

Houston Planning Commission

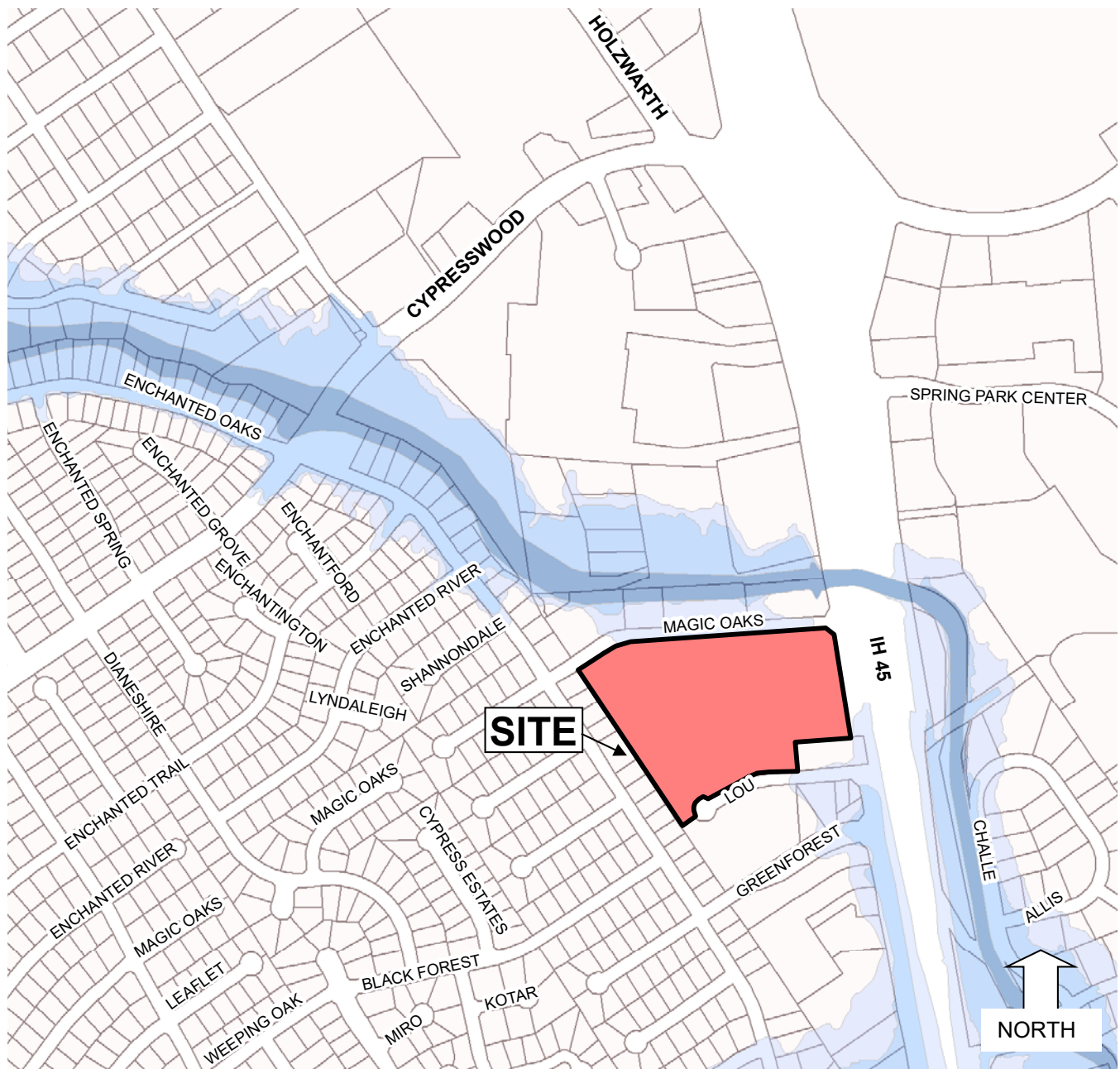
ITEM: 85

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Enchanted Oaks Sec 2 partial replat no 1 and extension

Applicant: Bowden Land Services & Consulting



C – Public Hearings

Site Location

ITEM: 85

Meeting Date: 06/11/2020

Applicant: Bowden Land Services & Consulting



Subdivision

Houston Planning Commission

ITEM: 85

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Enchanted Oaks Sec 2 partial replat no 1 and extension

Applicant: Bowden Land Services & Consulting



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

May 20, 2020

Dear Property Owner:

Reference Number: 2020-0494; Enchanted Oaks Sec 2 partial replat no 1 and extension; partial replatting of "Enchanted Oaks Sec 2". This proposal includes the replatting of all Reserves C, D, E, F and a portion of G in Block 7, as recorded in Volume 154, Page 98 of the Harris County Map Records. The new subdivision name is "Enchanted Oaks Sec 2 partial replat no 1 and extension."

The property is located west and along Interstate Highway 45 between Magic Oaks Drive and Lou Lane.

The purpose of the replat is to create one (1) unrestricted reserve.

The applicant, Nichole Bowden, with Bowden Land Services, on behalf of Poteet Design, can be contacted at **832-540-8843**.

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

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Thursday, June 11, 2020 at 2:30 PM

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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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- **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: 86
Action Date: 06/11/2020
Plat Name: Long Point Acres partial replat no 6
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2020-0619 C3N

Total Acreage:	0.8485	Total Reserve Acreage:	0.0467
Number of Lots:	17	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	77080	450T	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)
- 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:
06/11/2020

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: 86
Action Date: 06/11/2020
Plat Name: Long Point Acres partial replat no 6
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2020-0619 C3N

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

HPW- TDO- Traffic: 06-02-2020

TDO interposes no objections.

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. A new sidewalk is required along Neuens Road . (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)

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.

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

Houston Planning Commission

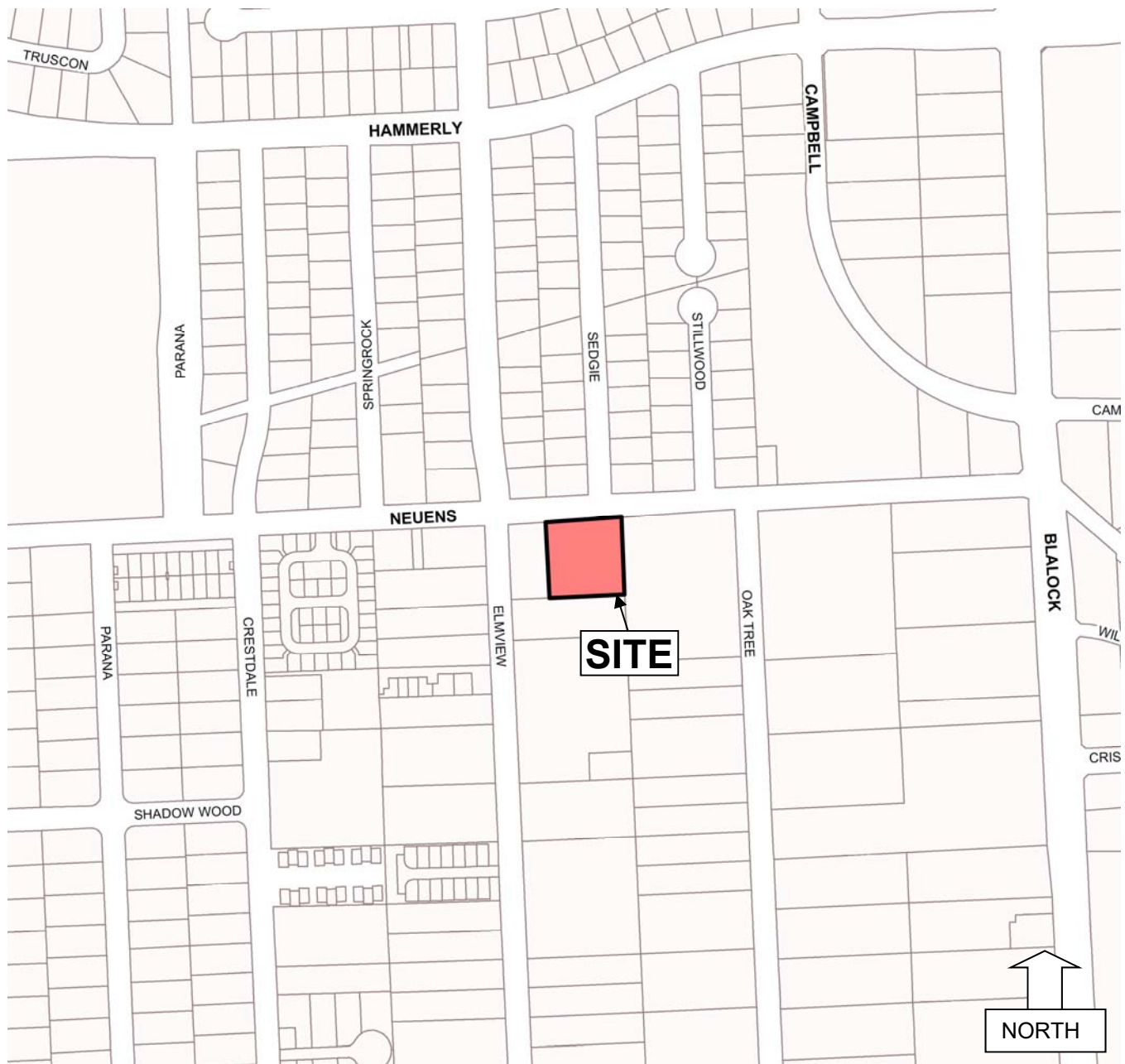
ITEM: 86

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Long Point Acres partial replat no 6

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

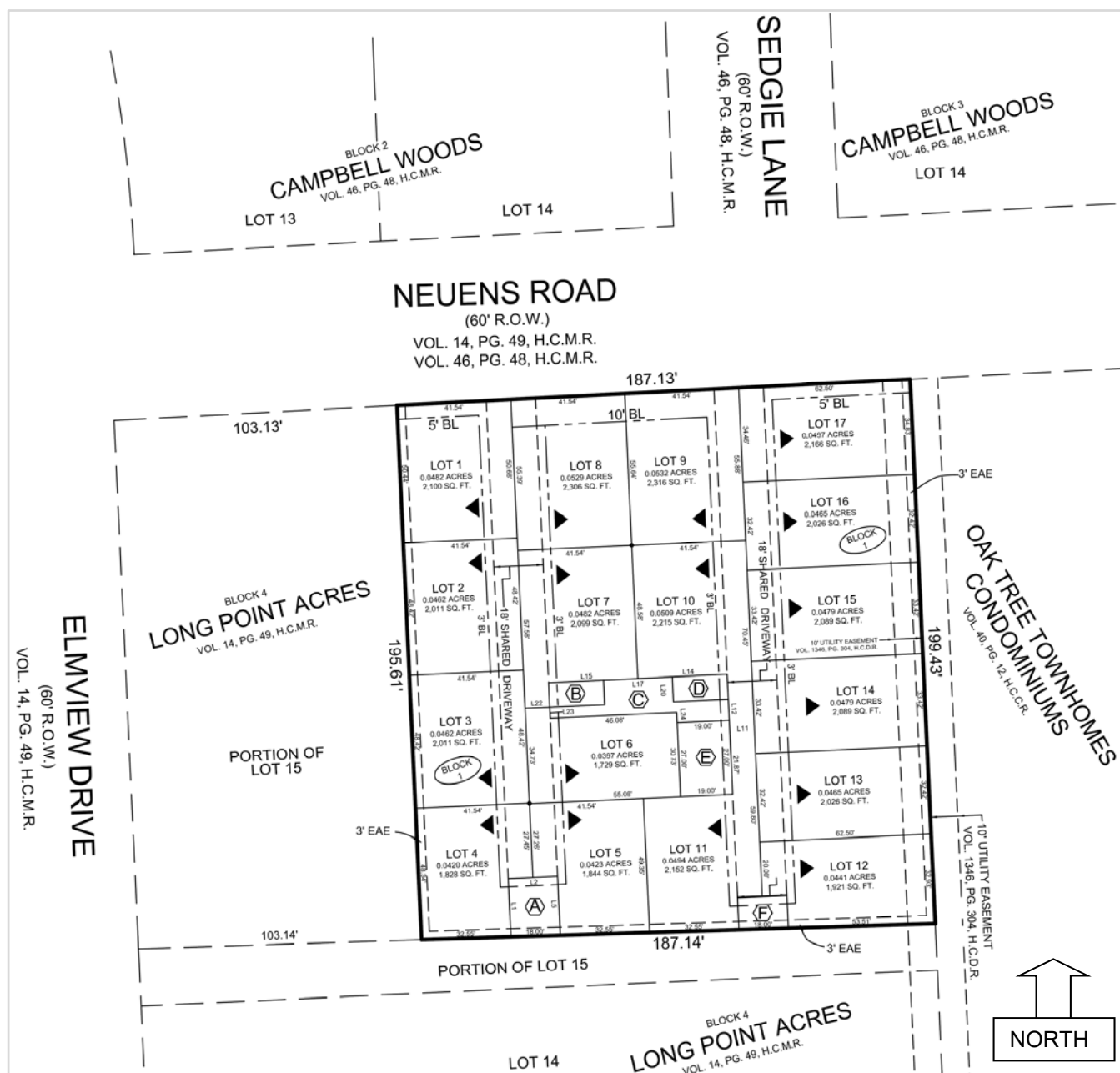
ITEM: 86

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Long Point Acres partial replat no 6

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

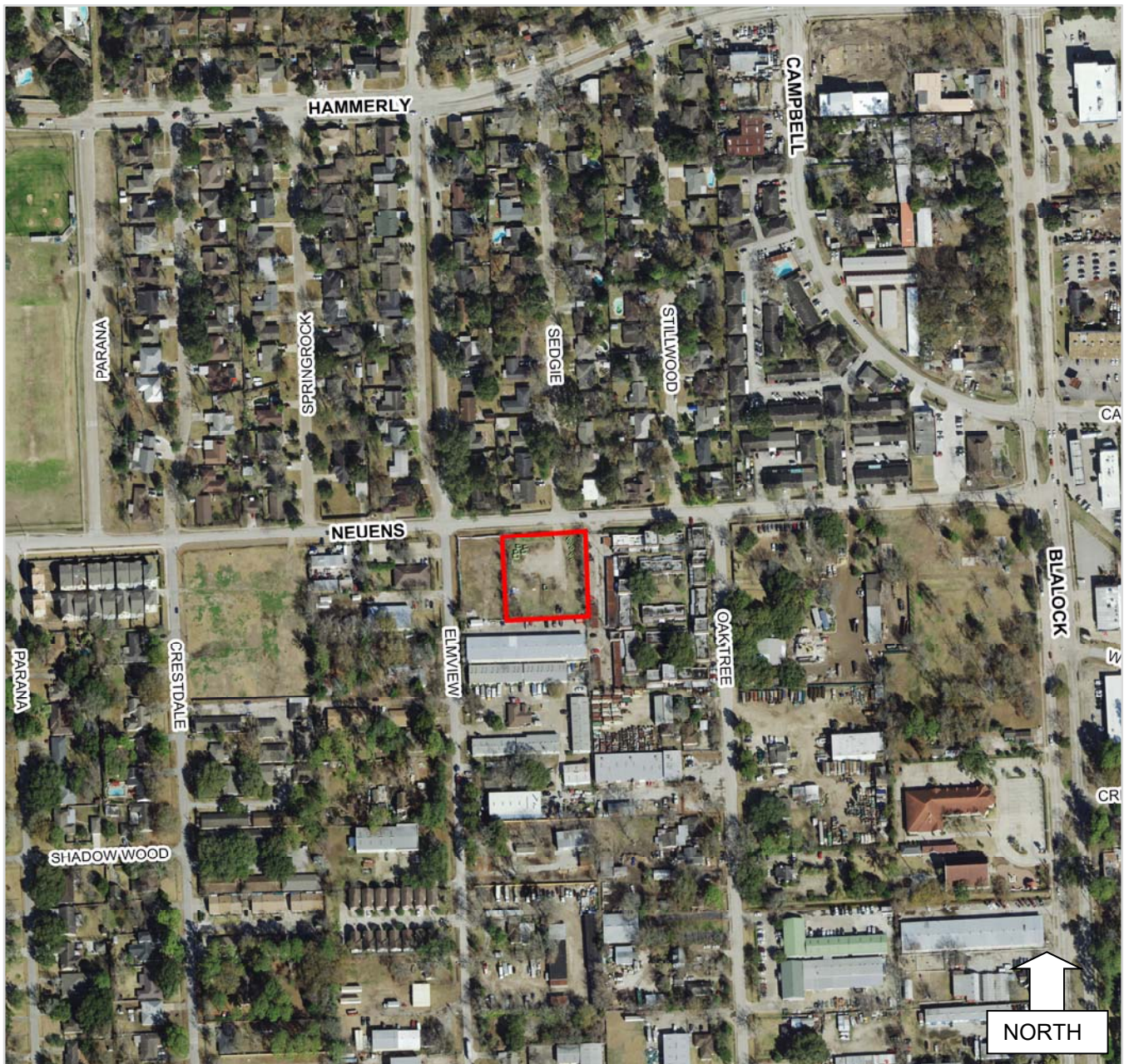
ITEM: 86

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Long Point Acres partial replat no 6

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

May 1, 2020

Dear Property Owner:

Reference Number: 2020-0619; "Long Point Acres partial replat no 6"; partial replatting of "Long Point Acres". This proposal includes the replatting of a portion of Lot 15, in Block 4, as recorded in Volume 14, Page 49 of the Harris County Map Records.

The property is located along and south of Neuens Road between Elmview Drive and Oak Tree Drive. The purpose of the replat is to create seventeen (17) single-family residential lots and six (6) retracted reserves. The applicant, Kevin Kolb, with Total Surveyors, Inc., be contacted at 281-479-8719.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a 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, June 11, 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 Kevin Kolb, with Total Surveyors, Inc., 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.

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.
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Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 06/11/2020
Plat Name: Neuen Manor partial replat no 18
Developer: Legion Builders, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2020-0550 C3N

Total Acreage:	0.7741	Total Reserve Acreage:	0.0092
Number of Lots:	18	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	77080	450Q	City

Conditions and requirements for approval:

010.1 Add the following note to the face of the plat (SWD): The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

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:



Agenda Item: 87
Action Date: 06/11/2020
Plat Name: Neuen Manor partial replat no 18
Developer: Legion Builders, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2020-0550 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-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. A new sidewalk is required along Kerrwood Lane.(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: 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](https://www.houstonpermittingcenter.org)

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

HPW-OCE- Drainage and Utility: Master W.M.E. is required.

Detention is required.

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

Houston Planning Commission

ITEM: 87

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Neuen Manor partial replat no 18 (DEF 1)

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

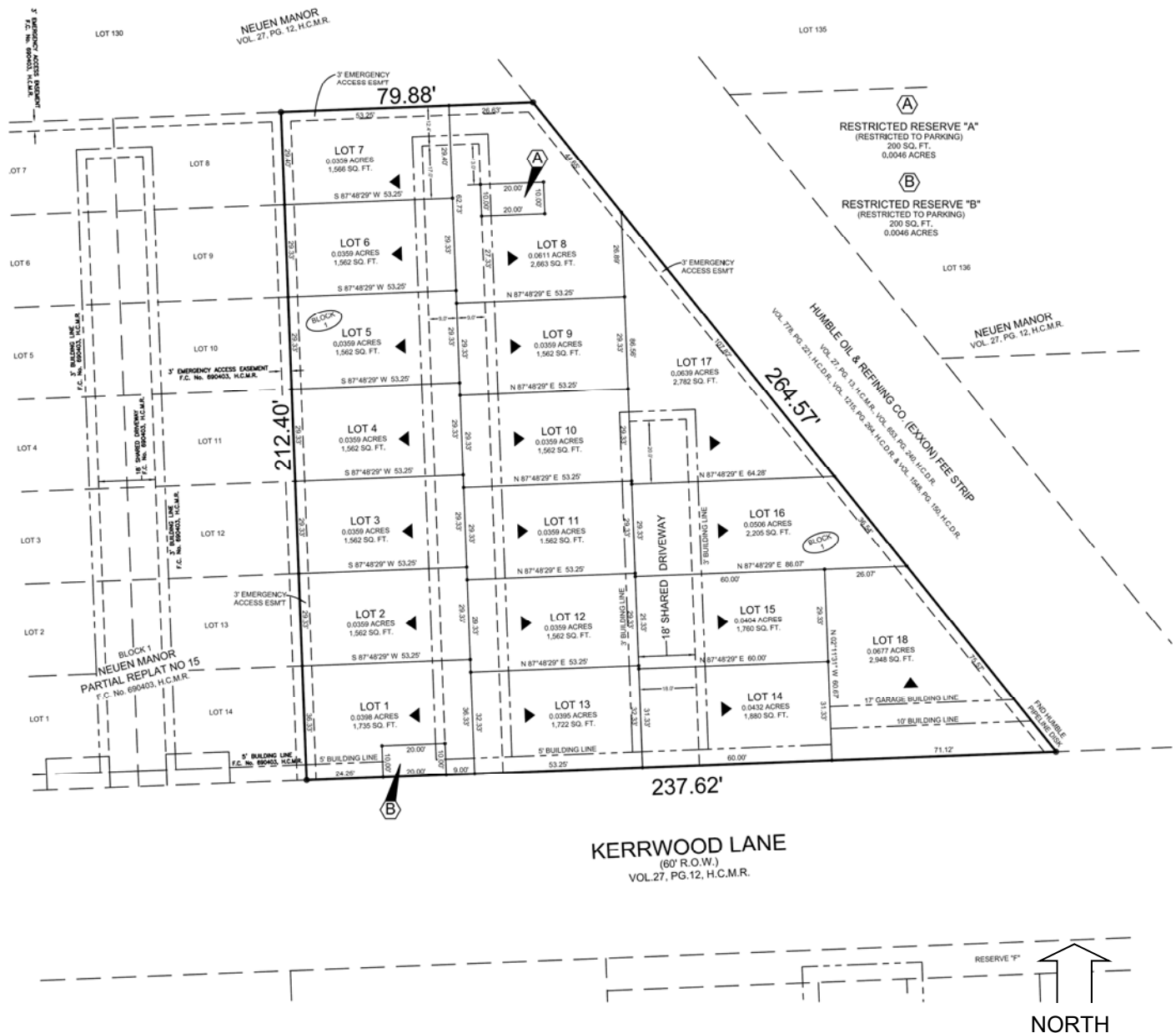
ITEM: 87

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Neuen Manor partial replat no 18 (DEF 1)

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

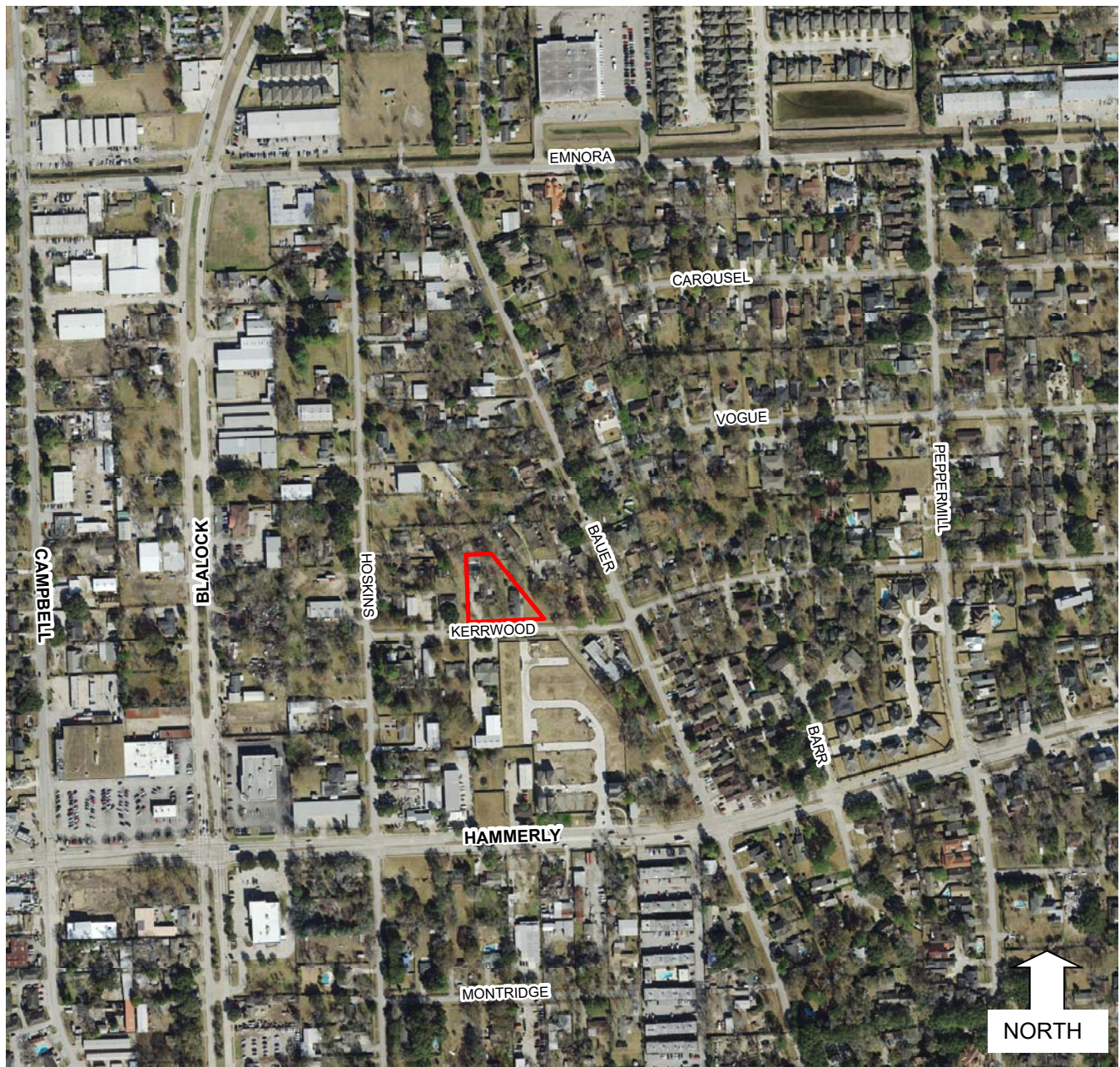
ITEM: 87

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Neuen Manor partial replat no 18 (DEF 1)

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.houston.tx.gov

May 1, 2020

Dear Property Owner:

Reference Number: 2020-0550; "Neuen Manor partial replat no 18"; partial replatting of " Neuen Manor". This proposal includes the replatting of all of lot 135, save and except the west 6.5' of Lot 135, as recorded in Volume 27, Page 13 of the Harris County Map Records.

The property is located north of Hammerly Blvd east of Blalock Road. The purpose of the replat is to create eighteen (18) single-family residential lots. The applicant, Kevin Kolb, with Total Surveyors, Inc., on behalf of Legion Builders, LLC, can be contacted at 281-479-8719.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a 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 28, 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

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Terminology

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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.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 88
Action Date: 06/11/2020
Plat Name: Washington Terrace partial replat no 6
Developer: Karen Brasier
Applicant: Owens Management Systems, LLC
App No / Type: 2020-0539 C3N

Total Acreage:	0.1205	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	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)

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.**

For Your Information:



Agenda Item: 88
Action Date: 06/11/2020
Plat Name: Washington Terrace partial replat no 6
Developer: Karen Brasier
Applicant: Owens Management Systems, LLC
App No / Type: 2020-0539 C3N

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

HPW- TDO- Traffic: 06-09-2020

No comments.

HPW-OCE-Traffic: 1. Driveway Placement on Corner Lot (Residential)

Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

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. No driveway radius shall encroach on abutting property or corner radius.

3. A new sidewalk is required along Ennis Street and Truxillo Street. (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>

4. New ADA ramps at the street intersection are required as per (City Detail # 02775-02).

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.

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Houston Planning Commission

ITEM: 88

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Washington Terrace partial replat no 6

Applicant: Owens Management Systems, LLC



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 88

Planning and Development Department

Meeting Date: 06/11/2020

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C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 88

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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.houston.tx.gov

May 1, 2020

Dear Property Owner:

Reference Number: 2020-0539; "Washington Terrace partial replat no 6"; partial replatting of "Washington Terrace". This proposal includes the replatting of all of Lot 12, in Block 25, as recorded in Volume 8, Page 22 of the Harris County Map Records.

The property is located at the north intersection of Truxillo Street and Ennis Street. The purpose of the replat is to create three (3) single-family residential lots. The applicant, Joyce Owens, with Owens Management Systems, LLC, be contacted at 713-643-6333.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 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: 89
Action Date: 06/11/2020
Plat Name: Washington Terrace partial replat no 7
Developer: Metro Living
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-0590 C3N

Total Acreage:	0.1326	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	77004	493Y	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.**

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Agenda Item: 89
Action Date: 06/11/2020
Plat Name: Washington Terrace partial replat no 7
Developer: Metro Living
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-0590 C3N

HPW- TDO- Traffic: 06-09-2020

No comments.

HPW-OCE-Traffic: 1. Driveway width & radius (COH IDM Chapter 15, sec 15.08-1 [a to g])

Proposed driveway needs to be of consistent width within the right of way and can taper or flare into desired width inside the property line. Driveways must remain tangential for a minimum of 20 ft. past the property line. The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01). No driveway radius shall encroach on abutting property or corner radius.

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. No driveway radius shall encroach on abutting property or corner radius.

3. A new sidewalk is required along Truxillo Street. (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

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: Please change C in Parks Table to read "Incremental Number of DU".

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

Houston Planning Commission

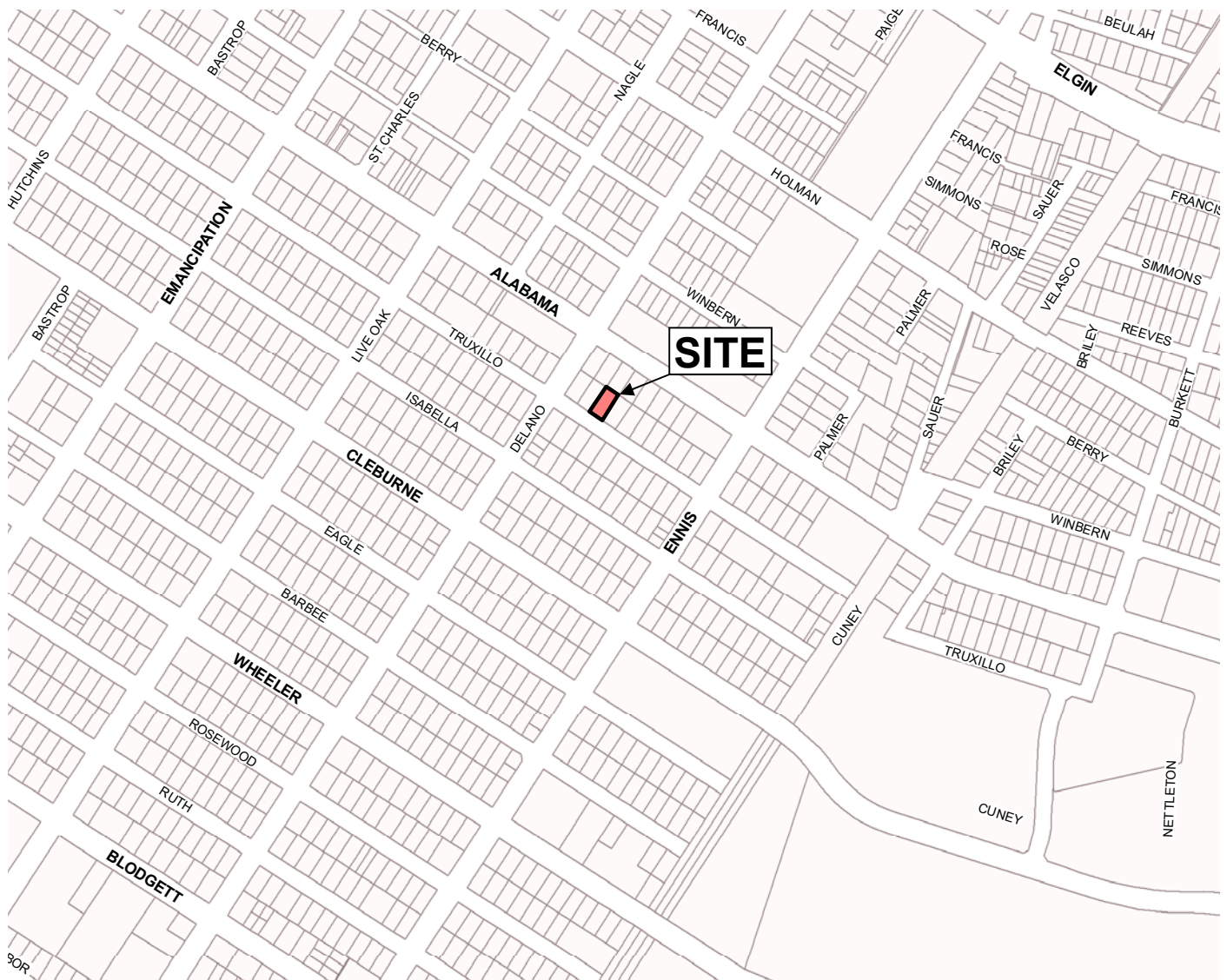
ITEM: 89

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Washington Terrace partial replat no 7

Applicant: replace



C – Public Hearings

Site Location

Houston Planning Commission

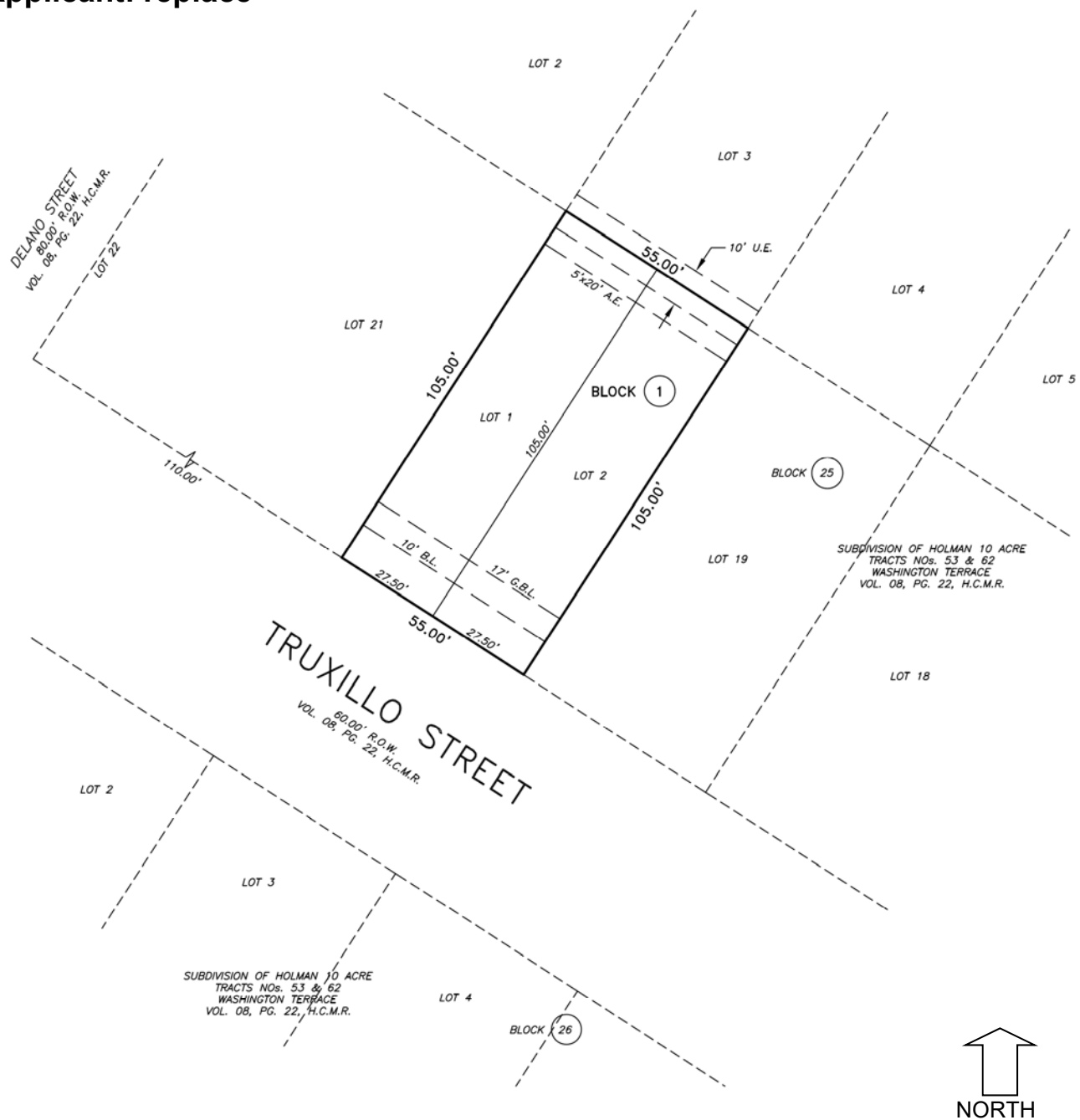
ITEM: 89

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Washington Terrace partial replat no 7

Applicant: replace



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 89

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Washington Terrace partial replat no 7

Applicant: replace



C – Public Hearings

Aerial



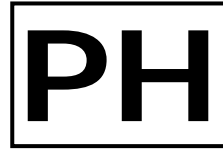
CITY OF HOUSTON

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: 2020-0590; Washington Terrace partial replat no 7; replatting of Lot 20 of Block 25 of "Washington Terrace" as recorded in Volume 8 Page 22 of the Harris County Map Records.

The property is located along and south of Truxillo Street, west of Ennis Street and east of Delano Street. The purpose of the replat is to create two (2) single-family residential lots. 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.

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, June 11, 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:

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 **Uriel Figueroa** with **PLS Construction Layout, Inc., on behalf of Metro Living, at 713-480-4075**. 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.
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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
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Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 06/11/2020
Plat Name: Washington Terrace partial replat no 8
Developer: Metro Living
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-0591 C3N

Total Acreage:	0.1205	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	77004	493Y	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.
- 051. Tie plat boundary to the nearest intersection of public street rights-of-way.
- 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)

Revise Clerk name to Chris Collins

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
06/11/2020

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: 90
Action Date: 06/11/2020
Plat Name: Washington Terrace partial replat no 8
Developer: Metro Living
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-0591 C3N

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

HPW- TDO- Traffic: 06-09-2020

No comments.

HPW-OCE-Traffic: 1. Driveway width & radius (COH IDM Chapter 15, sec 15.08-1 [a to g])

Proposed driveway needs to be of consistent width within the right of way and can taper or flare into desired width inside the property line. Driveways must remain tangential for a minimum of 20 ft. past the property line. The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01). No driveway radius shall encroach on abutting property or corner radius.

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. No driveway radius shall encroach on abutting property or corner radius.

3. A new sidewalk is required along Truxillo Street. (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)

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 change C in Parks Table to read "Incremental Number of DU".

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

Houston Planning Commission

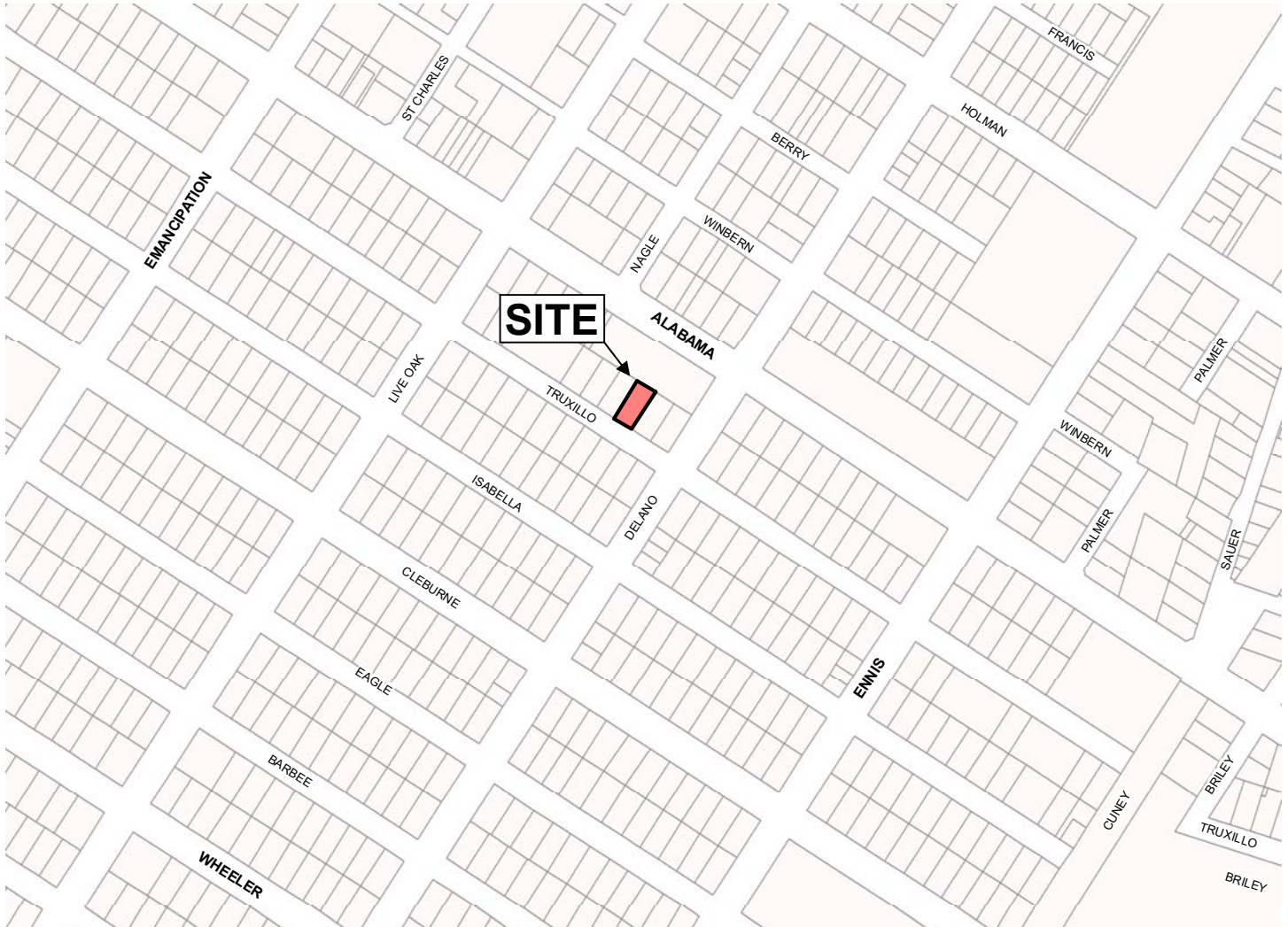
ITEM: 90

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Washington Terrace partial replat no 8

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Site Location

Houston Planning Commission

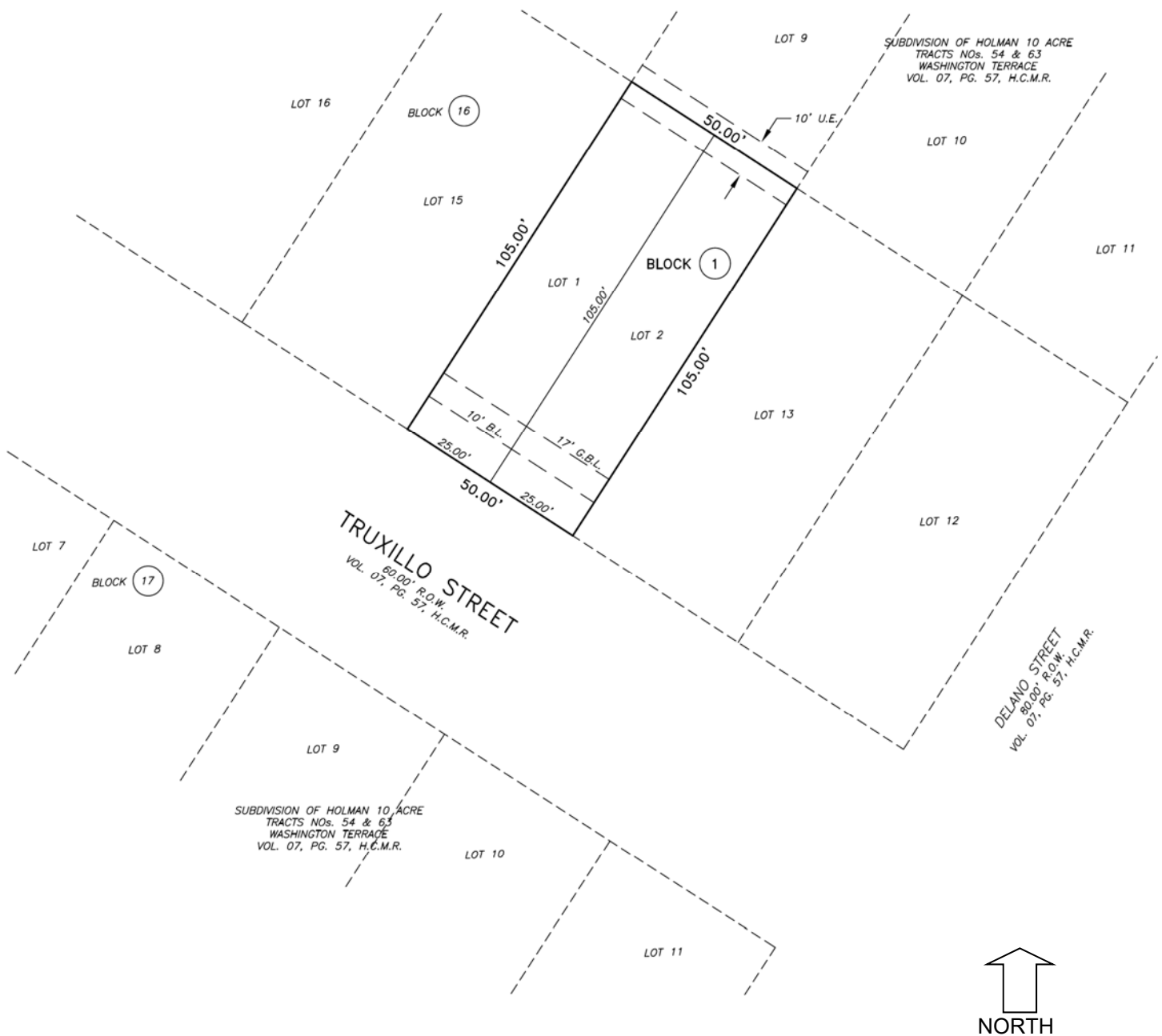
ITEM: 90

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Washington Terrace partial replat no 8

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 90

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Washington Terrace partial replat no 8

Applicant: PLS CONSTRUCTION LAYOUT, INC



C – Public Hearings

Aerial



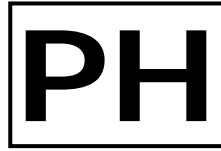
CITY OF HOUSTON

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 24, 2020

Dear Property Owner:

Reference Number: 2020-0591; Washington Terrace partial replat no 8; replatting of Lot 14 of Block 16 of "Washington Terrace" as recorded in Volume 7 Page 57 of the Harris County Map Records.

The property is located along and north of Truxillo Street, west of Delano Street and east of Live Oak Street. The purpose of the replat is to create two (2) single-family residential lots. 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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Terminology

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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
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- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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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: 91
Action Date: 06/11/2020
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:

010.1 Add the following note to the face of the plat (SWD): The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

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.**

For Your Information:



Agenda Item: 91
Action Date: 06/11/2020
Plat Name: Westheimer Gardens partial replat no 4
Developer: Southgate Brothers LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2020-0405 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.

Addressing Approve

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

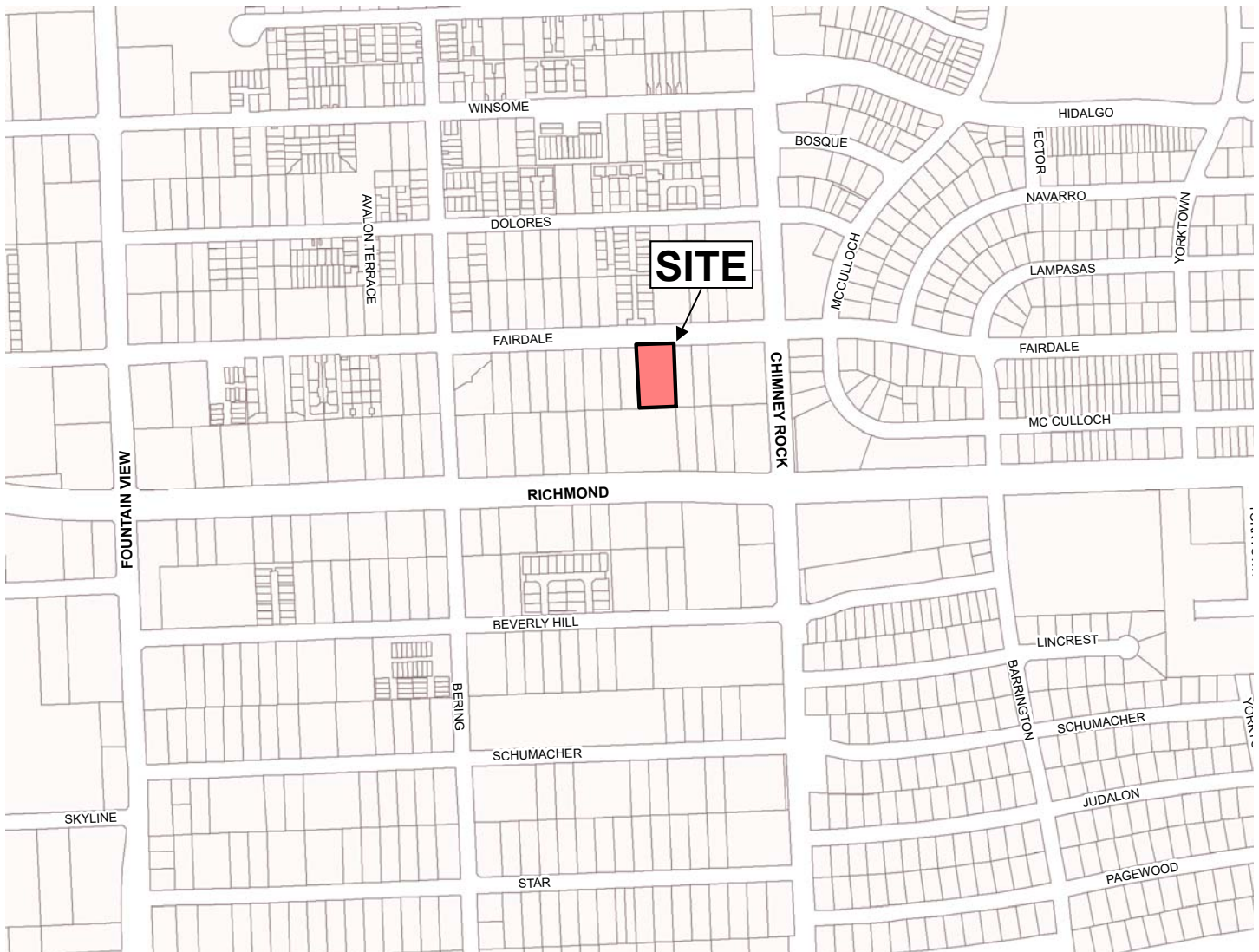
ITEM: 91

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Westheimer Gardens partial replat no 4 (DEF 2)

Applicant: Pioneer Engineering, LLC



C – Public Hearings

Site Location

Houston Planning Commission

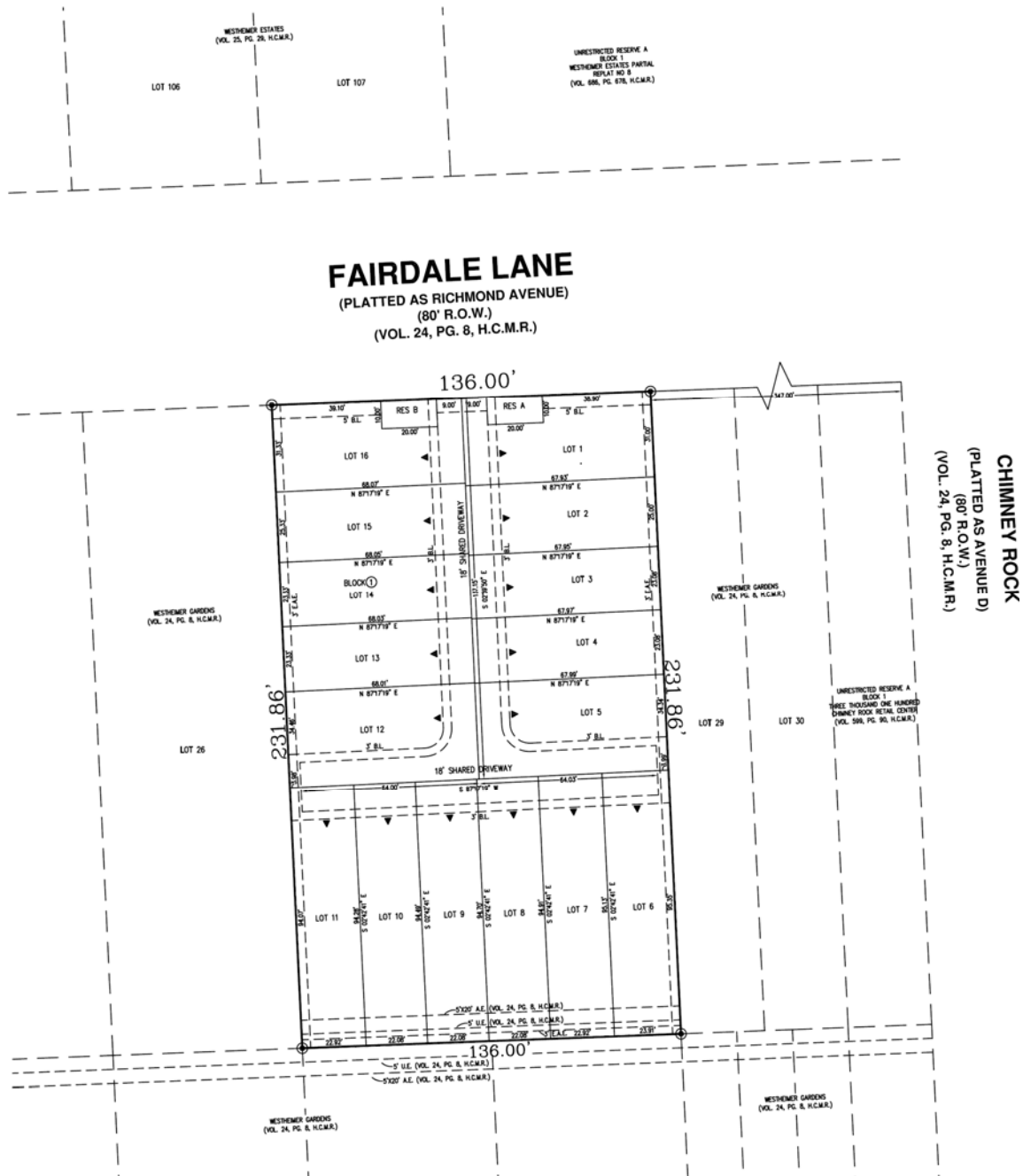
ITEM: 91

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Westheimer Gardens partial replat no 4 (DEF 2)

Applicant: Pioneer Engineering, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

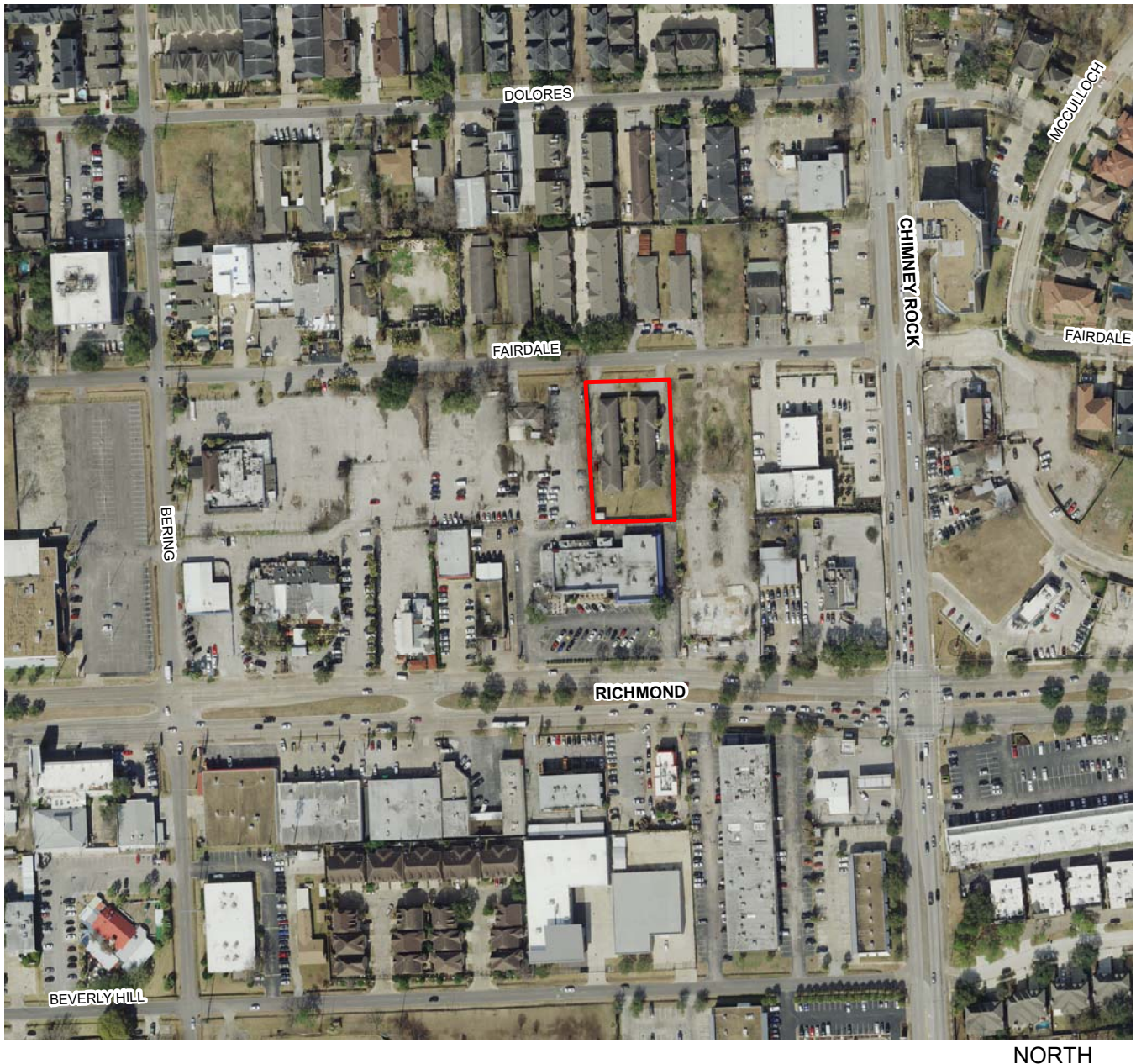
ITEM: 91

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Westheimer Gardens partial replat no 4 (DEF 2)

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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- **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: 06/11/2020
Plat Name: Greenwood Utility District Tidwell Road Wastewater Plant
Developer: Greenwood Utility District
Applicant: McKim & Creed, Inc.
App No / Type: 2020-0934 C2

Total Acreage:	9.9370	Total Reserve Acreage:	9.8100
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:	GREENWOOD UD
County	Zip	Key Map ©	City / ETJ
Harris	77044	456B	ETJ

Conditions and requirements for approval:

- 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(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. (Sec 42-41(14))
- 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:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 The Planning Commission granted a variance to allow a dual building of 2.34' for the existing structure subject to specific conditions on 06/11/2020.



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: 92
Action Date: 06/11/2020
Plat Name: Greenwood Utility District Tidwell Road Wastewater Plant
Developer: Greenwood Utility District
Applicant: McKim & Creed, Inc.
App No / Type: 2020-0934 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.

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

Parks and Recreation: N/A ETJ

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)

Plans and plat will need to be approved by CIP project manager, Mike Chang.

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

County has no objections to variance

Driveway location should be coordinated with Harris County Tidwell Road CIP Project Manager, Mike Chang.

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

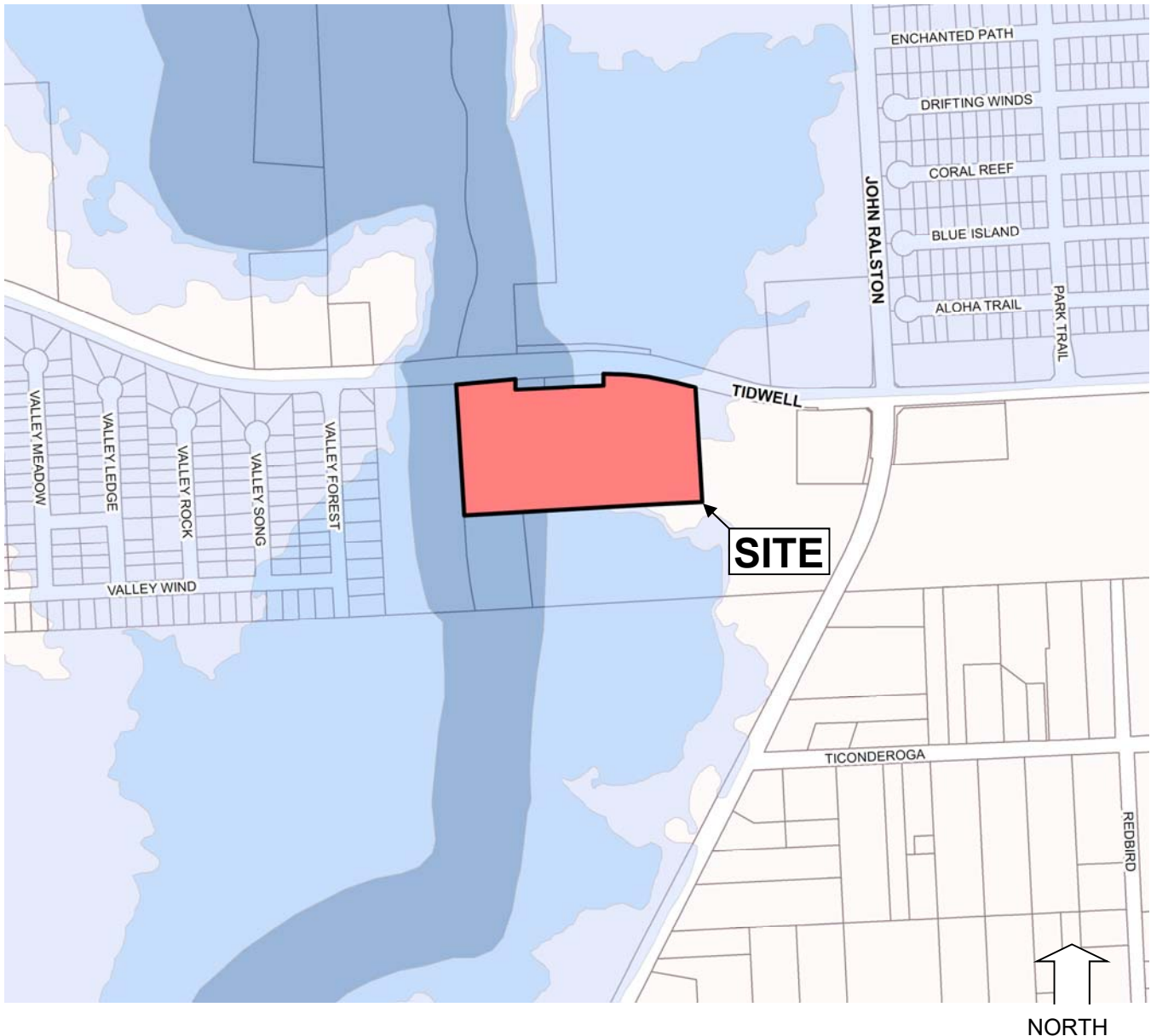
ITEM: 92

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Greenwood Utility District Tidwell Road Wastewater Plant

Applicant: McKim & Creed, Inc.



D – Variances

Site Location

Houston Planning Commission

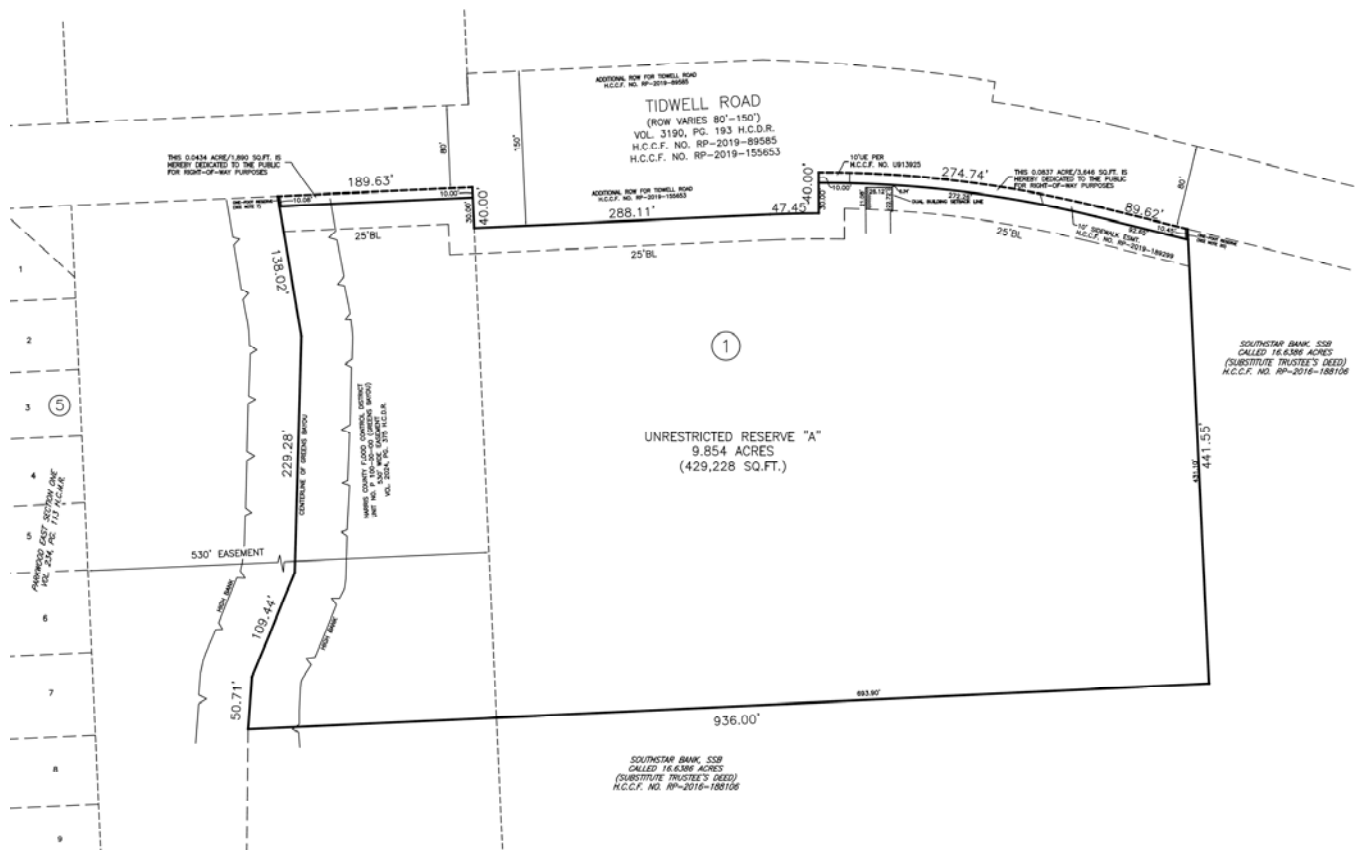
ITEM: 92

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Greenwood Utility District Tidwell Road Wastewater Plant

Applicant: McKim & Creed, Inc.



D – Variances

Subdivision

Houston Planning Commission

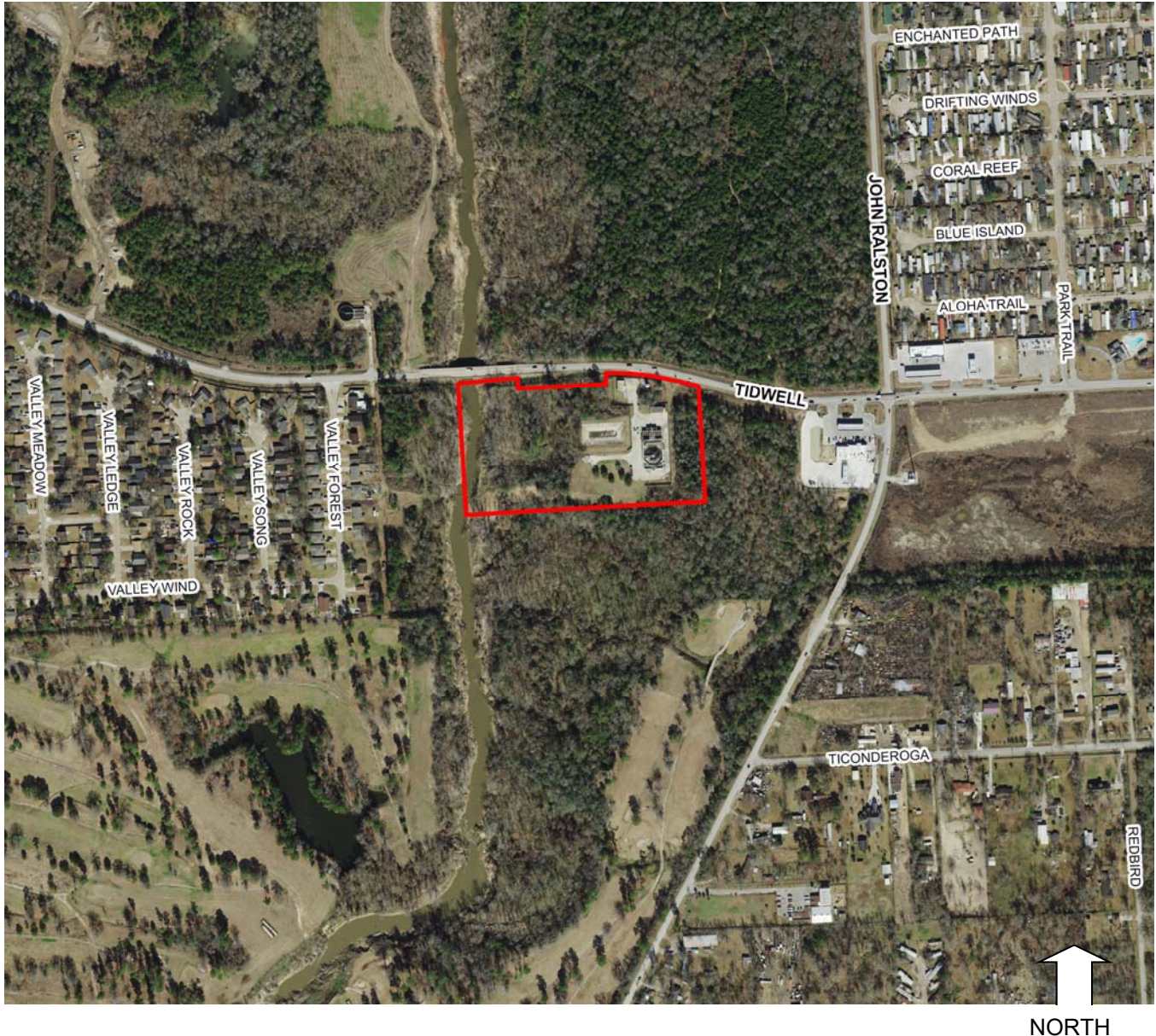
ITEM: 92

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Greenwood Utility District Tidwell Road Wastewater Plant

Applicant: McKim & Creed, Inc.



D – Variances

Aerial



Application Number: 2020-0934

Plat Name: Greenwood Utility District Tidwell Road Wastewater Plant

Applicant: McKim & Creed, Inc.

Date Submitted: 06/01/2020

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 create a dual setback line to accommodate an existing building.

Chapter 42 Section: 152

Chapter 42 Reference:

Sec 42-152. Building line requirement along major thoroughfares

Statement of Facts

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

The property affected is currently used as a wastewater treatment plant site owned by the Greenwood Utility District. Most of the property was purchased by the District in 1970 with an additional portion being purchased in 1999. The Greenwood Utility District has an office building on the site which was constructed in 2002. It was permitted through the Harris County Engineering Department. At the time it was constructed, the right-of-way of Tidwell Road was 80 feet wide and no platting was required by the County in order to obtain the permit. The building was set back approximately 12.5 feet from the existing right-of-way line. The building serves as an office and meeting building for the District and the plant operators. The proposed plat is dedicating an additional ten (10) feet of right-of-way for Tidwell Road and creating a 25-foot setback line. The existing building will fall within the newly created setback line but will not encroach into the right-of-way. The variance being requested is to permit the building to remain and create a dual setback line around the structure.

(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;

At the time the structure was built, it was permitted in accordance with whatever was required by Harris County at the time. Harris County approved the construction plans for the building. A copy of the permit is attached hereto.

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

It is understood that should the building ever be demolished or destroyed, that any new structure will have to conform to the platted 25-foot setback line. The owner just wishes to allow the existing structure to remain without creating an encumbrance on the property.

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

In the 18 year existence of the structure it has not been an issue regarding public health, safety or welfare. Its existence does not appear to present any issues with traffic on Tidwell Road now or in the future.

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

There is no economic hardship associated with the variance. The owner only wishes to prevent the site from having an encumbrance created once the property is platted.



Application No: 2020-0934

Agenda Item: 92

PC Action Date: 06/11/2020

Plat Name: Greenwood Utility District Tidwell Road Wastewater Plant

Applicant: McKim & Creed, Inc.

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

Chapter 42 Sections: 152

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

To create a dual setback line to accommodate an existing building.;

Basis of Recommendation:

The site is located within Houston's ETJ in Harris County, south and along Tidwell Road, west of John Ralston Road and immediately east of Greens Bayou. The applicant is proposing one reserve and is requesting a variance to allow a portion of an existing one-story office building to have a 2.34' dual building line instead of the required 25' building line along Tidwell Road. Staff is in support of the request.

The existing building was permitted and constructed in 2002 through Harris County Public Infrastructure Department, Engineering Division. At the time, a plat was not required by the County in order to obtain the permit. The building was constructed approximately 12.5' from Tidwell's existing 80' right-of-way. However, this segment of Tidwell has an ultimate required width of 100', so 10' is proposed to be dedicated from this plat, leaving the existing building's setback at 2.34' from the proposed right-of-way line after dedication for widening. Authorizing a dual building line can only serve this existing building. Any new structure must adhere to the 25' building line. Tidwell, at this location, is currently a 2-lane roadway. The pedestrian realm from the existing building to the edge of paving is approximately 40', although Tidwell is designated as a 4-lane roadway.

Staff has not received any advance comments for this application. Harris County Engineering has voiced no objection to the requested variance. Therefore, staff's recommendation is to grant the requested variance for a dual building line of 2.34' for the existing structure, and to approve the plat subject to CPC 101 form conditions.

Statement of Facts

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

The subject site consists of a one-story office building that was permitted and constructed in accordance with Harris County Engineering Department requirements at the time. Although Tidwell Road was designated as a major thoroughfare, the building was set back approximately 12.5 feet. Strict application of Chapter 42 would require the existing building to be re-located or heavily altered in order to conform with the required 25' building line after the additional dedication for right-of-way widening.

(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 building was permitted and constructed with Harris County Engineering Department with only approximately 12.5 feet setback from the existing right-of-way line of Tidwell Road, even though 25 feet building line setback was and is required by Chapter 42. There is an additional hardship due to this segment of Tidwell requiring dedication for widening, which affects the existing building's relationship to the proposed right-of-way line.

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

The variance requested is for a dual building line for the existing structure only. Any new structures or additions on the property will be required to meet the 25 feet building line established on the plat.

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

The building has existed in its place, as permitted, for almost two decades. Any improvement is required by Harris County Engineering Department to be coordinated with Harris County Tidwell Road CIP project manager.

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

The existing building met the requirements of Harris County Engineering Department as permitted.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 06/11/2020
Plat Name: Imperial Forest Sec 6
Developer: Forestar (USA) Real Estate Group Inc.
Applicant: Pape-Dawson Engineers
App No / Type: 2020-0906 C3R

Total Acreage:	8.6170	Total Reserve Acreage:	6.9070
Number of Lots:	13	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 421
County	Zip	Key Map ©	City / ETJ
Harris	77049	457J	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)
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40 and Sec 42-44)
- 059.1. Acreage and legal description in title and on plat must match at recordation. (Sec 42-41)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (Sec 42-42 & Sec 42-44)

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted a variance to not provide an east-west public street through the site subject to providing a sidewalk along Royalwood Drive.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with 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: 93
Action Date: 06/11/2020
Plat Name: Imperial Forest Sec 6
Developer: Forestar (USA) Real Estate Group Inc.
Applicant: Pape-Dawson Engineers
App No / Type: 2020-0906 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-HW- IDS: Approve

HPW-OCE- Drainage and Utility: No building is allowed within any public utilities.
Need abandon 10'UE and 10' Storm SE

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 will need to approve all ROW abandonments prior to final plat approval
Elderberry Lane will need to be abandoned by Comm. court prior to plat recordation
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation (.TLGC-242.001h)
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

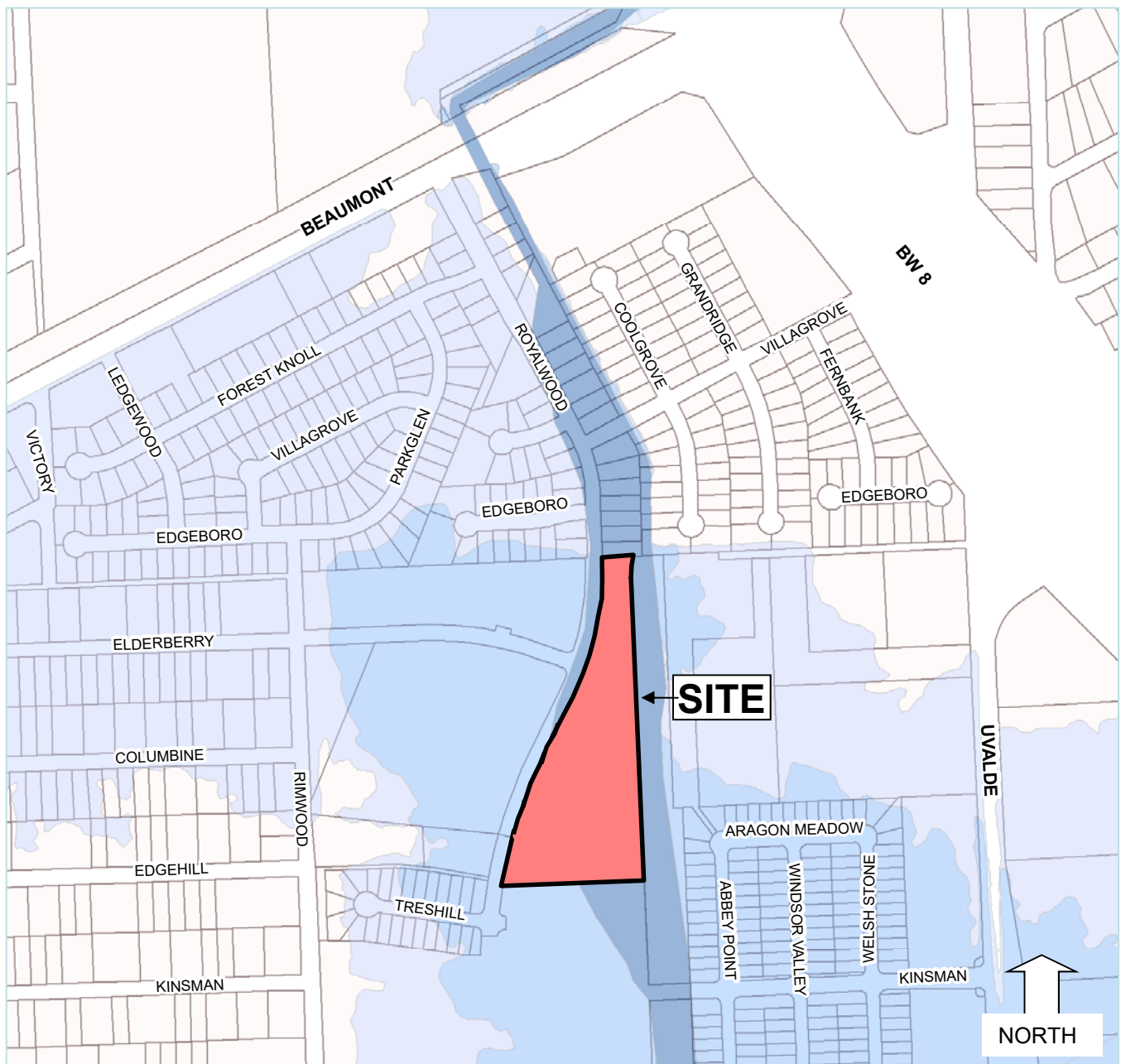
ITEM: 93

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Imperial Forest Sec 6

Applicant: Pape-Dawson Engineers



D – Variances

Site Location

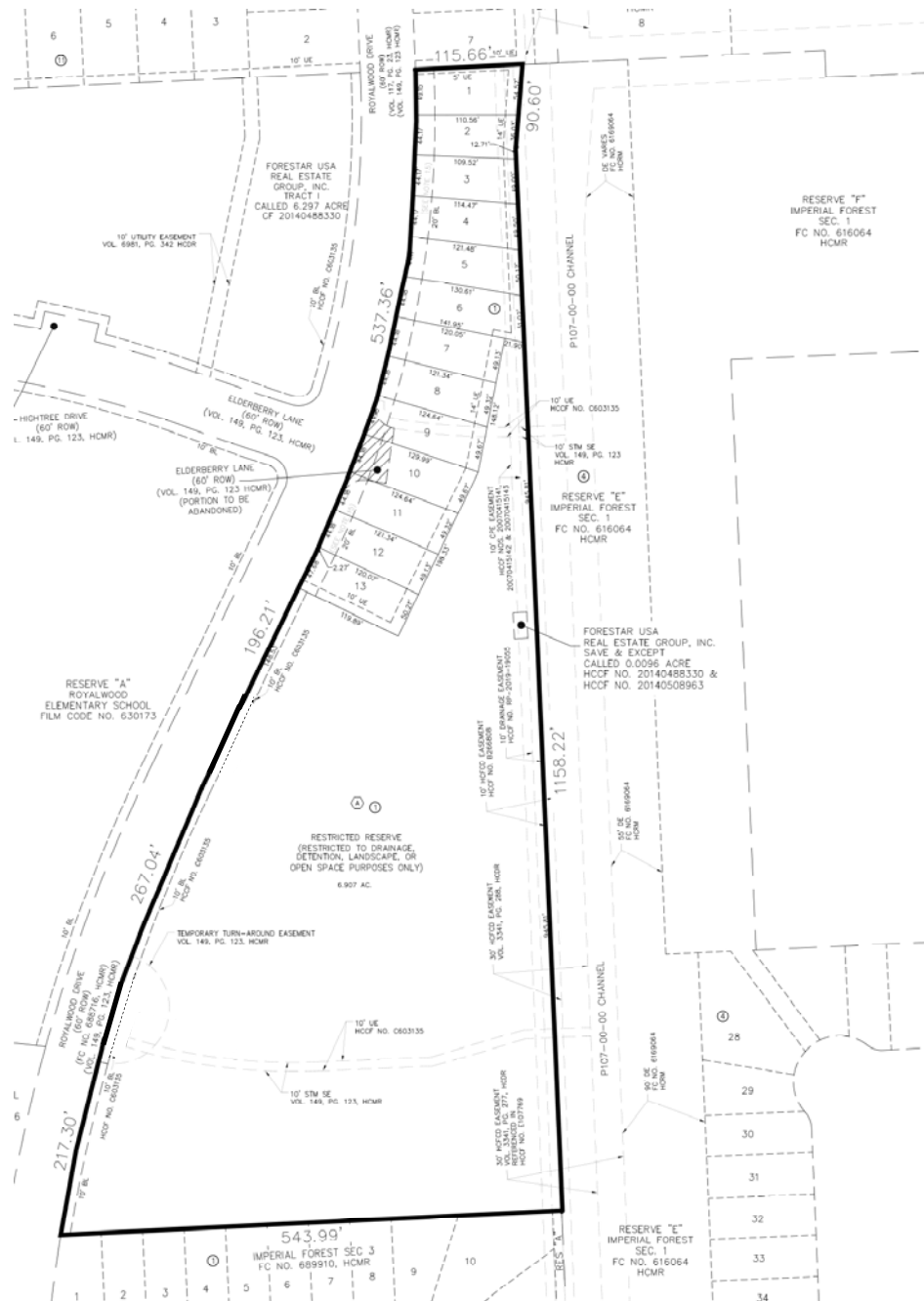
Planning and Development Department

ITEM: xx

Meeting Date: 06/11/2020

Subdivision Name: Imperial Forest Sec 6

Applicant: Pape-Dawson Engineers



NORTH

D – Variances

Subdivision

Houston Planning Commission

ITEM: 93

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Imperial Forest Sec 6

Applicant: Pape-Dawson Engineers



D – Variances

Aerial



Application Number: 2020-0906

Plat Name: Imperial Forest Sec 6

Applicant: Pape-Dawson Engineers

Date Submitted: 06/01/2020

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:

This variance request is relieving this proposed residential development from dedicating an east-west street through the property as required by intersection spacing along local streets.

Chapter 42 Section: 128

Chapter 42 Reference:

42-128 Intersection of Local Streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

Statement of Facts

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

This 8.672-acre tract is being developed into a residential subdivision comprised of 13 lots. The majority of this 8.672 acres is currently made up of an existing detention pond. Approximately 6.962 acres contain the detention pond. The platting for this property has caused three stub streets to be considered to be extended through the property. These stub streets were dedicated in a previous road plat planning for the future residential section. Unfortunately, that plan never materialized as the two southern stubs now lead directly into the existing detention pond. Extending any of these streets through the proposed development would be impractical due to a drainage canal and another detention pond further east of this property. These neighboring platted reserves are restricted to detention and drainage purposes.

Furthermore, the land more east is commercial, which is non-compatible to residential development and would put detrimental cut-through traffic into the proposed single-family neighborhood. In addition, we are proposing to have Elderberry Lane, Columbine Lane, and Elderberry Lane abandoned by plat and the northernmost stub street (Elderberry Lane) also abandoned through Harris County Commissioners Court and to not terminate in a cul-d-sacs with removing public street stub. We contend that these stub streets would not be beneficial to the community and would limit the density of homes on this site that would make this attractive to homebuilders. The conditions of this variance were created because of two previously platted subdivisions adjacent to this property: Elderberry Lane, Columbine Lane, and Wallgrove Drive were platted in the Street Dedication Map of Elderberry Lane and Royal Wood Drive (Volume 149, Page 123 H.C.M.R.) and are situated along the western boundary line of the subject property. A drainage channel was platted in the Imperial Forest Sec. 1 subdivision (Film Code No. 6160640; H.C.M.R.) and is situated along the eastern boundary of the property.

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

The current ordinance states that these stub streets are required to be extended through the property at the time of platting. Extending any of these streets would create cut-through traffic from the single-family community to property platted for drainage/detention purposes and commercial use. Extending the two southern stub streets is impractical because they stub directly into an existing detention pond serving the communities drainage needs. We are hereby requesting a variance in order to plat the property without being required to extend these stub streets through the subject

property. The current local streets in the area already provide adequate circulation throughout this area and have for many years. Villagrove Drive located north of the subject tract already provides east/west access to a feeder road off of the Beltway. Kingsman Road located south of the subject tract already provides east/west access to an existing Major Thoroughfare, Uvalde Road. Extending any of the three stub streets through the property will not provide any additional benefits to the flow of traffic and could have a detrimental effect on the adjacent single-family neighborhoods.

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

The development of this property will trigger platting. Since these three stub streets were previously platted, they are required by Chapter 42 to be extended through the subject property unless a variance is granted. This hardship was not created or imposed by the applicant. The adjacent developer platted these three stub streets without having full knowledge of how the subject property would be developed. Since the surrounding area has been constructed, the highest and best use of this property (being on a local street) is residential development.

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

The intent of the chapter is to provide reasonable connections to adjacent properties in order to ensure adequate traffic circulation within the general area. Any additional streets extending East from the subject site would have to cross an existing drainage channel, detention pond, and an existing commercial property owned by a church.

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

These stub streets have been in place for a long while. No adverse impact to the public's health, safety, or welfare is anticipated by granting this variance request. Conversely, extending either street could affect traffic safety in the area. This would certainly be a major concern to the residences that live on these streets.

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

The current street pattern provides adequate circulation in the area and the circumstances supporting the granting of the variances are based on the existing unique physical characteristics that affect the property in question. In addition, the extended streets would only hamper the ability to make the highest and best use of the land into residential development.



Application No: 2020-0906

Agenda Item: 93

PC Action Date: 06/11/2020

Plat Name: Imperial Forest Sec 6

Applicant: Pape-Dawson Engineers

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

Chapter 42 Sections: 128

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

This variance request is relieving this proposed residential development from dedicating an east-west street through the property as required by intersection spacing along local streets.;

Basis of Recommendation:

The site is located in Houston's ETJ, in Harris County, along and east of Royalwood Drive and southwest of Beltway 8. The applicant is requesting a variance to not provide an east-west public street through the site. Staff is in support of the request.

The distance between Villa Grove Drive and Kinsman Road is about 2,200'. Per the ordinance, the applicant is required to provide an east-west public street to address minimum 1,400' intersection spacing. Further east, a residential subdivision was platted and recorded without any street extensions in 2006. The required east-west public street cannot be extended further east due to this existing residential neighborhood. Overall, the required east-west public street would not improve the overall traffic circulation. Traffic circulation will be addressed by the adjacent street pattern.

Harris County Engineering Department poses no objection to the variance request. Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

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

The distance between Villa Grove Drive and Kinsman Road is about 2,200'. Per the ordinance, the applicant is required to provide an east-west public street to address minimum 1,400' intersection spacing. Further east, a residential subdivision was platted and recorded without any street extensions in 2006. The required east-west public street cannot be extended further east due to this existing residential neighborhood.

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

The adjacent residential neighborhood was platted and recorded in 2006 without street connections. This is an existing condition not created by the applicant.

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

The required east-west public street would not significantly improve the overall traffic circulation. Traffic circulation is already addressed by the adjacent street pattern. The proposed lots and reserve will have adequate frontage on a public street.

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

Traffic circulation is already addressed by the adjacent street pattern.

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

Economic hardship is not the sole justification of the variance. The existing condition of the adjacent area is the justification for granting the variance.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 06/11/2020
Plat Name: Lakes at Creekside GP
Developer: Toll Brothers / Trendmaker
Applicant: META Planning + Design, LLC
App No / Type: 2020-0921 GP

Total Acreage:	272.6000	Total Reserve Acreage:	0.0000
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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	249Z	ETJ

Conditions and requirements for approval:

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

207.1. Staff requests a two week deferral for further study and review.

Commission Action:

Defer for further study and review



Action Date:
06/11/2020

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: 94
Action Date: 06/11/2020
Plat Name: Lakes at Creekside GP
Developer: Toll Brothers / Trendmaker
Applicant: META Planning + Design, LLC
App No / Type: 2020-0921 GP

HPW- TDO- Traffic: 06-05-2020

No comments.

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

HPW-OCE- Drainage and Utility: 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.

Houston Planning Commission

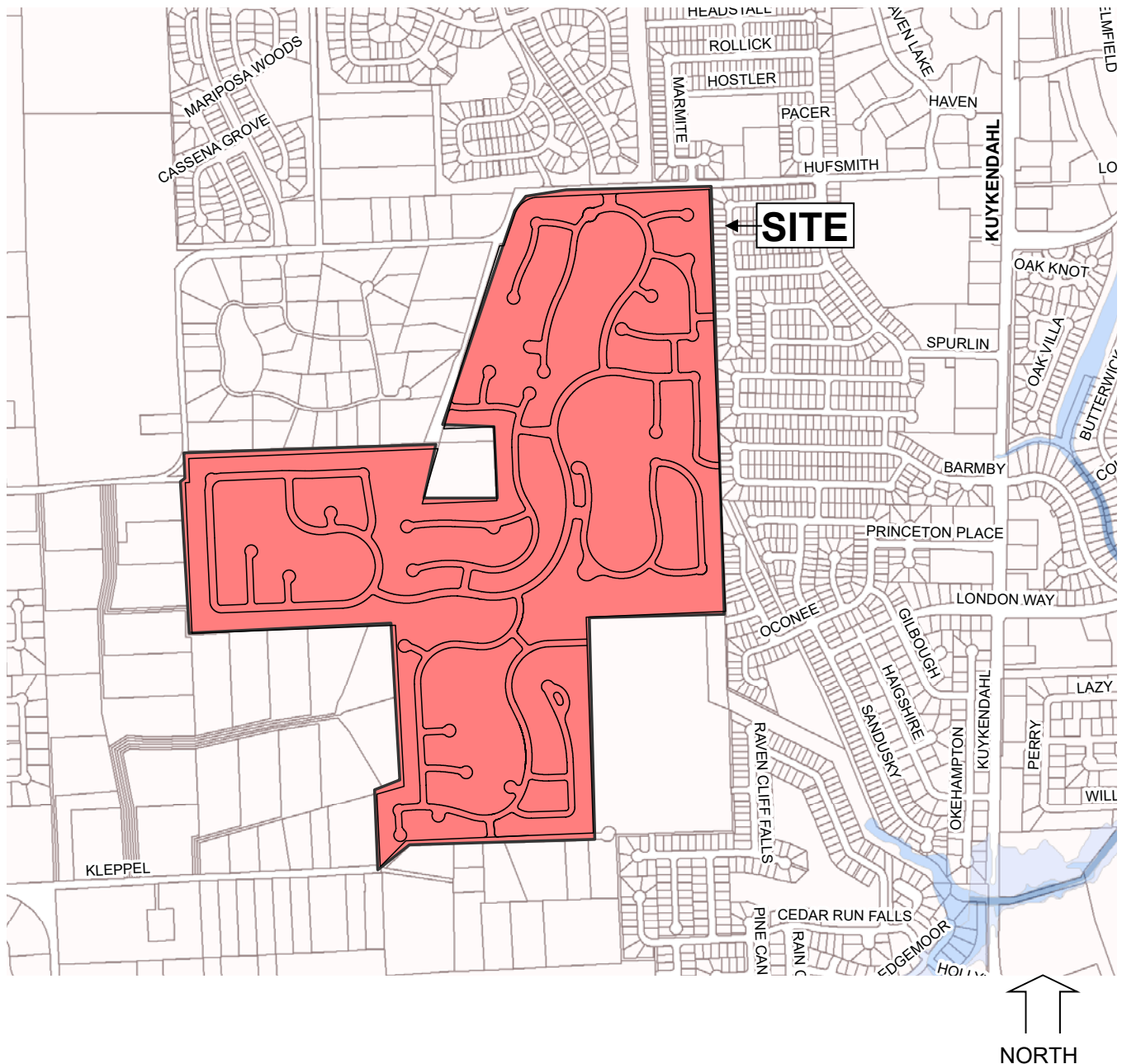
ITEM: 94

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Lakes at Creekside GP

Applicant: META Planning + Design, LLC



D – Variances

Site Location

Houston Planning Commission

ITEM: 94

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Lakes at Creekside GP

Applicant: META Planning + Design, LLC



D – Variances

Subdivision

Houston Planning Commission

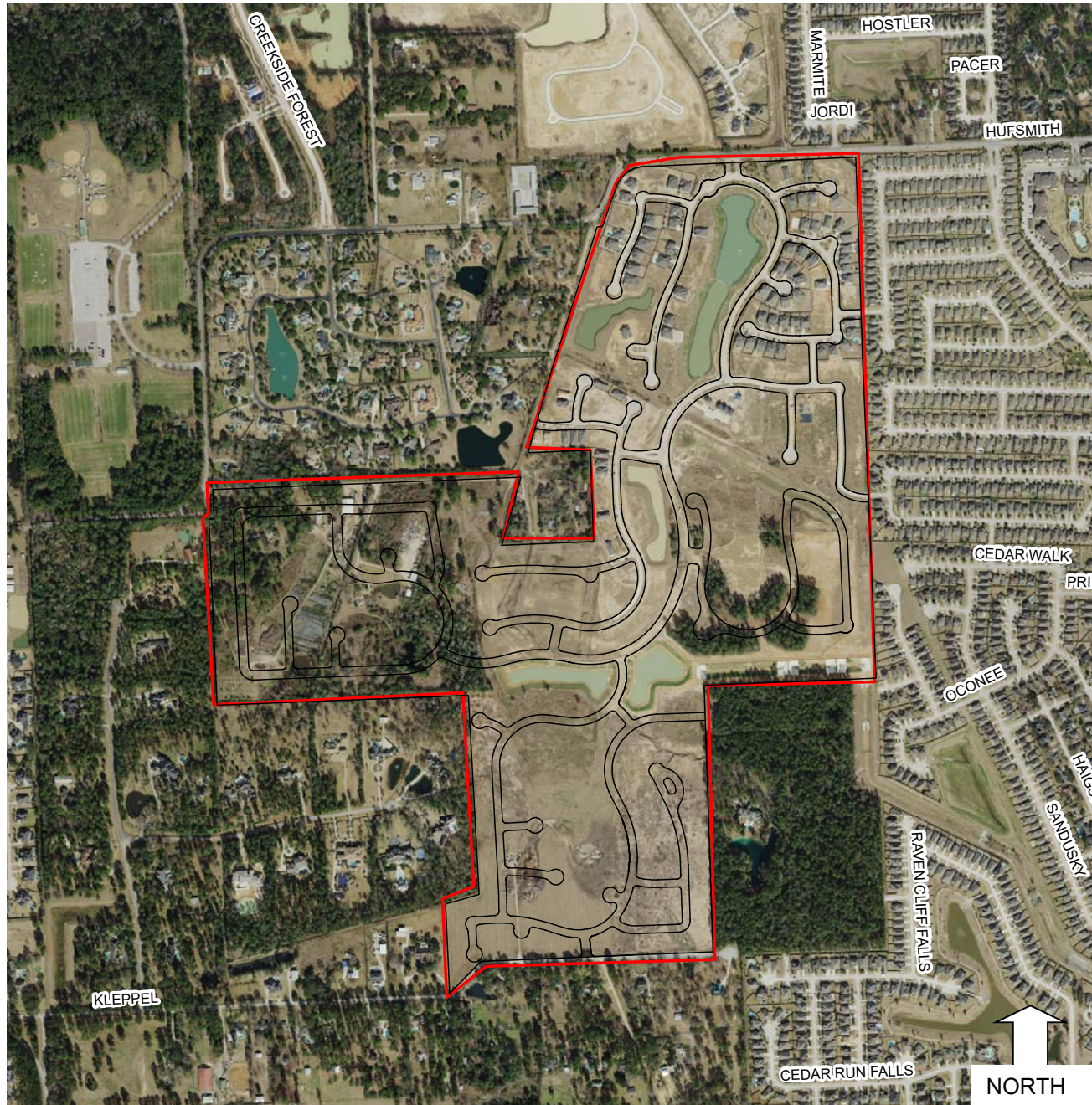
ITEM: 94

Planning and Development Department

Meeting Date: 06/11/2020

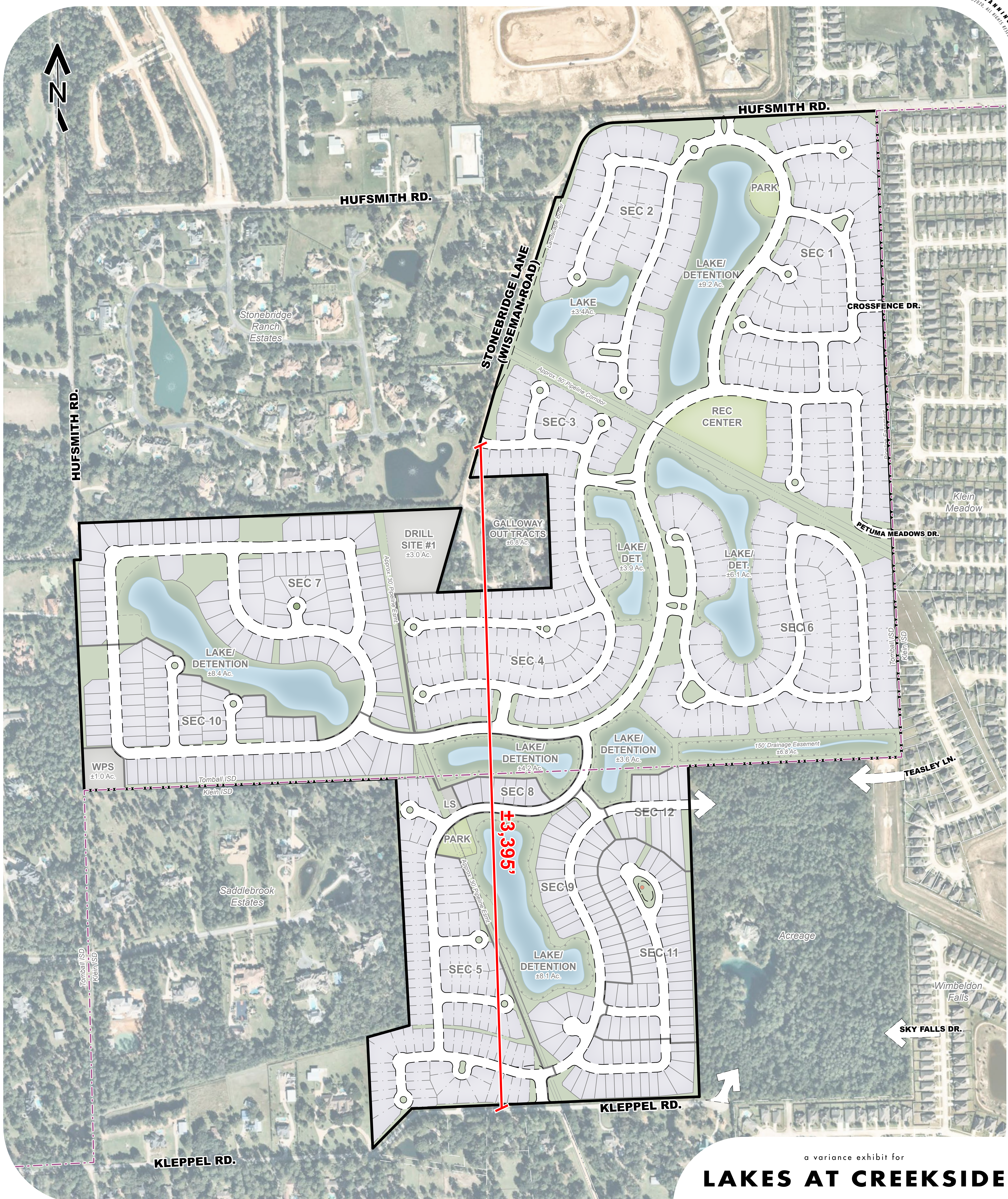
Subdivision Name: Lakes at Creekside GP

Applicant: META Planning + Design, LLC



D – Variances

Aerial



a variance exhibit for

LAKES AT CREEKSIDE

GENERAL PLAN

prepared for

TOLL BROTHERS

META
PLANNING + DESIGN

24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 100 200 400

MTA-I-316A
MAY 27, 2020

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Application Number: 2020-0921

Plat Name: Lakes at Creekside GP

Applicant: META Planning + Design, LLC

Date Submitted: 06/01/2020

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 distance of $\pm 3,395$ between east-west local streets.

Chapter 42 Section: 128

Chapter 42 Reference:

Sec. 42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts

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

Chapter 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; 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;

Lakes at Creekside is a ± 272 -acre ongoing single-family residential development located far north of central Houston and somewhat southwest of The Woodlands, between FM 2978 and Kuykendahl Road. The community is accessed primarily via Hufsmith Road, an east-west street that functions as a collector between FM 2978 and Kuykendahl Road. Most of the properties surrounding the site were developed as residential neighborhoods prior to the initiation of the Lakes at Creekside community. Lakes at Creekside is designed with a central unloaded "spine" street that functions like a collector, bringing traffic from individual sections up to the main entrance at Hufsmith Road on the north. Existing stub streets in neighborhoods to the east are extended into the Lakes at Creekside community, an additional eastern stub is to be provided with upcoming sections on the south, and a southern connection has been platted to Kleppel Road, which is an east-west local street along the southern project boundary. Kleppel Road currently ends in a cul-de-sac but could be extended when the large acreage property to the east is developed (see attached exhibit). A local street connection to the west has been proposed with previous Lakes at Creekside GPs and plats, where Hufsmith Rd makes a dogleg turn that touches the corner of the subject site. This dogleg is the only opportunity for a street connection on the western boundary south of Stonebridge Ranch Estates. The remainder of the western boundary of the subject site is blocked by Saddlebrook Estates, a long-standing unplatted residential community with large acreage lots extending from Hufsmith Road to Kleppel Road. No stub streets were provided from Saddlebrook Estates into the subject site. Lakes at Creekside has previously proposed and planned to provide the western connection to Hufsmith Road as the western "back door" access for the subject site. However, the connection has recently been deemed undesirable from a traffic safety perspective. Harris County has reviewed the TIA prepared for the study of this western connection and has indicated that the connection should be removed. Removal of the western connection to Hufsmith Road results in an intersection spacing of $\pm 3,395'$ between Kleppel Road and the platted local street Victory Canyon Lane in Lakes at Creekside Sec 3, which is the shortest possible east-west through-street route, depending on future extensions of the existing street network. As of today, local traffic is still able to travel in all directions by winding through the existing neighborhood streets and the connections between Lakes at Creekside and surrounding neighborhoods. The removal of the western

intersection with Hufsmith Road will increase the separation between and circuitous nature of through-streets, but will remove a potentially dangerous intersection from Hufsmith Road, a primary travel route, which is ultimately a better decision for the safety and well-being of all the surrounding communities.

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

The new information regarding the traffic safety of the proposed intersection, and the existing physical constraints surrounding the site, are the circumstances supporting the granting of the variance and are not the result of hardships created or imposed by the applicant.

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

The existing and proposed street network still allows traffic to move in all directions through the various interconnections between neighborhoods, even without this connection, and the removal of the intersection on Hufsmith Road will be a benefit to traffic safety, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The granting of the variance will preserve the public health, safety, and welfare by preventing the creation of an intersection that has been deemed undesirable for traffic safety purposes.

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

The new information regarding the traffic safety of the proposed intersection and the existing physical constraints surrounding the site are the circumstances supporting the granting of the variance.



Application No: 2020-0921

Agenda Item: 94

PC Action Date: 06/11/2020

Plat Name: Lakes at Creekside GP

Applicant: META Planning + Design, LLC

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 allow a distance of \$\pm 3,395\$ between east-west local streets.;](#)

Basis of Recommendation:

[N/A](#)

Statement of Facts

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)



Agenda Item: 95
Action Date: 06/11/2020
Plat Name: West Ontario Management LLC
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No / Type: 2020-0815 C2

Total Acreage:	0.4591	Total Reserve Acreage:	0.4591
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	77002	493U	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)

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)

Applicant must provide all the pedestrian improvements as depicted on the site plan:

- minimum 8' wide unobstructed sidewalk and 12' safety buffer along Webster Street
- minimum 6' wide unobstructed sidewalk and 6' safety buffer along Austin Street
- minimum 3" caliper trees.

Add the following note if the requested variances are granted: The Planning Commission granted two variances: (1) to allow reduced building lines along Webster and Austin Streets and (2) to allow the second floor to encroach into the visibility triangle subject to specific conditions on 06/11/2020. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the proposed building footprint or location of the driveways would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance.

Coordinate the parking lot design requirements with the Office of the City Engineer (Traffic).

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted variances: (1) to allow reduced building lines along Webster and Austin Streets and (2) to allow the second floor to encroach into the visibility triangle and to have a height of about 13'6" instead of the required 20'.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 06/11/2020
Plat Name: West Ontario Management LLC
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No / Type: 2020-0815 C2



Action Date:
06/11/2020

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: 95
Action Date: 06/11/2020
Plat Name: West Ontario Management LLC
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No / Type: 2020-0815 C2

HPW- TDO- Traffic: 05-22-2020 - TDO/Traffic Management has no comments.
 05-26-2020 - TDO-Traffic has safety and mobility concerns with the proposed curb-cut parking on Webster.
 Per City Ordinance, any curb-cut parking will require approval from the City Traffic Engineer. This proposed location has not been reviewed by the City Traffic Engineer.

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. New sidewalks are required along Austin Street and Webster Street.(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.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

4.New ADA ramps at the street intersection are required as per City (Detail # 02775-02).

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.

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: 95

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: West Ontario Management LLC (DEF 1)

Applicant: Advance Surveying, Inc.



D – Variances

Site Location

Houston Planning Commission

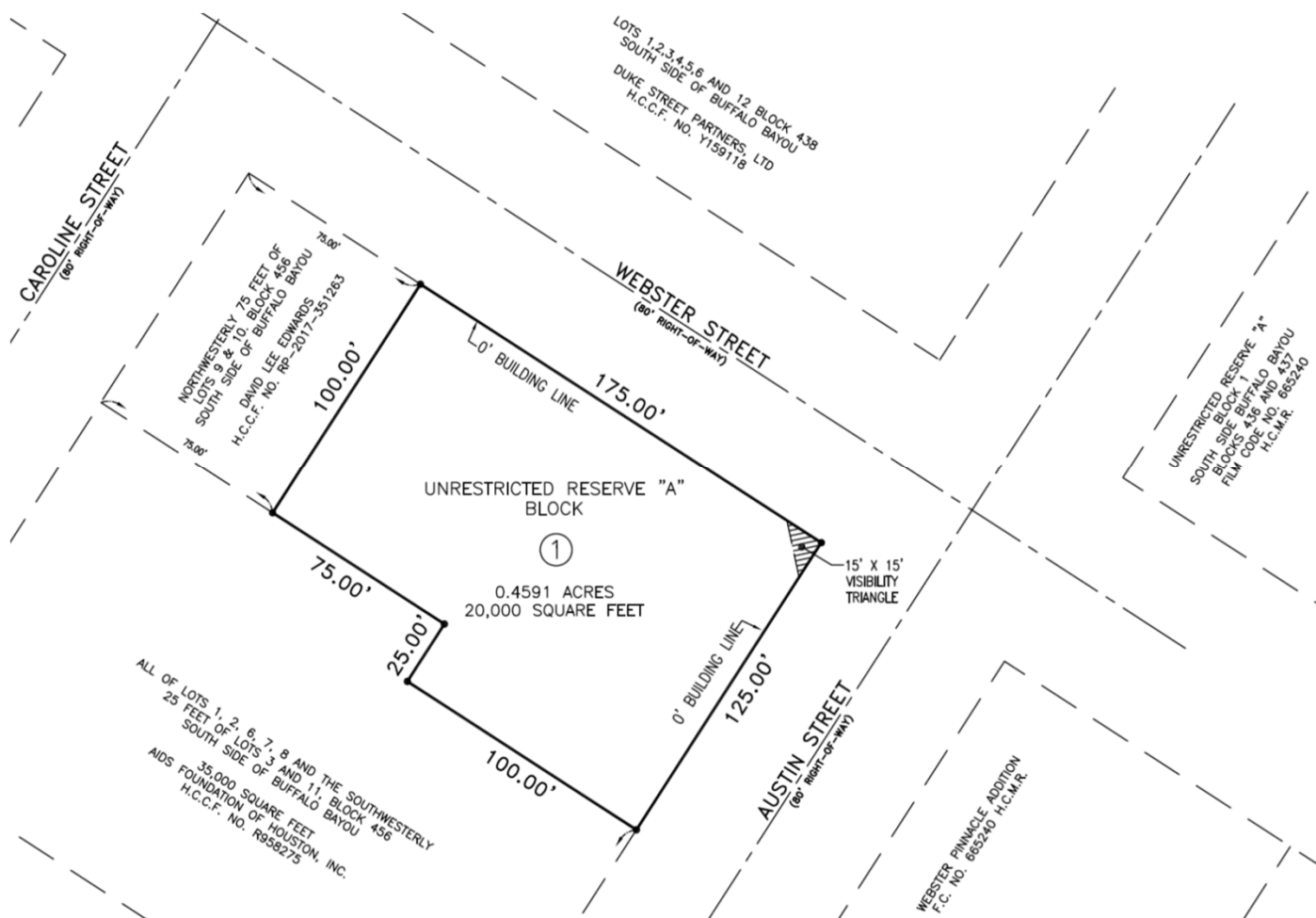
ITEM: 95

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: West Ontario Management LLC (DEF 1)

Applicant: Advance Surveying, Inc.



D – Variances

Subdivision

Houston Planning Commission

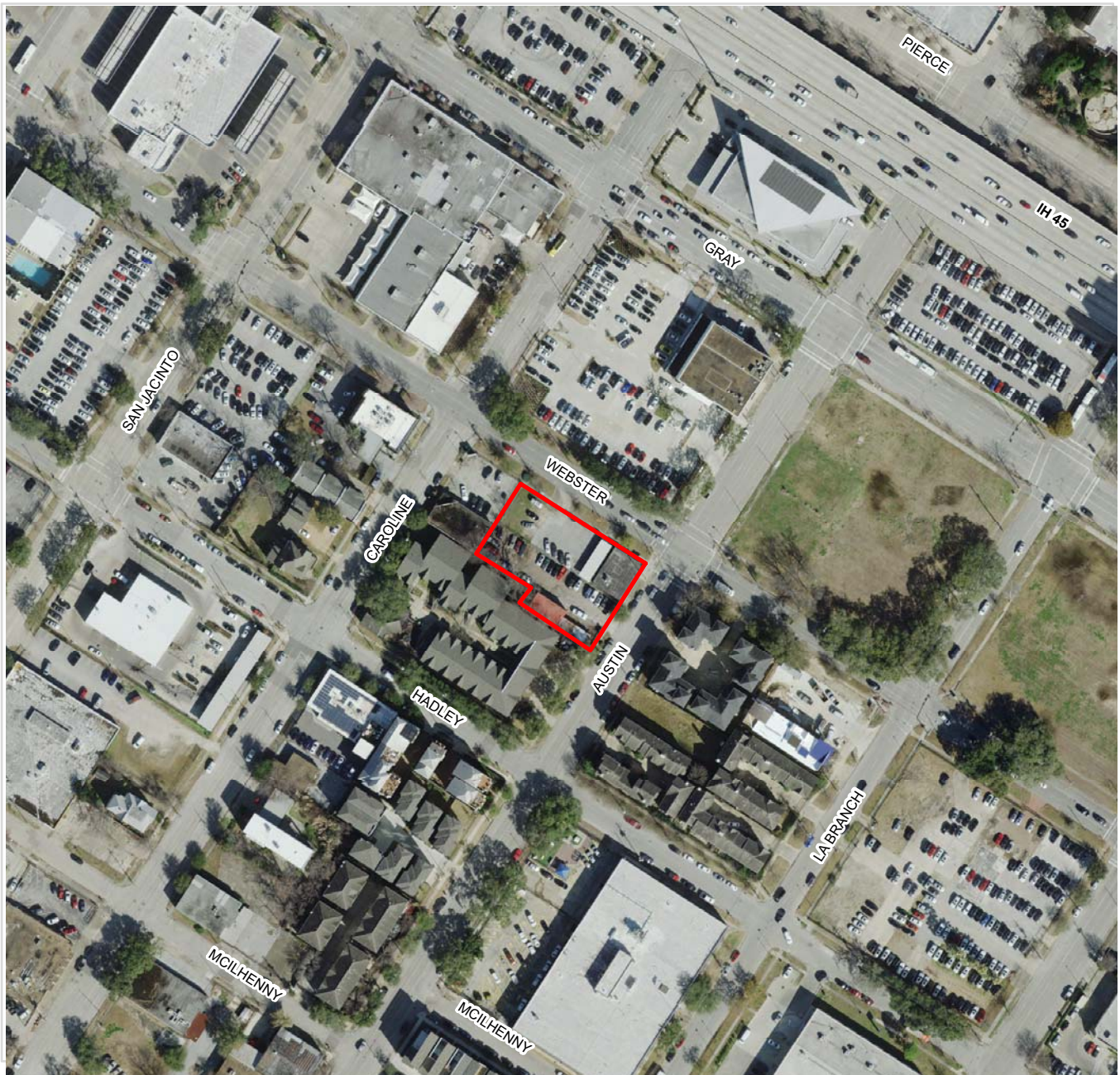
ITEM: 95

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: West Ontario Management LLC (DEF 1)

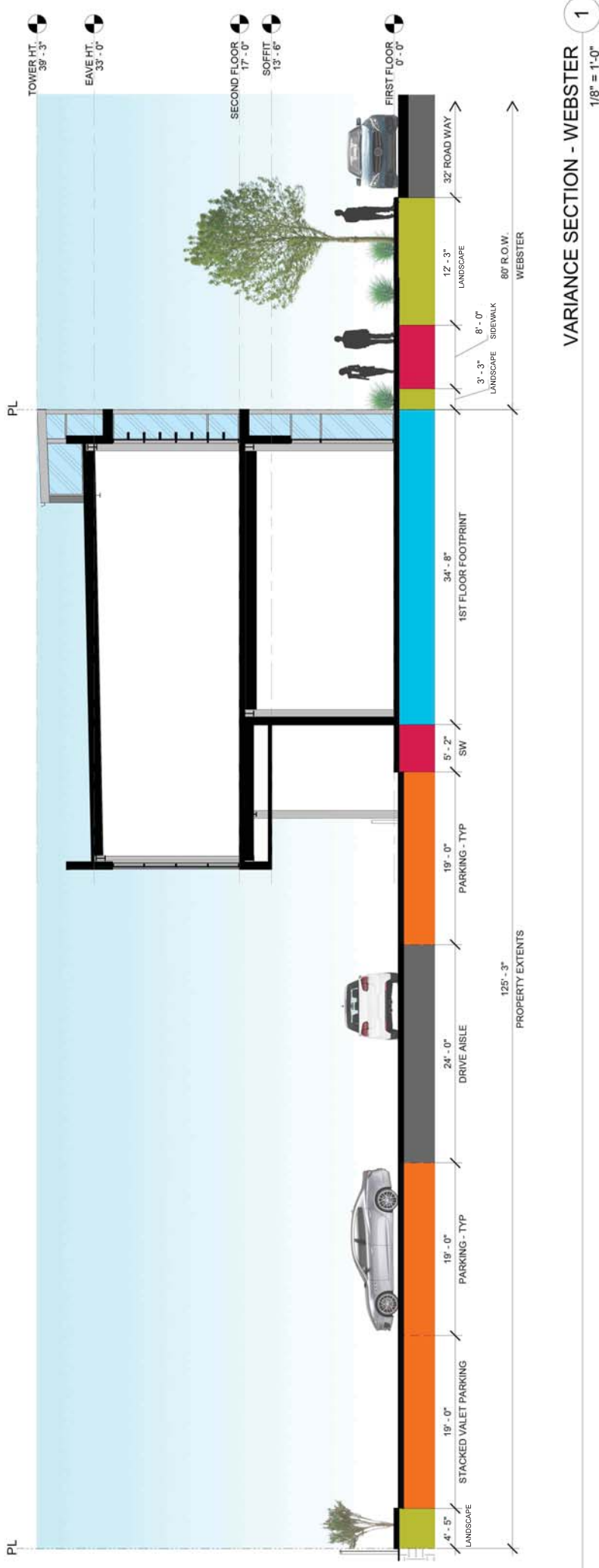
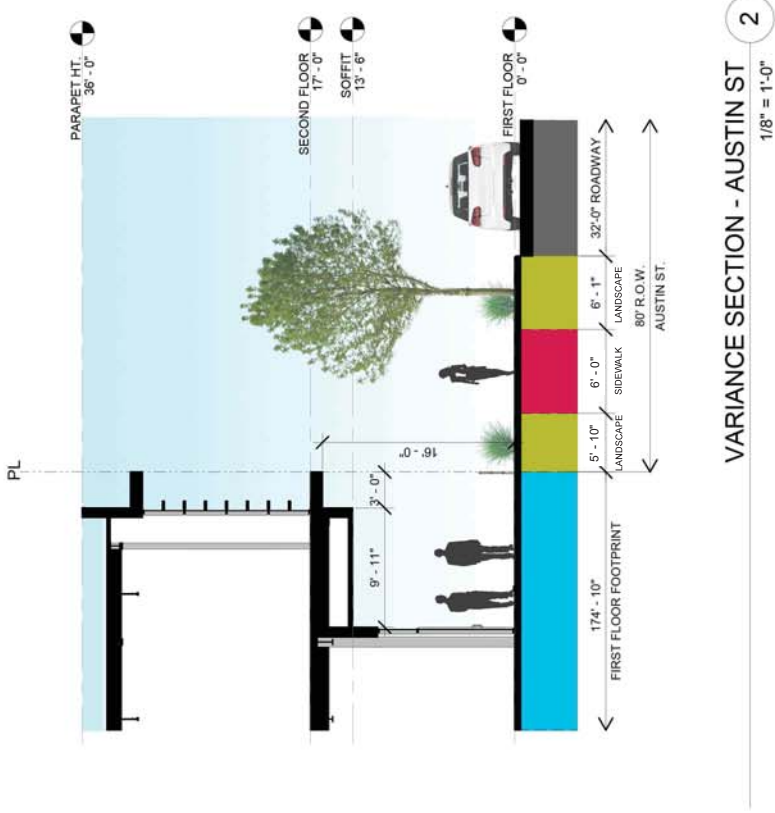
Applicant: Advance Surveying, Inc.

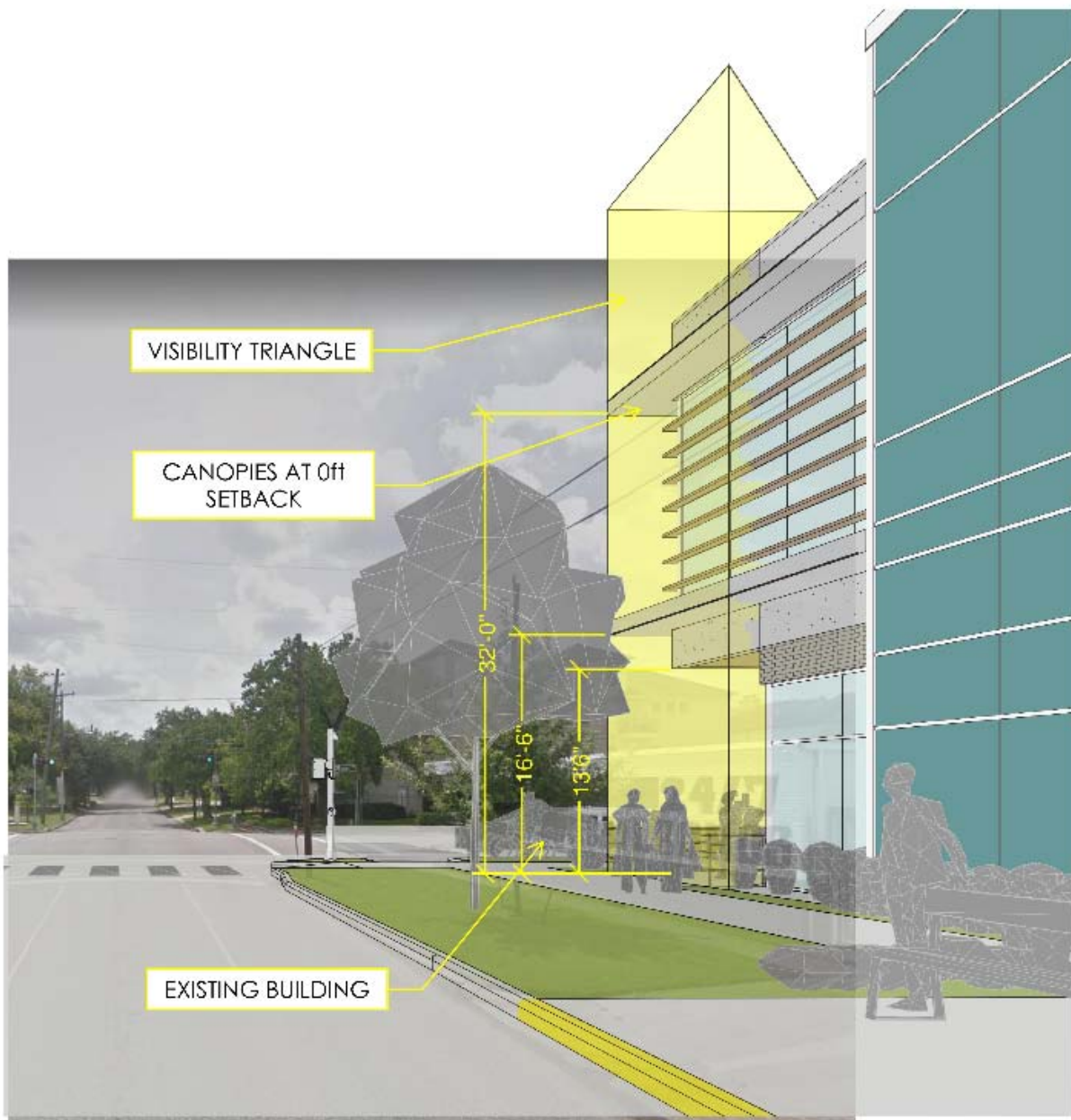


D – Variances

Aerial









Application Number: 2020-0815

Plat Name: West Ontario Management LLC

Applicant: Advance Surveying, Inc.

Date Submitted: 05/18/2020

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 condition is to allow an encroachment into the building line along Webster Street and Austin Street.

Chapter 42 Section: 155

Chapter 42 Reference:

Collector and Local Street – Use for other than Single-Family- 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

(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;

West Ontario Management LLC is located in Midtown with the Northeast corner of the block bounded by Webster Avenue and Austin Street. We are proposing a new, two-story mix-use commercial building fronting Webster Avenue and Austin Street. The existing building was constructed over the property line along Austin Street and obstructing the visibility triangle required per City of Houston Ordinances. We are proposing that the new building be allowed to maintain the zero-lot line of the existing conditions of the site and to improve the current visibility triangle at Webster Avenue and Austin Street. Having the proposed building set back from the right-of-way, does little if anything to serve the public interest. Our intent is to create a new commercial building that will comply and conform to the architectural nature of the existing and surrounding buildings. At the same time, we desire to uphold the pedestrian-friendly nature of this site. We have not sought to gain our building permit or construction plans as we are awaiting your response to this Variance Request. Please consider the approval of this request in the interest of creating a beautiful, street facing elevation and maintaining the pedestrian-friendly nature of the Midtown neighborhood. 2204 Austin Street is classified as a commercial parcel. Our intent is to propose a new two-story mix-use commercial building. The building set back requirement does not support either, A) the construction of a mix-use commercial building with the required square footage, or B) an aesthetically pleasing design on the street facing façade. The current building set back lines are not harmonious with the surrounding structures facing Webster Avenue and Austin Street, many of which are constructed on or near the property line. A commercial office building set back 10' would almost be an anomaly in the rapidly urbanizing area.

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

The circumstance supporting the granting of the variance is not the result of a hardship created or imposed by the developer, who did not originally construct the building. The hardship is caused by the evolution of Houston's development regulations that have adapted to the suburbanization of the City over the last several decades. Regulating Midtown similarly to suburban areas provides unique challenges, many of which result in undue hardships that deprive property owners of reasonable uses of land appropriate for urban environments. Granting this variance would conform to sound planning principles and allow us to develop our property consistent with the conditions in which we acquired it. We have not created any conditions that result in hardship of the kind that deprive developer of the reasonable use of our land.

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

The proposed development furthers sound planning principles and would create a pleasing building façade appropriate for Midtown's urban landscape, a mix of pedestrian and vehicular traffic. The result will be an orderly development that preserves and maintains the intent and general purposes of the City's development ordinances.

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

Because the footprint of the proposed mix-use commercial building will be within the property line, the variance will not obstruct sight lines at the intersection or impede traffic for pedestrians, the mobility impaired, cyclists, and motor vehicles as the encroachment into the triangle is at the upper floor, 13'-6" above grade. The proposed building would improve the visibility since the existing building is fully encroach in the visibility triangle and outside the property line. Therefore, the granting of this variance will not be injurious to the public health, safety, and welfare. The majority of nearby structures encroach into Chapter 42 building lines, either by virtue of the condition of their pre-existing construction or because of variances granted by the Houston Planning Commission. The proposed mix-use commercial building would not create new hazards or sources of injury to the public. The granting of our request would allow us to conform to property boundary lines and visibility triangle.

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

In this case, the owner is entitled to improve the property in providing services for the community in Midtown. The intent of the design in this case, furthers sound planning principles and maintains and harmonizes with the urban character of the existing landscape. To deny the variance would result in some financial loss to the owner, but the denial would also promote nonconforming architecture and an aesthetically unpleasant street façade in Midtown. Therefore, there are several non-economic reasons to grant the variance request. We respectfully ask the City of Houston to allow our requested Variance.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-0815

Plat Name: West Ontario Management LLC

Applicant: Advance Surveying, Inc.

Date Submitted: 05/18/2020

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 condition is to allow an encroachment into visibility triangle.

Chapter 42 Section: 161

Chapter 42 Reference:

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

(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;

West Ontario Management LLC is located in Midtown with the Northeast corner of the block bounded by Webster Avenue and Austin Street. We are proposing a new, two-story mix-use commercial building fronting Webster Avenue and Austin Street. The existing building was constructed over the property line along Austin Street and obstructing the visibility triangle required per City of Houston Ordinances. We are proposing that the new building be allowed to maintain the zero-lot line of the existing conditions of the site and to improve the current visibility triangle at Webster Avenue and Austin Street. Having the proposed building set back from the right-of-way, does little if anything to serve the public interest. Our intent is to create a new commercial building that will comply and conform to the architectural nature of the existing and surrounding buildings. At the same time, we desire to uphold the pedestrian-friendly nature of this site. We have not sought to gain our building permit or construction plans as we are awaiting your response to this Variance Request. Please consider the approval of this request in the interest of creating a beautiful, street facing elevation and maintaining the pedestrian-friendly nature of the Midtown neighborhood. 2204 Austin Street is classified as a commercial parcel. Our intent is to propose a new two-story mix-use commercial building. The building set back requirement does not support either, A) the construction of a mix-use commercial building with the required square footage, or B) an aesthetically pleasing design on the street facing façade. The current building set back lines are not harmonious with the surrounding structures facing Webster Avenue and Austin Street, many of which are constructed on or near the property line. A commercial office building set back 10' would almost be an anomaly in the rapidly urbanizing area.

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

The circumstance supporting the granting of the variance is not the result of a hardship created or imposed by the developer, who did not originally construct the building. The hardship is caused by the evolution of Houston's development regulations that have adapted to the suburbanization of the City over the last several decades. Regulating Midtown similarly to suburban areas provides unique challenges, many of which result in undue hardships that deprive property owners of reasonable uses of land appropriate for urban environments. Granting this variance would conform to sound planning principles and allow us to develop our property consistent with the conditions in which we acquired it. We

have not created any conditions that result in hardship of the kind that deprive developer of the reasonable use of our land.

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

The proposed development furthers sound planning principles and would create a pleasing building façade appropriate for Midtown's urban landscape, a mix of pedestrian and vehicular traffic. The result will be an orderly development that preserves and maintains the intent and general purposes of the City's development ordinances.

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

Because the footprint of the proposed mix-use commercial building will be within the property line, the variance will not obstruct sight lines at the intersection or impede traffic for pedestrians, the mobility impaired, cyclists, and motor vehicles as the encroachment into the triangle is at the upper floor, 13'-6" above grade. The proposed building would improve the visibility since the existing building is fully encroach in the visibility triangle and outside the property line. Therefore, the granting of this variance will not be injurious to the public health, safety, and welfare. The majority of nearby structures encroach into Chapter 42 building lines, either by virtue of the condition of their pre-existing construction or because of variances granted by the Houston Planning Commission. The proposed mix-use commercial building would not create new hazards or sources of injury to the public. The granting of our request would allow us to conform to property boundary lines and visibility triangle.

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

In this case, the owner is entitled to improve the property in providing services for the community in Midtown. The intent of the design in this case, furthers sound planning principles and maintains and harmonizes with the urban character of the existing landscape. To deny the variance would result in some financial loss to the owner, but the denial would also promote nonconforming architecture and an aesthetically unpleasant street façade in Midtown. Therefore, there are several non-economic reasons to grant the variance request. We respectfully ask the City of Houston to allow our requested Variance.



Application No: 2020-0815

Agenda Item: 95

PC Action Date: 06/11/2020

Plat Name: West Ontario Management LLC

Applicant: Advance Surveying, Inc.

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

Chapter 42 Sections: 161; 155

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

Specific variance is being sought and extent of condition is to allow an encroachment into visibility triangle.;
Specific variance is being sought and extent of condition is to allow an encroachment into the building line along Webster and Austin Streets.;

Basis of Recommendation:

The site is located within the city limits in the Midtown proposed Walkable Place pilot area and the Market Based Parking area, at the southwest intersection of Webster Street and Austin Street.

The applicant is requesting two variances:

(1) to allow reduced building lines along Webster Street and Austin Street instead of the required 10' building line and (2) to allow the second floor to encroach into the visibility triangle and to have a height of about 13'6" instead of the required 20'.

Staff is in support of the variance requests.

The applicant is proposing an unrestricted reserve to build a two-story mixed-used development with a restaurant on the ground floor and a medical clinic on the second floor with parking behind the building. Per the site plan, along Webster Street, a 23' wide pedestrian realm will be provided with a minimum 8' wide clear sidewalk and 12' wide safety buffer. Along Austin Street, a 30' wide pedestrian realm will be provided with 6' wide clear sidewalk and 6' safety buffer. These pedestrian improvements are consistent with the proposed Walkable Places standards.

The applicant is also requesting a variance to allow a portion of the second story to encroach into the visibility triangle and to have a height of 13'6" instead of the required 20'. The new building will not encroach into the visibility triangle at the ground level. Staff coordinated with the City Engineer and the sight visibility will not be obstructed by the new building.

Overall, the applicant is proposing a more pedestrian-friendly development that would meet and preserve the intent of the ordinance by providing wider pedestrian realms and promoting public safety. Staff's recommendation is to grant the requested variances and approve the plat subject to the CPC 101 form conditions.

Statement of Facts

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

n/a

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

The applicant is requesting a variance to allow reduced building line along Webster and Austin Streets instead of the required 10' building line to provide a more pedestrian-friendly development. The subject site is located within the proposed Midtown Walkable Places pilot area as well as within the Market Based Parking Area. The city selected Midtown as one of the pilot areas because of its pedestrian friendly elements and potential to become a walkable place. The applicant proposes to

improve the pedestrian realms by providing wider sidewalks and wider safety buffers that are consistent with the Walkable Places standards.

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

The circumstances supporting the granting of the variance are to increase walkability in an area that has been prioritized by a city initiative and provide enhanced and safer pedestrian realms.

(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 as the development is proposing to be consistent with the Midtown pilot Walkable Place standards. Along Webster Street, a 23' wide pedestrian realm will be provided with a minimum 8' wide clear sidewalk and 12' wide safety buffer. Along Austin Street, a 30' wide pedestrian realm will be provided with 6' wide clear sidewalk and 6' safety buffer.

(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 public health, safety or welfare. The applicant will provide wider pedestrian realms with wider landscaped safety buffers located between the travel lanes and sidewalk.

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

Economic hardship is not the sole justification of the variance. The applicant is proposing to improve the site by promoting a more pedestrian-friendly environment.



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 21, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: West Ontario Management LLC

REFERENCE NUMBER: 2020-0815



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located at the southwest intersection of Webster and Austin 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.

Advance Surveying, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting variances to plat a 0' building line along Webster Street as opposed to the required 10' and to provide a visibility triangle with 13.5' of clearance as opposed to the required 20'. 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, May 28, 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 **Josh Griffin of Advance Surveying, Inc.** at **281-530-2939**. 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.
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PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

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PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in 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: 96
Action Date: 06/11/2020
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)

206. Staff recommendation is disapproval for the following reasons.

Coordinate with Houston Public Works and City Engineer's Office on the following items before resubmitting the plat:

1. Widen the pavement width on Allison Road and Fuqua Street to provide adequate roadway access for the proposed development to protect public safety, health and welfare.
2. Ensure the location of underground utilities will meet the IDM standards.
3. Develop a revised on-street parking plan for the proposed development which should be reviewed and approved by HPW.

Commission Action:

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

The Planning Commission denied the requested variance and approved the plat subject to the applicant coordinating with HPW and get HPW's approval on the following items to meet IDM standards and Fire Code requirements prior to final plat submittal:

1. Widen the pavement width on Allison Road and Fuqua Street to provide adequate roadway access for the proposed development to protect public safety, health and welfare.
2. Ensure the location of underground utilities will meet the IDM standards.
3. Develop a revised on-street parking plan for the proposed development which should be reviewed and approved by HPW.
4. Provide an east-west street to meet intersection spacing requirements or provide a temporary cul-de-sac/turn around to ensure sufficient access for emergency vehicles within the subject tract.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 06/11/2020
Plat Name: Allison Park
Developer: Kimley-Horn
Applicant: Windrose
App No / Type: 2020-0621 C3R



Action Date:
06/11/2020

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: 96
Action Date: 06/11/2020
Plat Name: Allison Park
Developer: Kimley-Horn
Applicant: Windrose
App No / Type: 2020-0621 C3R

Addressing: "PENNYBELLE" sounds too 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

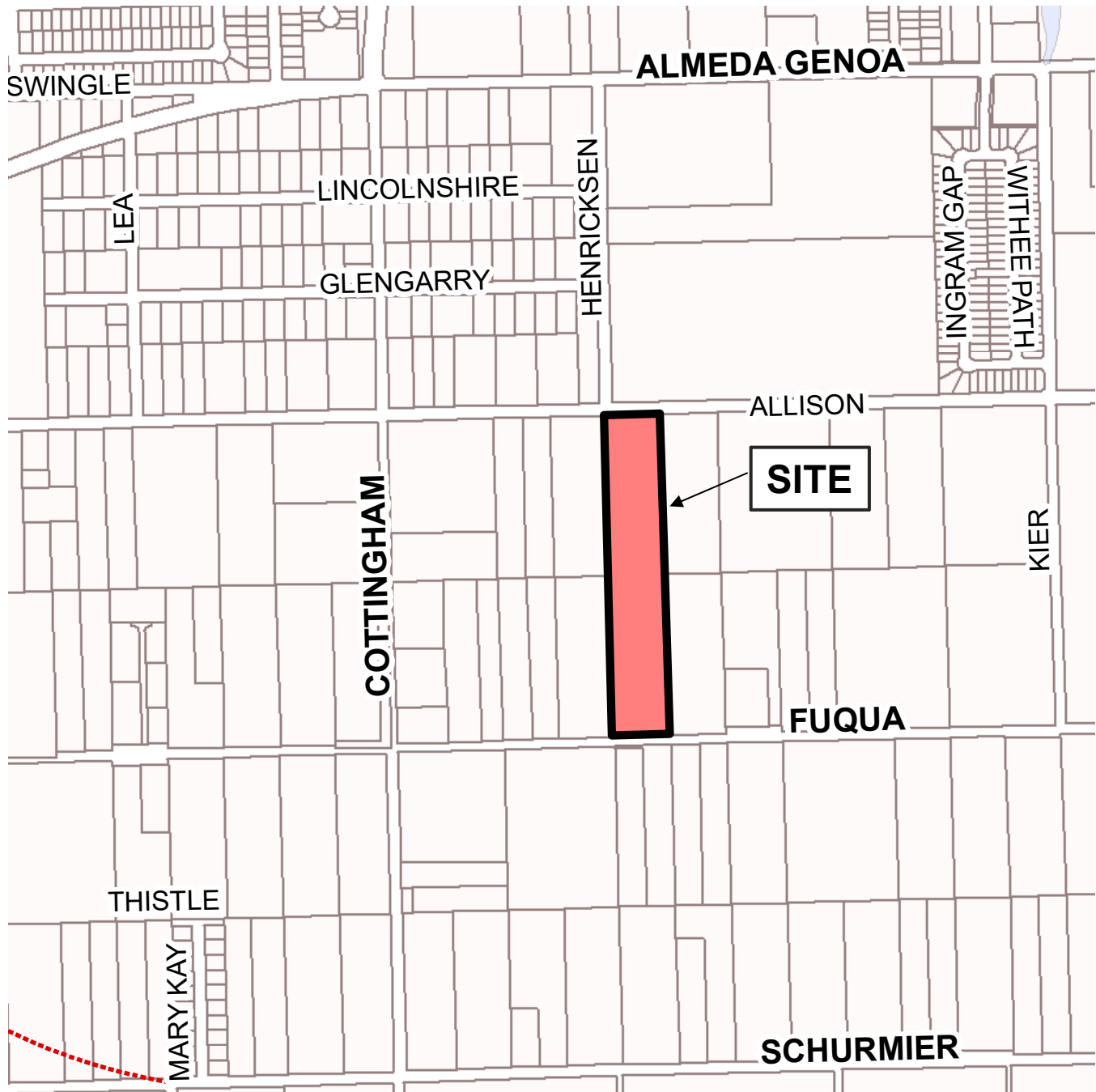
ITEM: 96

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Allison Park (DEF 2)

Applicant: Windrose



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

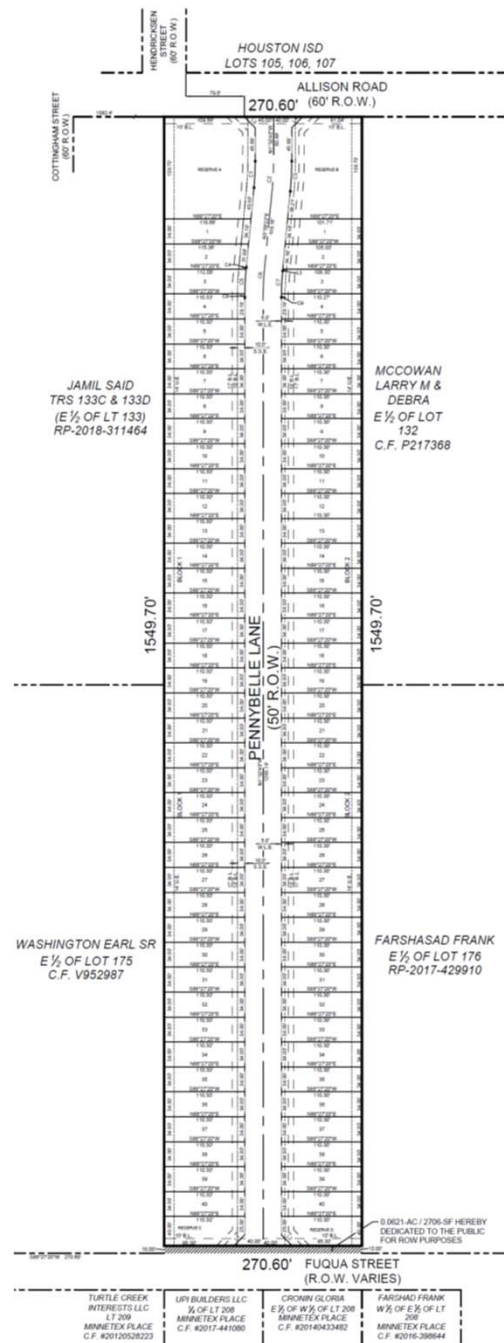
ITEM: 96

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Allison Park (DEF 2)

Applicant: Windrose



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 96

Planning and Development Department

Meeting Date: 06/11/2020

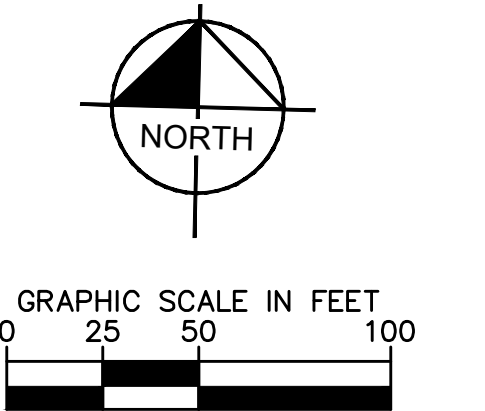
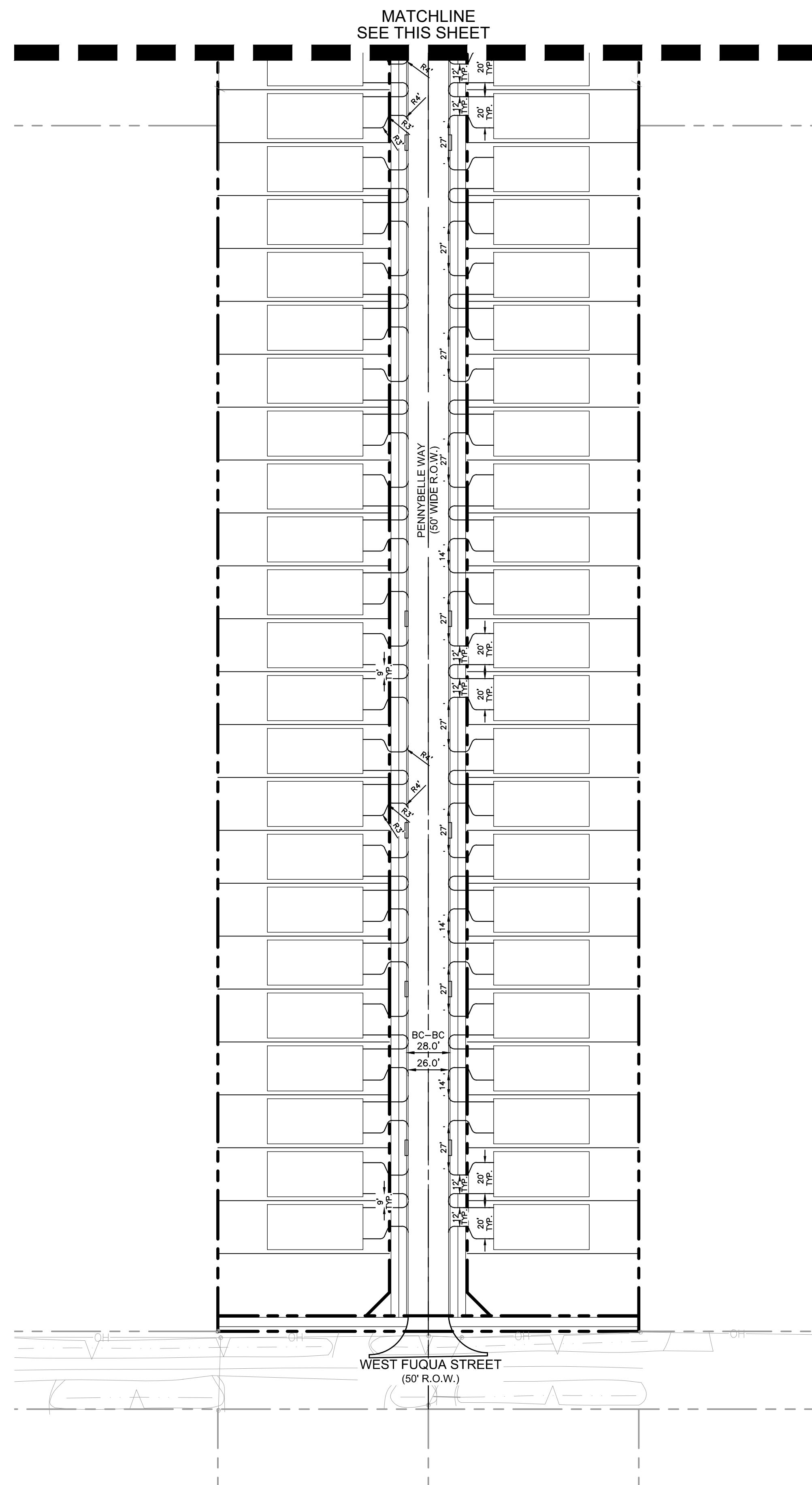
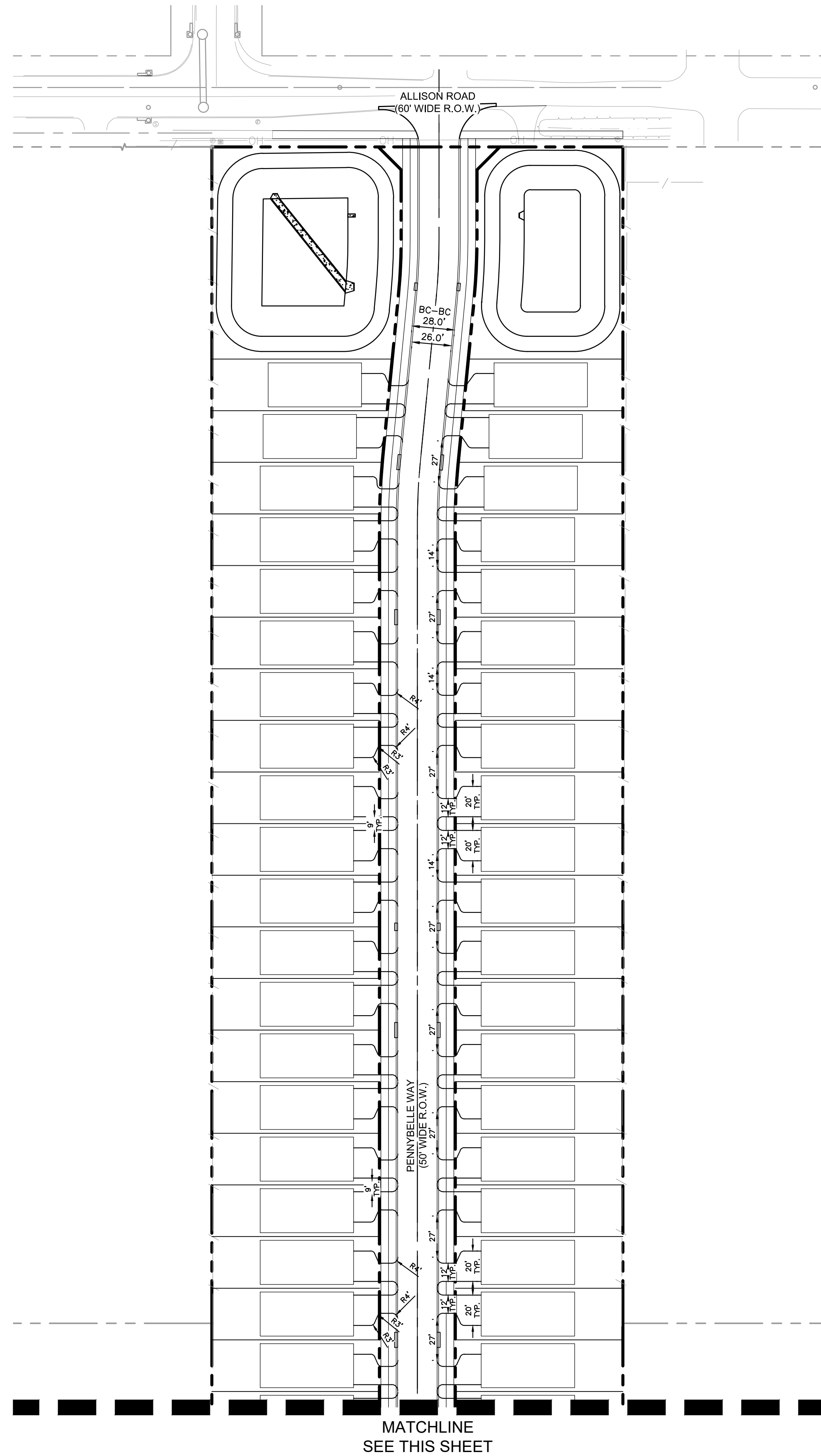
Subdivision Name: Allison Park (DEF 2)

Applicant: Windrose



F- Reconsideration of Requirements

Aerial



- NOTES:
1. PER CITY OF HOUSTON IDM, ALL DRIVEWAY WIDTHS ARE 12' WITH 4' RADII AT THE PUBLIC ROAD.
 2. DRIVEWAYS HAVE BEEN SHOWN 20' WIDE AT BUILDING PAD PER CITY REQUEST.

ALLISON PARK
DRIVEWAY EXHIBIT
6/8/2020



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.



Application No: 2020-0621

Agenda Item: 96

PC Action Date: 06/11/2020

Plat Name: Allison Park

Applicant: Windrose

Staff Recommendation: Deny the requested variance(s) and Disapprove the plat

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. The applicant is doing a reconsideration of requirements with a variance to allow an intersection spacing of more than 1400 feet along the eastern and western boundary of the plat to not provide an east-west street. Staff is not in support of the request. This application has been deferred twice.

The proposed site is located in a low-density area with tracts over two acres. This development is considered a greenfield development. The proposed increase in density is from 0.25 units per acre to 20 units per acre. The two streets that give access to the proposed site, Allison Road and Fuqua Street, are below the city street standards. The pavement section for Fuqua Street from the intersection with Cottingham (MTF) to the subject site ranges from 12 to 13 feet. Along Allison Road there was a Capital Improvement Project from Cottingham to the north-west corner of the site which improved the pavement section to approximately 28 feet. However, along the site and east of the site to the intersection with S. Wayside Drive (MTF) the pavement section ranges from 14 to 15 feet. These pavement sections only allow for one vehicle to travel either way. This represents a safety concern as emergency vehicles cannot travel these streets to access the proposed development. The applicant has expressed that Allison will be improved to provide adequate access to the development. If Allison is used to give access to emergency vehicles, they will not have the means to turn around once they turn into the development as they wouldn't be able to use Fuqua Street to get back to Cottingham. Both streets will need to be widened to the standard that will allow for an emergency vehicle to use them. In addition to this, Houston Public Works (HPW) look into the utility's location and on-street parking for the proposed development. Based on the information provided by the applicant, it was determined that there is not enough room to place the utilities between the back of curb and the property line without putting them under the proposed sidewalks. The location of utilities under sidewalks are not allowed by HPW.

Additional parking is not required by the ordinance for the proposed site because a public street is being proposed to give access to the proposed lots. Each dwelling unit is required to provide two on-site parking spaces to meet the parking requirements. However, because of the number of units being proposed, the length of the development and the existing conditions of the surrounding streets, staff requested an on-street parking plan. After review, it was determined, that on-street parking will not be allowed along the proposed street as it doesn't meet the IDM requirements for the visibility distance from private driveways. This is another concern that Staff and HPW has for future residents.

Moving forward with a project that has these many issues will alter the final product compare to what is being presented today. Because of this, it is recommended to address these issues prior to moving forward with the proposed plat and re address the variance once these issues have been resolved.

Granting the requested variance and approving the plat will be injurious to the public health, safety or welfare upon finding that it fails to comply with all the applicable requirements of this chapter or other applicable law. Staff recommendation is to deny the requested variance and disapprove the plat.

Statement of Facts

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

The proposed site is located in a low-density area with tracts over two acres. This development is considered a greenfield development. The proposed increase in density is from 0.25 units per acre to 20 units per acre. The two streets that give access to the proposed site, Allison Road and Fuqua Street, are below the city street standards. This type of development without good infrastructure to support the increase in density will not be able to develop as it doesn't meet all rules, conditions, policies and standards of this chapter or other applicable law.

(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;

This development is considered a greenfield development. The applicant has the ability to redesign and meet all the requirements

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

The intent and general purpose of this chapter will not be maintained as adequate vehicular access for emergency services will not be provided. Also, on-street parking will not be available as it doesn't meet the IDM requirements. This in combination with the existing conditions of the surrounding streets will create vehicular problems in the near future.

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

Granting the requested variance and approving the plat will be injurious to the public health, safety or welfare as Fuqua Street and Allison Road are not built to the City public street standard that will allow for emergency services to access the development on the north and south.

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

This development is considered a greenfield development. The applicant has the ability to redesign and meet all the requirements



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.

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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 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.

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.

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- 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.
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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 06/11/2020
Plat Name: Yellowstone Academy Campus
Developer: CBRE
Applicant: Windrose
App No / Type: 2020-0835 C2R

Total Acreage:	3.8174	Total Reserve Acreage:	3.7825
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493V	City

Conditions and requirements for approval:

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

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

135. Provide a deny access note at the stub end of Brailsfort.

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

Provide City Council ordinance for the abandonment of Brailsfort and Hadley at recordation.

Commission Action:

Defer Applicant request



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

For Your Information:

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



Agenda Item: 97
Action Date: 06/11/2020
Plat Name: Yellowstone Academy Campus
Developer: CBRE
Applicant: Windrose
App No / Type: 2020-0835 C2R

HPW- TDO- Traffic: 05-22-2020

TDO/Traffic Management has no comments.

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. New sidewalks are 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>

3. 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 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.

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

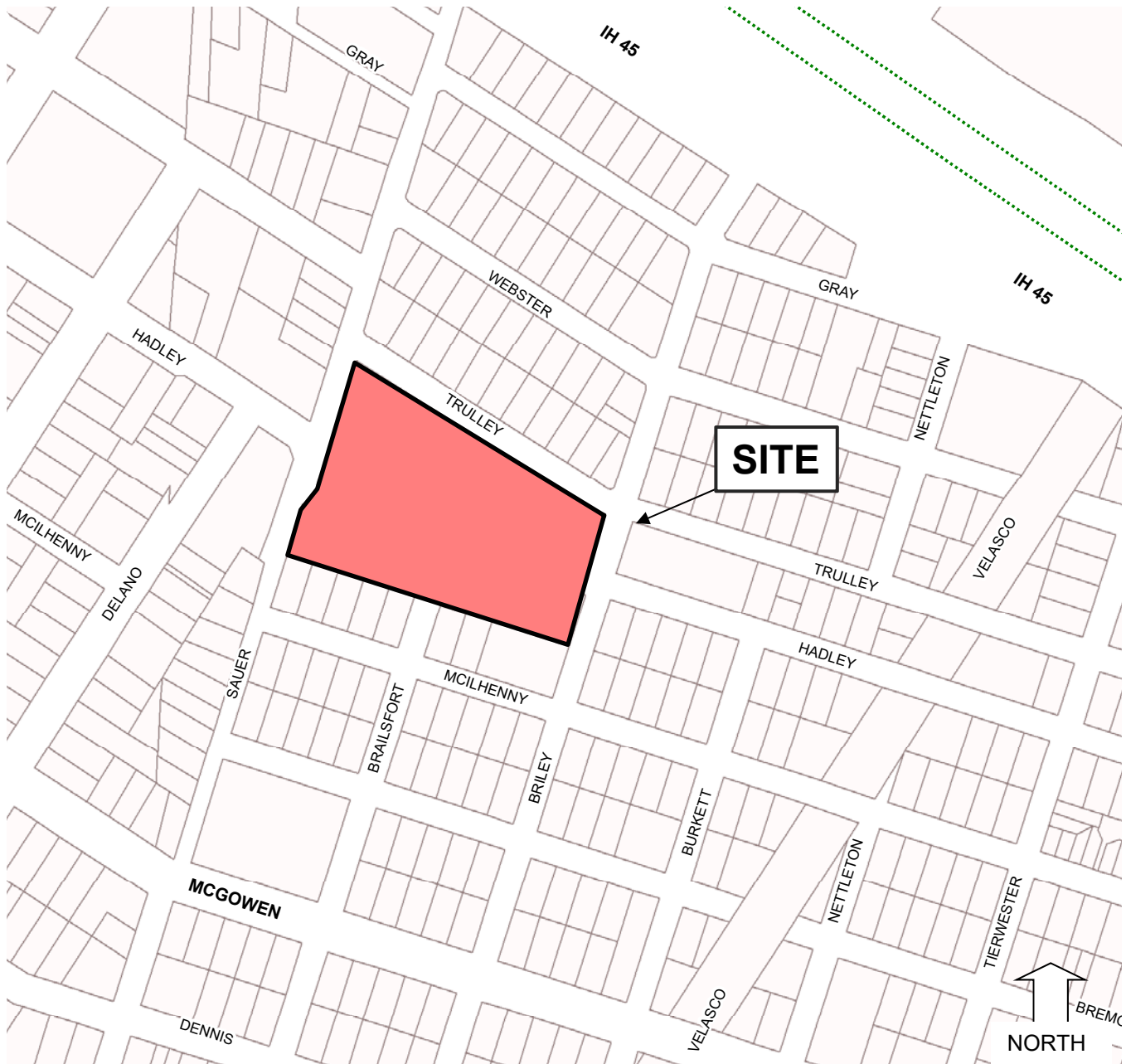
ITEM: 97

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Yellowstone Academy Campus (DEF 1)

Applicant: Windrose



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

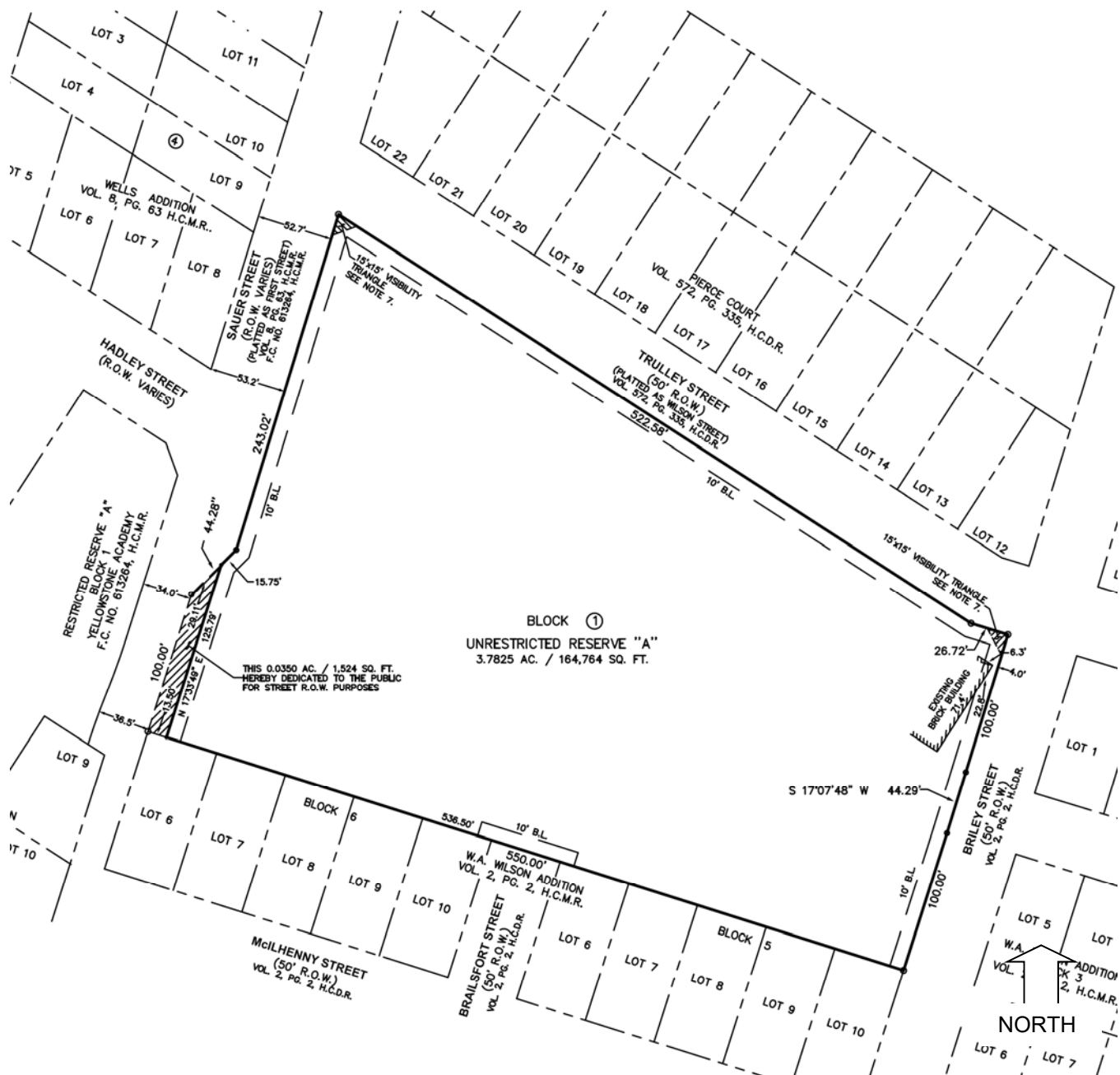
ITEM: 97

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Yellowstone Academy Campus (DEF 1)

Applicant: Windrose



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 97

Planning and Development Department

Meeting Date: 06/11/2020

Subdivision Name: Yellowstone Academy Campus (DEF 1)

Applicant: Windrose



F- Reconsideration of Requirements

Aerial

NOT FOR CONSTRUCTION

DATE	ISSUE
01/30/2020	75% Design Development
02/13/2020	100% Design Development

PROJECT NAME
**YELLOWSTONE SCHOOL
EXPANSION**

PROJECT ADDRESS
**3000 Trulley St
Houston, Tx 77004**

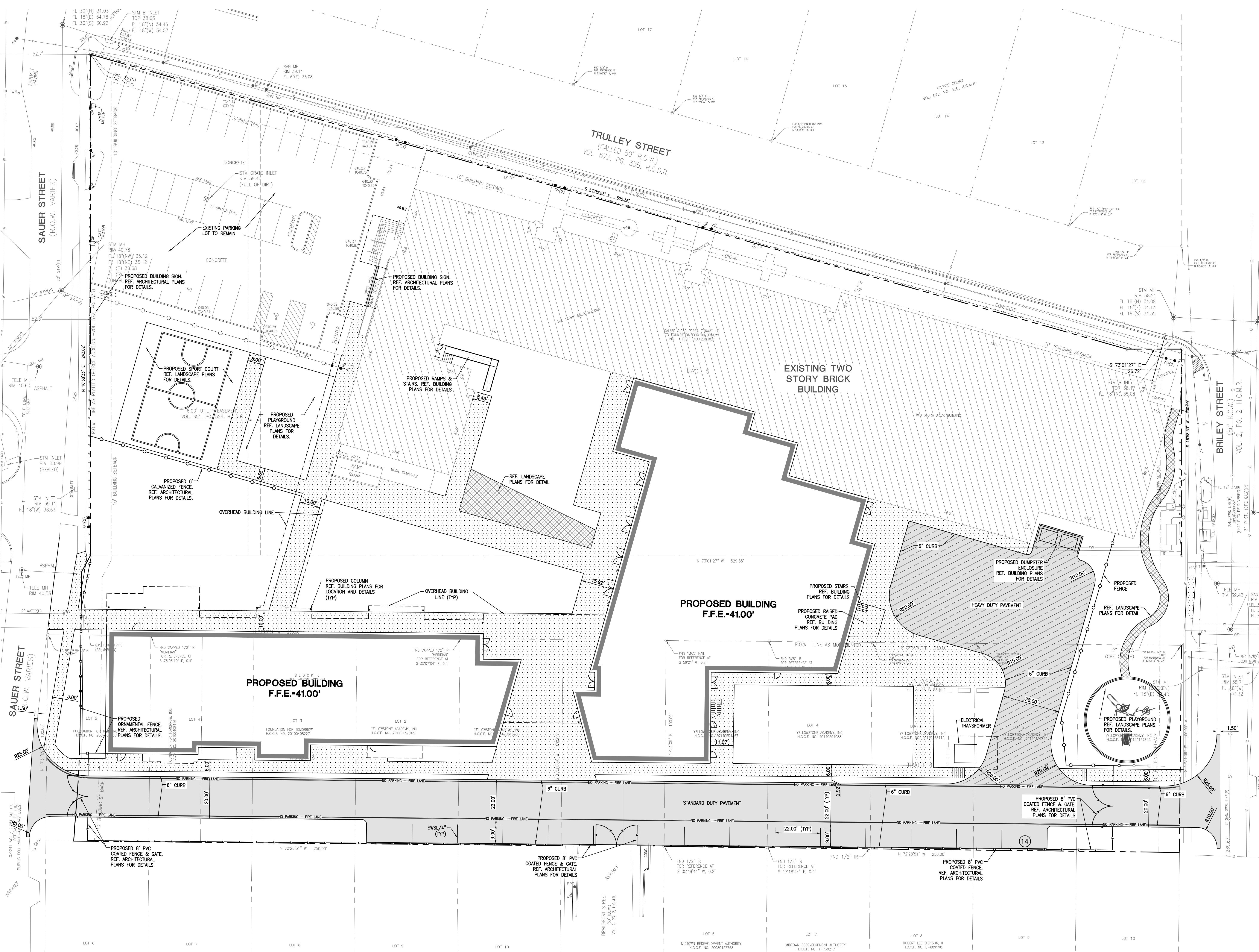
KIRKSEY PROJECT NO. **2019115**

KEY PLAN

SHEET TITLE
SITE PLAN

SHEET NUMBER

C1.00



SITE PLAN NOTES:

- CONTRACTOR SHALL REFER TO BUILDING PLANS FOR EXACT LOCATIONS & DIMENSIONS OF BUILDING, ARCHITECTURE, SIDEWALKS, EXT PORCHES, RAMPS, & EXACT BUILDING UTILITY SERVICE ENTRANCE LOCATIONS AT THE BUILDING.
- ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, OR SOD, & WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED AS INDICATED ON THE LANDSCAPING PLAN.
- PROPERTY & TOPOGRAPHIC SURVEY WAS PREPARED ON 07-15-19 BY WINDROSE LAND SURVEYING
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARK
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM THE POWER & TELEPHONE COMPANIES FOR LOCATION & HEIGHT OF SIGN BEFORE CONDUIT & WIRING IS INSTALLED TO ENSURE PROPER CLEARANCES ARE MET.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS INCLUDING BUT NOT LIMITED TO ALL EXISTING UTILITIES, STORM DRAINAGE, SIGNS, ETC. AS REQUIRED FOR WIDENING OF ALL ROADWAYS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS & SHALL BE APPROVED BY SUCH.
- PRIOR TO THE START OF CONSTRUCTION ACTIVITIES THE CONTRACTOR MUST CALL 811 AND THE LOCAL UTILITY PROVIDERS TO HAVE ALL UTILITIES MARKED WITHIN THE PROJECT AREA. AFTER UTILITIES ARE MARKED, THE CONTRACTOR SHALL PERFORM A PLAN IN HAND WALK THRU OF THE ENTIRE PROJECT AREA AND SHALL CONTACT THE CIVIL ENGINEER IMMEDIATELY IF THERE ARE ANY DEVIATIONS IN THE LOCATIONS OF EXISTING UTILITIES SHOWN IN THE PLANS AND/OR THE PRESENCE OF UTILITIES THAT ARE NOT SHOWN IN THE PLANS.
- CONTRACTOR SHALL REFER TO BUILDING PLANS & SPECIFICATIONS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, TELEPHONE & GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS & ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION & TIE-INS/CONNECTIONS TO THEIR FACILITIES.
- ALL DIMENSIONS SHOWN TO BUILDING ARE TO OUTSIDE FACE OF BUILDING.
- ALL NECESSARY PERMITS & APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS AND ALL PROPERTY MARKERS. CONTRACTOR SHALL REPLACE ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SYSTEMS, & ANY OTHER MISC. UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, & THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
- CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE & ALIGNMENT.
- ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS.
- ALL STRIPING LOCATED ON SITE SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION UNLESS OTHERWISE NOTED.
- STRIPING IMPROVEMENTS LOCATED WITHIN THE ROAD RIGHT OF WAY SHALL COMPLY WITH THE REQUIREMENTS OF THE JURISDICTION.
- ANY WORK IN THE RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF HOUSTON STANDARD DRAWINGS & SPECIFICATIONS.
- CONTRACTOR SHALL REMOVE PAVEMENT & CONCRETE IN ACCORDANCE WITH THE CITY OF HOUSTON STANDARD SPECIFICATIONS.
- THE PROPERTIES SHOWN HEREIN LIE WITHIN ZONE UNSHADED X, ACCORDING TO FLOOD AREAS OF INSURANCE RATE MAPS PUBLISHED BY F.E.M.A. COMMUNITY PANEL NO. 48201C080M DATED UNSHADED X.



SCALE IN FEET
20' 10' 0' 20' 40' 60'



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Reconsideration Of Requirement Request Form**

Application No: 2020-0835
Plat Name: Yellowstone Academy Campus
Applicant: Windrose
Date Submitted: 05/18/2020

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 provide a cul-de-sac at the terminus of Brailsfort Street and to allow access.

Chapter 42 Section: 42-134

Chapter 42 Reference:

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

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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2020-0835

Plat Name: Yellowstone Academy Campus

Applicant: Windrose

Date Submitted: 05/18/2020

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 provide a cul-de-sac at the terminus of Brailsfort Street and allow access to be taken from Brailsfort Street stub

Chapter 42 Section: 134

Chapter 42 Reference:

Sec. 42-134 "Street extension" paragraph (b) states that: (b)The owner of the property adjacent to the end of a stub street that is not extended pursuant to subsection (a) of this section shall: (1)Construct a pedestrian gate and ornamental screening fence with a minimum height of six feet along the entire right-of-way line when the adjacent property is a public park, a detention reserve, a flood control easement or fee strip, or other platted open space that pedestrian access to and from may be appropriate; or (2)Construct a wood, concrete or masonry opaque screening fence with a minimum height of six feet that extends the width of the right-of-way of the stub street if the adjacent property does not meet the criteria of item (1) of this subsection (b).

Statement of Facts

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

NA

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

The subject property is located at the southwest corner of Trulley Street and Briley Street in the Greater Third Ward Super Neighborhood. The applicant, the Yellowstone Academy, is requesting a variance not to extend or terminate Brailsfort Street with a cul-de-sac and allow access to the site from the Brailsfort Street stub. Founded in 2002, Yellowstone Academy is one of the premier Christian private schools serving inner-city Houston. The school currently serves 350 students annually in grades pre-K3 through 8th. The academy has embarked on a major expansion campaign that will enable them to serve approximately 1,000 students by 2022. Along remodeling most of their existing facilities, their master plan includes the new construction of two buildings, two playgrounds, and one sports court. To make this project possible, the applicant has submitted a request to abandon the portion of Hadley Street that runs east-west through the site along with a small portion of Brailsfort Street that runs north-south. They will then reconstruct a new east-west private street located closer to the southern property line that allows for fire access and service as well as student drop-off & pick-up. In order to maintain circulation through the site and to the surrounding street network, the applicant desires to make a connection between the new east-west private street and Brailsfort Street which is not allowed by right, even though a cul-de-sac is not required. Granting the variance to allow access to Brailsfort Street will improve traffic circulation within the site and reduce congestion on Sauer and Briley Streets by acting a relief valve during peak congestion periods around the school. Brailsfort Street provides a direct connection to McGowen Street, a major collector street, funneling traffic away from only Sauer and Briley Streets. Granting the applicant's request is certainly in the public's best interests as it enables the school to enhance its services to the community while maintaining safe and effective traffic flow.

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

The Yellowstone Academy has been a fixture in the Third Ward since 2002, providing high-quality, faith-based education to elementary and middle-school aged children. In order to continue that mission and increase the number of children served, they must expand their campus. Because of the site constraints and the need to preserve the existing historic structures, the only way to complete the master planned expansion is to abandon portions of Hadley Road and Brailsfort Street. If the right-of-way was abandoned and the applicant replatted the property without any supplemental requests, the City's Subdivision regulations would require access to the Brailsfort Street stub be denied. The applicant is requesting a variance to preserve a connection between the new private east-west street and Brailsfort. The connection would provide better traffic mobility for the school campus as well as neighboring properties. The variance is justified because the result is in the best interests of the applicant and community.

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

The applicant is submitting a replat and JRC request that will enable them to expand their campus by abandoning the public rights-of-way that cross through their site. If the applicant abides by the strict regulations in the Subdivision Ordinance, they would be required to terminate Brailsfort with a cul-de-sac in order to take access from the right-of-way. The applicant believes that connecting their new east-west private street to the Brailsfort Street stub is more beneficial to the public and their campus than providing a cul-de-sac.

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

Connecting Brailsfort Street to the new east-west street will be better for traffic mobility and less injurious to the public's welfare. The connection would maintain the same level of traffic circulation and give the expanded campus more access points and safe paths of travel for families walking home. In the case of an emergency the Brailsfort connection will provide an additional access point should Sauer or Briley Street exits become blocked. If the City requires a cul-de-sac in order to take access from Brailsfort in lieu of the connection, it will almost certainly turn in to an isolated area that promotes criminal activity such as illegal dumping – which the current vacant properties in the area struggle with.

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

Economic hardship is not the justification for the variance. Maintaining adequate traffic flow for Yellowstone Academy and the surrounding community is the driving force behind the request. While some of the public right-of-way is being abandoned to facilitate the much-needed expansion, preserving a connection to the public portion of Brailsfort Street is the most sensible and beneficial approach for the applicant and the community.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**STAFF REPORT
Variance Request Form**

Application No: 2020-0835

Agenda Item: 97

PC Action Date: 06/11/2020

Plat Name: Yellowstone Academy Campus

Applicant: Windrose

Staff Recommendation: Defer Applicant request

Chapter 42 Sections: 134

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

To not extend or provide a cul-de-sac at the terminus of Brailsfort Street and allow access to be taken from Brailsfort Street stub ;

Basis of Recommendation:

Staff recommends deferral per applicant request.

Statement of Facts

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

NA

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

NA

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

NA

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

NA

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

NA

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

NA



CITY OF HOUSTON

Planning 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 21, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Yellowstone Academy Campus

REFERENCE NUMBER: 2020-0835

ROR/VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision plat application with a variance request for a property bound by Trulley Briley, and Sauer 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.

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 terminate Brailsfort Street without a vehicular turnaround, while using the end of the street to access the 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.

Virtual Planning Commission Meeting

Thursday, May 28, 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 Jeff Boutte with Windrose at 713-458-2281. 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

Extension of Approval Approval Conditions

Agenda Item: 98
Action Date: 06/11/2020
Original Action Date: 08/22/2019
Plat Name: Beckendorff Road Street Dedication Sec 2
Developer: Nash FM 529, LLC. a Delaware limited liability company
Applicant: BGE
App No : 2019-1452
App Type: SP

Total Acreage:	5.0150	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	77493	405W	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: 99
Action Date: 06/11/2020
Original Action Date: 08/08/2019
Plat Name: Becker Meadows Wastewater Treatment Plant
Developer: Friendswood Development Company
Applicant: Costello, Inc.
App No : 2019-1278
App Type: C2R

Total Acreage:	3.0000	Total Reserve Acreage:	3.0000
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	325A	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: 100
Action Date: 06/11/2020
Original Action Date: 07/25/2019
Plat Name: Becker Meadows Sec 2
Developer: Friendswood Development Company
Applicant: Costello, Inc.
App No : 2019-1276
App Type: C3F

Total Acreage:	11.4100	Total Reserve Acreage:	0.2100
Number of Lots:	70	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	325A	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



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

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 101
Action Date: 06/11/2020
Original Action Date: 07/11/2019
Plat Name: Bhagwandin Estates
Developer: PRIME TEXAS SURVEYS LLC
Applicant: SEM SERVICES
App No : 2019-1044
App Type: C2R

Total Acreage:	0.4728	Total Reserve Acreage:	0.4728
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	414Q	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: 102
Action Date: 06/11/2020
Original Action Date: 06/20/2019
Plat Name: Cumberland Ridge Drive in Dellrose Street Dedication
Sec 2
Developer: Ctpress 600 Development Partners, LP
Applicant: Texas Engineering And Mapping Company
App No : 2019-0958
App Type: SP

Total Acreage:	5.6456	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 319
County	Zip	Key Map ©	City / ETJ
Harris	77447	325J	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: 103
Action Date: 06/11/2020
Original Action Date: 07/11/2019
Plat Name: FD Landing
Developer: Windrose
Applicant: Windrose
App No : 2019-1158
App Type: C2

Total Acreage:	3.0100	Total Reserve Acreage:	3.0100
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	77044	416R	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: 104
Action Date: 06/11/2020
Original Action Date: 09/05/2019
Plat Name: Harris County Emergency Services District No 16 Station 1
Developer: Blackline Engineering
Applicant: Blackline Engineering
App No : 2019-1531
App Type: C3F

Total Acreage:	13.6560	Total Reserve Acreage:	13.6560
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	77379	330B	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: 105
Action Date: 06/11/2020
Original Action Date: 07/11/2019
Plat Name: Harris Fort Bend Counties MUD no 3 water plant no 2
Developer: harris-fort bend counties mud no 3
Applicant: Van De Wiele & Vogler, Inc.
App No : 2019-1129
App Type: C3P

Total Acreage:	0.9930	Total Reserve Acreage:	0.9930
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	77494	485E	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: 106
Action Date: 06/11/2020
Original Action Date: 06/20/2019
Plat Name: Newport Pointe Sec 1
Developer: Newport Pointe, LTD.
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No : 2019-0929
App Type: C3P

Total Acreage:	55.6000	Total Reserve Acreage:	24.1200
Number of Lots:	124	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	Newport MUD
County	Zip	Key Map ©	City / ETJ
Harris	77532	379U	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



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

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 107
Action Date: 06/11/2020
Original Action Date: 08/08/2019
Plat Name: Northgrove Sec 9
Developer: Toll Brothers
Applicant: Costello, Inc.
App No : 2019-1331
App Type: C3F

Total Acreage:	49.4000	Total Reserve Acreage:	22.9935
Number of Lots:	88	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
Montgomery	77354	249K	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: 108
Action Date: 06/11/2020
Original Action Date: 08/22/2019
Plat Name: Porter Road Street Dedication Sec 4
Developer: Nash FM 529, LLC. a Delaware limited liability company
Applicant: BGE
App No : 2019-1456
App Type: SP

Total Acreage:	1.5390	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	77493	405S	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: 109
Action Date: 06/11/2020
Original Action Date: 06/20/2019
Plat Name: Royal Brook at Kingwood Sec 20
Developer: Friendswood Development Company
Applicant: Jones | Carter
App No : 2019-0890
App Type: C3F

Total Acreage:	18.6700	Total Reserve Acreage:	2.1612
Number of Lots:	68	Number of Multifamily Units:	0
COH Park Sector:	3	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	77365	297K	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 110
Action Date: 06/11/2020
Original Action Date: 07/11/2019
Plat Name: Springfield Sec 5 partial replat no 4
Developer: Henson Ford Investments, Ltd.
Applicant: Total Surveyors, Inc.
App No : 2019-1156
App Type: C2R

Total Acreage:	5.3251	Total Reserve Acreage:	5.3251
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:	CIMARRON MUD
County	Zip	Key Map ©	City / ETJ
Harris	77494	485F	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: 111
Action Date: 06/11/2020
Original Action Date: 07/11/2019
Plat Name: Towne Lake Sec 57
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No : 2019-1133
App Type: C3F

Total Acreage:	9.0520	Total Reserve Acreage:	0.6647
Number of Lots:	38	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	367N	ETJ

Extension of Approval Notes:

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Commission Action:

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 112
Action Date: 06/11/2020
Original Action Date: 06/20/2019
Plat Name: Towne Lake Sec 56
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No : 2019-1051
App Type: C3F

Total Acreage:	8.3400	Total Reserve Acreage:	1.0500
Number of Lots:	31	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	367N	ETJ

Extension of Approval Notes:

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Commission Action:

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 113
Action Date: 06/11/2020
Original Action Date: 06/20/2019
Plat Name: Transrise
Developer: Milton A Frost III and Janet Frost, Maya Houtex, LLC
Applicant: Vernon G. Henry & Associates, Inc.
App No : 2019-0945
App Type: C2R

Total Acreage:	0.9062	Total Reserve Acreage:	0.8345
Number of Lots:	0	Number of Multifamily Units:	0
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	77004	493X	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: 114
Action Date: 06/11/2020
Original Action Date: 06/20/2019
Plat Name: Transrise Annex
Developer: Milton A. Frost III and Janet Frost
Applicant: Vernon G. Henry & Associates, Inc.
App No : 2019-0946
App Type: C2R

Total Acreage:	0.5739	Total Reserve Acreage:	0.5380
Number of Lots:	0	Number of Multifamily Units:	0
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	77004	493X	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: 115
Action Date: 06/11/2020
Original Action Date: 07/11/2019
Plat Name: Winfield Lakes North Sec 6
Developer: Woodmere Development Company
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No : 2019-1117
App Type: C3F

Total Acreage:	13.5540	Total Reserve Acreage:	1.0350
Number of Lots:	70	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	N/A
County	Zip	Key Map ©	City / ETJ
Fort Bend	77545	611N	ETJ

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: 06/11/20

ITEM: 116

Applicant: BILLY AND PATRICIA ESTES

Contact Person: BILLY ESTES

Location	File No.	Zip	Lamb. No.	Key Map	City/ETJ
	20-1532	77357	5874	256R	ETJ
NORTH OF: FM 1485 WEST OF: ROBERTS					

ADDRESS: 23528 Manion Dr.

ACREAGE: 0.606 acre

LEGAL DESCRIPTION:

LOT THIRTY-EIGHT (38), OF MANION OAKS, AN UNRECORDED SUBDIVISION SITUATED IN THE JACOB EBERLY SURVEY, ABSTRACT NO. 193, AND THE T.P. CARTWRIGHT SURVEY, ABSTRACT NO. 652, OF 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: 06/11/20

ITEM: 117

Applicant: VALDEZ REVOCABLE TRUST

Contact Person: CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	20-1533	77357	5874	257M	ETJ
NORTH OF: FM 1485 WEST OF: DEER RUN					

ADDRESS: 19755 N Red Oak Ln

ACREAGE: 0.2755 acres

LEGAL DESCRIPTION:

LOT 224 OF PEACH CREEK FOREST, SECTION 2, AN UNRECORDED SUBDIVISION, IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, 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: 06/11/20

ITEM: 118

Applicant: AC MECHANICAL LLC
Contact Person: CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	20-1534	77357	5874	257M	ETJ
NORTH OF: FM 1485 WEST OF: DEER RUN					

ADDRESS: 19739 N Red Oak Ln

ACREAGE: 0.2755 acres

LEGAL DESCRIPTION:

LOT 222 OF PEACH CREEK FOREST, SECTION 2, AN UNRECORDED SUBDIVISION, IN THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, 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



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY		CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS	
Owens Management Systems, LLC		Joyce Owens	713-643-6333	jo@omsbuild.com	
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2015 Stevens Street	19126048	77026	5458D	494A	B

HCAD ACCOUNT NUMBER(S):	0331730000006
PROPERTY LEGAL DESCRIPTION:	Lot 6, Block 13, Parker Smith
PROPERTY OWNER OF RECORD:	Fifth Ward Community Redevelopment Corporation
ACREAGE (SQUARE FEET):	0.146 acres (6,339 square feet)
WIDTH OF RIGHTS-OF-WAY:	Stevens Street (60 feet); Noble Street (60 feet)
EXISTING PAVING SECTION(S):	Stevens Street (21.7 feet); Noble Street (37 feet)
OFF-STREET PARKING REQUIREMENT:	2 spaces
OFF-STREET PARKING PROVIDED:	2 spaces
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Vacant
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Single-family – 1,142 square feet living/1,614 square feet covered

PURPOSE OF VARIANCE REQUEST: To allow a 5' building line in lieu of the ordinance-required 10' building line along Noble Street, a local street.

CHAPTER 42 REFERENCE(S): 42-156(b): Building line requirement along Collector and Local Streets. Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be 20 feet along the front of a lot and 10 feet along the back and side of a lot adjacent to a local street.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Construction plans for 2015 Stevens were approved on 1-21-20, under project number 19126048, for one single-family dwelling at the corner of Noble and Stevens Streets. At the time of lot staking, it was discovered that the existing house on the adjacent lot, 2011 Stevens Street, was encroaching the property line 0.6 feet, gas meter 1.6 feet, and electric meter 1.3 feet. The encroachment was not shown on the original boundary survey that was attached to the construction plans. Parker Smith Amending Plat No 1 was approved to move the interior lot line 4.5 to remove the encroachment. The existing interior lot line fence encroachment will be removed.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

- (1a) **The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**
- (1b) **Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The approved plans complied with the Chapter 42 10-foot building line. Noble Street is a 60' ROW with 37.1' paved section, curb and gutter. The distance from the back-of-curb to the property line is 15.7 feet. Stevens Street is a 60' ROW with 21.7' paved section and open ditch. The distance from the edge of paving to the property line is 18.6 feet. Both lots were originally platted as 50' along Stevens Street. The Parker Smith Amending Plat No 1 reduced the subject lot to 45.5' along Stevens Street to remove the encroachment. The width of the house is 37 feet. With a 3' interior building line. A 5-foot building line along Noble Street will allow the proposed structure to be 19.7' from the property line.

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

The adjacent, existing house at 2011 Stevens Street was constructed in 1935 and remodeled in 2006. It was unknown that there was an encroachment since the previous house on the corner lot fronted on Noble Street, 2512 Noble. The new address is 2015 Stevens Street. The encroachments were unknown until the land was being prepared to set forms for the foundation.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The 5-foot building line along Noble Street will create 19.7 feet from the back of curb to the structure. There is no vehicular access from Noble Street.

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

The Amending plat includes the required 3 feet for CenterPoint to service utilities for 2011 Stevens Street. The existing interior fence will be relocated to the property line. The new house driveway is located on Stevens Street. The existing driveways on Noble Street will be removed.

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

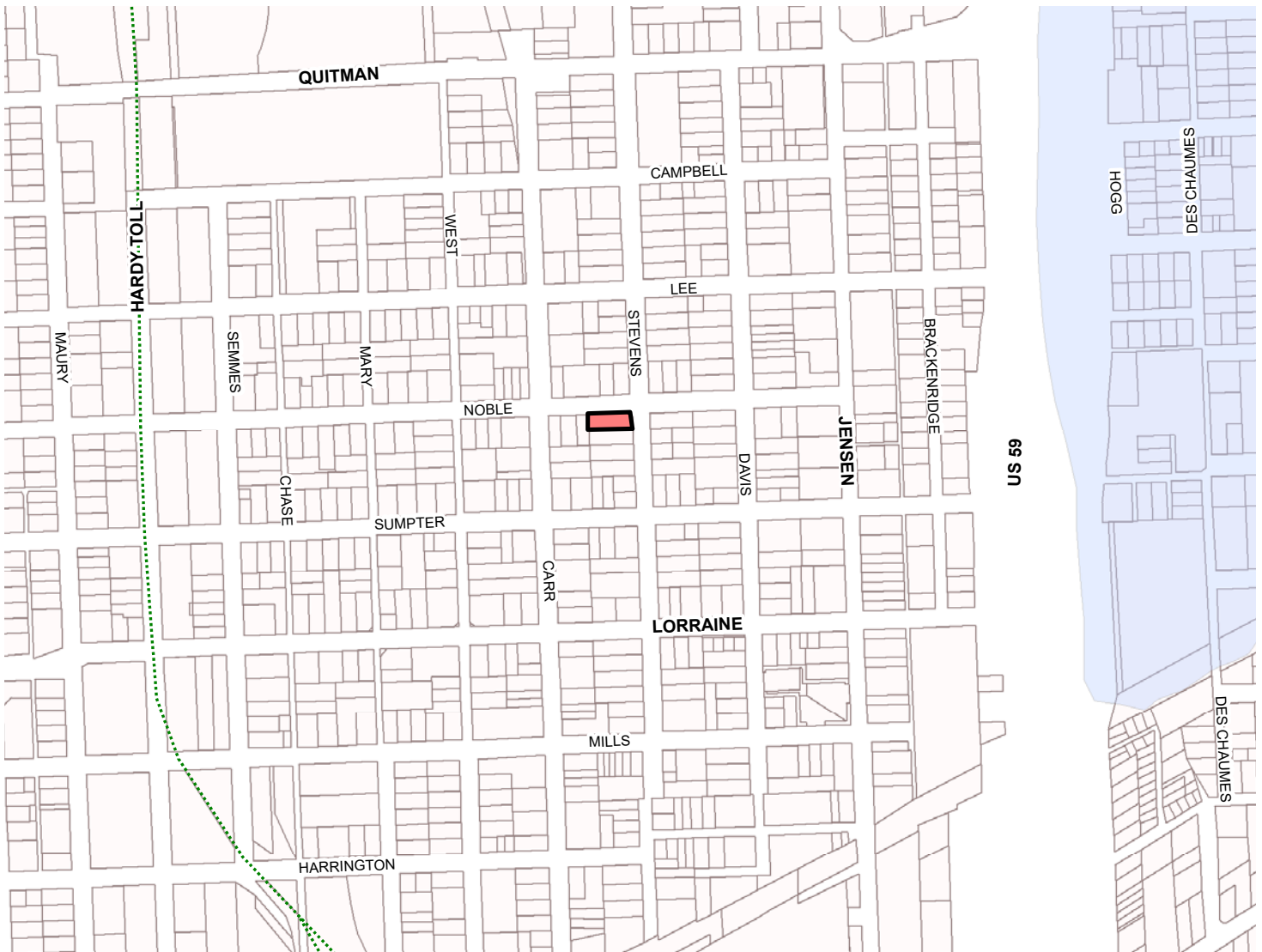
The only solution was to move the lot line to remove the encroachment.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



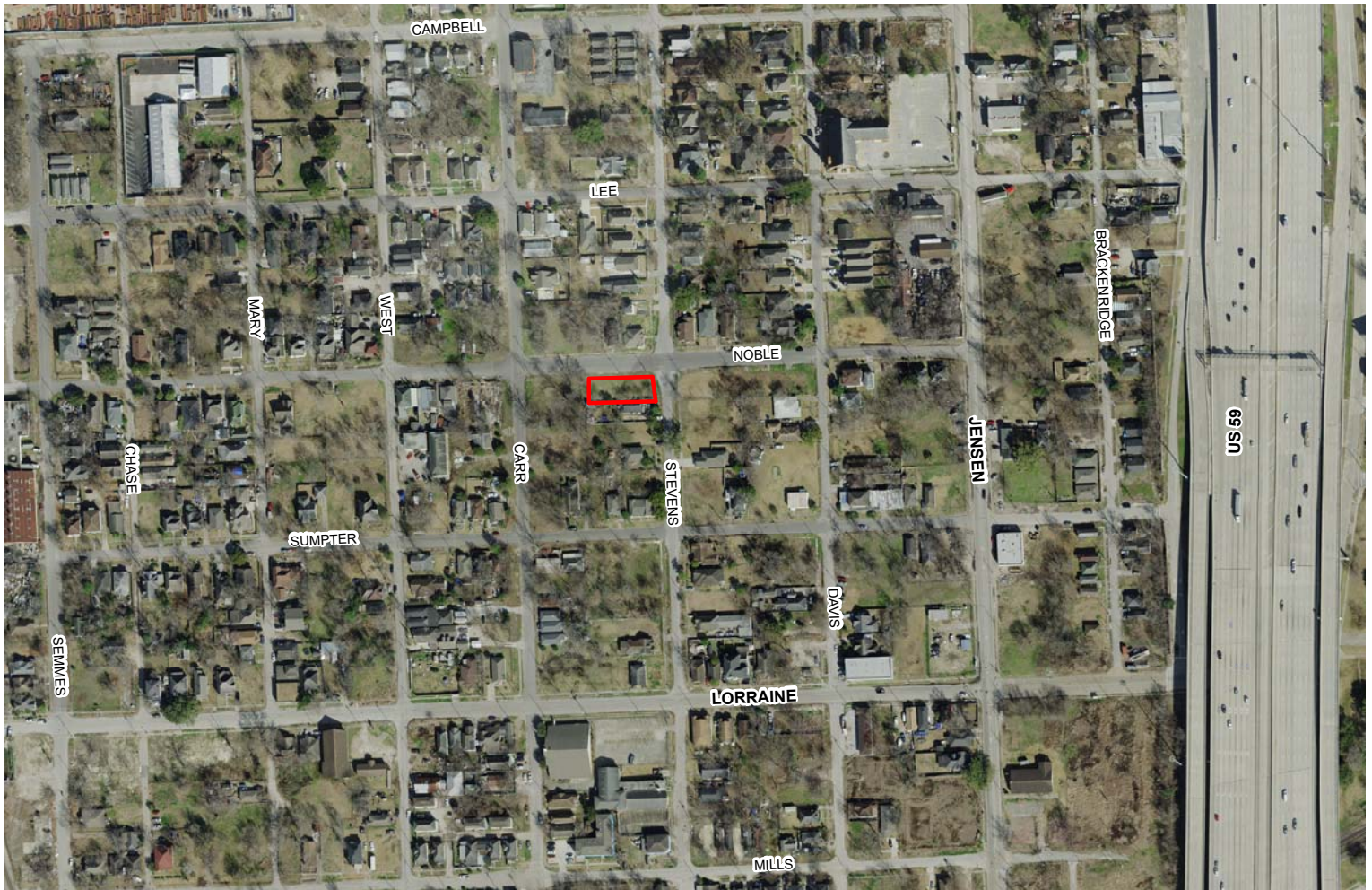
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 119

Meeting Date: 06/11/2020

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

The site is located west of Jensen Drive, north of Lorraine Street, and at the southwest corner of Stevens and Noble Streets. The applicant is requesting a variance to allow a 5' building line in lieu of the ordinance-required 10' building line along Noble Street, a local street. Staff is in support of the variance request.

The subject site is vacant and was platted with the Parker Smith Addition in 1861, which did not identify building lines on the lots. In January 2020, the site received building permits for a 1-story, single-family home with an attached garage facing Stevens Street. At the time of lot foundation staking, it was discovered that the existing house on the adjacent lot was encroaching the south property line. To correct the issue, the applicant opted to submit an amending subdivision plat which shifted the interior lot line north, resulting in the reduction of the lot width from 50 to 45.5 feet. The proposed structure will shift to the 5' side building line along Noble Street and will have a 1' roof eave overhang. The south side of the structure will maintain a 3'-6" distance from the adjacent property.

The distance from the back-of-curb to the property line is 15.7', resulting in the home being 20.7 feet from the back-of-curb, a distance that is in keeping with the intent of the ordinance as well as the character of the neighborhood. Vehicular access will be provided along Stevens Street and any open curb cuts along Noble Street will be closed. New, 5' sidewalks will be constructed within the right-of-way, further enhancing the public health, safety, and welfare of the surrounding community.

Therefore, staff recommends the Planning Commission grant the requested variance to allow a 5' building line along Noble Street, in lieu of the ordinance-required 10' building line.

PLANNING COMMISSION ACTION: Approve

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Total Surveyors, Inc.	Kevin Kolb	281-479-8719	kkolb@totalsurveyors.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1136 Woodland Street	20041655	77009	5358B	493A	H
HCAD ACCOUNT NUMBER(S):		0620670000008			
PROPERTY LEGAL DESCRIPTION:		Lot 8, Block 16, Norhill Addition			
PROPERTY OWNER OF RECORD:		1136 Woodland LP			
ACREAGE (SQUARE FEET):		6,802 square feet			
WIDTH OF RIGHTS-OF-WAY:		Studewood Street (80 feet); Woodland Street (60 feet)			
R.O.W.EXISTING PAVING SECTION(S):		Studewood Street (37 feet); Woodland Street (28 feet)			
OFF-STREET PARKING REQUIREMENT:		2 parking spaces			
OFF-STREET PARKING PROVIDED:		2 parking spaces			
LANDSCAPING REQUIREMENTS:		Complies			
LANDSCAPING PROVIDED:		Complies			
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:		Residence – 1,102 square feet detached garage – 480 square feet			
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:		Residence – 4,088 square feet attached garage – 469 square feet			

PURPOSE OF VARIANCE REQUEST: 1) To allow a 20' building line along Studewood, in lieu of the required 25' building line for a new residence along a major thoroughfare, and 2) to allow direct vehicular access to a single-family lot from a major thoroughfare, Studewood Street.

CHAPTER 42 REFERENCE(S): 42-152(a): Building line requirements along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

42-188: Lot access to streets. (b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless: 1) the lot is greater than one acre in size; and (2) the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): A single-family residence with an attached, 2-car garage is proposed to be built on this lot, located at the southeast corner of the intersection of Studewood Street and Woodland Street. Studewood is a major thoroughfare with a right-of-way width of 80 feet, which by the requirements of Chapter 42, a 25' building line is called for. As a part of this development, a 20' building line is being requested, in lieu of the required 25' building line. This request is very much in line and matches the current development pattern along Studewood Street's new and old development. A new 6' wide sidewalk along Studewood, combined with a new 5' sidewalk along Woodland will be constructed, as well as an enhanced pedestrian realm with larger caliper street trees and landscaping.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

(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 residence will side on Studewood and the pedestrian access will be made to Woodland. The vehicular access to this lot is proposed to come from Studewood, which it has since at least 1920, when the current residence was constructed. The proposed development will provide a vehicular turn-around within the property to ensure that no vehicles will back into the major thoroughfare. The new development will have a covered porch built a minimum of 41.2' from the back-of-curb of Studewood and the front of the garage located 44.3' from the back-of-curb. With the garage being set back 23.1' from the right-of-way, there will be plenty of space to provide the turn-around needed. A 6' sidewalk along Studewood will also be built, along with enhancements to the pedestrian realm along both Studewood and Woodland Streets. Currently, there are deed restrictions in place that have established a 20' building line along both Studewood and Woodland Streets. This development will adhere to the deed restricted building lines along both streets. The Studewood side of the property will feature a 21.2' wide pedestrian realm, measured from the back-of-curb to the property line. The pedestrian realm will contain a 6' sidewalk and a 13' buffer between the edge of the 6' sidewalk and the back of the curb. Currently, there are 3 large trees within the pedestrian realm which will be maintained with the granting of this variance.

Studewood was reconstructed in 2007 and at that time, a shared driveway entrance was built for this lot and the neighbor to the south. Both residences currently utilize the driveway entrance. The reconstruction of Studewood created a driveway entrance for each of the lots along the east side of Studewood. All but one of the lots utilize the driveway entrance for vehicular access to the single-family lots.

The current pattern of development along Studewood is a mixture of new construction, new remodeled reconstruction, and older residences, all with structures being built between 5' and 23' from the right-of-way line of Studewood. By granting the requested variance, the new structure will meet the requirements of the recorded deed restrictions and match the current development pattern along Studewood Street.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

By granting the requested variance, the continuous curb line could be maintained on Woodland Street, which would provide for more street parking, better drainage and water flow to Studewood and a 24" tree could be kept within the property to sustain the tree inventory in the neighborhood.

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

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

The owner of this property did not create or impose any hardship on this lot. Studewood is a unique street within a unique area of Houston. Studewood is a mix of residential developments on the east side and commercial and residential developments on the west side; most, if not all, taking access from Studewood. Norhill is a long-standing single-family neighborhood in the Houston Heights area. By granting this variance, the uniformity of the vehicular access to the residential structures will be maintained along Studewood Street, keeping in harmony with the surrounding properties.

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

By granting the requested 20' building line, the intent and general purpose will be preserved and maintained. The 20' building line is consistent with the existing development along Studewood Street, as many of the other properties along Studewood have been built at the deed restricted building line or closer. The intent of Chapter 42 will be preserved.

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

By granting the requested variance, it will not be injurious to the public health, safety, or welfare. There is an unusually large pedestrian realm, 21.2', along Studewood Street. This will allow a 6' sidewalk to be built and leave a 13' buffer to protect pedestrians from the flow of traffic. The public health, safety and welfare will be maintained and enhanced. A vehicular turn-around will be constructed within the proposed development, allowing all vehicles to drive forward towards Studewood, thus not allowing any vehicles to back onto Studewood. This will ensure that the granting of this variance will not be injurious to the public health, safety, or welfare of the pedestrians walking along Studewood Street.

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

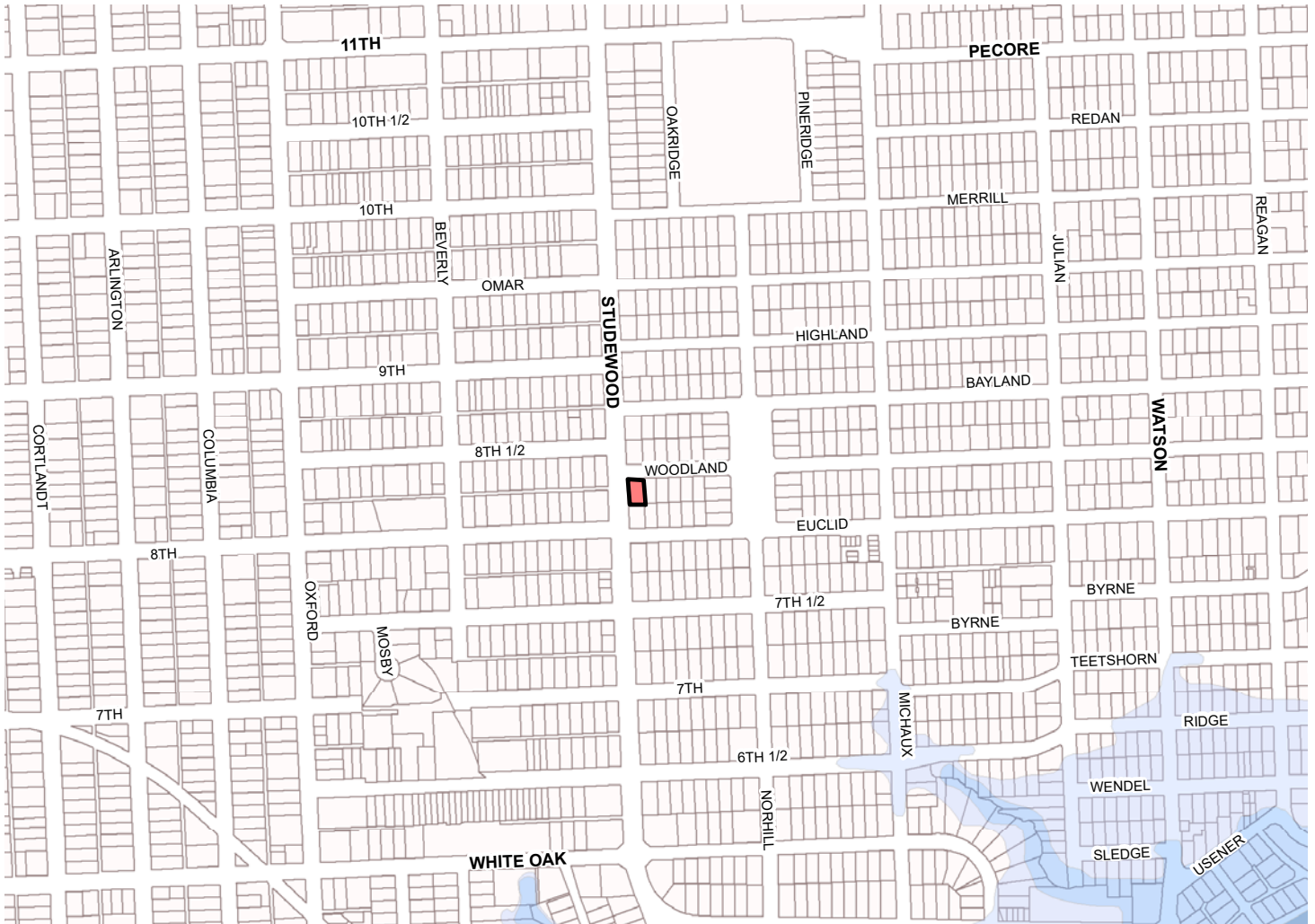
Economic hardship is not the sole justification of the variance. By granting the requested variance, the proposed residence will keep in harmony with the surrounding developments and provide improvements to the neighborhood by enhancing the pedestrian realm along both Studewood and Woodland Streets. By granting the requested variance, the vehicular access to the proposed residence will keep in harmony with the surrounding developments and provide improvements to the neighborhood by enhancing the pedestrian realm along both Studewood and Woodland Streets.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



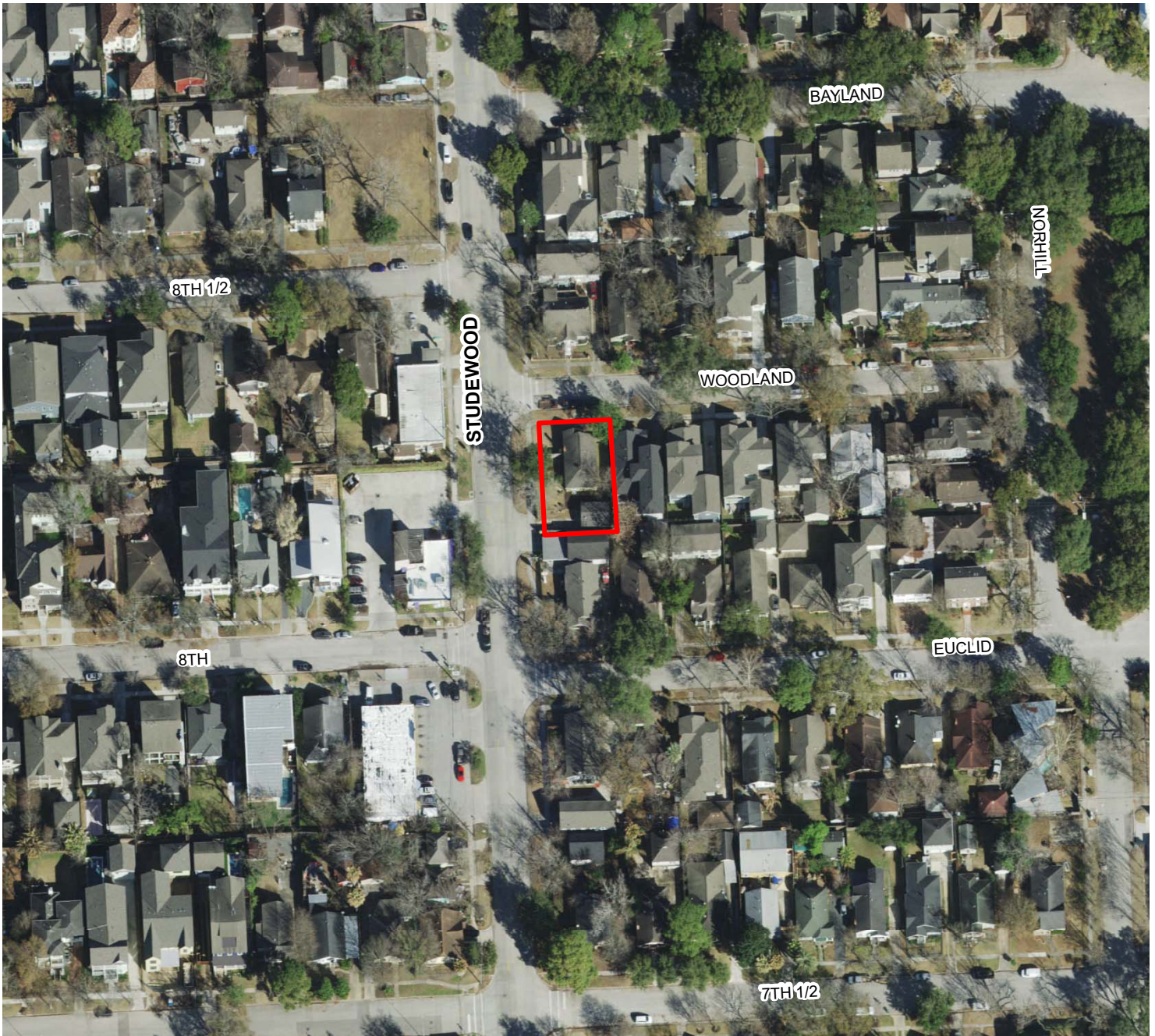
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 120

Meeting Date: 06/11/2020

Houston Planning Commission

Aerial Map

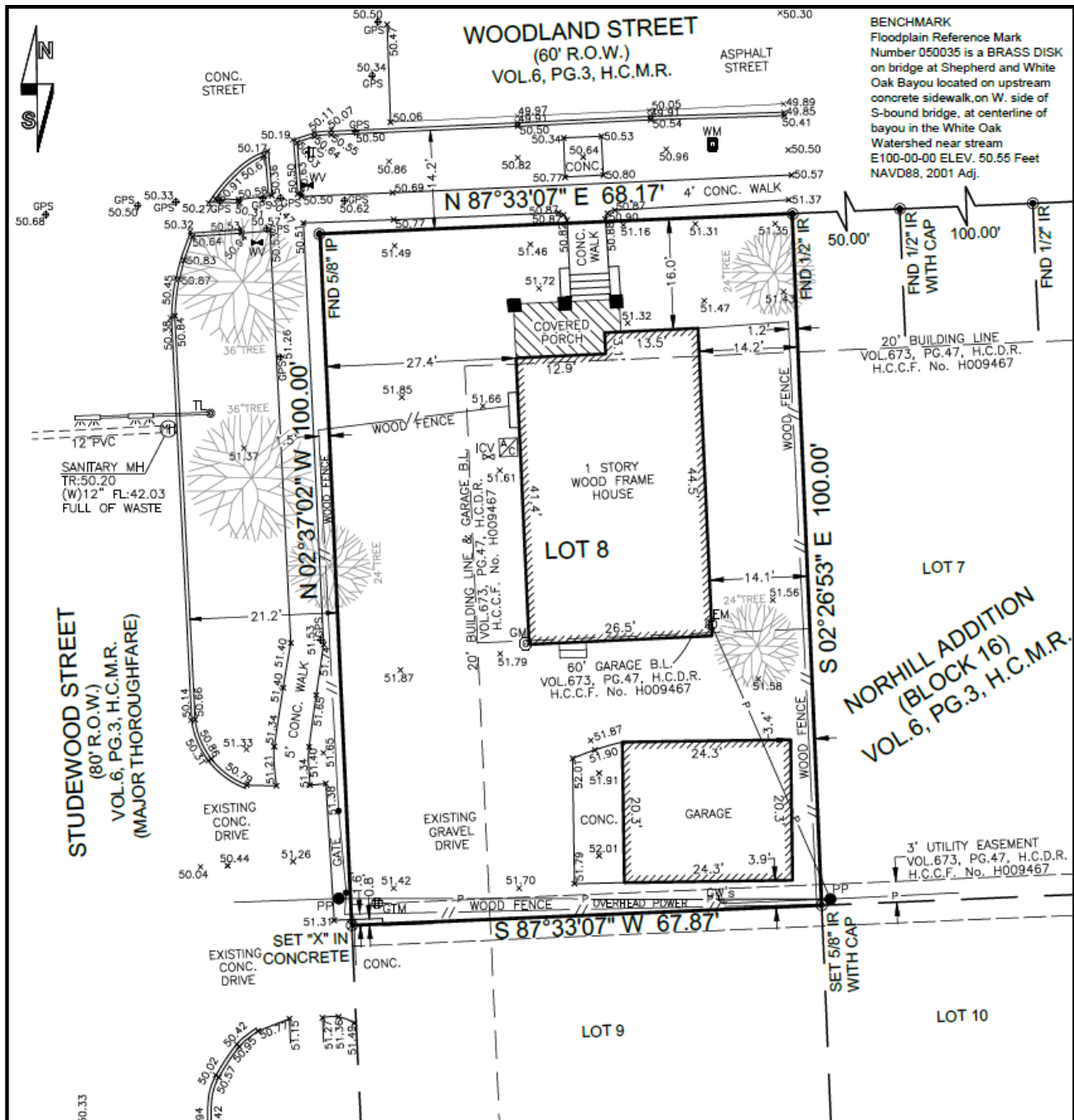


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



EXTERIOR ELEVATION - RIGHT SIDE

3



EXTERIOR ELEVATION - FRONT

1

DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 120

Meeting Date: 06/11/2020

Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation: The site is located in the city limits along Studewood Street, north of White Oak Drive. The applicant is requesting two variances, 1) to allow a 20' building line, in lieu of the ordinance-required 25' building line along Studewood Street, a major thoroughfare; and 2) to allow direct vehicular access to a single-family lot from a major thoroughfare. Staff's recommendation is to defer the application for two weeks to coordinate with Houston Public Works regarding the vehicular access to the major thoroughfare.

PLANNING COMMISSION ACTION: Defer

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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 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		
Lavender House Holdings, LLC	Pilar Jones	(832) 264-2364	pilarajones@gmail.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1348 Heights Blvd, Houston, TX	20041771	77008	5359	453W	C

HCAD ACCOUNT NUMBER(S):	020160000024
PROPERTY LEGAL DESCRIPTION:	LT 24 & TR 23A BLK 170 Houston Heights
PROPERTY OWNER OF RECORD:	Jessica Guerrero & Summer Reeves
ACREAGE (SQUARE FEET):	7,838 SF
WIDTH OF RIGHTS-OF-WAY:	Heights Blvd; (150 feet); E 14 th Street (70 feet)
EXISTING PAVING SECTION(S):	Heights Blvd; (60 feet); E 14 th Street (35 feet)
OFF-STREET PARKING REQUIREMENT:	4 spaces
OFF-STREET PARKING PROVIDED:	3 spaces
LANDSCAPING REQUIREMENTS:	Complies

EXISTING STRUCTURE(S) [SQ. FT.]:	2,546 SF Existing structure to remain.
PROPOSED STRUCTURE(S) [SQ. FT.]:	2,546 SF Existing structure to remain.

PURPOSE OF VARIANCE REQUEST: To reduce the parking requirement; to allow adaptive reuse of the existing residential building to office, from 4 required parking spaces to 3 parking spaces provided onsite.

CHAPTER 26 REFERENCE(S): Sec. 26-492 Class 1(A) – Office 2.75 parking spaces for every 1,000 square feet of gross floor area (UFA).

OFF-STREET PARKING VARIANCE



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The intended use of the property is for both office and single-family residential. The office portion is the larger structure on the property adjacent to Heights Boulevard, while the residential portion is the apartment above the garage. Per Section 26-492, the required parking for an office classification is 2.5 parking spaces for every 1,000 square feet of GFA or 2.75 parking spaces for every 1,000 square feet of UFA. For a single-family residence, 2 parking spaces for each dwelling unit are required. The gross floor area of the proposed office space is 1,824 square feet and the usable floor area is 1,308 square feet per the definitions in Section 26-472. According to this metric, the required number of parking spaces would be 4.56 spaces for the office space and 2 spaces for the residential space. Attached you will find a breakdown of this calculation. However, according to Section 26-498, the office parking requirements qualify for a 40% reduction as the property is designated as a contributing within a historic district. In addition, the site plan includes 5 bicycle parking spaces which qualifies for an additional 10% reduction per Section 26-583. After accounting for these reductions, the required number of parking spaces is 4.46 spaces, which is rounded to 4 spaces per Section 26-491. The property can currently accommodate 3 parking spaces with 2 spaces in tandem which is appropriate for residential use per Section 26-582(c). The variance request is for a reduction of 1 off-street parking space.

Once the parking analysis was completed, we looked for off-site parking to accommodate the required number of spots. We have exhausted all of our resources in search of a lease agreement with adjacent properties and businesses. We communicated with all neighboring business within the 500 foot shortest clearly delineated pedestrian route per Section 26-499 that have parking spaces meeting or exceeding our parking demands. Attached are the exhibits showing some of this correspondence. Much of our correspondence was on foot or over the phone including correspondence with The Heights Library, Sunny's, and Heights Funeral Home among others.

The location of the property along frequently used pedestrian bike and walking paths will generate a wealth of traffic on bike or foot. In addition, the Houston Metro bus stop number 6210 exists at the intersection of the property allowing visitors to conveniently arrive by bus. The abundance of alternative means of travel to the property will allow visitors to arrive without the need for vehicular parking.

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.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

- (1) **The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;**

Yes, given the proposed use of the property, providing the number of required spaces would not be possible without significant modifications. There are two existing buildings and one covered pergola, as well as two large, mature trees that would need to be demolished or moved to create drive access and/or new parking spaces. The set back at the front of the property along Heights Boulevard appears advantageous for additional parking, however, a car could not reasonably park then perform a 90 degree turn to drive forward out of the space resulting in the need to reverse out of the space onto a frequently traveled street. Parking in front of the building along Heights Boulevard may also obstruct the view of the building which could compromise the preservation of the historic structures and neighborhoods as governed by the Historic Office of Preservation.

- (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;**

No, the given site constraints are not a result of a hardship imposed by the applicant. As described above, relocation of the existing structures or large, mature trees would not benefit the applicant nor the city.

- (3) **The intent of this article is preserved;**

Yes, the intent is preserved. Through due-diligence in accordance with Chapter 26 we carefully reviewed off-street and off-site parking requirements and determined that three of the four parking spaces are achievable.

- (4) **The parking provided will be sufficient to serve the use for which it is intended;**

Yes, the parking provided is sufficient due to the small volume of occupants and the proposed use classification. The proximity to the highly used pedestrian trail along Heights Boulevard, the bikeway along 14th street, and bus stop 6210 provides adequate modes of transportation to and from the property.

- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**

No, granting the reduction will not impact the public health, safety or welfare. The proposed variance does not change the existing parking layout of the property which is currently acceptable as used. Means of egress and visibility will be preserved.

- (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.**

No, we are not seeking a certificate of appropriateness because we are not proposing changes to an existing building structure and are not constructing a new building or addition. We have contacted the Houston Historic Preservation Office to share our proposed use and floor plans, and received confirmation that the Historic Preservation Ordinance does not regulate this type of request.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



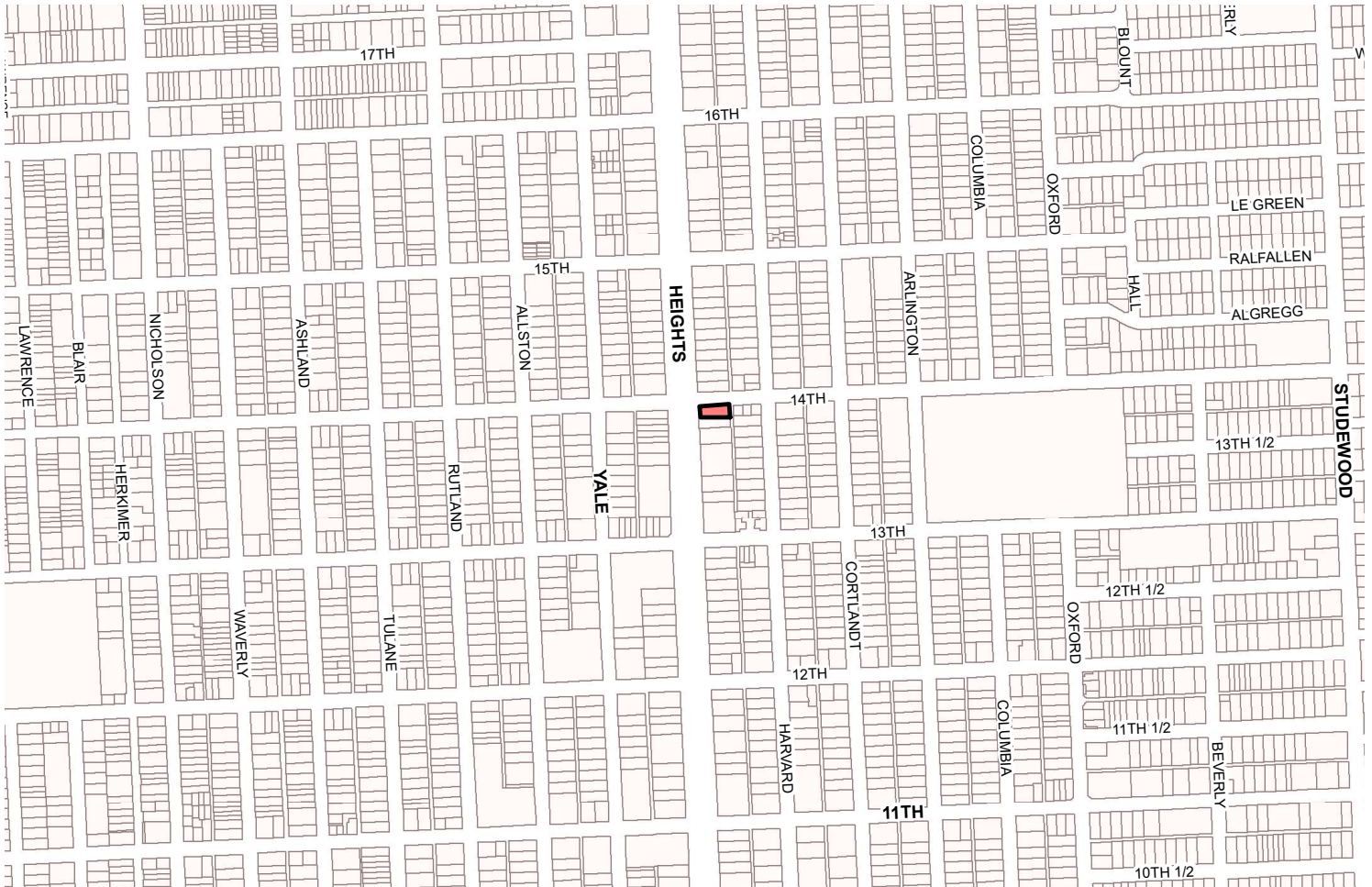
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 06/11/2020

LOCATION MAP



OFF-STREET PARKING VARIANCE



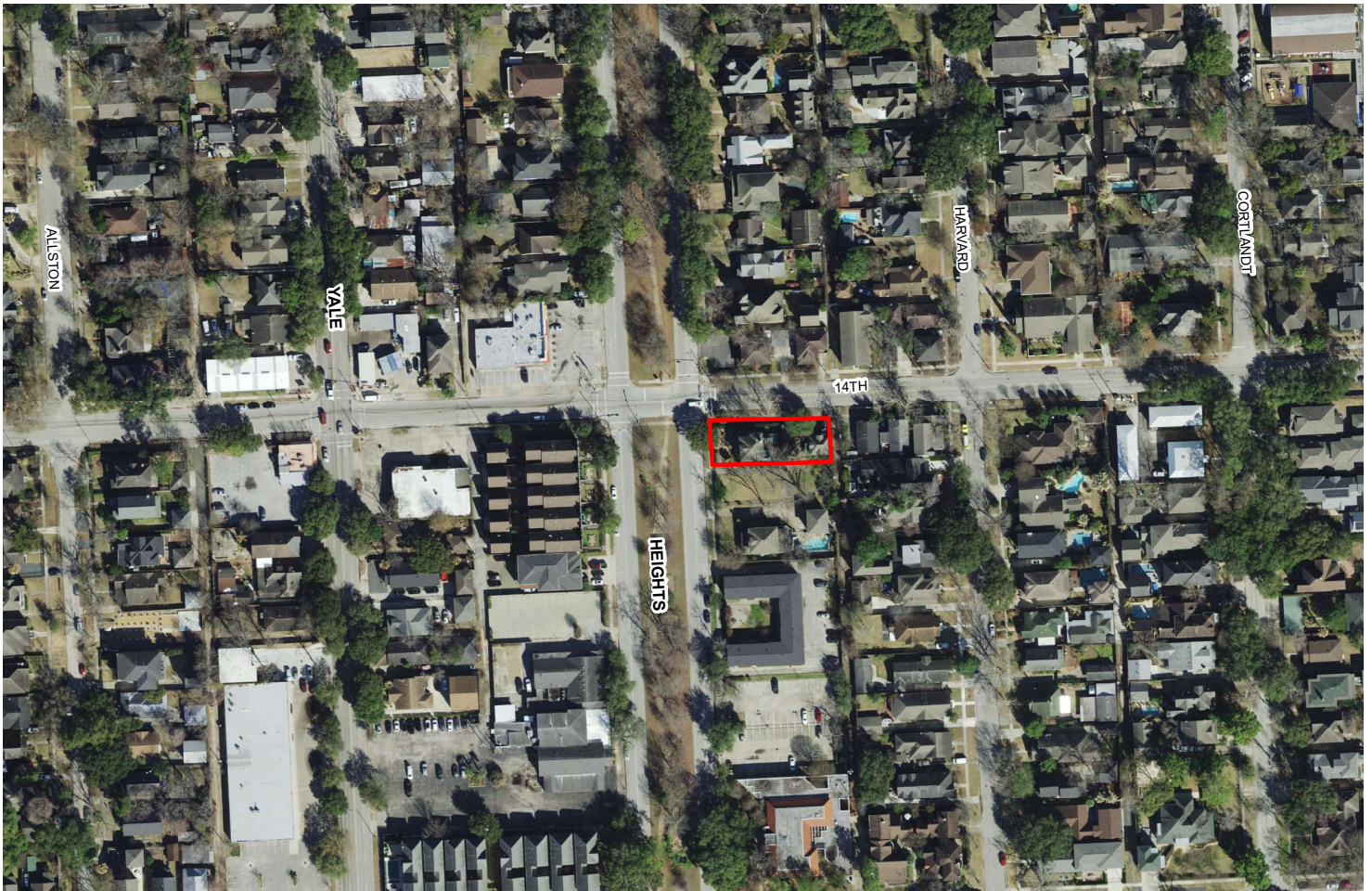
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 06/11/2020

Houston Planning Commission

AERIAL MAP

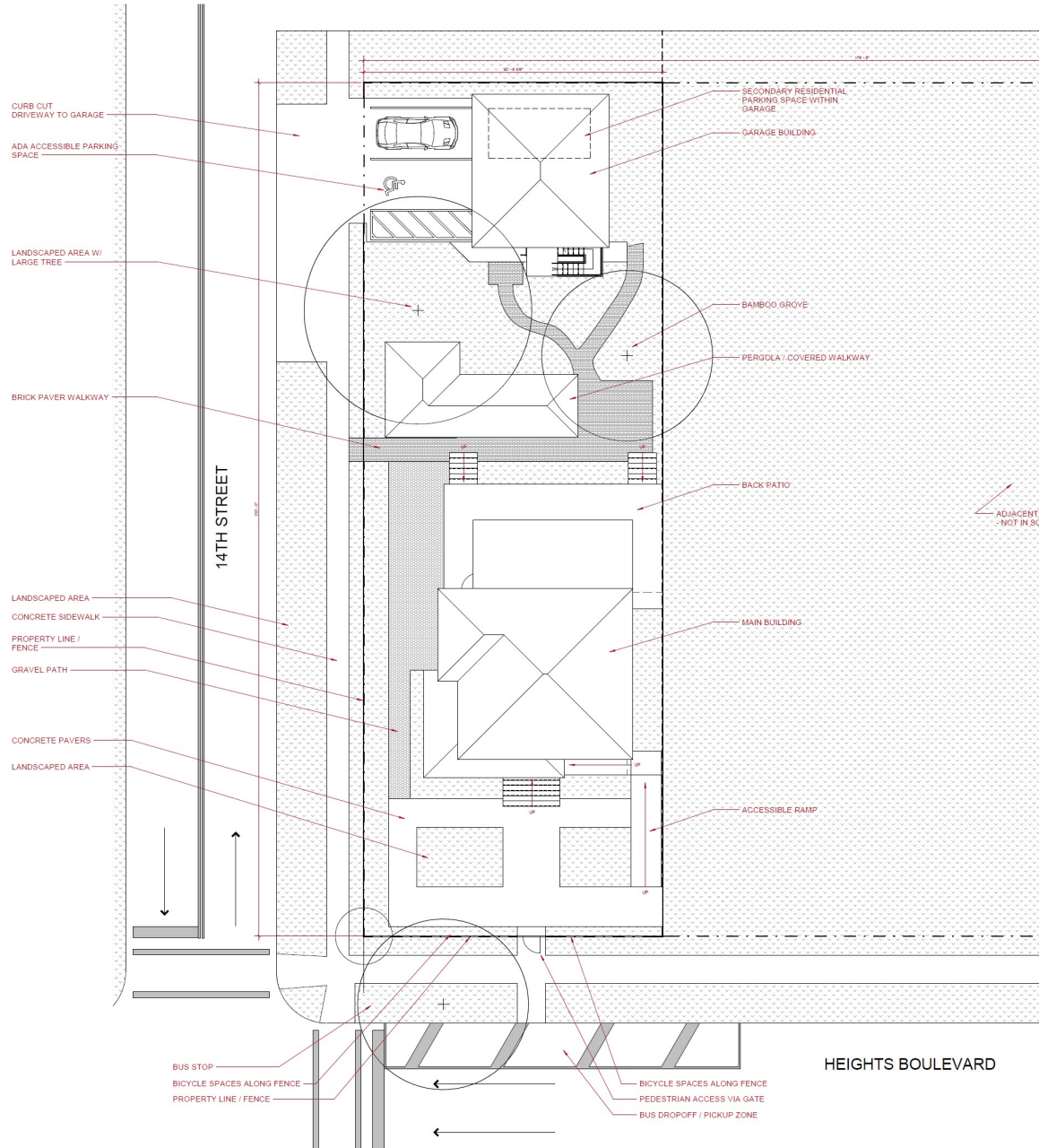


OFF-STREET PARKING VARIANCE



Houston Planning Commission

SITE PLAN



OFF-STREET PARKING VARIANCE



Houston Planning Commission

ITEM: III

Meeting Date: 06/11/2020

ELEVATIONS/PARKING ANALYSIS

Parking Analysis

26-492

Occupancy	Required Parking	Per Unit (SqFT)	Required Parking	Per Unit (SqFT)	Gross Floor Area	Usable Floor Area	Total Spots Required
	GFA		UFA				
Office_Downstairs	2.5	1000	2.75	1000	1051	925	2.54
Office_Upstairs	2.5	1000	2.75	1000	773	674	1.85
Residential	2	Dwelling Unit	2	Dwelling Unit	498	498	2
Total					2841	2097	6.39
							Historical Contributing Reduction*
							2.55
							Final required parking
							3.834

Reduction to Office Parking per 26-498
Spaces

*Reduction applied to office occupancy only



01 FRONT ELEVATION
1/2" = 1'-0"



01 SIDE ELEVATION
1/2" = 1'-0"

OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 06/11/2020

Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation: The site is located north of E. 11th Street, east of Yale Street, and at the southeast corner of Heights Blvd. and E. 14th street. The applicant is requesting a variance is to allow 3 parking spaces on site, in lieu of the required 4 parking spaces, for a new office use in an existing building.

Staff recommendation is to defer this application per the applicant request, to allow time for the applicant to provided revised information by noon next Wednesday.

PLANNING COMMISSION ACTION: DEFER

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:



OFF-STREET PARKING VARIANCE



Houston Planning Commission

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 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		
R McIntyre Services	Mac McIntyre	832-600-4869	mac@mcintyreservices.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
620 W. 27 th Street	19080543	77008	5259	452V	C

HCAD ACCOUNT NUMBER(S):	0200200000007
PROPERTY LEGAL DESCRIPTION:	Lots 7 & 8 Houston Heights
PROPERTY OWNER OF RECORD:	620 W 27th LLC
ACREAGE (SQUARE FEET):	6,550 square feet
WIDTH OF RIGHTS-OF-WAY:	W. 27 th Street (70 feet)
EXISTING PAVING SECTION(S):	W. 27 th Street (22 feet)
OFF-STREET PARKING REQUIREMENT:	9 spaces
OFF-STREET PARKING PROVIDED:	4 spaces
LANDSCAPING REQUIREMENTS:	N/A

EXISTING STRUCTURE(S) [SQ. FT.]: 4,000 square feet (HCAD) & 4,147 square feet (architectural plans)

PROPOSED STRUCTURE(S) [SQ. FT.]: N/A

PURPOSE OF VARIANCE REQUEST: To allow 4 parking spaces, in lieu of the ordinance-required 9 parking spaces, for a proposed wine production and tasting facility.

CHAPTER 26 REFERENCE(S): 26-492 Class 7(f) – Tavern or pub. 10.0 parking spaces for every 1,000 square feet of gross floor area and outdoor decks, patio and seating areas; and

26-492 Class 4(d) – Light manufacturing assembly and research and development. 2.5 parking spaces per 1,000 square feet of gross floor area of office space; and 1.0 parking space per 1,500 square feet of gross floor area of assembly space.



Houston Planning Commission

APPLICANT STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Houston Winery build out plans for an interior remodel of an existing building were submitted under project #19080543. This is for a winery production area with small tasting and retail spaces. The architectural designer of record and permit runner met with the Planning Department following our last resubmittal to discuss Planning comments received regarding the parking count. The parking count, so far, has been calculated by area usage, with Retail Store at 4.6 spaces, Production at 1.4 spaces, and Storage at 0.2 spaces, for a total of 6 spaces. A 5-slot bike rack reduced that to 5 spaces. These calculations are shown on the architectural site plan sheet A1.01.

After consulting with supervisors, the Planning Department emailed us their determination (please see attached email)- Parking should be calculated as winery/brewery, with the retail/tasting area as 10 per 1,000 and the rest of the building calculated as light manufacturing. These calculations result in 9 parking spaces needed for the proposed build out. The existing building and property line conditions only allow for 4 spaces.

This building was constructed in 1984. Anyone who attempts to occupy it in its current state or remodel it would be prohibited from doing so due to present day parking requirements. The existing building hasn't been expanded by the owner, nor did he replat to revise property lines. He's only able to provide the maximum number of parking spaces possible, which is 4. The owner has made efforts to reserve parking from his neighbors before applying for this variance. The surrounding businesses and residents: 1) don't have paved and/or striped parking, 2) not enough spaces to lease out, and 3) have not responded to the owner's inquiries to enter shared or leased parking agreements.

Though city ordinance requires 9 parking spaces, 4 are adequate for the business conducted there. The retail area is small, and only 1-2 people are expected to be in the retail/tasting space at any given time. 1-2 employees are expected to be there as well. The 4 parking spaces and 5 slot bike rack, along with 1-2 off-site parking options, will be sufficient for business operations and use. All parking and bike slot spaces will be available to employee and/or patrons.

The owner is making every effort to provide as much parking as possible, as demonstrated above. He is an owner of a small business seeking to make use of an existing building. Anyone who owns this building and seeks a build out permit, even with no exterior or building footprint, would be in this situation as well. A parking variance would be the best and most cost-efficient option for this building to be occupied as is. The only other options for this 4,000 square foot building would be to demolish a portion of the building just to reduce parking requirements or sell it and limit its use by one that requires 4 parking spaces or less.

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.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

- (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;**

This building was constructed in 1984. Anyone who attempts to occupy it in its current state or remodel it would be prohibited from doing so due to present-day parking requirements.

- (2) **That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;**

The existing building hasn't been expanded by the owner, nor did he replat to revise property lines. He's providing the maximum number of parking spaces possible, 4.

- (3) **The intent of this article is preserved;**

Though city ordinance requires 9 spaces, 4 are adequate for business conducted there. The retail area is small, and only 1-2 people are expected to be in the space at any given time. The 4 parking spaces and 5-slot bike rack, along with 1-2 off-site parking options, will be sufficient for business operations and use.

- (4) **The parking provided will be sufficient to serve the use for which it is intended;**

The proposed use is a winery with a small tasting area. They will have 2-4 people working depending on the day of the week and season. The hours of operation are planned at 12-8 pm Tuesday-Friday, 12-6 pm Saturday-Sunday, and closed on Monday. Deliveries won't be needed on a constant regular basis. They'll be scheduled during non-business hours so as to not interfere with customer parking. The client and his business partner will be the employees most often working at the winery and will carpool together.

Based on the last 7 years that Houston Winery has been in business, they expect 4-6 customers at a time, at most, visiting for tasting and purchasing bottles. Customers stop by, sometimes do a tasting of a few wines, then get bottles to go. Since there is very little seating area, private parties and prolonged visits will not be permitted. 4 spaces are the maximum that can be provided. A 5-space bike rack will also be provided for employee and/or patron use.

- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**

The owner is seeking to provide as much parking as possible. When parking is broken down by floor area use, as shown on 16/A1.01, only 5 parking spaces are required. This demonstrates a lower number of parking spaces that would actually serve the building sufficiently.

- (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.**

As stated in the first response of this section, this would be the maximum number of spaces that can be provided to anyone seeking to occupy and make use of this building.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

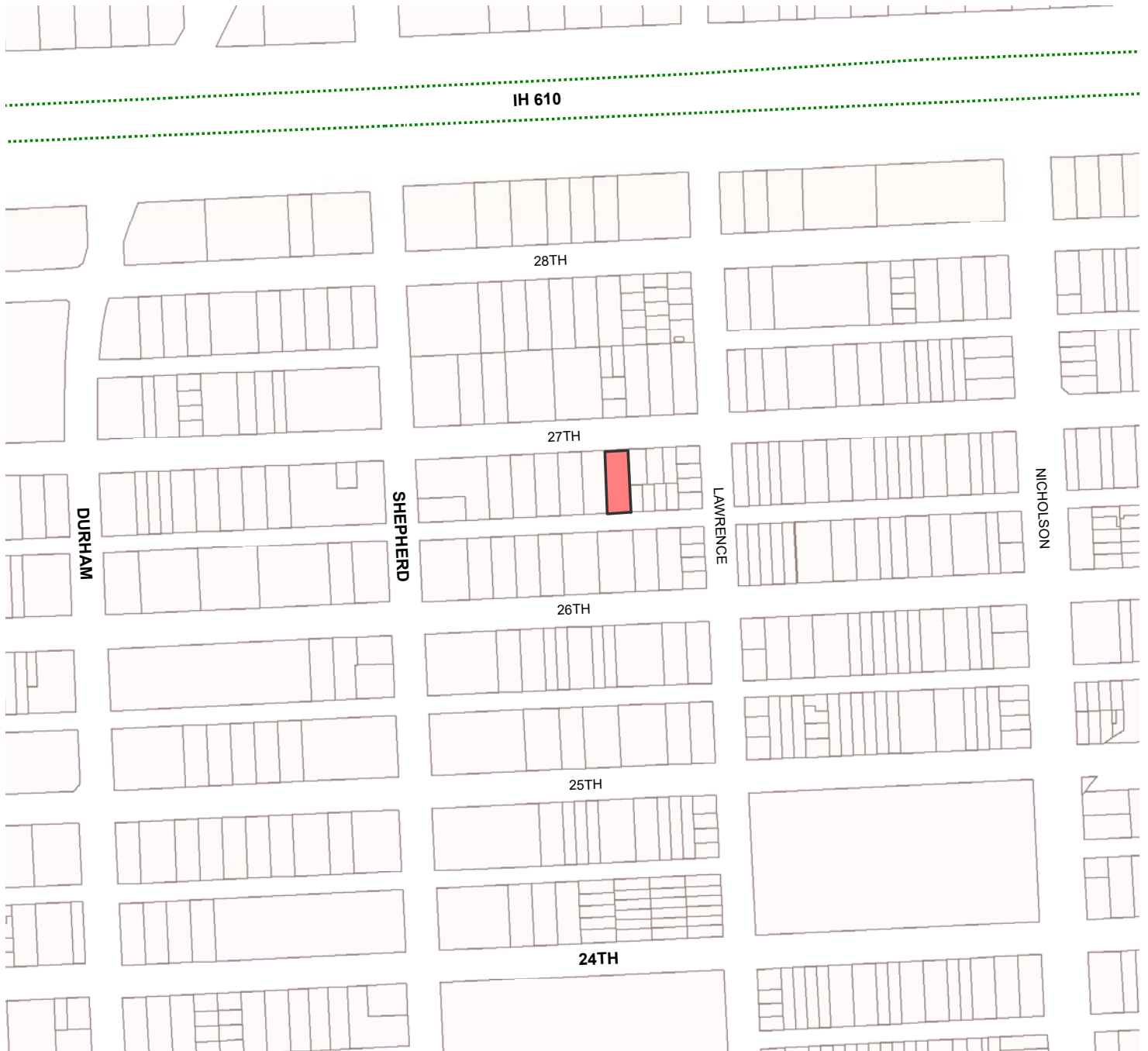
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 06/11/2020

Houston Planning Commission

Aerial Map

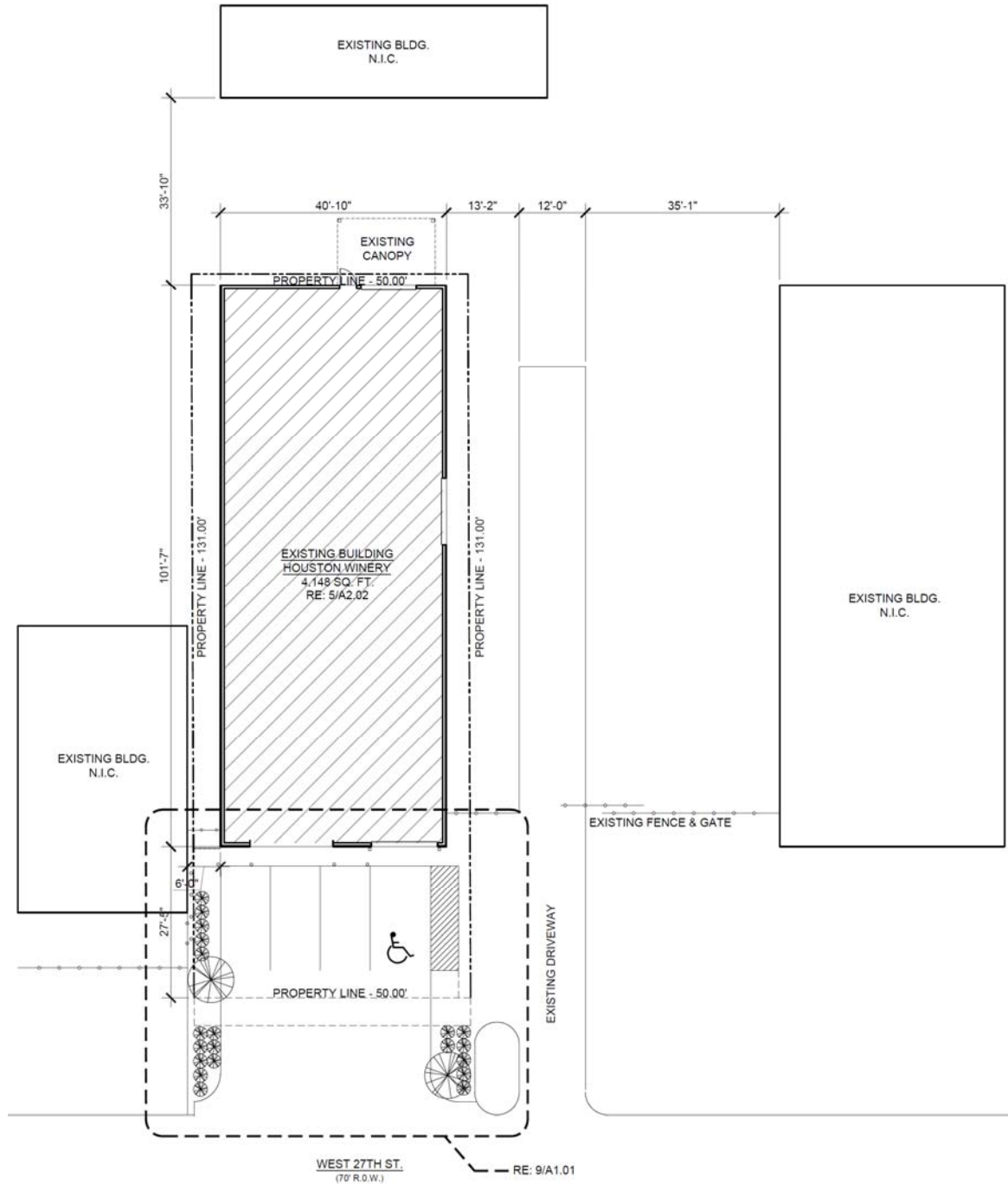


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Site Plan

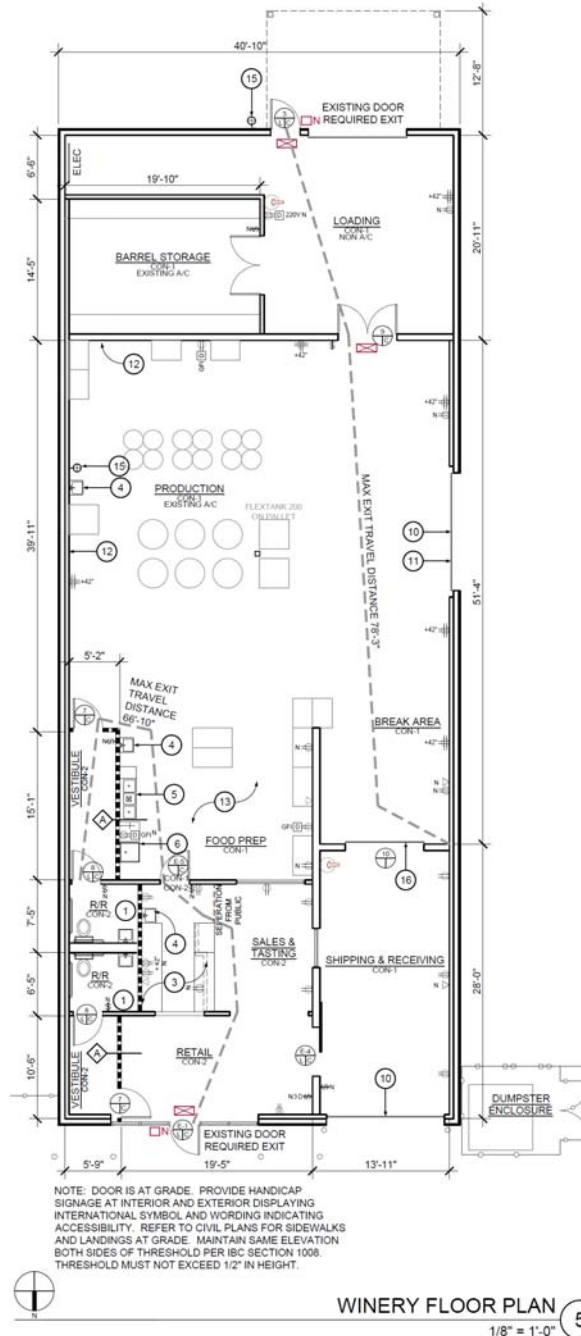


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Floor Plan



OFF-STREET PARKING VARIANCE



Houston Planning Commission

Parking Analysis

PARKING CALCULATIONS - CITY OF HOUSTON

RETAIL AND TASTING AREA: 10 SPACES / 1,000 SF

CALC: $(743 / 1,000) \times 10 = 7$ PARKING SPACES

PRODUCTION: 1 SPACE / 1,500 SF

CALC: $3,404 / 1,500 = 2$ PARKING SPACES

TOTAL PARKING SPACES REQUIRED = 9

THE DEVELOPMENT DOES NOT QUALIFY FOR A 10% BICYCLE PARKING REDUCTION, BUT PROPOSES A 5 SPACE BIKE RACK IN ORDER TO PROVIDE ADDITIONAL PARKING OPTIONS.

TOTAL PARKING SPACES REQUIRED = 9

TOTAL PARKING SPACES PROVIDED = 4

TOTAL ACCESSIBLE PARKING SPACES REQUIRED = 1

TOTAL ACCESSIBLE PARKING SPACES PROVIDED = 1

* PARKING VARIANCE HAS BEEN SUBMITTED

OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: IV

Meeting Date: 06/11/2020

Houston Planning Commission

STAFF REPORT

Staff Recommendation: Defer

Basis of Staff Recommendation: The site is located in the Heights at 620 W. 27th Street, east of Shepherd Drive and south of I-610, the North Loop. The applicant is requesting a reduction in the number of off-street parking spaces provided on-site from 9 parking spaces to 4 spaces for a proposed winery production and tasting facility. Staff recommends this item be deferred for two weeks for further study and review and to meet with Houston Public Works pertaining to improvements to the right-of-way.

PLANNING COMMISSION ACTION: Defer

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:



OFF-STREET PARKING VARIANCE

AGENDA: V

SMLSB Application No. 760: 1000-1100 block of Usener Street, south side, between Studemont and Forester Streets and 1100 block of Usener Street, north side, between Studemont and Norhill Boulevard.

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 1000 & 1100 block of Usener Street, north and south sides, between Studemont and Forester Streets. Analysis shows that a minimum lot size of 5,500 sf exists for the blockfaces. A petition was signed by the owners of 50% of the property within the proposed Special Minimum Lot Size Block. Three protests were filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one blockface, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for forty years from the effective date of the ordinance.

STAFF ANALYSIS:

The application includes sixteen (16) lots along the 1000-1100 block of Usener Street, south side, between Studemont and Forester Streets and 1100 block of Usener Street, north side, between Studemont and Norhill Boulevard.

Analysis of the application resulted in the following findings:

- The boundaries of the proposed SMLSB must include all properties within at least one blockface, and no more than two opposing blockfaces;*
The application comprises two blockfaces, the north and south sides of Usener Street.
- At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land uses of the properties consist of fifteen (15) single-family residential properties (representing 94% of the total lots within the boundary area), and one (1) commercial property,
- The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained nine (9) of sixteen (16) signatures of support from property owners in the proposed SMLSB (owning 50% of the total area). Three property owners are protesting.
- Establishment of the SMLSB will further the goal of preserving the area lot size character;*
A minimum lot size of 5,500 sf exists on sixteen (16) lots in the blockfaces.
- The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
The subdivision was platted at an undetermined time. The houses originate from the 1920s. The establishment of a 5,500 sf minimum lot size will preserve the lot size character of the area.
- The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
Sixteen (16) out of sixteen (16) lots (representing 100% of the application area) are at least 5,500 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the blockfaces.

ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Additional Map(s)
4. Protest Letter(s)
5. Application
6. Boundary Map

Special Minimum Lot Size Block

Planning and Development Department

SPECIAL MINIMUM LOT SIZE BLOCK

Application No. **760**

Date Received: **12/4/2019**

Date Complete: **1/14/2020**

Street(s) Name: **Usener Street**

**1000 &
1100 block
of Usener**

Lot(s)

Cross Streets: **Studewood Street** and

**Norhill Boulevard &
Forester Street**

Side of street: **North and south**

MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
1032 (LT 11)	SFR	N	5,500
1038 (LT 10)	SFR	Y	5,500
1042 (LT 9)	SFR	Y	5,500
1046 (LT 8)	SFR	Y	5,500
1101 (LT 16)	SFR	Y	7,540
1102 (LT 7)	SFR	N	5,500
1107 (LT 15)	SFR	Y	5,800
1108 (LT6)	SFR	Y	5,500
1111 (LT14)	SFR	Y	5,800
1112 (LT 5)	SFR	N	5,500
1113 (LT 13)	SFR	Y	5,800
1114 (LT 4)	SFR	N	5,500
1119 (LT 12)	SFR	Y	5,800
1123 (LT11)	SFR	N	5,550

Special Minimum Lot Size Block

Planning and Development Department

1124 (LT 21)	COM	N	16,683
1125 (LT 10)	SFR	N	7,622

Evidence of Support (must be 51% or more by area for Director administrative approval):

Of **104,595** Square Feet in the Proposed Application Area **52,740** Square Feet are Owned by Property Owners Signing in Support of the Petition = **50%**

Single Family Calculation:

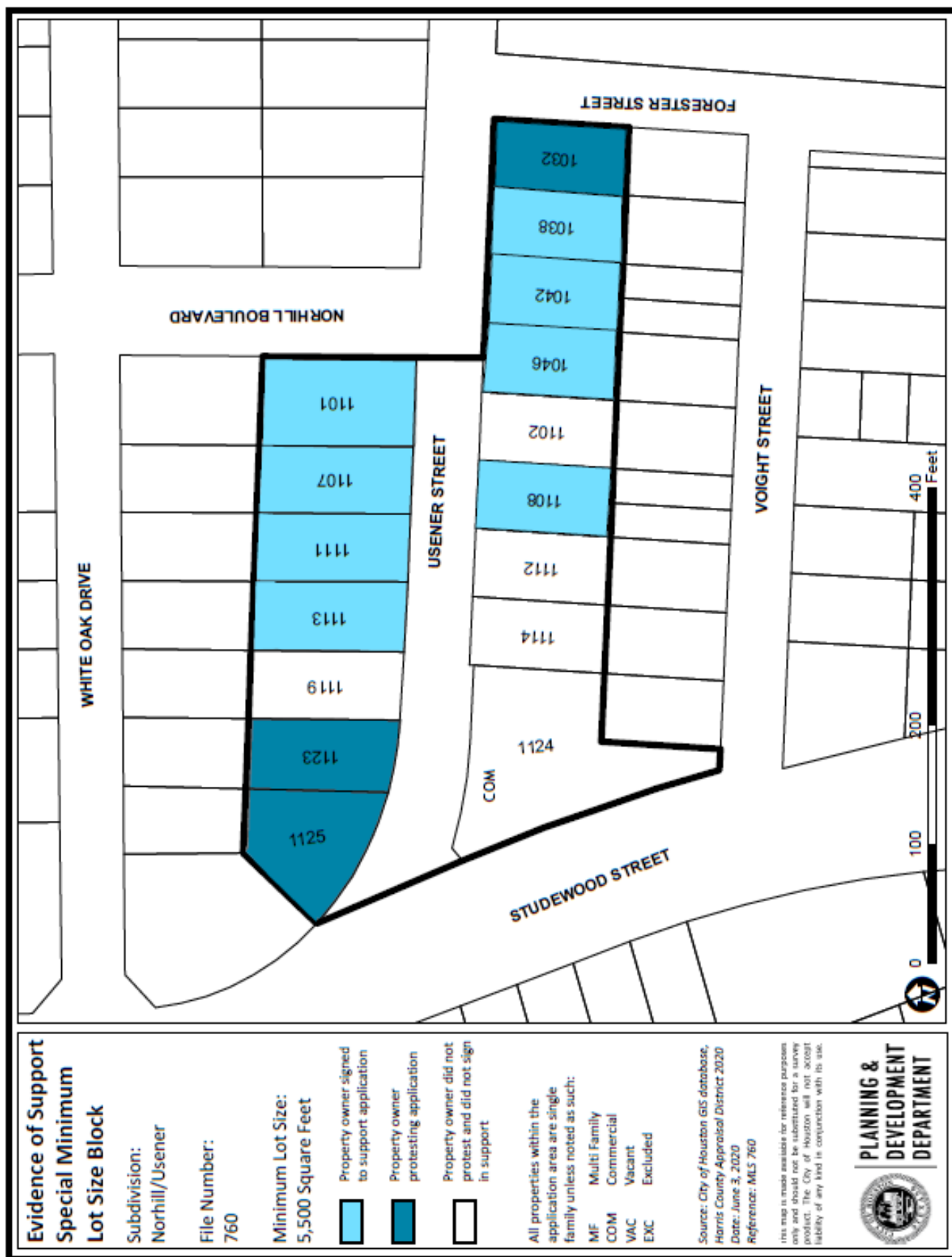
Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 60%):

15	# developed or restricted to no more than two SFR Units	Of	Total number of SFR lots in the Proposed Application Area	Total number of lots in the Proposed Application Area	94%
0	# of Multifamily lots		15	16	
1	# of Commercial lots				
0	# of Vacant Lots				
16	Total				

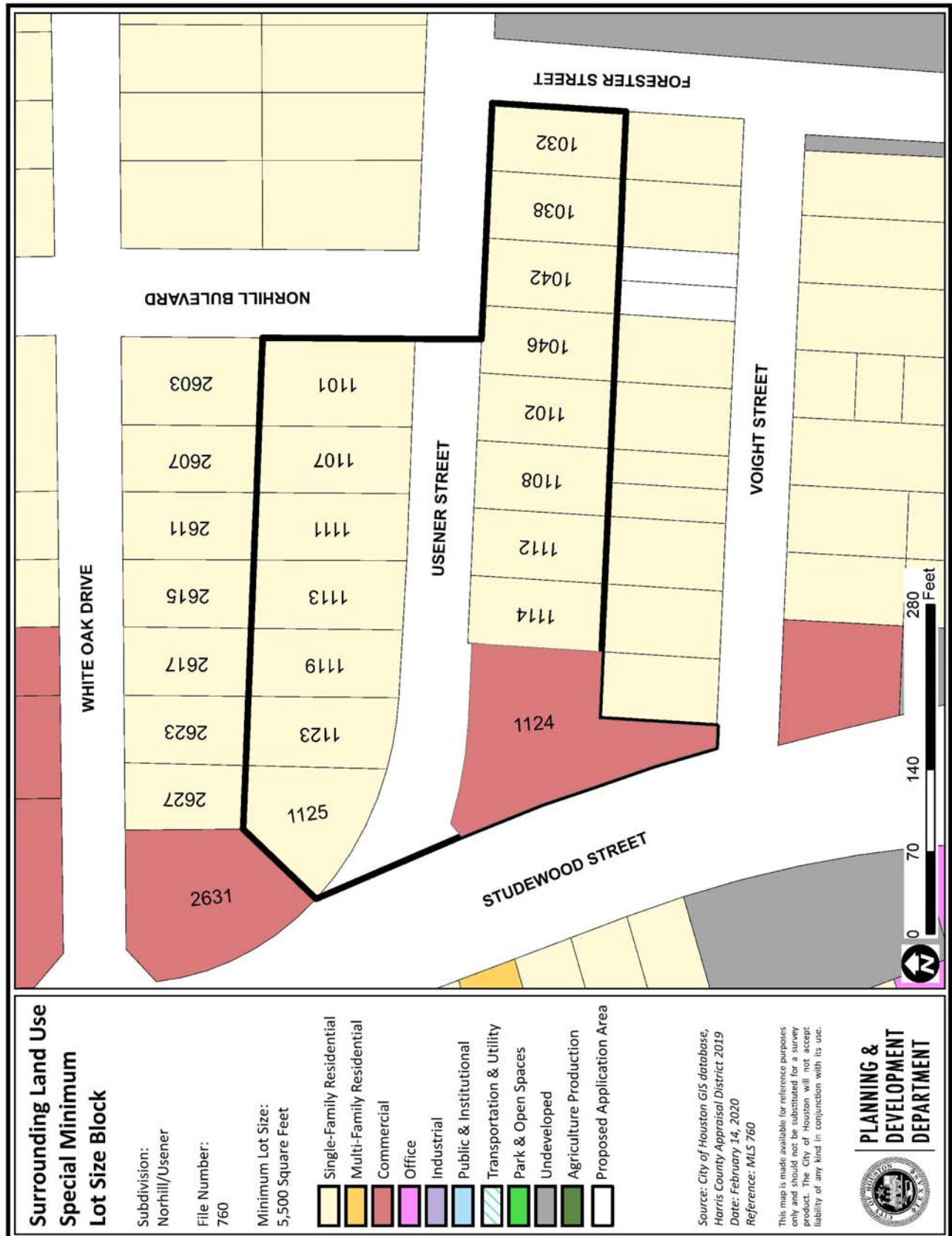
Minimum Lot Size Calculations:

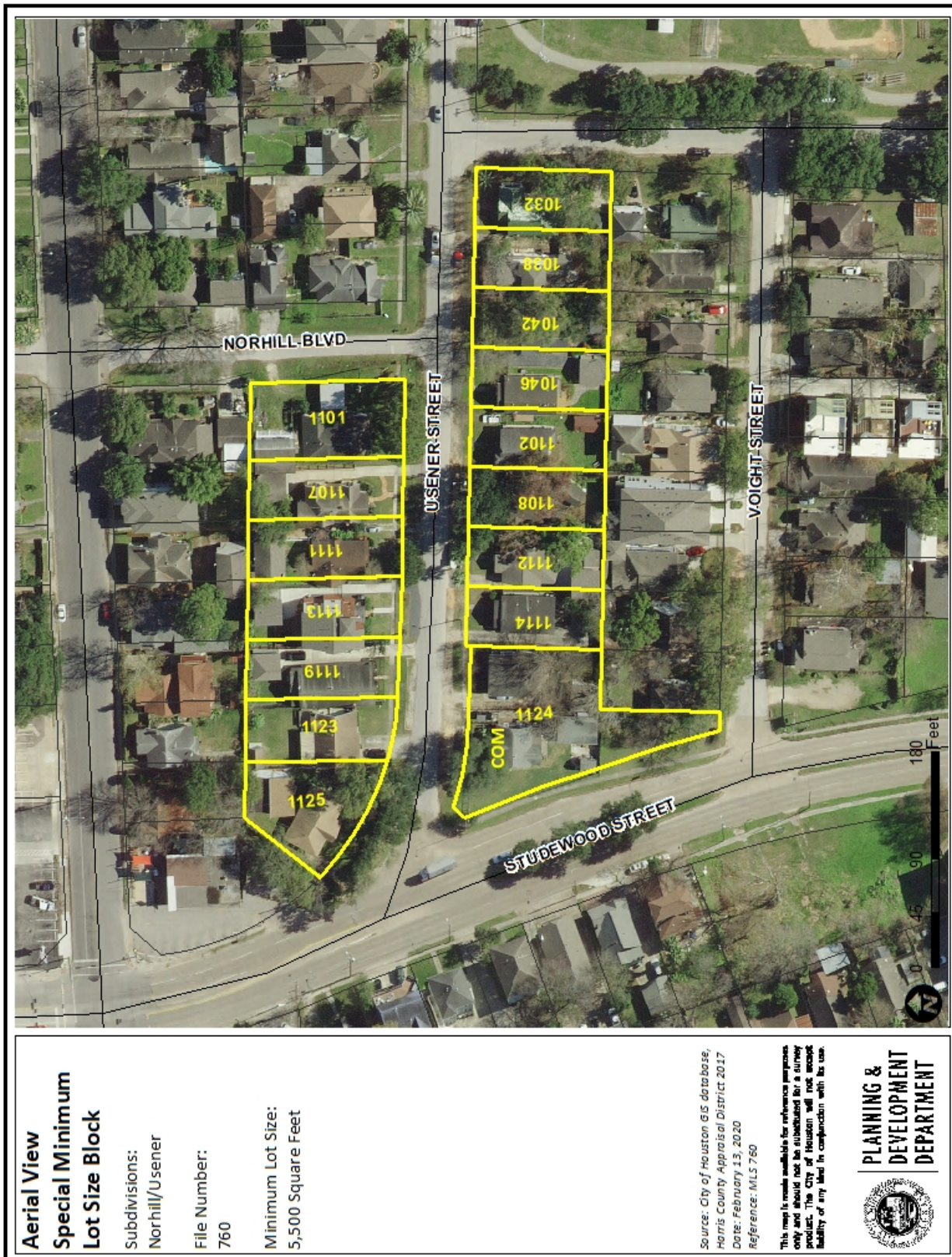
Total # of lots	15	=	Total sq. ft.	104,595	=	/ # of lots	6,973	average sq. ft.
	70	%					5,525	median sq. ft.

Lots ranked by size	Size	% by Area	Cumulative % by Area
1	7,622	8.7%	8.7%
2	7,540	8.6%	17.2%
3	5,800	6.6%	23.8%
4	5,800	6.6%	30.4%
5	5,800	6.6%	37.0%
6	5,800	6.6%	43.6%
7	5,550	6.3%	49.9%
8	5,500	6.3%	56.2%
9	5,500	6.3%	62.5%
10	5,500	6.3%	68.7%
11	5,500	6.3%	75.0%
12	5,500	6.3%	81.2%
13	5,500	6.3%	87.5%
14	5,500	6.3%	93.7%
15	5,500	6.3%	100.0%









From: Jens Egil Bogsrud

Sent: Thursday, February 20, 2020 1:57 PM

To: Marshall, Sasha - PD <Sasha.Marshall@houstontx.gov>

Subject: Special minimum lot size block application

[Message Came from Outside the City of Houston Mail System]

I will protest the application for special minimum lot size block application for 1100 block of Usener street, north and south sides, as per enclosed letter.

The reason why I protest is following:

Think that the existing rules and regulation for the area from City of Houston is sufficient. Do not think this additional restriction will improve the standard of living,

And I am against that a small group of activist will dictate for all of us that this particular street should have additional restriction.

These additional restriction will most likely affect the value of each property in a negative way and do not think that the activist group will pay me for the loss,

Regards

Jens Egil Bogsrud

1123 Usener Street

Houston Texas 77009

From:

Sent: Thursday, February 6, 2020 2:45 PM

To: Marshall, Sasha - PD <Sasha.Marshall@houstontx.gov>

Subject: Minimum Lot Size, Usener St

[Message Came from Outside the City of Houston Mail System]

Sasha,

Hey we talked briefly last week about this Minimum lot size application. I (my company) owns 1032 Usener and we are currently building a duplex on it; it is permitted and underway. This minimum lot size would have a negative effect on the use of this property in the future as it essentially is having 2 units being built on it at this time and the total lot size is 5,500.

Along with that most of these lots have recent construction or older but solid well maintained homes. I do not see a need to determine any future use of these lots at this time. There is only one larger lot that would make sense to subdivide, at 1101 Usener. There is one older possible tear down along the south side of the Street at 1112 Usner but it is not a very large lot, plus it looks like they are maybe trying to work on it to restore it (I saw a foundation repair guy there).

With that said I am against this minimum lot size application at this time and hope it does not pass. If it does I need to find a way to not have it impact our duplex at 1032 Usener.

Thanks,

Joe Tomczak

Abbcott.com

January 23, 2020

To: Ms. Sasha-Joi Marshall Smith

City of Houston Planning and Development

611 Walker, 6th Floor

Houston, Texas 77002

RECEIVED

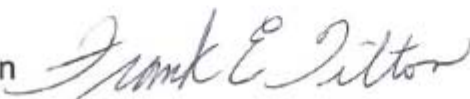
JAN 28 2020

PLANNING AND DEVELOPMENT
DIRECTOR'S OFFICE

This is a follow up of our discussion today regarding the minimum lot size on 1000 and 1100 block of Usener street regarding future development. I am the owner of lot 1125 Usener since 1981. My reason to purchase this lot which currently has a duplex on it was to replace it with two town houses. My lot is on the north side of Usener and has approximately 7600 square footage which is more than the other lots. My lot has commercial developments on three sides. Also my lot is restricted to residential use only as it is in the Norhill subdivision. Therefore in order to get maximum value and usage of my lot, my only option is to build two town houses. Therefore, I am very opposed to this Special Minimum Lot Size Block Application. Please enter my protest to the Planning and Development Department.

Your truly,

Frank E. Tilton





KARLA CISNEROS
Houston City Council Member, District H

March 2, 2020

City of Houston Planning Commission
Planning & Development Department
611 Walker Street, 6th Floor
Houston, Texas 77002

Dear Houston Planning Commission:

I write in support of a Special Minimum Lot Size Block application pertaining to the 1000-1100 block of Usener Street. This application, undertaken by residents of the area, has the documented support of 47% of the residents within the boundaries of the application, excluding the commercial lot. Of the homeowners the applicants successfully contacted, 70% of those living in their homes within the boundaries of the application expressed support for the measure.

If approved, this application would prevent issues that arise when 3-4 story townhomes go up in a neighborhood. Splitting lots result in more driveways, potentially more traffic, and less visibility on the block, which in this case, is very close to Stude Park. In addition, lots with single family homes tend to have more permeable surfaces, reducing the risk and level of flooding.

Thank you for giving this application due consideration. Should you have any further questions, please reach out to my office.

Sincerely,

A handwritten signature in blue ink that reads "Karla Cisneros".

Karla Cisneros
City Council Member, District H

From: J

Sent: Saturday, May 30, 2020 12:16 PM

To: PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>

Subject: SMLS 1000-1100 blocks Usener St

[Message Came from Outside the City of Houston Mail System]

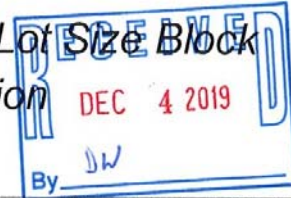
I am Jonah Burfield and an the owner of 1119 Usener St, Houston, TX 77009. I am in support of the creation of a Special Minimum Lot Size block for our street. I never had the opportunity to sign the original application in support of the SMLS block and would like to now. How do I go about adding my official support?

Thanks

Jonah

PLANNING &
DEVELOPMENT
DEPARTMENT

Special Minimum Lot Size Block (SMLSB) Application



Main Applicant Information (required)

Full Name: Amy Benford Date: 11/13/19

Address: 1046 Usener St
Street Address
Houston TX 77009
City State ZIP Code

Phone: [REDACTED] Email: [REDACTED]

Are you a property owner within the application boundary? YES ☒ NO ☐ If no, what is your relation to the application boundary?

Did you have a preliminary meeting with the Planning and Development Department? YES ☐ NO ☒ If yes, what was the date of the meeting? had an initial call and emailed application

Does the application boundary have deed restrictions? YES ☒ NO ☒ If yes, do they address a Minimum Lot Size? no easement for electricity lines

Describe the location of the application boundary. (Example: "North side of Golden Retriever Drive between Boxer and Schnauzer Streets" or "Block 15, Lots 1-5, in Cocker Spaniel Subdivision")

lots 4-11, Block 1 Usener, Res A Block 1 Bounding Reserve, lots 10-16, Block 25 North Hill

Signature of applicant: Amy Benford

Alternate Applicant Information (optional)

Full Name: _____ Date: _____

Address: _____
Street Address

City State ZIP Code

Phone: _____ Email: _____

Signature of alternate applicant: _____

Application Information (STAFF USE ONLY)

File Number: 760 Super Neighborhood: Greater Heights
City Council District: H Planner Assigned: Sasha Marshall

AGENDA: VI

SMLSB Application No. 761: 700 block of East 24th Street, north and south sides, between North Main Street and Gostick Street

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 700 block of East 24th Street, north and south sides, between North Main Street and Gostick Street. Analysis shows that a minimum lot size of 3,000 sf exists for the blockfaces. A petition was signed by the owners of 79% of the property within the proposed Special Minimum Lot Size Block. One protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one blockface, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for forty years from the effective date of the ordinance.

STAFF ANALYSIS:

The application includes twenty-seven (27) lots along the 700 block of East 24th Street, north and south sides, between North Main Street and Gostick Street.

Analysis of the application resulted in the following findings:

- *The boundaries of the proposed SMLSB must include all properties within at least one blockface, and no more than two opposing blockfaces;*
The application comprises two blockfaces, the north and south sides of East 24th Street.
- *At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land uses of the properties consist of twenty-six (26) single-family residential properties (representing 96% of the total lots within the boundary area), and one (1) vacant property.
- *The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained twenty-one (21) of twenty-seven (27) signatures of support from property owners in the proposed SMLSB (owning 79% of the total area). One protest was filed.
- *Establishment of the SMLSB will further the goal of preserving the area lot size character;*
A minimum lot size of 3,000 sf exists on twenty-three (23) lots in the blockfaces.
- *The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
The subdivisions were platted in 1910, 2000, and 2017. The earliest house originate from the 1910s. The establishment of a 3,000 sf minimum lot size will preserve the lot size character of the area.
- *The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
Twenty-three (23) out of twenty-seven (27) lots (representing 83% of the application area) are at least 3,000 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the blockfaces.

ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Additional Map(s)
4. Protest Letter(s)
5. Application

Special Minimum Lot Size Block

Planning and Development Department

SPECIAL MINIMUM LOT SIZE BLOCK

Application No. **761**

Date Received: **1/13/2020**

Date Complete: **2/3/2020**

Street(s) Name: **East 24th Street**

700 Block of East 24th Street

Lot(s)

Cross Streets: **North Main Street** and

Gostick Street

Side of street: **North and South**

MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
701 (LT 33)	SFR		3,000
701 (LT 34)	SFR		3,000
703 (LT 1)	SFR	Y	4,200
704 (LT 1)	SFR		3,000
704 (LT 2)	SFR		3,000
705 (LT 2)	SFR	Y	4,800
708 (LT1)	SFR	Y	4,500
711 (LT 28)	SFR	Y	3,000
711 (LT 29)	SFR	Y	3,000
712 (LT 2)	SFR	Y	4,500
714 (LT 6)	SFR	Y	3,000
714 (LT 7)	SFR	Y	3,000
716 (LT 8)	SFR	Y	3,000
716 (LT 9)	SFR	Y	3,000
717 (LT 26)	SFR	Y	3,000
717 (LT 27)	SFR	Y	3,000
720 (LT 10)	SFR	Y	3,000
720 (LT 11)	SFR	Y	3,000

Special Minimum Lot Size Block

Planning and Development Department

721 (LT 23)	SFR	Y	2,960
721 (LT 24)	SFR	Y	2,960
721 (LT 25)	SFR	Y	2,960
724 (LT 12)	SFR	Y	3,000
724 (LT 13)	SFR	Y	3,000
726 (LT 14)	SFR	Y	3,000
728 (LT 15)	SFR	Y	3,000
725 (LT 22)	SFR		3,344
730 (LT 31)	VAC		2,568

Evidence of Support (must be 51% or more by area for Director administrative approval):

Of **86,792** Square Feet in the Proposed Application Area **68,880** Square Feet are Owned by Property Owners Signing in Support of the Petition = **79%**

Single Family Calculation:

Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 60%):

26	# developed or restricted to no more than two SFR Units	Of		Total number of SFR lots in the Proposed Application Area	Total number of lots in the Proposed Application Area	96%
0	# of Multifamily lots		26		27	
0	# of Commercial lots					
1	# of Vacant Lots					
27	Total					

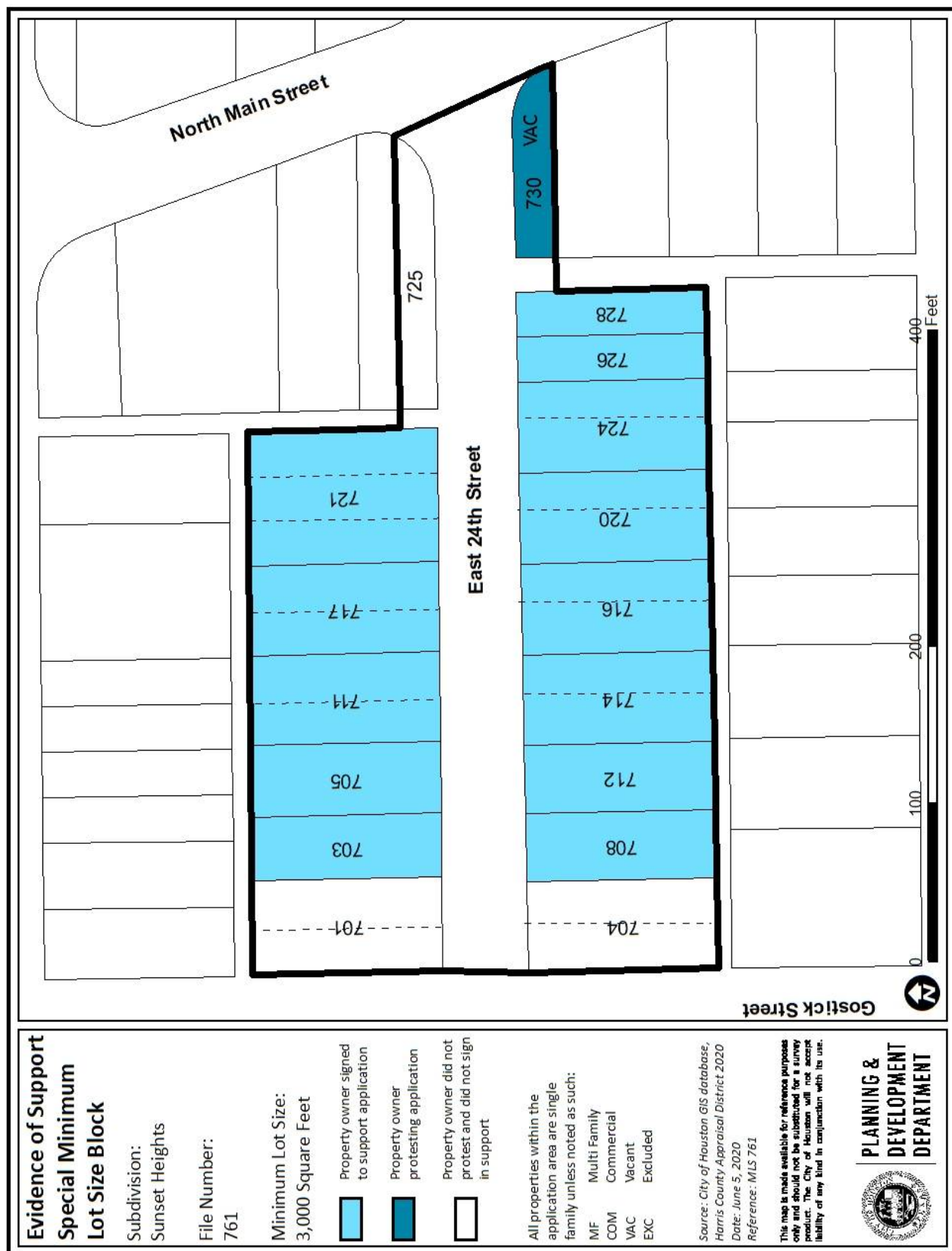
Minimum Lot Size Calculations:

[illegible]

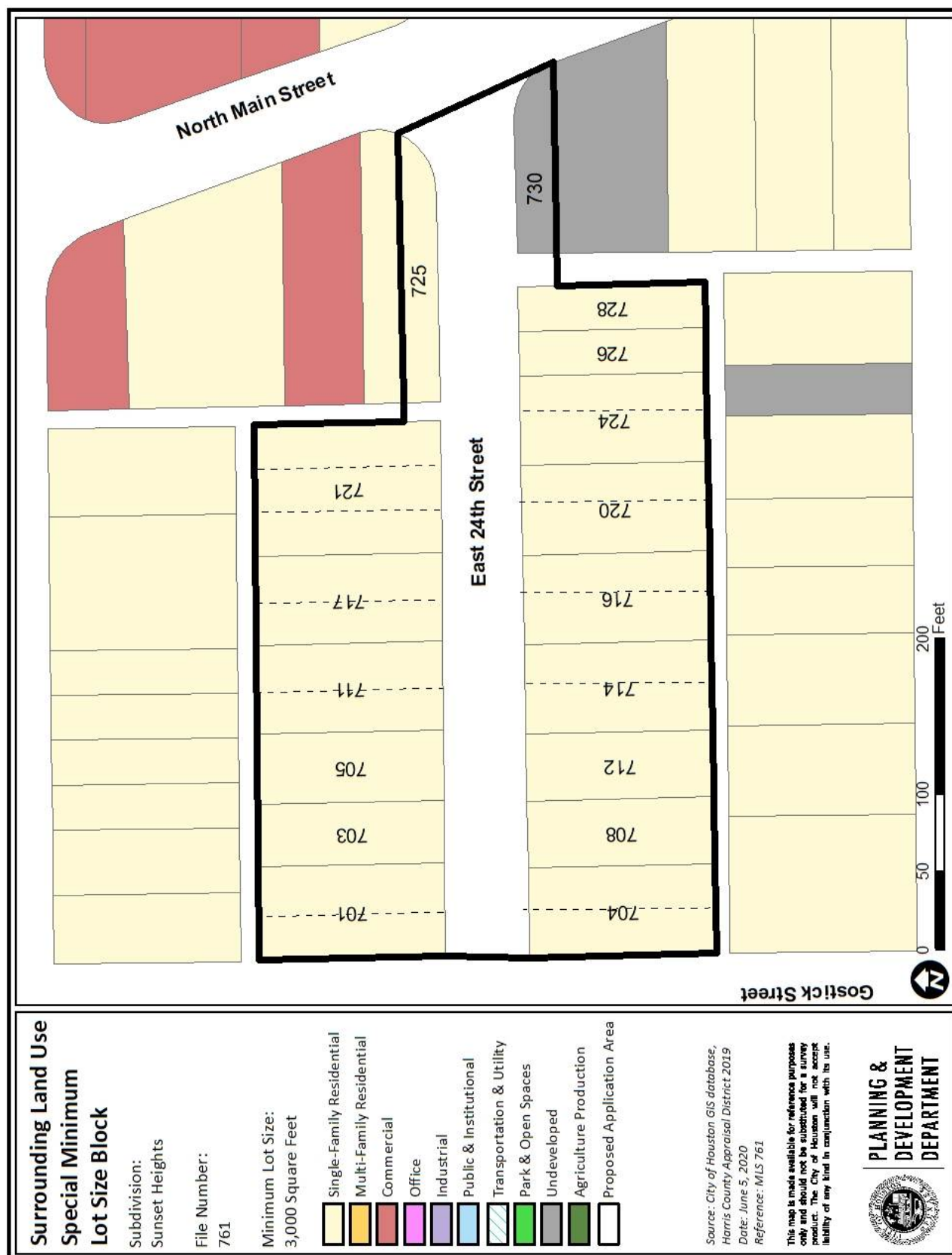
70 %

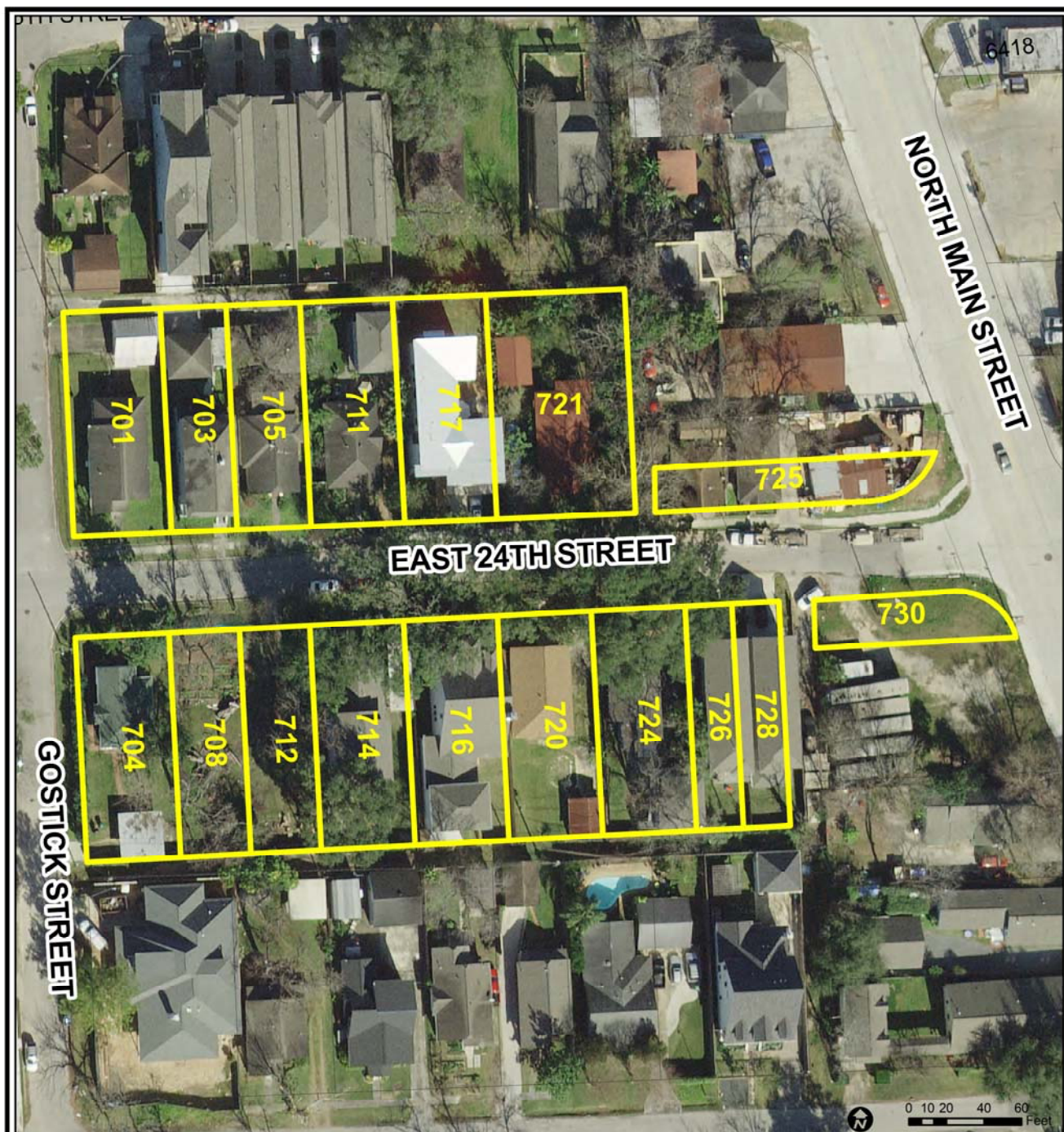
Lots ranked by size	Size	% by Area	Cumulative % by Area
1	4,800	5.5%	5.5%
2	4,500	5.2%	10.7%
3	4,500	5.2%	15.9%
4	4,200	4.8%	20.7%
5	3,344	3.9%	24.6%
6	3,000	3.5%	28.0%
7	3,000	3.5%	31.5%
8	3,000	3.5%	35.0%
9	3,000	3.5%	38.4%
10	3,000	3.5%	41.9%
11	3,000	3.5%	45.3%
12	3,000	3.5%	48.8%
13	3,000	3.5%	52.2%
14	3,000	3.5%	55.7%
15	3,000	3.5%	59.2%
16	3,000	3.5%	62.6%
17	3,000	3.5%	66.1%
18	3,000	3.5%	69.5%
19	3,000	3.5%	73.0%
20	3,000	3.5%	76.4%
21	3,000	3.5%	79.9%
22	3,000	3.5%	83.4%
23	3,000	3.5%	86.8%
24	2,960	3.4%	90.2%
25	2,960	3.4%	93.6%
26	2,960	3.4%	97.0%
27	2,568	3.0%	100.0%
Total	86,792	100.0%	

This application qualifies for a **3,000** Square Feet Special Minimum Lot Size









Special Minimum Lot Size
700 block of East 24th Street, north and south sides
between North Main Street and Gostick Street
3,000 Square Feet

 Area Under Consideration

Source: Harris County Appraisal District
Date: June 5, 2020
Reference: MLS 761

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Glenn, Eriq - PD

From: mike palomo [REDACTED]
Sent: Wednesday, February 19, 2020 11:32 AM
To: Glenn, Eriq - PD
Subject: Re: lot size application 700 block of 24th street

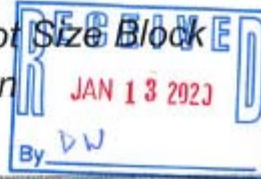
[Message Came from Outside the City of Houston Mail System]

I am the owner of the 730 e. 24th lot . I would like to protest the the special minimum lot size 700 block of east 24th street north and south sides between North Main and Gostick street 3000 square feet . thanks



PLANNING &
DEVELOPMENT
DEPARTMENT

Special Minimum Lot Size Block (SMLSB) Application



Main Applicant Information (required)

Full Name: Star Massing Date: 1/7/2020
Address: 720 East 24th St
Street Address Apartment/Unit #
Houston TX 77008
City State ZIP Code
Phone: [REDACTED] Email: [REDACTED]

Are you a property owner within the application boundary? YES ☒ NO ☐ If no, what is your relation to the application boundary? _____
Did you have a preliminary meeting with the Planning and Development Department? YES ☐ NO ☐ If yes, what was the date of the meeting? _____
Does the application boundary have deed restrictions? YES ☐ NO ☒ If yes, do they address a Minimum Lot Size? _____

Describe the location of the application boundary. (Example: "North side of Golden Retriever Drive between Boxer and Schnauzer Streets" or "Block 15, Lots 1-5, in Cocker Spaniel Subdivision")

On the 700 block of East 24th Street between Main and Gostick

Signature of applicant: [Signature]

Alternate Applicant Information (optional)

Full Name: _____ Date: _____
Address: _____
Street Address Apartment/Unit #

City State ZIP Code
Phone: _____ Email: _____
Signature of alternate applicant: _____

Application Information (STAFF USE ONLY)

File Number: 761 Super Neighborhood: Greater Heights
City Council District: C Planner Assigned: Eugene

Agenda #	Subdivision Name	Name	Organization	Comment
88	Washington Terrace partial replat no 6	Patricia Gillum	NA	<p>Opposed: Concerns of extreme gentirification, the neighborhood is an predominately African American community fears she and others will be driven out after residing there for over 50 years. Telephone Comment</p>
89	Washington Terrace partial replat no 7	Patricia Gillum	NA	<p>Opposed: Concerns of extreme gentirification, the neighborhood is an predominately African American community fears she and others will be driven out after residing there for over 50 years. Telephone Comment</p>
91	Washington Terrace partial replat no 8	Patricia Gillum	NA	<p>Opposed: Concerns of extreme gentirification, the neighborhood is an predominately African American community fears she and others will be driven out after residing there for over 50 years. Telephone Comment</p>
97	Yellowstone Academy Campus	Margarita Nova	NA	<p>I'm property owner of 3001 McIlhenny and would like to discuss Yellowstone Acedemy Campus Var notice Reference Number: 20041655 HCAD Number: 0620670000008</p>
120	1136 Woodland Street	Ashley Holmes	NA	<p>Good afternoon, My name is Ashley Holmes Allison. My husband, son, and I reside at 1132 Woodland, immediately east of 1136 Woodland. The Variance Request is for the right of way associated with the west side of the project site, bordering our property. Inasmuch as the requested variance will directly impact our property, we feel our comments are important for the Board to consider. Smith Builders, Inc caused a survey of the property to be made in 2019 that claims to show that the existing fence on the west side is 1.5 feet over the property line. If this were true, it would conveniently create the 3-foot fire line on the west required by city code. However, this survey is in error. I have attached 3 separate surveys (2002, 2014 and 2015), completed by different companies, that all clearly show that the fence is entirely on our property. We challenge this self-serving, erroneous survey. Furthermore, Smith Builders does not have a valid building permit. I am told by the City of Houston that Smith's permit requests were rejected. Smith has already built a foundation frame (structure) on the property, which is illegal to build without a permit. The erroneous survey is relevant to the Variance Request because dimensions and details of the submitted plan have not been approved by the City of Houston, and will necessarily change when the site is correctly surveyed. Removing the disputed 1.5 feet will cause the plan to violate current side set back rules. There is already less than 6 feet between our house and the proposed framework in the submitted plans (see photolog). We respectfully request the Board deny the Variance Request.</p> <p>Attachments: 2002 Survey, 1132 Woodland, Precision Surveyors, dated August 2, 2002. 2014 Survey, 1132 Woodland, Tetra Surveyors, dated April 30, 2014. 2015 Survey, 1132 Woodland, Tetra Surveyors, dated June 16, 2015. 2019 Survey, 1136 Woodland, Company Unknown, date unknown (recent). 2018 Survey, 1129 Euclid (House adjacent to the south), Precision Surveyors, May 17, 2018</p>

III	1348 Heights Boulevard	Sarah Andrews	NA
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I am writing to express my concerns and opposition to the variance request to off street parking standards applied for the property 1348 Heights Boulevard.

I am opposed to granting the variation based on the number of cars that will be forced to look for street parking. The corner at 1348 is busy due to the traffic lights accessing Heights Blvd and Yale, the School and residential traffic. 14th is route used to link major roads and commonly used because it has no Stop sign currently between Heights Blvd and Studewood. A group of neighbors has looked into the city installing stop signs and/or speed bumps (due to speeding) but we have been told it is an emergency route and that is not possible. I live on the corner of Cortlandt and 14th and can testify to this being a frequently used Fire engine route.

The property in question has two parking spaces directly in front of the two car garage and the third within the garage space. The owners of the business at 1348 have said that one of the three spaces will always be given to the garage apartment tenant and that the remaining two will be allocated for business use. However the parking standards have identified two for the garage apartment and that seems to be a realistic situation given it is a 500 sq ft apartment. With one of the spaces provided within the garage it would seem unrealistic that anyone coming to utilize the office space would consider blocking the garage. And indeed to access their space within the garage, the tenant will require that the space is free in front of one side of the garage. Instantly ensuring the two spaces are used for the apartment whatever the business owners have stated. This leaves one parking space for the ten person gatherings that are intended to be held within the property. And I truly believe it is human nature to not want to park in front of a garage (unless it is your own) so it is likely that the ten person gatherings would need 10 parking spaces in the vicinity, given the nature of the events to be held and low likelihood of multiple travellers in one vehicle.

It also has the potential to be a double parked situation with cars parked one behind the other in front of the garage, however in order to do that, the cars would straddle the sidewalk. For a route that is so heavily pedestrianized that would be a disaster – there are many locations where this happens in the Heights and as a frequent pedestrian with a small child it is so frustrating to need to walk into a busy road to go around the vehicles

TO the Members of the Planning Commission:

As a proximate neighbor to this property, I received your Notice of Variance Request for the above property. It is a request for a parking variance, to reduce the required 5 parking spaces for this size and type of property to only 3 spaces, one of which is allocated to the occupant of the onsite residential apartment.

This , if granted, would leave only 2 parking spaces for tenants and visitors to the property. I believe, for the reasons stated below, that this variance request should be denied. There is a possible solution, which I discuss below. If the variance is approved, as discussed below, I would request that it expire at a future moment when this property is sold to another owner.

Rationale:

Traffic congestion and parking problems at 14th and Heights, and on 14th Street from Yale to Oxford:

The restaurant Savoir and its wine bar, La Grande Rue, located at the corner of 14th and Yale, has almost no parking and their valets and clients park cars on 14th Street, Heights Boulevard and surrounding named streets, creating congestion and safety issues for both drivers and pedestrians. In addition, Heights High School, at 14th and Arlington, when in session, produces a very high volume of student and visitor parking on Heights Boulevard, 14th St., Arlington, Cortlandt and Harvard. In addition to parking congestion, 14th is a heavily traveled

III 1348 Heights Boulevard Duncan Dickerson NA

I received and have reviewed your Notice of Variance Request for the subject property located at the southeast corner of Heights Boulevard and 14th Street. The variance is a parking variance, requesting a reduction from the 5 parking spaces required for this type of property to only 3 parking spaces. One of the 3 parking spaces would be allocated to the onsite residential apartment occupant, leaving only 2 parking spaces for tenants and guests of and visitors to the property.

14th Street is a busy thoroughfare, serving as a connector with one traffic light (and no Stop Signs, and no School Zone signs at HHS) between Yale Street and Studewood, and is frequently used by the Houston Fire Department and other emergency vehicles. Traffic congestion along 14th Street and Harvard, Cortlandt, and Arlington streets near HHS is already an issue during student drop-off and pickup times in the morning and afternoon, respectively. Adding more parked cars in this area will only exacerbate the congestion regardless of time of day, and runs the risk of impeding emergency vehicles from responding to area emergency calls.

Due to the foregoing reasons, and because the Planning Commission's ordinance indicates "...traffic patterns on adjacent streets...and existing and potential parking demand created by other occupancies in the vicinity" will be factors considered in granting a variance, the Planning Commission should deny this variance request.

As a proximate neighbor to 1348 Heights Boulevard, we received your Notice of Variance Request for this property. It is a request for a parking variance, to reduce the required 5 parking spaces for this size and type of property to only 3 spaces, one of which is allocated to the occupant of the onsite residential apartment.

Rationale:

The restaurant Savoir and its wine bar, La Grande Rue, located at the corner of 14th and Yale, has almost no parking and their valets and clients park cars on 14th Street, Heights Boulevard and surrounding named streets, creating congestion and safety issues for both drivers and pedestrians. In addition, Heights High School, at 14th and Arlington, when in session, produces a very high volume of student and visitor parking on Heights Boulevard, 14th St., Arlington, Cortlandt and Harvard. In addition to parking congestion, 14th is a heavily travelled I oppose the request for off street Parking variance.

- Sandra Lloyd
1437 Cortlandt St
Sent from my iPhone

Sent from my iPhone

Sent from my iPhone

III1348 Heights BlvdBrian BoyterNA

Hello,

I am a homeowner at 1536 Heights Blvd - just a few houses down from this house. I request that the Parking Variance be denied at this house.

In recent years Heights Boulevard has become overrun with law firms, dentists, and retail shopping creating a major density issue for residents. I have 3 small children and finding street parking anywhere near my home has become impossible. The house in question sits squarely in our restricted historic district and was never intended to be commercial - let alone be commercial while not meeting parking law requirements. If the user could responsibly provide parking to meet their increased demand, I would have no issue. There is no shortage of office and retail space in our surrounding area, and I'm confident the user will have a better business experience in a more appropriate setting.

I appreciate your consideration for the benefit of the neighbors.

Thank you,

Brian
282-961-7160 cell

I have read the request for the 5 parking space variance request at 1348 Heights Blvd. and oppose this variance for the following reasons:

Business owners do not live on site so will need parking in some of the 3 available spaces.

It is my understanding that the garage apartment may be rented, thus another parking space.

This business will be offering workshops and unclear on their website if events will take place at 1328 as well. The business is design and events as well as support of local artisans — all wonderful. However, workshops and/or events require parking. Disappointed that clarity in the business use was not made clear in the variance.

Living on Heights Blvd, I have felt the impact of new businesses on 14th and Yale as well as Yale street down to 15th who also must have received variances. Blvd. and off Blvd streets were not meant to meet the parking needs of business owners and high density living.

This neighborhood is both RESIDENTIAL and commercial. Since living here for 26 years, I have seen businesses and developers plan for their needs, but not necessarily for their neighbors' needs. Streets are becoming too dangerous for the kids and people who live here and for visitors, and it is only getting worse with growing congestion. Owners leave when businesses are closed, residents live here and deal with the aftermath. Please respect the integrity of this residential neighborhood.

I would have appreciated being contacted before hand either by mail or a knock on my door to meet the business owners.

Against the variance.

III1348 Heights BoulevardMary WidnerNA

IV	620 W 27th Street	David Coker	NA	<p>The following are my formal comments on the proposed action for the referenced property use. I request that I be placed on the agenda as a speaker at the next commission hearing should any action other than a deferral be considered.</p> <p>I submit the following comments supporting a denial of the variance based on factors stipulated in Section 26-563, subparagraph (a), subparagraph (5) as being "...injurious to public health, safety, welfare..."</p> <p>BACKGROUND</p> <p>I have been a resident of the Heights in Houston for 30 years, 15 of them at my current address just west of the subject property. I have watched as my predictions of 30 years ago regarding the development of this area of the city have come to fruition. I am proud of how the city has improved the living conditions of our area and made it available to so many more Houston residents in a responsible fashion. The days of un-regulated use are gone and quality of life in this area has improved commensurately.</p> <p>COMMENTS</p> <p>Unfortunately, the proposed variance to allow street parking for customers at a proposed vinting operation at 620 W. 27th Street does nothing to advance the quality of life improvements in this area that I have witnessed in recent years.</p> <ol style="list-style-type: none">1. W 27th street is already a major east/west artery for rush hour traffic from Shepherd to the 610 feeder, bypassing the backups that occur during rush hours at Shepherd and 610. This includes traffic loads of vans, personal cars, and delivery trucks. Families exiting vehicles along the streets' edge to get to the proposed business on foot would be extremely dangerous.2. Parking along the rights-of-way in the stretch of 27th, which passes this property, are already overloaded by the auto repair shop to the east, a tow truck operation across the street, and the
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IV	620 W 27th Street	Bruce Leonard	NA	<p>I received a variance request in the mail related to a variance for parking for 620 W. 27th Street, Houston, TX 77008. File number 190800543. Key Map 452V. I live at 606 W 25th St., Houston, TX 77008-1904. I would like to submit a written comment related to the variance request to allow a new business to have 4 parking spaced instead of the city's requirement for the property to have 10 parking spaces. Parking is very limited in the Northern part of the Houston Heights. Allowing a business to have fewer spaces for parking than required by city code is just not feasible for the neighborhood where there is very limited off street parking and the community streets are very narrow for the increasing traffic in the area. I'm opposed to allowing this variance request. Although, the business might be a nice asset for the community, but given the type of business 4 parking spaces does not seem adequate for the size of the building and plans for the business.</p> <p>Best regards,</p> <p>Bruce Leonard 606 West 25th Street Houston, TX 77008-1904</p> <p>Lt 4 BLK 38 Houston Heights</p> <p>Good Morning,</p> <p>My apologies for not emailing 24 hours prior, but if possible I'd like to speak at the Parking Variance meeting being held today, June 11th. I'm the associate architect and design professional for the proposed project at 620 W27th St, Houston, TX 77008.</p>
IV	620 W. 27th St	Alexis Blanco	NA	<p>I'd greatly appreciate the opportunity to speak in behalf of the owner, partly to provide responses to concerns brought up by a neighbor at the previous meeting. Please contact me with any questions or if additional info is needed. Thank you!</p> <p>Alexis Blanco, Associate AIA METHODarchitecture, PLLC P 713-842-7500 x212</p>

Greetings.

I am in receipt of your May 27 notice of the Commission's Virtual meeting scheduled for June 11, 2:30 pm, regarding Agenda Item: Special Minimum Lot Size Block Application for Usener Street in the Norhill Addition and the Usener Place Addition. I have been asked by one of the affected property owners to participate in tomorrow's meeting. I am requesting to reserve time for comment for that purpose.

I attempted to contact your office yesterday to request information, and a copy of the original, signed application, and any notes, comments, findings, determinations or other materials relevant to this matter. My call went to voicemail. I have not received any response to my call. Please accept this as a formal request for copies of the aforementioned documents.

Thank you for your attention to my requests.

Kindest regards,
Dennis Keim
713.202.9428

I am Jonah Burfield and an the owner of 1119 Usener St, Houston, TX 77009. I am in support of the creation of a Special Minimum Lot Size block for our street. I never had the opportunity to sign the original application in support of the SMLS block and would like to now. How do I go about adding my official support?

Thanks

Jonah
281-685-5332

V 1000 Usener St Dennis Keim NA

V 1000 Usener St Jonah Burfield NA

Members of the Planning Commission:

I would like to speak at the meeting on June 11, 2020 regarding Item VI on the posted agenda, a special minimum lot size designation for the 700 Block of East 24th Street.

I support this application. My family has owned our home on this block for fifteen years, and another home next door that we use as a rental property for fourteen years. We appreciate the single-family homes and residential nature of our street, and would like it to remain that way. The surrounding streets are similar, with single family homes being updated and preserved, even on relatively busy North Main Street. People choose our neighborhood because they appreciate its central location, its diversity, and the chance to live in a single family home, often an older one. The character of our block and the historic Sunset Heights will suffer if multifamily housing or businesses take root here.

24th Street is both narrow and relatively busy on our block. Because it has curbs and good pavement, many vehicles use it to access other parts of Sunset Heights, but because it is narrow, there are often times when parked vehicles block access, which could be disastrous in an emergency. If any of the larger lots on the block became apartments, townhomes, or businesses, the increase in traffic would create a serious hazard. There are many young children who live and play on our street and a constant flow of pedestrians, who would all be adversely affected.

We love our quiet Inner Loop residential neighborhood, and urge you to approve this application, so that it may continue to thrive in its current form.

Andrea Holberg 703 E. 24th St. Houston, TX 77008 713-869-4178 phone/fax 713-416-1394 cell

Dear Planning Commission,

I would like to support the minimum lot size restriction for East 24th St. We moved here in 2005. At that time one of the lots at the end of the street was an amazing eyesore with a row of refrigerated semi-trailers wired into the grid on a bare lot. They are finally gone (replaced with shipping containers), but I'd like to see some restrictions put in place to preserve the residential character of the block. Further, the narrow street means that any increase in housing density will take our traffic and parking problems from bad to worse.

Rod Shampine
703 E. 24th St.

VI 700 Block of East 24th Street Andrea Holberg Na

VI 700 Block of East 24th Street Rod Shampine NA

I bought my house a little over 20 years ago in the spring of 2000. It was a rough neighborhood back then but I could see the potential in it. When my son was born 19 years ago; there was no one for him to play with. Now there are children everywhere in Sunset Heights! It's wonderful. Our neighborhood has seen an incredible transformation over the last 15 years. On our block alone, there are 9+ families with a similar vision and I'm thrilled. We'd like to see our neighborhood continue to grow in a family-friendly way and believe a restriction on minimum lot size will be an invaluable help. I love our neighborhood and want to see it continue to improve. So much so that I recently accepted the role of President for the Sunset Heights Civic Club. Part of that leadership involves connecting neighbors to neighbors, making sure our streets are safe, and maintaining what green space we can.

We've had 7 new homes built on our block in the past 5 years which has brought us lots of wonderful new neighbors but also a lot more traffic. When you consider each household typically has at least two cars, then add friends visiting, then add delivery trucks and service vehicles, you start to get an idea of the level of density. Some days vehicles can't even get down our street and have to back up and turn around. I'm thankful for the businesses that we have on Main St. but it's frustrating when their patrons have to park on our street due to inadequate planning/parking options.

Another safety issue related to vehicular density is only having one sidewalk that runs continuously on the north side of our block. This means that the little kids that live on the southside of our street have to cross our busy street in between parked cars to walk safely on the

NA

VI	700 Block of East 24th Street	Lindsay Westfield	NA	<p>Dear Planning Commission Members,</p> <p>Thank you for considering our request for a minimum lot size restriction on the 700 block of E 24th Street. We have owned our home on the 700 block of E 24th Street for almost six years. During that time, we have come to know our neighbors and really value the community feel of Sunset Heights; it's a wonderful place to live.</p> <p>That said, our street is very narrow, and we face significant parking challenges along the entire block. There are times when even the trash and recycle trucks cannot get through, and we have long been concerned about a fire truck or ambulance being caught in a similar circumstance. As the parents of a small child, this concerns us greatly. It is for this reason that we are concerned about what may happen with the large lots on each corner of North Main that may come up for sale at some point. One lot is across the street from our house and the other lot is right next door to our house. If either of these two lots turn into apartments, dense townhomes, or businesses, our street will undoubtedly be overcrowded, and parking further strained/potentially compromised.</p> <p>As such, we respectfully request you grant our petition to establish a minimum lot size restriction on our block and would welcome the opportunity to speak at the hearing Thursday.</p> <p>Thank you for your time and consideration,</p> <p>William and Lindsay Westfield 728 E 24th Street</p>
VI	700 Block of East 24th Street	Star Massing	NA	<p>Dear Planning Commission Members,</p> <p>Thank you for considering our request for minimum lot size restrictions. We have owned a home here for 2 years. In the time we've been here, there have been many wonderful changes. Homes have been completely remodeled and old houses have been torn down to make way for a few beautiful new homes. We have a close group of neighbors who always look out for one another and we have many babies and young children living on our street. I very much want our street to have the same community feel in the years to come.</p> <p>There are two lots near the corner of Main that are of great concern. One is currently being leased out, but will eventually be sold and probably torn down. The other is a large lot. If either of these two lots turn into apartments, dense townhomes or businesses, our street will be overcrowded.</p> <p>As it is, our street is way too narrow and there are many times when delivery trucks can't get through. We would hate to think what would happen if a neighbor was in need of an ambulance or fire truck.</p> <p>All we are asking is that we have the same look and feel as the rest of streets in the Sunset Heights area. There are plenty of small homes all along Main, 23rd, 24th, 25th and 26th. Please help us keep the neighborhood look and feel that we have. It will be a positive thing for our street and all of the Sunset Heights area.</p> <p>Thank you for your time and consideration.</p> <p>Sincerely,</p> <p>Star & Jack Massing 720 E. 24th Street</p>

VI	700 Block of East 24th Street	Mike Palomo	NA	<p>I am submitting a written comment for the special minimum lot size for the 700 block of east 24th street north and south sides between north main street and gostick street 3000 square feet . seems unfair to put a restriction on part of my property at 730 east 24th and main . why cant the boundary be the alley on the 24th street side . most of my property faces main street . thanks Mike P. owner 730 e. 24th</p> <p>Dear Planning Commission Members,</p> <p>Thank you for your time today and in consideration of our request for minimum lot size restrictions for the 700 Block of East 24th Street. If possible, I would like to be a speaker at tomorrow's planning commission meeting.</p> <p>I am somewhat new to Houston and specifically Sunset Heights. I moved from Dallas and purchased my house a little over one year ago and have never lived in a place with quite the same beautiful character as our neighborhood. Outside of the beautiful homes, mature trees and walkable streets I have come to love my neighbors and the amazing neighborhood feel we have fostered on our street. We all pitch in with each other's home and landscaping projects and have even built a new "Street Library" full of free books this past year. One of the children on the street had a birthday during quarantine this year. Knowing how disappointing that must be for a 5 year old, we all organized and sang happy birthday to him from our porches, complete with signs and costumes while I fumbled through "Happy Birthday" on my electric guitar. We have made the 700th block of East 24th St a great place to live.</p> <p>As it is now, we have very limited space to travel down our street and I am gravely concerned that should our lot size not have a minimum size restriction, the neighborhood feel that we all cherish is most likely to change for the worse. Additional to this concern is my concern that emergency vehicles would have a more difficult time accessing the residences on our streets in the case of an emergency. As you know, we have a lot of children, pets and older folks on our street.</p> <p>We all love and support the Heights through our volunteer and community work (Jack Massing is an artist that most recently has participated in the exhibits down Heights Blvd and Jessica Navas runs the Co-op that us taking over the old Steel City Pops location just down the street). We also support the Heights in our participation of the constable program and by recommending new houses or old bungalows for sale to friends. I personally have had a friend uproot from Dallas to move to the Heights and restore a beautiful bungalow on 23rd st.</p> <p>I liked Dallas. I love Houston. Please consider our request for minimum lot size restrictions.</p>
VI	700 Block of East 24th Street	Bryan Smith	NA	

Dear Planning Commission Members,

Thank you for considering our request for a minimum lot size restriction on the 700 block of E 24th Street. We have owned our home here for four years. In that time we have grown to love the area. We are close with our neighbors and really enjoy the sense of community here. We also really enjoy the walkability of the area, and spend many afternoons with our daughter at the nearby parks.

One of the challenges of living on 24th street, however, is the traffic congestion. The street is very narrow, and there are cars parked on both sides of the street as far up as the intersection with North Main. On a daily basis, vehicles turn quickly off of North Main onto 24th Street and straight into an oncoming car. This regularly causes in one of the two vehicles having to back up and make way for the other. And this will often result in traffic stacking back into Main Street as more vehicles unwittingly turn onto 24th into a reversing vehicle. Furthermore, it is not uncommon for the street to be impassable for large trucks. This is obviously a public hazard, but on a personal level, as parents of a young child, we often worry about this congestion. First of all, our daughter enjoys playing in the front driveway. Our driveway is often the place that vehicles approaching Main turn to make way for oncoming traffic turning off of Main. Perhaps more importantly, this congestion could exacerbate any emergency for anyone living on the street. If we needed the assistance of paramedics or firefighters, we would not want to have to wait for someone to move their car so the emergency responders could get through. Traffic congestion has been an ongoing problem for at least the last four years we are concerned about the development of the lots at the corner of North Main. One lot is across the street from our house and the other lot is one house away from ours. If either of these lots were to be developed into apartments or businesses we fear that the current situation would become much worse with additional parked cars and traffic.

In closing, we hope you will grant our petition to establish a minimum lot size restriction on our street

Good evening,

I would be honored to speak at this upcoming Planning Commission meeting June 11th at 2:30pm alongside my neighbors and friends. Also please see my attached letter for your records addressing the issue at hand.

Thank you for your consideration.

Best Regards,

Nate Evans
724 E 24th St
979-575-5930

VI	700 Block of East 24th Street	Andrew Deas	
VI	700 Block of East 24th Street	Nate and Sarah Evans	NA

VI	700 Block of East 24th Street	Maureen Demar Hall	NA	<p>Dear Planning Commission,</p> <p>721 E. 24th St. was our first home, bought in June of 1981. We lived there until 2008, we still own the home.</p> <p>When that 84" water line was buried under our street we lost road width (almost lost those majestic oaks on the south side), I've seen emergency vehicles have to back up if a vehicle is parked on the street because they can't get through! If our block gets busier we'll have more problems.....</p> <p>We'd still be living there if not for the business next door and the bar that almost borders our back yard.....our street went through some rough times but it's now thriving with a new generation, I'd like to see it continue to do so!</p> <p>Thank You for your consideration,</p> <p>Gary and Maureen Hall 721 E. 24th St.</p> <p>Submitted on: 06/09/2020 10:38:57 PM Completion time: 1 min. 25 sec.</p> <p>Q. Date of Meeting (required information) R. June 11th</p> <p>Q. Agenda Number and/ or Name (required information) R. Virtual Planning Commission meeting at 2:</p> <p>Q. Your Name (required information) R. Jessica Wilt</p> <p>Q. Comments (optional) R. RE: 700 Block of East 24th Street, North and South Sides Between North Main and Gostick Street</p> <p>Dear Planning Commission Members:</p> <p>Thank you for taking the time to consider our application for minimum lot size restrictions.</p> <p>We have lived on the 700 block of E. 24th St. since 2012. While we moved here as renters, in 2013 we purchased the lot across the street and built a custom home. Our investment here encouraged others to invest.</p> <p>As this area has been quick to develop, we are concerned about the lots close to N. Main. One lot is a rental with older owners, and the lot across the street from it is undeveloped.</p> <p>We have a very narrow street and we cannot contend with street parking. In addition, we have numerous children, families with grandchildren, and a multitude of beloved pets living here.</p>
VI	700 Block of East 24th Street	Jessica Wilt	NA	

VI	700 Block of East 24th Street	Krystal Nomie	NA	<p>Dear Planning Commission Members,</p> <p>Thank you for considering our request for minimum lot size restrictions. We have owned a home here for over one year. We have a close group of neighbors who always look out for one another and we have many babies and young children living on our street. I very much want our street to have the same community feel in the years to come.</p> <p>There are two lots near the corner of Main that are of great concern. One is currently being leased out, but will eventually be sold and probably torn down. The other is a large lot. If either of these two lots turn into apartments, dense townhomes or businesses, our street will be overcrowded. As it is, our street is extremely narrow. Our car side view mirror was swiped off by a truck trying to make it down our narrow road less than a month after we moved in. This cost much in repairs. I can't imagine the damage to our cars if the street becomes more crowded. The city garbage trucks can barely make it through without trouble or neighbors moving their cars.</p> <p>We also have a young son who is learning to ride his bike on this street. Crowded streets make it difficult and great traffic will put this activity in danger. We also regularly walk our new dog and are nervous about increased traffic hampering this activity and making us and the dog feel unsafe. The Heights is trying to be more bike and family friendly, and we wish to ensure that our neighborhood maintains this feel.</p> <p>All we are asking is that we have the same look and feel as the rest of streets in the Sunset Heights area. Please help us keep the neighborhood look and feel that we currently have. It will be a positive thing for our street and all of the Sunset Heights area.</p> <p>Thank you for your time and consideration.</p> <p>Sincerely,</p> <p>Krystle Nomie and Patrick O'Rourke 714 E. 24th Street</p>
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