

# HOUSTON PLANNING COMMISSION

## AGENDA

THURSDAY, JUNE 25, 2020  
2:30PM



VIRTUAL ELECTRONIC MEETING

Via: [Join Microsoft Teams Meeting](#)

WEB: <https://bit.ly/37M2b2w>

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](https://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](mailto: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](http://www.houstonplanning.com)

E-mail us at:

Planning and Development

[Anna.Sedillo@houstontx.gov](mailto:Anna.Sedillo@houstontx.gov)

Plat Tracker Home Page:

[www.HoustonPlatTracker.org](http://www.HoustonPlatTracker.org)



## PLANNING & DEVELOPMENT DEPARTMENT

[www.HoustonPlanning.com](http://www.HoustonPlanning.com) or (832) 393-6600

# SPEAKER GUIDELINES

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](http://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](mailto:Speakercomments.pc@houstontx.gov). The Chair may also choose to recognize speakers during the meeting.

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

One recognized speaker at the podium at a time. As your name is called, move to the podium to speak, or announce from your seat if you wish to decline. Any handouts can be provided to staff near the podium, for distribution while you begin speaking. Speaker's time cannot be allocated to another person. Speaker's times are normally 1-2 minutes or as otherwise identified.

At the podium, state your name for the record. Ideally, also state your position on the item, and then deliver your comments. A bell is rung if the allowed speaking time is exceeded. There may also be questions for you, from the Chair or recognized Commissioners, before you return to your seat. No audible expressions from the audience, including no applause, boos, or verbal outbursts.

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

**Commission or Group:**

## SPEAKER SIGN IN FORM

DATE: \_\_\_\_\_

AGENDA ITEM NUMBER \_\_\_\_\_

AGENDA ITEM NAME \_\_\_\_\_

YOUR NAME (Speaker) \_\_\_\_\_

Telephone or email (Optional) \_\_\_\_\_

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

Your position or comments: ☐ Applicant ☐ Supportive ☐ Opposed ☐ Undecided

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 25, 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/37M2b2w>); or
- Join via Phone: [+1 936-755-1521](tel:+19367551521) Conference ID: 285 411 221#

Visit website ([ftp://edrc.houstontx.gov/2020/2020-13\\_DraftAgenda.pdf](ftp://edrc.houstontx.gov/2020/2020-13_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 25, 2020 2:30 p.m. via Microsoft Teams**

### **Call to Order**

**Director's Report**

**Approval of the June 11, 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, Lyndy Morris, Aracely Rodriguez)
- Subdivision Plats with Variance Requests (Aracely Rodriguez, Devin Crittle, Lyndy Morris)
- Subdivision Plats with Special Exception Requests (Tammi Williamson and Eric Pietsch)
- Reconsiderations of Requirement (Eric Pietsch and Muxian Fang)
- Extensions of Approval (John Cedillo)
- Name Changes (John Cedillo)
- Certificates of Compliance (John Cedillo)
- Administrative
- Development Plats with Variance Requests (Jose Mendoza and Eric Pietsch)

### **II. Establish a public hearing date of July 23, 2020**

- Agua Estates Commercial
- Atwood Villas partial replat no 2
- Augusta Addition partial replat no 3
- Bayou Oaks partial replat no 1
- Blossom Hotel and Suites replat no 2
- Blue Bonnet Estates partial replat no 3
- Briargate Sec 10 partial replat no 1
- Hardy Terrace
- Saxxon Park
- Stogner partial replat no 2
- Washington Terrace partial replat no 5
- West Bend Sec 1 partial replat no 1
- Westfield Sec 4 partial replat no 1
- Willowcreek Ranch Sec 9 partial replat no 1

### **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. 27<sup>th</sup> Street (Eric Pietsch)**

### **V. Public Comment**

### **VI. Adjournment**

## **Minutes of the Houston Planning Commission**

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

**June 11, 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 2:33 p.m. before Director's Report

Susan Alleman

Bill Baldwin

Antoine Bryant

Lisa Clark

Rodney Heisch

Randall L. Jones

Arrived at 2:38 p.m. during approval of minutes

Lydia Mares

Paul R. Nelson

Arrived at 2:38 p.m. during approval of minutes

Linda Porras-Pirtle

Kevin Robins

Ileana Rodriguez

Arrived at 2:44 p.m. during item 81

Ian Rosenberg

Arrived at 2:44 p.m. during item 81

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Scott Cain for

Commissioner James Noack

Maggie Dalton for

Absent

The Honorable KP George

Loyd Smith

Left at 5:48 p.m. during item VI

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**

**NONE**

### **DIRECTOR'S REPORT**

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

## **APPROVAL OF THE MAY 28, 2020 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the May 28, 2020 Planning Commission meeting minutes.

Motion: **Clark**

Second: **Abraham**

Vote: **Unanimous**

Abstaining: **None**

### **I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 79)**

Items removed for separate consideration: **1, 2, 13, 14, 24, 25, 33 and 38.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 79 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 79 subject to the CPC 101 form conditions.

Motion: **Baldwin**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **1, 2, 13, 14, 24, 25, 33 and 38**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for **1, 2, 13, 14, 24, 25, 33 and 38**, subject to the CPC 101 form conditions.

Motion: **Alleman**

Second: **Jones**

Vote: **Carried**

Abstaining: **Heisch and Sigler**

### **C PUBLIC HEARINGS**

#### **80 Acre Villa of Park Place partial replat no 1 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: **Sigler**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

#### **81 Augusta Addition partial replat no 2 C3N Withdrawn**

#### **82 Braeburn Terrace Sec 1 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: **Porras-Pirtle**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

#### **83 Craig Woods partial replat no 27 C3N Approve**

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

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

Motion: **Tahir**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

#### **84 Echo Leaf C3N Approve**

Staff recommendation: Deny the variance, special exception and disapprove the plat.

Commission action: Granted the variance, special exception and approved the plat with 6' unobstructed sidewalks and ADA accessible ramps along Mardi Gras Drive and Walters Road.

Motion: **Clark**

Second: **Jones**

Vote: **Carried**

Opposing:

**Baldwin, Garza and Mares**

Speakers: Adamari Alvarado – opposed; Arturo Mendoza's and Raul Alvarado's comments were read by staff; Christopher Browne, applicant – supportive.

**85      Enchanted Oaks Sec 2 partial replat no 1 and extension      C3N      Disapprove**

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

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

**86      Long Point Acres partial replat no 6      C3N      Approve**

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

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

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

**87      Neuen Manor partial replat no 18      C3N      Approve**

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

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

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

Speakers: Shirley Austin's and Angelica Zapata's comments were read by staff.

**88      Washington Terrace partial replat no 6      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: **Carried**      Opposing: **Bryant**

Speaker: Chrystal Beasley – opposed; Joyce Owens, applicant – supportive.

**89      Washington Terrace partial replat no 7      C3N      Approve**

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

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

Motion: **Clark**      Second: **Alleman**      Vote: **Carried**      Opposing: **Bryant**

**90      Washington Terrace partial replat no 8      C3N      Approve**

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

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

Motion: **Jones**      Second: **Alleman**      Vote: **Carried**      Opposing: **Bryant**

**91      Westheimer Gardens partial replat no 4      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: **Sigler**      Second: **Garza**      Vote: **Unanimous**      Abstaining: **None**

**D      VARIANCES**

**92      Greenwood Utility District      C2      Approve**  
**Tidwell Road Wastewater Plant**

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

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

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

**93 Imperial Forest Sec 6 C3R Approve**  
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Alleman** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

**94 Lakes at Creekside GP GP Defer**  
Staff recommendation: Defer the application for two weeks for further study and review.  
Commission action: Deferred the application for two weeks for further study and review.  
Motion: **Abraham** Second: **Mares** Vote: **Unanimous** Recusing: **Heisch**

**95 West Ontario Management LLC C2 Approve**  
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Baldwin** Second: **Rodriguez** Vote: **Unanimous** Abstaining: **None**

Chair announced that Director Margaret Wallace Brown stepped out, and Assistant Director Michael Kramer stepped in as Secretary.

**E SPECIAL EXCEPTIONS  
NONE**

**F RECONSIDERATION OF REQUIREMENTS**

Director Margaret Wallace Brown returned to the meeting at 4:52 p.m.

**96 Allison Park C3R Approve**  
Staff recommendation: Deny the variance and disapprove the plat.  
Commission action: Denied the variance and approved the plat subject to the CPC 101 form conditions.  
Motion: **Smith** Second: **Abraham** Vote: **Carried** Opposing: **Baldwin**  
Speakers: Jeff Boutte, applicant, Alyssa Thompson, Rosie Schneider, Ashley Frysinger and Jeff Whitacre – supportive; HoJim Lim, Houston Public Works Department.

**97 Yellowstone Academy Campus C2R 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: **Clark** Second: **Alleman** Vote: **Carried** Abstaining: **Sigler**  
Speakers: Jeff Boutte, applicant – supportive; Elizabeth Angel – opposed.

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

<b>G</b>	<b>EXTENSIONS OF APPROVAL</b>		
<b>98</b>	<b>Beckendorff Road Street Dedication Sec 2</b>	<b>EOA</b>	<b>Approve</b>
<b>99</b>	<b>Becker Meadows Wastewater Treatment Plant</b>	<b>EOA</b>	<b>Approve</b>
<b>100</b>	<b>Becker Meadows Sec 2</b>	<b>EOA</b>	<b>Approve</b>
<b>101</b>	<b>Bhagwandin Estates</b>	<b>EOA</b>	<b>Approve</b>

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

**H NAME CHANGES  
NONE**

**I CERTIFICATES OF COMPLIANCE**

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

Staff recommendation: Approve staff's recommendation for items 98-118.

Commission action: Approved staff's recommendation for items 98-118.

Motion: **Porras-Pirtle** Second: **Mares** Vote: **Carried** Abstaining: **Heisch 98 and 108**

**J ADMINISTRATIVE  
NONE**

**K DEVELOPMENT PLATS WITH VARIANCE REQUESTS**

**119 2015 Stevens Street DPV Approve**

Staff recommendation: Grant the variance(s) and approve the development plat to allow a 5' building line in lieu of the ordinance-required 10' building line along Noble Street, a local street.

Commission action: Granted the variance(s) and approved the development plat to allow a 5' building line in lieu of the ordinance-required 10' building line along Noble Street.

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

**120 1136 Woodland 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: **Baldwin** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

Speaker: Ashley Holmes Allison – opposed.

**II. ESTABLISH A PUBLIC HEARING DATE OF JULY 09, 2020 FOR:**

- a. Arcade on Spencer replat no 1
- b. Cypress Creek Plaza partial replat no 1
- c. Hyde Park partial replat no 9



- d. Hyde Park partial replat no 10
- e. Lantana Sec 4 partial replat no 1
- f. Melbourne Place Sec 1 partial replat no 2
- g. Melbourne Place Sec 1 partial replat no 3
- h. Real Street Homes replat no 1
- i. Saint Charles Quarter

Staff recommendation: Establish a public hearing date of July 09, 2020 for item II a-i.

Commission action: Established a public hearing date of July 09, 2020 for item II a-i.

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

### **III. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE LOCATED AT 1348 HEIGHTS BOULEVARD**

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

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

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

### **IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE LOCATED AT 620 W. 27<sup>TH</sup> 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: **Mares**      Second: **Nelson**      Vote: **Unanimous**      Abstaining: **None**

Speakers: David Coker and Alexis Blanco – opposed.

### **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**

Staff recommendation: Approve the 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, with a modified boundary, and forward to City Council.

Commission action: Approved the 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, with a modified boundary, and forwarded to City Council.

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

Speakers: Joseph Tomzack and Dennis Keim – opposed; Amy Benford, applicant – supportive.

### **VI. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK FOR THE 700 BLOCK OF EAST 24<sup>TH</sup> STREET, NORTH AND SOUTH SIDES – MLS 761**

Staff recommendation: Approve the consideration of a Special Minimum Lot Size Block for the 700 block of East 24<sup>th</sup> Street, north and south sides, MLS 761, and forward to City Council.

Commission action: Approved the consideration of a Special Minimum Lot Size Block for the 700 block of East 24<sup>th</sup> Street, north and south sides, MLS 761, and forwarded to City Council.

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

Speakers: Rod Shampine, Lindsay Westfield, Nate Evans, Sarah Evans, Star Massing, Jessica Wilt, Erick Navas, Krystal Nomie, Shawn Selby, Ketrina Scott and Andrea Holberg – supportive.

### **VII. EXCUSE THE ABSENCE OF COMMISSIONER ILEANA RODRIGUEZ**

Commissioner Rodriguez was present; therefore, no action was necessary.

**VIII. PUBLIC COMMENT**  
**NONE**

**IX. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 6:05 p.m.

Motion: **Clark**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

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**Martha L. Stein, Chair**

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**Margaret Wallace Brown, Secretary**

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
<b>A-Consent</b>				
1	Anderson Lake Sec 1	C3F		Defer Chapter 42 planning standards
2	Avenue Meadows Sec 3	C2	DEF2	Withdrawn
3	Avondale Square partial replat no 2	C3F		Defer Additional information reqd
4	Barker Sign Company	C2	DEF1	Defer Additional information reqd
5	Beckendorff Place	C3F	DEF1	Disapprove
6	Blaffer North Crossing	C2		Approve the plat subject to the conditions listed
7	Bridge Creek Sec 5	C3P		Approve the plat subject to the conditions listed
8	Bridgeland Parkland Village Sec 50	C3F		Approve the plat subject to the conditions listed
9	Burton Estates	C2		Approve the plat subject to the conditions listed
10	Channelview Park	C3F		Approve the plat subject to the conditions listed
11	Corner of Telge	C2		Approve the plat subject to the conditions listed
12	Craig Woods partial replat no 27	C3F		Approve the plat subject to the conditions listed
13	Cypress Fairbanks ISD Holbrook Elementary	C2		Defer Additional information reqd
14	Cypress Fairbanks Matzke Road Multi Use Facilities	C3F		Approve the plat subject to the conditions listed
15	Cypress Green GP	GP	DEF2	Approve the plat subject to the conditions listed
16	Cypresswood Landing Sec 3	C3F		Defer Additional information reqd
17	Dellrose Sec 10	C3P		Approve the plat subject to the conditions listed
18	Dunham Pointe Sec 2	C3P		Approve the plat subject to the conditions listed
19	Elyson Sec 29	C3F		Approve the plat subject to the conditions listed
20	Elyson Sec 30	C3F		Approve the plat subject to the conditions listed
21	Forest Village Sec 12	C3F	DEF1	Approve the plat subject to the conditions listed
22	Forest Village Sec 13	C3F	DEF1	Approve the plat subject to the conditions listed
23	Heritage Crossing	C3F		Approve the plat subject to the conditions listed
24	Homestead Industrial Park Sec 1	C3P		Approve the plat subject to the conditions listed
25	Inway Oaks Estates Sec 1 partial replat no 1	C3F		Approve the plat subject to the conditions listed
26	Jasmine Heights Sec 18	C3F	DEF1	Approve the plat subject to the conditions listed
27	Lakes at Creekside Sec 9	C3F		Approve the plat subject to the conditions listed
28	Lakes at Creekside Sec 11	C3P		Approve the plat subject to the conditions listed
29	Lakes at Creekside Sec 12	C3P		Approve the plat subject to the conditions listed
30	Long Point Acres partial replat no 6	C3F		Approve the plat subject to the conditions listed
31	Market Manor	C2		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
32	Marvida Sec 6	C3F		Approve the plat subject to the conditions listed
33	Neuen Manor partial replat no 18	C3F		Approve the plat subject to the conditions listed
34	Niklas	C3F		Approve the plat subject to the conditions listed
35	Northgrove Sec 16	C3P		Approve the plat subject to the conditions listed
36	Oaks of Park Row	C3F		Approve the plat subject to the conditions listed
37	Palai Preserve	C2		Approve the plat subject to the conditions listed
38	Royal Brook at Kingwood Sec 17	C3P		Approve the plat subject to the conditions listed
39	Shady Acres Second Section partial replat no 5	C3F		Approve the plat subject to the conditions listed
40	Silver Springs West Richey Road Street Dedication Sec 1	C3F		Approve the plat subject to the conditions listed
41	Spring Creek RV Park	C3F		Approve the plat subject to the conditions listed
42	Story Lindsey Tract GP	GP		Defer Additional information reqd
43	Towne Lake Sec 60	C3P		Approve the plat subject to the conditions listed
44	Valley Ranch East Reserves	C2		Approve the plat subject to the conditions listed
45	Washington Terrace partial replat no 6	C3F		Approve the plat subject to the conditions listed
46	Washington Terrace partial replat no 7	C3F		Approve the plat subject to the conditions listed
47	Washington Terrace partial replat no 8	C3F		Approve the plat subject to the conditions listed
48	Wheatley Oaks	C3F		Approve the plat subject to the conditions listed
49	Willow Meadows Sec 17 partial replat no 1	C3F		Approve the plat subject to the conditions listed
50	Willowcreek Ranch Sec 1 partial replat no 2 and Willow Creek Ranch Sec 4 partial replat no 1	C3F		Approve the plat subject to the conditions listed
51	Winward Sec 4	C3F		Approve the plat subject to the conditions listed

**B-Replats**

52	Balkin Estates	C2R		Approve the plat subject to the conditions listed
53	Bellaire Concourse	C2R		Approve the plat subject to the conditions listed
54	Caydon 2627 Main Street	C2R		Approve the plat subject to the conditions listed
55	Chapman Highline East	C2R	DEF2	Withdrawn
56	Chapman Highline West	C2R	DEF2	Withdrawn
57	Cordoba Estates	C3R		Approve the plat subject to the conditions listed
58	Cypress Fairbanks ISD Perry Road Sec 5 replat no 1	C2R		Approve the plat subject to the conditions listed
59	Elysium at Rachel	C2R		Defer Additional information reqd
60	Glenview Heights	C2R		Approve the plat subject to the conditions listed
61	Hadley Enclave	C2R		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
62	Hendrick Estates	C2R		Approve the plat subject to the conditions listed
63	Houston North Shepherd Maintenance Facility	C2R		Approve the plat subject to the conditions listed
64	Linn Place	C2R		Approve the plat subject to the conditions listed
65	Melinas Wylie	C2R		Defer Additional information reqd
66	Mykawa Estates	C2R		Defer Additional information reqd
67	Northeast Guided at Sunnyside	C2R		Approve the plat subject to the conditions listed
68	Quinn Commons	C2R		Approve the plat subject to the conditions listed
69	Rejuvenate Houston Eastex	C2R		Approve the plat subject to the conditions listed
70	Reserve at Gulfpoint partial replat no 1	C2R		Approve the plat subject to the conditions listed
71	Rex Road Industrial Park	C2R		Approve the plat subject to the conditions listed
72	Rodriguez Plaza	C2R		Approve the plat subject to the conditions listed
73	Schurmier Place	C2R		Approve the plat subject to the conditions listed
74	Tanner Office Park	C2R		Approve the plat subject to the conditions listed
75	Wayside Ventures LLC	C2R		Defer Additional information reqd
76	West 21st Street Estates	C2R	DEF1	Approve the plat subject to the conditions listed
77	West Drive Business Park	C2R		Approve the plat subject to the conditions listed

**C-Public Hearings Requiring Notification**

78	Acre Villa of Park Place partial replat no 1	C3N	DEF1	Defer Applicant request
79	Braeburn Terrace Sec 1 partial replat no 2	C3N	DEF1	Defer Applicant request
80	Braeburn Terrace Sec 1 partial replat no 3	C3N		Defer Harris County Engineer's office request
81	Bridges on Lake Houston Sec 9 partial replat no 1	C3N		Approve the plat subject to the conditions listed
82	Cresmere Place partial replat no 3	C3N		Approve the plat subject to the conditions listed
83	Davidson Heights	C3N		Disapprove
84	Feldman Court partial replat no 1	C3N		Approve the plat subject to the conditions listed
85	Francis Oak Landing	C3N		Defer Chapter 42 planning standards
86	Glendower Court partial replat no 4	C3N		Defer for further study and review
87	Hickory Ridge partial replat no 1	C3N		Approve the plat subject to the conditions listed
88	Langston Place Sec 1 partial replat no 1	C3N		Approve the plat subject to the conditions listed
89	Marvin Gardens partial replat no 1	C3N		Approve the plat subject to the conditions listed
90	Newport Sec 6 partial replat no 2	C3N		Approve the plat subject to the conditions listed
91	North Norhill partial replat no 3	C3N		Approve the plat subject to the conditions listed
92	Riverside Terrace Sec 6 partial replat no 2	C3N		Defer Chapter 42 planning standards
93	Sunset Plaza Meadows replat no 1	C3N		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
94	Usener Addition partial replat no 2	C3N		Approve the plat subject to the conditions listed
95	Victoria Court replat no 1	C3N		Defer for further study and review
96	Wells Addition partial replat no 1	C3N		Approve the plat subject to the conditions listed
97	Westheimer Gardens Extension partial replat no 10	C3N		Approve the plat subject to the conditions listed
98	Westmore Reserve	C3N		Approve the plat subject to the conditions listed
99	Whitney Place West partial replat no 1	C3N		Defer Applicant request

**D-Variances**

100	Alvaro Estates	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
101	Belfort Farms GP	GP		Defer Applicant request
102	Bridgeland Prairieland Village GP	GP		Defer Chapter 42 planning standards
103	Bridgeland Prairieland Village Sec 5	C3P		Defer Additional information reqd
104	Caydon 2701 Main Street	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
105	CLCWA Water Plant no 1	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
106	Harris County MUD 165 Wastewater Treatment Plant no 2	C2		Defer Additional information reqd
107	Harris County MUD 165 Water Plant no 5	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
108	Lakes at Creekside GP	GP	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
109	Mercer Botanic Gardens GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
110	Mercer Botanic Gardens Sec 1	C2	DEF2	Approve the plat subject to the conditions listed
111	Nueces Park Place South	C2		Defer per Harris County Flood Control District
112	Rejuvenate Houston Lyons	C2R		Defer for further study and review

**E-Special Exceptions**

113	Dunham Pointe Sec 1	C3P		Grant the requested special exception(s) and Approve the plat subject to the conditions listed
114	Flagstone GP	GP		Grant the requested special exception(s) and Approve the plat subject to the conditions listed
115	Flagstone Sec 1	C3P		Approve the plat subject to the conditions listed
116	Morton Creek Ranch GP	GP		Grant the requested special exception(s) and Approve the plat subject to the conditions listed
117	Peek Crossing GP	GP		Grant the requested special exception(s) and Approve the plat subject to the conditions listed

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

118	Hockleywood Business Park	C3P		Defer for further study and review
119	Yellowstone Academy Campus	C2R	DEF2	Withdrawn

**G-Extensions of Approval**

120	Harris County MUD no 477 Water Plant no 1	EOA		Approved
121	Silver Springs Sec 3	EOA		Approved
122	Spring Cypress Estates Sec 2	EOA		Approved
123	Telge Ranch Sec 1 partial replat no 2 and extension	EOA		Approved
124	TM Spring Cypress	EOA		Approved
125	Van Siblings LLC	EOA		Approved

**H-Name Changes**

None

**I-Certification of Compliance**

126	25324 Ravenscrest Drive	COC		Approve
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**J-Administrative**

None

**K-Development Plats with Variance Requests**

127	4501 Garrow Street	DPV		Defer
128	6002 Floyd Street	DPV		Approve
129	1136 Woodland Street	DPV		Defer

**Off-Street Parking with Variance Requests**

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



**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 1  
**Action Date:** 06/25/2020  
**Plat Name:** Anderson Lake Sec 1  
**Developer:** Benchmark Engineering Corp.  
**Applicant:** Benchmark Engineering Corporation  
**App No / Type:** 2020-1024 C3F

Total Acreage:	26.9028	Total Reserve Acreage:	10.6540
Number of Lots:	93	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Proposed Utility District	Wastewater Type:	Proposed Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77053	572W	ETJ

#### **Conditions and requirements for approval:**

033. COS areas shall be identified as reserves restricted to compensating open space. Each COS reserve shall be referenced separately (Reserve A, Reserve B), include the restriction (restricted to compensating open space) and the reserve's square footage (xx s.f.)

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

077. Minimum lot size in the suburban area is 5000 square feet without compensating open space. (182)

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

1) dash the intersection of Hiram Clarke road & Lake Drive at Summerlyn Drive

#### **Commission Action:**

Defer Chapter 42 planning standards



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

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





## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 1  
**Action Date:** 06/25/2020  
**Plat Name:** Anderson Lake Sec 1  
**Developer:** Benchmark Engineering Corp.  
**Applicant:** Benchmark Engineering Corporation  
**App No / Type:** 2020-1024 C3F

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

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

Addressing: HARBORPOINT LANE - duplicate / sound-alike existing streets: HARBOR POINT. Please change street name of HARBORPOINT to something more unique.

SHOREPOINT LANE - duplicate / sound-alike existing streets: SHORE POINTE. Please change street name of SHOREPOINT to something more unique.

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)

Plat name must match application (Chapter 42)

UVE Exhibits at Summerlyn Drive and Hiram Clarke Road, and at Anderson Lake Drive and Summerlyn Drive have not been approved. (Chapter 10-COH geometric design guidelines, 10-23)

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



**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 2  
**Action Date:** 06/25/2020  
**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

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.

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

Lots 2 through 8 do not have public street frontage or access. (42-180(a)3 42-188(a))

#### **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.



**PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 2  
**Action Date:** 06/25/2020  
**Plat Name:** Avenue Meadows Sec 3  
**Developer:** Avenue Development, LLC  
**Applicant:** MBCO Engineering  
**App No / Type:** 2020-0786 C2

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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](http://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.



**PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 3  
**Action Date:** 06/25/2020  
**Plat Name:** Avondale Square partial replat no 2  
**Developer:** Lovett Homes  
**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**App No / Type:** 2020-1048 C3F

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Total Acreage:	2.6700	Total Reserve Acreage:	0.4300
Number of Lots:	27	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	450K	City

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#### **Conditions and requirements for approval:**

047. Make minor corrections and additions as indicated on the marked file copy. Chapter 42
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday. Chapter 42
221. Fully dimension all shared driveways. (44)

#### **Commission Action:**

Defer Additional information reqd



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

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

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



**Agenda Item:** 3  
**Action Date:** 06/25/2020  
**Plat Name:** Avondale Square partial replat no 2  
**Developer:** Lovett Homes  
**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**App No / Type:** 2020-1048 C3F

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HPW- TDO- Traffic: 06.18.2020

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 Kempwood Drive and Rosefield 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>

3. New ADA one-way ramp at the street intersection is 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.

Solid Waste: The proposed development contains more than 25 units taking access from shared driveways. According to section 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 &  
DEVELOPMENT  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 4  
**Action Date:** 06/25/2020  
**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.
- 051. Tie plat boundary to the nearest intersection of public street rights-of-way.
- 202. Include Harris County Road Law certificate to Appendix A: Owners Acknowledgement. (Record.doc)
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
  - 1. Provide revised Registry and revised Plat with correct coordinates.
  - 2. Show ROW dedication appropriately.
  - 3. Restrict landuse designation to Cell tower use.

#### **Commission Action:**

Defer Additional information reqd



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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 4  
**Action Date:** 06/25/2020  
**Plat Name:** Barker Sign Company  
**Developer:** Crown Castle  
**Applicant:** Vincent Gerard & Associates, Inc.  
**App No / Type:** 2020-0761 C2

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

HPW- TDO- Traffic: 06-05-2020

No comments.

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

Harris County Flood Control District: Flood Control review - Need to 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)

Verify property owner

see markups for recommended reserve restrictions

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 06/25/2020  
**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:***

- 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.
- 206. Staff recommendation is disapproval for the following reasons.
  - 1. Coordinate with Harris county engineering regarding agency markup for radii/cutback.
  - 2. Address 1400' E/W Intersection spacing.
  - 3. Add turnaround at 200' mark of PAE.

***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.**





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 5  
**Action Date:** 06/25/2020  
**Plat Name:** Beckendorff Place  
**Developer:** Resilient Design Group  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2020-0926 C3F

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

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

HPW- TDO- Traffic: 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](mailto:wastewater@hcpid.org). For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org). (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

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)

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 6  
**Action Date:** 06/25/2020  
**Plat Name:** Blaffer North Crossing  
**Developer:** R.W. Patrick & Associates, INC  
**Applicant:** R.W. Patrick & Associates, Inc.  
**App No / Type:** 2020-1049 C2

Total Acreage:	7.7150	Total Reserve Acreage:	7.7150
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77026	454V	City

#### **Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. 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:** 6  
**Action Date:** 06/25/2020  
**Plat Name:** Blaffer North Crossing  
**Developer:** R.W. Patrick & Associates, INC  
**Applicant:** R.W. Patrick & Associates, Inc.  
**App No / Type:** 2020-1049 C2

---

HPW- TDO- Traffic: 06.18.2020

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

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel H100-00 -00 with top of bank (see uploaded aerial).

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 7  
**Action Date:** 06/25/2020  
**Plat Name:** Bridge Creek Sec 5  
**Developer:** WLH Communities- Texas LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2020-0998 C3P

Total Acreage:	17.5100	Total Reserve Acreage:	2.8900
Number of Lots:	54	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 165
County	Zip	Key Map ©	City / ETJ
Harris	77433	406A	ETJ

#### **Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy. Chapter 42
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. Chapter 42
- 052. Sections 2 and 3 and Westgreen Blvd. must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)
- 063. All appropriate engineering and surveying data shall be shown. Sec 42-42 & 44
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. Sec 42-42(5) & 44(6)

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**06/25/2020**

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:** 7  
**Action Date:** 06/25/2020  
**Plat Name:** Bridge Creek Sec 5  
**Developer:** WLH Communities- Texas LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2020-0998 C3P

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

Harris County Flood Control District: Flood Control review - 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:** 8  
**Action Date:** 06/25/2020  
**Plat Name:** Bridgeland Parkland Village Sec 50  
**Developer:** Bridgeland Development, LP, a Maryland limited partnership  
**Applicant:** BGE  
**App No / Type:** 2020-0975 C3F

Total Acreage:	12.6300	Total Reserve Acreage:	2.6487
Number of Lots:	36	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HARRIS COUNTY MUD 489
County	Zip	Key Map ©	City / ETJ
Harris	77433	366T	ETJ

#### **Conditions and requirements for approval:**

047. Make minor corrections and additions as indicated on the marked file copy. Chapter 42
052. Bridgeland Tuckerton Road and Copper Breaks Crossing Street Dedication and Bridgeland Parkland Sec. 37 must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)
187. Appendix C: Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. Sec 42-42(5), 44(6)
203. Provide complete Recordation Package when submitting plat for recordation. Sec 42-45
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**06/25/2020**

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:** 8  
**Action Date:** 06/25/2020  
**Plat Name:** Bridgeland Parkland Village Sec 50  
**Developer:** Bridgeland Development, LP, a Maryland limited partnership  
**Applicant:** BGE  
**App No / Type:** 2020-0975 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: 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:** 9  
**Action Date:** 06/25/2020  
**Plat Name:** Burton Estates  
**Developer:** Derrick Burton  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2020-1010 C2

Total Acreage:	1.3107	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	454J	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.





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 9  
**Action Date:** 06/25/2020  
**Plat Name:** Burton Estates  
**Developer:** Derrick Burton  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2020-1010 C2

---

HPW- TDO- Traffic: 06.18.2020

No comments.

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

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

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

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

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

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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 10  
**Action Date:** 06/25/2020  
**Plat Name:** Channelview Park  
**Developer:** Advance Surveying  
**Applicant:** Advance Surveying, Inc.  
**App No / Type:** 2020-0982 C3F

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

#### **Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy. 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:** 10  
**Action Date:** 06/25/2020  
**Plat Name:** Channelview Park  
**Developer:** Advance Surveying  
**Applicant:** Advance Surveying, Inc.  
**App No / Type:** 2020-0982 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.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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:** 06/25/2020  
**Plat Name:** Corner of Telge  
**Developer:** CONTINENTAL SUPERIOR MANAGEMENT GROUPS  
**Applicant:** Hovis Surveying Company Inc.  
**App No / Type:** 2020-0964 C2

Total Acreage:	0.9635	Total Reserve Acreage:	0.9635
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	368E	ETJ

#### **Conditions and requirements for approval:**

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

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

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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Action CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 11  
**Action Date:** 06/25/2020  
**Plat Name:** Corner of Telge  
**Developer:** CONTINENTAL SUPERIOR MANAGEMENT GROUPS  
**Applicant:** Hovis Surveying Company Inc.  
**App No / Type:** 2020-0964 C2

---

HPW-HW- IDS: Approve

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

Questions concerning the informational comments should be directed to the agency's author. Planning and 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:** 06/25/2020  
**Plat Name:** Craig Woods partial replat no 27  
**Developer:** Cunningham Development  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2020-0988 C3F

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:**

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 12  
**Action Date:** 06/25/2020  
**Plat Name:** Craig Woods partial replat no 27  
**Developer:** Cunningham Development  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2020-0988 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: 06.18.2020

No comments.

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

The proposed driveway radius must be offset at least 2 ft 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: Approve

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 13  
**Action Date:** 06/25/2020  
**Plat Name:** Cypress Fairbanks ISD Holbrook Elementary  
**Developer:** West Belt Surveying, Inc.  
**Applicant:** West Belt Surveying, Inc.  
**App No / Type:** 2020-1003 C2

Total Acreage:	10.1010	Total Reserve Acreage:	10.1010
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77092	411W	City

#### **Conditions and requirements for approval:**

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

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)

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)

1. Provide Approved Drainage Plan.
2. Address 1400' Intersection spacing along Langfield Rd.
3. Provide Record information for Langfield Rd.

#### **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:**





**Agenda Item:** 13  
**Action Date:** 06/25/2020  
**Plat Name:** Cypress Fairbanks ISD Holbrook Elementary  
**Developer:** West Belt Surveying, Inc.  
**Applicant:** West Belt Surveying, Inc.  
**App No / Type:** 2020-1003 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: 06.18.2020

TDO/ Traffic Operations interpose no objection.

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

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](mailto:wcrtechs@houstontx.gov).

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

Stormwater quality permit is required.

In the floodplain, need drainage plan.

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:** 14  
**Action Date:** 06/25/2020  
**Plat Name:** Cypress Fairbanks Matzke Road Multi Use Facilities  
**Developer:** West Belt Surveying, Inc.  
**Applicant:** West Belt Surveying, Inc.  
**App No / Type:** 2020-1004 C3F

Total Acreage:	25.6570	Total Reserve Acreage:	24.5540
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	367R	ETJ

#### **Conditions and requirements for approval:**

1. Coordinate with Harris County Engineer regarding agency Markup, remainder property and abandonment of existing Matzke Rd

#### **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:** 14  
**Action Date:** 06/25/2020  
**Plat Name:** Cypress Fairbanks Matzke Road Multi Use Facilities  
**Developer:** West Belt Surveying, Inc.  
**Applicant:** West Belt Surveying, Inc.  
**App No / Type:** 2020-1004 C3F

---

HPW-HW- IDS: Approve

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

Addressing: It appears that a local street, Green Blade Drive, may exist through the proposed Reserve. Please investigate if street exists or no longer exists.

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

UVE has been shown on the Plat and should be shown on site development plan. (Chapter 10-COH geometric design guidelines, 10-23)

Traffic Impact Analysis (Project Number 2006100025) has been submitted, but has not been approved yet. (HC-permit regs, 12.02)

Roadway construction plan (Project Number 2006110010) has not been approved yet.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 15  
**Action Date:** 06/25/2020  
**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:

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

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

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

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

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)

165. The minimum centerline radius for a major thoroughfare is 2000 feet. A tangent distance of at least 100 feet shall separate reverse curves. (132)

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. Coordinate with Harris County Flood Control Regarding Agency Markup.

#### 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:** 15  
**Action Date:** 06/25/2020  
**Plat Name:** Cypress Green GP  
**Developer:** MCALISTER INVESTMENT REAL ESTATE  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2020-0817 GP

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

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

HPW-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.



**Agenda Item:** 16  
**Action Date:** 06/25/2020  
**Plat Name:** Cypresswood Landing Sec 3  
**Developer:** Cypresswood Landing Interests. LTD., A Texas Limited Partnership  
**Applicant:** EHRA  
**App No / Type:** 2020-1042 C3F

Total Acreage:	55.7700	Total Reserve Acreage:	24.2147
Number of Lots:	259	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77373	333D	ETJ

***Conditions and requirements for approval:***

033. COS areas shall be identified as reserves restricted to compensating open space. Each COS reserve shall be referenced separately (Reserve A, Reserve B), include the restriction (restricted to compensating open space) and the reserve's square footage (xx s.f.)

037. COS reserves shall be reasonably dry and flat. (185)

038. The following areas are not to be considered when calculating compensating open space. Lots; building sites for dwelling units; utility or storage purposes; carports or garages; driveways or streets; private medians less than 12 feet in width; and water areas including detention ponds, drainageways, flood plains, floodways and ravines. (185)

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

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

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

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

052. Cypresswood Landing Secs 1 and 2 must be recorded prior to or simultaneously with this plat.

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

1. Provide CPL with Signature
2. Plat boundary includes extension of Purple Wisteria Lane, re-designating it as COS. ROW Extension is required for access.
3. Show Drainage Dedication as Drainage easement.
4. COS provided on plat and on COS table do not match.

***Commission Action:***

Defer Additional information reqd



**PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 16  
**Action Date:** 06/25/2020  
**Plat Name:** Cypresswood Landing Sec 3  
**Developer:** Cypresswood Landing Interests. LTD., A Texas Limited Partnership  
**Applicant:** EHRA  
**App No / Type:** 2020-1042 C3F

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

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

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

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

Cypresswood landing sec 1 needs to be recorded prior to or simultaneously with this PLAT (COH-Chapter 42-120)

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

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

HPW-OCE- Drainage and Utility: 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:** 17  
**Action Date:** 06/25/2020  
**Plat Name:** Dellrose Sec 10  
**Developer:** Cypress 600 Development Partners LP  
**Applicant:** META Planning + Design, LLC  
**App No / Type:** 2020-0825 C3P

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Total Acreage:	20.7000	Total Reserve Acreage:	1.8100
Number of Lots:	110	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	325K	ETJ

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**Conditions and requirements for approval:**

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

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)

150. Provide a second point of access to a public street when the total number of lots exceeds 150. (190)

157. Provide streets names for each street. (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.

1. Provide street name for for street name break from Cardrona Peak Place. Provide new Street names for Rose Horn Dr and Lady Spruce Ln.

2. 2 points of access will be required with proposed future development to west.(See Note 150)

**Commission Action:**

Approve the plat subject to the conditions listed





**PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 17  
**Action Date:** 06/25/2020  
**Plat Name:** Dellrose Sec 10  
**Developer:** Cypress 600 Development Partners LP  
**Applicant:** META Planning + Design, LLC  
**App No / Type:** 2020-0825 C3P

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

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

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

HPW-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: ROSE HORN DRIVE - Sound-alike/duplicate street names found: ROSETHORN.

LADY SPRUCE LANE - Sound-alike/duplicate street names found: SHADY SPRUCE.

CARDRONA PEAK PLACE - CH. 41 defines that a street shall have a different street name upon a near 90 degree bend therefore please change street name at intersection of Poppyseed Court.

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)

Street name change at southern portion of plat. See markup. (Chapter 41)

UVE should be checked at Lady Spruce Lane and Bauer Road, at Karama Drive and Samuel Oaks Drive, and at Samuel Oaks Drive and Cumberland Ridge Drive. (Chapter 10-COH geometric design guidelines, 10-23)

25'x25' ROW cutback will be required at SW corner of Cumberland Ridge Drive and Bauer Road for future signalization. (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:** 18  
**Action Date:** 06/25/2020  
**Plat Name:** Dunham Pointe Sec 2  
**Developer:** Mason Westgreen LP, a Texas limited partnership  
**Applicant:** BGE, Inc. - Land Planning  
**App No / Type:** 2020-0962 C3P

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Total Acreage:	15.3900	Total Reserve Acreage:	1.9700
Number of Lots:	80	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	366A	ETJ

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***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.

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

052. Mason Road and Jack Road 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)

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

***Commission Action:***

Approve the plat subject to the conditions listed



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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 18  
**Action Date:** 06/25/2020  
**Plat Name:** Dunham Pointe Sec 2  
**Developer:** Mason Westgreen LP, a Texas limited partnership  
**Applicant:** BGE, Inc. - Land Planning  
**App No / Type:** 2020-0962 C3P

---

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

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

HPW-HW- IDS: Approve

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

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

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)

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

UVE should be checked at Via Casa Linda Drive and Mason Road. (Chapter 10-COH geometric design guidelines, 10-23)

Via Casa Linda Drive should be relocated further south to have a minimum of 500' from Jack Road per Geometric Design Guidelines at major/major intersection.

ROW transition of Via Casa Linda Drive from 80' to 60' should take place after crossing the intersection of Paseo De La Paz Place.

NB left turn lane will be required on Mason Road at Via Casa Linda Drive. (COH geometric Design guidelines, 10-25)

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



**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 19  
**Action Date:** 06/25/2020  
**Plat Name:** Elyson Sec 29  
**Developer:** Nash FM 529, LLC, a Delaware limited liability company  
**Applicant:** BGE  
**App No / Type:** 2020-0973 C3F

Total Acreage:	11.1300	Total Reserve Acreage:	0.6594
Number of Lots:	54	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	405N	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.
187. Appendix C: Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

#### Commission Action:

Approve the plat subject to the conditions listed



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

#### For Your Information:



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 19  
**Action Date:** 06/25/2020  
**Plat Name:** Elyson Sec 29  
**Developer:** Nash FM 529, LLC, a Delaware limited liability company  
**Applicant:** BGE  
**App No / Type:** 2020-0973 C3F

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

HPW- TDO- Traffic: 06-23-2020

The terminus of Cedar Glade Lane requires a turnaround. It is uncertain of the continuation of Buckthrow Hollow/Verbena Meadow to this point, recommend intersection as the turnaround.

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)

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

GP shows cross street across from Horseherb road where proposed water line easement is located

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

SB left turn lane will be required on Porter Road at Horseherb Road. (COH geometric Design guidelines, 10-25)

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



**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 20  
**Action Date:** 06/25/2020  
**Plat Name:** Elyson Sec 30  
**Developer:** Nash FM 529, LLC. a Delaware limited liability company  
**Applicant:** BGE  
**App No / Type:** 2020-0974 C3F

Total Acreage:	39.2600	Total Reserve Acreage:	27.0200
Number of Lots:	57	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	405N	ETJ

#### **Conditions and requirements for approval:**

- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
052. Elyson Sec 29 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)
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:** 20  
**Action Date:** 06/25/2020  
**Plat Name:** Elyson Sec 30  
**Developer:** Nash FM 529, LLC. a Delaware limited liability company  
**Applicant:** BGE  
**App No / Type:** 2020-0974 C3F

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

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

HPW- TDO- Traffic: 06-24-2020

No comments.

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)

Elyson Sec 29 will need to be recorded prior to or simultaneously with this PLAT (COH-Chapter 42-120)

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

SB left turn lane will be required on Porter Road at Horseherb Road. (COH geometric Design guidelines, 10-25)

HPW- TDO- Traffic: 06-24-2020

No comments.

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)

Elyson Sec 29 will need to be recorded prior to or simultaneously with this PLAT (COH-Chapter 42-120)

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

SB left turn lane will be required on Porter Road at Horseherb Road. (COH geometric Design guidelines, 10-25)

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





**PLANNING &  
DEVELOPMENT  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 21  
**Action Date:** 06/25/2020  
**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
- 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:** 21  
**Action Date:** 06/25/2020  
**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

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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:** 22  
**Action Date:** 06/25/2020  
**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.
- 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:** 22  
**Action Date:** 06/25/2020  
**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

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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:** 23  
**Action Date:** 06/25/2020  
**Plat Name:** Heritage Crossing  
**Developer:** Neighborhood Recovery Community Development Corporation  
**Applicant:** Pioneer Engineering, LLC  
**App No / Type:** 2020-0953 C3F

Total Acreage:	10.5415	Total Reserve Acreage:	0.0000
Number of Lots:	60	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77047	573U	City/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.
187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
194. Appendix J:County Clerk Filing Acknowledgement Statement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
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:** 23  
**Action Date:** 06/25/2020  
**Plat Name:** Heritage Crossing  
**Developer:** Neighborhood Recovery Community Development Corporation  
**Applicant:** Pioneer Engineering, LLC  
**App No / Type:** 2020-0953 C3F

---

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

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

"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 Scott 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 one-way ADA ramp at the street intersection are required as per City (Detail # 02775-02).

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.



**Agenda Item:** 24  
**Action Date:** 06/25/2020  
**Plat Name:** Homestead Industrial Park Sec 1  
**Developer:** Skymark Development Company, Inc.  
**Applicant:** Skymark Development Co., Inc.  
**App No / Type:** 2020-0976 C3P

---

Total Acreage:	6.1814	Total Reserve Acreage:	5.7376
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:	PINE VILLAGE PUD
County	Zip	Key Map ©	City / ETJ
Harris	77039	414H	ETJ

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**Conditions and requirements for approval:**

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

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

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 \*\*\*\*\*.

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

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

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

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

159. Provide centerline tie.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 24  
**Action Date:** 06/25/2020  
**Plat Name:** Homestead Industrial Park Sec 1  
**Developer:** Skymark Development Company, Inc.  
**Applicant:** Skymark Development Co., Inc.  
**App No / Type:** 2020-0976 C3P

---



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

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

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

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 - Need to show and label Drainage Channel P136-00 -00 with top of banks also easement at the northern portion of the plat (see uploaded PDF).

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

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (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 Hamill Road and Homestead Service Road. (Chapter 10-COH geometric design guidelines, 10-23)

Hamill Road will operate as right-in/right-out as no opening will be through the median separating main lane from service road. It should be a private street as County does not want to maintain such a small section of roadway.

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



**Agenda Item:** 25  
**Action Date:** 06/25/2020  
**Plat Name:** Inway Oaks Estates Sec 1 partial replat no 1  
**Developer:** ricky clark  
**Applicant:** tejas surveying, inc  
**App No / Type:** 2020-0952 C3F

---

Total Acreage:	3.1450	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77389	290D	ETJ

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**Conditions and requirements for approval:**

047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
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.
123. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat includes residential lots): Further, the owners hereby certify that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions.
- 185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph).
- 185.3. Appendix A: Add single family paragraph in the dedicatory language.
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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 25  
**Action Date:** 06/25/2020  
**Plat Name:** Inway Oaks Estates Sec 1 partial replat no 1  
**Developer:** ricky clark  
**Applicant:** tejas surveying, inc  
**App No / Type:** 2020-0952 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

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: 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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 26  
**Action Date:** 06/25/2020  
**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:**

- 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.
- 047.1. 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)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 26  
**Action Date:** 06/25/2020  
**Plat Name:** Jasmine Heights Sec 18  
**Developer:** DR Horton  
**Applicant:** META Planning + Design, LLC  
**App No / Type:** 2020-0925 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.

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)

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)

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:** 27  
**Action Date:** 06/25/2020  
**Plat Name:** Lakes at Creekside Sec 9  
**Developer:** TMTL CREEKSIDE LP  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No / Type:** 2020-0959 C3F

Total Acreage:	23.2730	Total Reserve Acreage:	10.5320
Number of Lots:	60	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	249Y	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.
050. Revise plat boundary 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:**



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 27  
**Action Date:** 06/25/2020  
**Plat Name:** Lakes at Creekside Sec 9  
**Developer:** TMTL CREEKSIDE LP  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No / Type:** 2020-0959 C3F

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

HPW- TDO- Traffic: 06.16.2020  
No comments

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  
Easements outside of PLAT boundary need to be recorded prior to PLAT recordation (COH-Chapter 42-212)  
UVE should be checked at Glenwick Cable Dr and Fleppel Rd (Chapter 10-COH geometric design guidelines, 10-23)

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Action CPC 101 Form**

**Platting Approval Conditions**

**Agenda Item:** 28  
**Action Date:** 06/25/2020  
**Plat Name:** Lakes at Creekside Sec 11  
**Developer:** Toll Brothers / Trendmaker  
**Applicant:** META Planning + Design, LLC  
**App No / Type:** 2020-1019 C3P

---

Total Acreage:	9.7000	Total Reserve Acreage:	0.6200
Number of Lots:	48	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	77375	249Z	ETJ

---

***Conditions and requirements for approval:***

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Section 9 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)
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:***



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 28  
**Action Date:** 06/25/2020  
**Plat Name:** Lakes at Creekside Sec 11  
**Developer:** Toll Brothers / Trendmaker  
**Applicant:** META Planning + Design, LLC  
**App No / Type:** 2020-1019 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: 06.16.2020  
No comments

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  
Lakes at Creekside sec 9 needs to be recorded prior to or simultaneously with this PLAT (COH-Chapter 42-120)

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:** 29  
**Action Date:** 06/25/2020  
**Plat Name:** Lakes at Creekside Sec 12  
**Developer:** Toll Brothers / Trendmaker  
**Applicant:** META Planning + Design, LLC  
**App No / Type:** 2020-1020 C3P

---

Total Acreage:	3.4000	Total Reserve Acreage:	0.7300
Number of Lots:	11	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	77375	249Z	ETJ

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#### **Conditions and requirements for approval:**

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Section 9 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)
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:**





## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 29  
**Action Date:** 06/25/2020  
**Plat Name:** Lakes at Creekside Sec 12  
**Developer:** Toll Brothers / Trendmaker  
**Applicant:** META Planning + Design, LLC  
**App No / Type:** 2020-1020 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.

Addressing: 2020-0959 "CARLETON LAKE LN" looks to extend vertically, this newly proposed segment need to retain a new name because of diverting approximately 90 degrees.

HPW- TDO- Traffic: Ensure enough-turn around about lot 5 and lot 6, unless reserve A/B will be use as turn-around.

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

Lakes at Creekside section 9 needs to be recorded prior to or simultaneously with this PLAT (COH-Chapter 42-120)

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:** 30  
**Action Date:** 06/25/2020  
**Plat Name:** Long Point Acres partial replat no 6  
**Developer:** Exel Capital  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2020-0986 C3F

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.
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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



**Agenda Item:** 30  
**Action Date:** 06/25/2020  
**Plat Name:** Long Point Acres partial replat no 6  
**Developer:** Exel Capital  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2020-0986 C3F

---

HPW- TDO- Traffic: 06.16.2020  
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 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 and Water Capacity Reservation letter is required for this Project.

(Share Driveway) 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](mailto: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 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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 31  
**Action Date:** 06/25/2020  
**Plat Name:** Market Manor  
**Developer:** Bayou City Strategic Investments, LLC  
**Applicant:** SEM SERVICES  
**App No / Type:** 2020-1036 C2

Total Acreage:	0.3730	Total Reserve Acreage:	0.0205
Number of Lots:	8	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	494E	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. legal description must match title report 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:**  
**06/25/2020**

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:** 31  
**Action Date:** 06/25/2020  
**Plat Name:** Market Manor  
**Developer:** Bayou City Strategic Investments, LLC  
**Applicant:** SEM SERVICES  
**App No / Type:** 2020-1036 C2

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

HPW- TDO- Traffic: 06.18.2020

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 Market Street and Bayou 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.

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:** 32  
**Action Date:** 06/25/2020  
**Plat Name:** Marvida Sec 6  
**Developer:** Cypress 856, Ltd.  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2020-1009 C3F

Total Acreage:	24.8800	Total Reserve Acreage:	1.3188
Number of Lots:	117	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:**

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. West Green Blvd street dedication sec 6 and West Road Street dedication sec 2 must be recorded prior to or simultaneously with this plat.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 059.1. Acreage in title and on plat must match at recordation.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
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:** 32  
**Action Date:** 06/25/2020  
**Plat Name:** Marvida Sec 6  
**Developer:** Cypress 856, Ltd.  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2020-1009 C3F

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

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

HPW- TDO- Traffic: 06.16.2020  
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)  
Westgreen boulevard will need to be dedicated prior to or simultaneously with this plat (COH-Chapter 42-120)  
UVE should be checked at Red Sea Drive and Westgreen Blvd. (Chapter 10-COH geometric design guidelines, 10-23)  
Marvida Tract TIA (Project Number 2005010026) and construction plan (Project Number 2005220075) have 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:** 33  
**Action Date:** 06/25/2020  
**Plat Name:** Neuen Manor partial replat no 18  
**Developer:** Legion Builders  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2020-0989 C3F

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:**

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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





**Agenda Item:** 33  
**Action Date:** 06/25/2020  
**Plat Name:** Neuen Manor partial replat no 18  
**Developer:** Legion Builders  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2020-0989 C3F

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HPW- TDO- Traffic: 06.16.2020  
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 Kerwood 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 and Water Capacity Reservation letter is required for this Project.

(Share Driveway) 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](mailto: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 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.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 34  
**Action Date:** 06/25/2020  
**Plat Name:** Niklas  
**Developer:** Windrose  
**Applicant:** Windrose  
**App No / Type:** 2020-1044 C3F

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Total Acreage:	23.9700	Total Reserve Acreage:	22.4566
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

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#### **Conditions and requirements for approval:**

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

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

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 34  
**Action Date:** 06/25/2020  
**Plat Name:** Niklas  
**Developer:** Windrose  
**Applicant:** Windrose  
**App No / Type:** 2020-1044 C3F

---

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

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

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

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

Label existing sanitary control easement. Verify that a TCEQ exception was granted for encroaching on public ROW?

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)

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



**Agenda Item:** 35  
**Action Date:** 06/25/2020  
**Plat Name:** Northgrove Sec 16  
**Developer:** Toll Brothers  
**Applicant:** Costello, Inc.  
**App No / Type:** 2020-0972 C3P

---

Total Acreage:	21.1900	Total Reserve Acreage:	4.1488
Number of Lots:	74	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	77354	249G	ETJ

---

**Conditions and requirements for approval:**

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

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

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

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

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

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

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

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

126. Add Single Family Residential plat notes: 1) Single family residential shall mean the use of a lot with one building designed for and containing not more than two separate units with facilities for living, sleeping, cooking, and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential. 2) Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.

**Commission Action:**

Approve the plat subject to the conditions listed



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 35  
**Action Date:** 06/25/2020  
**Plat Name:** Northgrove Sec 16  
**Developer:** Toll Brothers  
**Applicant:** Costello, Inc.  
**App No / Type:** 2020-0972 C3P

---



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

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

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

HPW-HW- IDS: Approve

Addressing: CANYON MEADOW DRIVE - duplicate / sound-alike existing street names: CAMDEN MEADOW, CRESCENT MEADOW, COHN MEADOW, COLLEEN MEADOWS. Please change street name to something more unique.

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:** 36  
**Action Date:** 06/25/2020  
**Plat Name:** Oaks of Park Row  
**Developer:** Kimley Horn  
**Applicant:** Windrose  
**App No / Type:** 2020-1027 C3F

Total Acreage:	6.0140	Total Reserve Acreage:	0.4910
Number of Lots:	87	Number of Multifamily Units:	0
COH Park Sector:	19	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77084	447Y	City

#### **Conditions and requirements for approval:**

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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



**Agenda Item:** 36  
**Action Date:** 06/25/2020  
**Plat Name:** Oaks of Park Row  
**Developer:** Kimley Horn  
**Applicant:** Windrose  
**App No / Type:** 2020-1027 C3F

---

HPW- TDO- Traffic: 06.16.2020  
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. (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. Stormwater quality permit is required.

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

Parks and Recreation: Please change C in Parks Table to read "Incremental Number of DUs". #2 in Park Notes is three separate 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:** 37  
**Action Date:** 06/25/2020  
**Plat Name:** Palai Preserve  
**Developer:** Palai LLC  
**Applicant:** Surv-Tex surveying Inc.  
**App No / Type:** 2020-1045 C2

Total Acreage:	1.4001	Total Reserve Acreage:	1.3975
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	JACKRABBIT ROAD PUD
County	Zip	Key Map ©	City / ETJ
Harris	77084	447H	ETJ

#### **Conditions and requirements for approval:**

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

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**06/25/2020**

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:** 37  
**Action Date:** 06/25/2020  
**Plat Name:** Palai Preserve  
**Developer:** Palai LLC  
**Applicant:** Surv-Tex surveying Inc.  
**App No / Type:** 2020-1045 C2

---

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

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

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

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

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

Limited scope TIA will be required to determine driveway locations and shared access with adjoining property. (HC-permit regs, 12.02)

20'x20' ROW cutback is required at Pine Forest Lane and Clay Road. (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:** 38  
**Action Date:** 06/25/2020  
**Plat Name:** Royal Brook at Kingwood Sec 17  
**Developer:** Friendswood Development  
**Applicant:** META Planning + Design, LLC  
**App No / Type:** 2020-0930 C3P

Total Acreage:	15.2000	Total Reserve Acreage:	0.4200
Number of Lots:	62	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77365	297P	City

#### **Conditions and requirements for approval:**

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

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

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

052. Royal Brook at Kingwood Reserves must be recorded prior to or simultaneously with this plat.

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

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

1. Coordinate with HPW-OCE regarding ROW width transition and agency markup

#### **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:** 38  
**Action Date:** 06/25/2020  
**Plat Name:** Royal Brook at Kingwood Sec 17  
**Developer:** Friendswood Development  
**Applicant:** META Planning + Design, LLC  
**App No / Type:** 2020-0930 C3P

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

HPW- TDO- Traffic: 06.18.2020

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. (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.

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:** 39  
**Action Date:** 06/25/2020  
**Plat Name:** Shady Acres Second Section partial replat no 5  
**Developer:** Survey 1, Inc  
**Applicant:** Survey 1, Inc.  
**App No / Type:** 2020-0955 C3F

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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

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#### **Conditions and requirements for approval:**

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
148. Change street name(s) as indicated on the marked file copy. (133-134)
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:** 39  
**Action Date:** 06/25/2020  
**Plat Name:** Shady Acres Second Section partial replat no 5  
**Developer:** Survey 1, Inc  
**Applicant:** Survey 1, Inc.  
**App No / Type:** 2020-0955 C3F

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***For Your Information:***

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

HPW- TDO- Traffic: 06.16.2020  
No comments

HPW-OCE-Traffic: 1. Substandard Streets: West 25th Street and Ohsfeldt 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 (Residential)

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

3. 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.

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

6. New sidewalks are required along West 25th street, Ohsfeldt Street, and West 26th 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 - No comments.

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 39  
**Action Date:** 06/25/2020  
**Plat Name:** Shady Acres Second Section partial replat no 5  
**Developer:** Survey 1, Inc  
**Applicant:** Survey 1, Inc.  
**App No / Type:** 2020-0955 C3F

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Action CPC 101 Form**

**Platting Approval Conditions**

**Agenda Item:** 40  
**Action Date:** 06/25/2020  
**Plat Name:** Silver Springs West Richey Road Street Dedication Sec 1  
**Developer:** Silver Springs Interest, Ltd.  
**Applicant:** Miller Survey Group  
**App No / Type:** 2020-1050 C3F

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Total Acreage:	5.4520	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:	NW HARRIS COUNTY MUD 23
County	Zip	Key Map ©	City / ETJ
Harris	77014	371F	ETJ

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**Conditions and requirements for approval:**

013. Provide written approval of plat with Recordation Package from the following pipeline company(s): Kaiser-Francis Oil Company and Entex. (Sec 42-55)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 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:** 40  
**Action Date:** 06/25/2020  
**Plat Name:** Silver Springs West Richey Road Street Dedication Sec 1  
**Developer:** Silver Springs Interest, Ltd.  
**Applicant:** Miller Survey Group  
**App No / Type:** 2020-1050 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: 06.18.2020

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)

Provide INO letter from pipeline company before plan approval/plat recordation (HC-permit regs, 5.06)

Construction plan (Project Number 1708100146) has 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:** 41  
**Action Date:** 06/25/2020  
**Plat Name:** Spring Creek RV Park  
**Developer:** Ress Investment, Inc.  
**Applicant:** Landpoint  
**App No / Type:** 2020-0967 C3F

Total Acreage:	29.1207	Total Reserve Acreage:	26.9202
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:

- 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)
- 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:**  
**06/25/2020**

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:** 41  
**Action Date:** 06/25/2020  
**Plat Name:** Spring Creek RV Park  
**Developer:** Ress Investment, Inc.  
**Applicant:** Landpoint  
**App No / Type:** 2020-0967 C3F

---

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

HPW-HW- IDS: Approve

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

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

Harris Engineer: 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)

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)

UVE should be checked at Broughton St and Sciaaca Rd (Chapter 10-COH geometric design guidelines, 10-23)

Addressing: Please enter SCIACCA ROAD into PLATTRACKER as it appears to be extended.

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



**Agenda Item:** 42  
**Action Date:** 06/25/2020  
**Plat Name:** Story Lindsey Tract GP  
**Developer:** Concourse Development  
**Applicant:** META Planning + Design, LLC  
**App No / Type:** 2020-0958 GP

---

Total Acreage:	617.0000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	323R	ETJ

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**Conditions and requirements for approval:**

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

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

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

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

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)

150. Provide a second point of access to a public street when the total number of lots exceeds 150. (190)

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)

165. The minimum centerline radius for a major thoroughfare is 2000 feet. A tangent distance of at least 100 feet shall separate reverse curves. (132)

**Commission Action:**

Defer Additional information reqd



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 42  
**Action Date:** 06/25/2020  
**Plat Name:** Story Lindsey Tract GP  
**Developer:** Concourse Development  
**Applicant:** META Planning + Design, LLC  
**App No / Type:** 2020-0958 GP

---



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

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

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

HPW-HW- IDS: Approve

Harris County Flood Control District: Flood Control review - Channel K160-00-00 crossing the plat, must be labeled as such and it must show a 160 feet width.

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

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

County recommends maintaining Baethe road alignment as shown on current MTFP. Drainage easements along major thoroughfares create safety and maintenance issues.

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 06/25/2020  
**Plat Name:** Towne Lake Sec 60  
**Developer:** C.W. SCOA West, L.P., a Texas Limited Partnership  
**Applicant:** EHRA  
**App No / Type:** 2020-1030 C3P

---

Total Acreage:	28.8800	Total Reserve Acreage:	11.2300
Number of Lots:	91	Number of Multifamily Units:	0
COH Park Sector:	0	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 501
County	Zip	Key Map ©	City / ETJ
Harris	77433	407A	ETJ

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**Conditions and requirements for approval:**

041. Easements dedicated by separate instrument shown on the plat and not located adjacent to a common property line must be vacated, abandoned and rededicated prior to recordation.
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.
052. Towne Lake Detention Reserve at Tuckerton 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)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
148. Change street name(s) that are indicated on the marked file copy. (133-134)

**Commission Action:**

Approve the plat subject to the conditions listed



**Agenda Item:** 43  
**Action Date:** 06/25/2020  
**Plat Name:** Towne Lake Sec 60  
**Developer:** C.W. SCOA West, L.P., a Texas Limited Partnership  
**Applicant:** EHRA  
**App No / Type:** 2020-1030 C3P

---



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

***For Your Information:***

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

HPW- TDO- Traffic: 06.18.2020

No comments.

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

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

Addressing: LAKE LIMESTONE DRIVE - Duplicate existing streets: LAKE LIMESTONE LANE. Please change street name to something more unique.

CHAMPION CREEK WAY - Duplicate existing streets: CHAMPION CREEK LANE. Please change street name to something more unique.

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)

Construction plan (Project Number 2001270103) 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:** 44  
**Action Date:** 06/25/2020  
**Plat Name:** Valley Ranch East Reserves  
**Developer:** Valley Ranch QOZB  
**Applicant:** BGE  
**App No / Type:** 2020-0971 C2

Total Acreage:	39.3400	Total Reserve Acreage:	39.3400
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:	VALLEY RANCH MUD 1
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	256W	ETJ

#### **Conditions and requirements for approval:**

- 041. Easements dedicated by separate instrument shown on the plat and not located adjacent to a common property line must be vacated, abandoned and rededicated prior to recordation.
  - 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
  - 047. Make minor corrections and additions as indicated on the marked file copy.
  - 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
  - 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
  - 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- Provide a cul-de-sac termination at the end of Valley Trace Lane and provide BL.

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**06/25/2020**

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:** 44  
**Action Date:** 06/25/2020  
**Plat Name:** Valley Ranch East Reserves  
**Developer:** Valley Ranch QOZB  
**Applicant:** BGE  
**App No / Type:** 2020-0971 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.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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:** 45  
**Action Date:** 06/25/2020  
**Plat Name:** Washington Terrace partial replat no 6  
**Developer:** Karen Brasier  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2020-1006 C3F

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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



**Agenda Item:** 45  
**Action Date:** 06/25/2020  
**Plat Name:** Washington Terrace partial replat no 6  
**Developer:** Karen Brasier  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2020-1006 C3F

---

HPW- TDO- Traffic: 06.18.2020

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

4. New sidewalks are required along Truxillo Street and Ennis 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 replat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at [houstonpermittingcenter.org](http://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](mailto:wcrtechs@houstontx.gov).

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 46  
**Action Date:** 06/25/2020  
**Plat Name:** Washington Terrace partial replat no 7  
**Developer:** Metro Living  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2020-1011 C3F

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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	City

#### **Conditions and requirements for approval:**

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

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

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

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:** 46  
**Action Date:** 06/25/2020  
**Plat Name:** Washington Terrace partial replat no 7  
**Developer:** Metro Living  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2020-1011 C3F

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

HPW- TDO- Traffic: 06.18.2020

No comments.

HPW-OCE-Traffic: 1. 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>

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](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.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 47  
**Action Date:** 06/25/2020  
**Plat Name:** Washington Terrace partial replat no 8  
**Developer:** Metro Living  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2020-1014 C3F

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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	City

#### Conditions and requirements for approval:

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

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.**



**Agenda Item:** 47  
**Action Date:** 06/25/2020  
**Plat Name:** Washington Terrace partial replat no 8  
**Developer:** Metro Living  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2020-1014 C3F

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***For Your Information:***

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

HPW- TDO- Traffic: 06.18.2020

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%.

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



**Agenda Item:** 48  
**Action Date:** 06/25/2020  
**Plat Name:** Wheatley Oaks  
**Developer:** Elevate Homes, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2020-0909 C3F

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Total Acreage:	1.8109	Total Reserve Acreage:	0.1445
Number of Lots:	31	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

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

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***Conditions and requirements for approval:***

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 059.1. Acreage in title and on plat must match at recordation. (Sec 42-41(5))
- 134.01. Add to general notes on face of plat: This property(s) is located in Park Sector number 1. (42-1, Division 7)
185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5), 44(6))
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))
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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 48  
**Action Date:** 06/25/2020  
**Plat Name:** Wheatley Oaks  
**Developer:** Elevate Homes, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2020-0909 C3F

---



**Action Date:**  
**06/25/2020**

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:** 48  
**Action Date:** 06/25/2020  
**Plat Name:** Wheatley Oaks  
**Developer:** Elevate Homes, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2020-0909 C3F

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HPW- TDO- Traffic: 06-23-2020

Parking space by Reserve E at the terminus of Wheatley Pine Lane does not provide a three-point turnaround, therefore, omitting this parking spot still meets parking requirements.

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

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

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

3. A new sidewalk is required along Wheatley 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. Master W.M.E. is required. Call out private F.H.

Stormwater quality permit is required.

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and 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:** 49  
**Action Date:** 06/25/2020  
**Plat Name:** Willow Meadows Sec 17 partial replat no 1  
**Developer:** ROBRYAN CUSTOM BUILDERS  
**Applicant:** Texas Field Services  
**App No / Type:** 2020-0983 C3F

Total Acreage:	0.3869	Total Reserve Acreage:	0.0000
Number of Lots:	1	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	77096	531R	City

#### **Conditions and requirements for approval:**

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
060. Provide the property owner's name, the person or firm who prepared the plat and the date on which the plat was drawn. (Sec 42-41)
- 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))
186. Appendix B: Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Sec 42-45)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45(2))

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 49  
**Action Date:** 06/25/2020  
**Plat Name:** Willow Meadows Sec 17 partial replat no 1  
**Developer:** ROBRYAN CUSTOM BUILDERS  
**Applicant:** Texas Field Services  
**App No / Type:** 2020-0983 C3F

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

HPW- TDO- Traffic: 06.18.2020

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: Approve

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:** 50  
**Action Date:** 06/25/2020  
**Plat Name:** Willowcreek Ranch Sec 1 partial replat no 2 and Willow Creek Ranch Sec 4 partial replat no 1  
**Developer:** CC Telge Road, L.P., a Texas Limited Partnership  
**Applicant:** EHRA  
**App No / Type:** 2020-1023 C3F

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Total Acreage:	27.1600	Total Reserve Acreage:	3.4028
Number of Lots:	9	Number of Multifamily Units:	0
COH Park Sector:	0	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 416
County	Zip	Key Map ©	City / ETJ
Harris	77377	288W	ETJ

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**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.
069. Provide the complete Plat Legend that includes the type of plat; subdivision name; acreage; legal description of the property; county name; survey and abstract number; number of blocks, lots and reserves; owner and engineer; drawing scale and north arrow. (Plat\_Legend.doc)
123. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat includes residential lots): Further, the owners hereby certify that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
1. Add adequate wastewater note
  2. Remove Access designation from the reserve.

**Commission Action:**

Approve the plat subject to the conditions listed



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 50  
**Action Date:** 06/25/2020  
**Plat Name:** Willowcreek Ranch Sec 1 partial replat no 2 and Willow Creek Ranch Sec 4 partial replat no 1  
**Developer:** CC Telge Road, L.P., a Texas Limited Partnership  
**Applicant:** EHRA  
**App No / Type:** 2020-1023 C3F

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

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

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

HPW- TDO- Traffic: 06.18.2020

No comments.

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel M117-00-00 with top of banks at the eastern boundary of the plat (see uploaded aerial).

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

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

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



**Agenda Item:** 51  
**Action Date:** 06/25/2020  
**Plat Name:** Winward Sec 4  
**Developer:** Friendswood Development Company  
**Applicant:** Manhard Consulting  
**App No / Type:** 2020-1028 C3F

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Total Acreage:	12.6750	Total Reserve Acreage:	1.5355
Number of Lots:	43	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	404K	ETJ

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***Conditions and requirements for approval:***

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

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

052. Avex Tract Sec 2 and Winward Sec 3 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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 51  
**Action Date:** 06/25/2020  
**Plat Name:** Winward Sec 4  
**Developer:** Friendswood Development Company  
**Applicant:** Manhard Consulting  
**App No / Type:** 2020-1028 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: Make sure that the subdivision has detention.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)  
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)  
Sec 2 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 52  
**Action Date:** 06/25/2020  
**Plat Name:** Balkin Estates  
**Developer:** MA Hasnie LLC  
**Applicant:** RP & Associates  
**App No / Type:** 2020-1015 C2R

Total Acreage:	0.4591	Total Reserve Acreage:	0.0046
Number of Lots:	10	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Type 1 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533M	City

#### **Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 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:** 52  
**Action Date:** 06/25/2020  
**Plat Name:** Balkin Estates  
**Developer:** MA Hasnie LLC  
**Applicant:** RP & Associates  
**App No / Type:** 2020-1015 C2R

---

HPW- TDO- Traffic: 06.18.2020

No comments.

HPW-OCE-Traffic: 1. Substandard Street: Balkin Street (17.9') and Conley Street (17') (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.

2.1. 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

3. A new sidewalk is required along Balkin street and Conley 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-OCE- Drainage and Utility: Detention is required. Stormwater quality permit is required.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 53  
**Action Date:** 06/25/2020  
**Plat Name:** Bellaire Concourse  
**Developer:** 68B, a Texas limited liability company  
**Applicant:** BGE  
**App No / Type:** 2020-0968 C2R

Total Acreage:	49.0000	Total Reserve Acreage:	49.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	18	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	77072	529G	City

#### **Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. 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:** 53  
**Action Date:** 06/25/2020  
**Plat Name:** Bellaire Concourse  
**Developer:** 68B, a Texas limited liability company  
**Applicant:** BGE  
**App No / Type:** 2020-0968 C2R

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HPW- TDO- Traffic: 06.18.2020

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 Bellaire Blvd and Rogerdale 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>

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

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

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

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

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

Stormwater quality permit is required.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 54  
**Action Date:** 06/25/2020  
**Plat Name:** Caydon 2627 Main Street  
**Developer:** Caydon Houston Property 2 LP  
**Applicant:** C.L. Davis & Company  
**App No / Type:** 2020-0981 C2R

Total Acreage:	0.9410	Total Reserve Acreage:	0.9410
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77002	493T	City

#### **Conditions and requirements for approval:**

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

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground. Sec 42-161

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:**



**Agenda Item:** 54  
**Action Date:** 06/25/2020  
**Plat Name:** Caydon 2627 Main Street  
**Developer:** Caydon Houston Property 2 LP  
**Applicant:** C.L. Davis & Company  
**App No / Type:** 2020-0981 C2R

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

HPW- TDO- Traffic: 06.16.2020  
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."

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 around property. (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.

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](mailto:wcrtechs@houstontx.gov).

HPW-OCE- Drainage and Utility: Detention is required. Make sure that 10' clearance between public utility to the building foundation.

Master W.M.E. 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:** 55  
**Action Date:** 06/25/2020  
**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

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.

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

#### **Commission Action:**

Withdrawn



**Action Date:**  
**06/25/2020**

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:** 55  
**Action Date:** 06/25/2020  
**Plat Name:** Chapman Highline East  
**Developer:** Urban Genesis  
**Applicant:** MBCO Engineering  
**App No / Type:** 2020-0791 C2R

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***For Your Information:***

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

HPW- TDO- Traffic: 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:** 56  
**Action Date:** 06/25/2020  
**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

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.

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

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:**

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:** 56  
**Action Date:** 06/25/2020  
**Plat Name:** Chapman Highline West  
**Developer:** Urban Genesis  
**Applicant:** MBCO Engineering  
**App No / Type:** 2020-0794 C2R

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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:** 57  
**Action Date:** 06/25/2020  
**Plat Name:** Cordoba Estates  
**Developer:** Continental Superior Management Groups  
**Applicant:** Hovis Surveying Company Inc.  
**App No / Type:** 2020-0979 C3R

Total Acreage:	5.4950	Total Reserve Acreage:	1.2353
Number of Lots:	45	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	BARKER-CYPRESS MUD
County	Zip	Key Map ©	City / ETJ
Harris	77084	407U	ETJ

#### **Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy. Chapter 42
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. Chapter 42
- 063. All appropriate engineering and surveying data shall be shown. Sec 42-42 & 44
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. Sec 42-42(5) & 44(6)
- 148. Change street name(s) as indicated on the marked file copy. Sec 41-22; 42-133

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**06/25/2020**

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:** 57  
**Action Date:** 06/25/2020  
**Plat Name:** Cordoba Estates  
**Developer:** Continental Superior Management Groups  
**Applicant:** Hovis Surveying Company Inc.  
**App No / Type:** 2020-0979 C3R

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

HPW- TDO- Traffic: 06.16.2020

Between lot 1 & lot 9 at the end of Hayat Lane require a turn-around.

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

Addressing: MADINAH DRIVE - Street name not allowed. Could be misleading or confusing in emergencies.

Sound-alike duplicate streets found: MEDINAH, MEDINA, MATTINA. Please change street name to something more unique.

IBEZA AVENUE - Sounds-alike street name. Street name not allowed. Could be misleading or confusing in emergencies. Sound-alike duplicate streets found: IBIZA. Please change street name to something more unique.

HAYAT LANE - Sound-alike duplicate streets found: HAIGHT. Please change street name to something more unique.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Action CPC 101 Form**

**Platting Approval Conditions**

**Agenda Item:** 58  
**Action Date:** 06/25/2020  
**Plat Name:** Cypress Fairbanks ISD Perry Road Sec 5 replat no 1  
**Developer:** Brooks and Sparks  
**Applicant:** West Belt Surveying, Inc.  
**App No / Type:** 2020-1005 C2R

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Total Acreage:	34.6980	Total Reserve Acreage:	34.6980
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77064	369V	ETJ

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**Conditions and requirements for approval:**

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
- 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)
191. Appendix G:Harris County Engineer is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Recd.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 58  
**Action Date:** 06/25/2020  
**Plat Name:** Cypress Fairbanks ISD Perry Road Sec 5 replat no 1  
**Developer:** Brooks and Sparks  
**Applicant:** West Belt Surveying, Inc.  
**App No / Type:** 2020-1005 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.

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 59  
**Action Date:** 06/25/2020  
**Plat Name:** Elysium at Rachel  
**Developer:** Vista Development, LLC  
**Applicant:** ICMC GROUP INC  
**App No / Type:** 2020-0996 C2R

Total Acreage:	0.3750	Total Reserve Acreage:	0.0045
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452C	City

#### **Conditions and requirements for approval:**

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

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

228. Relocate shared driveway entrance so a minimum 4 foot radius curb can extend perpendicularly from the property line to the street paving. Refer to PWE design standards.

1. All lots must have 20' of frontage along Shared Driveway.
2. Maintain 4' offset tangentially for 20' into property line.
3. Provide Existing Conditions Survey that provides dimensions of ROW and paving Width.

#### **Commission Action:**

Defer Additional information reqd



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

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

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



**Agenda Item:** 59  
**Action Date:** 06/25/2020  
**Plat Name:** Elysium at Rachel  
**Developer:** Vista Development, LLC  
**Applicant:** ICMC GROUP INC  
**App No / Type:** 2020-0996 C2R

HPW- TDO- Traffic: 06.18.2020

TDO/ Traffic Operations interpose no objection.

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

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](mailto:PWEACCESSFORM@HOUSTONTX.GOV)

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required for this Project.

(Share Driveway) 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](mailto: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: 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. Detention is required.

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 59  
**Action Date:** 06/25/2020  
**Plat Name:** Elysium at Rachel  
**Developer:** Vista Development, LLC  
**Applicant:** ICMC GROUP INC  
**App No / Type:** 2020-0996 C2R

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 60  
**Action Date:** 06/25/2020  
**Plat Name:** Glenview Heights  
**Developer:** Boyya Investments, Inc.  
**Applicant:** The Interfield Group  
**App No / Type:** 2020-1029 C2R

Total Acreage:	0.2502	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412S	City

#### Conditions and requirements for approval:

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

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

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)

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:** 60  
**Action Date:** 06/25/2020  
**Plat Name:** Glenview Heights  
**Developer:** Boyya Investments, Inc.  
**Applicant:** The Interfield Group  
**App No / Type:** 2020-1029 C2R

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

HPW- TDO- Traffic: 06.16.2020  
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](http://houstonpermittingcenter.org)

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

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

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



**PLANNING &  
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DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 61  
**Action Date:** 06/25/2020  
**Plat Name:** Hadley Enclave  
**Developer:** Shiplap Investments  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2020-1008 C2R

Total Acreage:	0.1150	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Z	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:** 61  
**Action Date:** 06/25/2020  
**Plat Name:** Hadley Enclave  
**Developer:** Shiplap Investments  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2020-1008 C2R

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HPW- TDO- Traffic: 06.18.2020

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 Hadley 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: Approve

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

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

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



**Agenda Item:** 62  
**Action Date:** 06/25/2020  
**Plat Name:** Hendrick Estates  
**Developer:** Bayou City Strategic Investments, LLC  
**Applicant:** SEM SERVICES  
**App No / Type:** 2020-0993 C2R

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Total Acreage:	0.2750	Total Reserve Acreage:	0.0000
Number of Lots:	5	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	77011	495S	City

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**Conditions and requirements for approval:**

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

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

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

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)

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.**



PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 62  
**Action Date:** 06/25/2020  
**Plat Name:** Hendrick Estates  
**Developer:** Bayou City Strategic Investments, LLC  
**Applicant:** SEM SERVICES  
**App No / Type:** 2020-0993 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.



**Agenda Item:** 62  
**Action Date:** 06/25/2020  
**Plat Name:** Hendrick Estates  
**Developer:** Bayou City Strategic Investments, LLC  
**Applicant:** SEM SERVICES  
**App No / Type:** 2020-0993 C2R

---

HPW- TDO- Traffic: 06.18.2020

No comments.

HPW-OCE-Traffic: 1. Substandard Streets: East Hedrick Drive (15' and 13.5') and Avenue O (12.5'). (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. Residential corner Lot: LOT 1: The property frontage must be minimum 36 ft to have driveway access as per the IDM requirements.

3. 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.

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.

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](http://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](mailto: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%.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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:** 06/25/2020  
**Plat Name:** Houston North Shepherd Maintenance Facility  
**Developer:** City of Houston  
**Applicant:** M2L Associates, Inc.  
**App No / Type:** 2020-1025 C2R

Total Acreage:	2.2230	Total Reserve Acreage:	2.2230
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452H	City

#### **Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at 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



**Action Date:**  
**06/25/2020**

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:** 63  
**Action Date:** 06/25/2020  
**Plat Name:** Houston North Shepherd Maintenance Facility  
**Developer:** City of Houston  
**Applicant:** M2L Associates, Inc.  
**App No / Type:** 2020-1025 C2R

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

Questions concerning the informational comments should be directed to the agency's author. Planning and 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:** 64  
**Action Date:** 06/25/2020  
**Plat Name:** Linn Place  
**Developer:** To be determined  
**Applicant:** SEM SERVICES  
**App No / Type:** 2020-0992 C2R

Total Acreage:	0.1813	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77026	454W	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:** 64  
**Action Date:** 06/25/2020  
**Plat Name:** Linn Place  
**Developer:** To be determined  
**Applicant:** SEM SERVICES  
**App No / Type:** 2020-0992 C2R

---

HPW- TDO- Traffic: 06.18.2020

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. Alley (COH IDM Supplement Chapter 10.06)

Alley access shall comply with the proposed supplement to the City's infrastructure Design Manual City of Houston Ordinances and the IDM. The supplement can be found at:

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

(Click IDM Supplements – Chapter 10.06)

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed 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@houston.tx.gov](mailto:wcrtechs@houston.tx.gov).

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

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



**PLANNING &  
DEVELOPMENT  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 65  
**Action Date:** 06/25/2020  
**Plat Name:** Melinas Wylie  
**Developer:** 5303 Wylie Street, LLC  
**Applicant:** RED CONSULTANTS  
**App No / Type:** 2020-0984 C2R

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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77026	494C	City

#### Conditions and requirements for approval:

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

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

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

Application name needs to be changed to "Milenas Wylie". Because the subdivision name was submitted wrong the plat is being deferred for two weeks to be able to change the name next cycle.

#### Commission Action:

Defer Additional information reqd



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

#### For Your Information:

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



**Agenda Item:** 65  
**Action Date:** 06/25/2020  
**Plat Name:** Melinas Wylie  
**Developer:** 5303 Wylie Street, LLC  
**Applicant:** RED CONSULTANTS  
**App No / Type:** 2020-0984 C2R

---

HPW- TDO- Traffic: 06.18.2020

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 Wylie 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: APPROVE

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

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

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



**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 66  
**Action Date:** 06/25/2020  
**Plat Name:** Mykawa Estates  
**Developer:** HEAR DESIGN  
**Applicant:** hear design  
**App No / Type:** 2020-0818 C2R

Total Acreage:	9.5141	Total Reserve Acreage:	6.5142
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574G	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.
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)
127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground. (162)
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.**



**Agenda Item:** 66  
**Action Date:** 06/25/2020  
**Plat Name:** Mykawa Estates  
**Developer:** HEAR DESIGN  
**Applicant:** hear design  
**App No / Type:** 2020-0818 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: 06.18.2020

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 Mykawa Road and South Acres 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>

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.

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.



**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 67  
**Action Date:** 06/25/2020  
**Plat Name:** Northeast Guided at Sunnyside  
**Developer:** New Era Development  
**Applicant:** New Era Development  
**App No / Type:** 2020-1001 C2R

Total Acreage:	0.1267	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	533T	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.
- 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:** 67  
**Action Date:** 06/25/2020  
**Plat Name:** Northeast Guided at Sunnyside  
**Developer:** New Era Development  
**Applicant:** New Era Development  
**App No / Type:** 2020-1001 C2R

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

HPW- TDO- Traffic: 06.16.2020  
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 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](http://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](mailto:wcrtechs@houstontx.gov).

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 68  
**Action Date:** 06/25/2020  
**Plat Name:** Quinn Commons  
**Developer:** Summerton Homes, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2020-0991 C2R

Total Acreage:	0.9711	Total Reserve Acreage:	0.0966
Number of Lots:	16	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	451D	City

#### Conditions and requirements for approval:

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

#### Commission Action:

Approve the plat subject to the conditions listed



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

#### For Your Information:

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



**Agenda Item:** 68  
**Action Date:** 06/25/2020  
**Plat Name:** Quinn Commons  
**Developer:** Summerton Homes, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2020-0991 C2R

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HPW- TDO- Traffic: 06.16.2020  
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 West Tidwell Road and Paul Quinn 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.

(Share Driveway) 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](mailto:wcrtechs@houstontx.gov).

HPW-OCE- Drainage and Utility: Detention is required.Master W.M.E. is required.

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 69  
**Action Date:** 06/25/2020  
**Plat Name:** Rejuvenate Houston Eastex  
**Developer:** Rejuvenate Houston, LLC  
**Applicant:** Windrose  
**App No / Type:** 2020-1032 C2R

Total Acreage:	0.6607	Total Reserve Acreage:	0.6607
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494E	City

#### **Conditions and requirements for approval:**

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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



**Agenda Item:** 69  
**Action Date:** 06/25/2020  
**Plat Name:** Rejuvenate Houston Eastex  
**Developer:** Rejuvenate Houston, LLC  
**Applicant:** Windrose  
**App No / Type:** 2020-1032 C2R

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HPW- TDO- Traffic: 06.18.2020

TDO/ Traffic Operations interpose no objection.

HPW-OCE-Traffic: 1. Substandard Street: Providence 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. A new sidewalk is required along Providence 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-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:** 70  
**Action Date:** 06/25/2020  
**Plat Name:** Reserve at Gulfpoint partial replat no 1  
**Developer:** Wycoff Development  
**Applicant:** PROSURV  
**App No / Type:** 2020-0957 C2R

Total Acreage:	14.6700	Total Reserve Acreage:	14.6700
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	21	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	Harris County MUD 410
County	Zip	Key Map ©	City / ETJ
Harris	77034	576Z	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)
- 134.21. Add to general notes on face of plat: This property(s) is located in Park Sector number 21.
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:**  
**06/25/2020**

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:** 70  
**Action Date:** 06/25/2020  
**Plat Name:** Reserve at Gulfpoint partial replat no 1  
**Developer:** Wycoff Development  
**Applicant:** PROSURV  
**App No / Type:** 2020-0957 C2R

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

HPW- TDO- Traffic: 06.16.2020  
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 Bay Commerce 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.

Stormwater quality permit is required.

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

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 71  
**Action Date:** 06/25/2020  
**Plat Name:** Rex Road Industrial Park  
**Developer:** Not My Company, LLC  
**Applicant:** GBI Partners, LP  
**App No / Type:** 2020-0949 C2R

Total Acreage:	17.9536	Total Reserve Acreage:	17.9140
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	77546	617T	ETJ

#### **Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 051. Tie plat boundary to the nearest intersection of public street rights-of-way.
- 061. Orient the layout of the plat with north to the top of the page (perpendicular to the bottom edge of the sheet) and provide a north arrow. (42-41)
- 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:**  
**06/25/2020**

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:** 71  
**Action Date:** 06/25/2020  
**Plat Name:** Rex Road Industrial Park  
**Developer:** Not My Company, LLC  
**Applicant:** GBI Partners, LP  
**App No / Type:** 2020-0949 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: 06.16.2020  
No comments

HPW-HW- IDS: Approve  
Harris County Flood Control District: Flood Control review - Include Channel ID number and HCFCD Fee information on the plat (see uploaded PDF).  
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)  
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation (.TLGC-242.001h)

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 72  
**Action Date:** 06/25/2020  
**Plat Name:** Rodriguez Plaza  
**Developer:** New Era Development  
**Applicant:** New Era Development  
**App No / Type:** 2020-0999 C2R

Total Acreage:	0.1492	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	494T	City

#### **Conditions and requirements for approval:**

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 079. Add the Lot Size and Coverage Table for lot 1. (42-184)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc) 42-45
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45)2

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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



**Agenda Item:** 72  
**Action Date:** 06/25/2020  
**Plat Name:** Rodriguez Plaza  
**Developer:** New Era Development  
**Applicant:** New Era Development  
**App No / Type:** 2020-0999 C2R

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HPW- TDO- Traffic: 06.18.2020

No comments.

HPW-OCE-Traffic: 1. Substandard Street: Hagerman Street (17.7 feet)(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 (Residential)

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

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.

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

5. New sidewalks are required along Hagerman Street and Sherman 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](mailto:wcrtechs@houstontx.gov).

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 73  
**Action Date:** 06/25/2020  
**Plat Name:** Schurmier Place  
**Developer:** J&B RE Holdings, LLC  
**Applicant:** M2L Associates, Inc.  
**App No / Type:** 2020-1034 C2R

Total Acreage:	10.7800	Total Reserve Acreage:	10.6900
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574T	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.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)42-45
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45)2

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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



**Agenda Item:** 73  
**Action Date:** 06/25/2020  
**Plat Name:** Schurmier Place  
**Developer:** J&B RE Holdings, LLC  
**Applicant:** M2L Associates, Inc.  
**App No / Type:** 2020-1034 C2R

---

HPW- TDO- Traffic: 06.18.2020

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 Schurmier 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.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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:** 06/25/2020  
**Plat Name:** Tanner Office Park  
**Developer:** Marcus Millichjap  
**Applicant:** Texas Legal Media  
**App No / Type:** 2020-0893 C2R

Total Acreage:	4.7566	Total Reserve Acreage:	4.7566
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77041	449B	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. (42-41)(14)

119. Add Dual BL plat note: Any additional structures or additions must adhere to the building line as shown on this plat. In addition, if the existing structure(s) is ever demolished, then any replacement structure(s) shall adhere to the building line shown on this plat.  
 42-151 (g)(4)

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

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

1) revise County Clerk to Chris Hollins

#### Commission Action:

Approve the plat subject to the conditions listed



**Action Date:**  
**06/25/2020**

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:** 74  
**Action Date:** 06/25/2020  
**Plat Name:** Tanner Office Park  
**Developer:** Marcus Millichjap  
**Applicant:** Texas Legal Media  
**App No / Type:** 2020-0893 C2R

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

HPW- TDO- Traffic: 06-24-2020

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: 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

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For

more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage

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

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

[civildevel@hcpid.org](mailto:civildevel@hcpid.org) . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

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 Thomas Rd and Tanner Rd (Chapter 10-COH geometric design guidelines, 10-23)

Add new building line for existing structures (Chapter 42)

Addressing: Plat states to create one Reserve, though the metes/bounds shows two Reserves. Please correct one or the other (to one or two Reserves).

Questions concerning the informational comments should be directed to the agency's author. Planning and 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:** 06/25/2020  
**Plat Name:** Wayside Ventures LLC  
**Developer:** TN Associates Inc  
**Applicant:** RED CONSULTANTS  
**App No / Type:** 2020-0965 C2R

Total Acreage:	1.6900	Total Reserve Acreage:	1.6900
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77028	455K	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))

127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground. (Sec 42-161)

134.04. Add to general notes on face of plat: This property(s) is located in Park Sector number 4. (42-1, Division 7)

194. Appendix J: County Clerk Filing Acknowledgement Statement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5), 44(6))

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

\* Verify Reserve use intent: Unrestricted (as shown on plat) or "Restricted to Commercial" as identified in Plat Tracker.

\* Right-of-way widths and record information in question.

#### Commission Action:

Defer Additional information reqd



**Action Date:**  
**06/25/2020**

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:** 75  
**Action Date:** 06/25/2020  
**Plat Name:** Wayside Ventures LLC  
**Developer:** TN Associates Inc  
**Applicant:** RED CONSULTANTS  
**App No / Type:** 2020-0965 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: 06.18.2020

No comments.

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

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

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

3. A new sidewalk is required along Ley Road and North Wayside 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-OCE- Drainage and Utility: Detention is required. Also Storm Water Quality Permit is Required.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 76  
**Action Date:** 06/25/2020  
**Plat Name:** West 21st Street 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)

#### Commission Action:

Approve the plat subject to the conditions listed



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

#### For Your Information:

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 76  
**Action Date:** 06/25/2020  
**Plat Name:** West 21st Street Estates  
**Developer:** John Michael LLC  
**Applicant:** Field Data Service, Inc  
**App No / Type:** 2020-0878 C2R

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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](https://www.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:** 77  
**Action Date:** 06/25/2020  
**Plat Name:** West Drive Business Park  
**Developer:** Auto-Chlor Services  
**Applicant:** Gruller Surveying  
**App No / Type:** 2020-1031 C2R

Total Acreage:	1.7000	Total Reserve Acreage:	1.7000
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
Fort Bend	77053	612A	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))
- 190.3. Add 'Margaret Wallace Brown, AICP, CNU-A,, Secretary' as Secretary in the Planning Commission certificate.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Sec 42-45)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45(2))
- 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:**



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 77  
**Action Date:** 06/25/2020  
**Plat Name:** West Drive Business Park  
**Developer:** Auto-Chlor Services  
**Applicant:** Gruller Surveying  
**App No / Type:** 2020-1031 C2R

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

HPW- TDO- Traffic: 06.16.2020  
No comments

Fort Bend Engineer: 1) In this District Names table, revise "Appraisal District" to "Assistance District"  
2) Correct county engineers name to SLAWINSKI  
3) Submit FP to FBC for formal review  
4) This is not considered a formal review 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.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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:** 06/25/2020  
**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:** 78  
**Action Date:** 06/25/2020  
**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

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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](http://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

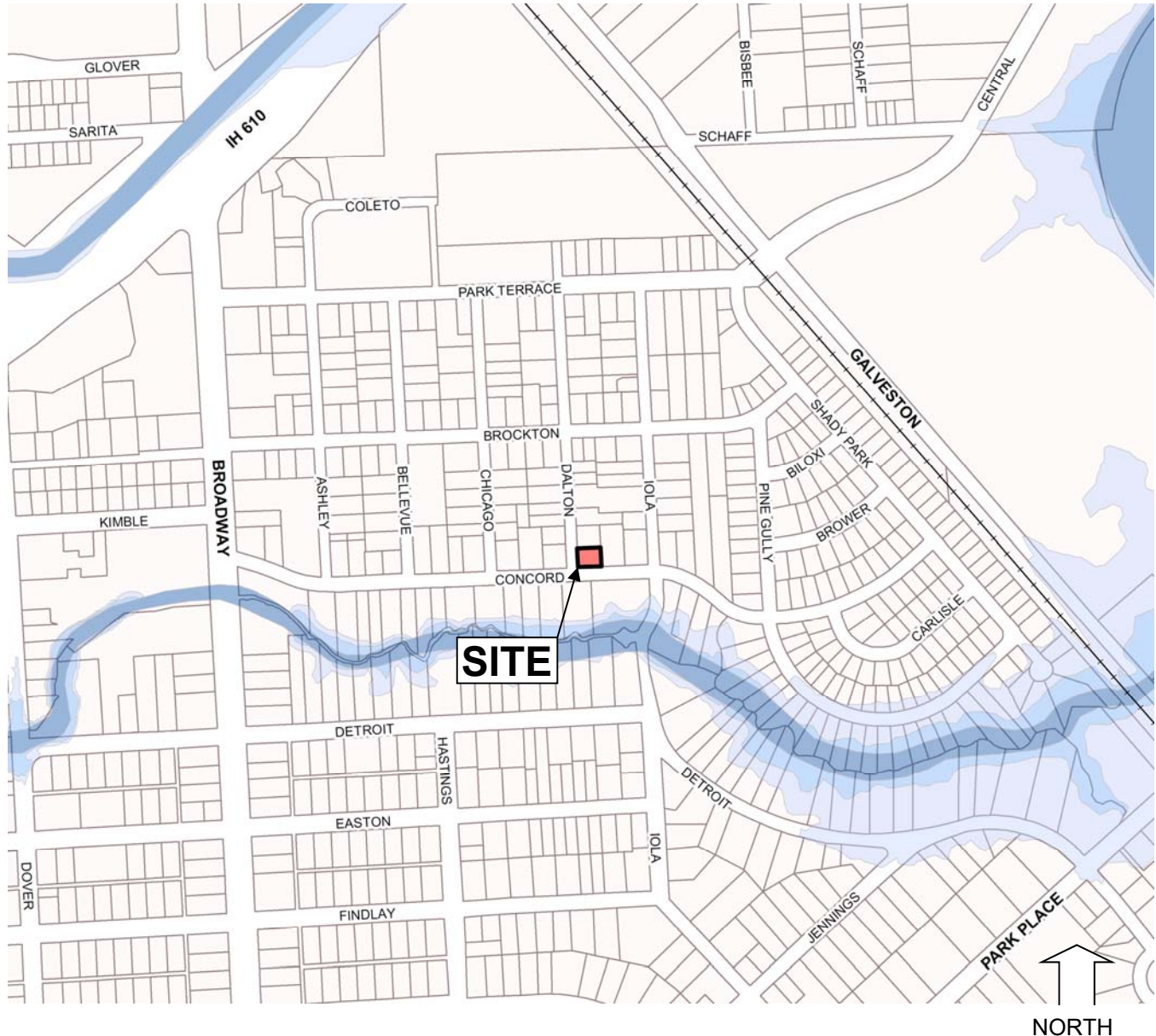
**ITEM: 78**

Planning and Development Department

Meeting Date: 06/25/2020

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

Applicant: L & L Designs



**C – Public Hearings**

**Site Location**



# Houston Planning Commission      ITEM: 78

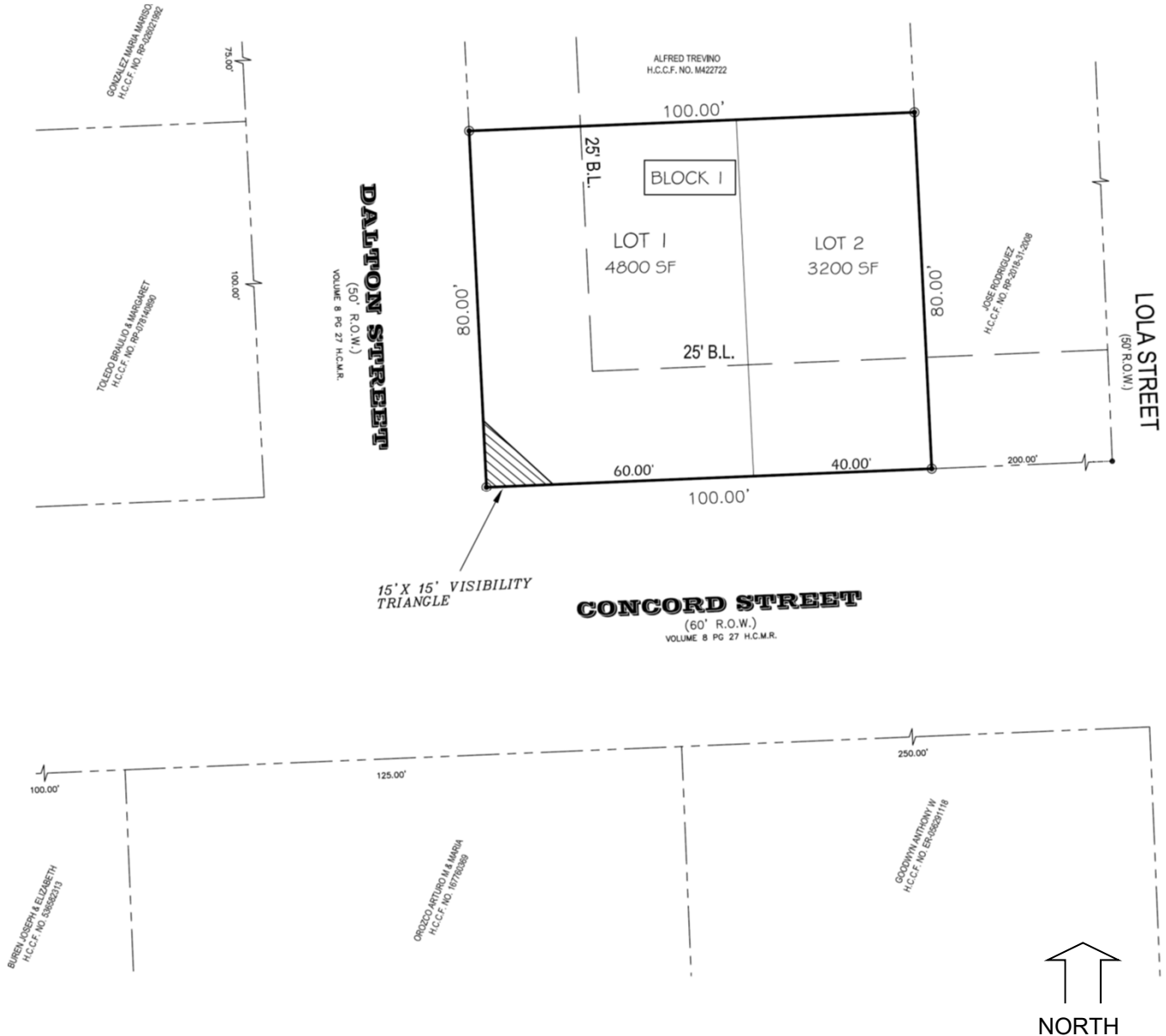
**ITEM: 78**

## Planning and Development Department

**Meeting Date: 06/25/2020**

**Subdivision Name: Acre Villa of Park Place partial replat no 1 (DEF 1)**

**Applicant: L & L Designs**



## C – Public Hearings

## Subdivision

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# Houston Planning Commission

## ITEM: 78

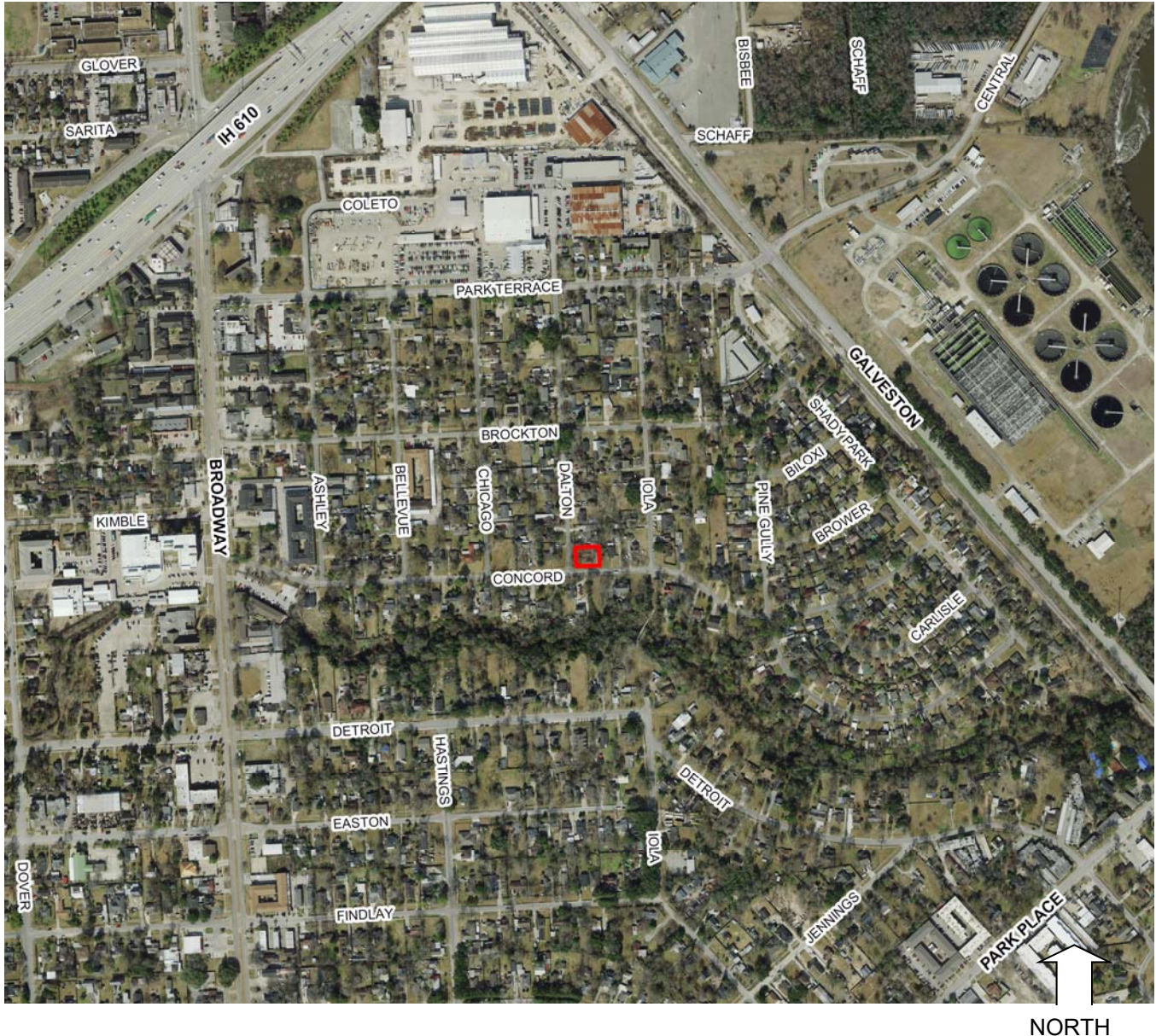
Planning and Development Department

Meeting Date: 06/25/2020

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

Applicant: L & L Designs



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

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](http://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](mailto:Speakercomments.pc@houstontx.gov)

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. 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](mailto: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.



**Agenda Item:** 79  
**Action Date:** 06/25/2020  
**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:** 79  
**Action Date:** 06/25/2020  
**Plat Name:** Braeburn Terrace Sec 1 partial replat no 2  
**Developer:** Ashkelon, LLC  
**Applicant:** The Interfield Group  
**App No / Type:** 2020-0697 C3N

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

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



**Agenda Item:** 79  
**Action Date:** 06/25/2020  
**Plat Name:** Braeburn Terrace Sec 1 partial replat no 2  
**Developer:** Ashkelon, LLC  
**Applicant:** The Interfield Group  
**App No / Type:** 2020-0697 C3N

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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.

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# Houston Planning Commission

## ITEM: 79

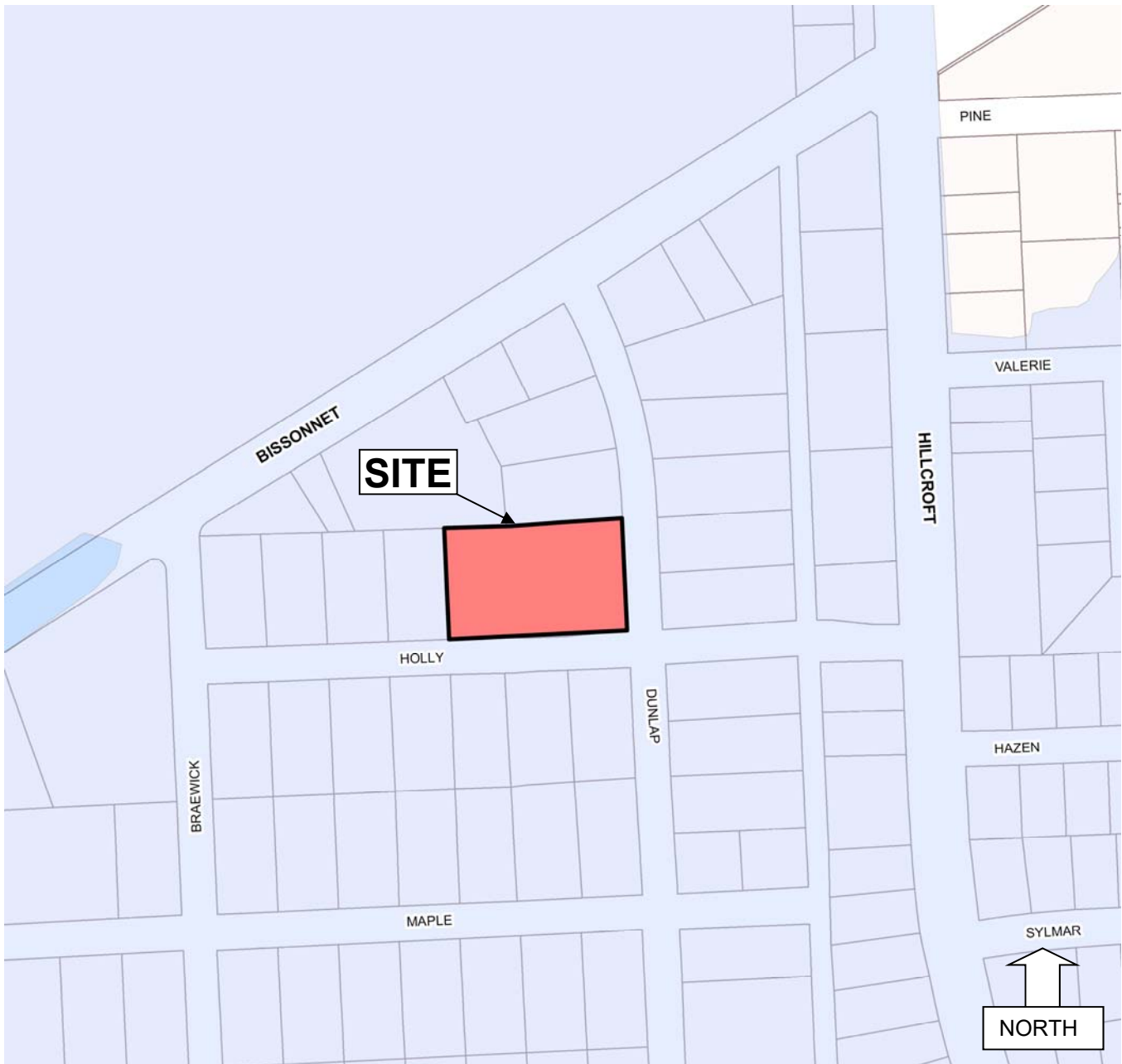
Planning and Development Department

Meeting Date: 06/25/2020

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**Subdivision Name: Braeburn Terrace Sec 1 partial replat no 2 (DEF 1)**

**Applicant: The Interfield Group**



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**C – Public Hearings**

**Site Location**

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# Houston Planning Commission

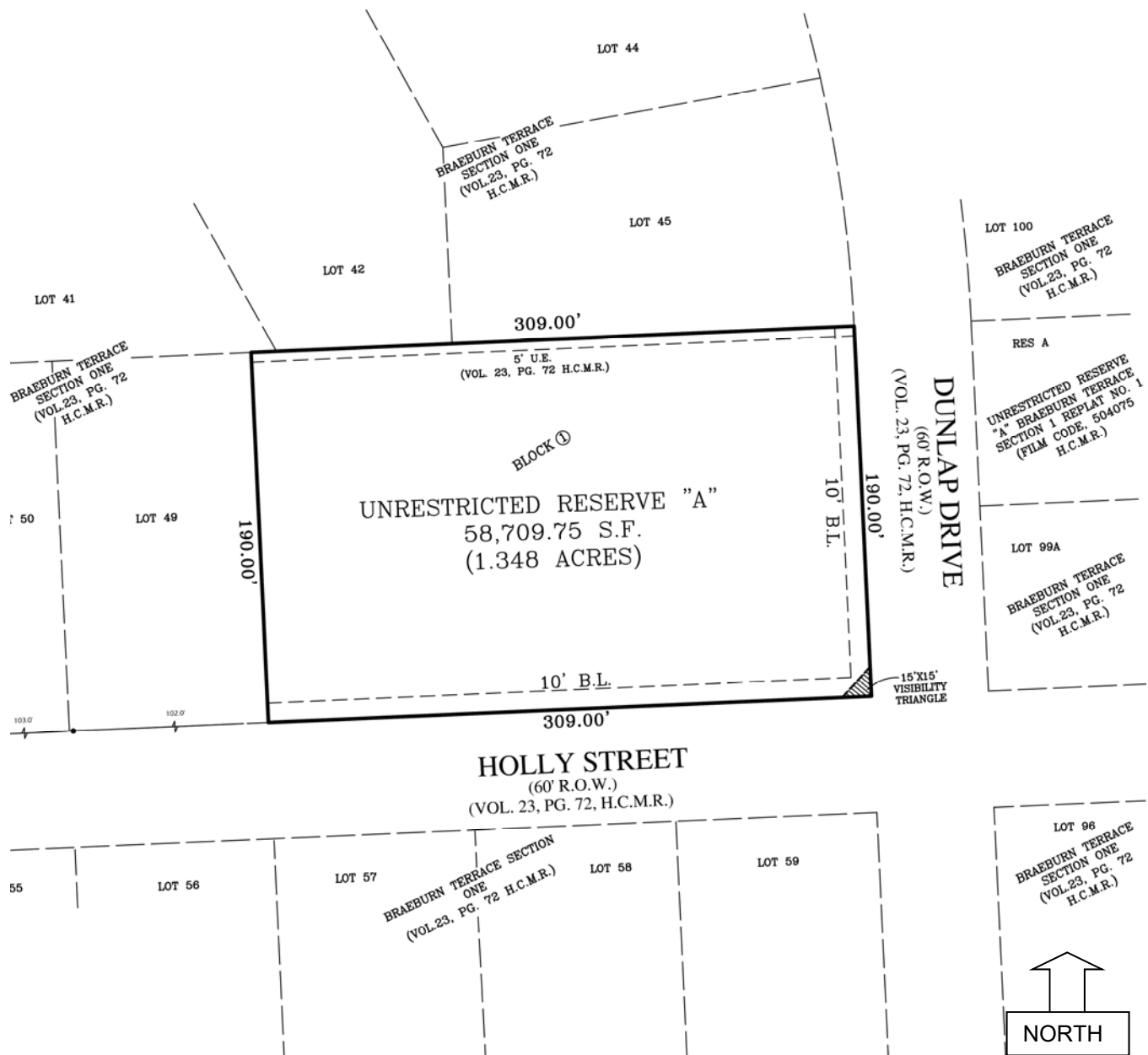
ITEM: 79

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Braeburn Terrace Sec 1 partial replat no 2 (DEF 1)

Applicant: The Interfield Group



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 79

Planning and Development Department

Meeting Date: 06/25/2020

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Subdivision Name: Braeburn Terrace Sec 1 partial replat no 2 (DEF 1)

Applicant: The Interfield Group



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C – Public Hearings

Aerial

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

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:

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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](mailto:Speakercomments.pc@houstontx.gov)

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. 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](mailto: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:** 80  
**Action Date:** 06/25/2020  
**Plat Name:** Braeburn Terrace Sec 1 partial replat no 3  
**Developer:** Legion Builders, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2020-0852 C3N

Total Acreage:	0.4700	Total Reserve Acreage:	0.0078
Number of Lots:	12	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77074	530R	City

#### **Conditions and requirements for approval:**

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

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

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/>)

Review by Legal has determined that the lots must have a 25 feet front set back, 7 feet internal side set back, and 25 feet rear setback. The plat violates deed restrictions in its configuration. Would you like to recommend to defer the plat.

#### **Commission Action:**

Defer Harris County Engineer's office request



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

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

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



**Agenda Item:** 80  
**Action Date:** 06/25/2020  
**Plat Name:** Braeburn Terrace Sec 1 partial replat no 3  
**Developer:** Legion Builders, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2020-0852 C3N

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HPW- TDO- Traffic: 06-23-2020  
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 Cypress 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 is required. Master W.M.E. is required. Make sure that 10' clearance between public utility to the building foundation.

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

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

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

# Houston Planning Commission

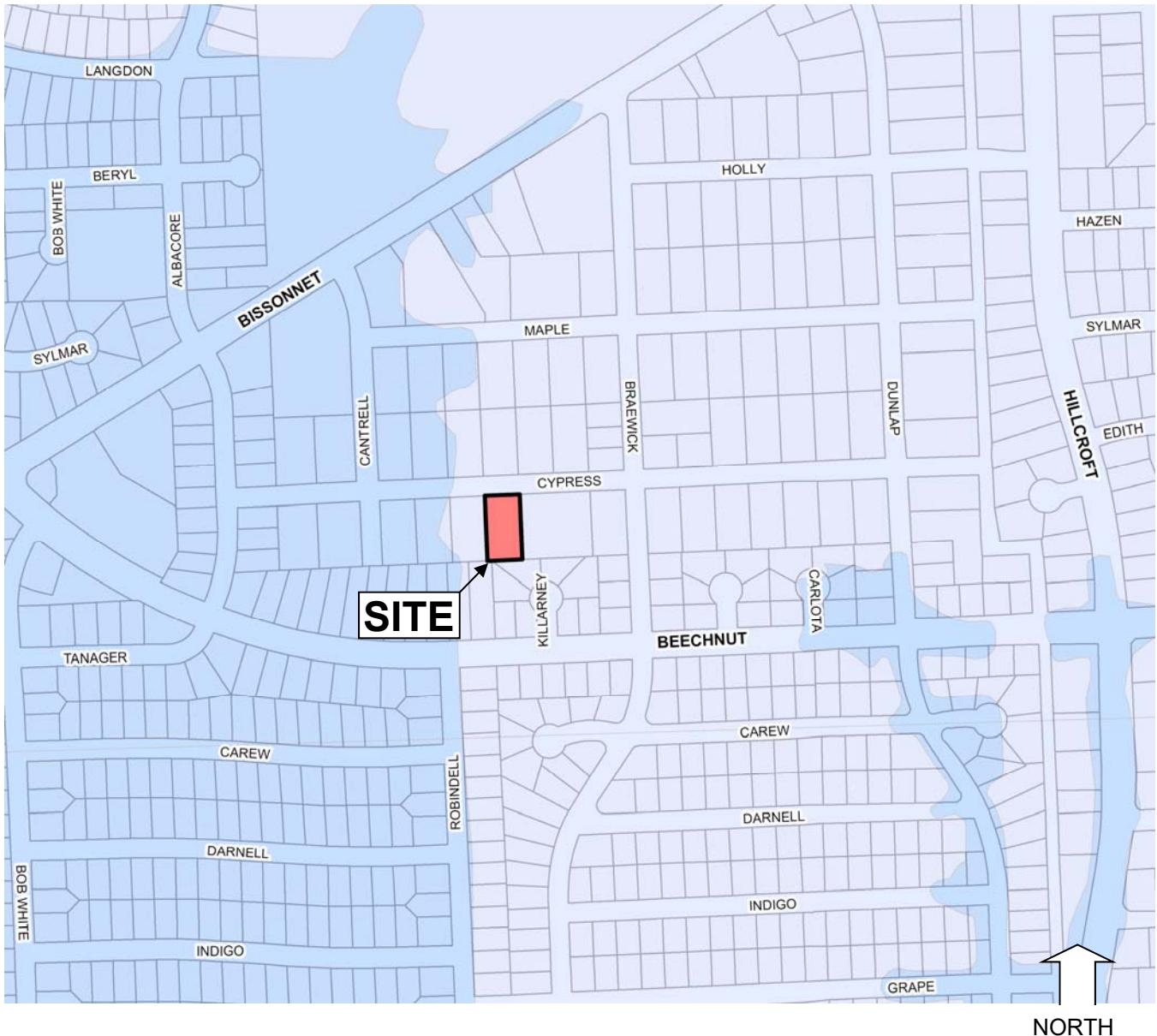
**ITEM: 80**

Planning and Development Department

Meeting Date: 06/25/2020

**Subdivision Name: Braeburn Terrace Sec 1 partial replat no 3**

**Applicant: Total Surveyors, Inc.**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

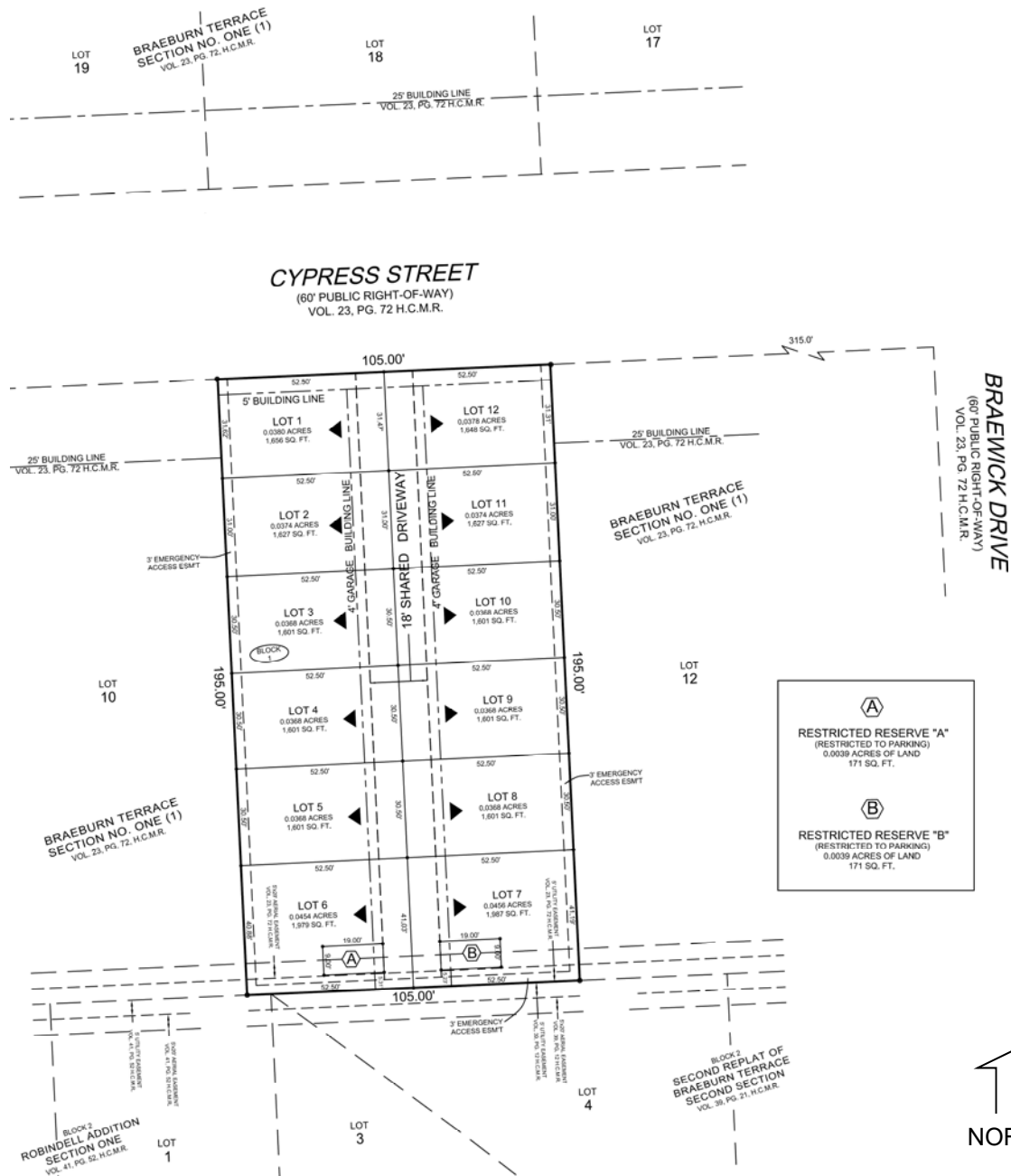
ITEM: 80

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Braeburn Terrace Sec 1 partial replat no 3

Applicant: Total Surveyors, Inc.



C – Public Hearings

Subdivision



# Houston Planning Commission

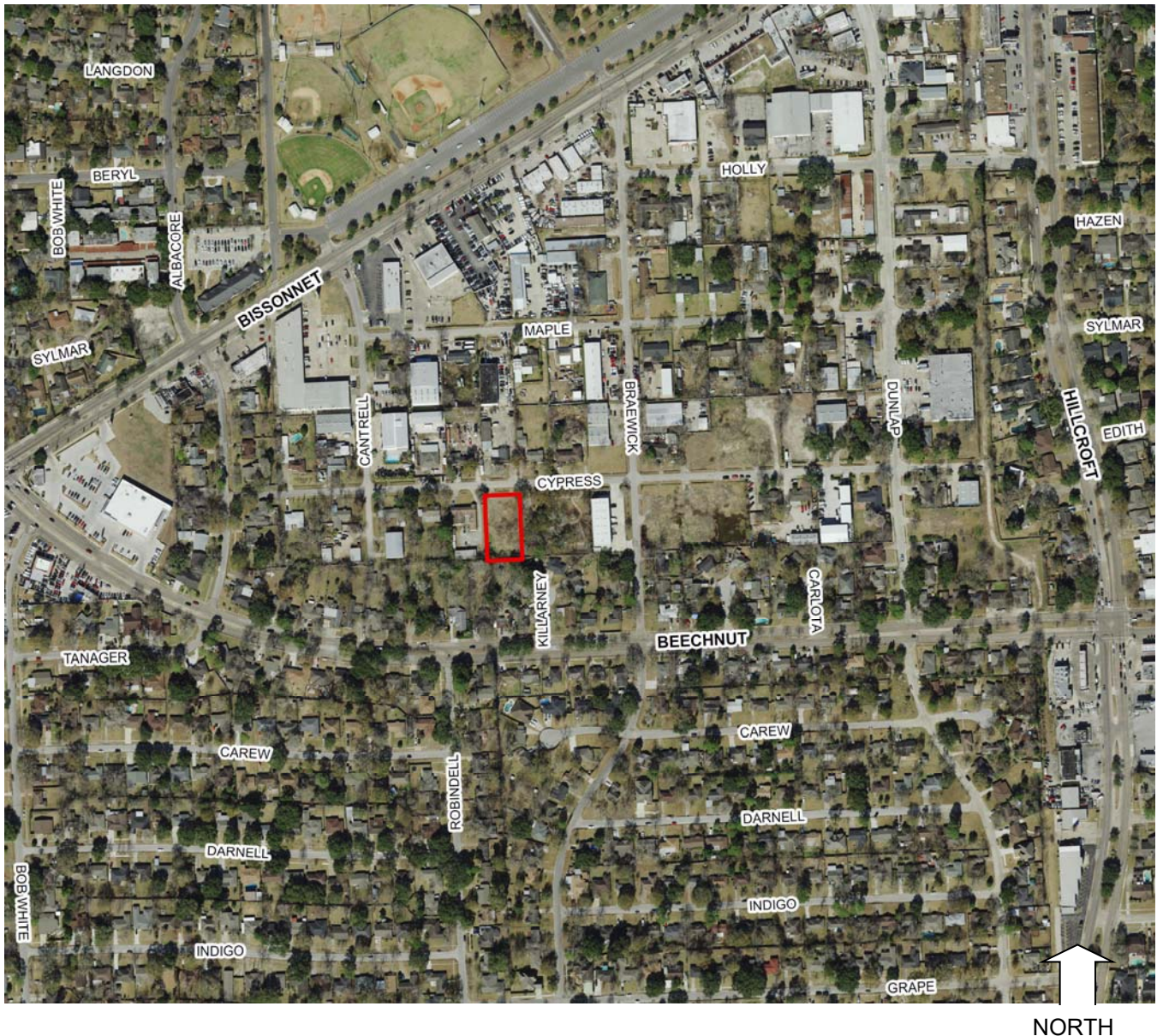
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Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Braeburn Terrace Sec 1 partial replat no 3

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](http://www.houston.tx.gov)

June 2, 2020

Dear Property Owner:

**Reference Number: 2020-0852; Braeburn Terrace Sec 1 partial replat no 3;** replatting of Lot 11 of "Braeburn Terrace Sec 1 " as recorded in Volume 23 Page 72 of the Harris County Map Records.

The property is located south along Cypress Street, north of Beechnut Street and southeast of Bissonnet Street. The purpose of the replat is to create twelve (12) single-family residential lots and two (2) reserves along a shared driveway. 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, June 25, 2020 at 2:30 PM**

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



You may also contact staff with the Planning and Development Department regarding this notice via email at [planning.publichearing@houstontx.gov](mailto: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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#### ***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:** 81  
**Action Date:** 06/25/2020  
**Plat Name:** Bridges on Lake Houston Sec 9 partial replat no 1  
**Developer:** D.R. Horton- Texas, Ltd. a Texas limited partnership  
**Applicant:** BGE  
**App No / Type:** 2020-0820 C3N

Total Acreage:	1.0390	Total Reserve Acreage:	1.0390
Number of Lots:	0	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 494
County	Zip	Key Map ©	City / ETJ
Harris	77044	377H	ETJ

#### 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

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**Applicant:** BGE  
**App No / Type:** 2020-0820 C3N

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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.

# Houston Planning Commission

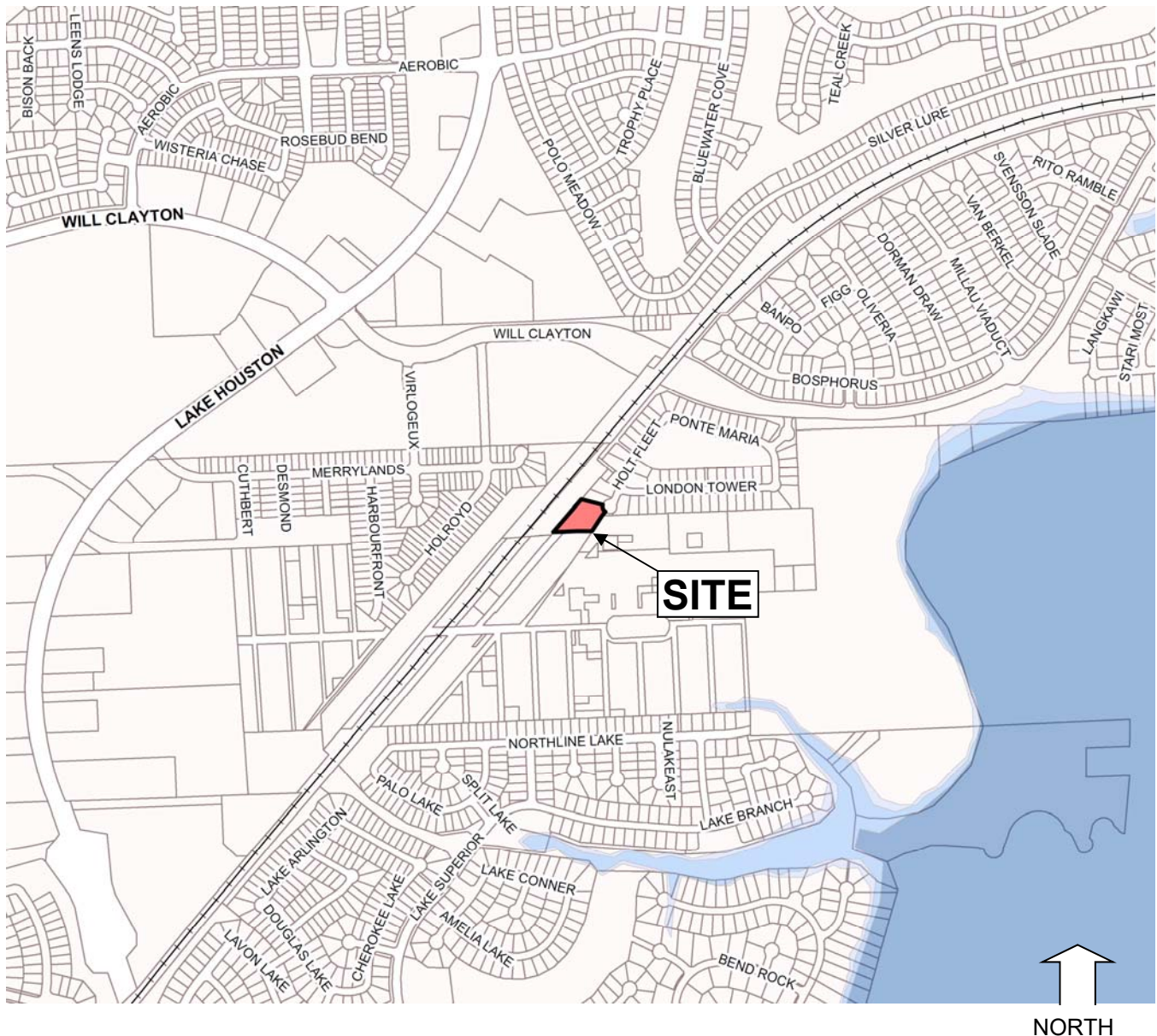
**ITEM: 81**

Planning and Development Department

Meeting Date: 06/25/2020

**Subdivision Name: Bridges on Lake Houston Sec 9 partial replat no 1**

**Applicant: BGE**



**C – Public Hearings**

**Site Location**

## Subdivision



# Houston Planning Commission

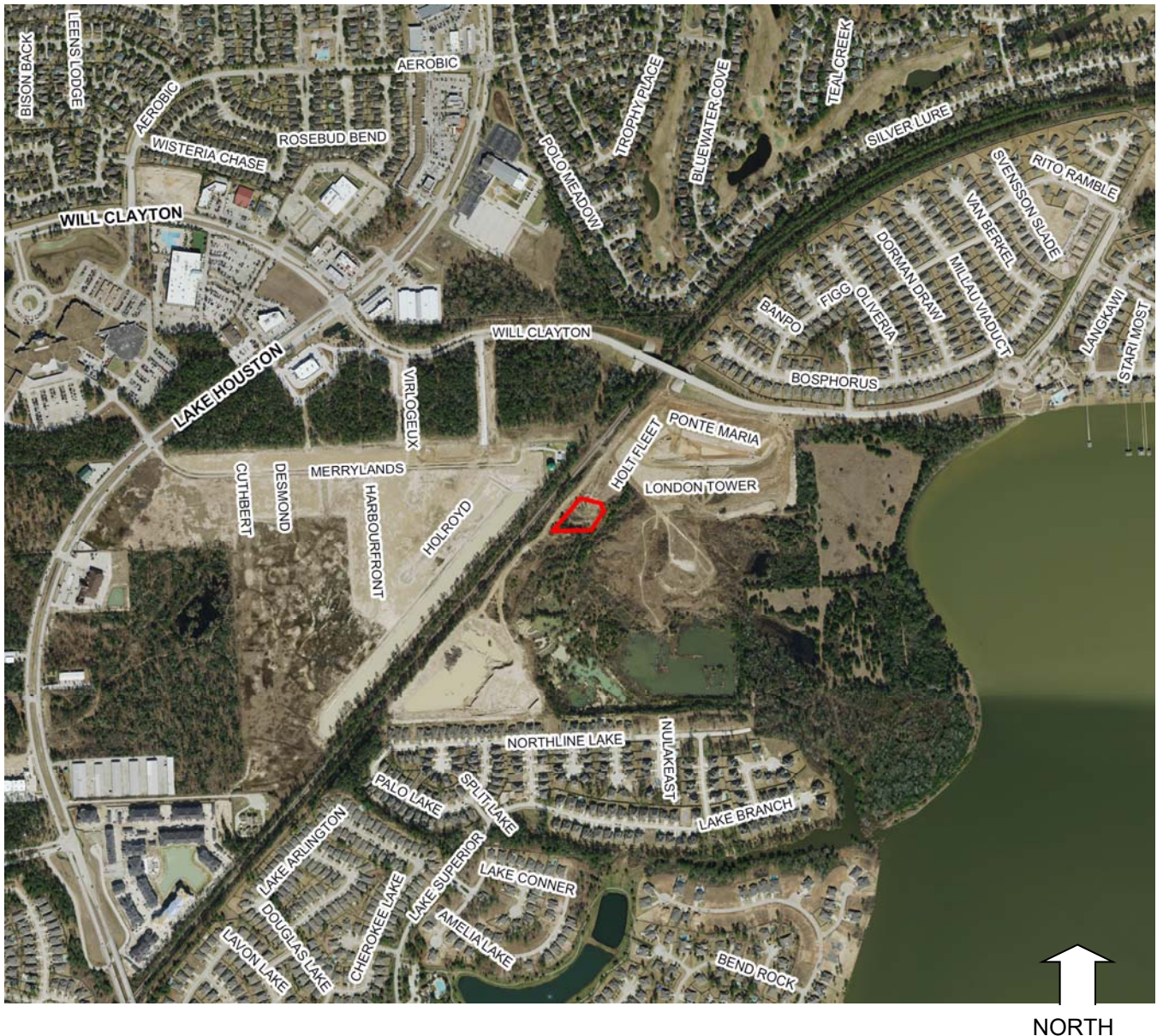
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Planning and Development Department

Meeting Date: 06/25/2020

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**C – Public Hearings**

**Aerial**





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**  
Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 2, 2020

Dear Property Owner:

**Reference Number: 2020-0820; Bridges on Lake Houston Sec 9 partial replat no 1;** replatting of Lot 24, Block 1, of "Bridges on Lake Houston Sec 9" as recorded in Film Code No. 684529 of the Harris County Map Records.

The property is located at 17603 Holt Fleet Drive south of Will Clayton Parkway east of W. Lake Houston Parkway. The purpose of the replat is to create one (1) reserve restricted to landscape and open space. The applicant, Ralph Lopez, with BGE, Inc., on behalf of D.R. Horton- Texas, Ltd., can be contacted at 281-558-8700.

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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- **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:** 82  
**Action Date:** 06/25/2020  
**Plat Name:** Cresmere Place partial replat no 3  
**Developer:** Ewan Dinsdale  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No / Type:** 2020-0800 C3N

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Total Acreage:	0.4100	Total Reserve Acreage:	0.0000
Number of Lots:	2	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	492Z	City

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#### **Conditions and requirements for approval:**

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**06/25/2020**

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:** 82  
**Action Date:** 06/25/2020  
**Plat Name:** Cresmere Place partial replat no 3  
**Developer:** Ewan Dinsdale  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No / Type:** 2020-0800 C3N

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HPW- TDO- Traffic: 06.16.2020  
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. 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)

4. A new sidewalk is required along Milford 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 - 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

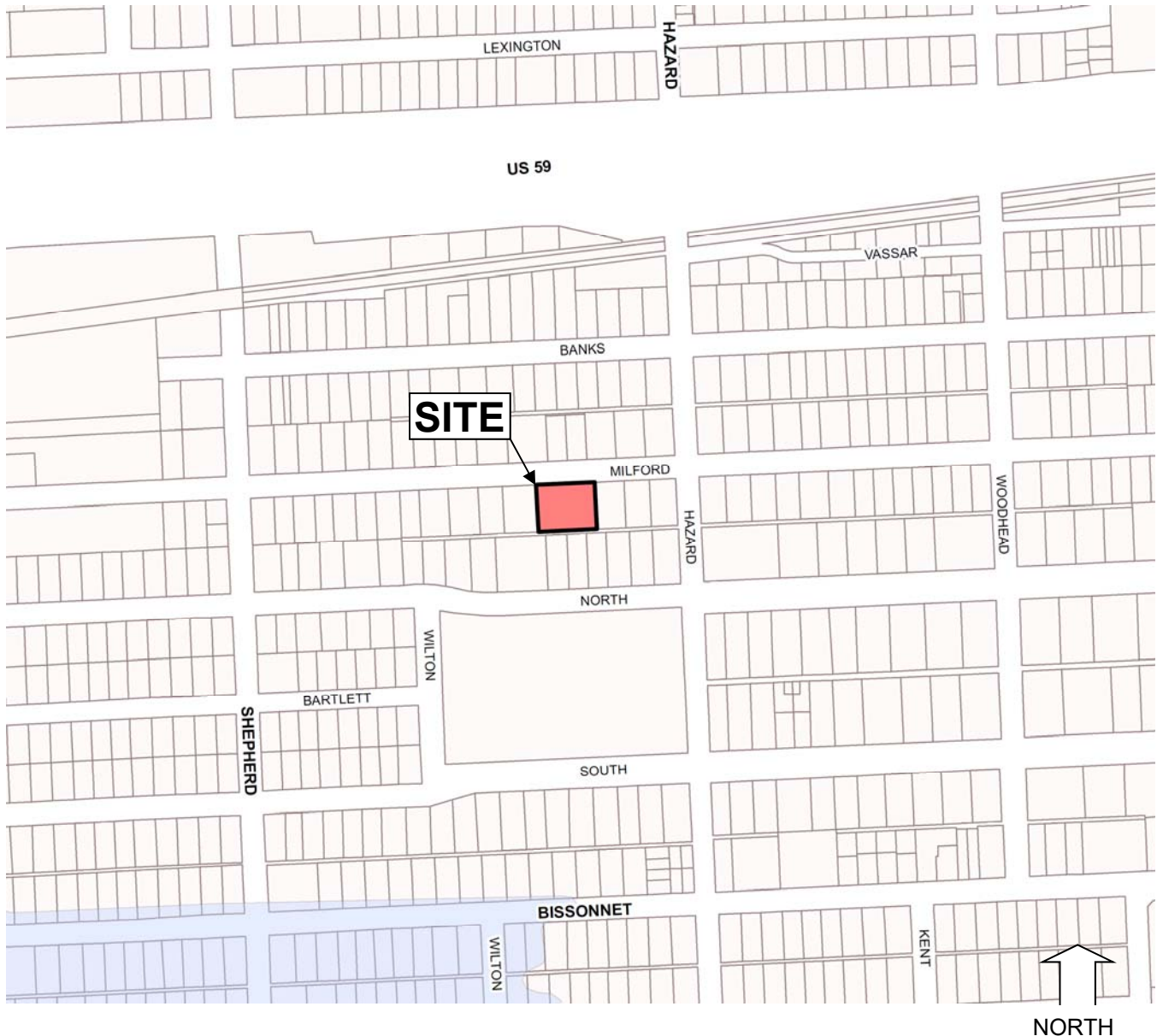
**ITEM: 82**

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Cresmere Place partial replat no 3

Applicant: Vernon G. Henry & Associates, Inc.



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

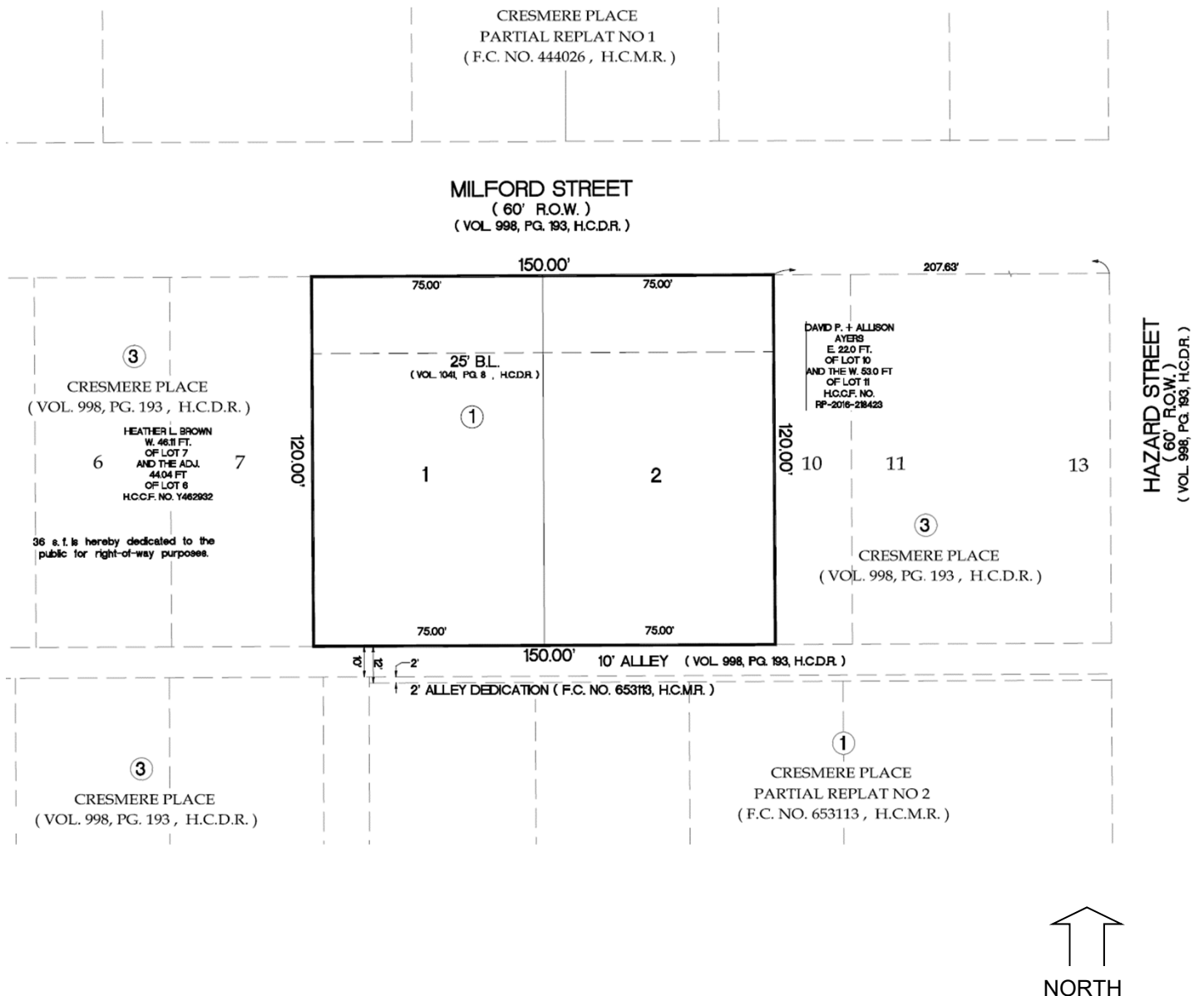
## ITEM: 82

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Cresmere Place partial replat no 3

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 82

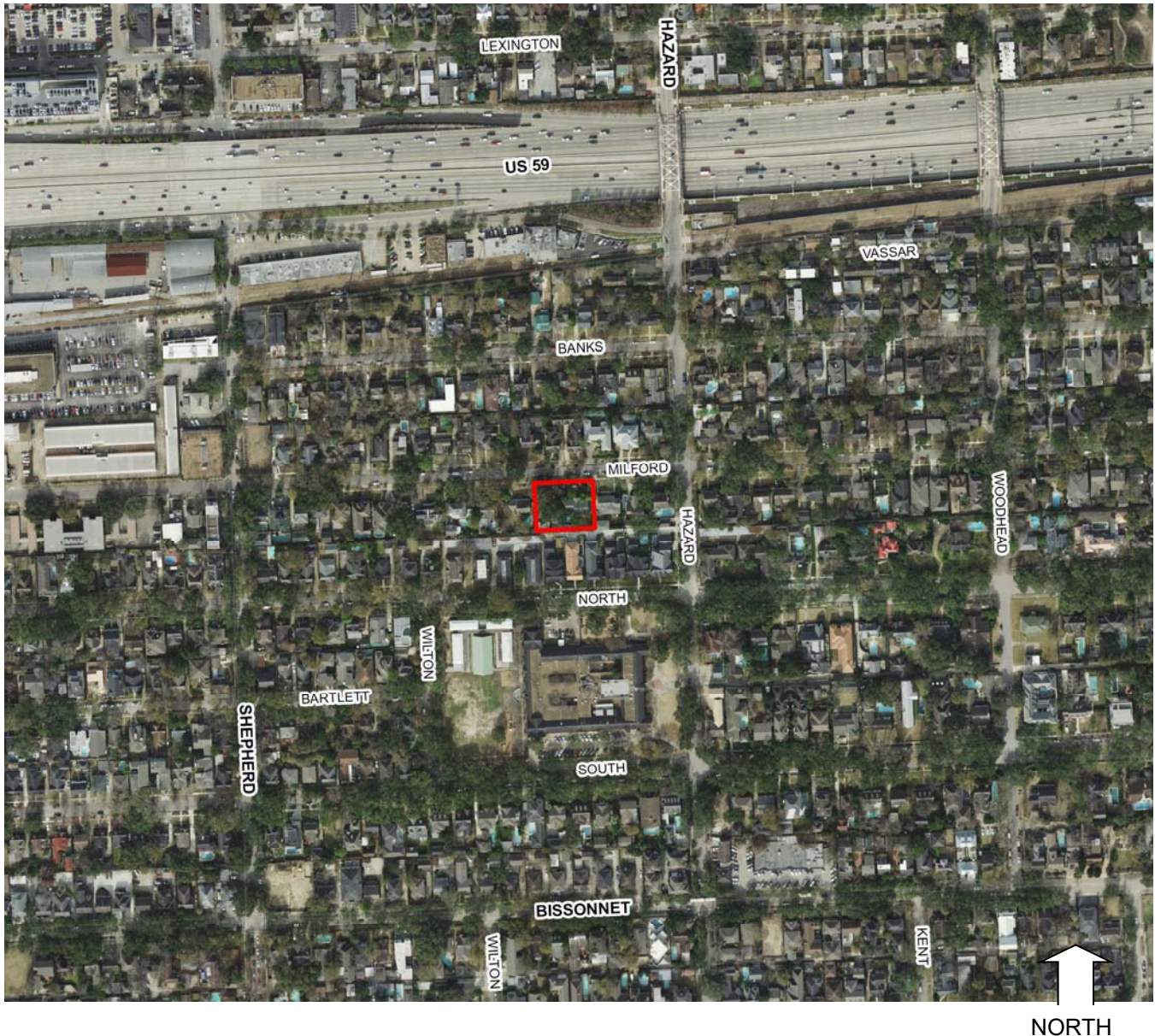
Planning and Development Department

Meeting Date: 06/25/2020

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**Subdivision Name: Cresmere Place partial replat no 3**

**Applicant: Vernon G. Henry & Associates, Inc.**



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562  
T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

May 29, 2020

Dear Property Owner:

**Reference Number: 2020-0800; Cresmere Place partial replat no 3;** replatting of the east 7 feet of Lot 7, Lot 8, Lot 9, and the west 33 feet of Lot 10, Block 3, of "Cresmere Place" as recorded in Volume 998, Pg. 193 of the Harris County Deed Records.

The property is located at 2015 Milford Street.

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

The applicant, Mary Lou Henry, with Vernon G. Henry and Associates, can be contacted at 713-627-8666.

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 25, 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](http://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](mailto:Speakercomments.pc@houstontx.gov)

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. 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](mailto: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:** 06/25/2020  
**Plat Name:** Davidson Heights  
**Developer:** JRSG & COMPANY, LLC.  
**Applicant:** JRSG & COMPANY  
**App No / Type:** 2020-0659 C3N

Total Acreage:	0.4990	Total Reserve Acreage:	0.0089
Number of Lots:	9	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452C	City

#### Conditions and requirements for approval:

206. Staff recommendation is disapproval for the following reasons. The applicant did not post the notice of the public hearing within the specified time in compliance with the notification requirements of Chapter 42.

#### 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.

HPW- TDO- Traffic: 06-24-2020

Recommend allocating one reserve parking spot to Davidson Street and one reserve parking on W. Tidwell Rd due to the lack of connectivity between Davidson St and W. Tidwell Rd.



**Agenda Item:** 83  
**Action Date:** 06/25/2020  
**Plat Name:** Davidson Heights  
**Developer:** JRSG & COMPANY, LLC.  
**Applicant:** JRSG & COMPANY  
**App No / Type:** 2020-0659 C3N

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HPW-OCE-Traffic: 1. Substandard Street: Davidson Street (13.6') width. (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 must remain tangential for a minimum of 20 feet past the property line on both street approaches. (IDM Manual page 15-39, g. (8) ) 7-1-2019

3. A new sidewalk is required along Davidson Street and West Tidwell 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>

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](mailto: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: 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.

Detention is required.

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 83  
**Action Date:** 06/25/2020  
**Plat Name:** Davidson Heights  
**Developer:** JRSG & COMPANY, LLC.  
**Applicant:** JRSG & COMPANY  
**App No / Type:** 2020-0659 C3N

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

# Houston Planning Commission

**ITEM: 83**

Planning and Development Department

Meeting Date: 06/25/2020

**Subdivision Name: Davidson Heights**

**Applicant: JRSG & Company**



**C – Public Hearings**

**Site Location**

**ITEM: 83**

**Meeting Date: 06/25/2020**

**Applicant: JRSG & Company**



## Subdivision



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# Houston Planning Commission

## ITEM: 83

Planning and Development Department

Meeting Date: 06/25/2020

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Subdivision Name: Davidson Heights

Applicant: JRSG & Company



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

May 29, 2020

Dear Property Owner:

**Reference Number: 2020-0659; Davidson Heights;** replatting of all of "Makenzie Highlands" as recorded at Film Code No. 688363 of the Harris County Map Records.

The property is located south of Davidson Street, east of Beall Street and north of W Tidwell Road. The purpose of the replat is to change the subdivision name. The applicant, Johnny Grant, with JRSG & COMPANY, Inc., can be contacted at 713-542-9363.

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 25, 2020 at 2:30 PM**

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Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

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

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

### ***Terminology***

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- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
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### ***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:** 84  
**Action Date:** 06/25/2020  
**Plat Name:** Feldman Court partial replat no 1  
**Developer:** Andicon Holdings, LLC.  
**Applicant:** ICMC GROUP INC  
**App No / Type:** 2020-0692 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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	533C	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.

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

The below comments were made by other agencies during this review period. These comments 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:** 84  
**Action Date:** 06/25/2020  
**Plat Name:** Feldman Court partial replat no 1  
**Developer:** Andicon Holdings, LLC.  
**Applicant:** ICMC GROUP INC  
**App No / Type:** 2020-0692 C3N

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HPW- TDO- Traffic: 06-23-2020  
No comments.

HPW-OCE-Traffic: 1. A new sidewalk is required along Wentworth 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](https://www.houstonpermittingcenter.org)

This site will require easements across and at the rear of the subject lots to accommodate the existing sanitary sewer line.

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

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

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

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# Houston Planning Commission

## ITEM: 84

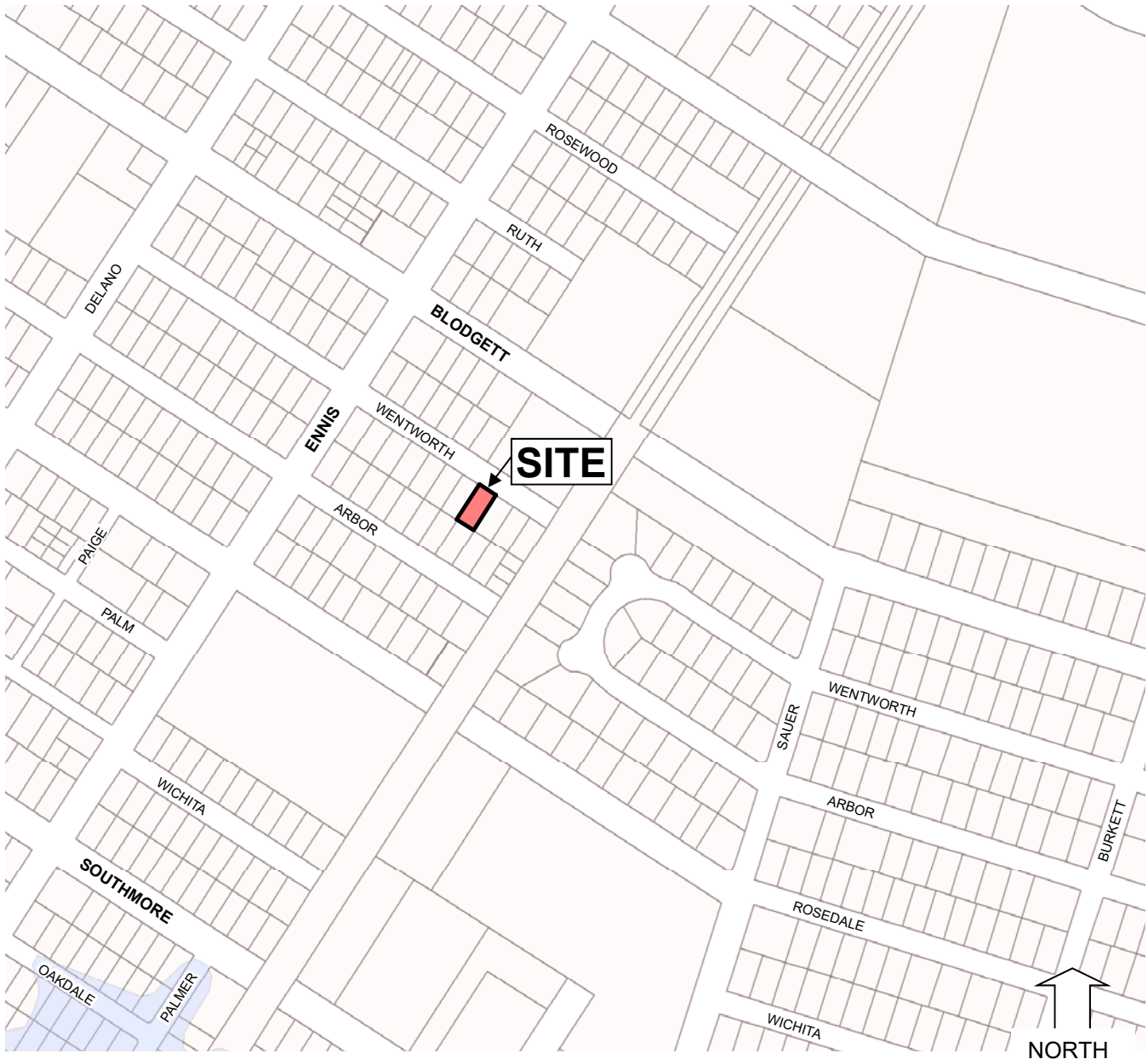
Planning and Development Department

Meeting Date: 06/25/2020

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**Subdivision Name: Feldman Court partial replat no 1**

**Applicant: ICMC Group, Inc.**



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**C – Public Hearings**

**Site Location**

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# Houston Planning Commission

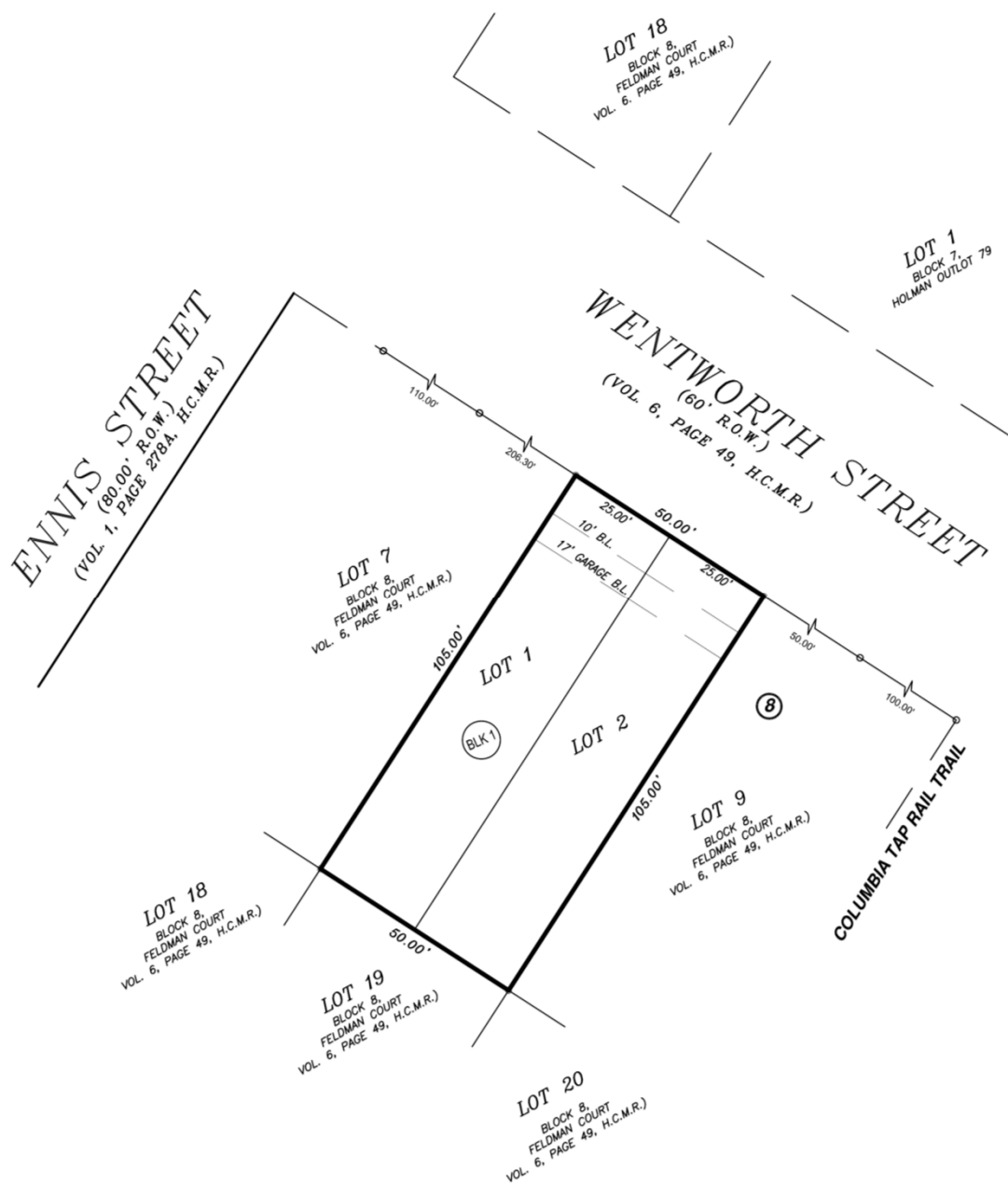
ITEM: 84

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Feldman Court partial replat no 1

Applicant: ICMC Group, Inc.



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 84

Planning and Development Department

Meeting Date: 06/25/2020

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Subdivision Name: Feldman Court partial replat no 1

Applicant: ICMC Group, Inc.



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562  
T. 832.393.6600  
F. 832.393.6661  
[www.houston.tx.gov](http://www.houston.tx.gov)

June 2<sup>nd</sup>, 2020

Dear Property Owner:

**Reference Number: 2020-0692; Feldman Court;** replatting of lot 8, block 8 of "Feldman Court", as recorded in Vol. 6 Page 49 of the Harris County Map Records.

The property is located south along Wentworth Street, east of Ennis Street and south of Blodgett street. The purpose of the replat is to create two (2) single-family residential lots.

The applicant, Gina Poveda, with ICMC GROUP INC, on behalf of Andicon Holdings, LLC, can be contacted at 713-681-5757.

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 25<sup>th</sup>, 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](http://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@houston.tx.gov](mailto:Speakercomments.pc@houston.tx.gov)

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

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

You may also contact staff with the Planning and Development Department regarding this notice via email at [planning.publichearing@houstontx.gov](mailto: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:** 85  
**Action Date:** 06/25/2020  
**Plat Name:** Francis Oak Landing  
**Developer:** Velamore Development, LLC  
**Applicant:** Pioneer Engineering, LLC  
**App No / Type:** 2020-0711 C3N

Total Acreage:	3.8121	Total Reserve Acreage:	0.0995
Number of Lots:	50	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	452A	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/> )

093. The fire protection of this subdivision does not comply with the requirements. Revise plan to meet the fire hydrant spacing and hose lay distancing requirements. Provide fire hydrants within 100 feet on each entrance.(233)

105. Private street dead-end does not comply with requirements. Reference Private Street Dead-end requirements. (232)

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

Provide a turnaround for a dead end private street intersecting with a public street or with a private street when the proposed private street is longer than 200 ft. Sec 42-232 (d)

#### 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.**



**Agenda Item:** 85  
**Action Date:** 06/25/2020  
**Plat Name:** Francis Oak Landing  
**Developer:** Velamore Development, LLC  
**Applicant:** Pioneer Engineering, LLC  
**App No / Type:** 2020-0711 C3N

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***For Your Information:***

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

HPW- TDO- Traffic: 06-24-2020

Must provide a turn around on Francis Oaks Place near lot 17 & lot 8.

HPW-OCE-Traffic: 1. Substandard Street: Mansfield Road (18.5') and Cebra Street (19') (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. New sidewalks are required along Mansfield Street and Cebra 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.

Master W.M.E. is required.

Call out private F.H.

Stormwater quality permit is required.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Action CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 85  
**Action Date:** 06/25/2020  
**Plat Name:** Francis Oak Landing  
**Developer:** Velamore Development, LLC  
**Applicant:** Pioneer Engineering, LLC  
**App No / Type:** 2020-0711 C3N

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

# Houston Planning Commission

**ITEM: 85**

Planning and Development Department

Meeting Date: 06/25/2020

**Subdivision Name: Francis Oak Landing**

**Applicant: Pioneering Engineering, LLC**



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

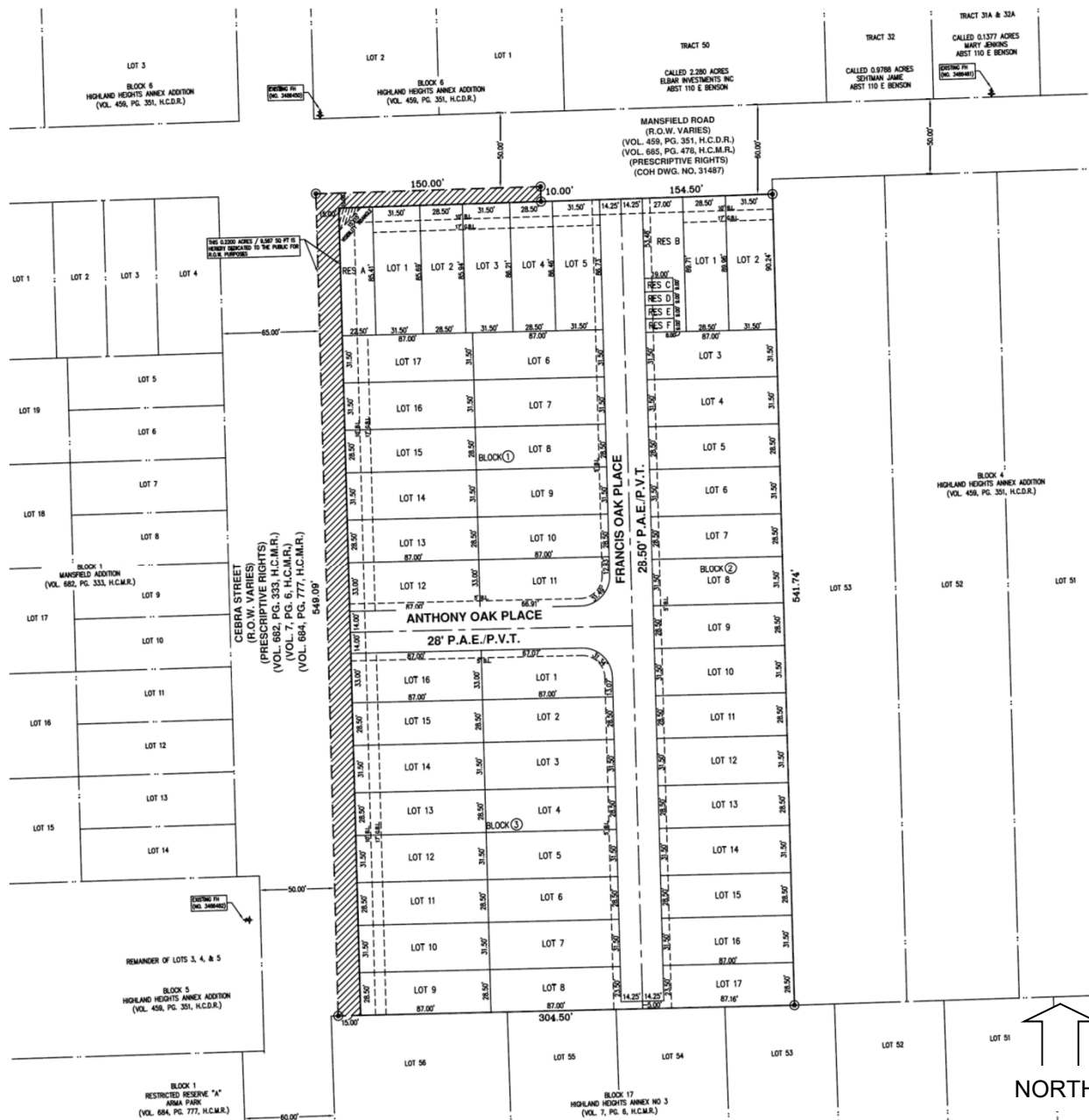
ITEM: 85

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Francis Oak Landing

Applicant: Pioneer Engineering, LLC



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 85

Planning and Development Department

Meeting Date: 06/25/2020

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Subdivision Name: Francis Oak Landing

Applicant: Pioneer Engineering, LLC



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C – Public Hearings

Aerial

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 2<sup>nd</sup>, 2020

Dear Property Owner:

Reference Number: 2020-0711; "Francis Oak Landing "; partial replatting of " Highland Heights Annex Addition & La Porziuncola." This proposal includes the replatting of a portion of **Lots 1-2, Block 5 & Lots1-2, Block 1**, as recorded at Film Code No. **459351 HCDR & 685478 HCMR** of the Harris County Map Records. The new subdivision name is **"Francis Oak Landing "**.

The property is located north of Briar forest Drive and east of Gessner Road. The purpose of the replat is to create 50 lots and 6 reserves in 3 blocks. The applicant, Ruby Nunez, with Pioneer Engineering, LLC, can be contacted at 832-307-0010.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a 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 Ruby Nunez at 832-307-0010. You may also contact staff with the Planning and Development Department regarding this notice via email at [planning.publichearing@houstontx.gov](mailto: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.**

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- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***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:** 86  
**Action Date:** 06/25/2020  
**Plat Name:** Glendower Court partial replat no 4  
**Developer:** Page Think  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No / Type:** 2020-0720 C3N

Total Acreage:	0.3551	Total Reserve Acreage:	0.3551
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77019	492U	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:**

Defer for further study and review



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

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

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



**Agenda Item:** 86  
**Action Date:** 06/25/2020  
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**App No / Type:** 2020-0720 C3N

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HPW- TDO- Traffic: 06-23-2020  
No comments.

HPW-OCE-Traffic: 1. Driveway Placement on Corner Lot (Commercial)  
Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.03 of the Infrastructure Design Manual for the driveway placement.

2. Access Management Form (COH IDM Chapter 15, sec 15.04-A)  
"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

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

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>  
(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2019))  
Email subject should read: Access Management Form Request/ Project Number/ Address  
Provide completely filled Access Management Form and provide a dimension site plan to  
PWEACCESSFORM@HOUSTONTX.GOV

3. A new sidewalk is required along Westheimer Road and along Westgate 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.  
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: 86**

Planning and Development Department

Meeting Date: 06/25/2020

**Subdivision Name: Glendower Court partial replat no 4**

**Applicant: South Texas Surveying Associates, Inc.**



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

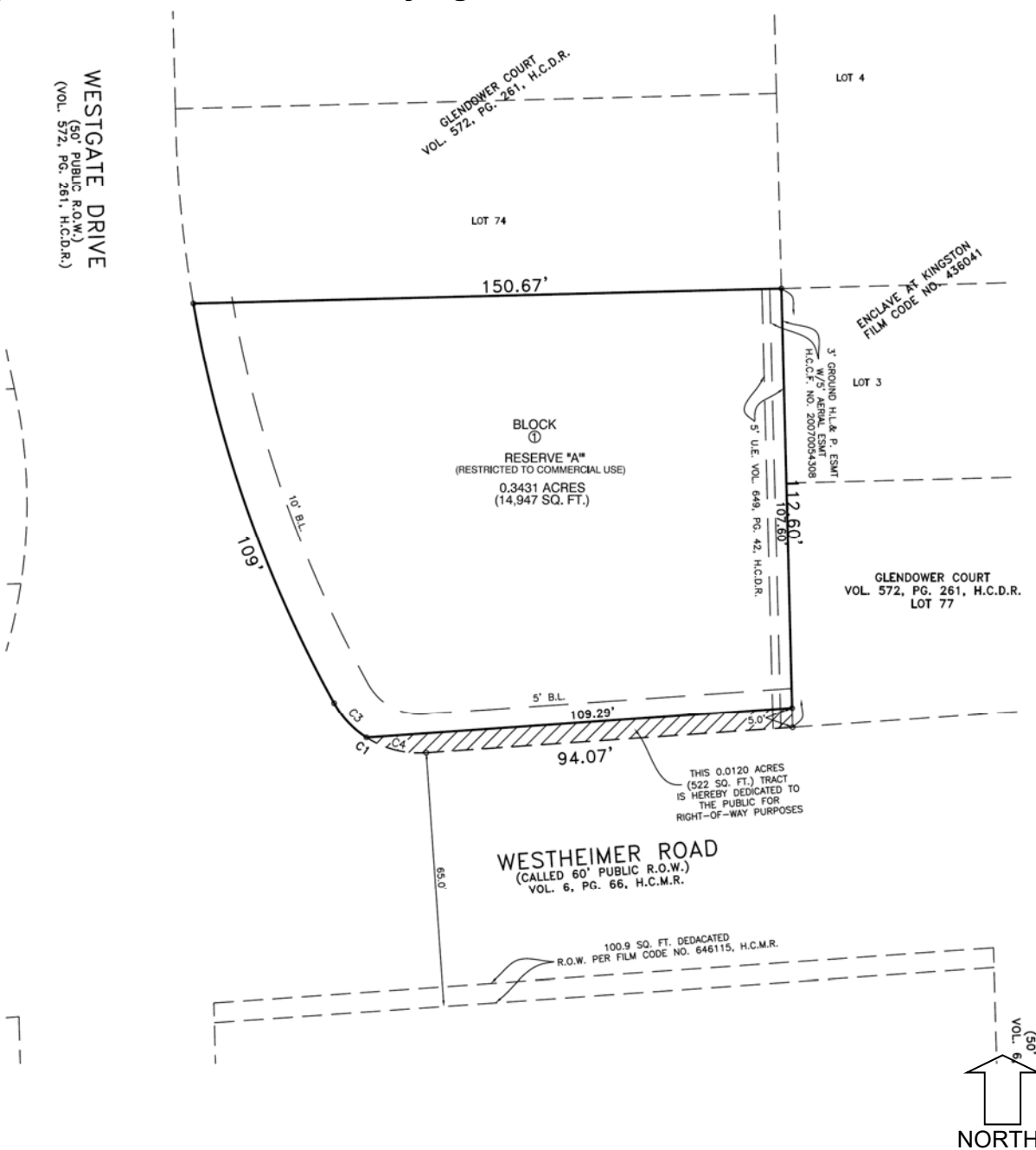
## ITEM: 86

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Glendower Court partial replat no 4

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 86

Planning and Development Department

Meeting Date: 06/25/2020

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**Subdivision Name: Glendower Court partial replat no 4**

**Applicant: South Texas Surveying Associates, Inc.**



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
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F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

**May 15, 2020**

Dear Property Owner:

Reference Number: 2020-0720; "Glendower Court partial replat no 4"; partial replatting of " Glendower Court." This proposal includes the replatting of a portion of 75, 76, as recorded at Film Code No. 572261 of the Harris County Map Records.

The property is located north of Westheimer Road and east of Kirby Drive. The purpose of the replat is to create a commercial reserve. The applicant, Patrick cook, with South Texas Surveying Associates, Inc., can be contacted at 281-556-6918.

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

### ***Planning Commission Body, Authority and Obligation***

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### ***Planning Department Staff Authority and Obligation***

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 87  
**Action Date:** 06/25/2020  
**Plat Name:** Hickory Ridge partial replat no 1  
**Developer:** Nouveau Luxury Builders  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2020-0756 C3N

Total Acreage:	1.1651	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77024	490N	City

#### **Conditions and requirements for approval:**

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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





## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 87  
**Action Date:** 06/25/2020  
**Plat Name:** Hickory Ridge partial replat no 1  
**Developer:** Nouveau Luxury Builders  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2020-0756 C3N

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HPW- TDO- Traffic: 06-23-2020  
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](http://houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention is required.  
Stormwater quality permit is required.  
In the floodplain, need drainage plan.

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.

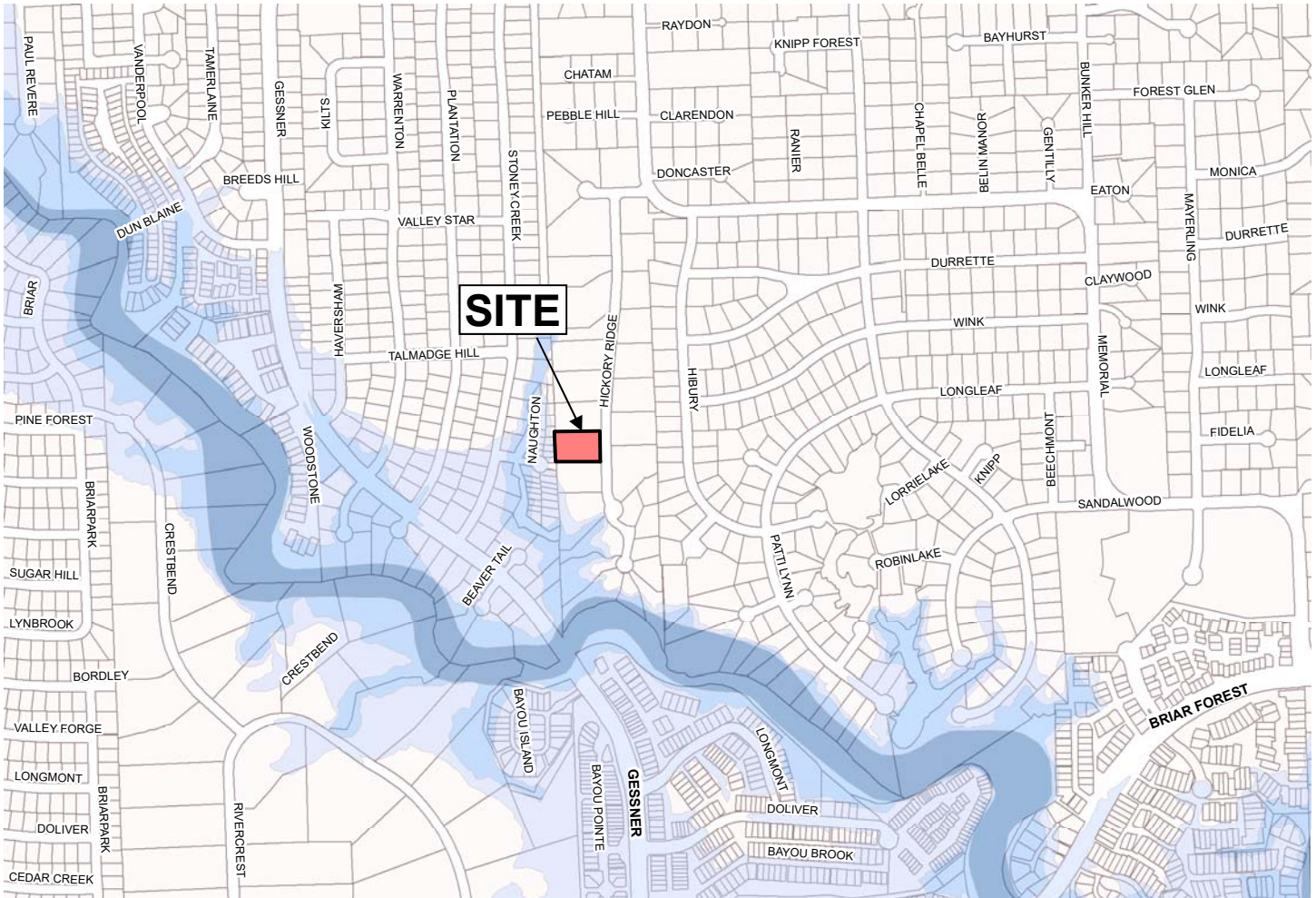
## Planning and Development Department

**ITEM: 87**

**Meeting Date: 06/25/2020**

**Subdivision Name: Hickory Ridge partial replat no 1**

**Applicant: Total Surveyors, Inc.**



## C – Public Hearings

## Site Location



## Subdivision

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# Houston Planning Commission

## ITEM: 87

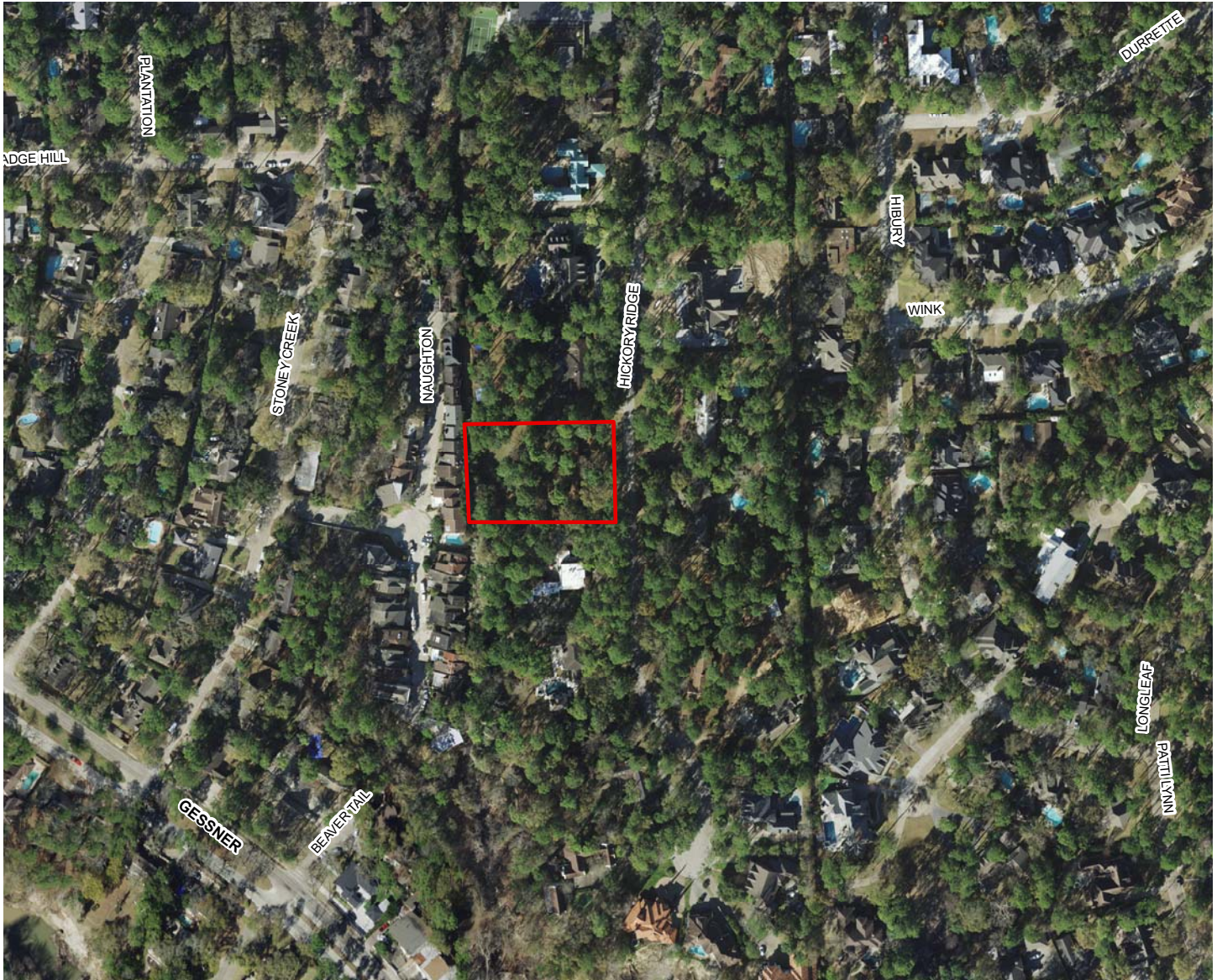
Planning and Development Department

Meeting Date: 06/25/2020

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Subdivision Name: Hickory Ridge partial replat no 1

Applicant: Total Surveyors, Inc.



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

**May 15, 2020**

Dear Property Owner:

Reference Number: 2020-0756; "Hickory Ridge partial replat no 1"; partial replatting of " Hickory Ridge." This proposal includes the replatting of all of Lot 2, Block 2 and the north 30' of the abandoned Batling Hollow Drive, as recorded at Film Code No. Volume 55, Page 30, H.C.M.R. of the Harris County Map Records.

The property is located north of Briar forest Drive and east of Gessner Road. The purpose of the replat is to create 1 single family lot and remove the 10' building line. The applicant, Kevin Kolb, with Total Surveyors, Inc., can be contacted at 281-479-8719.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a 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 25, 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](http://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](mailto:Speakercomments.pc@houstontx.gov)

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. 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 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](mailto: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.

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**Agenda Item:** 88  
**Action Date:** 06/25/2020  
**Plat Name:** Langston Place Sec 1 partial replat no 1  
**Developer:** All Day Concrete inc  
**Applicant:** Tetra Surveys  
**App No / Type:** 2020-0849 C3N

Total Acreage:	0.5274	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	77048	574U	City

**Conditions and requirements for approval:**

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

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

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

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)

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

123. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat includes residential lots): Further, the owners hereby certify that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions.

133.1. Add 'In Lieu of Payment for Park Dedication' plat note: No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas, has been submitted and accepted by the City.'

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

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

134.6. The then-current fee in lieu of dedication shall be applied to this number (\_\_\_\_units) of dwelling units.

Add the following note to the face of the plat: "No land is being established as Private Park or dedicated to the public for Park purposes."

Please provide the Parks and Open Space Table and notes.

**Commission Action:**



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 88  
**Action Date:** 06/25/2020  
**Plat Name:** Langston Place Sec 1 partial replat no 1  
**Developer:** All Day Concrete inc  
**Applicant:** Tetra Surveys  
**App No / Type:** 2020-0849 C3N

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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.

HPW- TDO- Traffic: 06-23-2020  
No comments.

HPW-OCE-Traffic: 1. Substandard Street: Trescon Drive and Foxton 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. 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](http://houstonpermittingcenter.org)

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

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

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# Houston Planning Commission

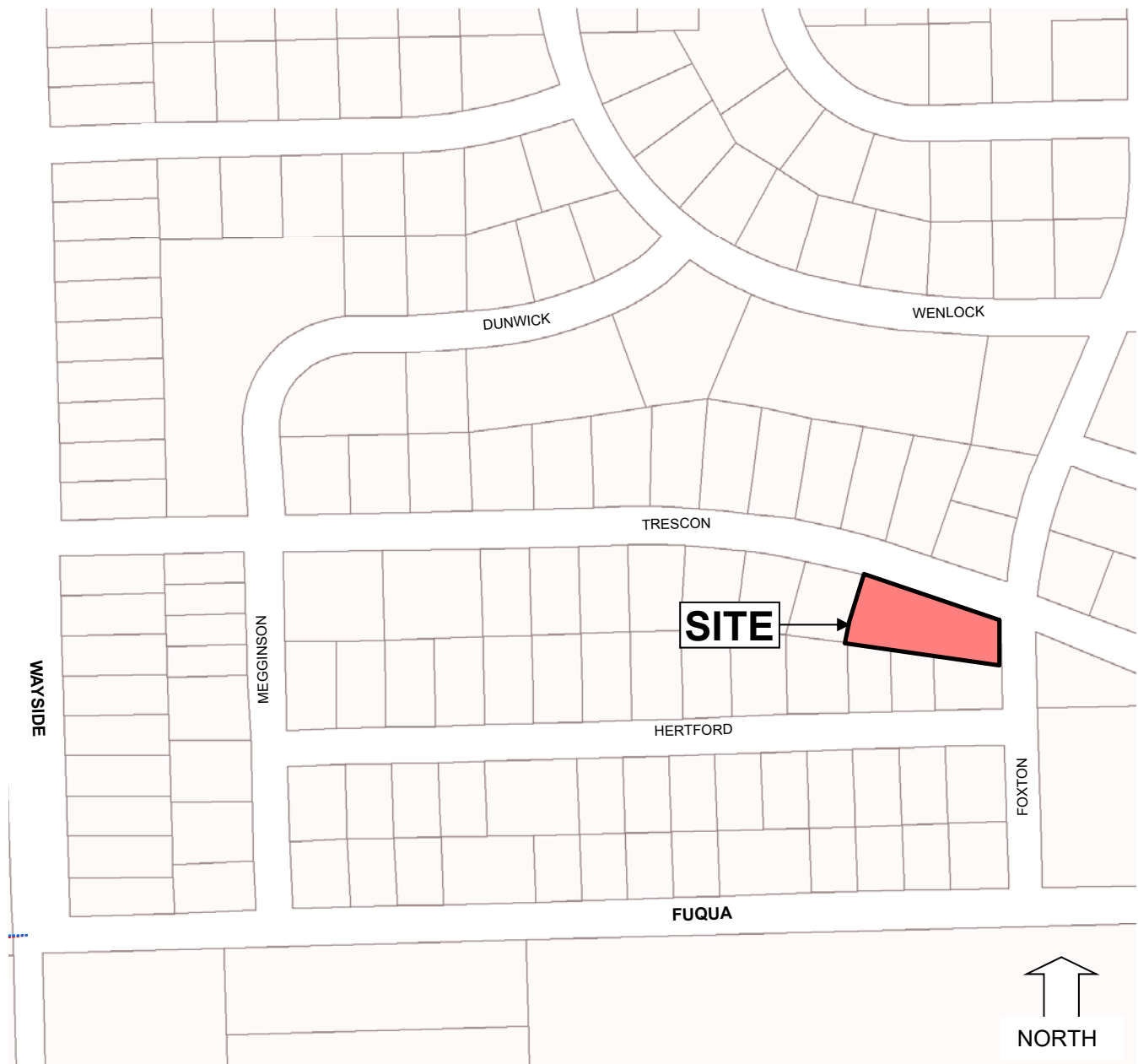
**ITEM: 88**

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Langston Place Sec 1 partial replat no 1

Applicant: Tetra Surveys



**C – Public Hearings**

**Site Location**



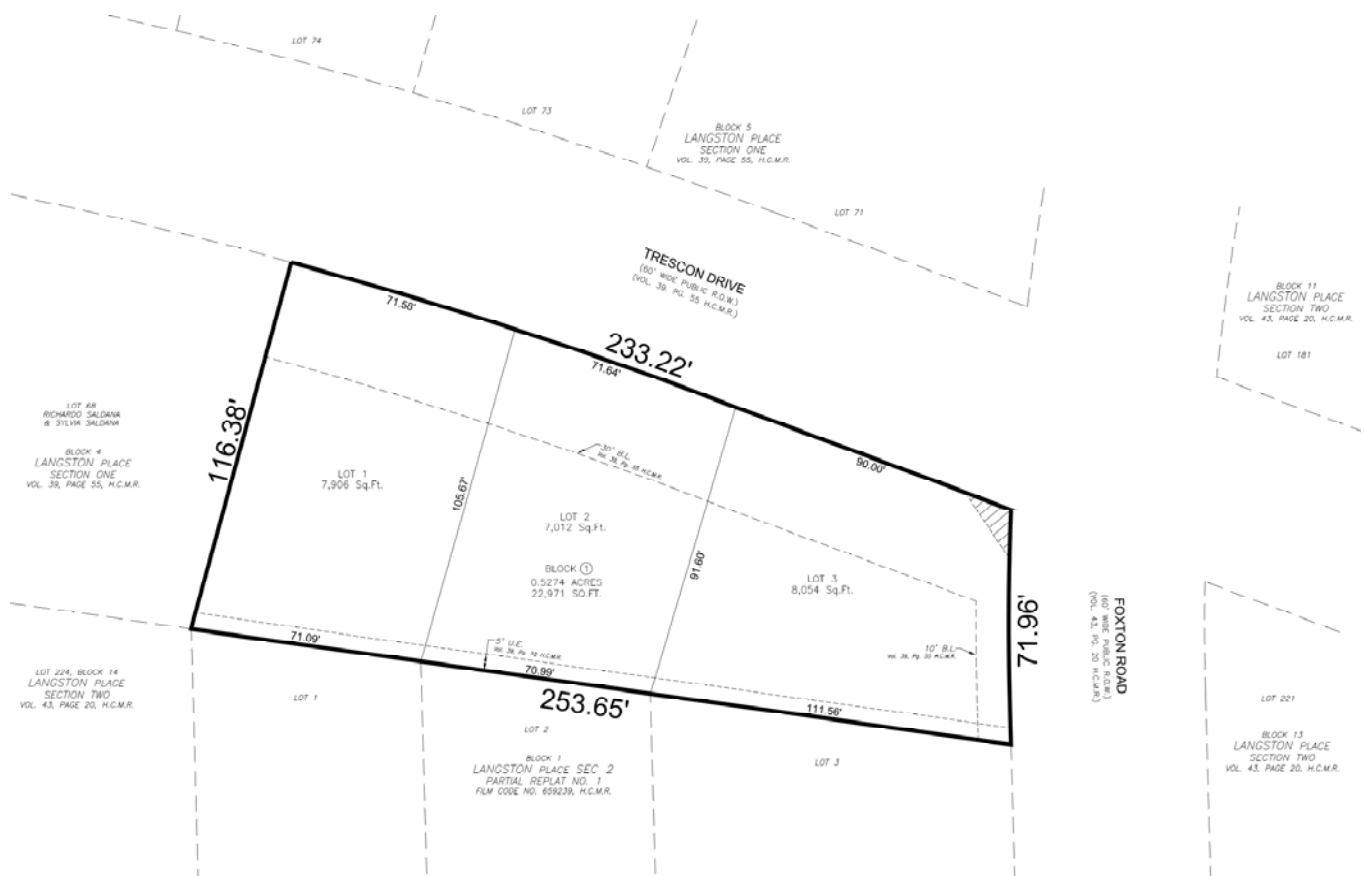
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**ITEM: 88**

**Meeting Date: 06/25/2020**

**Subdivision Name: Langston Place Sec 1 partial replat no 1**

## Applicant: Tetra Surveys



## C – Public Hearings

## Subdivision

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# Houston Planning Commission

## ITEM: 88

Planning and Development Department

Meeting Date: 06/25/2020

---

Subdivision Name: Langston Place Sec 1 partial replat no 1

Applicant: Tetra Surveys



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 2, 2020

Dear Property Owner:

**Reference Number: 2020-0849; Langston Place Sec 1 partial replat no 1;** replatting of Lots 69 and 70 of Block 4 of "Langston Place Sec 1 " as recorded in Volume 39 Page 55 of the Harris County Map Records.

The property is located at the southwest intersection of Foxton Road and Trescon Drive, north of Fuqua Street and east of South Wayside Drive. The purpose of the replat is to create three (3) single-family residential lots. The applicant, Paul Coyne, with Tetra Surveys, on behalf of All Day Concrete Inc., can be contacted at 713-462-6100, Ext 0099.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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***Terminology***

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 89  
**Action Date:** 06/25/2020  
**Plat Name:** Marvin Gardens partial replat no 1  
**Developer:** NA  
**Applicant:** Karen Rose Engineering and Surveying  
**App No / Type:** 2020-0730 C3N

Total Acreage:	0.1022	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492D	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.
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:**

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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 89  
**Action Date:** 06/25/2020  
**Plat Name:** Marvin Gardens partial replat no 1  
**Developer:** NA  
**Applicant:** Karen Rose Engineering and Surveying  
**App No / Type:** 2020-0730 C3N

---

HPW- TDO- Traffic: 06.16.2020  
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. A new sidewalk is required along Tulane 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 one-way ADA ramp at the street intersection is 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](http://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.



# Houston Planning Commission

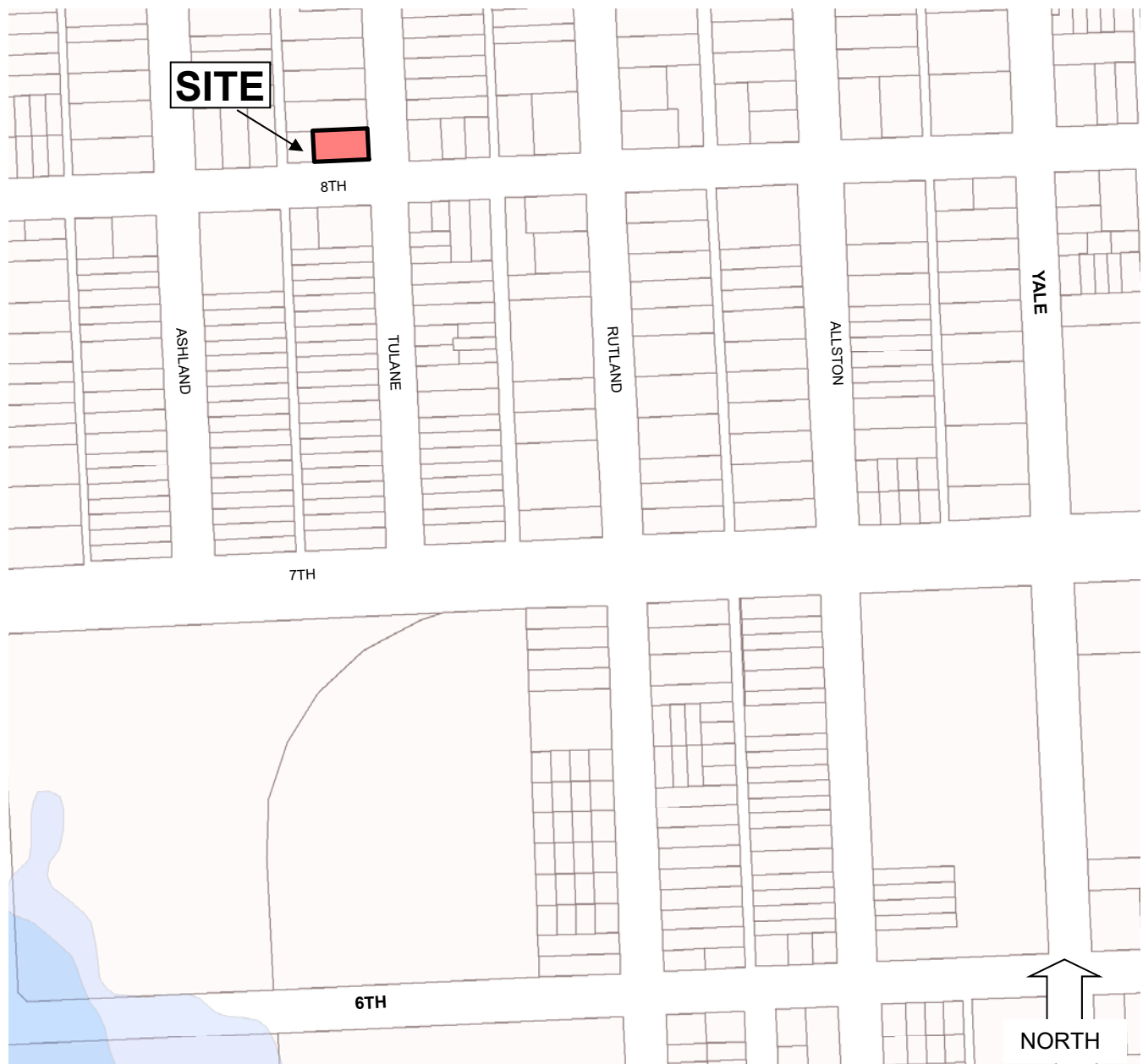
**ITEM: 89**

Planning and Development Department

Meeting Date: 06/25/2020

**Subdivision Name: Marvin Gardens partial replat no 1**

**Applicant: Karen Rose Engineering and Surveying**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

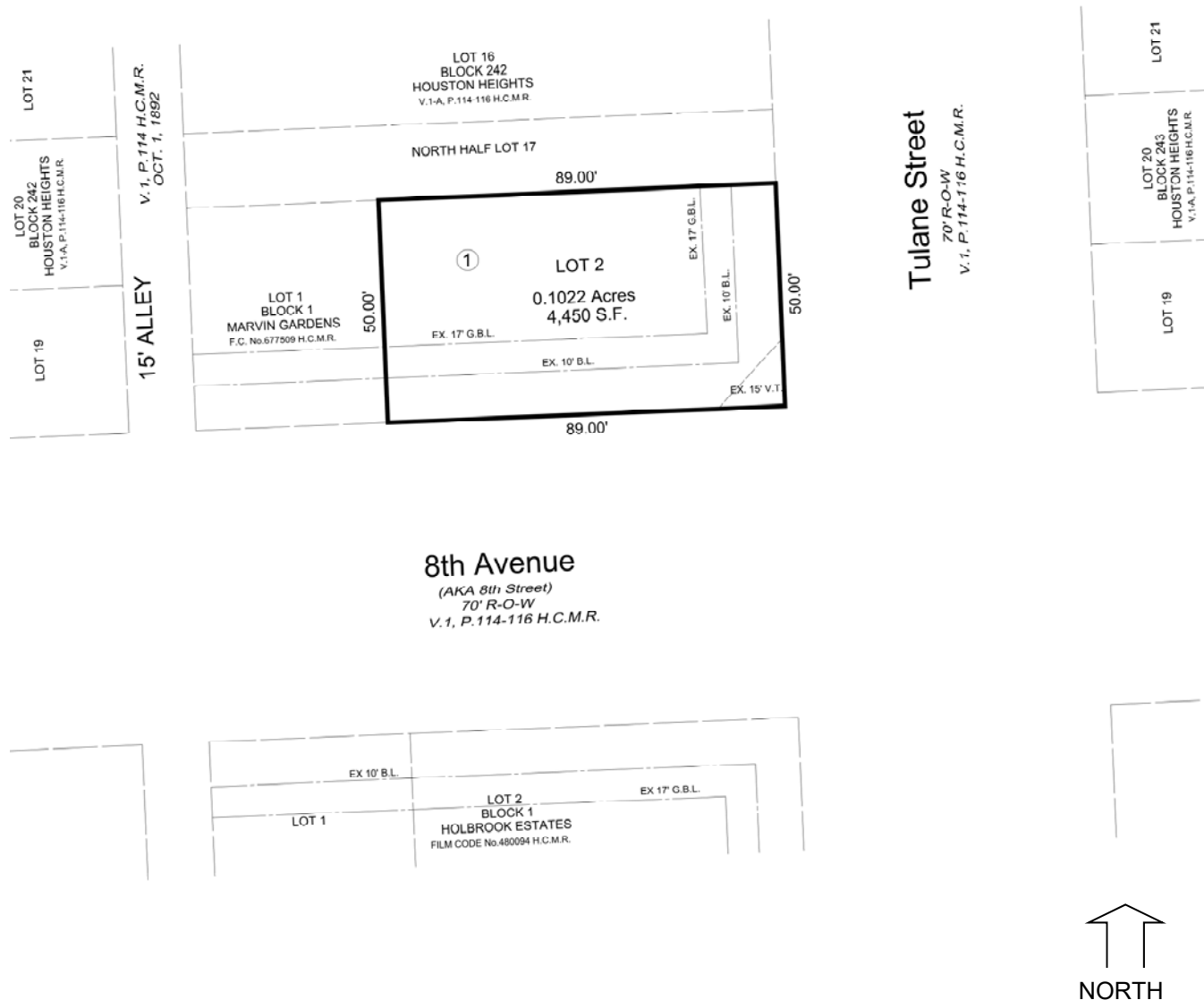
ITEM: 89

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Marvin Gardens partial replat no 1

Applicant: Karen Rose Engineering and Surveying



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 89

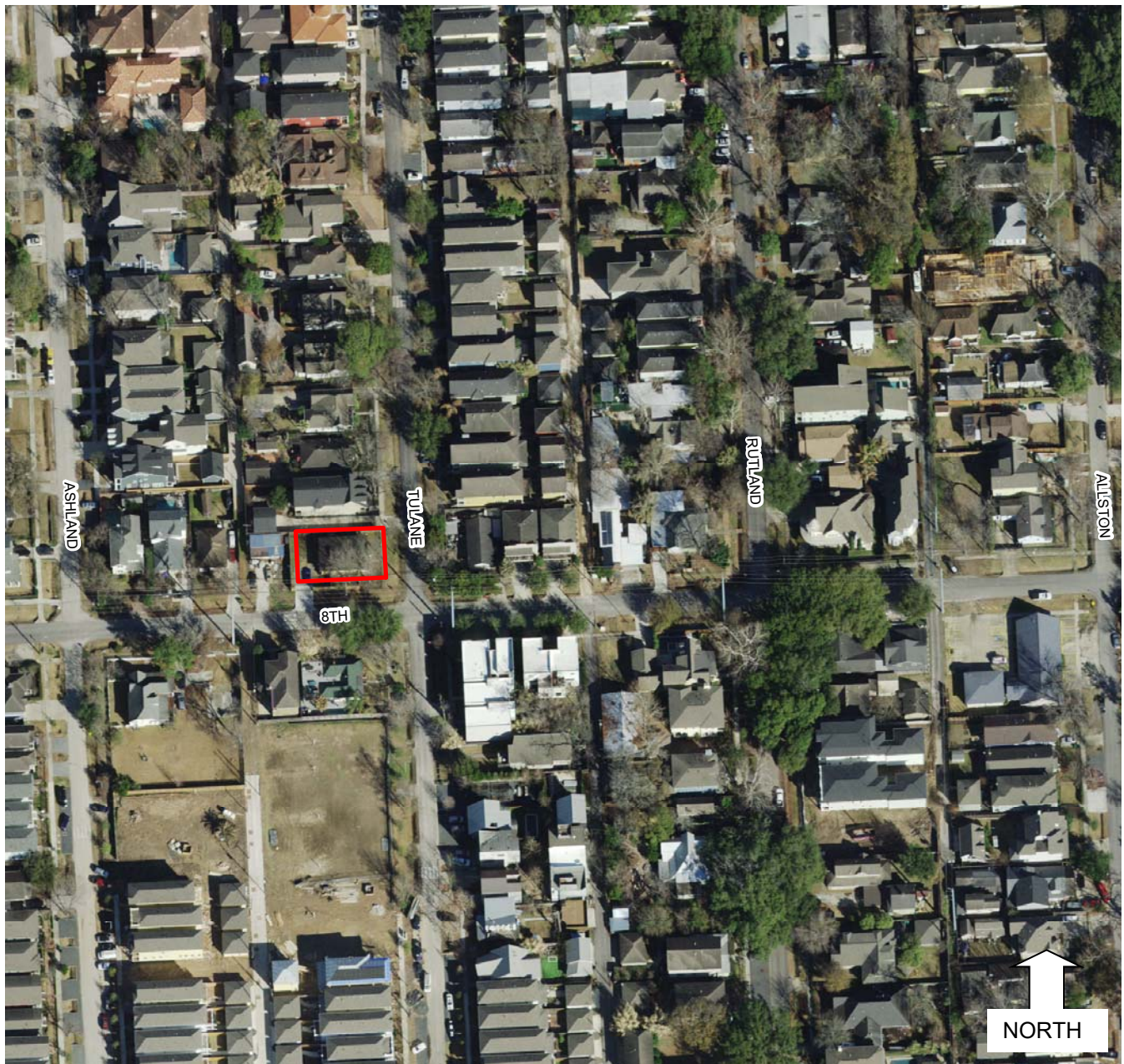
Planning and Development Department

Meeting Date: 06/25/2020

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Subdivision Name: Marvin Gardens partial replat no 1

Applicant: Karen Rose Engineering and Surveying



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562  
T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

May 29, 2020

Dear Property Owner:

**Reference Number: 2020-0730; Marvin Gardens partial replat no 1;** replatting of Lot 2, Block 1, of "Marvin Gardens" as recorded in Film Code No. 677509 of the Harris County Map Records.

The property is located at the northwest corner of W 8<sup>th</sup> Street and Tulane Street.  
The purpose of the replat is to revise the number of dwelling units and remove the building footprint restriction.  
The applicant, Karen Rose, with Karen Rose Engineering and Surveying, can be contacted at 713-522-1244.

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 25, 2020 at 2:30 PM**

The Planning Commission will hold its next meeting through a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

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1. Send email to: [Speakercomments.pc@houstontx.gov](mailto:Speakercomments.pc@houstontx.gov)

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2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.



You may also contact staff with the Planning and Development Department regarding this notice via email at [planning.publichearing@houstontx.gov](mailto: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.



**Agenda Item:** 90  
**Action Date:** 06/25/2020  
**Plat Name:** Newport Sec 6 partial replat no 2  
**Developer:** Harris County Engineering Department  
**Applicant:** Harris Engineer 1  
**App No / Type:** 2020-0492 C3N

Total Acreage:	0.7388	Total Reserve Acreage:	0.4996
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	NEWPORT MUD
County	Zip	Key Map ©	City / ETJ
Harris	77532	379X	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.

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

123. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat includes residential lots): Further, the owners hereby certify that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions.

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

185.3. Appendix A: Add single family paragraph in the dedicatory language.

189. Appendix E: Certificate for Engineer or Surveyor is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

191.1. Provide new Harris County Engineer certificate. Reference recordation dedicatory acknowledgement and certifications for requirements.

193. Appendix I: Certificate for Harris County Commissioners' Court is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 90  
**Action Date:** 06/25/2020  
**Plat Name:** Newport Sec 6 partial replat no 2  
**Developer:** Harris County Engineering Department  
**Applicant:** Harris Engineer 1  
**App No / Type:** 2020-0492 C3N

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

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

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

HPW- TDO- Traffic: 06.16.2020  
TDO/ Traffic Management opposes no objections.

HPW-HW- IDS: Approve  
Harris County Flood Control District: Call out channel designation R102-03-00.  
Call out all channel easement recording information.  
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)

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

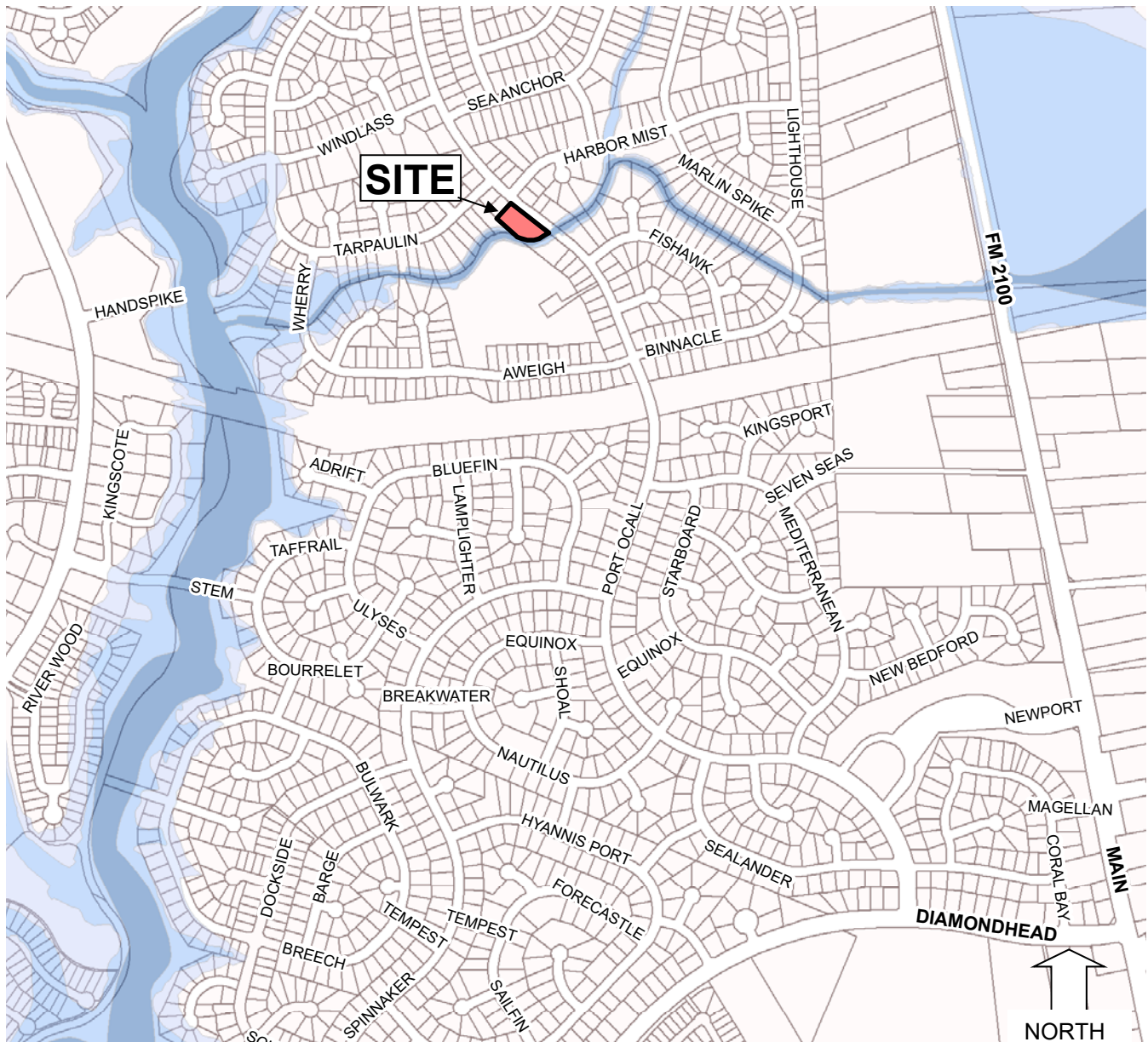
**ITEM: 90**

Planning and Development Department

Meeting Date: 06/25/2020

**Subdivision Name: Newport Sec 6 partial replat no 2**

**Applicant: Harris Engineer 1**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

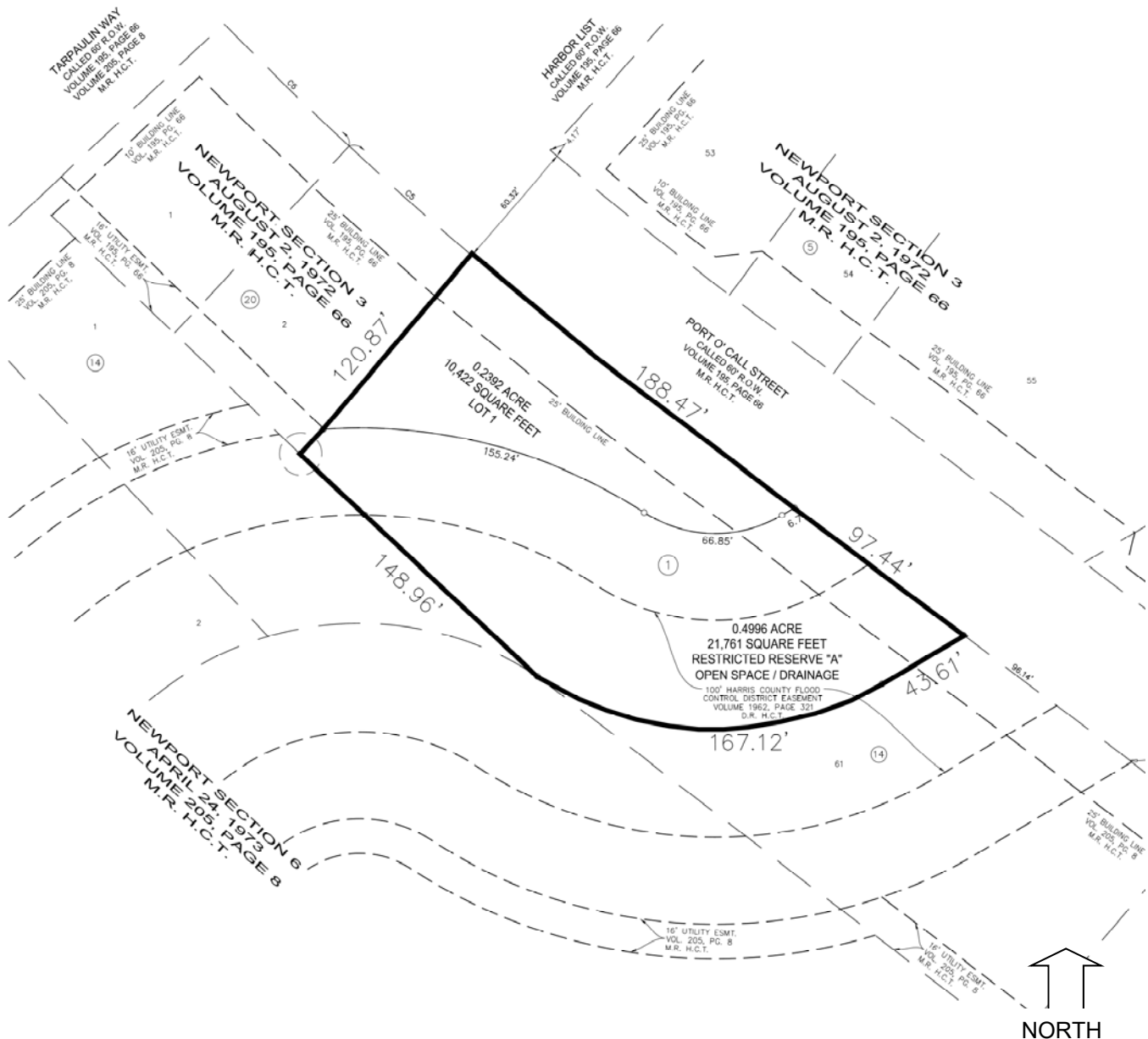
ITEM: 90

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Newport Sec 6 partial replat no 2

Applicant: Harris Engineer 1



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 90

Planning and Development Department

Meeting Date: 06/25/2020

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Subdivision Name: Newport Sec 6 partial replat no 2

Applicant: Harris Engineer 1



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

**May 29, 2020**

Dear Property Owner:

Reference Number: 2020-0492; "Newport Sec 6 partial replat no 2"; partial replatting of "Newport Section 6". This proposal includes the replatting of Reserve A, in Block 14, as recorded in Volume 205, Page 8 of the Harris County Map Records.

The property is located along and southwest of Port O'Call Street between Tarpaulin Way and Aweigh Drive. The purpose of the replat is to create one (1) single-family residential lot and one (1) reserve restricted to open space and drainage. The applicant, Luis Berrios, with Harris County Engineering Department, can be contacted at 787-585-7007.

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***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 91  
**Action Date:** 06/25/2020  
**Plat Name:** North Norhill partial replat no 3  
**Developer:** HRD Interest, LLC  
**Applicant:** M2L Associates, Inc.  
**App No / Type:** 2020-0762 C3N

Total Acreage:	0.3532	Total Reserve Acreage:	0.3291
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453X	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)
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40 and Sec 42-44)
- 059.1. Acreage in title and on plat must match at recordation. (Sec 42-41)
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation. (Sec 42-41)
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid. (Sec 42-41)
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form. (Sec 42-41)

#### **Commission Action:**

Approve the plat subject to the conditions listed



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



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***For Your Information:***

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

HPW- TDO- Traffic: 06.16.2020

TDO/ Traffic Management interposes no objections.

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

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

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

3. A new sidewalk is require along North Main Street, Peddie Avenue, and East 16th 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 both street intersections 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://houstonpermittingcenter.org)

Our records indicate that there is an active public sanitary sewer on-site. For easement requirements over the existing sewer please contact the Office of City Engineers or for the abandonment/relocation of the sewer contact the Joint Referral Committee.

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Action CPC 101 Form**

### **Platting Approval Conditions**

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# Houston Planning Commission

**ITEM: 91**

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: North Norhill partial replat no 3

Applicant: M2L Associates, Inc.



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

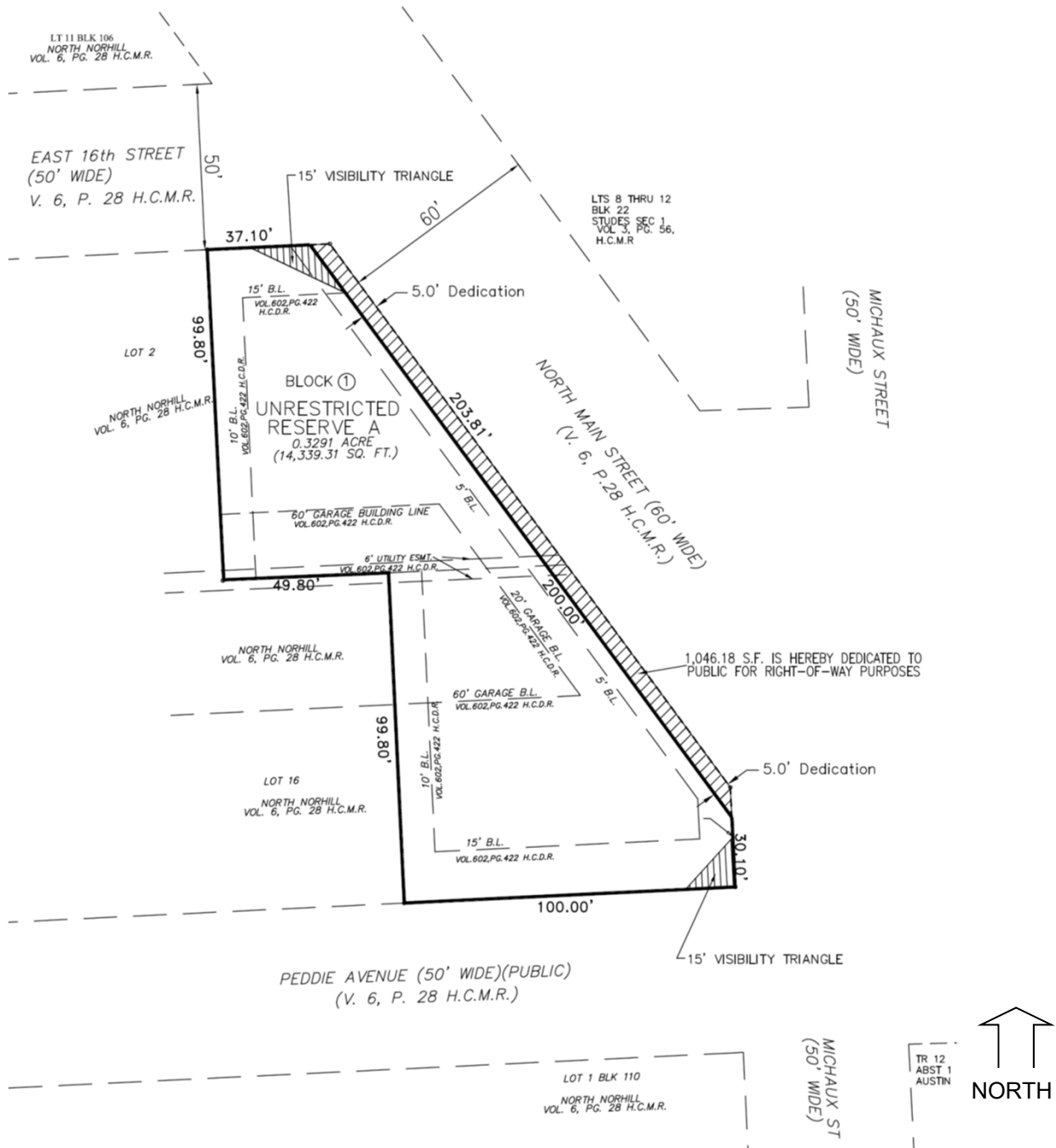
ITEM: 91

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Meeting Date: 06/25/2020

Subdivision Name: North Norhill partial replat no 3

Applicant: M2L Associates, Inc.



C – Public Hearings

Subdivision



# Houston Planning Commission

**ITEM: 91**

Planning and Development Department

Meeting Date: 06/25/2020

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Applicant: M2L Associates, Inc.



**C – Public Hearings**

**Aerial**





**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562  
T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 1, 2020

Dear Property Owner:

**Reference Number: 2020-0762; North Norhill partial replat no 3;** replatting of all of Lots 1 and 17, in Block 109, of "North Norhill" as recorded in Vol. 6, Pg. 28 of the Harris County Map Records.

The property is located along and west of N Main Street between E 16<sup>th</sup> Street and Peddie Street. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, Karen Rogers, with M2L Associates, Inc., on behalf of HRD Interest, LLC, can be contacted at 713-722-8897.

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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**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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- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

### ***Planning Department Staff Authority and Obligation***

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



**Agenda Item:** 92  
**Action Date:** 06/25/2020  
**Plat Name:** Riverside Terrace Sec 6 partial replat no 2  
**Developer:** NA  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No / Type:** 2020-0739 C3N

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Total Acreage:	1.1958	Total Reserve Acreage:	1.1958
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	533B	City

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**Conditions and requirements for approval:**

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

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

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

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation. (Sec 42-41)

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

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

**Commission Action:**

Defer Chapter 42 planning standards



**Agenda Item:** 92  
**Action Date:** 06/25/2020  
**Plat Name:** Riverside Terrace Sec 6 partial replat no 2  
**Developer:** NA  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No / Type:** 2020-0739 C3N

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

***For Your Information:***

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

HPW- TDO- Traffic: 06.16.2020  
No comments

HPW-OCE-Traffic: 1. TxDOT approval required  
Any work in the state right-of-way requires TxDOT approval. Furnish copies of TxDOT driveway permit and sidewalk approval prior to traffic review. TxDOT Voice mail number is 713-802-5554. Provide a copy of TxDOT approval.

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](http://houstonpermittingcenter.org)  
Our records indicate that there is an active public sanitary sewer on-site. For easement requirements over the existing sewer please contact the Office of City Engineers or for the abandonment/relocation of the sewer contact the Joint Referral Committee.

HPW-OCE- Drainage and Utility: Detention is required.  
Stormwater quality permit is required.  
In the floodplain, need drainage plan.

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

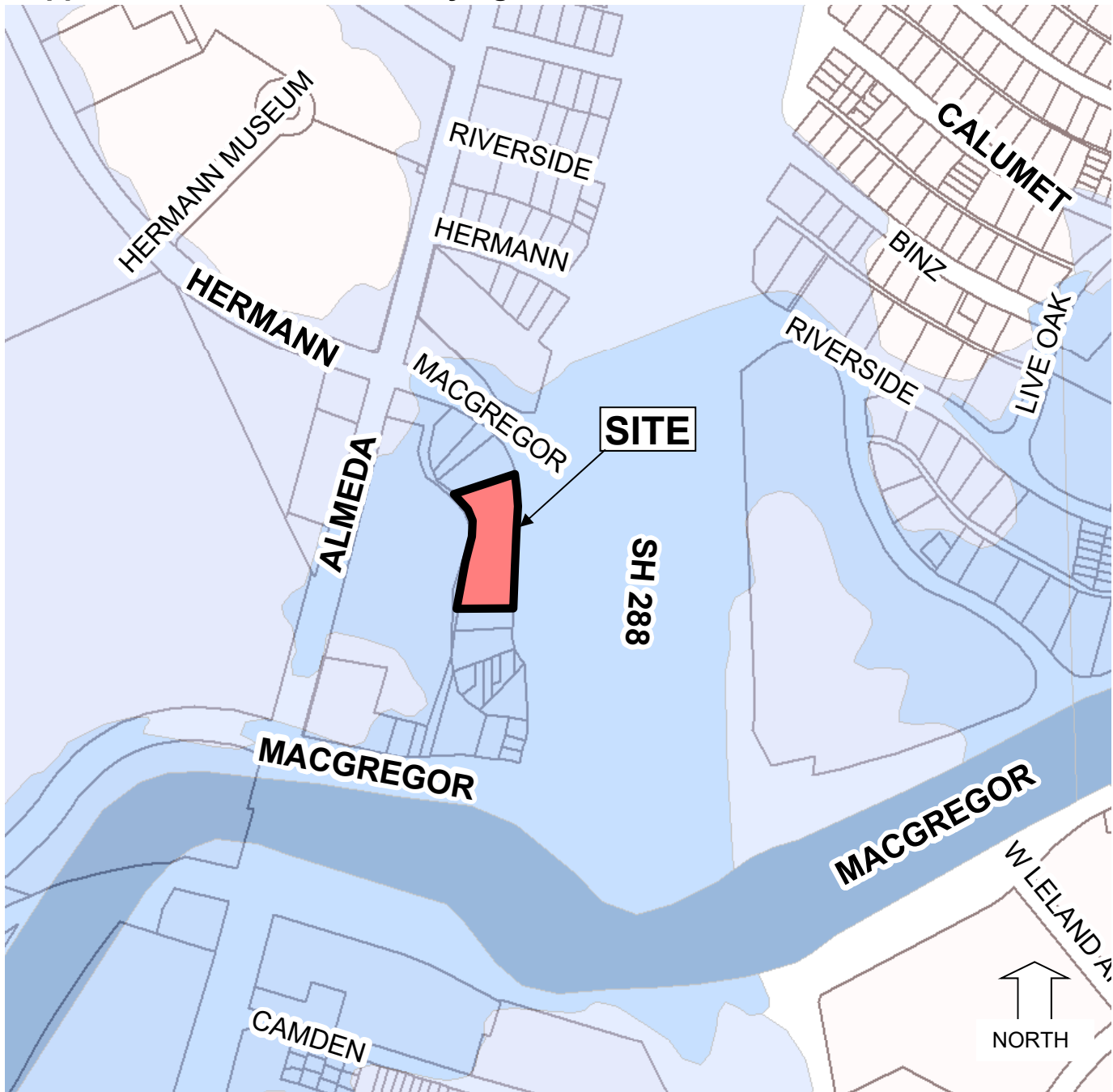
**ITEM: 92**

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Riverside Terrace Sec 6 partial replat no 2

Applicant: South Texas Surveying Associates, Inc.



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

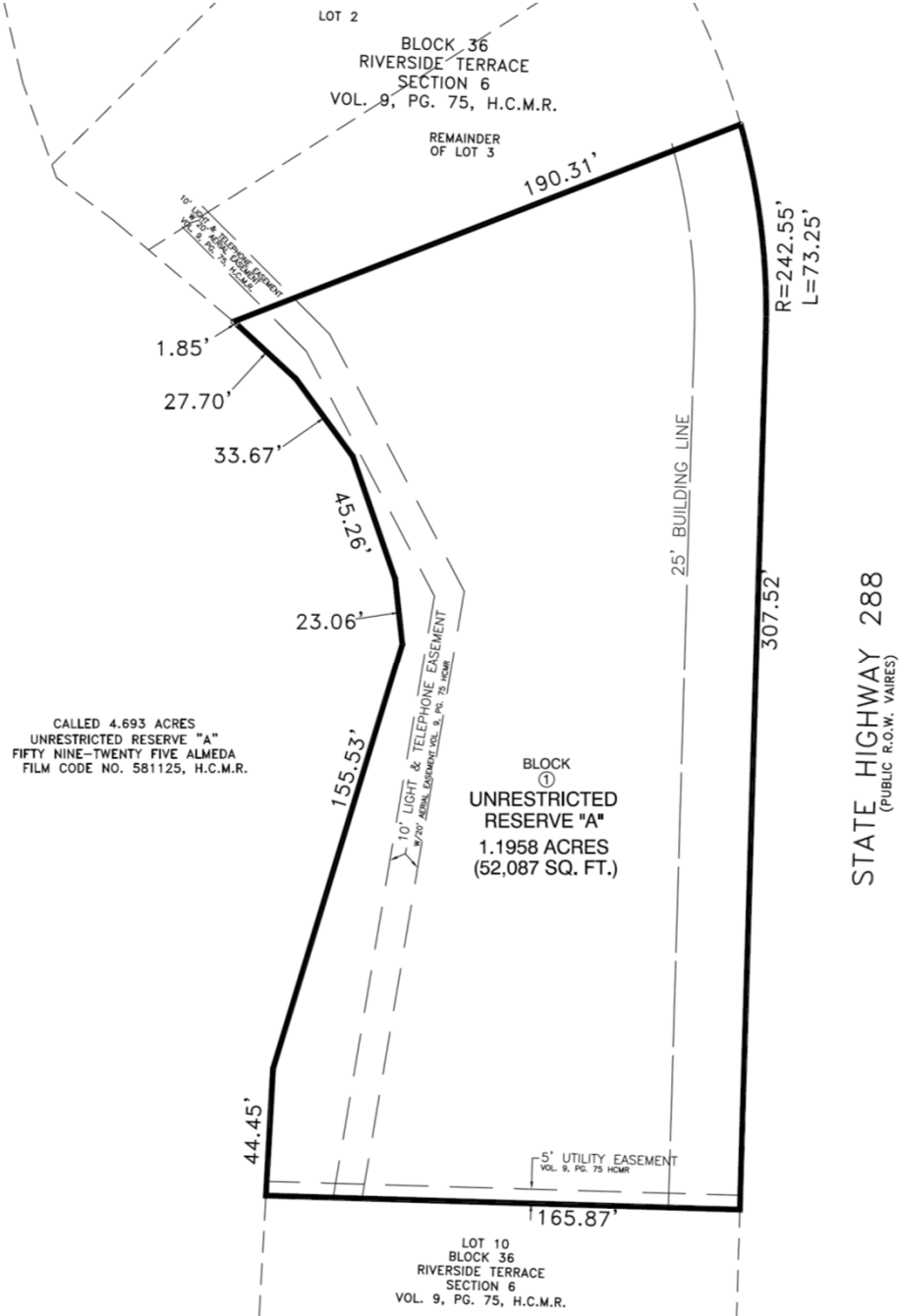
## ITEM: 92

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Riverside Terrace Sec 6 partial replat no 2

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 92

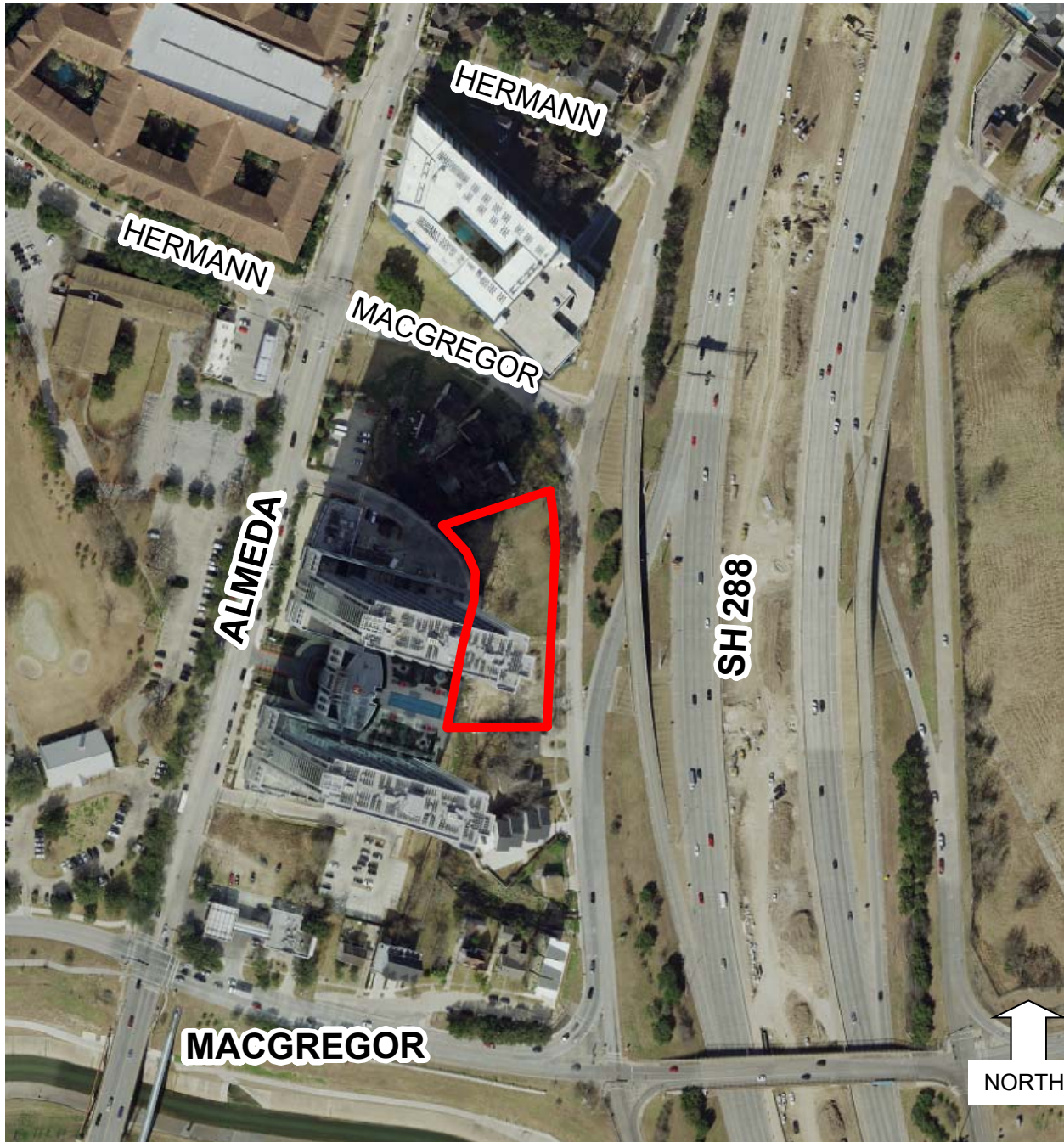
Planning and Development Department

Meeting Date: 06/25/2020

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Subdivision Name: Riverside Terrace Sec 6 partial replat no 2

Applicant: South Texas Surveying Associates, Inc.



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C – Public Hearings

Aerial

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 1, 2020

Dear Property Owner:

**Reference Number: 2020-0739; Riverside Terrace Sec 6 partial replat no 2;** replatting of a portion of Lot 3 and all of Lots 4 thru 9, in Block 36, of "Riverside Terrace Section 6" as recorded in Volume 9, Page 75 of the Harris County Map Records.

The property is located along and west of Carson Court, east of Almeda Road and north of North MacGregor Way. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, Patrick Cook, with South Texas Surveying Associates, Inc., on behalf of Gotham Development, can be contacted at 281-556-6918.

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 25, 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](http://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](mailto:Speakercomments.pc@houstontx.gov)

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

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

You may also contact staff with the Planning and Development Department regarding this notice via email at [planning.publichearing@houstontx.gov](mailto: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:** 93  
**Action Date:** 06/25/2020  
**Plat Name:** Sunset Plaza Meadows replat no 1  
**Developer:** Corinthian Contracting  
**Applicant:** The Interfield Group  
**App No / Type:** 2020-0778 C3N

Total Acreage:	0.1350	Total Reserve Acreage:	0.1350
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453T	City

#### **Conditions and requirements for approval:**

008.4. The applicant is required to provide proof of an approved conceptual drainage plan, with two signatures from Public Works (PWE), is required at submission, for all final plats in City, and in 100 year and 500 year floodplain. 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.

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:** 93  
**Action Date:** 06/25/2020  
**Plat Name:** Sunset Plaza Meadows replat no 1  
**Developer:** Corinthian Contracting  
**Applicant:** The Interfield Group  
**App No / Type:** 2020-0778 C3N

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

HPW- TDO- Traffic: 06-23-2020  
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 Baylor Street and East 27th 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%.  
In the floodplain, need drainage plan.

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

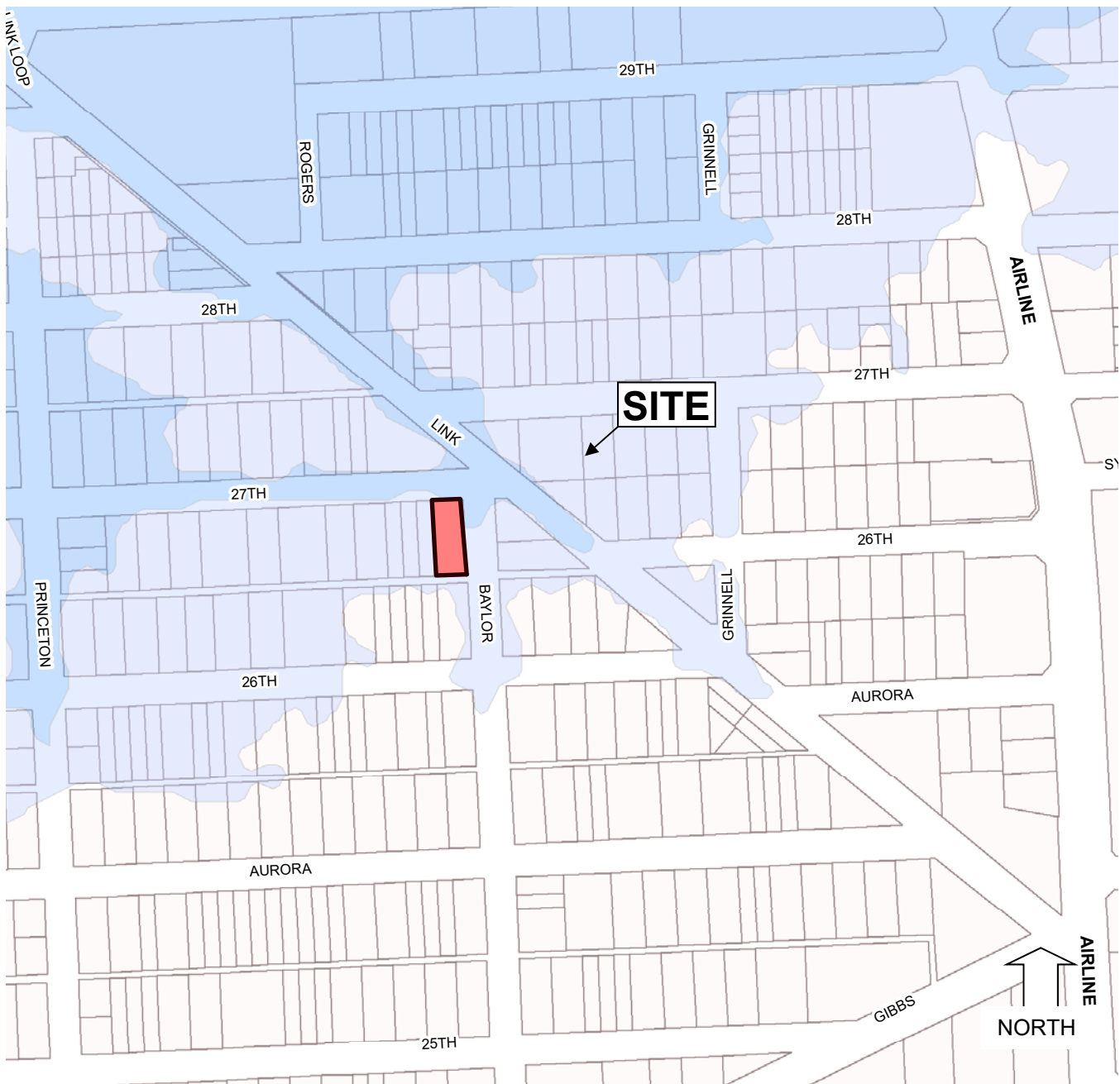
**ITEM: 93**

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Sunset Plaza Meadows replat no 1

Applicant: The Interfield Group



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

ITEM: 93

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Sunset Plaza Meadows replat no 1

Applicant: The Interfield Group



C – Public Hearings

Subdivision

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# Houston Planning Commission

**ITEM: 93**

Planning and Development Department

Meeting Date: 06/25/2020

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**Subdivision Sunset Plaza Meadows replat no 1**

**Applicant: The Interfield Group**



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**C – Public Hearings**

**Aerial**

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# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**  
Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

**May 15, 2020**

Dear Property Owner:

Reference Number: 2020-0778; "Sunset Plaza Meadows replat no 1"; full replatting of "Sunset Plaza Meadows". This proposal includes the replatting of all of Lots 1 and 2, in Block 2, as recorded at Film Code No 687548 of the Harris County Map Records.

The property is located at the southwest intersection of E 27<sup>th</sup> Street and Baylor Street. The purpose of the replat is to create one (1) unrestricted reserve. 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 25, 2020 at 2:30 PM**

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1. Send email to: [Speakercomments.pc@houstontx.gov](mailto:Speakercomments.pc@houstontx.gov)

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2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

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Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

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

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

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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.
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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.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 94  
**Action Date:** 06/25/2020  
**Plat Name:** Usener Addition partial replat no 2  
**Developer:** NEBULA VENTURES, LLC  
**Applicant:** MOMENTUM ENGINEERING  
**App No / Type:** 2020-0578 C3N

Total Acreage:	0.1488	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	77007	493A	City

#### **Conditions and requirements for approval:**

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

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

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 94  
**Action Date:** 06/25/2020  
**Plat Name:** Usener Addition partial replat no 2  
**Developer:** NEBULA VENTURES, LLC  
**Applicant:** MOMENTUM ENGINEERING  
**App No / Type:** 2020-0578 C3N

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HPW- TDO- Traffic: 06-23-2020  
No comments.

HPW-OCE-Traffic: 1. A new sidewalk is required along Voight 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](http://houstonpermittingcenter.org)

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

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

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



# Houston Planning Commission

**ITEM: 94**

Planning and Development Department

Meeting Date: 06/25/2020

**Subdivision Name: Usener Addition partial replat no 2**

**Applicant: Momentum Engineering**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

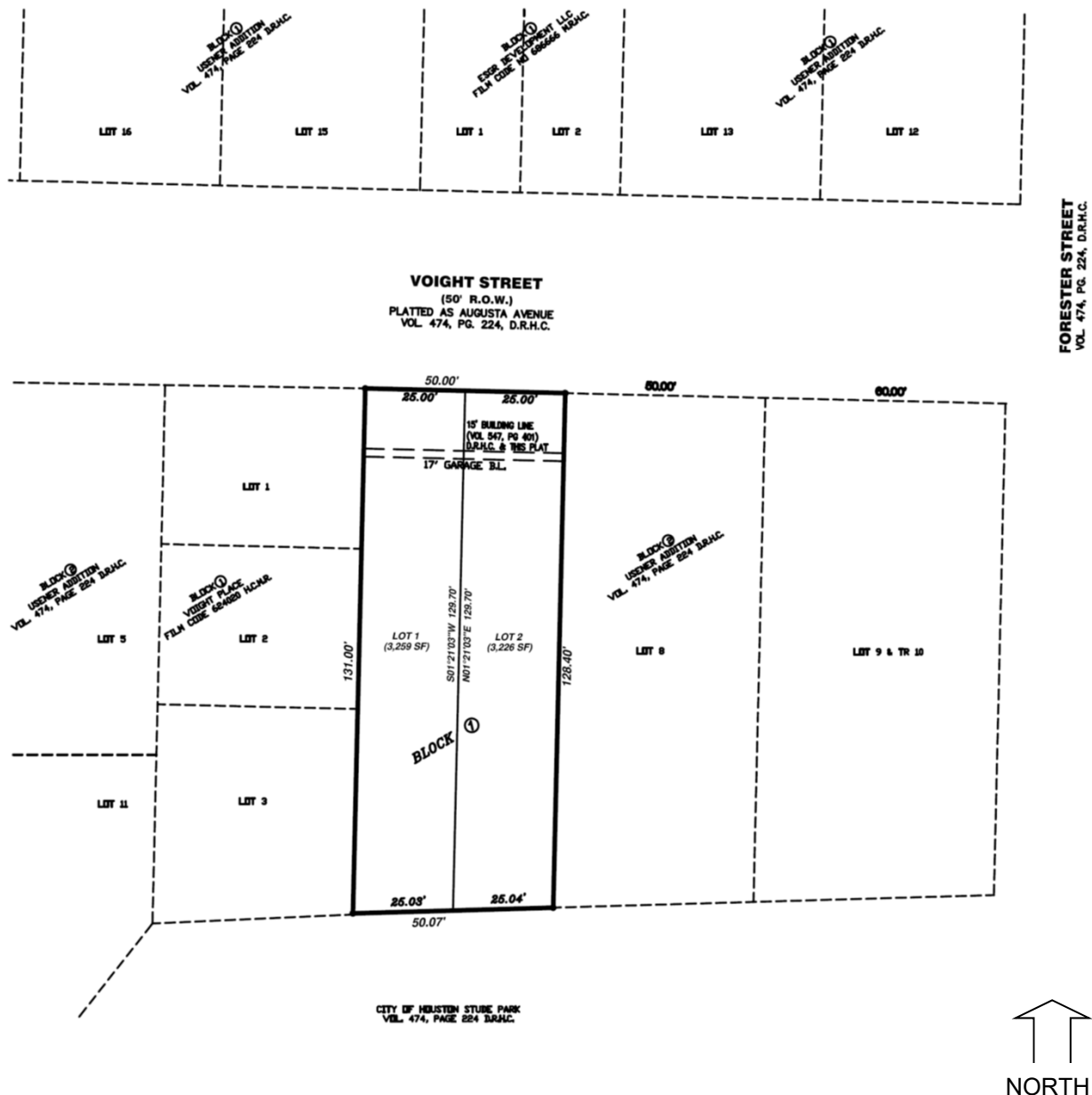
## ITEM: 94

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Usener Addition partial replat no 2

Applicant: Momentum Engineering



C – Public Hearings

Subdivision

---

# Houston Planning Commission

## ITEM: 94

Planning and Development Department

Meeting Date: 06/25/2020

---

Subdivision Name: Usener Addition partial replat no 2

Applicant: Momentum Engineering



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C – Public Hearings

Aerial

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 1, 2020

Dear Property Owner:

**Reference Number: 2020-0578; Usener Addition partial replat no 2;** replatting of Lot 7, Block 2, of Usener Addition" as recorded in Volume 474, Pg. 224 of the Harris County Deed Records.

The property is located at south along Voight Street east of Studewood Street and west of Forester Street. The purpose of the replat is to create two (2) single-family lots.

The applicant, Shahnawaz Ghanchi, with Momentum Engineering, on behalf of Nebula Ventures, LLC, can be contacted at 281-741-1998 Ext 109

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 25, 2020 at 2:30 PM**

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You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

1. Send email to: [Speakercomments.pc@houstontx.gov](mailto:Speakercomments.pc@houstontx.gov)

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. 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](mailto: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.
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***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:** 95  
**Action Date:** 06/25/2020  
**Plat Name:** Victoria Court replat no 1  
**Developer:** Gotham Development  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2020-0857 C3N

Total Acreage:	0.2662	Total Reserve Acreage:	0.0078
Number of Lots:	7	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	493N	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.
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
  - 1. Re-align property lines for lots 3, 4 & 5 to give Lots 3 and 5 sufficient frontage and vehicular access.
  - 2. HPW has concerns regarding teh access management form in the transition from a 16' Shared Driveway to a public ROW.

#### Commission Action:

Defer for further study and review



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

#### For Your Information:

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





**Agenda Item:** 95  
**Action Date:** 06/25/2020  
**Plat Name:** Victoria Court replat no 1  
**Developer:** Gotham Development  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2020-0857 C3N

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HPW- TDO- Traffic: 06-23-2020  
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 Peden Avenue. (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://houstonpermittingcenter.org)  
This site requires easements across the rear of the proposed back lots to accommodate the existing sanitary sewer line.  
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.  
Addressing: Please change PEDEN AVE to PEDEN STREET. This is referenced by COH Addresses, COH Roads, HEC Roads, 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.

# Houston Planning Commission

**ITEM: 95**

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Victoria Court replat no 1

Applicant: Total Surveyors, Inc.



**C – Public Hearings**

**Site Location**

## Subdivision

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# Houston Planning Commission

## ITEM: 95

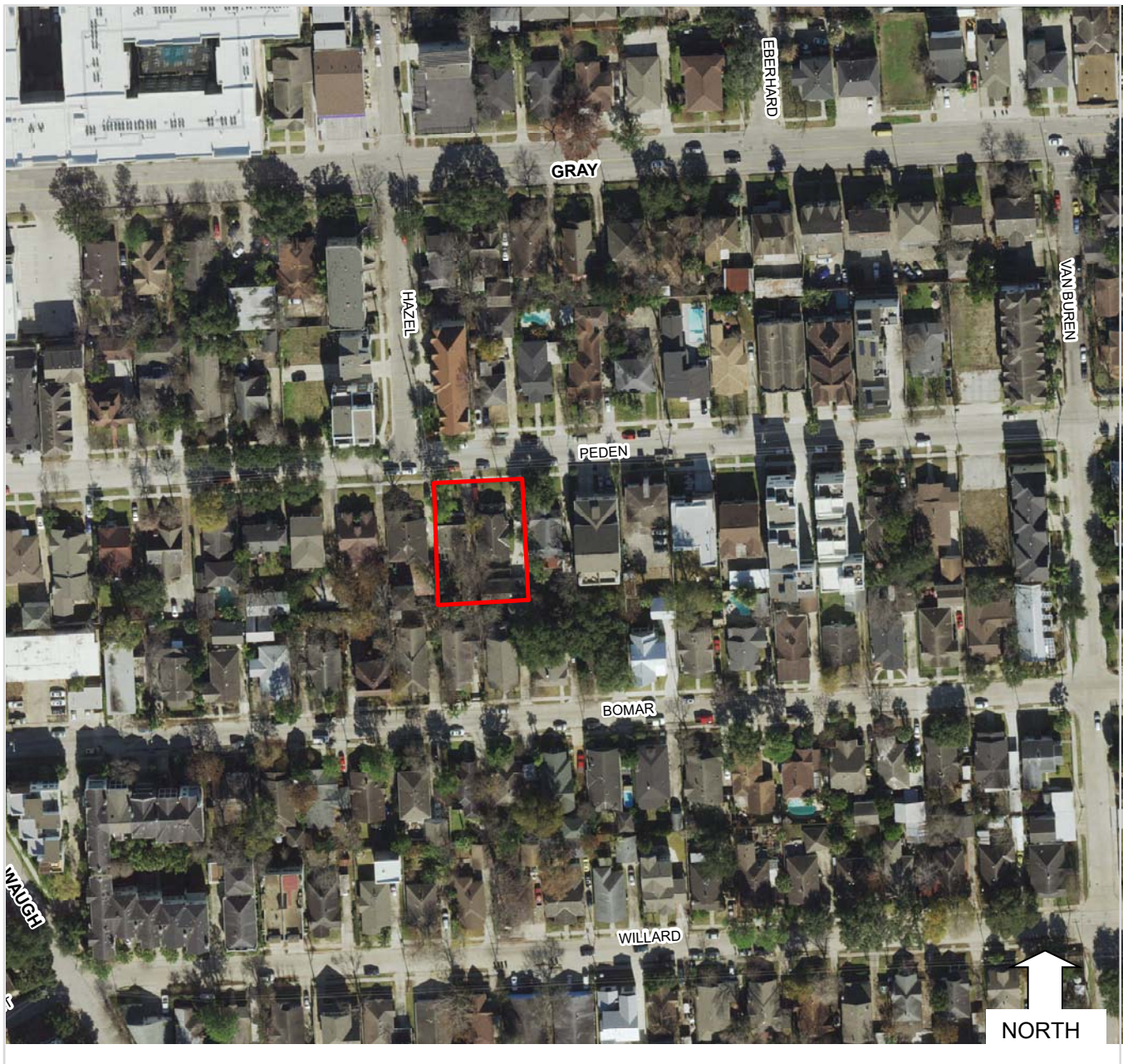
Planning and Development Department

Meeting Date: 06/25/2020

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Subdivision Name: Victoria Court replat no 1

Applicant: Total Surveyors, Inc.



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

May 29, 2020

Dear Property Owner:

**Reference Number: 2020-0857; Victoria Court replat no 1;** replatting of all of "Victoria Court" as recorded at Film Code No. 676356 of the Harris County Map Records.

The property is located along and south of Peden Street between Waugh Drive and Van Buren Street. The purpose of the replat is to create seven (7) single-family residential lots and two (2) parking reserves. The applicant, Kevin Kolb, with Total Surveyors, Inc., on behalf of Gotham Development, 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.

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**Agenda Item:** 96  
**Action Date:** 06/25/2020  
**Plat Name:** Wells Addition partial replat no 1  
**Developer:** CAS Consultants, LLC  
**Applicant:** CAS Consultants, LLC  
**App No / Type:** 2020-0636 C3N

Total Acreage:	0.1235	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493V	City

***Conditions and requirements for approval:***

030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (162)

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.

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

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

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

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

123. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat includes residential lots): Further, the owners hereby certify that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions.

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)

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. Use correct plat name in Acknowledgements.

***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:** 96  
**Action Date:** 06/25/2020  
**Plat Name:** Wells Addition partial replat no 1  
**Developer:** CAS Consultants, LLC  
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HPW- TDO- Traffic: 06.16.2020  
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. A new sidewalk is required along Webster Avenue and Sauer 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](http://houstonpermittingcenter.org)

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

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

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

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

# Houston Planning Commission

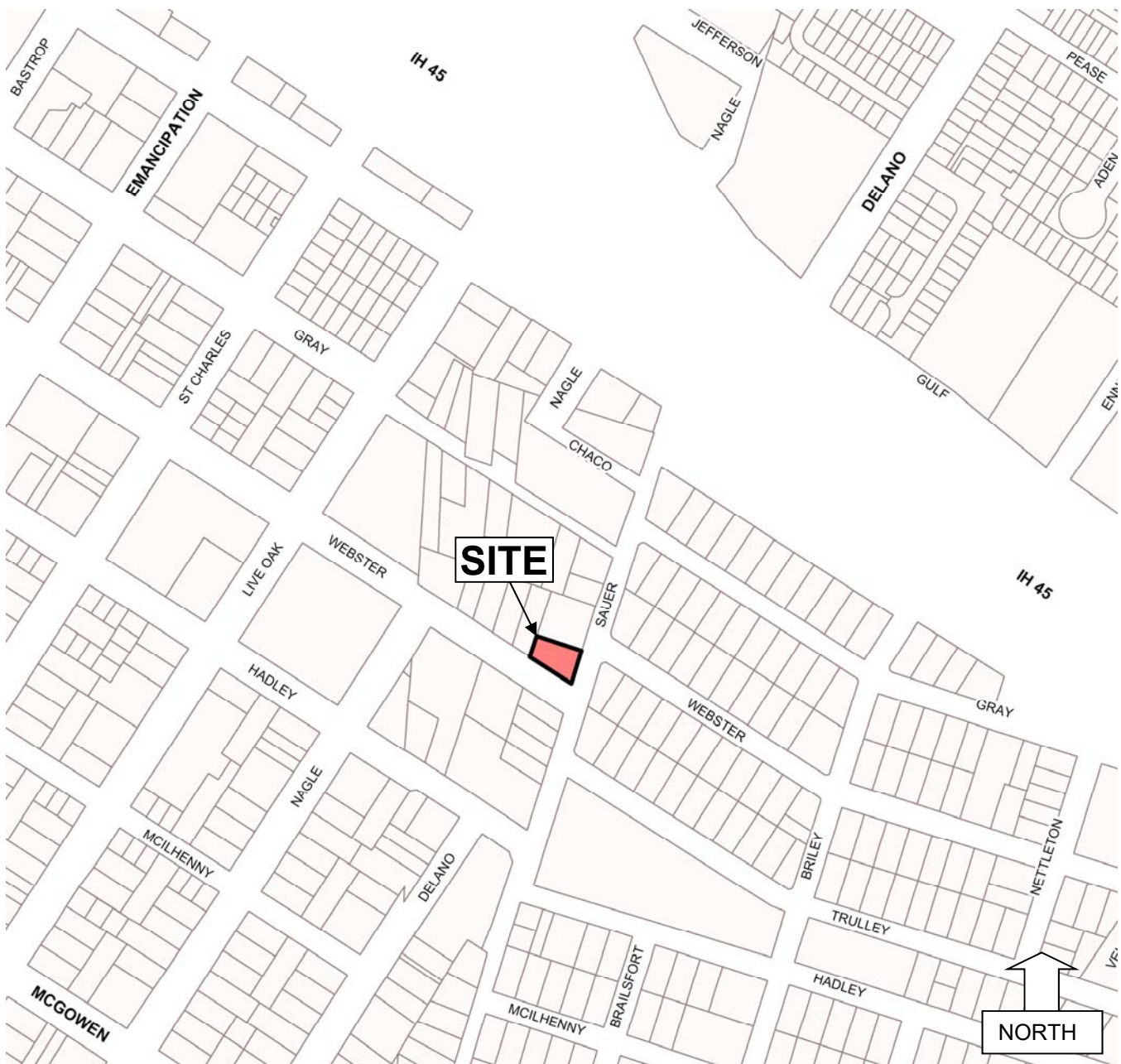
**ITEM: 96**

Planning and Development Department

Meeting Date: 06/25/2020

**Subdivision Name: Wells Addition partial replat no 1**

**Applicant: CAS Consultants, LLC**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

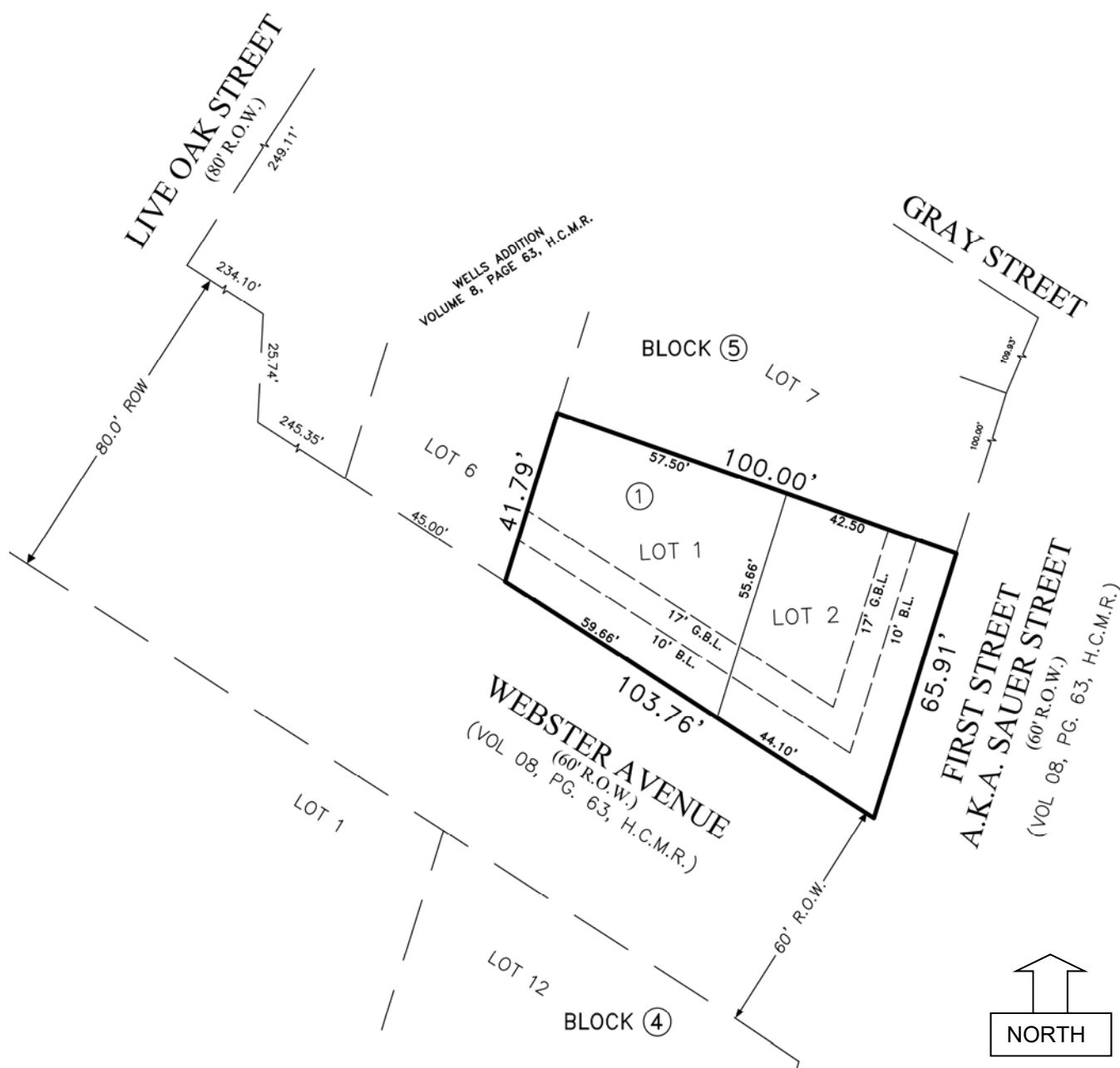
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C – Public Hearings

Subdivision



# Houston Planning Commission

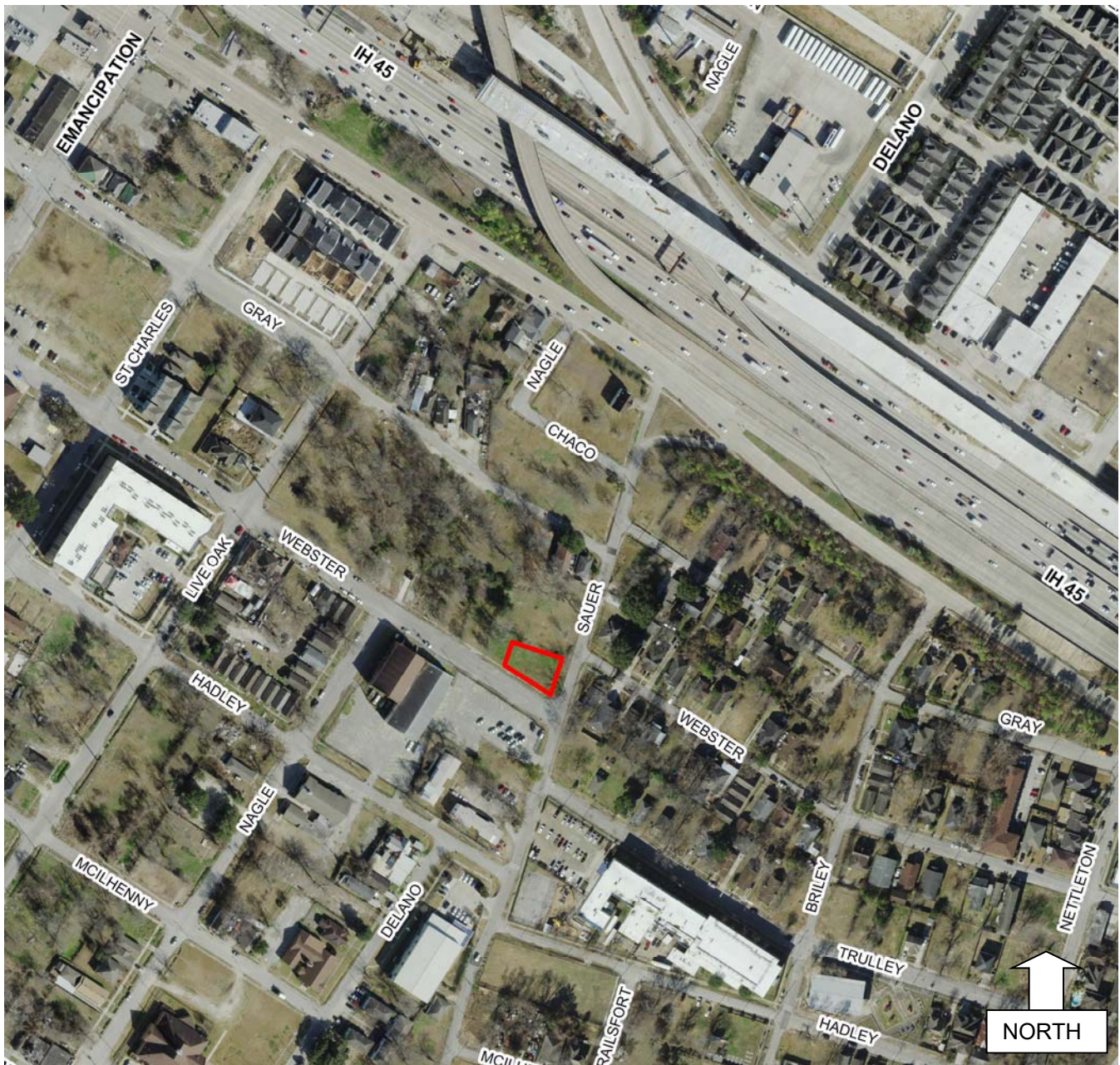
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**C – Public Hearings**

**Aerial**



**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

May 29, 2020

Dear Property Owner:

**Reference Number: 2020-0636; Wells Addition partial replat no 1; replatting of Lot 8, Block 5, of Wells Addition"**  
as recorded in Volume 8, Pg. 63 of the Harris County Map Records.

The property is located at the northwest corner of Webster Street and Sauer Street.

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

The applicant, Juan Castillo, with CAS Consultants LLC., can be contacted at 281-300-6874.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 97  
**Action Date:** 06/25/2020  
**Plat Name:** Westheimer Gardens Extension partial replat no 10  
**Developer:** CIVE  
**Applicant:** Paksima Group1  
**App No / Type:** 2020-0647 C3N

Total Acreage:	0.4946	Total Reserve Acreage:	0.4946
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	491T	City

#### **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.

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**06/25/2020**

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:** 97  
**Action Date:** 06/25/2020  
**Plat Name:** Westheimer Gardens Extension partial replat no 10  
**Developer:** CIVE  
**Applicant:** Paksima Group1  
**App No / Type:** 2020-0647 C3N

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HPW- TDO- Traffic: 06-23-2020  
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 Winsome 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)

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

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

Addressing: Please change Winsome Road to Winsome Lane. This is referenced by COH addresses, COH Roads, HEC Roads, 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.

# Houston Planning Commission

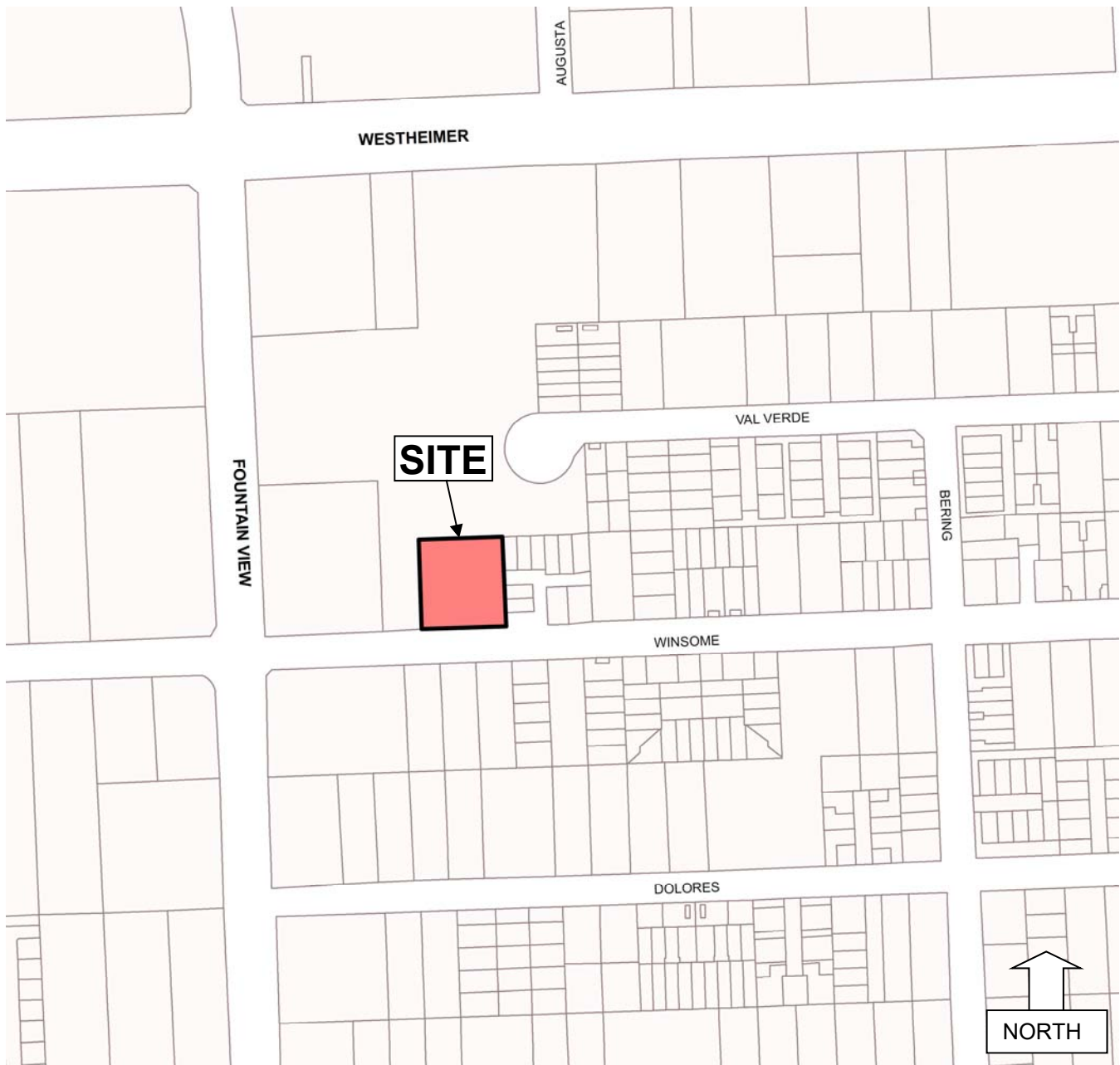
**ITEM: 97**

Planning and Development Department

Meeting Date: 06/25/2020

**Subdivision Name: Westheimer Gardens Extension partial replat no 10**

**Applicant: Paksima Group**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

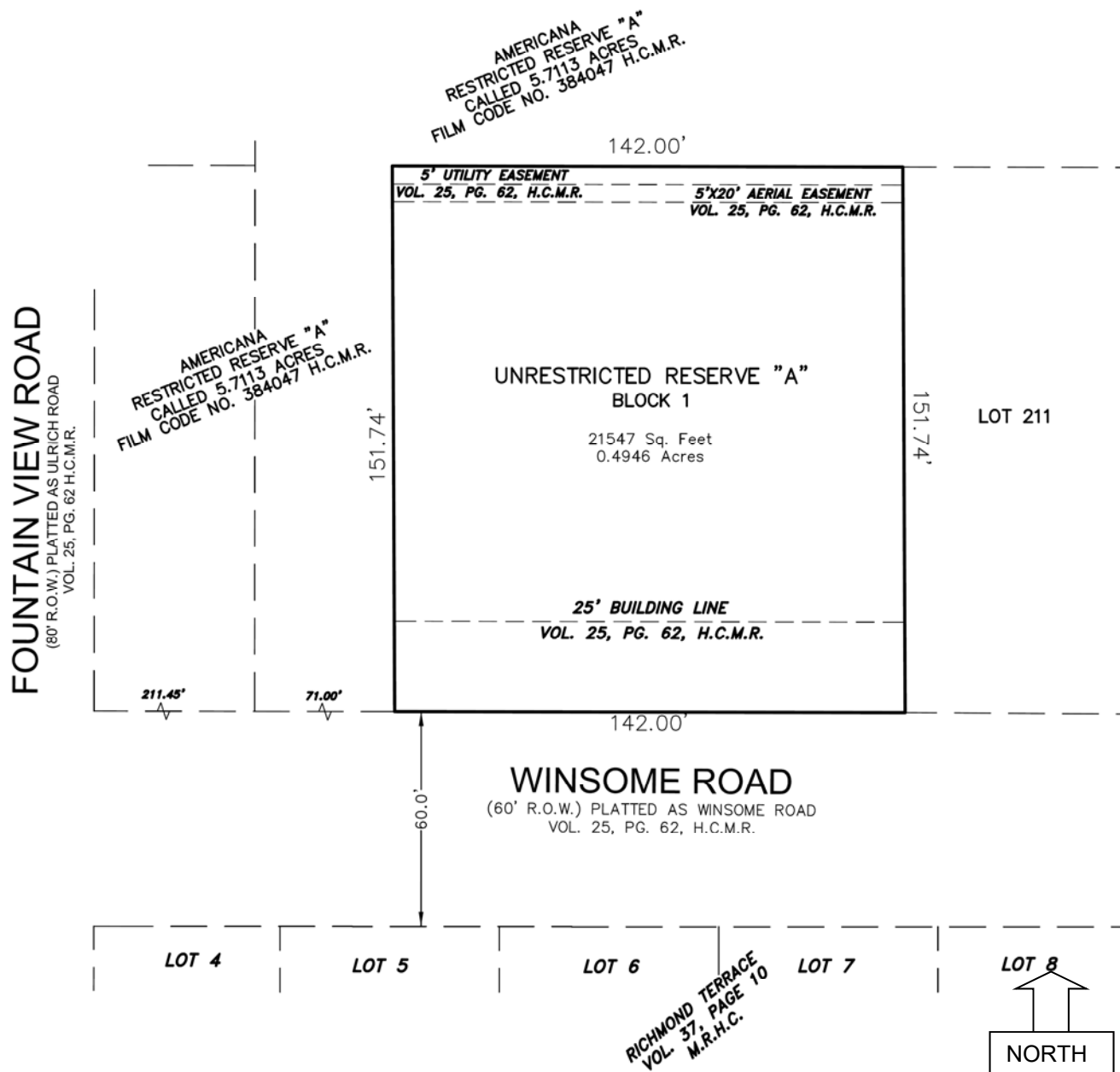
ITEM: 97

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Westheimer Gardens Extension partial replat no 10

Applicant: Paksima Group



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 97

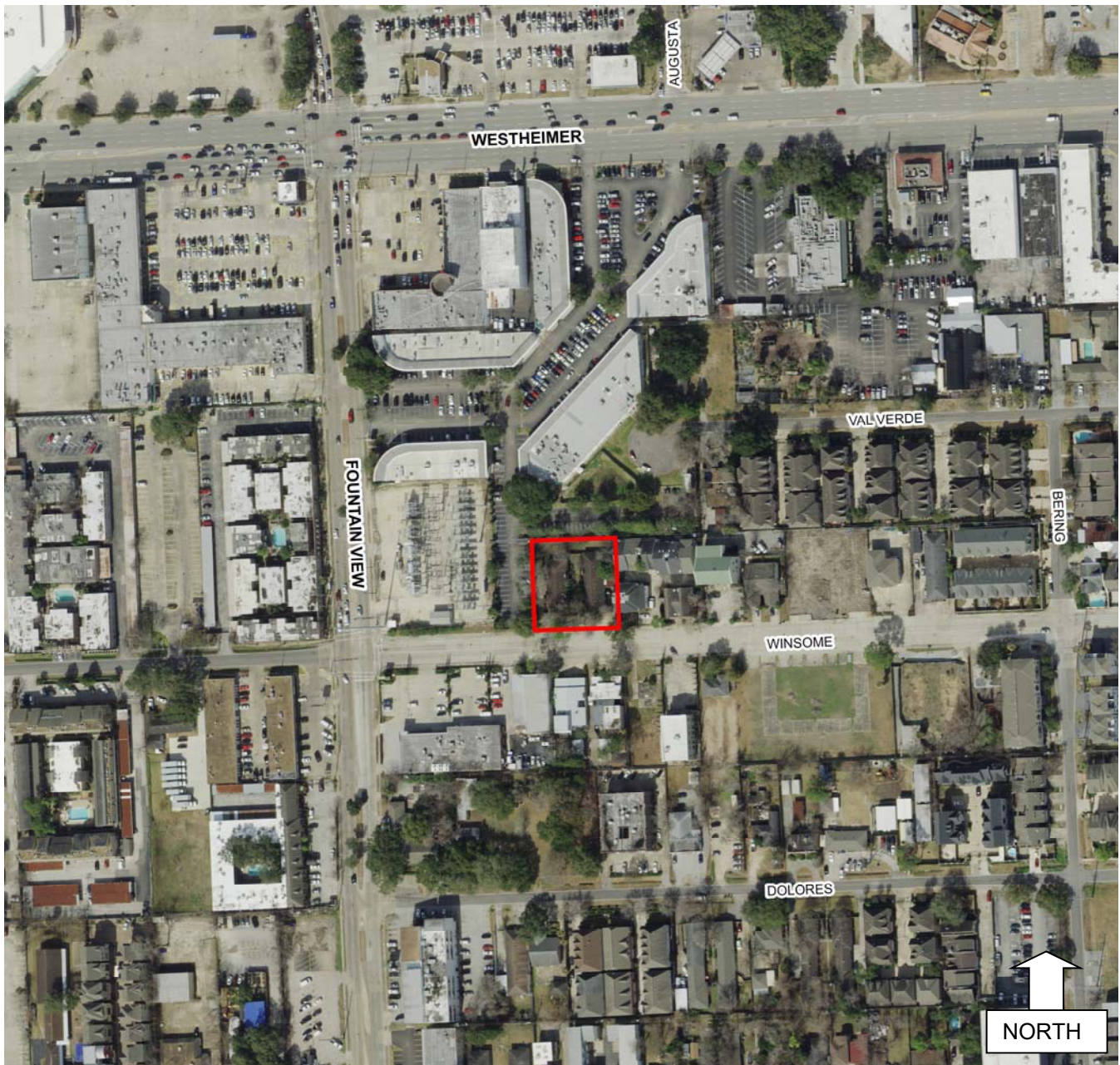
Planning and Development Department

Meeting Date: 06/25/2020

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Subdivision Name: Westheimer Gardens Extension partial replat no 10

Applicant: Paksima Group



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C – Public Hearings

Aerial

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# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

April 24, 2020

Dear Property Owner:

**Reference Number: 2020-0647; Westheimer Gardens Extension partial replat no 10;** replatting of Lots 212 and 213 of "Westheimer Gardens Extension" as recorded in Volume 25 Page 62 of the Harris County Map Records.

The property is located along Winsome Road, west of Bering Street and east of Fountainview Road. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, Zeeba Paksima, with Paksima Group1, on behalf of CIVE, can be contacted at 716-392-8275.

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 25, 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](http://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](mailto:Speakercomments.pc@houstontx.gov)

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. 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 Zeema Paksima with Paksima Group1, on behalf of CIVE, at 713-392-8275. You may also contact staff with the Planning and Development Department regarding this notice via email at [planning.publichearing@houstontx.gov](mailto: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:** 98  
**Action Date:** 06/25/2020  
**Plat Name:** Westmore Reserve  
**Developer:** Kirby Commons, L.P.  
**Applicant:** BGE  
**App No / Type:** 2020-0740 C3N

Total Acreage:	0.4132	Total Reserve Acreage:	0.4132
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77098	492U	City

#### **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.
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 12.2 Coordinate utility easements with CenterPoint Energy. For additional information, please contact Crystal Shrader at 713-207-0430.
- Change the reserve use to Multi-Family Residential per Legal Review to meet the deed restrictions.

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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



**Agenda Item:** 98  
**Action Date:** 06/25/2020  
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**Applicant:** BGE  
**App No / Type:** 2020-0740 C3N

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

**HPW-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."

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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 Main 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- TDO- Traffic: 06-23-2020**

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](https://www.houstonpermittingcenter.org)

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

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

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# Houston Planning Commission

**ITEM: 98**

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Westmore Reserve

Applicant: BGE



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

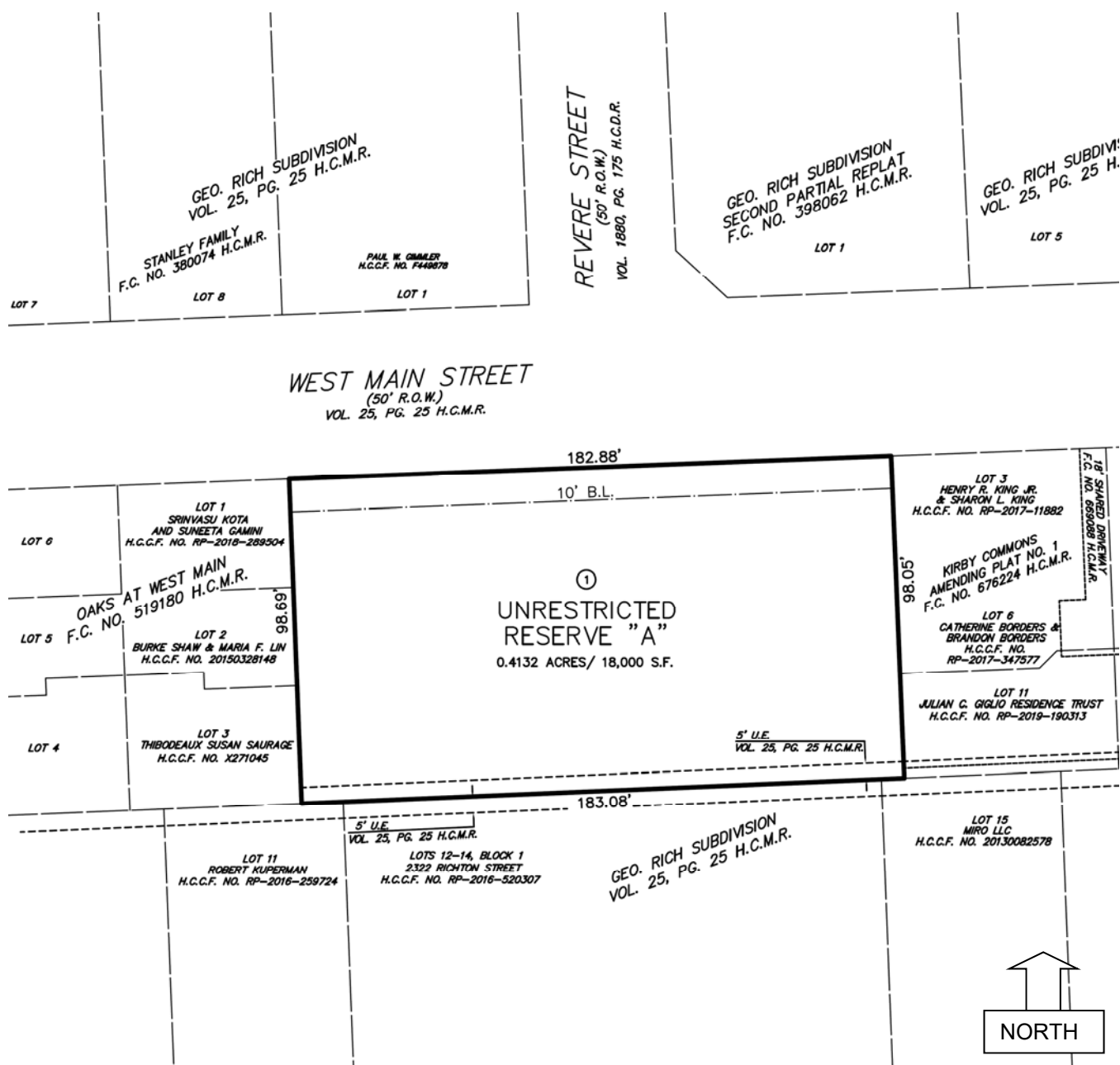
## ITEM: 98

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Westmore Reserve

Applicant: BGE



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 98

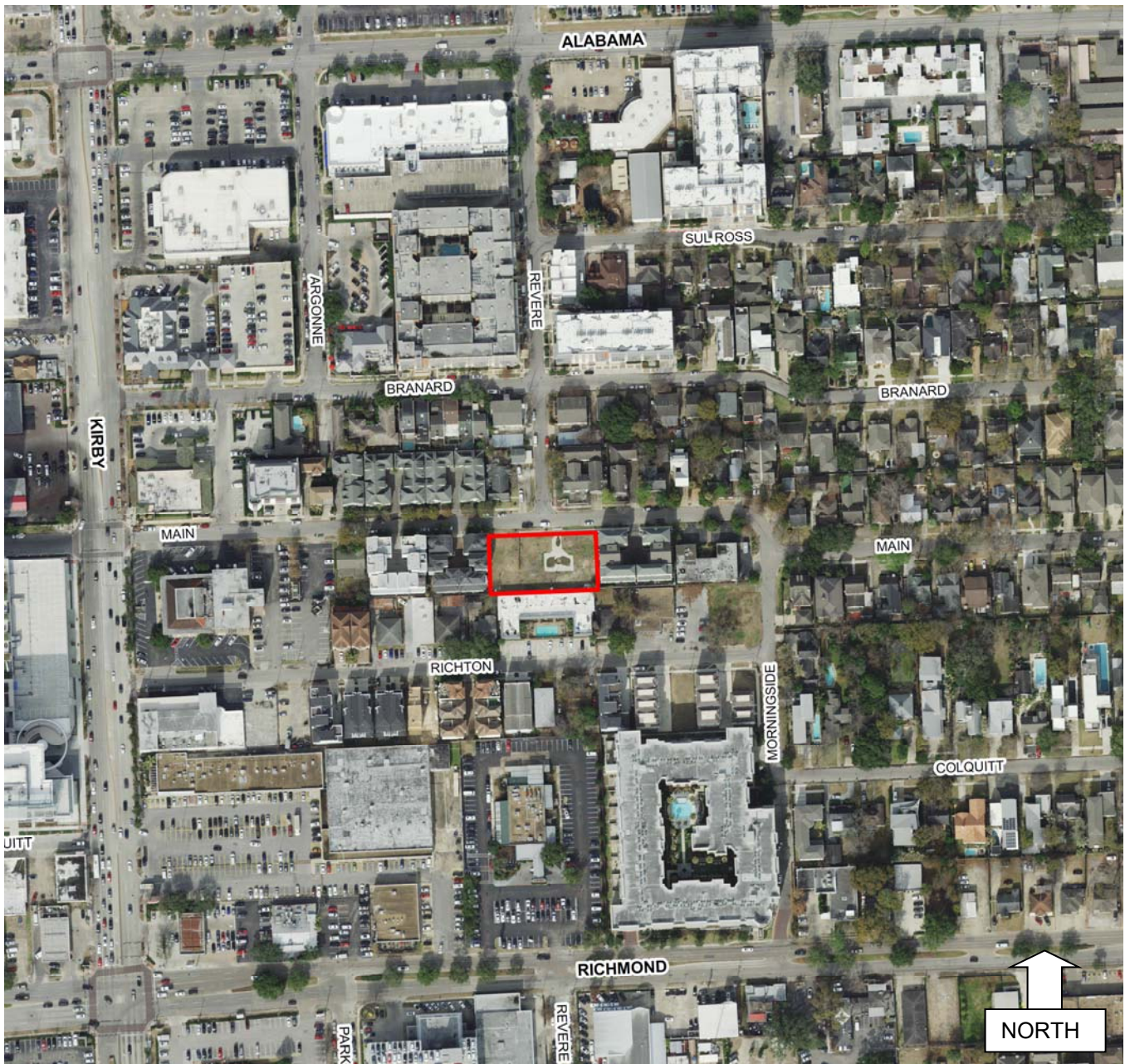
Planning and Development Department

Meeting Date: 06/25/2020

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Subdivision Name: Westmore Reserve

Applicant: BGE



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houston.tx.gov](http://www.houston.tx.gov)

June 3, 2020

Dear Property Owner:

Reference Number: 2020-0740; "Westmore Reserve"; partial replatting of "Geo Rich Subdivision, Kirby Commons and Kirby Commons amending plat no 1." This proposal includes the replatting Lot 1 of Tract 6 as recorded in Vol 25, page 25 of the Harris County Map Records, Lots 1 and 2 in Block 1, as recorded in Film Code Number 669088 of the Harris County Map Records and Lots 7 through 10 of Block 1 as recorded in Film Code Number 676224 of the Harris County Map Records.

The property is located along West Main Street east of Kirby Dr. and west of Greenbriar Dr. The purpose of the replat is to create 1 (one) unrestricted reserve. The applicant, Gerald Grissom, with BGE, can be contacted at 281-558-8700.

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**

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Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. 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.

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

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.

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Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

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

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

### ***Terminology***

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- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
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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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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.

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



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Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn  
Controller: Chris B. Brown



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 99  
**Action Date:** 06/25/2020  
**Plat Name:** Whitney Place West partial replat no 1  
**Developer:** Rencon LTD  
**Applicant:** Texas Legal Media  
**App No / Type:** 2020-0663 C3N

Total Acreage:	1.6434	Total Reserve Acreage:	0.0917
Number of Lots:	25	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	77022	453J	City

#### **Conditions and requirements for approval:**

008.4. The applicant is required to provide proof of an approved conceptual drainage plan, with two signatures from Public Works (PWE), is required at submission, for all final plats in City, and in 100 year and 500 year floodplain. 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. Address 10 utility easement in the rear of the lots shown on the original plat.

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

053. Change street name(s) Arrow Trail, Pecan Path, and Point Trail as indicated on the file copy to avoid duplication.

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

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.**



**Agenda Item:** 99  
**Action Date:** 06/25/2020  
**Plat Name:** Whitney Place West partial replat no 1  
**Developer:** Rencon LTD  
**Applicant:** Texas Legal Media  
**App No / Type:** 2020-0663 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.

HPW- TDO- Traffic: 06-23-2020  
 No comments.

HPW-OCE-Traffic: 1. Substandard Street: Arrowpoint 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. 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."

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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 Arrowpoint 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)

Addressing: ARROW TRAIL - Duplicate existing street name. Please change street name to something more unique.  
 POINT TRAIL - Duplicate existing street name. Please change street name to something more unique.  
 PECAN PATH - Duplicate existing street name. Please change street name to something more unique.  
 Harris County Flood Control District: Flood Control review - No comments.  
 HPW-OCE- Drainage and Utility: Master W.M.E. is required.  
 Change proposed F.H. to private F.H.  
 Detention is required.





PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 99  
**Action Date:** 06/25/2020  
**Plat Name:** Whitney Place West partial replat no 1  
**Developer:** Rencon LTD  
**Applicant:** Texas Legal Media  
**App No / Type:** 2020-0663 C3N

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

# Houston Planning Commission

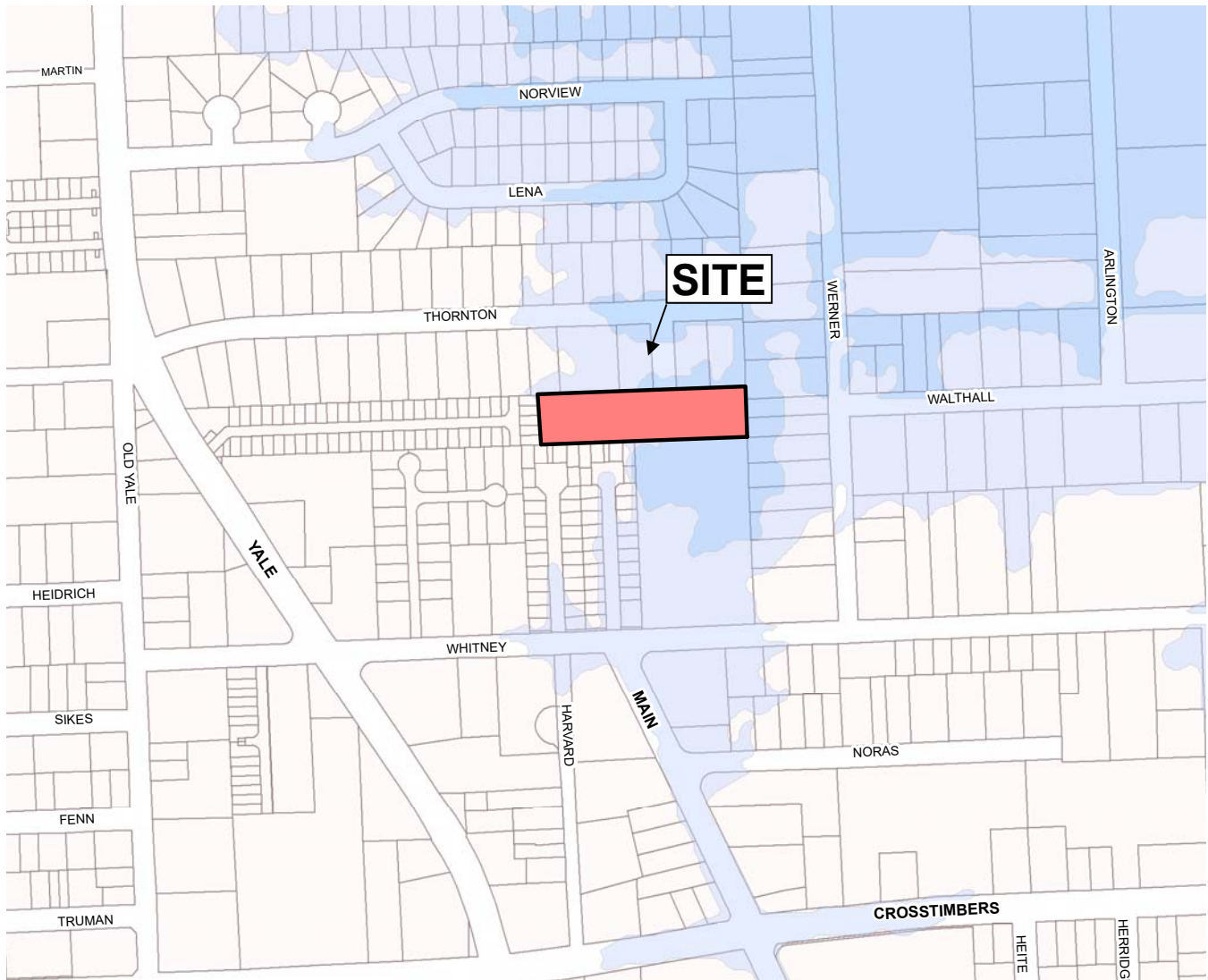
**ITEM: 99**

Planning and Development Department

Meeting Date: 06/25/2020

**Subdivision Name: Whitney Place West partial replat no 1**

**Applicant: Texas Legal Media**



**C – Public Hearings with Variance      Site Location**

# Houston Planning Commission

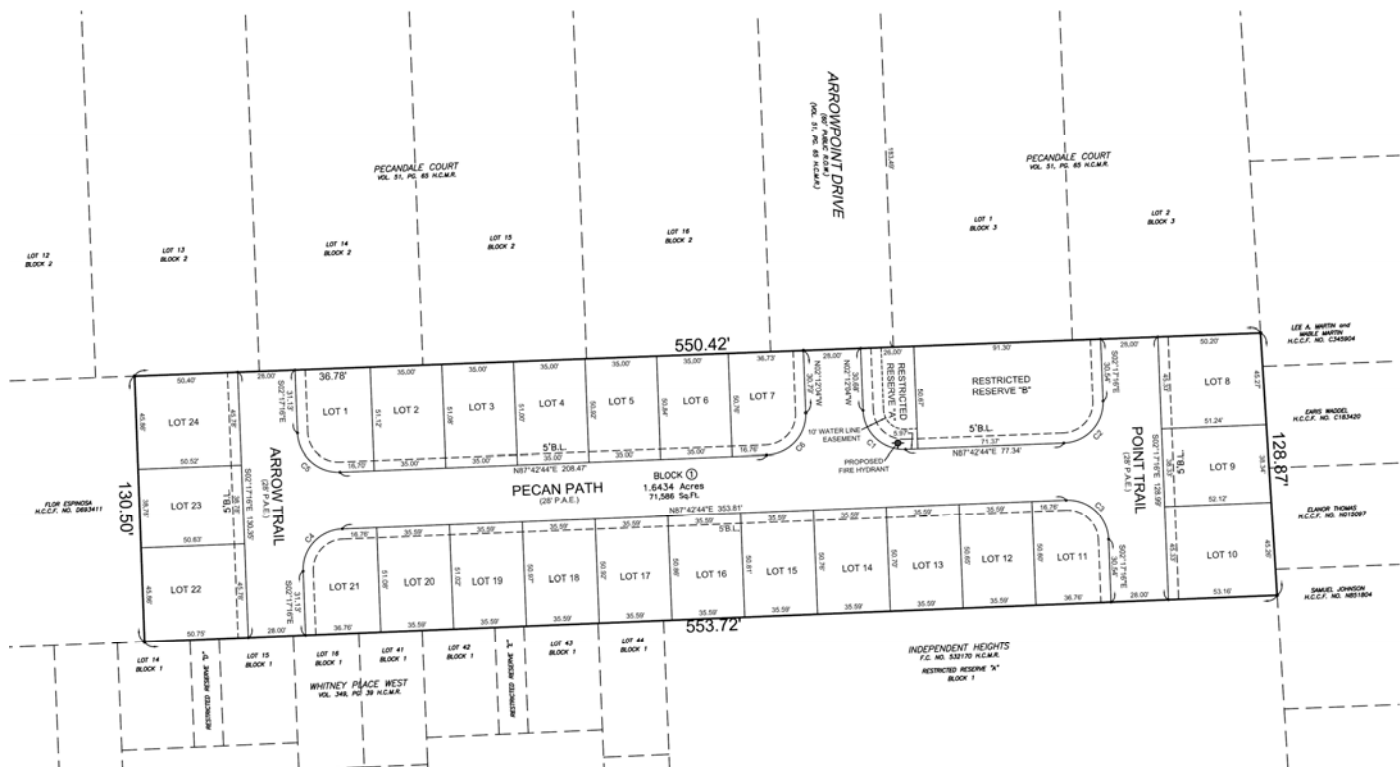
ITEM: 99

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Whitney Place West partial replat no 1

Applicant: Texas Legal Media



C – Public Hearings with Variance

Subdivision

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# Houston Planning Commission

## ITEM: 99

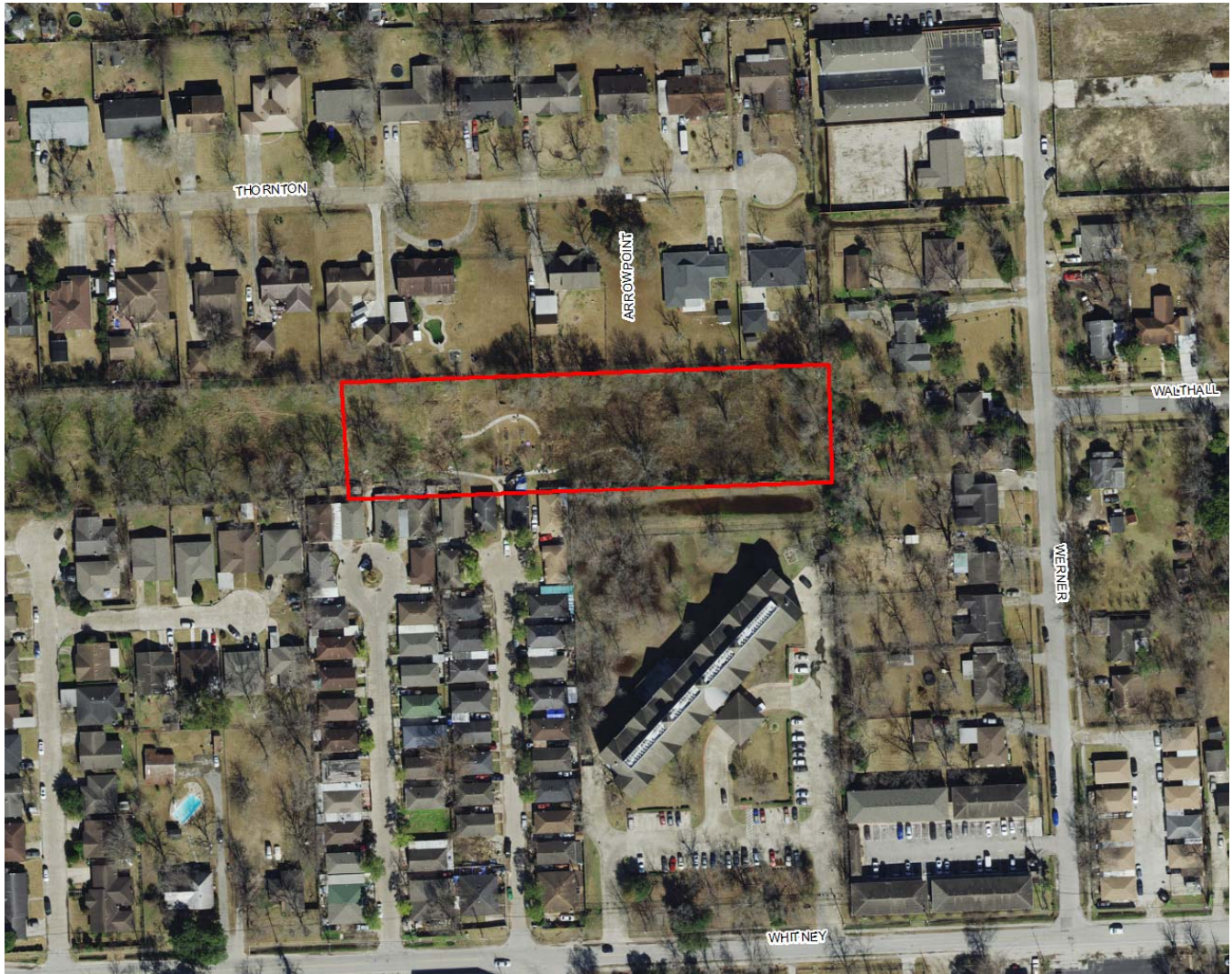
Planning and Development Department

Meeting Date: 06/25/2020

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Subdivision Name: Whitney Place West partial replat no 1

Applicant: Texas Legal Media



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**C – Public Hearings with Variance**

**Aerial**

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**Application Number:** 2020-0663

**Plat Name:** Whitney Place West partial replat no 1

**Applicant:** Texas Legal Media

**Date Submitted:** 04/20/2020

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:**

Sec. 42-129. - Intersections of type 2 permanent access easements. To allow direct straight line access from a public street onto a type 2 Public Access Easement. Generally a type 2 PAE would come off of a cul-de-sac and not extend directly in a straight line from a public street. Do to the location and configuration of our development, we think that it is safe, reasonable and makes the best use of the tract to extend the PAE directly in a straight line off of the public ROW that grants our tract vehicular access. Below we will justify those reasons and explain why it is both safe and best for the surrounding subdivisions. Lastly we will discuss the hardship that has caused us to request the variance to the ordinance.

**Chapter 42 Section: 42-129 (d)**

**Chapter 42 Reference:**

(d) A type 2 permanent access easement may not be a direct straight-line extension of a public street.

### **Statement of Facts**

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

In our case both 1a and 1b are applicable to some degree. Our proposed development is more impacted by 1b but I will discuss the applicable 1a hardship first here. The conditions of 42-129 (d) create an undue hardship because the depth of our tract is only 128' deep. To comply with the ordinance the required 60' radius cul-de-sac, that would connect our type 2 AE to the public ROW, would need to be centered in the tract. As shown in a drawing attached to this application, this would require us to lose 6-7 of the 25 proposed lots, making the development unremunerative, unattractive, disjointed and unusually dense with impervious concrete. You see, the 60' cul-de-sac only barely fits on our tract at all. Thus, adding it to the development, in conjunction with the gate protecting our proposed community, would unnaturally split it in half. A future resident would have to turn onto Arrowpoint Drive, pull onto the awkward looking cul-de-sac and either enter his gate on the right or the 2nd left gate on the left to park inside his garage. This disjointed feel completely takes away from the amenities (like the dog park) that the residents are intended to have access to. It doesn't feel like your community park when you must input 2 separate gate codes to access it. After loosing the 7 lots to the giant concrete circle that serves no real purpose (explained in 1b), adding a second park would be impossible. Denying this request and forcing the cul-de-sac would also drastically effect the drainage plans that have been already approved by engineering. Ultimately not allowing direct access in a straight line to the type 2 access easement would render this development infeasible.

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

Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question. This rule exists because in another situation it would be unsafe to drive down a 50' ROW public street and find yourself on a much narrower 28' PAE without warning. However in our case, upon turning off of E. Thornton Drive onto Arrowpoint Drive it would be impossible to build any kind of speed or not notice the gate separating the AE and public street because Arrowpoint is only 183' in total length. Arrowpoint does not continue north past

Thornton Drive and is bound by 2 residential lots on either side. We have proposed a gate at the southern terminus of Arrowpoint so that anyone at the intersection of Arrowpoint and Thornton can clearly and immediately see that our proposed subdivision and PAE access are the only destinations available ahead. Additionally there is an existing cul-de-sac at the end of East Thornton that is only 80' or so past our intersecting street. That existing cul-de-sac is the closer and more obvious place to turn around if someone mistakenly turned into the "No Outlet" subdivision to our north. Lastly, a hammerhead turn around has been proposed in a drawing with the application at the end of Arrowpoint Drive for any vehicles that come all the way to our front gate but wish not to enter. We believe that the planning staff and city counsel will agree that with only 183 feet of total length, Arrowpoint Drive should be allowed to extend in a straight line past our gate onto our proposed type 2 AE.

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

The unusually short length of Arrowpoint Drive, our shallow depth rectangular shaped tract and the public's inability to be traveling down Arrowpoint are the reasons for our variance request. None of these circumstances are the result of a hardship created or imposed by the applicant or owner.

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

Public health safety and welfare, as well as the intent and geeral purpose of this chapter will be preserved and maintained by granting our variance.

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

Public health safety and welfare, as well as the intent and geeral purpose of this chapter will be preserved and maintained by granting our variance.

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

Economic hardship is not at all the justification of this variance request.





**Application Number:** 2020-0663

**Plat Name:** Whitney Place West partial replat no 1

**Applicant:** Texas Legal Media

**Date Submitted:** 04/20/2020

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 the public street ROW that ends at the boundary our subdivision to not extend through our subdivision or terminate in a cul-de-sac.

**Chapter 42 Section:** 42-134

**Chapter 42 Reference:**

A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

### Statement of Facts

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

The variance being sought is allow the stub street, Arrowpoint Drive, that terminates at the boundary line of our proposed development, to not extend through our proposed subdivision or terminate in a cul-de-sac. Chapter 42-135 has an exception where if a property meets 5 out of 5 conditions it is not required to extend or provide turn around. We originally believed that our situation met all 5 conditions but after meeting with the Planning Staff it turns out that we meet 4 of the 5 conditions. The only condition not met is that; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application. The only approved general plan that the stub street is shown on is the plat that we are proposing. Because of this we believe that granting the variance request not to extend Arrowpoint Drive is reasonable and meets the "spirit of the law" of Chapter 42 as well as providing the most reasonable use of the land. Arrowpoint Drive only provides access to our subdivision. It may not extend north past the intersection of East Thornton and Arrowpoint because there are existing houses in that location and no ROW exists. The currently unpaved entire ROW is only 183' long. Additionally, Arrowpoint Drive will be constructed off of a dead-end neighborhood street that has no outlet and ends in a cul-de-sac only 80' past the Arrowpoint Drive intersection. Extending the street ROW through our property serves no purpose because Arrowpoint also may not connect to any other ROW to the south either. It literally only exists to provide access to our proposed development. Lastly, it would be redundant to end Arrowpoint in a cul-de-sac as anyone traveling down East Thornton will clearly see that the road only access's our tract, we are providing hammerhead turnaround pavement sections just before our gate and vehicular turnaround is provided on Thornton via the existing cul-de-sac clearly visible from the intersection at Arrowpoint.

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

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

The circumstances to support granting the variance are clearly explained in the previous and later sections of this request and are not a hardship created or imposed by the applicant. As demonstrated in sections 1 & 4 of this request, chapter 42 provides an exception to extending a stub street that is nearly met in its entirety and certainly preserves the intent of the ordinance. The only unmet condition is purely technical in nature and perfectly demonstrates the necessity of the variance request process.

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

The intent and general purposes of Chapter 42 will be preserved and maintained. There is virtually no local traffic along East Thornton or Arrowpoint Drive, which only provides access to our proposed tract, which does not necessitate the stub street being extended. The intent and general purpose of Chapter 42 will be preserved and maintained by granting the variance request. The granting of the variance will allow this site to be developed in a manner that the local land owner, as well as the abutting HOA is in support of. This has been demonstrated by the amended deed restrictions attached to this application signed by over 90% of the abutting HOA original members.

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

Granting this variance will maintain the public health, safety and welfare in the neighborhood. There is no need for emergency vehicles to enter the street as it is only 1 lot in length (exception #3 of Ch. 42-135) outside of accessing our development. If emergency vehicles are needed inside of our gated community, a lockbox will be provided and turn arounds for such vehicles have been proposed on either side of our subdivision for easy turn around.

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

Economic hardship is not the sole justification or factor of this variance request. The true justifications have been explained in the above sections.



Application No: 2020-0663

Agenda Item: 99

PC Action Date: 06/25/2020

Plat Name: Whitney Place West partial replat no 1

Applicant: Texas Legal Media

Staff Recommendation: Defer Applicant request

**Chapter 42 Sections: 42-129 (d); 42-134**

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

Sec. 42-129. - Intersections of type 2 permanent access easements. To allow direct straight line access from a public street onto a type 2 Public Access Easement. Generally a type 2 PAE would come off of a cul-de-sac and not extend directly in a straight line from a public street. Do to the location and configuration of our development, we think that it is safe, reasonable and makes the best use of the tract to extend the PAE directly in a straight line off of the public ROW that grants our tract vehicular access. Below we will justify those reasons and explain why it is both safe and best for the surrounding subdivisions. Lastly we will discuss the hardship that has caused us to request the variance to the ordinance.;

To allow the public street ROW that ends at the boundary our subdivision to not extend through our subdivision or terminate in a cul-de-sac. ;

**Basis of Recommendation:**

The site is located east of Yale Street south of East Thornton Road adjacent to Arrowpoint Drive in Houston Corporate Limits. The reason for replat is to create 24 single family residential lots and 2 restricted reserves. The applicant is requesting two variances: to allow a type 2 permanent access easement to be a direct straight-line extension of a public street, Arrowpoint Drive and not to extend or cul-de-sac Arrowpoint Drive. The applicant has requested that this item be deferred. Staff's recommendation is to defer the plat per the applicant's request.

**Statement of Facts**

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 3, 2020

Dear Property Owner:

**Reference Number: 2020-0663; Whitney Place West partial replat no 1;** partial replatting of "Whitney Place West", Reserve F, Block 1 as recorded at Vol. 349, page 39 H.C.M.R.

The property is located south along Arrowpoint Drive south of East Thornton Road east of Yale Street. The purpose of the replat is to create 24 single family residential lots and 2 reserves. The applicant, Matthew Sigmon, with Whitney Place West partial replat no 1, on behalf of Rencon LTD, can be contacted at 281-645-6600.

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 25, 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](http://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](mailto:Speakercomments.pc@houstontx.gov)

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. 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](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

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

**NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.**

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

### ***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

### ***Planning Department Staff Authority and Obligation***

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





**Agenda Item:** 100  
**Action Date:** 06/25/2020  
**Plat Name:** Alvaro Estates  
**Developer:** INDIVIDUAL  
**Applicant:** Bowden Land Services & Consulting  
**App No / Type:** 2020-0871 C2

Total Acreage:	1.4999	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77396	375W	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)

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)

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation. (Sec 42-41)

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

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

203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)

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

Add access denied note along Quaker stub street as indicated on the marked file copy.

If the variance is granted, add the following note on face of the plat: The Planning Commission granted two variances: (1) to allow one single-family lot to have frontage and access via an access easement and (2) to not extend or terminate Quaker Lane with a cul-de-sac subject to specific conditions on 06/25/2020. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.

Per Chapter 290 of the Texas Commission on Environmental Quality (TCEQ) regulations, an all-weather access road must be provided.

***Commission Action:***



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 100  
**Action Date:** 06/25/2020  
**Plat Name:** Alvaro Estates  
**Developer:** INDIVIDUAL  
**Applicant:** Bowden Land Services & Consulting  
**App No / Type:** 2020-0871 C2

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Grant the requested variance(s) and Approve the plat subject to the conditions listed  
Planning Commission granted two variances: (1) to allow a lot to take access from an access easement and  
(2) to not extend or terminate Quaker Ln with a cul-de-sac.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with 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: 06.16.2020  
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: 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  
An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf> ) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf> ). For wastewater related questions or to submit your report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210  
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

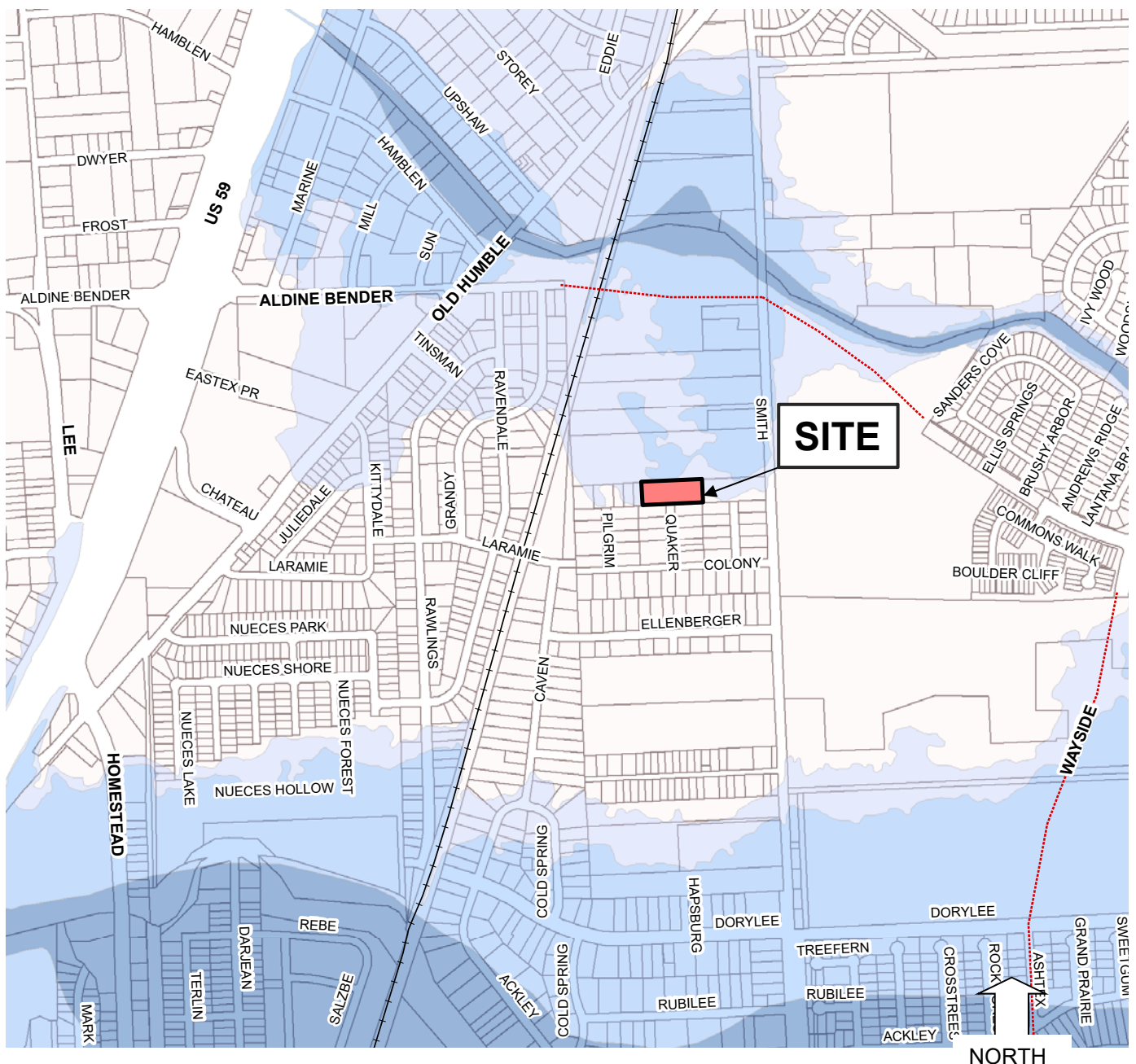
ITEM: 100

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Alvaro Estates

Applicant: Bowden Land Services & Consulting



D – Variances

Site Location

# Houston Planning Commission

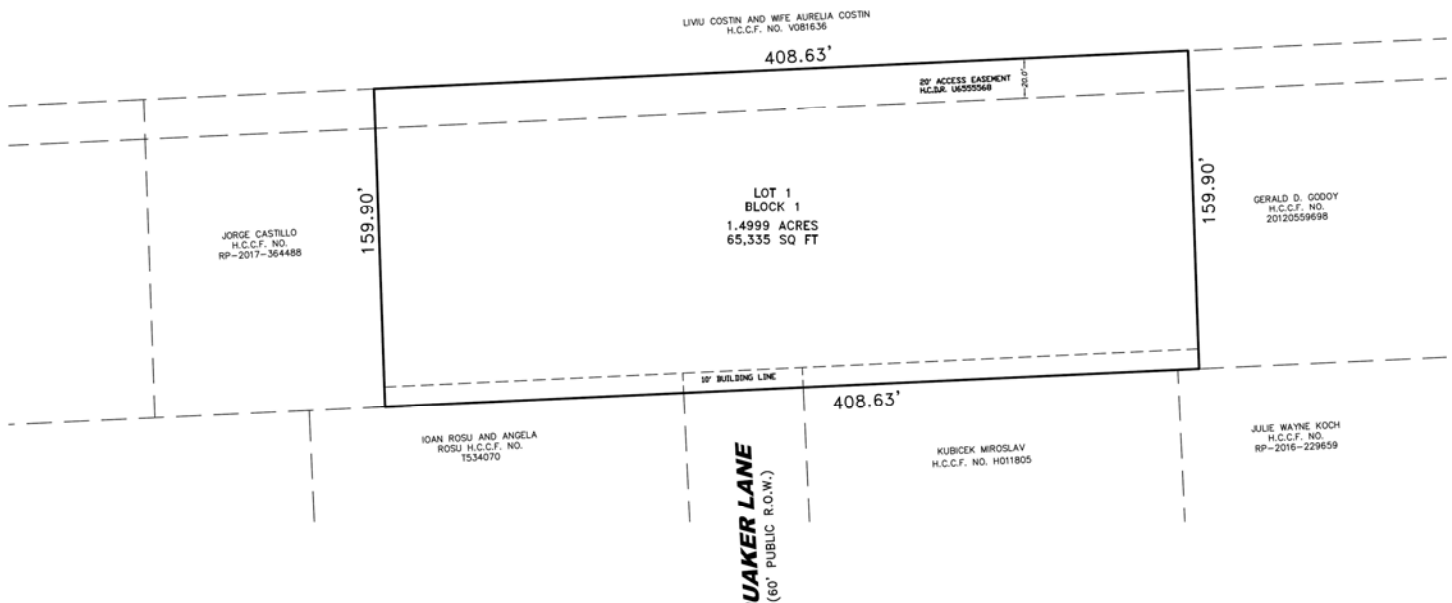
## ITEM: 100

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Alvaro Estates

Applicant: Bowden Land Services & Consulting



D – Variances

Subdivision



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# Houston Planning Commission

## ITEM: 100

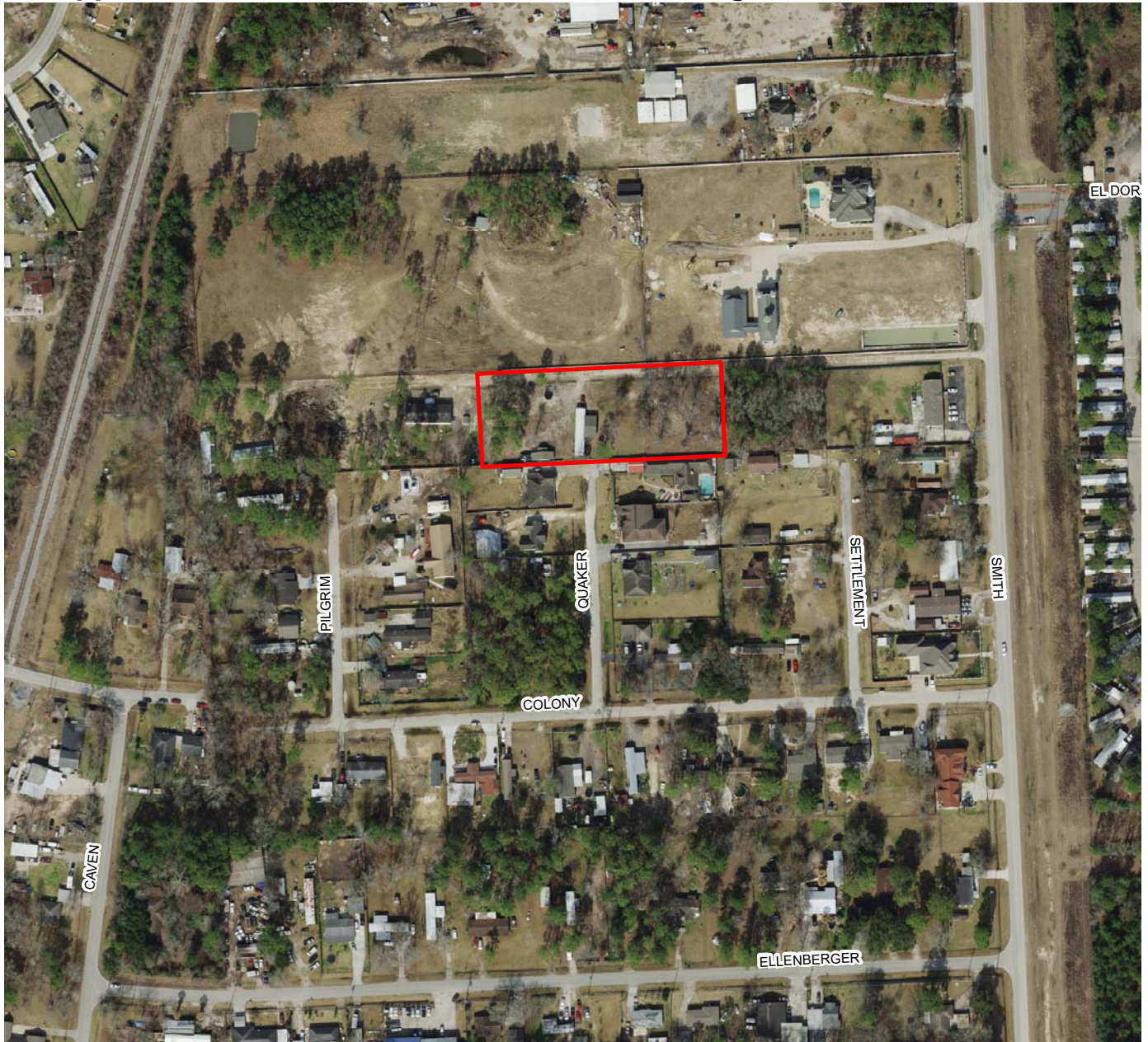
Planning and Development Department

Meeting Date: 06/25/2020

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**Subdivision Name: Alvaro Estates**

**Applicant: Bowden Land Services & Consulting**



NORTH

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### D – Variances

### Aerial

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JOB NO.: D2001-019  
DATE: 02-12-2020  
FOR: -  
GF#: -  
PURCHASER: -





**Application Number:** 2020-0871

**Plat Name:** Alvaro Estates

**Applicant:** Bowden Land Services & Consulting

**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 allow access from an existing easement instead of public road and not extend the stub street north or cul-de-sac the stub street.

**Chapter 42 Section:** 134, 188

**Chapter 42 Reference:**

Sec. 42-134. - Street extension. (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended. Sec. 42-188. - Lot access to streets. (a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section. (b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless: (1) The lot takes vehicular access to a major thoroughfare through a shared driveway that meets the requirements of subdivision B of division II of this article; or (2) The lot is greater than one acre in size and the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

## Statement of Facts

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

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

Subject property is situated in the Harris County ETJ along Smith Rd, east of Old Humble Rd, south Aldine Bender Rd and north Dorylee Ln. As you can see from the aerial exhibit, if Quaker St were extended north the ROW would bisect the existing home, and dead end into acreage property that is currently compliant. The extension would have to continue north for more than 10 unplatted properties in order to connect to Old Humble Road but that would still be impractical due to the CenterPoint Power Grid, which basically makes it impossible for the street to ever connect moving north and would not significantly impact traffic circulation or benefit the community. The single-family residence does not take access from a public road but uses a 25-foot access easement that is not up to the County's Standards to be considered a private road. We may need to discuss the options available to make this situation work for the health, safety and welfare of the property in questions and remaining properties that are not complaint with the current standards and regulations due to the division by the seller in 2000 well after the adoption of the current ordinance prohibiting the sale and subdivision of land, according to Chapter 42-4. The current owners have to fix a problem they did not create, spend money they do not have and take away from the children they are trying to raise because of the negligence of the seller

and the previous Title Company. It's a shame to know that people will do this to unsuspecting buyers with families that simple want to live the American Dream and during this time of uncertainty, we should be looking out for each other not taking advantage of each other.

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

The previous owner illegally subdivided the parcel and caused all the new owners to start receiving red tags from the County. This has caused several owners great stress and financial hardships. The hardship was not created or imposed by the applicant.

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

Extending the street north would not significantly improve traffic circulation for the area, and taking access from an easement is very similar to the permanent access easement that is allowed per chapter 42. Granting the variance will maintain the general intent and purpose of the chapter

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

Granting the variance will not be injurious to the public health, safety or welfare

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

The hardship was caused by the previous owner and not a design issue or financial hardship



**Application No:** 2020-0871

**Agenda Item:** 100

**PC Action Date:** 06/25/2020

**Plat Name:** Alvaro Estates

**Applicant:** Bowden Land Services & Consulting

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

**Chapter 42 Sections:** 134, 188

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

To allow access from an existing easement instead of public road and not extend the stub street north or cul-de-sac the stub street.;

**Basis of Recommendation:**

The site is located in Houston's ETJ, in Harris County, east of Smith Road and south of Aldine Bender Road.

The applicant is requesting two variances:

- (1) to allow one single-family residential lot to take access from a private access easement instead of the required public street and
- (2) to not extend or terminate Quaker Lane with a cul-de-sac.

Staff is in support of these requests.

The subject site is currently being used for a single-family residential home and has been in the same configuration for at least 20 years. The subject site takes access to an existing 20' wide perpetual and non-exclusive access easement. This access easement is about 1,173' long and was created in 2000 to provide access to the subject site and adjacent properties, to and from Smith Road. Granting of the variance would not be injurious to public safety as the access easement must be an all-weather road, as required by the Texas Commission on Environmental Quality (TCEQ).

Quaker Lane, a 60' wide right-of-way, stubs into the southern plat boundary and must be extended into the subject property to meet the ordinance. Extending this street would bisect the existing home and would not significantly improve the overall traffic circulation. The likelihood to extend Quaker Lane to the north or east is very low as there is an existing railroad to the west and intersection spacing is met along Aldine Bender Road to the north. Traffic circulation is addressed by the current street pattern.

Overall, the access easement is an existing condition and the subject site will continue to be used for single-family purposes. Harris County Engineering Department has no objections to the requests. Staff's recommendation is to grant the requested variances and approve the plat subject to the CPC 101 form conditions.

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## Statement of Facts

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

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

Strict application of the ordinance would make this project an impractical development. Per the ordinance, the subject site is required to have frontage on a 60' wide public street and is also required to extend Quaker Lane into the site. Extending the required street would bisect the existing residential home and would not significantly improve the overall traffic circulation. Currently, there is an existing home that takes access from an existing 20' wide non-exclusive and perpetual access easement. This access easement was created in 2000 to provide access to the subject site and adjacent areas, to and from Smith Road.

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

These existing conditions were not created by the current property owner.

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

The access easement was created in 2000 to provide access to the subject property and adjacent areas, to and from Smith Road. The access easement must be an all-weather road, as required by the Texas Commission on Environmental Quality (TCEQ). Extending Quaker Lane would not significantly improve the overall traffic circulation and would bisect the existing residential home. Traffic circulation is currently being addressed by the adjacent street pattern.

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

The subject site takes access from an existing perpetual and non-exclusive roadway easement. Extending Quaker Lane into the site will not significantly improve the overall traffic circulation. Traffic circulation is currently being addressed by the adjacent street pattern.

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

The justification for granting the variances is based on the existing conditions of the subject site and surrounding areas. Harris County Engineering Department poses no objections to the requests.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 101  
**Action Date:** 06/25/2020  
**Plat Name:** Bellfort Farms GP  
**Developer:** Meritage Homes  
**Applicant:** Pape-Dawson Engineers  
**App No / Type:** 2020-1012 GP

Total Acreage:	54.7280	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
Fort Bend	77406	525Z	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)

046. General Plan approval is for street patterns as shown on the plat only. (Sec 42-24)

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

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

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

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

A subdivision with more than 150 lots shall provide at least two points of access. (Sec 42-189)

#### **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:** 101  
**Action Date:** 06/25/2020  
**Plat Name:** Bellfort Farms GP  
**Developer:** Meritage Homes  
**Applicant:** Pape-Dawson Engineers  
**App No / Type:** 2020-1012 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- TDO- Traffic: 06.18.2020

TDO/ Traffic Operations interpose no objection.

Fort Bend Engineer: 1) Block length variances will be required for east and west plat boundaries  
2) Remove "Road" from West Bellfort

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



# Houston Planning Commission

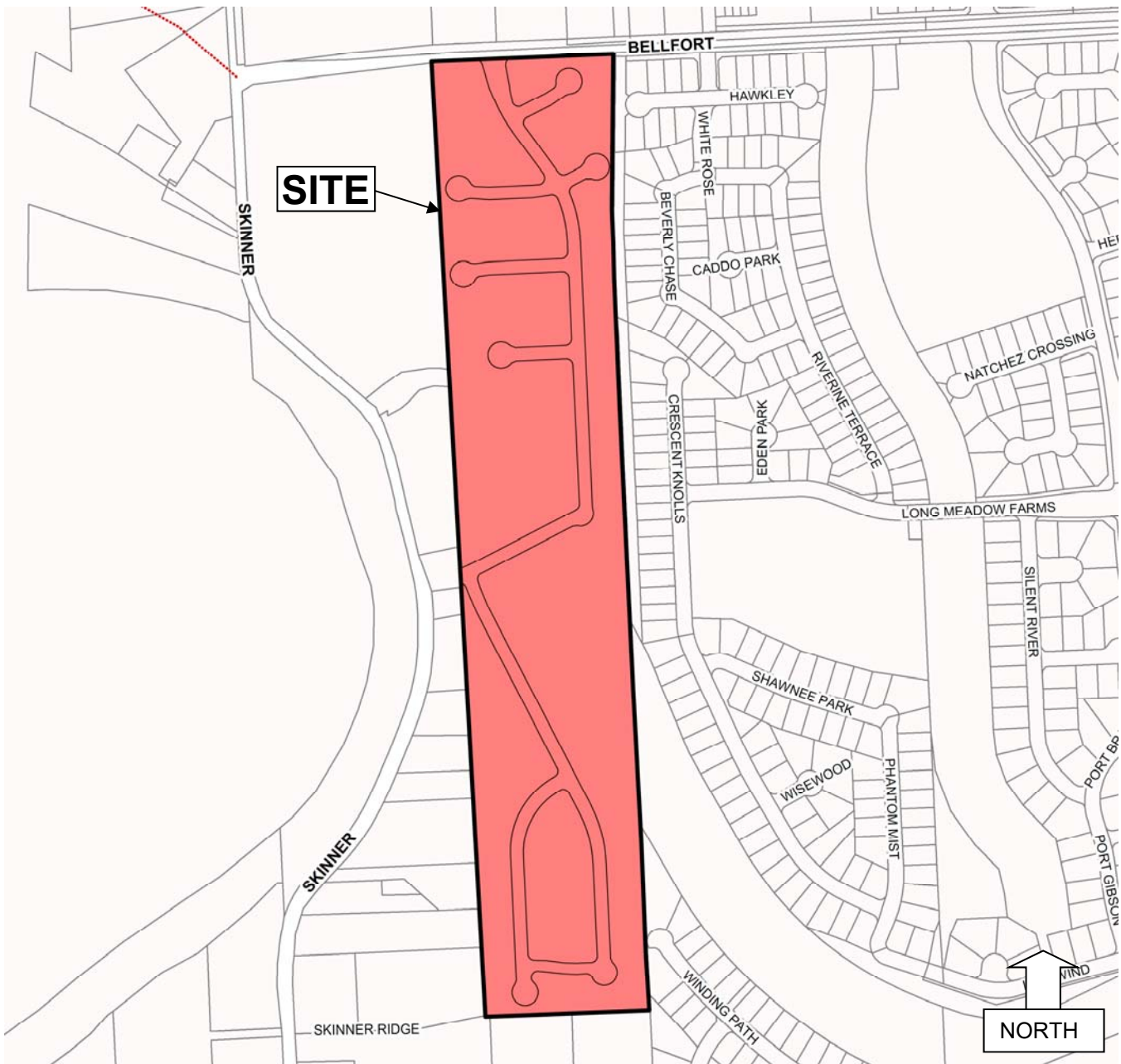
**ITEM: 101**

Planning and Development Department

Meeting Date: 06/25/2020

**Subdivision Name: Bellfort Farms GP**

**Applicant: Pape-Dawson Engineers**



**D – Variances**

**Site Location**

# Houston Planning Commission

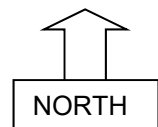
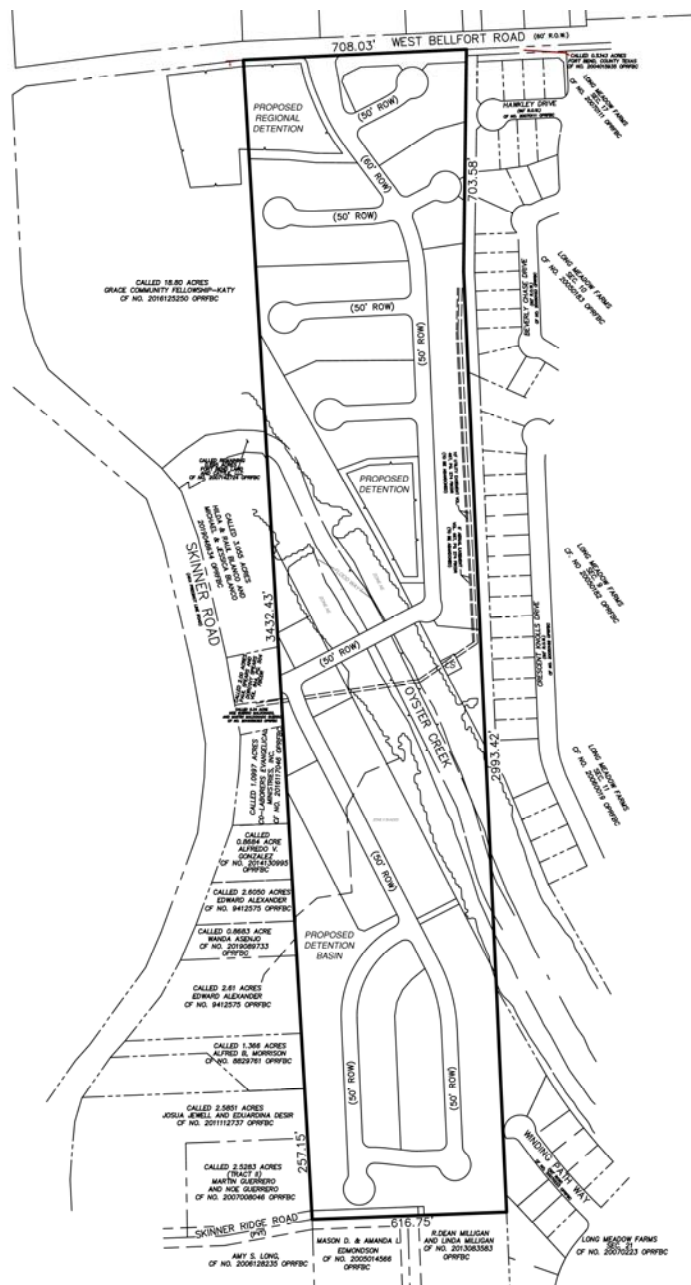
## ITEM: 101

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Belfort Farms GP

Applicant: Pape-Dawson Engineers



**D – Variances**

**Subdivision**



# Houston Planning Commission

ITEM: 101

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Bellfort Farms GP

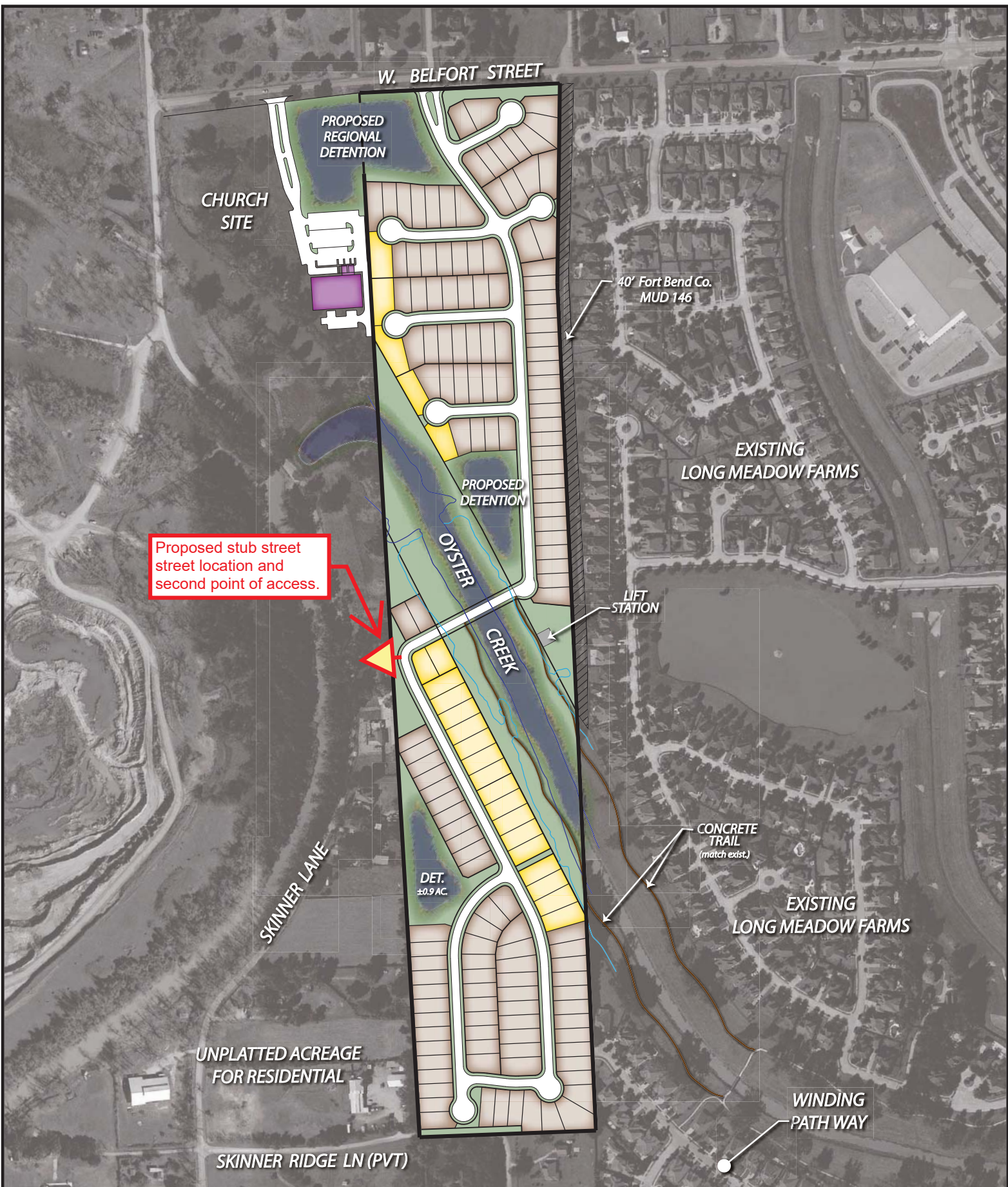
Applicant: Pape-Dawson Engineers



D – Variances

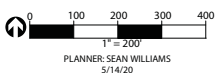
Aerial





## EXHIBIT FOR BELFORT FARMS

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED.



PLANNER: SEAN WILLIAMS  
5/14/20

**PAPE-DAWSON  
ENGINEERS**

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS  
10550 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400  
TBPPE FIRM REGISTRATION #470 | TBPPLD FIRM REGISTRATION #10192874



**Application Number:** 2020-1012

**Plat Name:** Bellfort Farms GP

**Applicant:** Pape-Dawson Engineers

**Date Submitted:** 06/15/2020

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 exceed intersection spacing along the western and eastern boundaries.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Sec. 42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

### Statement of Facts

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

We are seeking a variance from the requirement in Sec. 42-128 (a), for Bellfort Farms. Along our eastern boundary there is no east/west existing connection point provided. In addition, Long Meadow Farms bounds this property to the east, along with an existing Oyster Creek being approximately 300' wide and under Chapter 42-130 allows crossings to be extended to every ½ mile; this development would meet the requirement along the western boundary line. With Long Meadow Farms built out and the location of Oyster Creek, it is unlikely that a street would ever be extended through lots of Long Meadow Farms and existing Oyster Creek. Oyster Creek and proposed drainage and regional detention bounds this property to the west, along with existing unplatted acreage for residential and church related uses. Due to the existing conditions bordering and proposed drainage, a proposed stub street is situated approximately 1,958' from the northern street (West Bellfort) and 1,677' from the southern street (Skinner Ridge Lane) along the western boundary line to be a second point of access if the development is to exceed more than 150 residential lots.

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

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

The circumstances supporting the granting of the variance are based on the existing physical characteristics that affect this property. There are no existing connection points along our eastern or western boundary.

**(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 to ensure adequate traffic circulation within the general area. Any additional streets extending east from the subject site would have to tie into an existing subdivision, Long Meadow Farms, which is already built out. A stub street is proposed on the Western Boundary and would meet the intersection spacing requirement to exceed the 1,400' due to proposed regional detention, drainage, and existing Oyster Creek.

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

In addition to providing adequate circulation, the proposed street pattern will allow for adequate ingress/egress for residents as well as police, fire, and emergency vehicles and will not pose any threat to the public health, safety, or general welfare.

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

The circumstances supporting the granting of the variance are based on the existing unique physical characteristics that affect the property in question.





Application No: 2020-1012

Agenda Item: 101

PC Action Date: 06/25/2020

Plat Name: Belfort Farms GP

Applicant: Pape-Dawson Engineers

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: 128

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

[To exceed intersection spacing along the western and eastern boundaries.;](#)

Basis of Recommendation:

The site is located in Houston's ETJ, in Forth Bend County, along and south of W Belfort Street, east of Skinner Lane and southwest of W Grand Parkway S. The applicant is requesting a variance to exceed intersection spacing along the western and eastern GP boundaries. Staff's recommendation is to defer the GP per the applicant's request.

### Statement of Facts

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)



**Agenda Item:** 102  
**Action Date:** 06/25/2020  
**Plat Name:** Bridgeland Prairieland Village GP  
**Developer:** Bridgeland Development L.P.  
**Applicant:** LJA Engineering, Inc - (Woodlands Office)  
**App No / Type:** 2020-0932 GP

Total Acreage:	4018.0000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	365T	ETJ

***Conditions and requirements for approval:***

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

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

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

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

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)

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)

164. The nearest intersection along a major thoroughfare from the intersection of two major thoroughfares is 400 ft. (127)

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

***Commission Action:***

Defer Chapter 42 planning standards



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 102  
**Action Date:** 06/25/2020  
**Plat Name:** Bridgeland Prairieland Village GP  
**Developer:** Bridgeland Development L.P.  
**Applicant:** LJA Engineering, Inc - (Woodlands Office)  
**App No / Type:** 2020-0932 GP

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

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

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

HPW-HW- IDS: Approve

Harris County Flood Control District: Flood Control review - Additional drainage ROW along Cypress Creek will be needed by HCFCD.

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

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

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter when applicable section plats are submitted 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

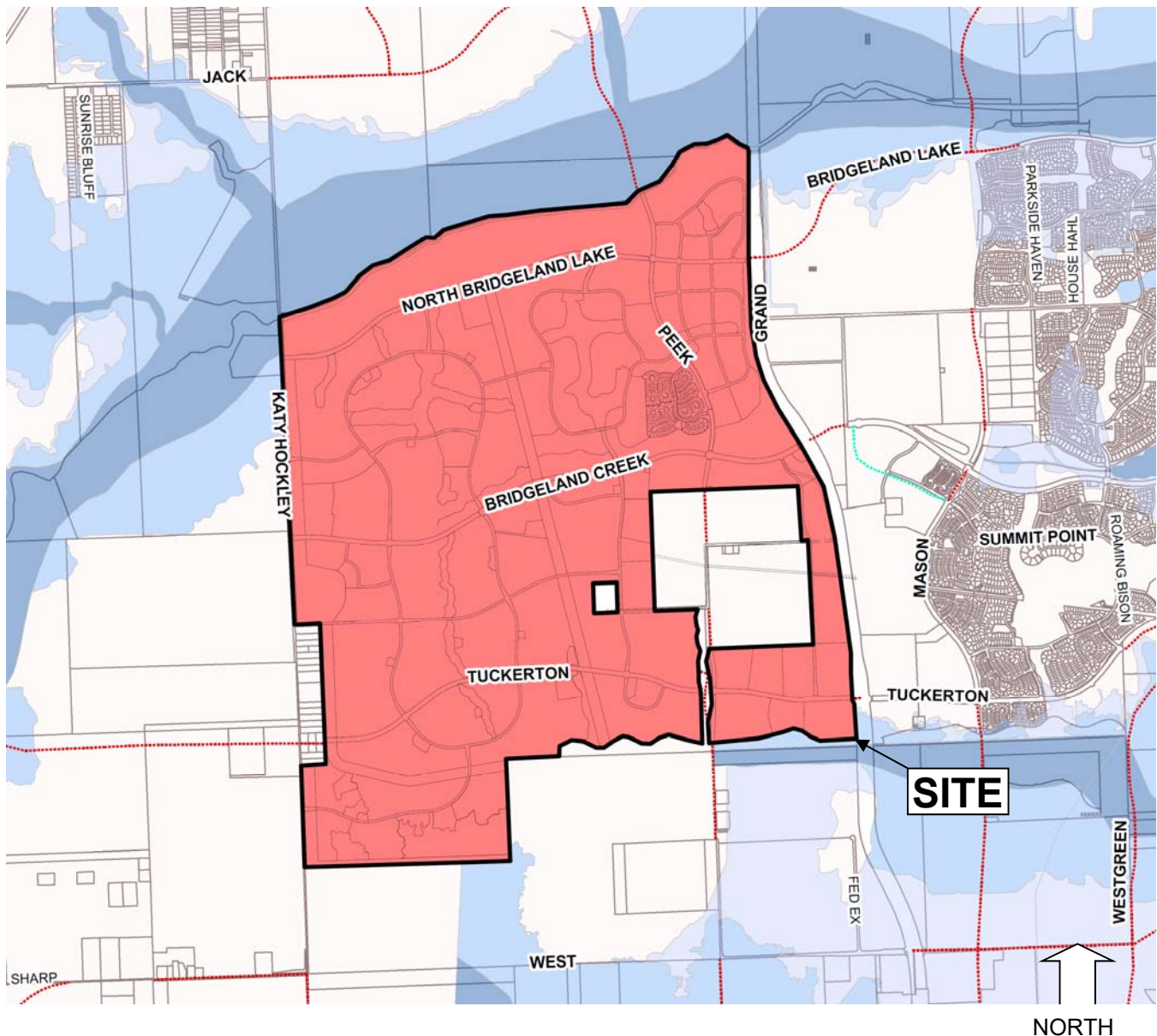
## ITEM:102

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Bridgeland Prairieland Village GP

Applicant: LJA Engineering, Inc – (Woodlands Office)



**D – Variances**

**Site Location**

# Houston Planning Commission      ITEM: 102

**ITEM: 102**

## Planning and Development Department

**Meeting Date: 06/25/2020**

**Subdivision Name: Bridgeland Prairieland Village GP**

**Applicant: LJA Engineering, Inc – (Woodlands Office)**



## D – Variances

## Subdivision



# Houston Planning Commission

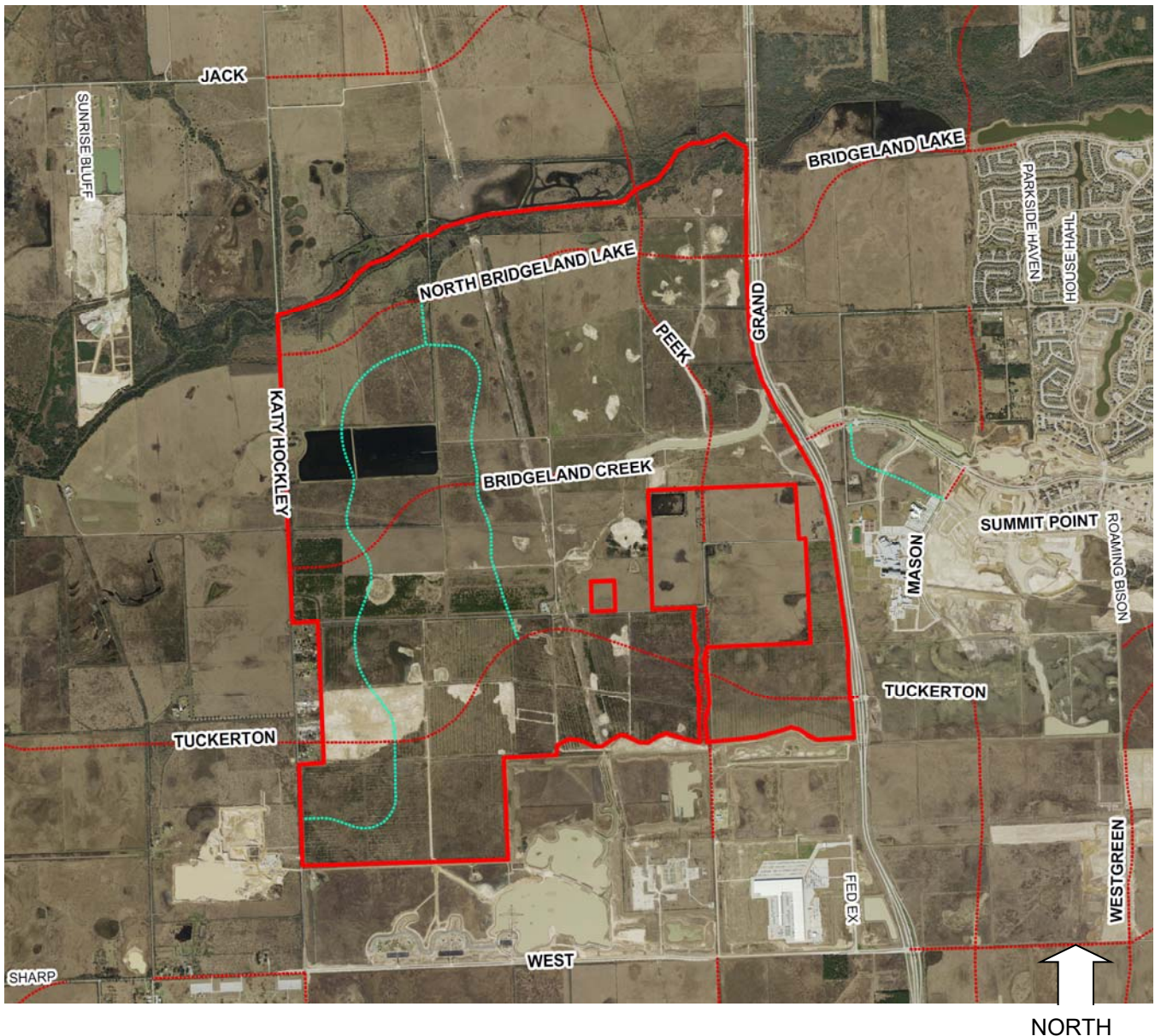
ITEM: 102

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Bridgeland Prairieland Village GP

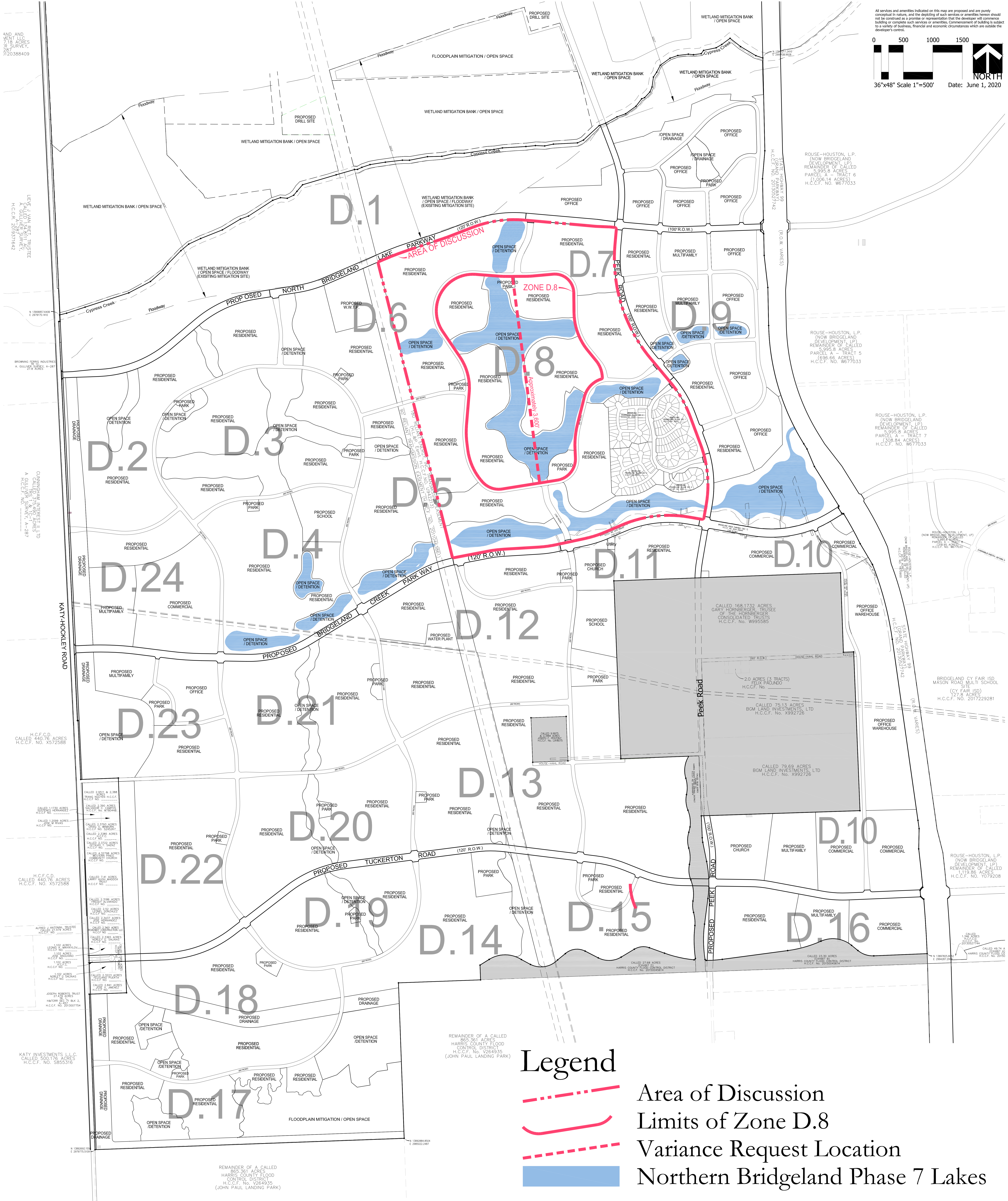
Applicant: LJA Engineering, Inc – (Woodlands Office)



D – Variances

Aerial





# BRIDGELAND

4,018 Acres

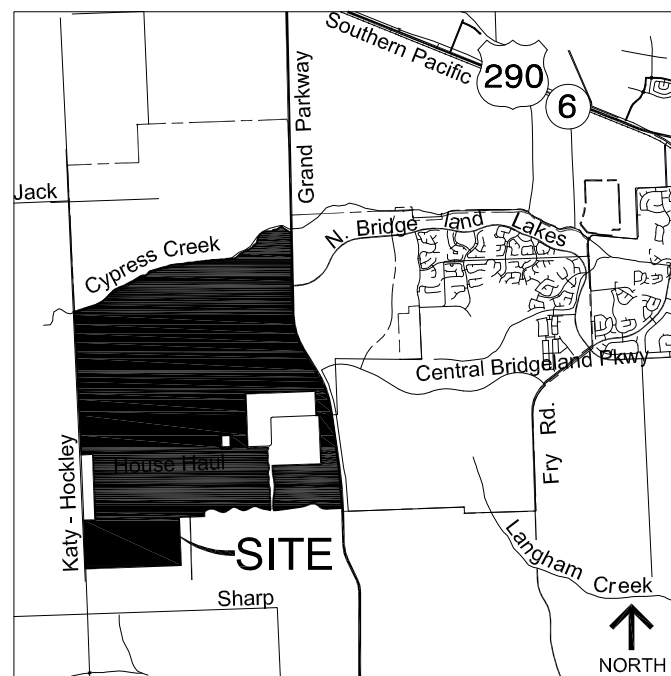
## Prairieland Village GP

Harris County, Texas

### BRIDGELAND DEVELOPMENT LP

4,018 ACRES OUT OF THE FOLLOWING SURVEYS:  
JAMES ASKINS SURVEY, A-90  
H & T.C. R.R. CO. SURVEY, SECTION 27 A-426  
H & T.C. R.R. CO. SURVEY, SECTION 53 A-467  
N. MIXON SURVEY, A-584  
W. M. READ SURVEY, A-654  
J. B. STODDARD SURVEY, A-717  
J. H. RUBY SURVEY, A-1217  
MRS. M. L. JONES SURVEY, A-1337  
MRS. M. L. JONES SURVEY, A-1338

PREVIOUS COH BRIDGELAND GP SUBMISSIONS:  
2018-2139



OWNERS:  
**BRIDGELAND DEVELOPMENT, LP,**  
A MARYLAND LIMITED PARTNERSHIP  
HEATH MELTON, VICE-PRESIDENT  
23702 HOUSE HAHN ROAD  
CYPRESS, TEXAS 77433  
PHONE: (281)-213-9600

PLANNING:  
**LJA Engineering, Inc. - Planning**  
1070 Evergreen Circle Suite 1070  
The Woodlands, Texas 77380  
Phone 281.210.1750





**Application Number:** 2020-0932

**Plat Name:** Bridgeland Prairieland Village GP

**Applicant:** LJA Engineering, Inc - (Woodlands Office)

**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:**

Block length, Intersections local streets Minimum spacing of 1,400' 1. Block length in excess of 1400' along the length of Zone D.8 due to the required drainage/detention for Zone D.8.

**Chapter 42 Section: 42-128**

**Chapter 42 Reference:**

42-128 Intersections and local streets: Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

### Statement of Facts

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

NA

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

Prairieland Zones D.6-D.8 are bounded by North Bridgeland Lake Parkway on the north, by CenterPoint Transmission easements on the west, by Bridgeland Creek Parkway on the south, and Peek Road on the east. The neighborhoods within this zone are served by a loop collector connecting to three Major Thoroughfares, and to the next cell to the west. No lots will take access from the loop collector. Zone D.8 is split by drainage/detention lakes (K156-00-00) that are part of the Phase 7 DIS that has been reviewed by Harris County Flood Control (HC project number 1901150084, SWQ Permit No. 8-0001189-5). The spacing of local street block lengths within Bridgeland frequently is in excess of 1,400 feet because of the hierarchical road system utilized throughout Bridgeland.

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

Within Bridgeland, the hierarchical road system with its associated control of access points, land uses and densities, especially along major thoroughfares, major collectors and collectors, results in a larger spacing of roadways than would be required in areas not having these controls. The application of these principles results in neighborhoods that have greater safety, security and identity because they do not promote thru traffic thus helping to reduce conflicts with pedestrians in the neighborhood. Bridgeland has an extensive trail system in addition to the neighborhood sidewalks. The trail system connects each neighborhood to schools, parks, retail centers while trying to minimize the number of road crossings. This system is heavily used in the exiting villages and forms another circulation system for pedestrians. The proposed plan has a pedestrian bridge crossing of the lake/detention (Phase 7 Lakes) in Zone D.8 linking those neighborhoods around the lake. The trails loop through the neighborhoods, and connect to the outer neighborhoods in the zone, then link to the overall trail system in Bridgeland. The trails system is as equally important for circulation as the road system.

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

The intent and general purposes of section 42 ordinance are preserved. The hierarchical road system within Bridgeland minimizes road connections to Major Thoroughfares (North Bridgeland Lake Parkway, Peek Road & Bridgeland Creek Parkway)) allowing only Collector roads and other Major Thoroughfares to intersect Major Thoroughfares. The General Plan for Zones D.6-D.8 is consistent with this goal.

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

The spacing of block lengths within Bridgeland frequently is in excess of 1,400 feet, in areas with floodplain conditions (Lakeland & Parkland Village). No adverse conditions that are injurious to health, safety or welfare have arisen as a result of these previous variances. Bridgeland has a much lower density (an average of 3 DU./Ac.) and is set up with a hierarchical road system that feeds the neighborhood traffic onto Village collector streets and ultimately onto Major Thoroughfares. The Planning Commission has allowed equivalent variances throughout the community.

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

The street system is adequate for the number of units proposed in the Prairieland Zones D.6-D.8 area. Most of the traffic patterns will feed onto Major Thoroughfares (North Bridgeland Lake Parkway, Peek Road & Bridgeland Creek Parkway) from the internal collectors. Economic hardship is not the sole justification for the variance.



Application No: 2020-0932

Agenda Item: 102

PC Action Date: 06/25/2020

Plat Name: Bridgeland Prairieland Village GP

Applicant: LJA Engineering, Inc - (Woodlands Office)

Staff Recommendation: Defer Chapter 42 planning standards

**Chapter 42 Sections: 42-128**

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

Block length in excess of 1400' along the length of Zone D.8 due to the required drainage/detention for Zone D.8.;

**Basis of Recommendation:**

The site is located in Houston's ETJ, in Harris County, south of US 290, north of West Road, east of Katy Hockley Road and west of Grand Parkway. The applicant is requesting a variance to exceed 1400' intersection spacing between two internal collector streets (west of Peek Road) at the northeastern GP area to provide the required drainage and detention. Staff's recommendation is to defer the GP per Chapter 42 planning standards and to allow the applicant to provide revised information by noon next Wednesday.

**Statement of Facts**

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 103  
**Action Date:** 06/25/2020  
**Plat Name:** Bridgeland Prairieland Village Sec 5  
**Developer:** Bridgeland Development L.P.  
**Applicant:** LJA Engineering, Inc - (Woodlands Office)  
**App No / Type:** 2020-1013 C3P

Total Acreage:	18.8600	Total Reserve Acreage:	3.1300
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:	Combination	Utility District:	HCWCID
County	Zip	Key Map ©	City / ETJ
Harris	77433	365P	ETJ

#### **Conditions and requirements for approval:**

047. Make minor corrections and additions as indicated on the marked file copy. Chapter 42
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. Chapter 42
052. Peek Road, Cocoon Lane, and Shimmering Fields Drive must be recorded prior to or simultaneously with this plat. Sec 42-120(a)(3)
063. All appropriate engineering and surveying data shall be shown. Sec 42-42 & 44
064. Provide all dedication acknowledgements and certificates on the face of the plat. Sec 42-42(5) & 44(6)
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:**



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 103  
**Action Date:** 06/25/2020  
**Plat Name:** Bridgeland Prairieland Village Sec 5  
**Developer:** Bridgeland Development L.P.  
**Applicant:** LJA Engineering, Inc - (Woodlands Office)  
**App No / Type:** 2020-1013 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.

Harris County Flood Control District: Flood Control review - 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.



# Houston Planning Commission

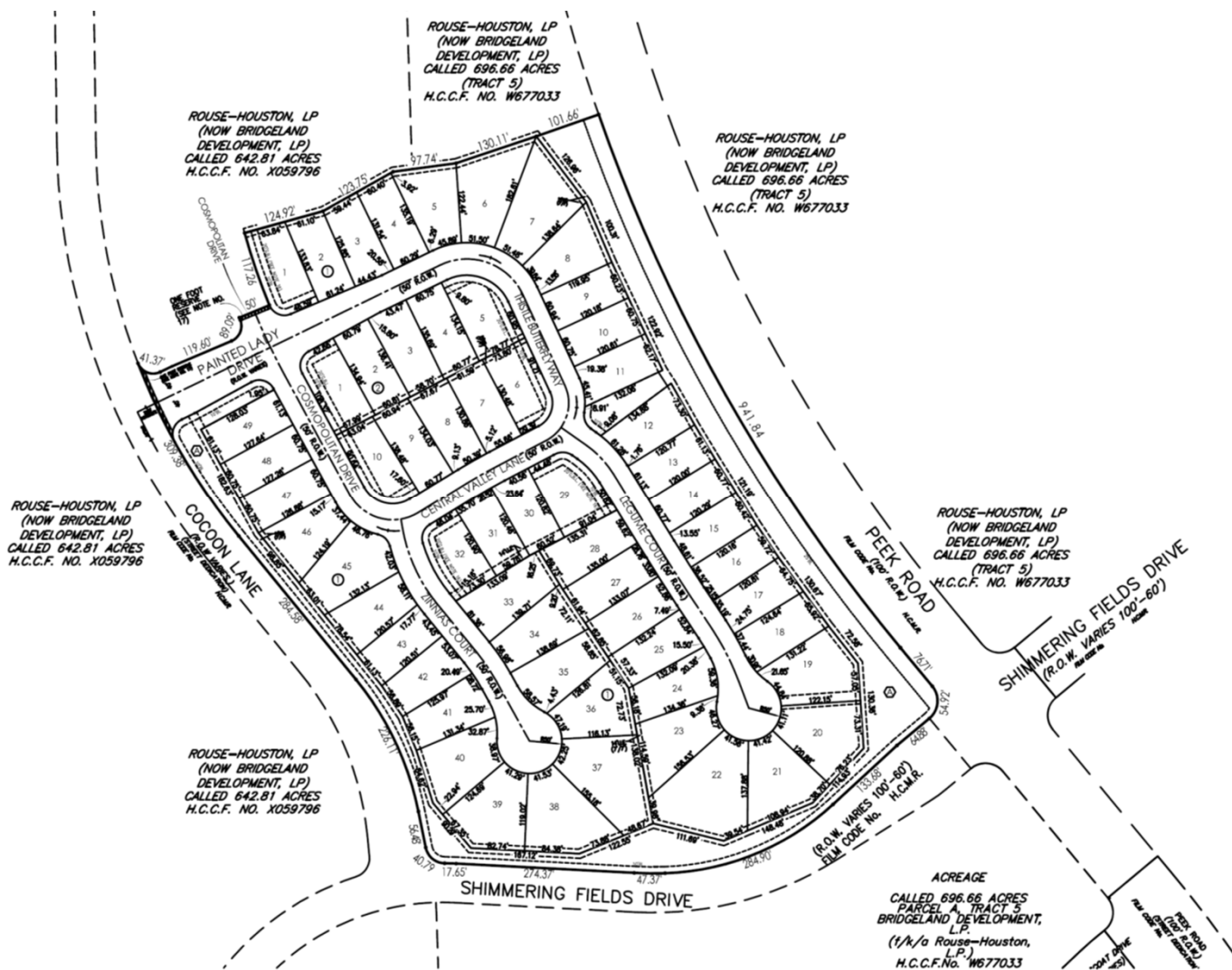
**ITEM: 103**

## Planning and Development Department

**Meeting Date: 06/25/2020**

**Subdivision Name: Bridgeland Prairieland Village Sec 5**

**Applicant: LJA Engineering, Inc – (Woodlands Office)**



## D – Variances

## Subdivision



**Agenda Item:** 104  
**Action Date:** 06/25/2020  
**Plat Name:** Caydon 2701 Main Street  
**Developer:** Caydon Houston Property 2 LP  
**Applicant:** C.L. Davis & Company  
**App No / Type:** 2020-0978 C2R

---

Total Acreage:	1.1478	Total Reserve Acreage:	1.1478
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77002	493T	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)

127. Revise visibility triangle plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground. (Sec 42-161)

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)



**Agenda Item:** 104  
**Action Date:** 06/25/2020  
**Plat Name:** Caydon 2701 Main Street  
**Developer:** Caydon Houston Property 2 LP  
**Applicant:** C.L. Davis & Company  
**App No / Type:** 2020-0978 C2R

Coordinate location and dimension of proposed vehicular drop off area along Drew Street with OCE and TDO prior to the submittal of Building Permit Application.  
 All landscaping requirements must be met at permitting.

The applicant is required to provide all the pedestrian improvements as depicted on the site plan:

1. Minimum 20' pedestrian realm along Main Street with minimum 8' unobstructed sidewalk and 8' safety buffer
2. Minimum 15' pedestrian realm along Dennis Street with minimum 6' wide unobstructed sidewalk and 4' safety buffer
3. Minimum 10' pedestrian realm along Drew Street adjacent to the -off area
4. Minimum 15' pedestrian realm along the remainder of Drew Street with 6' wide unobstructed sidewalk and 4' safety buffer
5. Minimum 3" caliper trees.
6. The pedestrian realm along Fannin Street must provide the following:
  - Provide minimum 20' pedestrian realm with 8' unobstructed sidewalk and 4' safety buffer,
  - Provide 50% ground floor transparency,
  - Meet driveway location and dimension requirements.

Add the following note on face of the plat: Planning Commission granted the following variances: (1) to allow reduced building lines along Drew Street, (2) to allow 2' building line along Fannin Street and (3) to allow 0' building line for overhang canopies with 10' clearance height subject to specific conditions on 06/25/2020. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any considerable change(s) to the site plan would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance.

**Commission Action:**

Grant the requested variance(s) and Approve the plat subject to the conditions listed  
 Planning Commission granted the following variances: (1) to allow reduced building lines along Drew Street, (2) to allow 2' building line along Fannin Street and (3) to allow 0' building line for overhang canopies with 10' clearance height.



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

**For Your Information:**

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



**Agenda Item:** 104  
**Action Date:** 06/25/2020  
**Plat Name:** Caydon 2701 Main Street  
**Developer:** Caydon Houston Property 2 LP  
**Applicant:** C.L. Davis & Company  
**App No / Type:** 2020-0978 C2R

---

HPW- TDO- Traffic: 06.18.2020  
No comments.

HPW-OCE-Traffic: 1. The proposed street cut back parking/ off will required to be dimension as per the city supplement rules under 10.06.F supplement in the IDM chapter 10. Please revise the minimum distance and minimum parking stall dimensions.

Traffic operations group will have to review and approve the proposed street cut back parking first. Please contact the person below for their review & approval.

Ms. Paula Hunter from Traffic Operations at Paula.Hunter2@houstontx.gov

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. New sidewalks are required all around the property as per city standards. (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-OCE- Drainage and Utility: Detention is required.

Stormwater quality permit is required.

Master W.M.E. is required.

Addressing: Please change street types to STREET for DENNIS and DREW, on Plat. See recorded Plat V/P 682551 or File# RP-2017-360826, and attached file "Replat\_Holman Plat\_v1.pdf".

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

# Houston Planning Commission

**ITEM: 104**

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Caydon 2701 Main Street

Applicant: C.L. Davis & Company



**D – Variances**

**Site Location**

# Houston Planning Commission

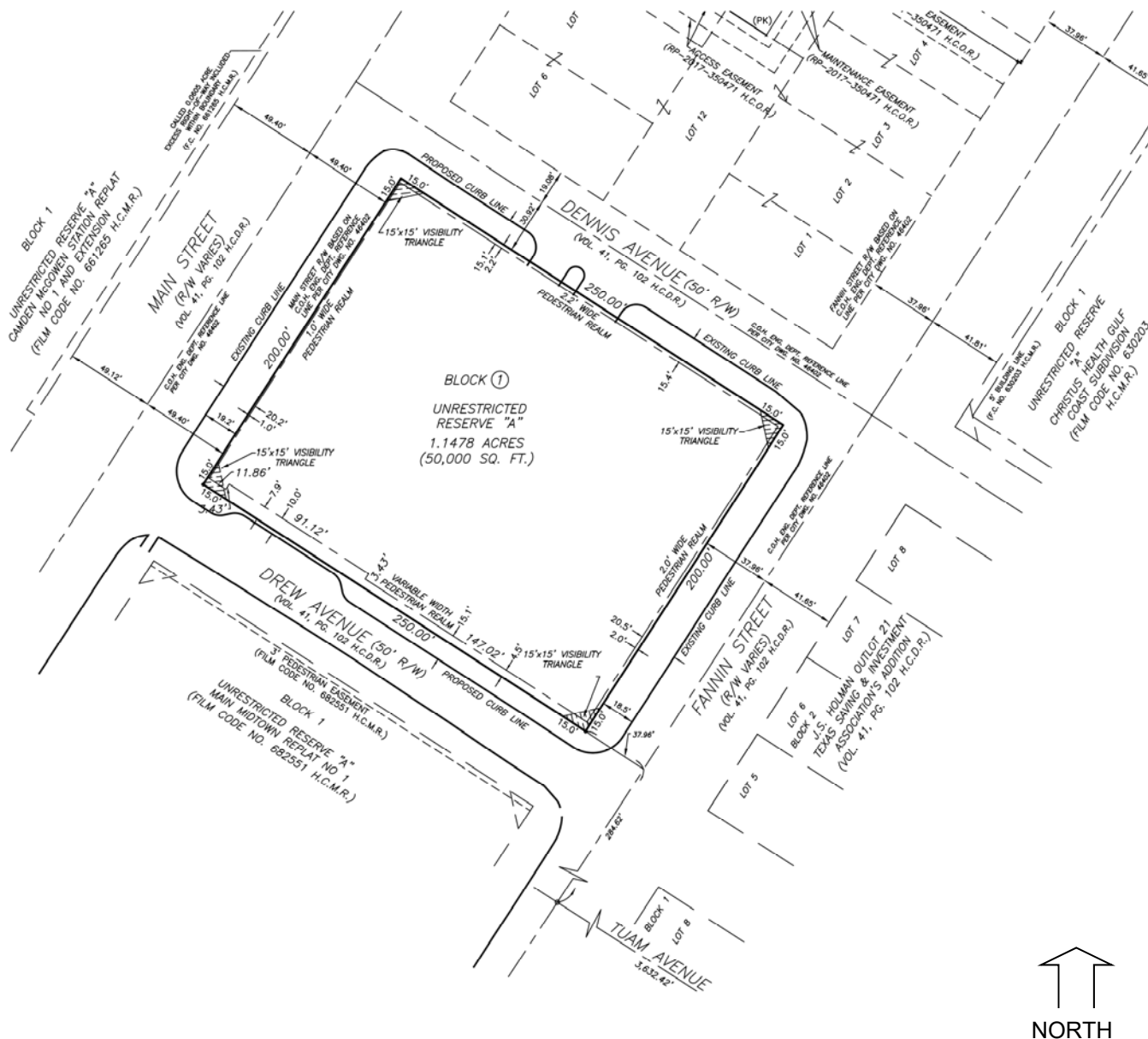
## ITEM: 104

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Caydon 2701 Main Street

Applicant: C.L. Davis & Company



D – Variances

Subdivision



---

# Houston Planning Commission

## ITEM: 104

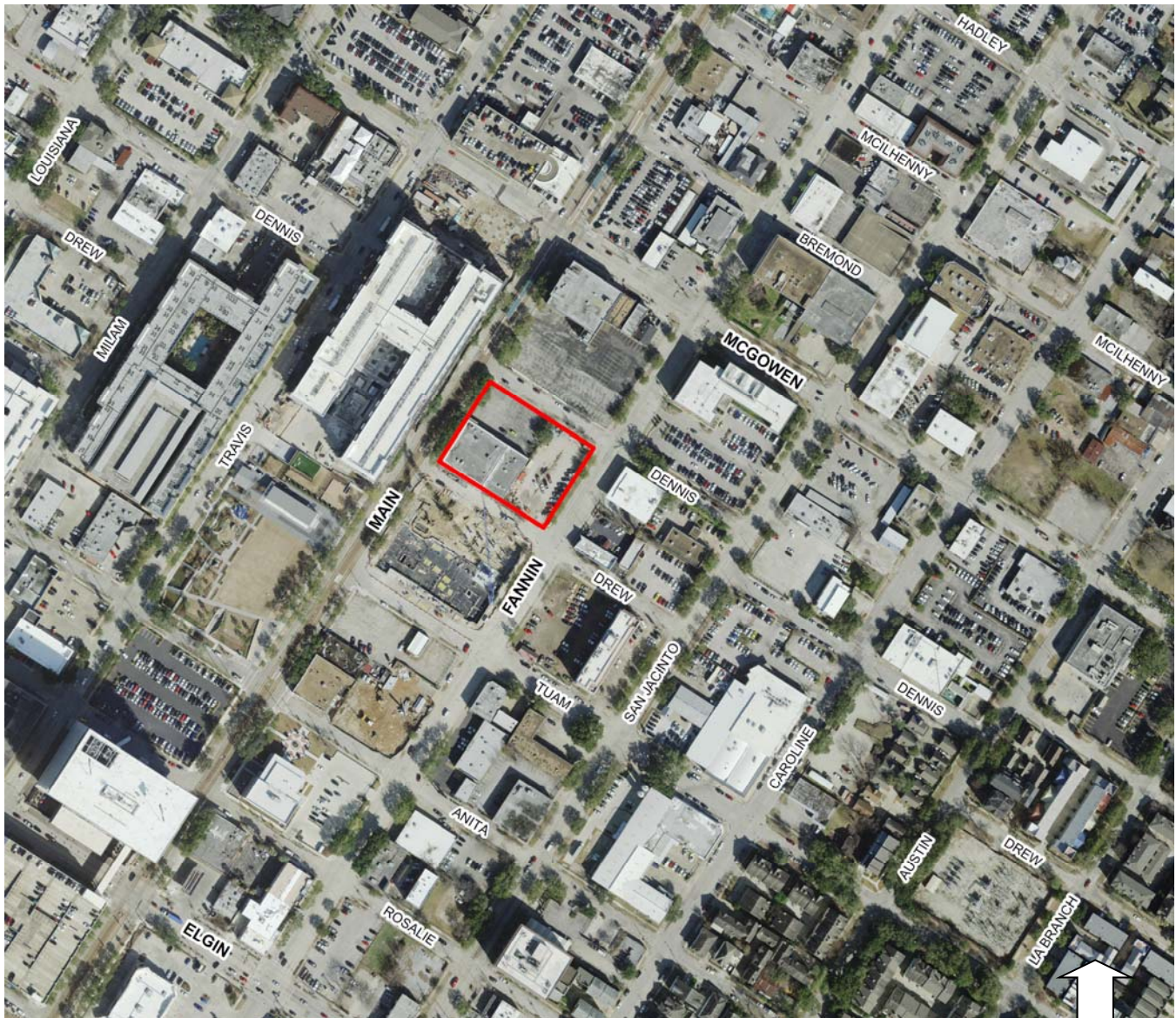
Planning and Development Department

Meeting Date: 06/25/2020

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Subdivision Name: Caydon 2701 Main Street

Applicant: C.L. Davis & Company



NORTH

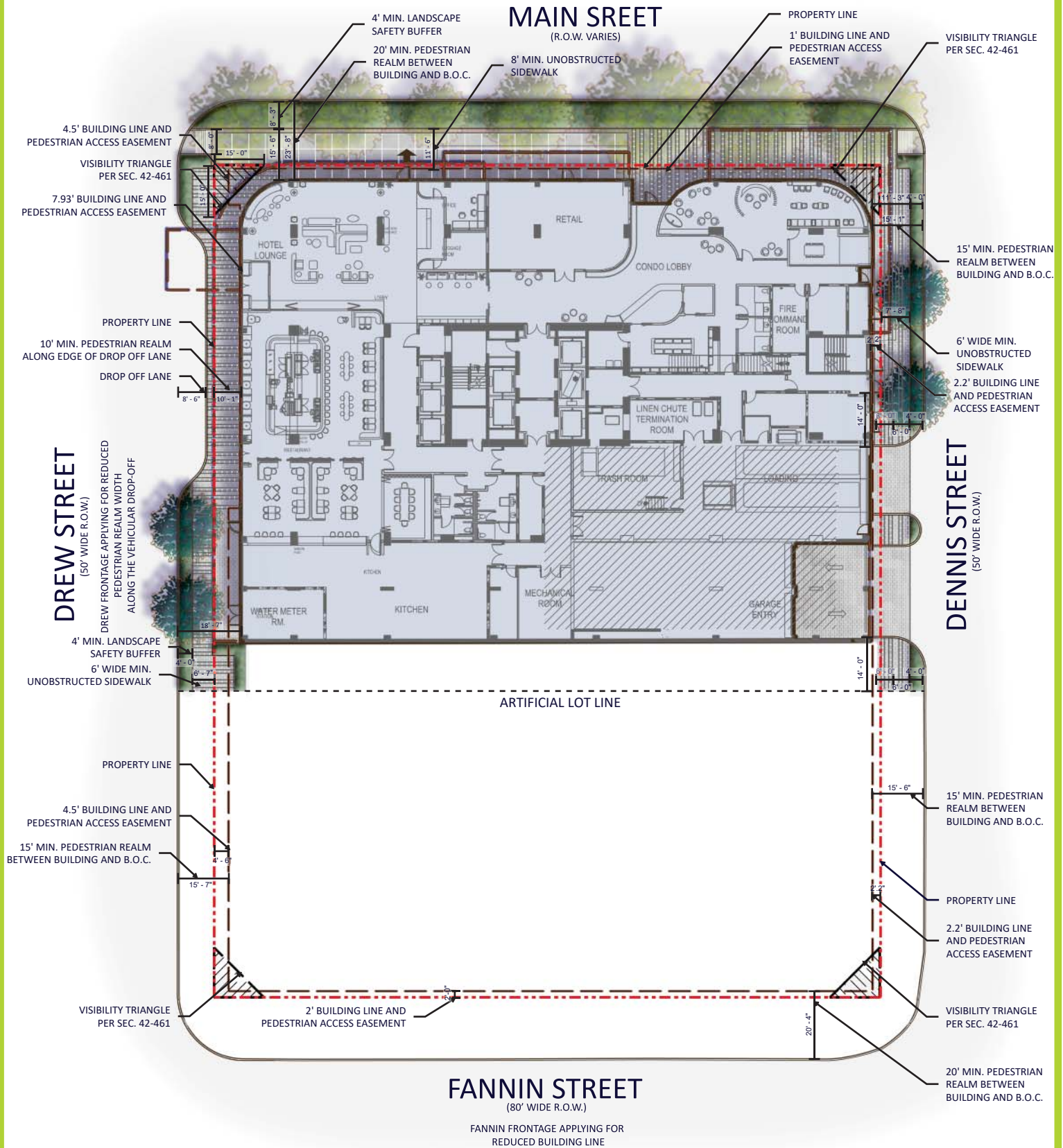
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**D – Variances**

**Aerial**

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# SITE PLAN

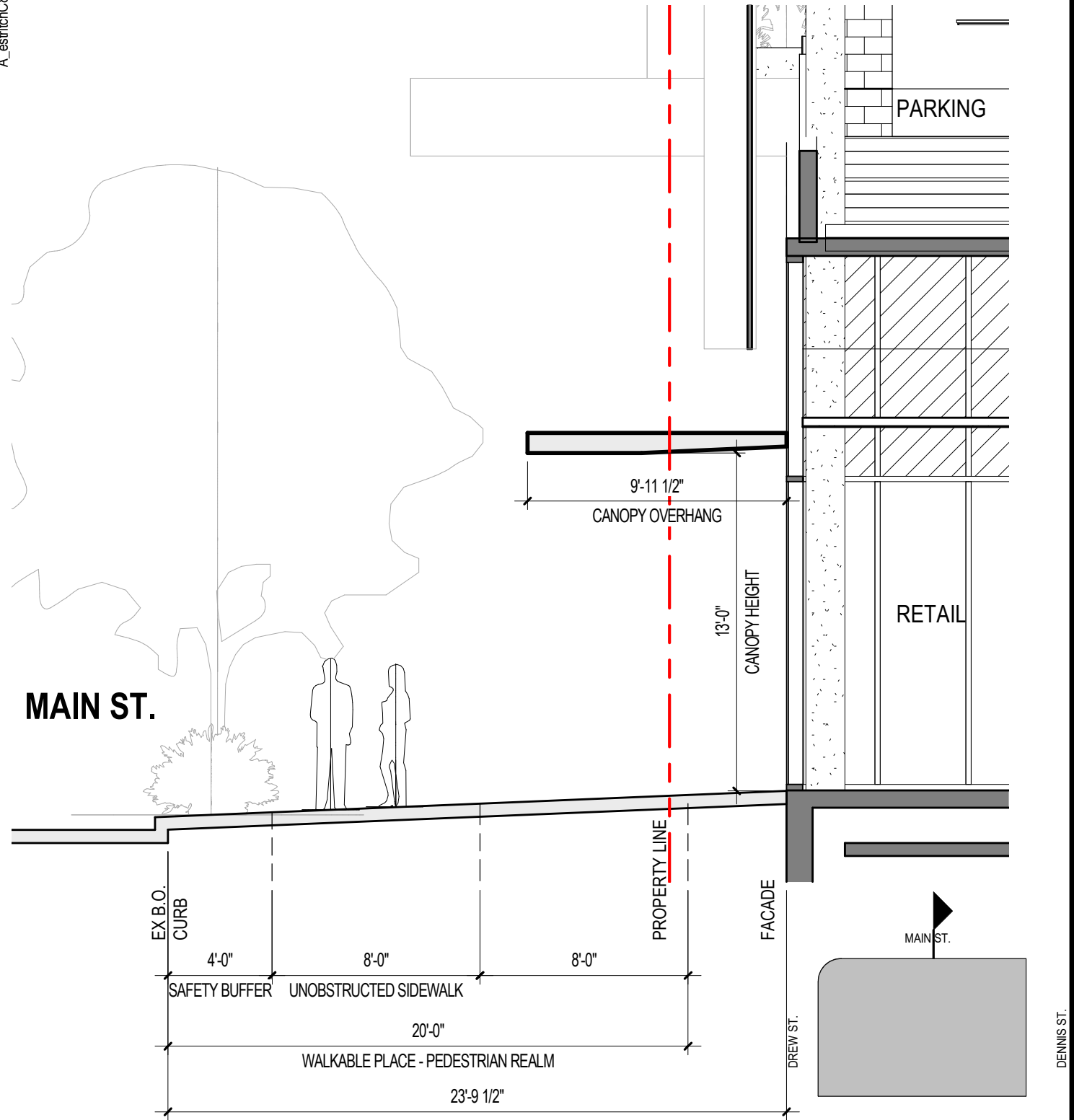
Date: June 2020  
Scale: 1" = 40' - 0"



LANEWAYS TOWER A 3.0  
CAYDON



Landscape Architects  
6925 Portwest Drive  
Suite 100  
Houston, Texas 77024  
713-869-6987



**Caydon**  
1415 Louisiana Street, Suite  
4200  
Houston, Texas 77002

DATE:

06/22/2020

SOUTH TERRACES  
115 PERIMETER CNTR. PLACE, STE 1000  
ATLANTA, GEORGIA 30346  
TELEPHONE: 770 396 7248  
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**LANEWAYS 3.0**

2701 MAIN STREET  
HOUSTON, TEXAS 77002

TITLE:

**SECTION - MAIN ST.**

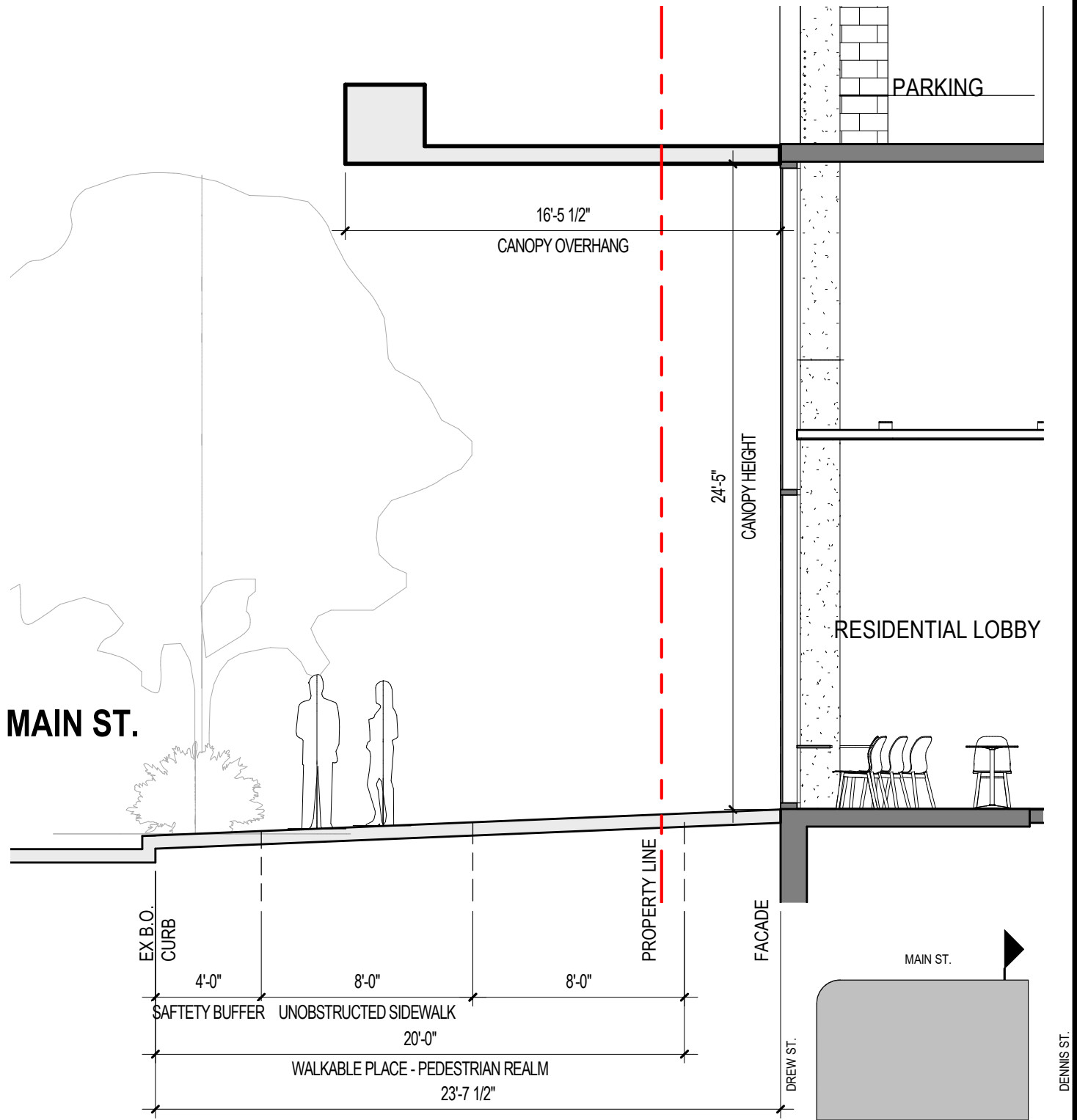
SHEET:

**PLAT-01**

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TITLE:

**SECTION - MAIN ST.**

SHEET:

**PLAT-02**

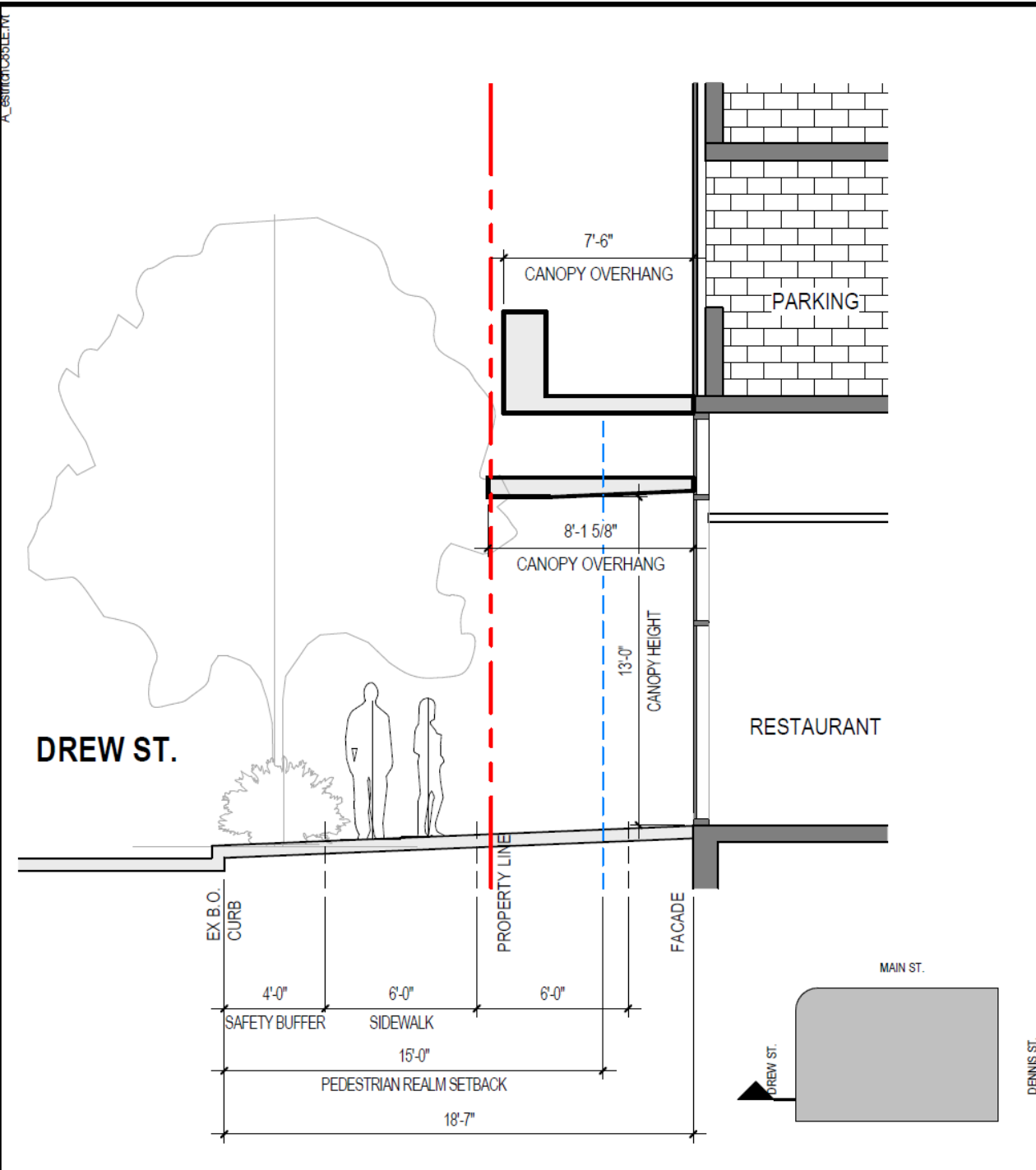
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A\_CSTI010C05LE1V1

8.5' x 11' © The Preston Partnership, LLC 6/10/2020 4:39:18 PM



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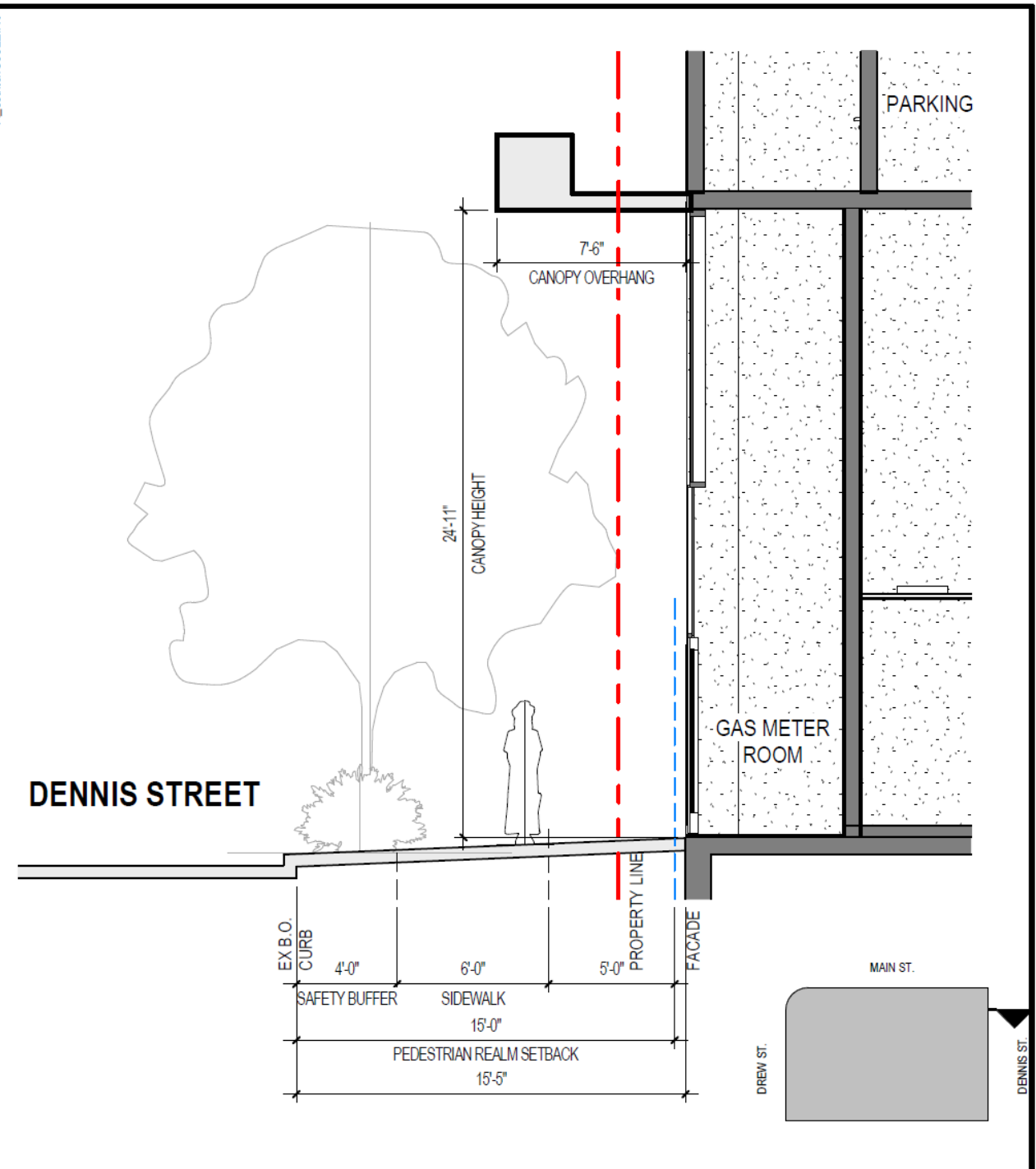
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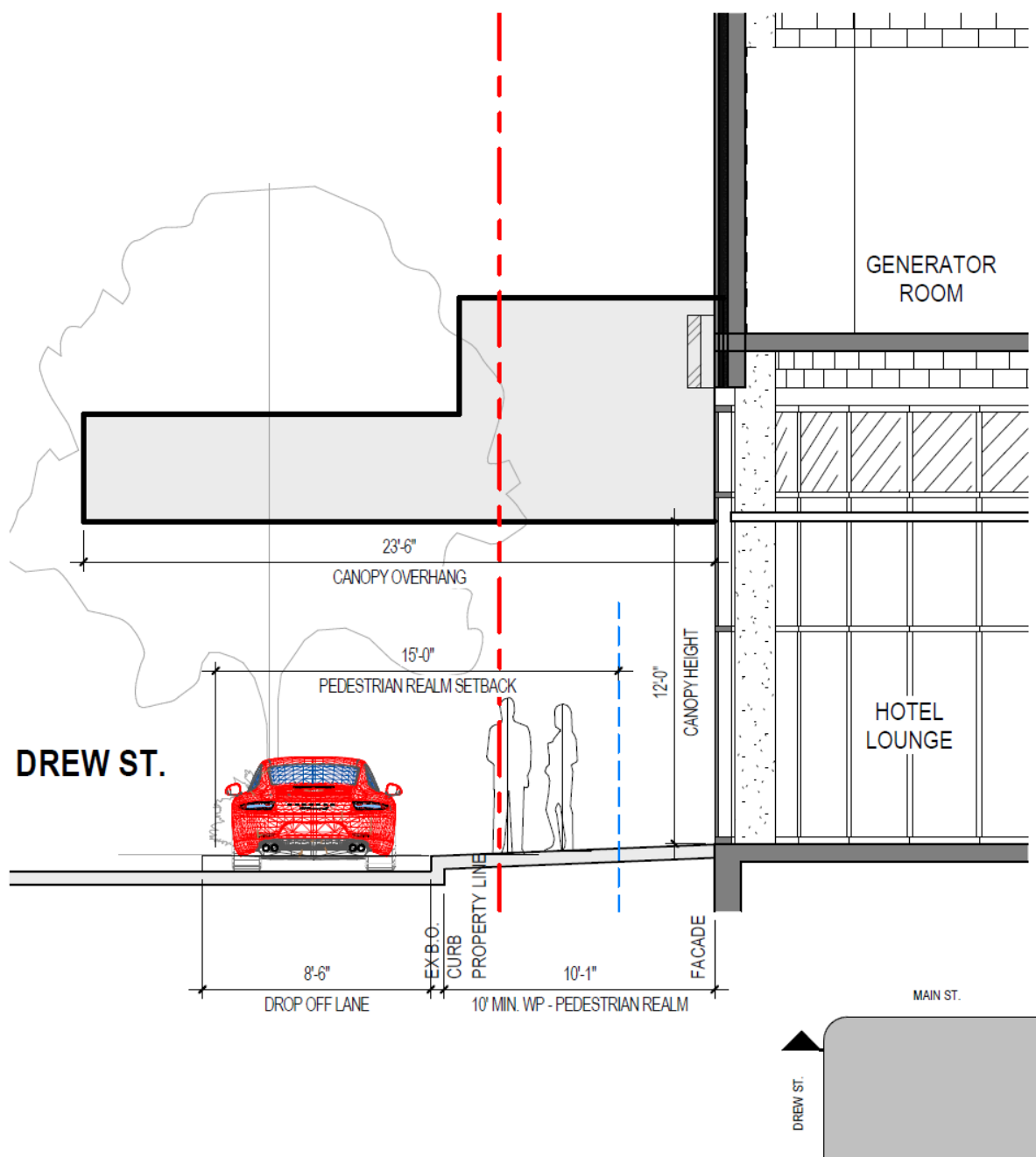
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**PLAT-06**

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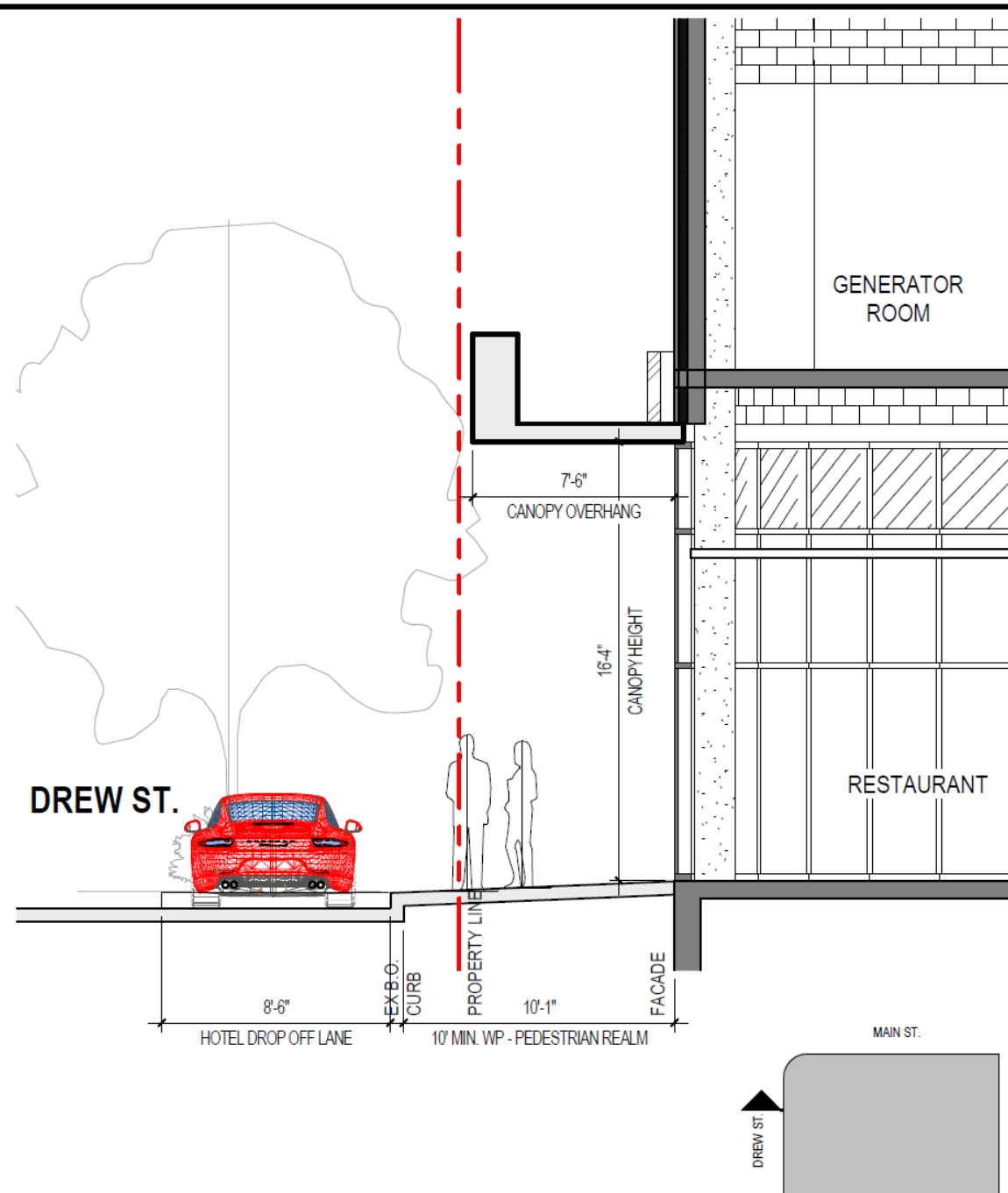
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SECTION - DREW ST.

SHEET:  
PLAT-03

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2701 MAIN STREET  
HOUSTON, TEXAS 77002

TITLE:  
SECTION - DREW ST.

SHEET:  
PLAT-04

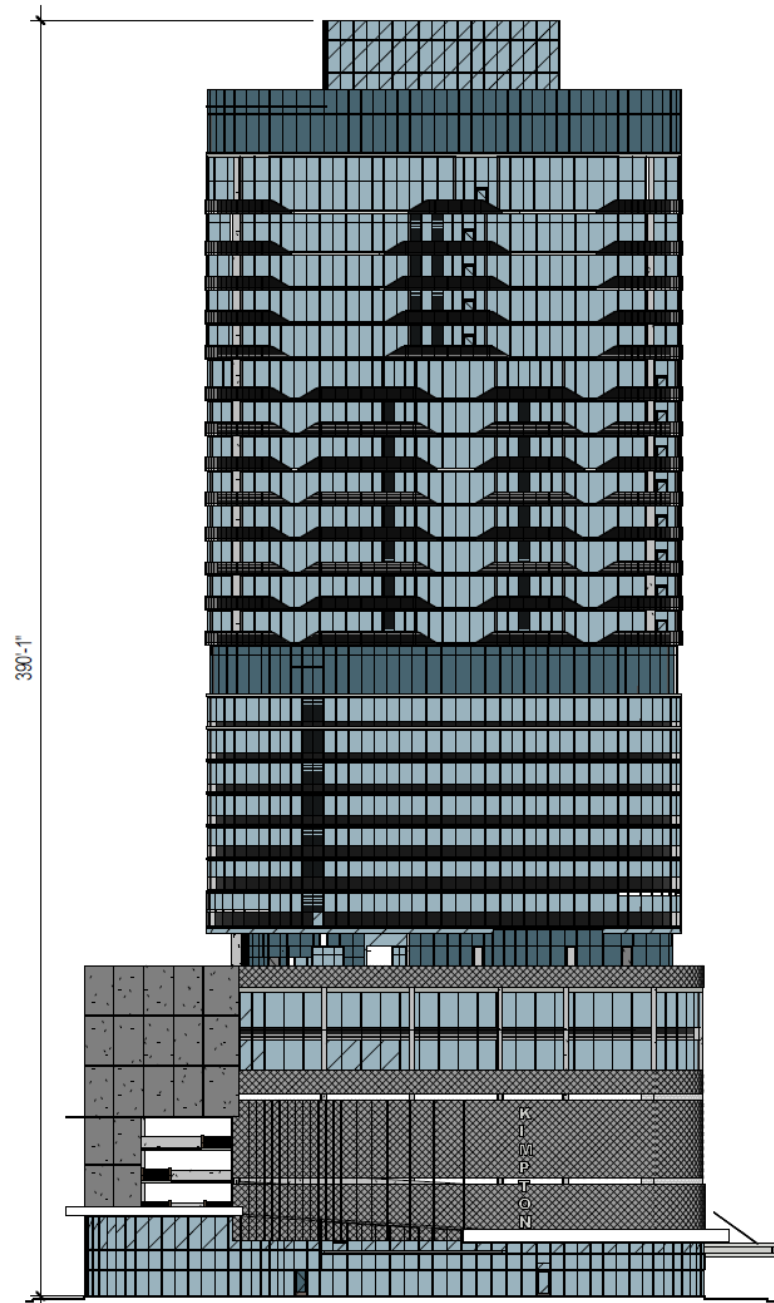
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A\_CSM1000055.ELEV



NOTE: RETAIL SPACE IS  
STILL IN DEVELOPMENT AND  
FINAL DRAWINGS MIGHT  
SHOW SOME CHANGES.

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4200  
Houston, Texas 77002

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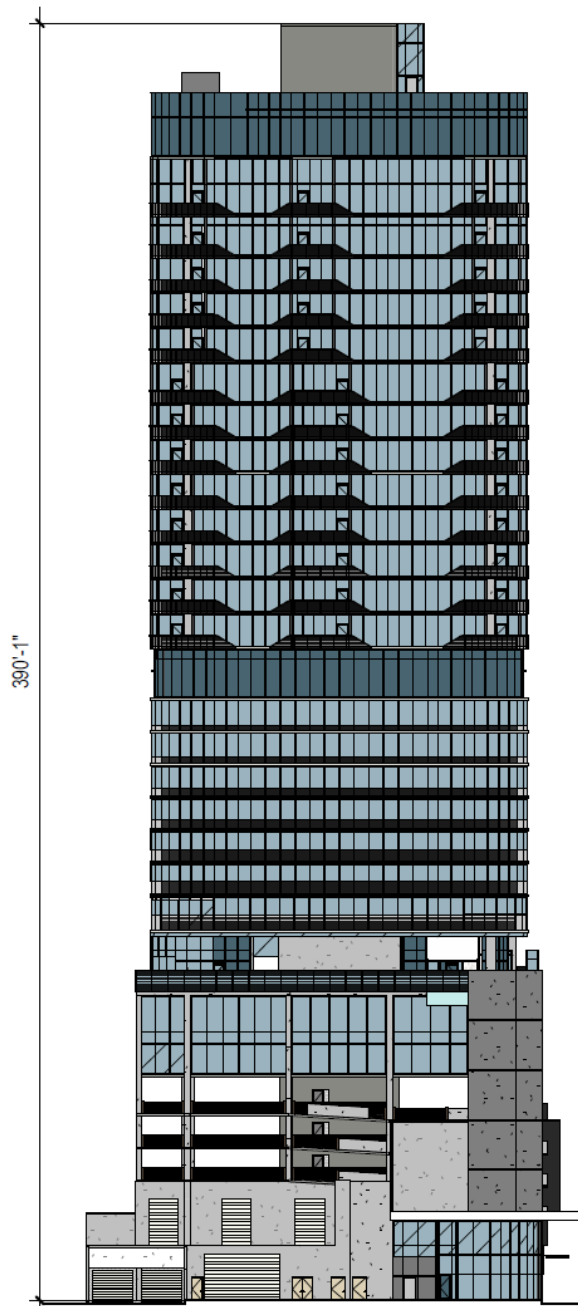
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2701 MAIN STREET  
HOUSTON, TEXAS 77002

TITLE:  
**ELEVATION - MAIN ST**

SHEET:  
**PLAT-07**

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NOTE: RETAIL SPACE IS  
STILL IN DEVELOPMENT AND  
FINAL DRAWINGS MIGHT  
SHOW SOME CHANGES.

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Houston, Texas 77002

DATE:  
  
06/12/2020

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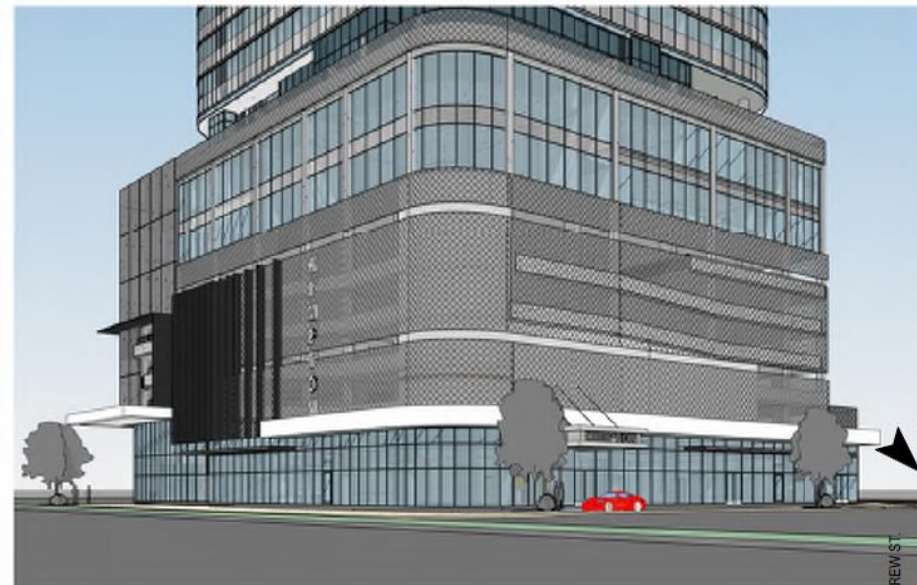
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8.5' x 11' © The Preston Partnership, LLC 6/10/2020 4:39:36 PM





2 DENNIS & MAIN



1 MAIN & DREW



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4200  
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DATE:  
06/12/2020

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TELEPHONE: 770 396 7248  
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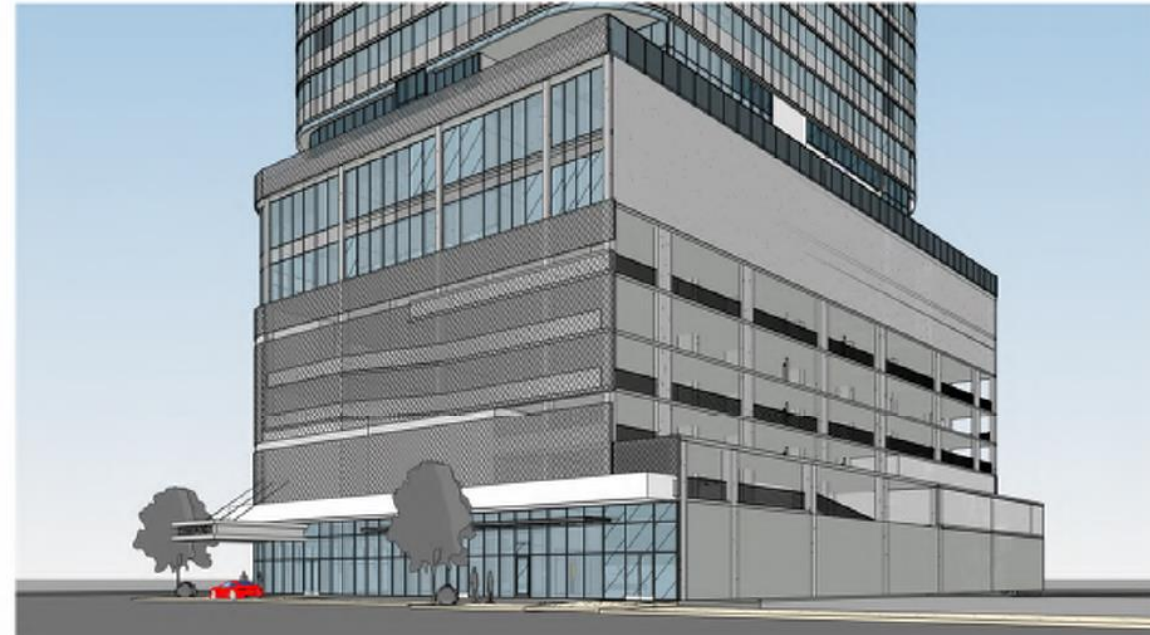
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**LANEWAYS 3.0**  
2701 MAIN STREET  
HOUSTON, TEXAS 77002

TITLE:  
**STREETSCAPE VIEWS**

SHEET:  
**PLAT-11**

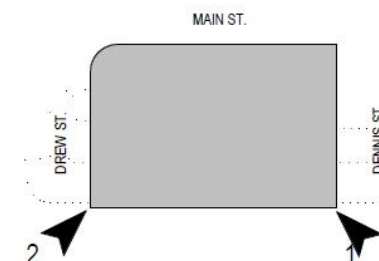
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2 DREW & SOUTHWEST CORNER



1 DENNIS & SOUTHEAST CORNER



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06/12/2020

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HOUSTON, TEXAS 77002

TITLE:  
**STREETSCAPE VIEWS**

SHEET:  
**PLAT-12**

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**Application Number:** 2020-0978

**Plat Name:** Caydon 2701 Main Street

**Applicant:** C.L. Davis & Company

**Date Submitted:** 06/12/2020

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:**

Variances to allow a reduced building line on Main Street, Drew Street, Dennis Street, and Fannin Street A. Drew Street: i. Proposed Building Lines: 1. Proposed building line along the edge of the drop-off: 7.93' Building Line 2. Proposed building line everywhere else: 4.50' Building Line ii. The current Transit Corridor ordinance (Sec. 42-402) allows a "zero-foot" building line subject to providing a minimum 15-foot wide pedestrian realm on transit corridor or type A streets if the development conforms to the optional performance standards in that section of the ordinance. The current Transit Corridor ordinance does not include a provision to allow a pedestrian realm width reduction along the edge of vehicular drop-off areas within the street section. iii. The development proposes a 10-foot pedestrian realm width along the edge of the proposed vehicular drop-off area, and this reduction to a 10-foot wide pedestrian realm along the edge of a vehicular drop-off area would be allowed per the draft of the Walkable Places ordinance B. Fannin Street: i. Since Fannin Street is not classified as a transit corridor or type A street, the opt-in provisions of the Transit Corridor ordinance to allow a building line reduction do not apply. Therefore, the ordinance required building line on Fannin Street is a 25-foot building line per Sec 42-150. ii. The development proposes a 2-foot building line along Fannin Street which is something that would be allowed per the draft of the Walkable Places ordinance when a 20-foot wide pedestrian realm is provided. A 20-foot pedestrian realm is provided along Fannin with the proposed 2-foot building line as proposed by this development. C. Main Street, Drew Street, Dennis Street, and Fannin Street - Canopy overhangs over the pedestrian realm and building lines at minimum 10-foot clear height: i. The current Transit Corridor ordinance (Sec. 42-402) does not allow for building elements to overhang over the pedestrian realm/building line regardless of the height of the overhang. ii. The development proposes various canopies that overhang over the pedestrian realm/building line on each side of the building. The canopy overhangs as they are proposed now are something that would be allowed per the draft of the Walkable Places ordinance since all the overhangs are at least 10-feet above the ground over the pedestrian realm. 1. Therefore, the development is requesting approval to overhang pedestrian realm/building line (all the way up to the property line) with canopies on all 4 sides of the development with a minimum clearance of 10-feet above the ground over the sidewalk surface in the pedestrian realm.

**Chapter 42 Section: 150 and 402**

**Chapter 42 Reference:**

Main Street is classified as a Transit Street and Dennis Street and Drew Street are classified as Type A streets as defined in the current Transit Corridor ordinance (Chapter 42, Article IV). According to Sec. 42-402, the property owner may build up to the property line abutting these three streets, subject to a minimum 15-foot wide pedestrian realm from the back of curb.

**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 existing unusual physical characteristics that affect the property in question is the emergence of Midtown as an urban walkable neighborhood based on the City's Walkable Places initiative. This has a positive effect on the area and has the opportunity to improve this development if the requested variances are granted. Strict application of the building lines and pedestrian realm widths required per the current applicable ordinance sections does not promote the spirit of the Walkable Places initiative, meant to promote better, more human-scaled public spaces. It would deprive the proposed development from the ability to embrace and promote the existing walkable, urban, and vibrant character of the Midtown super neighborhood, and the City's vision and investment in advancing this further.

**(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 embrace and help promote a City of Houston initiative (i.e. the Walkable Places initiative).

**(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 adopt the Walkable Places ordinance, which once adopted, will allow each of the items the development is proposing without the need for a variance.

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

The granting of the variance will allow for the pedestrian realm conditions (including the safety buffer) per the Proposed Walkable Places Ordinance to be implemented, and therefore the granting of this variance will not be injurious to the public health, safety or welfare.

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

Economic hardship is not the sole justification of the variance. Supporting and promoting the existing character of the Midtown neighborhood, as well as the City's vision and investment in advancing it further as a Walkable Place, is the justification for this variance.





**Application No:** 2020-0978

**Agenda Item:** 104

**PC Action Date:** 06/25/2020

**Plat Name:** Caydon 2701 Main Street

**Applicant:** C.L. Davis & Company

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

**Chapter 42 Sections: 150 and 402**

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

Variances to allow a reduced building line on Main Street, Drew Street, Dennis Street, and Fannin Street A. Drew Street: i. Proposed Building Lines: 1. Proposed building line along the edge of the drop-off: 7.93' Building Line 2. Proposed building line everywhere else: 4.50' Building Line ii. The current Transit Corridor ordinance (Sec. 42-402) allows a "zero-foot" building line subject to providing a minimum 15-foot wide pedestrian realm on transit corridor or type A streets if the development conforms to the optional performance standards in that section of the ordinance. The current Transit Corridor ordinance does not include a provision to allow a pedestrian realm width reduction along the edge of vehicular drop-off areas within the street section. iii. The development proposes a 10-foot pedestrian realm width along the edge of the proposed vehicular drop-off area, and this reduction to a 10-foot wide pedestrian realm along the edge of a vehicular drop-off area would be allowed per the draft of the Walkable Places ordinance B. Fannin Street: i. Since Fannin Street is not classified as a transit corridor or type A street, the opt-in provisions of the Transit Corridor ordinance to allow a building line reduction do not apply. Therefore, the ordinance required building line on Fannin Street is a 25-foot building line per Sec 42-150. ii. The development proposes a 2-foot building line along Fannin Street which is something that would be allowed per the draft of the Walkable Places ordinance when a 20-foot wide pedestrian realm is provided. A 20-foot pedestrian realm is provided along Fannin with the proposed 2-foot building line as proposed by this development. C. Main Street, Drew Street, Dennis Street, and Fannin Street - Canopy overhangs over the pedestrian realm and building lines at minimum 10-foot clear height: i. The current Transit Corridor ordinance (Sec. 42-402) does not allow for building elements to overhang over the pedestrian realm/building line regardless of the height of the overhang. ii. The development proposes various canopies that overhang over the pedestrian realm/building line on each side of the building. The canopy overhangs as they are proposed now are something that would be allowed per the draft of the Walkable Places ordinance since all the overhangs are at least 10-feet above the ground over the pedestrian realm. 1. Therefore, the development is requesting approval to overhang pedestrian realm/building line (all the way up to the property line) with canopies on all 4 sides of the development with a minimum clearance of 10-feet above the ground over the sidewalk surface in the pedestrian realm. ;

**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, along Main and Fannin Streets between Dennis and Drew Streets.

The applicant is requesting the following variances:

- (1) To allow 4.5' B.L. and 7.93' B.L. along Drew Street;
- (2) To allow a 2' B.L. along Fannin Street, a designated major thoroughfare; and
- (3) To allow a 0' B.L. for overhang canopies with 10' clearance height on all streets.

Staff is in support of the requests.

The subject property is located along the Main Street Transit Corridor Street. At this time, the applicant wishes to develop the northwestern block to construct a mixed-use, high-rise development with active uses on the ground floor. To create a more pedestrian-friendly development, the applicant proposes to meet all the proposed Midtown pilot Walkable Places planning standards on all four sides of the site. With the proposed reduced building lines, the applicant will improve the pedestrian realms by providing wider sidewalks and wider safety buffers.

Along Main Street, the applicant proposes a 20' wide pedestrian realm with 8' clear sidewalk and 8' safety buffer. Along Drew and Dennis Streets, the applicant proposes a 15' pedestrian realm with minimum 6' sidewalk and 4' safety buffer. Along Fannin Street, the applicant proposes a minimum 20' pedestrian realm and will be required to provide a minimum

8' unobstructed sidewalk with minimum 4' safety buffer. Additionally, to promote better, human-scaled public spaces, the applicant is also requesting a variance to allow overhang canopies to have 0' B.L. with 10' clearance height, which is consistent with the Walkable Places standards.

Granting of the variances would allow the proposed development to create a better walkable, urban streetscape by enhancing the pedestrian realm, which would meet and preserve the intent of the ordinance. Staff's recommendation is to grant the requested variances and approve the plat subject to the CPC 101 form conditions.

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## Statement of Facts

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

N/A

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

The applicant is proposing a mixed-use, high-rise development and is requesting multiple variances to develop a pedestrian-friendly environment. 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 proposed Midtown pilot Walkable Place standards. The applicant will provide a minimum 20' pedestrian realm with minimum 8' unobstructed sidewalk and minimum 4'-8' safety buffers. Along Drew and Dennis Streets, the applicant proposes a 15' pedestrian realm with minimum 6' unobstructed sidewalk and 4' safety buffer. Along the proposed vehicular drop-off area along Drew Street, the applicant will provide a minimum 10' pedestrian realm.

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

Granting of the variances would allow the proposed development to create a better walkable, urban streetscape by enhancing the pedestrian realm, which would meet and preserve the intent of the ordinance.

**(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  
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[www.houstontx.gov](http://www.houstontx.gov)

June 18, 2020

## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** Caydon 2701 Main Street

**REFERENCE NUMBER:** 2020-0978



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property bounded by Main, Dennis, Fannin, and Drew 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.

C.L. Davis & Company, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting variances to plat 1) a 4.5' building line along a portion of Drew Street, as opposed to the required 10' building line; 2) a 0' dual building line along Main, Dennis, Drew, and Fannin for overhead canopies; and 3) a 2' building line along Fannin Street, as opposed to the required 25' building line. Enclosed are copies of the variance request, the proposed subdivision plat, the site plan, and elevations 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, June 25, 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](http://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](mailto:speakercomments.pc@houstontx.gov),

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. 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 **Chuck Davis** of **C.L. Davis & Company** at **281-482-9490**. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

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

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

## TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

## PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

## PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

## CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

## PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.





**Agenda Item:** 105  
**Action Date:** 06/25/2020  
**Plat Name:** CLCWA Water Plant no 1  
**Developer:** Clear Lake City Water Authority  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**App No / Type:** 2020-0782 C2

Total Acreage:	2.1837	Total Reserve Acreage:	2.1837
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	21	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	CLEAR LAKE CITY WA
County	Zip	Key Map ©	City / ETJ
Harris	77058	618U	City

***Conditions and requirements for approval:***

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

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

059.1. 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. (Sec 42-41)

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

Per Chapter 290 of the Texas Commission on Environmental Quality (TCEQ) regulations, an all-weather access road must be provided.

Add the following note on face of the plat: The Planning Commission granted a variance to allow a reserve, restricted to water plant, to have frontage and access via an access easement subject to specific conditions on 06/25/2020. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.

***Commission Action:***

Grant the requested variance(s) and Approve the plat subject to the conditions listed  
 Planning Commission granted a variance to allow a reserve, restricted to water plant, to take access via a private roadway easement instead of the required public street.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 105  
**Action Date:** 06/25/2020  
**Plat Name:** CLCWA Water Plant no 1  
**Developer:** Clear Lake City Water Authority  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**App No / Type:** 2020-0782 C2

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

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

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

HPW- TDO- Traffic: 06.16.2020

TDO/ Traffic Management interposes no objections.

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

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

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

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

# Houston Planning Commission

**ITEM: 105**

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: CLCWA Water Plant no 1

Applicant: Civil-Surv Land Surveying, L.C.



**D – Variances**

**Site Location**

# Houston Planning Commission

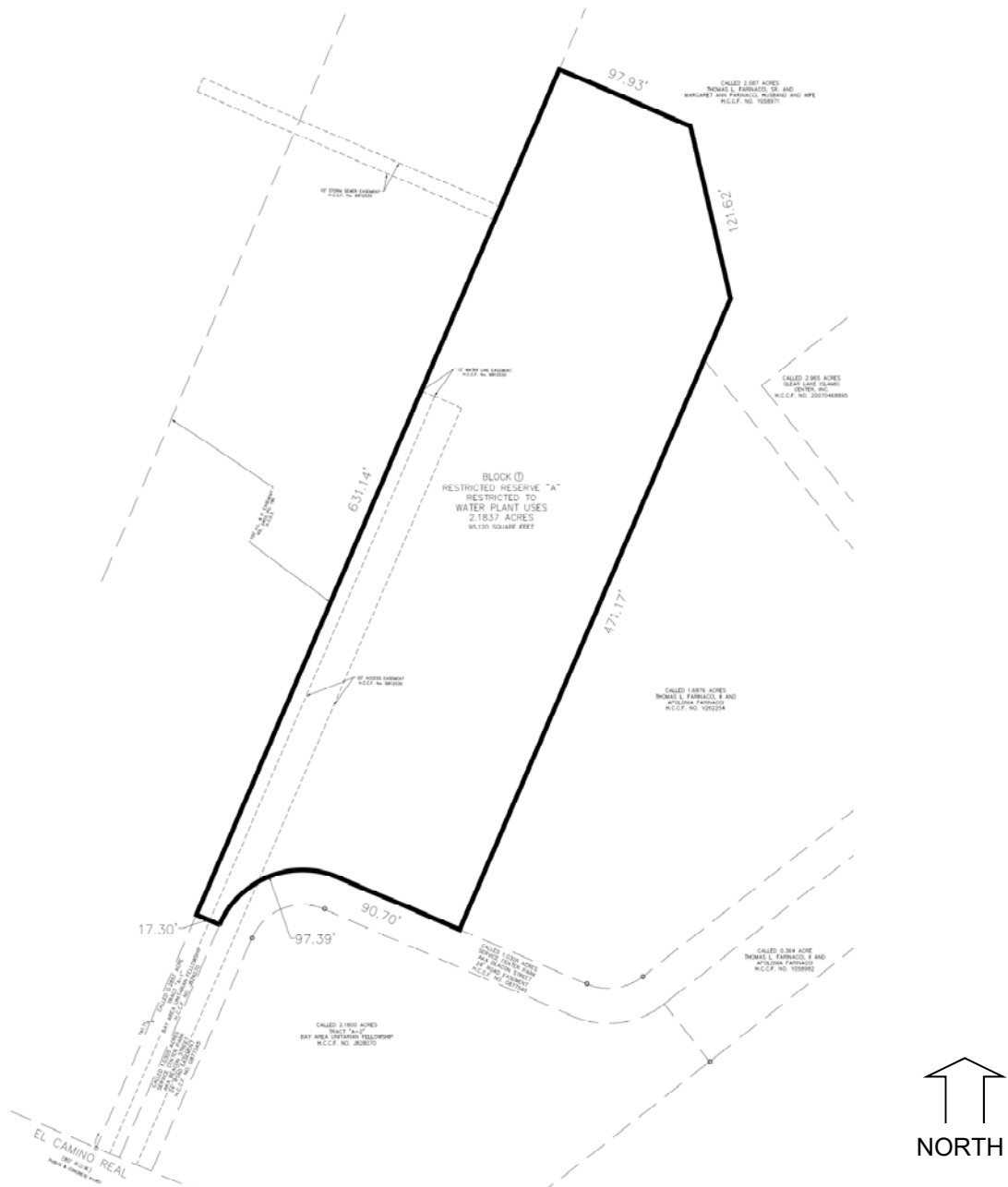
## ITEM: 105

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: CLCWA Water Plant no 1

Applicant: Civil-Surv Land Surveying, L.C.



D – Variances

Subdivision



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# Houston Planning Commission

## ITEM: 105

Planning and Development Department

Meeting Date: 06/25/2020

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Subdivision Name: CLCWA Water Plant no 1

Applicant: Civil-Surv Land Surveying, L.C.



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**D – Variances**

**Aerial**

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**Application Number:** 2020-0782

**Plat Name:** CLCWA Water Plant no 1

**Applicant:** Civil-Surv Land Surveying, L.C.

**Date Submitted:** 05/15/2020

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 continued access of an existing, operating water plant via an existing 24 feet wide private road easement, commonly referred to as Beacon Street. City of Houston Ordinance 42-192 requires a 50 feet wide access via public street or private access easement.

**Chapter 42 Section:** 42-190

**Chapter 42 Reference:**

Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage as applicable to the type of reserve. Minimum Street or Shared Driveway Width: 50 feet Minimum Street or Shared Driveway Frontage: 50 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 water plant was constructed with the underlying property being unplatted acreage, not subject at the time to Ordinances regarding the type of access provided. With the property lacking access to a public R.O.W., a 24' wide easement in perpetuity was established in February of 1981 for permanent access to the plant, and properties beyond.

**(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;**

Existing conditions drive context of the state of the access referred to and are not the result of a hardship created or imposed by the applicant.

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

The intent and general purposes of this chapter will be preserved and maintained, as there is no change to the limits of the existing plant, where access has been provided for and the plant itself has been in continuous operation for decades.

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

No changes to any limits of the existing site are proposed that could affect the public. On the contrary, the existence of and nature of the operating site are specifically to provide a public health need.

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

Economic issues have no bearing on this site, the plant is operating and any interior improvements have been provided for in the yearly Clear Lake City Water Authority budget.



**Application No:** 2020-0782

**Agenda Item:** 105

**PC Action Date:** 06/25/2020

**Plat Name:** CLCWA Water Plant no 1

**Applicant:** Civil-Surv Land Surveying, L.C.

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

**Chapter 42 Sections: 42-190**

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

To allow continued access of an existing, operating water plant via an existing 24 feet wide private road easement, commonly referred to as Beacon Street. City of Houston Ordinance 42-192 requires a 50 feet wide access via public street or private access easement. ;

**Basis of Recommendation:**

The site is located in Houston's city limits, northeast of El Camino Real Boulevard, southeast of Bay Area Boulevard and northwest of Nasa Parkway. The applicant is requesting a variance to allow a reserve, restricted to water plant, to continue to have access via a private roadway easement instead of the required public street. Staff is in support of the request.

The subject site is owned by Clear Lake City Water Authority since 1988 and is currently being used for a water plant. This water plant takes access from an existing 24' wide perpetual and non-exclusive access easement, also known as Beacon Street. This access easement was created in 1981 to provide access to the subject site and adjacent properties, to and from El Camino Real Boulevard. This access easement is the sole access to the subject site and is an existing condition that predates the ordinance.

Per staff's further review, granting of the variance would still meet and preserve the intent of the ordinance as the subject site will always have access to an access easement. The access easement must be an all-weather road, as required by the Texas Commission on Environmental Quality (TCEQ). Additionally, the subject site will continue to be used for a water plant, which would generate very low traffic volume.

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;**

Strict application of the ordinance would make this project infeasible. Per the ordinance, the proposed reserve must have frontage on a public street or Type 1 PAE/PUE. The subject site is currently being used for a water plant that takes access to an existing roadway easement. This existing easement is the sole access to the site and predates the ordinance. The roadway easement was created in 1981 to provide access to the subject site and adjacent properties.

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

The adjacent roadway easement was created in 1981 to provide access to the subject site and adjacent properties. This access easement predates the ordinance. The water plant is also an existing condition that is still in operation.

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

The subject site will have access to a perpetual and non-exclusive access easement. The access easement must be an all-weather road, as required by the Texas Commission on Environmental Quality (TCEQ).

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

The subject site will continue to be used as a water plant and will take access to an existing access easement. This access easement must be an all-weather road, as required by the Texas Commission on Environmental Quality (TCEQ).

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

Economic hardship is not the sole justification of the variance. The water plant and the access easement are existing conditions that predate the ordinance.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 106  
**Action Date:** 06/25/2020  
**Plat Name:** Harris County MUD 165 Wastewater Treatment Plant no 2  
**Developer:** Ally General Solutions, LLC  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2020-1037 C2

Total Acreage:	6.3712	Total Reserve Acreage:	6.3712
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	406A	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.

#### **Commission Action:**

Defer Additional information reqd



**Action Date:**  
**06/25/2020**

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:** 106  
**Action Date:** 06/25/2020  
**Plat Name:** Harris County MUD 165 Wastewater Treatment Plant no 2  
**Developer:** Ally General Solutions, LLC  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2020-1037 C2

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HPW- TDO- Traffic: 06.18.2020

No comments.

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. (Chapter 42)

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

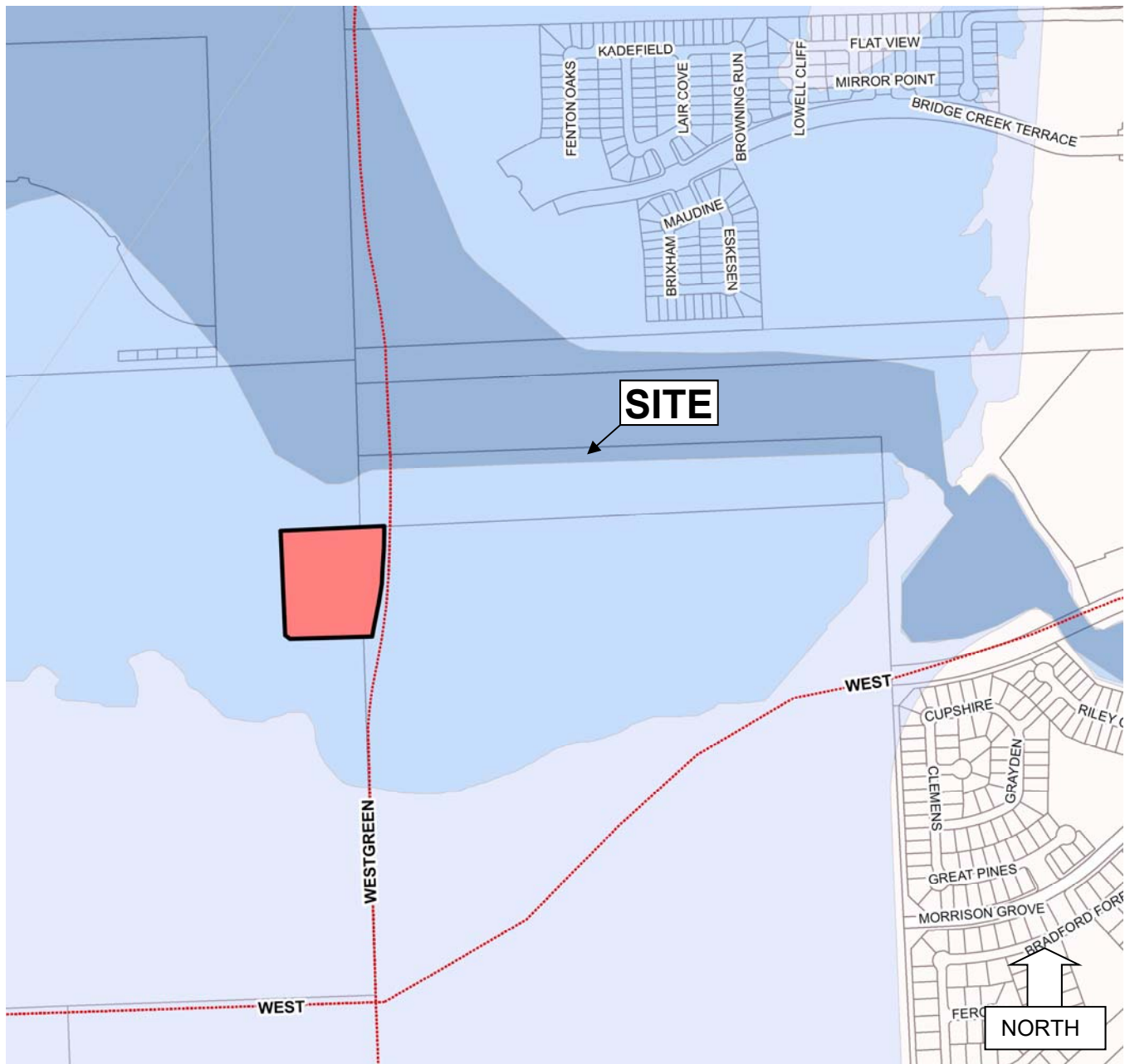
**ITEM: 106**

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Harris County MUD 165 Wastewater Treatment Plant no 2

Applicant: Owens Management Systems, LLC



**D – Variances**

**Site Location**

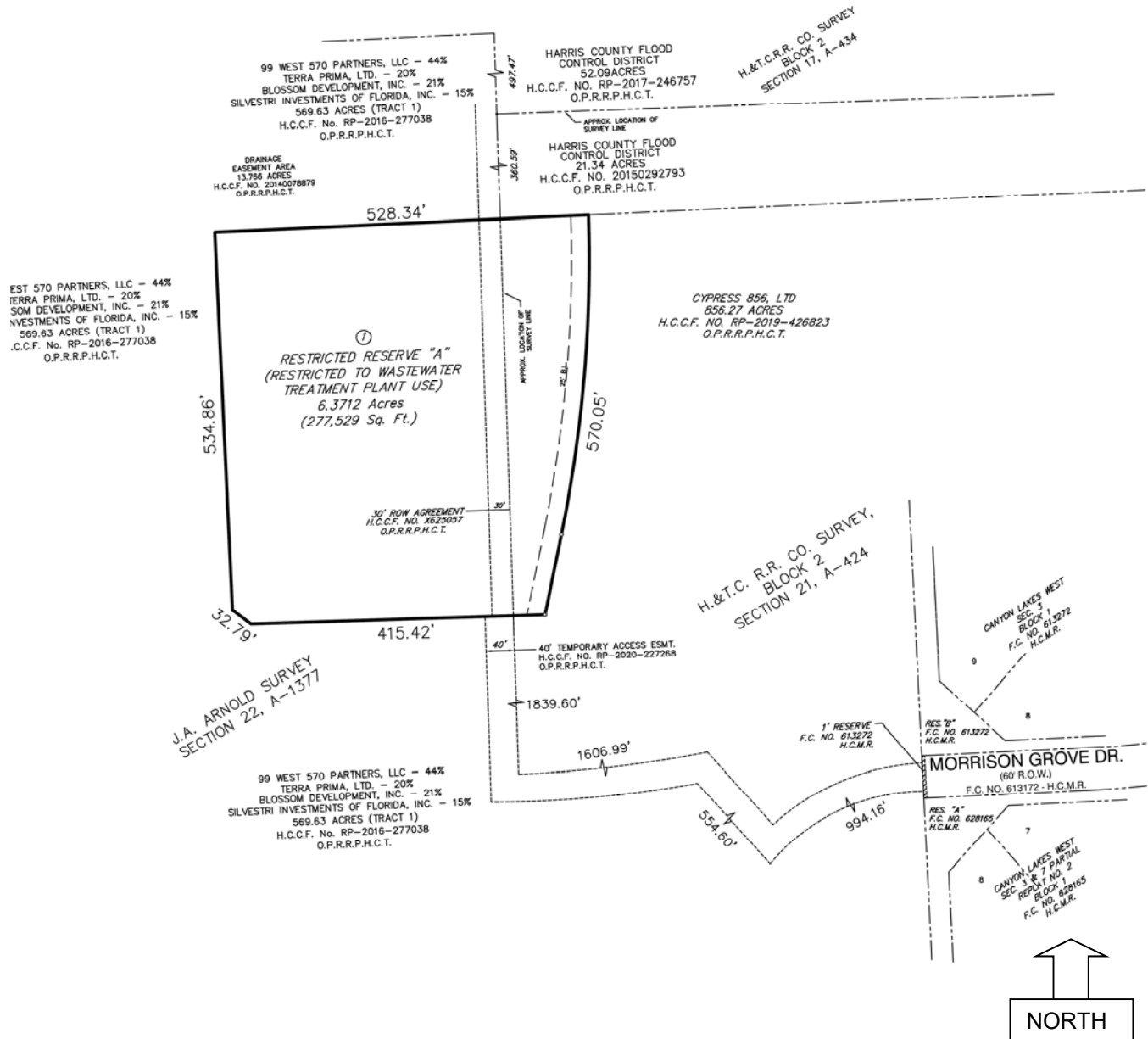
# Houston Planning Commission ITEM: 106

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Harris County MUD 165 Wastewater Treatment Plant no 2

Applicant: Owens Management Systems, LLC



D – Variances

Subdivision

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# Houston Planning Commission

## ITEM: 106

Planning and Development Department

Meeting Date: 06/25/2020

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Subdivision Name: Harris County MUD 165 Wastewater Treatment Plant no 2

Applicant: Owens Management Systems, LLC



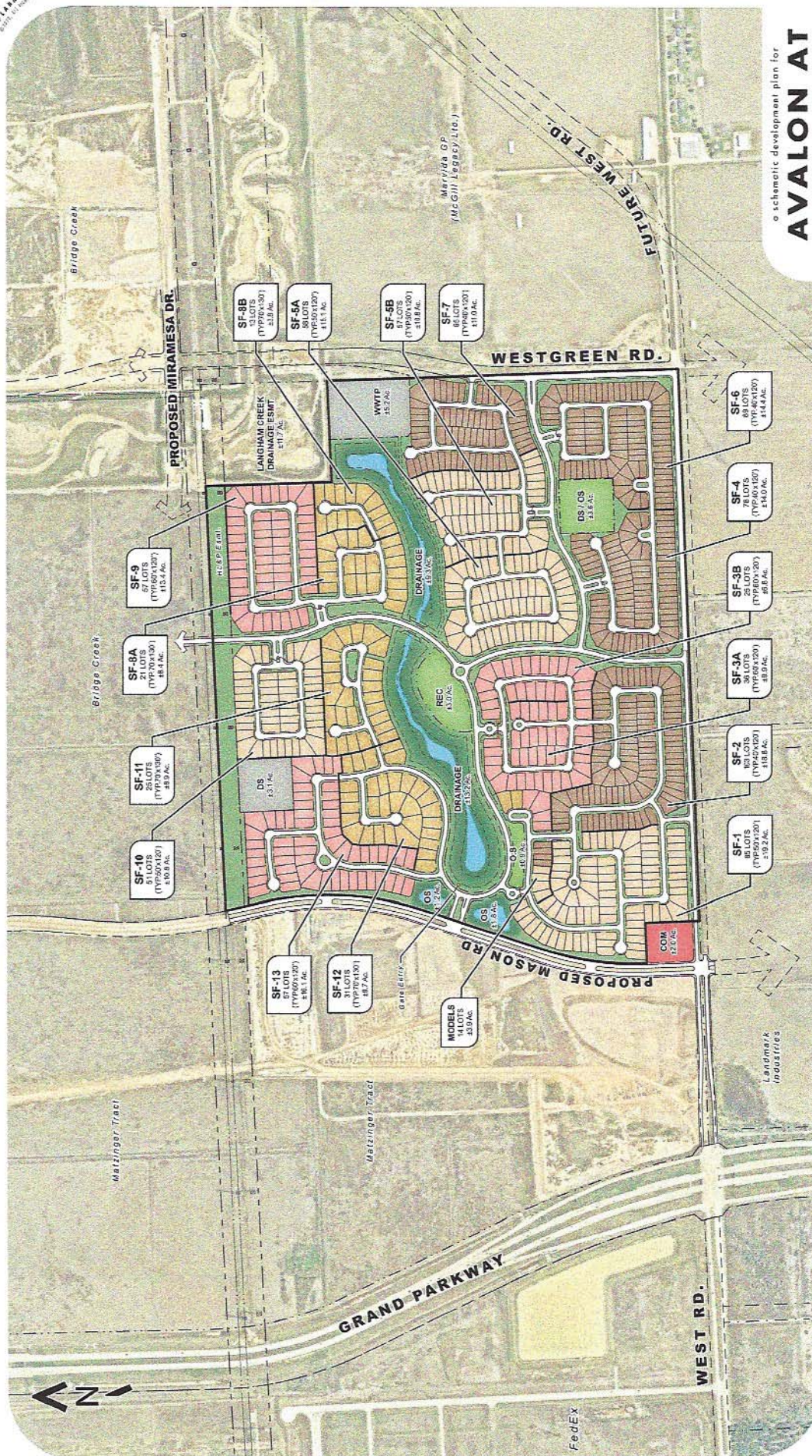
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**D – Variances**

**Aerial**

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- o schematic development plan for

# AVALON AT BRIDGE CREEK

**+279.9 ACRES OF LAND**

recovered for

TAYLOR MORRISON

5 Katy Freeway, Ste. 200  
Katy, Texas 77494  
Tel: 281-810-1422

# META

MTA-8609D  
FEBRUARY 14, 2020

LOT SUMMARY		
40'x120'	339 LOTS	39%
50'x120'	255 LOTS	29%
60'x120'	179 LOTS	21%
70'x130'	92 LOTS	11%
<b>TOTALS</b>	<b>865 LOTS</b>	

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR CONSTRUCTION OR CONSTRUCTION PURPOSES. THIS DRAWING IS A SCHEMATIC IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. PLANNING AND DESIGN OF ANY WAY NOT NEGATIVE ADVERSE INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DAMAGE, ECOLOGICAL, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING, NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.





**Application Number:** 2020-1037

**Plat Name:** Harris County MUD 165 Wastewater Treatment Plant no 2

**Applicant:** Owens Management Systems, LLC

**Date Submitted:** 06/15/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

**Specific Variance is being sought and extent of variance:**

A variance is sought for a wastewater treatment plant to take access from a 40' easement instead of the required 50' easement.

**Chapter 42 Section:** 190

**Chapter 42 Reference:**

Sec. 42-190. - Tracts for non-single-family use—Reserves. (a)A tract of land that is not restricted to single-family residential use shall not be designated on a subdivision plat as a lot, but shall be designated as a reserve and shall be subject to those provisions of this chapter pertaining to reserves.(b)A subdivision plat shall identify each reserve by alphabetical letter and shall show the total acreage of the reserve within the delineated reserve boundaries. The applicant may note on the plat the use intended for each reserve. The applicant shall identify a reserve tract for which it has not determined a use as an unrestricted reserve.(c)Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve:

TYPE OF RESERVE	MINIMUM SIZE	TYPE OF STREET OR SHARED DRIVEWAY	MINIMUM STREET OR SHARED DRIVEWAY WIDTH	MINIMUM STREET OR SHARED DRIVEWAY FRONTAGE
Unrestricted reserve	5,000 sq. ft.	public street	60 feet (50 feet in a street width exception area)	60 feet
Restricted reserve—Lift station	Minimum size required by the design manual	public street or type 1 permanent access easement	50 feet	20 feet
Restricted reserve—Compensating open space	240 sq. ft.	public street or type 1 permanent access easement	50 feet	12 feet
Restricted reserve—Landscape or open space	None required	None required	None required	None required
Restricted reserve—Recreation	5,000 sq. ft.	public street or type 1 permanent access easement	50 feet	50 feet
Restricted reserve—Drainage or detention	None required	public street	50 feet	20 feet
Restricted reserve—Drainage or detention	None required	permanent access easement	28 feet	shared driveway owned by homeowners association
Restricted reserve—Drainage or detention	None required	public street	50 feet	20 feet
Restricted reserve—Drainage or detention	None required	permanent access easement	28 feet	shared driveway owned by homeowners association
Restricted reserve—Drainage or detention	None required	public street	50 feet	20 feet
Restricted reserve—Drainage or detention	None required	permanent access easement	28 feet	shared driveway owned by homeowners association
Restricted reserve—Wastewater treatment, water production, or water repressurization	5,000 sq. ft.	public street or type 1 permanent access easement	50 feet	50 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;**

MUD 165 was established by the Texas Commission on Environmental Quality July 6, 1961. It is located in Northwest Harris County and extra-territorial jurisdiction of the City of Houston. MUD 165 Wastewater Treatment Plant No 2 will serve the Avalon at Bridge Creek development. The wastewater treatment plant is located west of the proposed Westgreen Road – 100' ROW in the Avalon at Bridge Creek General Plan. The wastewater treatment plant will serve the Avalon at Bridge Creek development. The General Plan was approved February 20, 2020 – Reference 2020-0262.

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

In the late 1980s and early 1990s, the District experienced a severe decrease in assessed value and a distressed economy. The taxable value in the District decreased from \$26,490,000 in 1987 to a low of \$11,198,950 in 1992. The District had to foreclose on hundreds of acres of undeveloped land, had no housing growth, and had to file for bankruptcy. Value of individual homes plummeted and it became hard to re-sell homes in the District. After emerging from bankruptcy proceedings in 1998, the District decided to promote quality development, including annexations of additional land to share the cost of the original infrastructure across a larger District. This allowed the District to reduce its tax rate. After a series of annexations, the District's acreage has grown from 441 acres at creation to 3,426 acres; the value has increased from \$11,198,950 in 1992 to \$1,557,473,627 in 2019; and the tax rate has decreased from \$3.89 in 1989 to \$0.95 in 2019.

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

There are no other developments between the public ROW and the wastewater treatment plant posing no conflicts in traffic. Once Westgreen Road is constructed, the wastewater treatment will front on public right-of-way with 25' building line

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

The wastewater treatment plant is essential for development of Avalon at Bridge Creek.

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

Economic hardship is not the sole justification of the variance. As ROW is constructed, the wastewater treatment plant will comply with Chapter 42.



**Application No:** 2020-1037

**Agenda Item:** 106

**PC Action Date:** 06/25/2020

**Plat Name:** Harris County MUD 165 Wastewater Treatment Plant no 2

**Applicant:** Owens Management Systems, LLC

**Staff Recommendation:** [Defer Additional information reqd](#)

**Chapter 42 Sections:** 190

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

A variance is sought for a wastewater treatment plant to take access from a 40' easement instead of the required 50' easement. ;

**Basis of Recommendation:**

[Defer, additional information required.](#)

---

### Statement of Facts

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

[na](#)

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

[na](#)

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

[na](#)

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

[na](#)

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

[na](#)

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

[na](#)



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 107  
**Action Date:** 06/25/2020  
**Plat Name:** Harris County MUD 165 Water Plant no 5  
**Developer:** Ally General Solutions, LLC  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2020-1038 C2

Total Acreage:	2.4065	Total Reserve Acreage:	2.4065
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	405D	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.

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

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

1) Per Chapter 290 of the Texas Commission on Environmental Quality (TCEQ) regulations, an all-weather access road must be provided.

#### 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 Water Plant reserve to take access from a 40' access easement subject to specific conditions on 06/25/2020. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.



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

#### For Your Information:



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 107  
**Action Date:** 06/25/2020  
**Plat Name:** Harris County MUD 165 Water Plant no 5  
**Developer:** Ally General Solutions, LLC  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2020-1038 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: 06.18.2020

No comments.

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 - No comments.

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

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

Access and waterline easements will need to be recorded prior to plat recordation (COH-Chapter 42-212)

Verify that all owners of san. ctrl easement has signed off on easement prior to plat recordation

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

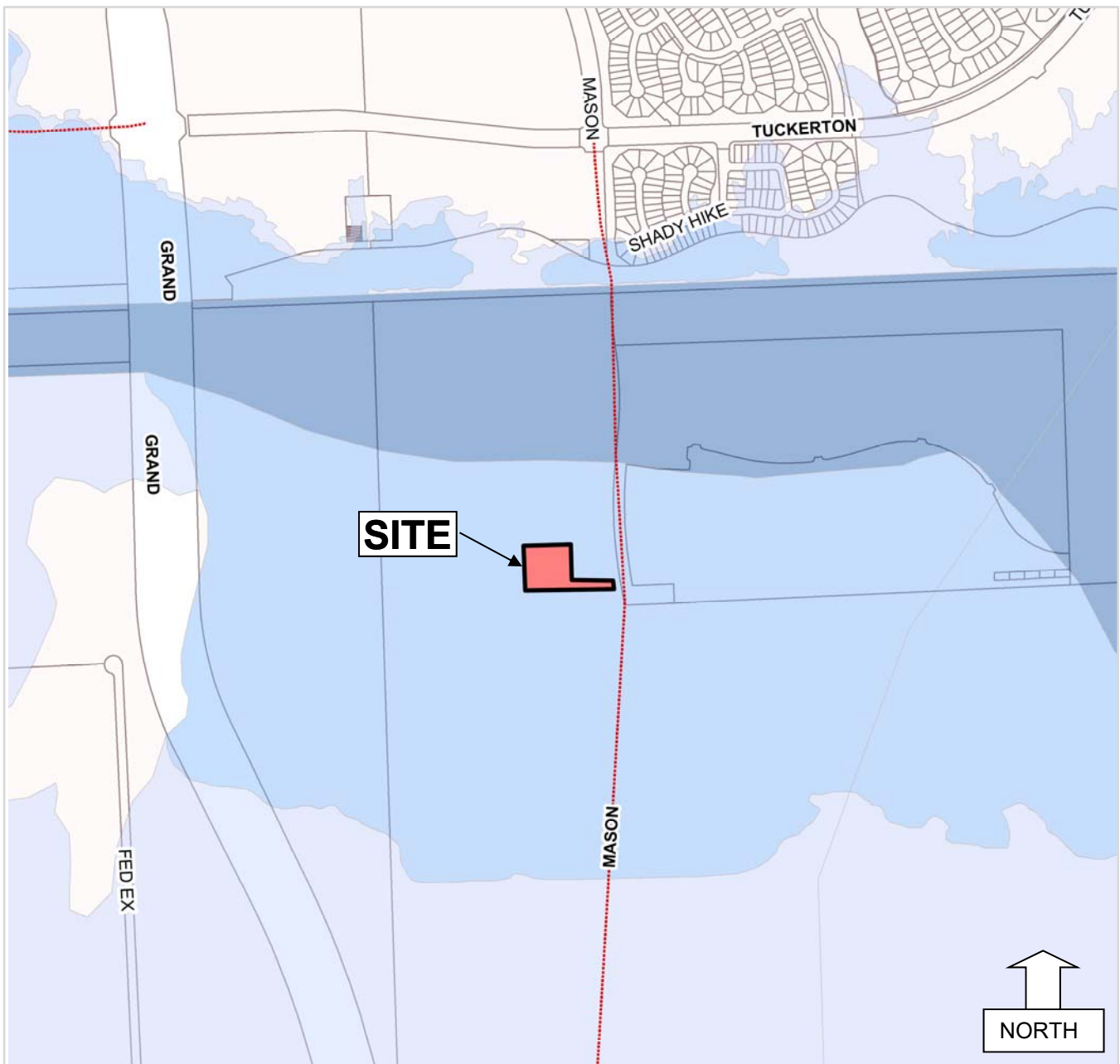
**ITEM: 107**

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Harris County MUD 165 Water Plant no 5

Applicant: Owens Management Systems, LLC.



**D – Variances**

**Site Location**

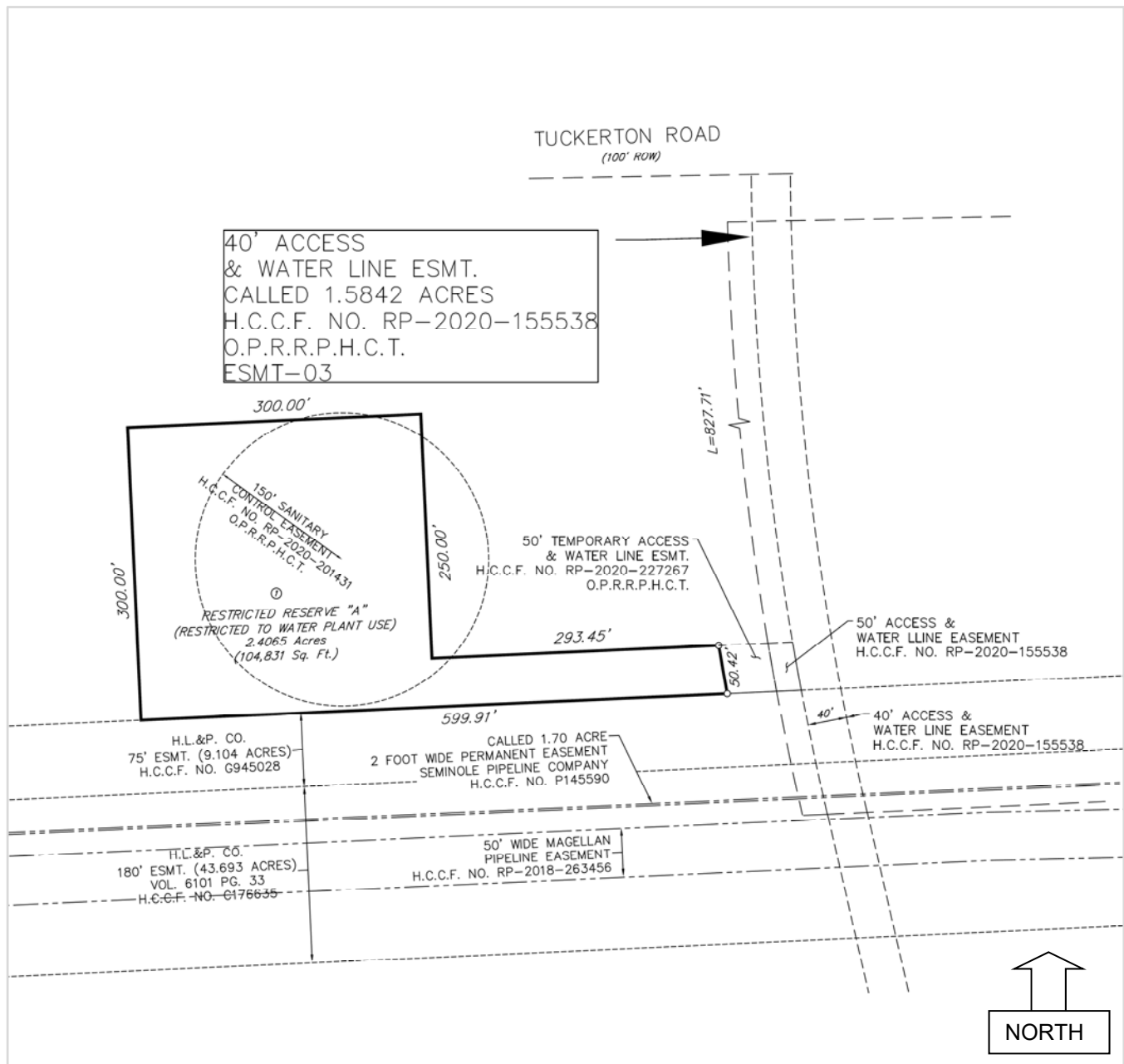
# Houston Planning Commission ITEM: 107

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Harris County MUD 165 Water Plant no 5

Applicant: Owens Management Systems, LLC.



D – Variances

Subdivision

# Houston Planning Commission

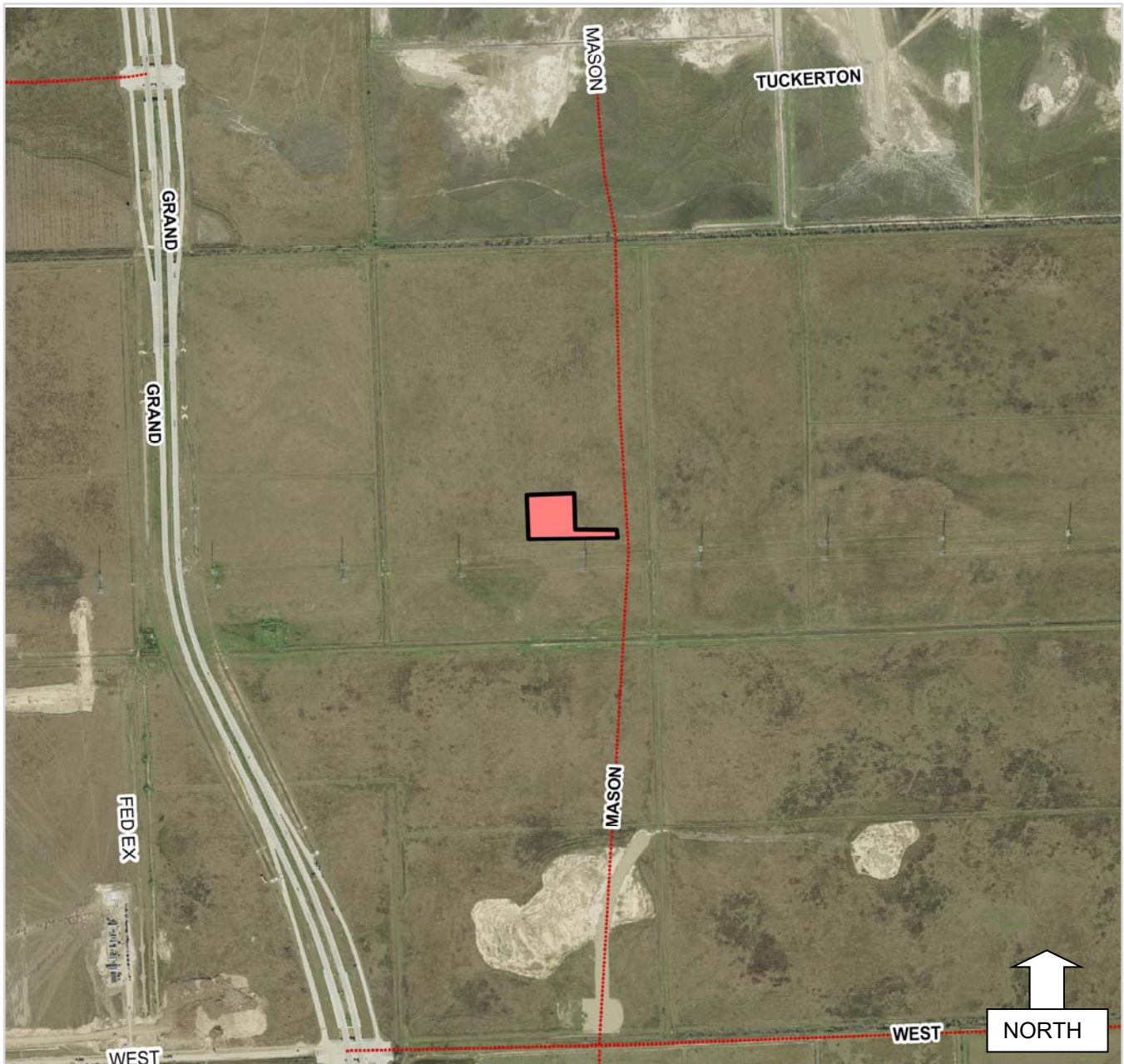
**ITEM: 107**

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Harris County MUD 165 Water Plant no 5

Applicant: Owens Management Systems, LLC.

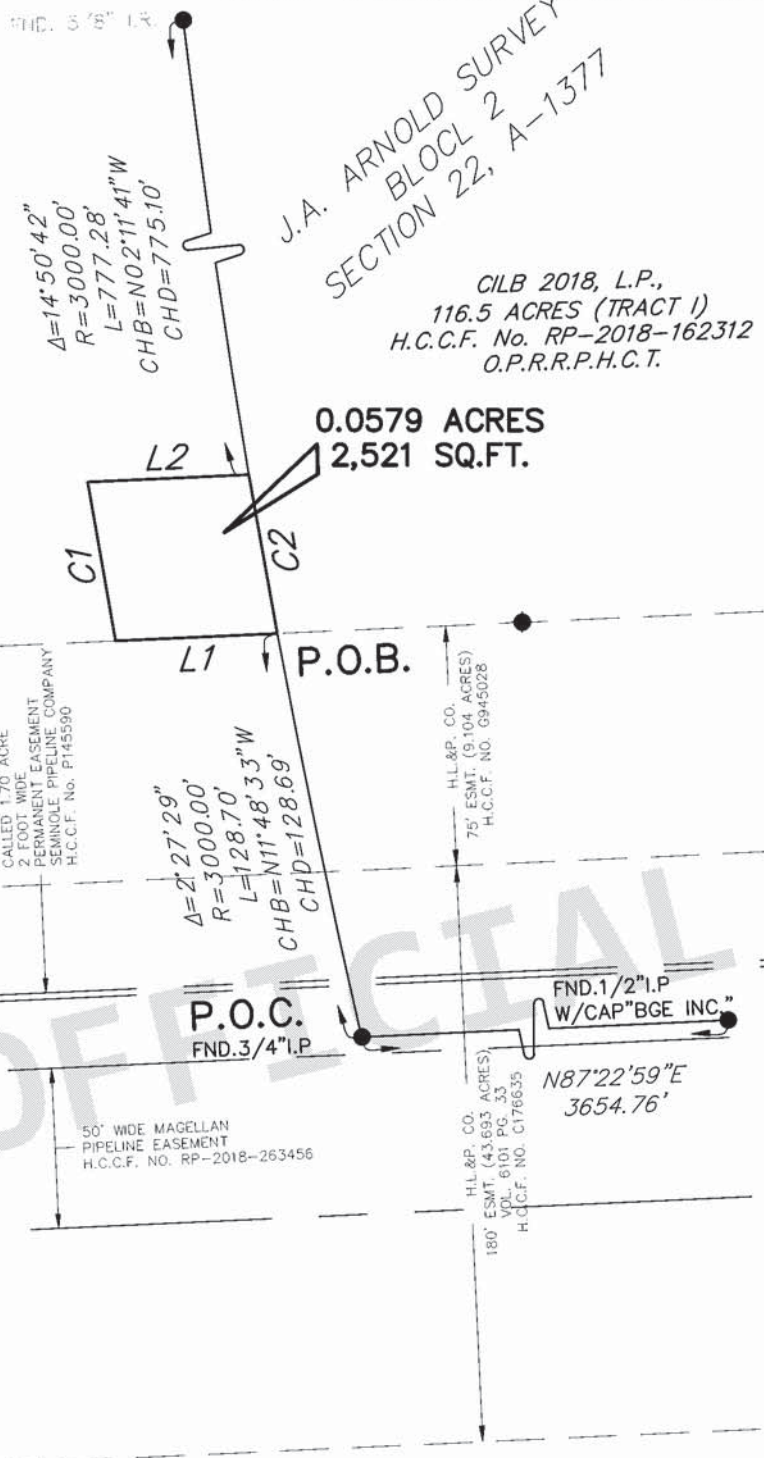


**D – Variances**

**Aerial**



# Exhibit B - S- Sketch of the Water Line Easement Tract



SCALE: 1" = 60'

SYMBOL LEGEND	
●	FND IRON ROD
⊙	FND IRON PIPE
○	SET IRON ROD
⊗	X CUT

## LEGEND

B.L.	BUILDING LINE
CM	CONTROLLING MONUMENT
ESMT.	EASEMENT
FND	FOUND
H.C.C.F.	HARRIS COUNTY CLERK FILE
H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.M.R.	HARRIS COUNTY MAP RECORDS
H.C.T.	HARRIS COUNTY TEXAS
I.R.	IRON ROD
I.R.C.	IRON ROD CAPPED
I.P.	IRON PIPE
O.P.R.R.P.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
PG.	PAGE
R.O.W.	RIGHT-OF-WAY
SAN. SWR.	SANITARY SEWER
STM. SWR.	STORM SEWER
VOL.	VOLUME

Line Table		
No.	Direction	Length
L1	S87°22'59"W	50.48'
L2	N87°22'59"E	50.37'

Curve Table					
No.	Delta	Radius	Length	Chord Bearing	Chord
C1	0°56'50"	3,050.00'	50.42'	N09°58'31"W	50.42'
C2	0°57'47"	3,000.00'	50.43'	S10°05'55"E	50.43'

## NOTES:

- ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204 (NAD 83).
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. NO EASEMENTS OTHER THAN THOSE SPECIFICALLY ADDRESSED HEREON HAVE BEEN REVIEWED BY THE SURVEYOR.
- A SEPARATE METES AND BOUNDS DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS EXHIBIT MAP AND ISSUED IN A SEPARATE INSTRUMENT.

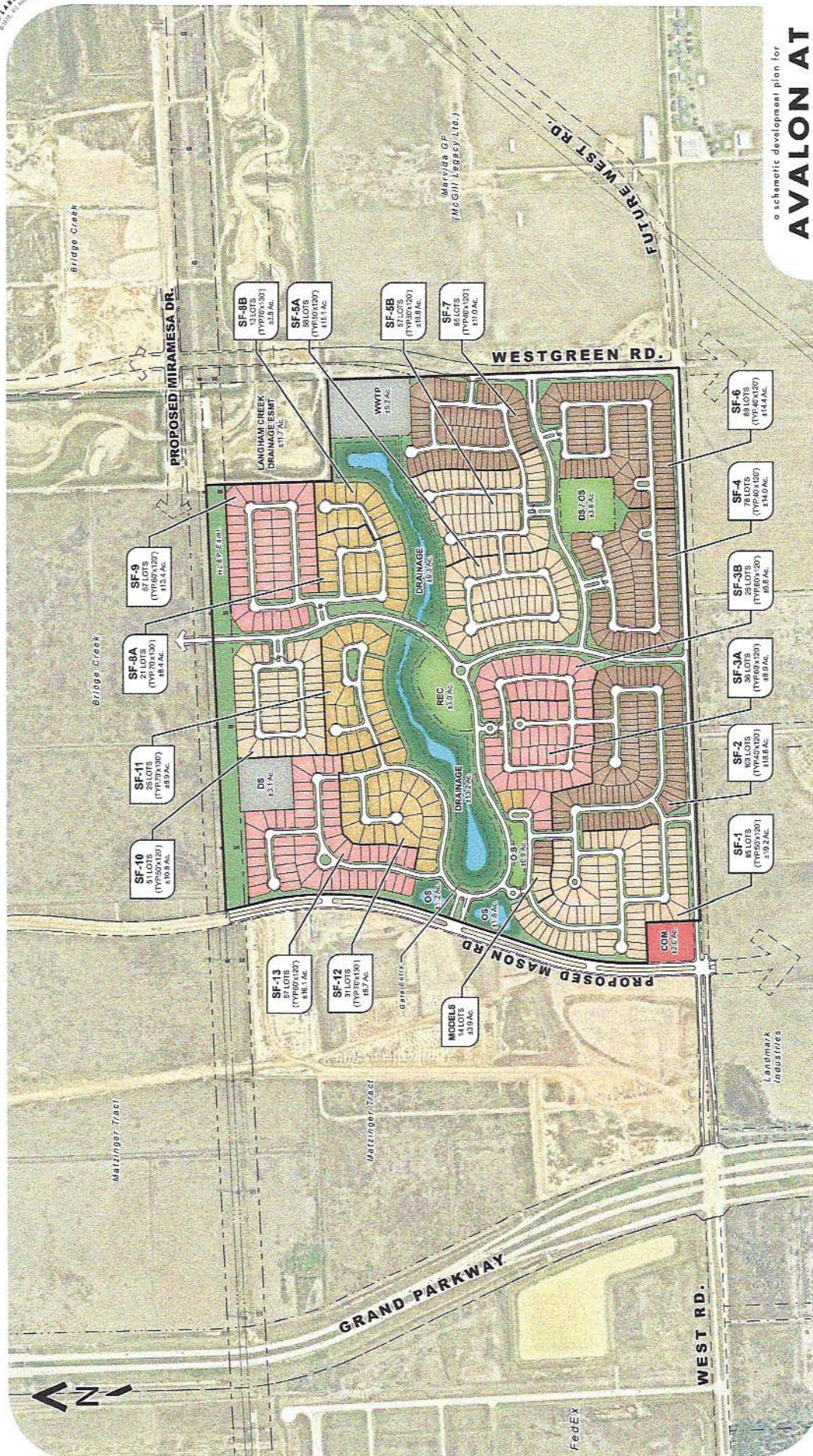
**EXHIBIT MAP OF A  
50' ACCESS &  
WATERLINE EASEMENT  
0.0579 ACRES (2,521 SQ. FT.)  
SITUATED IN THE  
J.A. ARNOLD SURVEY, BLOCK 2  
SECTION 22,  
ABSTRACT NO. 1377  
HARRIS COUNTY, TEXAS**



Ally General Solutions, LLC  
dba AGS Engineering & Construction  
7070 W. 43rd St. Ste. 203  
Houston, Texas 77092  
Phone: (281) 888-7682  
TX Engineer Firm No. 13574  
TBPLS Firm No. 10194392  
Certified: DBE/SBE/MBE/HUB(8)(A)

Checked By: GYC	Date: 02/24/2020	Scale: 1"=60'
Project No: 0008-007-19	Drawing Name: MUD-165-ESMT-05 ACCESS & WL	Sheet No. 1 of 1





a schematic development plan for  
**AVALON AT  
BRIDGE CREEK**  
 ±279.9 ACRES OF LAND

prepared for  
**TAYLOR MORRISON**

24272 Katy Freeway, Ste. 200  
 Katy, Texas 77454  
 Tel: 281.810.1422

MTA-1609D  
 FEBRUARY 14, 2020

**LOT SUMMARY**

40'x120'	339 LOTS	39 %
50'x120'	255 LOTS	29 %
60'x120'	179 LOTS	21 %
70'x130'	92 LOTS	11 %
<b>TOTALS</b>	<b>865 LOTS</b>	

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRELIMINARY PURPOSES ONLY AND IS NOT FOR CONSTRUCTION. IT IS THE PROPERTY OF META PLANNING + DESIGN AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF META PLANNING + DESIGN. THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE.

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**Application Number:** 2020-1038

**Plat Name:** Harris County MUD 165 Water Plant no 5

**Applicant:** Owens Management Systems, LLC

**Date Submitted:** 06/15/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

**Specific Variance is being sought and extent of variance:**

A variance is sought for a water treatment plat to take access from a 40' easement instead of 50' easement.

**Chapter 42 Section:** 190

**Chapter 42 Reference:**

Sec. 42-190. - Tracts for non-single-family use—Reserves. (a)A tract of land that is not restricted to single-family residential use shall not be designated on a subdivision plat as a lot, but shall be designated as a reserve and shall be subject to those provisions of this chapter pertaining to reserves.(b)A subdivision plat shall identify each reserve by alphabetical letter and shall show the total acreage of the reserve within the delineated reserve boundaries. The applicant may note on the plat the use intended for each reserve. The applicant shall identify a reserve tract for which it has not determined a use as an unrestricted reserve.(c)Each reserve shall meet the following requirements for minimum size, the type and width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: TYPE OF RESERVE MINIMUM SIZE TYPE OF STREET OR SHARED DRIVEWAY MINIMUM STREET OR SHARED DRIVEWAY WIDTH MINIMUM STREET OR SHARED DRIVEWAY FRONTAGE Unrestricted reserve 5,000 sq. ft. public street 60 feet (50 feet in a street width exception area) 60 feet Restricted reserve—Lift station Minimum size required by the design manual public street or type 1 permanent access easement 50 feet 20 feet Restricted reserve—Compensating open space 240 sq. ft. public street or type 1 permanent access easement 50 feet 12 feet type 2 permanent access easement 28 feet shared driveway 16 feet Restricted reserve—Landscape or open space None required None required None required None required Restricted reserve—Recreation 5,000 sq. ft. public street or type 1 permanent access easement 50 feet 50 feet Restricted reserve—Drainage or detention None required public street 50 feet 20 feet permanent access easement 28 feet shared driveway owned by homeowners association 16 feet 16 feet None if adjoining existing reserve restricted to drainage or detention None if adjoining existing reserve restricted to drainage or detention None if adjoining existing reserve restricted to drainage or detention Restricted reserve—Wastewater treatment, water production, or water repressurization 5,000 sq. ft. public street or type 1 permanent access easement 50 feet 50 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;**

MUD 165 was established by the Texas Commission on Environmental Quality July 6, 1961. It is located in Northwest Harris County and extra-territorial jurisdiction of the City of Houston. MUD 165 Water Treatment Plant No 5 will serve the Avalon at Bridge Creek development. The water treatment plant is located west of the proposed Mason Road – 100' ROW and east of the Grand Parkway in the Matzinger Tract General Plan. The water treatment plant will serve the Avalon at Bridge Creek development. The General Plan was approved February 20, 2020 – Reference 2020-0262.

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

In the late 1980s and early 1990s, the District experienced a severe decrease in assessed value and a distressed economy. The taxable value in the District decreased from \$26,490,000 in 1987 to a low of \$11,198,950 in 1992. The District had to foreclose on hundreds of acres of undeveloped land, had no housing growth, and had to file for bankruptcy. Value of individual homes plummeted and it became hard to re-sell homes in the District. After emerging from bankruptcy proceedings in 1998, the District decided to promote quality development, including annexations of additional land to share the cost of the original infrastructure across a larger District. This allowed the District to reduce its tax rate. After a series of annexations, the District's acreage has grown from 441 acres at creation to 3,426 acres; the value has increased from \$11,198,950 in 1992 to \$1,557,473,627 in 2019; and the tax rate has decreased from \$3.89 in 1989 to \$0.95 in 2019.

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

There are no other developments between the public ROW and the water treatment plant posing no conflicts in traffic. As the sections within the General Plan are developed, the water treatment will front on public right-of-way.

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

The water treatment is essential for development of Avalon at Bridge Creek. The 40' easement will revert back to owner once public ROW is constructed.

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

Economic hardship is not the sole justification of the variance. The water treatment plant is eventually front on public right-of-way and required for residential and commercial developments.



**Application No:** 2020-1038

**Agenda Item:** 107

**PC Action Date:** 06/25/2020

**Plat Name:** Harris County MUD 165 Water Plant no 5

**Applicant:** Owens Management Systems, LLC

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

**Chapter 42 Sections: 190**

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

A variance is sought for a water treatment plat to take access from a 40' easement instead of required public r.o.w or type 1 street.

**Basis of Recommendation:**

The site is located in Houston's ETJ, in Harris County, south of Tuckerton road, east of the Grand Parkway and west along future Mason road. The applicant is requesting a variance to allow a proposed Water Plant to have frontage and access via a temporary 40-foot wide access easement instead of the required public street or Type 1 street requirement. Staff is in support of the request.

The subject site is part of an approved general plan, Matzinger GP. According to the approved GP, the proposed water plant station will eventually have frontage along a future public right-of-way as required per the ordinance. The alignment of the temporary access easement follows the GP's street pattern except for a portion located at the center of the GP.

The water plant is necessary to provide service to the adjacent homes in the Avalon at Bridge Creek development. The granting of the variance will not be injurious to public health, safety or welfare. The temporary access easement will be an all-weather road, as required by the Texas Commission on Environmental Quality (TCEQ). As the adjacent sections are platted, the temporary access easement will automatically terminate, the water plant will then have access and proper frontage on a public street as required per the ordinance.

Harris County Engineering Department poses no objection to the request. Staff's recommendation is to grant the requested variance to allow access to the water plan via access easement 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**

Strict application of the ordinance would require the dedication of all the adjacent public streets to provide access to the proposed Water Plant station. As the surrounding develops, the public rights-of-way will be dedicated, providing the reserve with access and frontage on a public street.

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

na

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

The proposed water plant is needed to provide service to the future single-family residential homes in adjacent areas. It's common for the infrastructure to be put in place prior to the subdivision being constructed and or developed.

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

The water plant is necessary to provide service to the adjacent homes in the Avalon at Bridge Creek development.

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

The proposed water plant will be accessible via a temporary access easement that will be an all-weather road as required by the Texas Commission on Environmental Quality (TCEQ). Harris County Engineering Department poses no objection to the variance.

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

Economic hardship is not the sole justification of the variance. As the surrounding subdivision develops, the right-of-ways will be dedicated, providing the reserve with access and frontage on a public street as required by the ordinance.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 108  
**Action Date:** 06/25/2020  
**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:

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

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

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

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

#### Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed  
 The Planning Commission granted a variance to allow excessive intersection of 5,100' between Hufsmith road and Kleppel road, subject to specific conditions on 06/25/2020. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.



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

#### For Your Information:





## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 108  
**Action Date:** 06/25/2020  
**Plat Name:** Lakes at Creekside GP  
**Developer:** Toll Brothers / Trendmaker  
**Applicant:** META Planning + Design, LLC  
**App No / Type:** 2020-0921 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: 06-05-2020

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

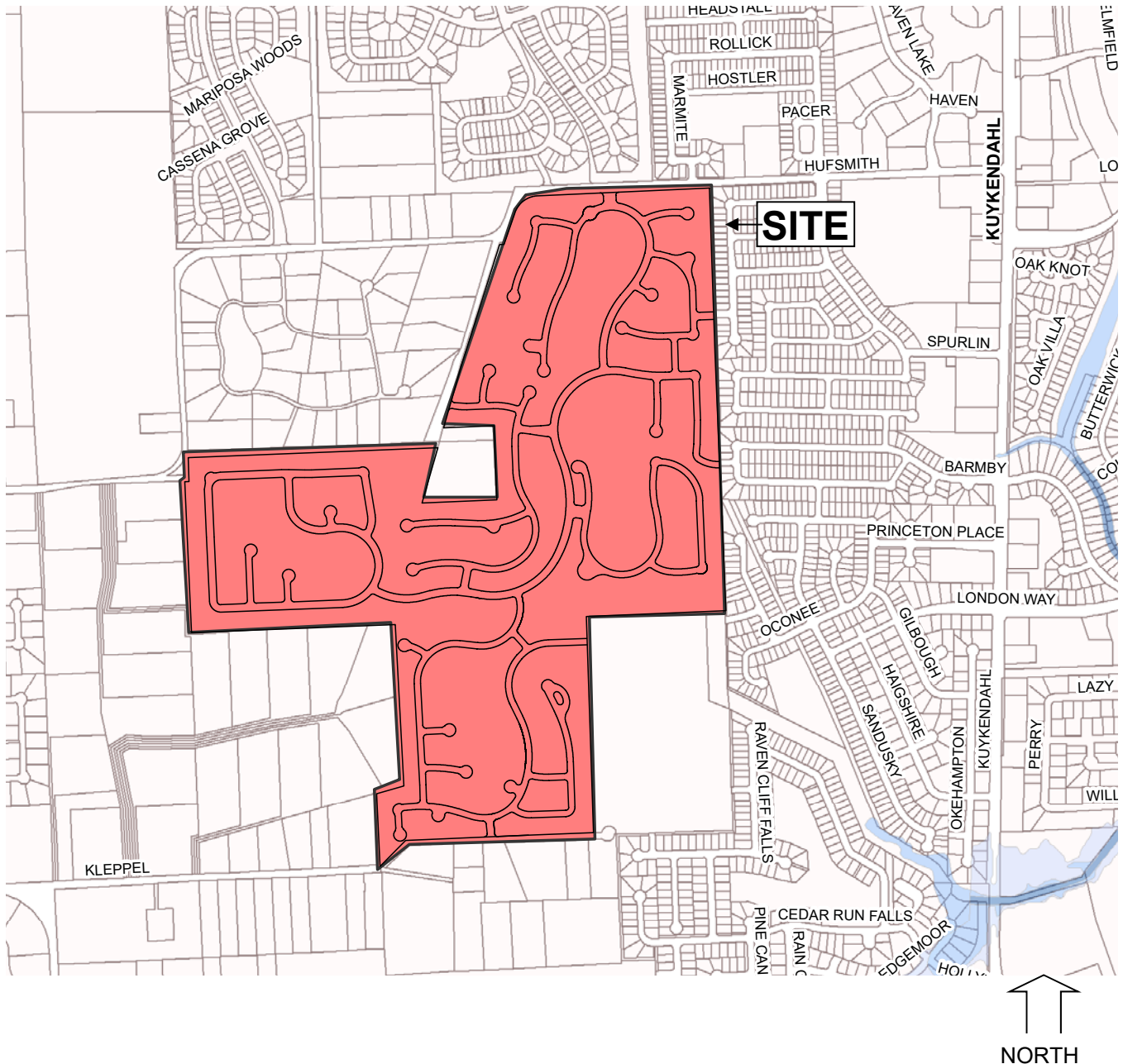
**ITEM: 108**

Planning and Development Department

Meeting Date: 06/25/2020

**Subdivision Name: Lakes at Creekside GP (Def 1)**

**Applicant: META Planning + Design, LLC**



**D – Variances**

**Site Location**

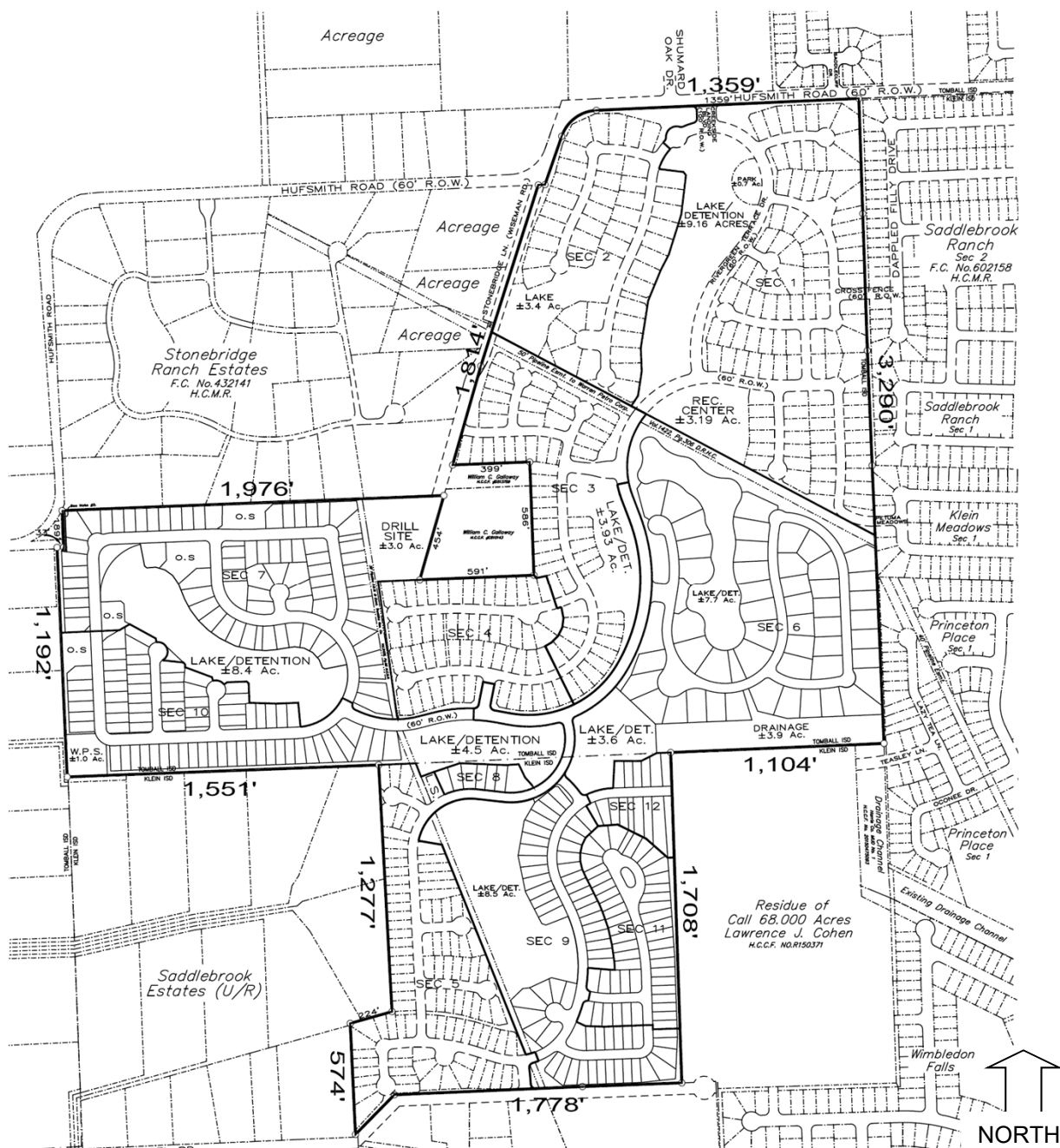
# Houston Planning Commission ITEM: 108

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Lakes at Creekside GP (Def 1)

Applicant: META Planning + Design, LLC



D – Variances

Subdivision



# Houston Planning Commission

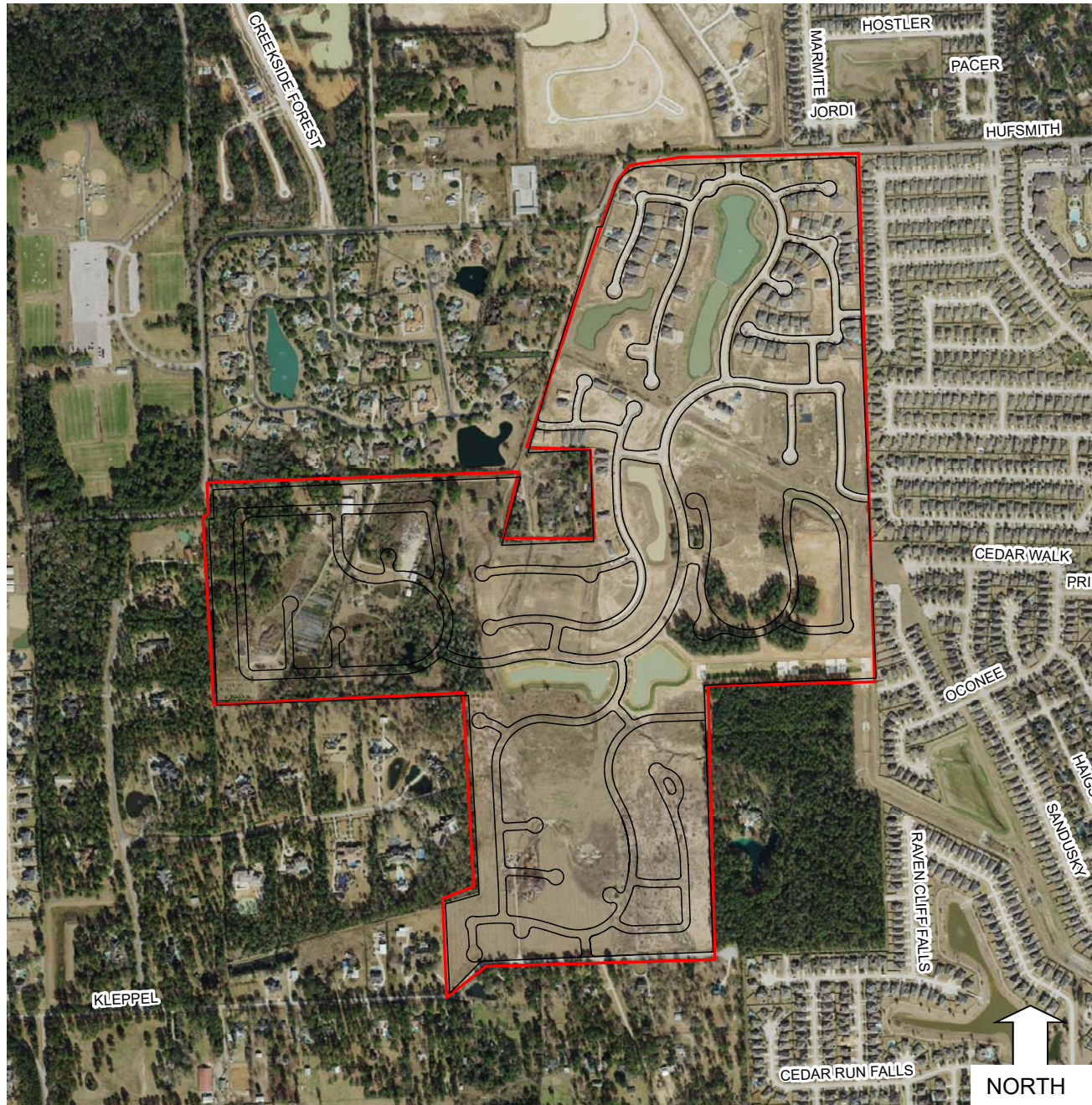
**ITEM: 108**

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Lakes at Creekside GP (Def 1)

Applicant: META Planning + Design, LLC



**D – Variances**

**Aerial**



**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  $\pm 5,100$  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  $\pm 272$ -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 ±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:** 108

**PC Action Date:** 06/25/2020

**Plat Name:** Lakes at Creekside GP

**Applicant:** META Planning + Design, LLC

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

**Chapter 42 Sections:** 128

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

To allow a distance of  $\pm 5,100$  between east-west local streets.;

**Basis of Recommendation:**

The site is located in the ETJ of Harris County, west of Kuykendahl road, south of Hufsmith road and north of Kleppel road. The applicant is requesting a variance to exceed intersection spacing between Kleppel Road and Hufsmith road.

Staff is in support of the request.

The Lakes at Creekside general plan is roughly 272 acres consisting mostly of single family residential lots. Variances have been previously granted allow excessive intersection spacing along the east, southwest and southeast G.P boundary.

Located along the southwest boundary is Saddlebrook Estates, which is a long-standing unrecorded subdivision with no stub street connection to this general plan. Justification for granting the previous variance for intersection spacing along the unrecorded subdivision involved maintaining the stub street connection to Hufsmith road through Sec 7.

Since then, a traffic impact analysis was provided for the surrounding area. The result of that study indicates the stub street connection to Hufsmith road through Sec 7 is not needed to satisfy traffic circulation in the area. In addition, Harris County Eng. stated making the connection to Hufsmith road at that location would create a dangerous intersection and will not be in the best interest of the public. With coordination from the applicant and the developer, we've confirmed the lot count in this section of the G.P will not exceed 150, which requires a second point of access. There is an additional street connection proposed along Stonebridge Lane but the r.o.w is not improved and would be premature to consider as a street connection at this time.

The G.P will ultimately have one connection to the north along Hufsmith road, one to the south along Kleppel road and two stubs streets connecting to the established subdivision of Klein Meadows and SaddleBrook Ranch Sec 1 subdivision east of this G.P.

Harris County has voiced no objection to this request, staff recommendation is to grant the requested variance to allow excessive intersection spacing and approve the plat subject to the cpc 101 form conditions.

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## Statement of Facts

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

N/A

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

Justification for granting the previous variance for intersection spacing along the unrecorded subdivision involved maintaining this stub street connection to Hufsmith road through Sec 7. Near Sec 7, is the closest ideal location to make the connection based on the layout of Hufsmith road.

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

The result of the traffic study justifies the need to not require a stub street along the western boundary (within Sec 7). The configuration of Hufsmith creates a dangerous 3 way intersection if making a street connection from Sec 7 of Lakes at Creekside.

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

The traffic impact study indicates the street connection along Kleppel road to the south and hufsmith road to the north, can handle the traffic generated in the surrounding area.

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

The applicant has confirmed that Sec 7 and I0 combined will not exceed the 150 lots, which would require the need for an additional stub street connection within the G.P.

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

The existing characteristics of the adjacent site play's a role in the justification of this variance request. The western boundary is limited with stub street location due to the unrecorded long-standing subdivision.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 109  
**Action Date:** 06/25/2020  
**Plat Name:** Mercer Botanic Gardens GP  
**Developer:** Harris County  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No / Type:** 2020-1016 GP

Total Acreage:	173.0000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77338	333G	ETJ

#### Conditions and requirements for approval:

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

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

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

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

#### Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed  
 The Planning Commission granted a variance to allow the following variances: To allow excessive intersection along a MTF Aldine Westfield road and Treaschwig road, to not provide 1400' intersection spacing north-south, east-west within the general plan and to not extend or terminate with a cul-de-sac Finch Landing Lane, subject to specific conditions on 06/25/2020. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat



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

#### For Your Information:



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 109  
**Action Date:** 06/25/2020  
**Plat Name:** Mercer Botanic Gardens GP  
**Developer:** Harris County  
**Applicant:** LJA Engineering, Inc. - (West Houston Office)  
**App No / Type:** 2020-1016 GP

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

#### HPW-HW- IDS:

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 general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats. (TLGC-232.0025)  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (COH-Chapter 42)  
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation for individual section PLATs (TLGC-242.001h)  
Coordinate easement/reserve limits with HCFCD and HCED transportation/planning before section plats are recorded  
County has no objections to the variances.

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



# Houston Planning Commission

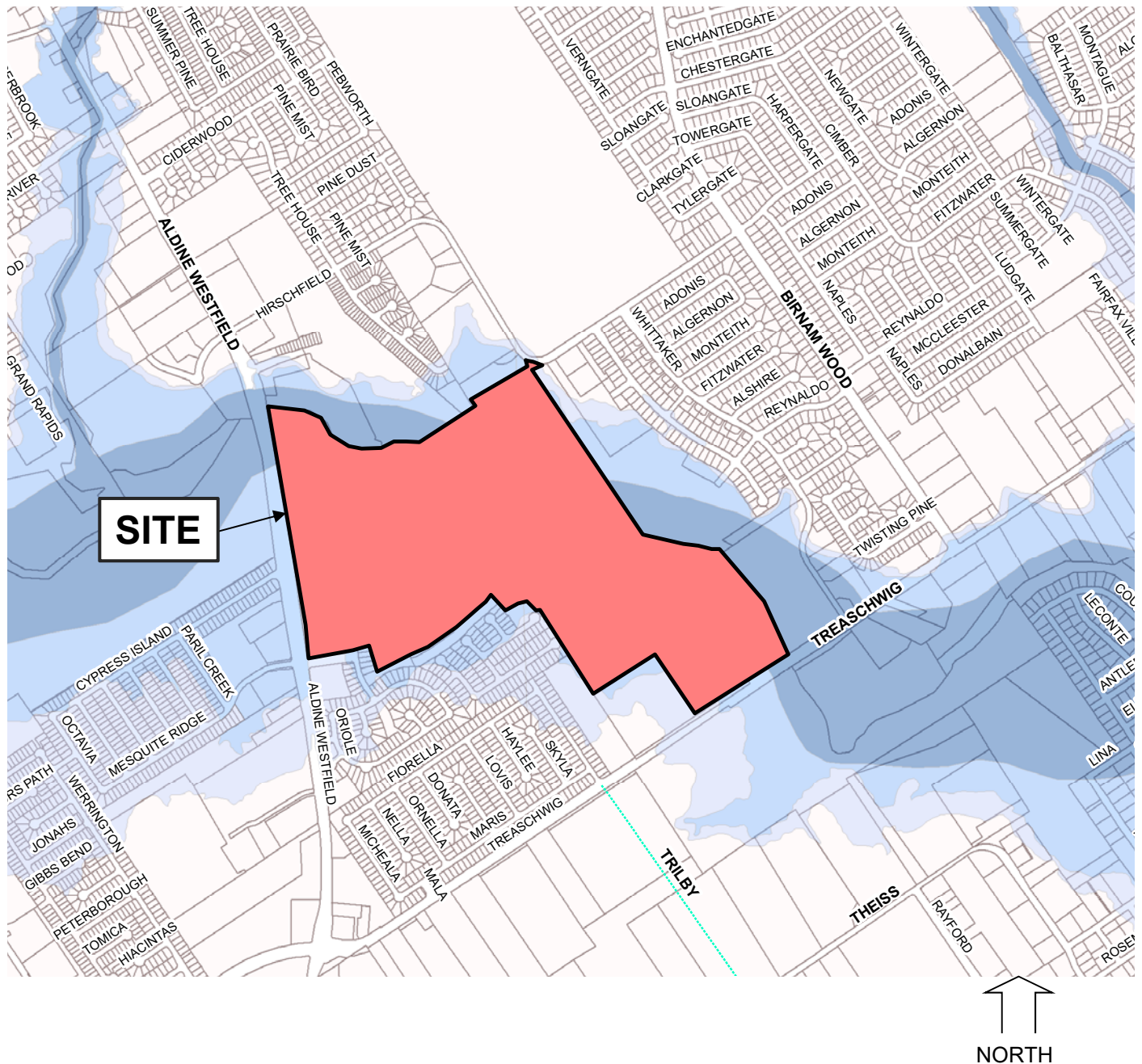
ITEM: 109

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Mercer Botanic Gardens GP

Applicant: LJA Engineering, Inc.- (West Houston Office)



D – Variances

Site Location

# Houston Planning Commission

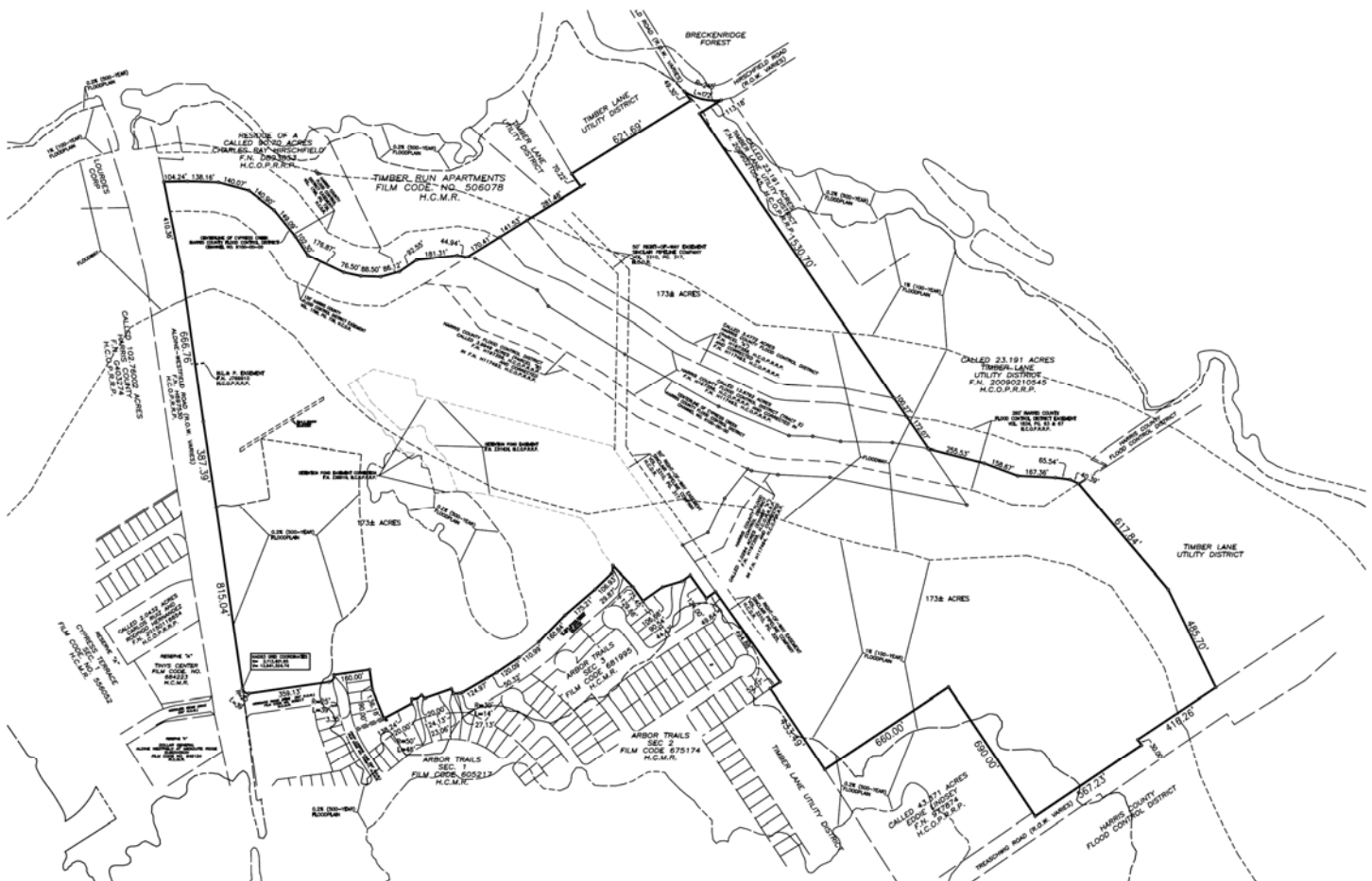
## ITEM: 109

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Mercer Botanic Gardens GP

Applicant: LJA Engineering, Inc.- (West Houston Office)



D – Variances

Subdivision



# Houston Planning Commission

ITEM: 109

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Mercer Botanic Gardens GP

Applicant: LJA Engineering, Inc.- (West Houston Office)



D – Variances

Aerial





MARCH 2020 | SCALE: 1"=100'-0"

# MERCER BOTANIC GARDENS | CORE MASTERPLAN

These drawings and the information contained herein are for general representation purposes only, and are not intended nor to be used for design or as construction plans. The Owner reserves the right to modify or change designs without notice to the public.



Foot Landing





**Application Number:** 2020-1016

**Plat Name:** Mercer Botanic Gardens GP

**Applicant:** LJA Engineering, Inc.- (West Houston Office)

**Date Submitted:** 06/15/2020

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 exceed the maximum intersection spacing and to not provide a north-south street along Treaschwig Road (a major thoroughfare) and to not provide an east-west street along Aldine Westfield Road (a major thoroughfare). To not provide 1,400 intersection spacing, north-south or east-west, within the general plan. To neither provide a north street extension of Finch Landing Lane, (Arbor Trails Sec 1 - F.C. 605217 H.C.M.R.), or to end in a cul-de-sac.

**Chapter 42 Section: 47 & 81**

**Chapter 42 Reference:**

Sec. 42-127. - Intersections of Major Thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least 2,600 feet. Sec. 42-128. - Intersections of Local Streets. (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet

### Statement of Facts

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

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

The proposed general plan of Mercer Botanic Gardens is located within Harris County, along the outskirts of the City of Houston ETJ. The tract is bordered to the west by Aldine Westfield Road which is a major thoroughfare and bordered to the south by Treaschwig Road which is a major thoroughfare. The tract is bordered to the north and east by a mix of acreage tracts and residential developments. The Mercer Arboretum and Botanic Gardens is an existing garden of approximately 250 acres that Harris County has maintained since the 1970's which provides free admission for viewing many native trees and endangered plant species. Along with the existing arboretum, there are future plans for expansion of the complex with various buildings and attractions to improve the existing arboretum and botanical complex. Within this complex, there is a proposal to address flooding and drainage needs within the surrounding area. Extending streets either north or south would not be beneficial for what the gardens is trying to achieve. Additional to the proposed drainage and detention, Cypress Creek extends through the northern portion of the general plan and is a part of the Cypress Creek Watershed which ultimately flows to the Gulf of Mexico. A detention pond easement, recorded in F.N. Z311424 H.C.O.P.R.R.P., serves a critical function in the general plan of providing additional drainage infrastructure for existing and future land development. Providing an east/west or north/south street would be impractical and would not be beneficial in addressing drainage needs. To the south of the general plan is the Arbor Trails Sec 1 Subdivision (F.C. 605217 H.C.M.R.) which has been in existence since 2006. It has two street extensions to Aldine Westfield Road with the possibility of accessing Treaschwig Road through two additional streets. This subdivision meets points of access and vehicular circulation that will not benefit from a northern street extension. Extending Finch Landing Lane is infeasible and would not be practical because of the proposed drainage and detention location. Ending Finch Landing Lane in a cul-de-sac is not feasible because traffic will continue to proceed through the existing subdivision as it has for many years. The likelihood that traffic will proceed northward along Finch Landing Lane is highly unlikely making the requirement for a cul-



de-sac unnecessary and contrary to sound public policy. Ultimately, the proposed Mercer Botanic Gardens will best serve its visitors and guests without any east-west or north-south streets through the subject general plan.

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

Supporting the variance is not the result of a hardship created or imposed by the applicant. Firstly, the Mercer Arboretum and Botanic Gardens is an existing garden of over 250 acres that Harris County has maintained since the 1970's which provides free admission for viewing many native trees and endangered plant species. Secondly, with Cypress Creek extending through the subject tract, a north-south or east-west street would not be beneficial to best address flooding and drainage in the area.

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

The intent and general purpose of this chapter will be preserved and maintained because the Mercer Arboretum and Botanic Gardens will improve the garden's experience for the many visitors and guests it receives every year. It will also help the surrounding areas by improving flood and drainage mitigation. Also, circulation within the surrounding areas will continue with no adverse impact.

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

Granting the variance will not be injurious to the public health, safety or welfare by providing improvements to the Mercer Arboretum that will benefit the visitors and guests. Additionally, flooding and drainage will be addressed, and circulation will not be adversely affected.

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

Economic hardship is not the sole justification of the variance because addressing drainage and detention conditions of the site and the need for improvements in the arboretum have dictated the configuration of the general plan.



**Application No:** 2020-1016

**Agenda Item:** 109

**PC Action Date:** 06/25/2020

**Plat Name:** Mercer Botanic Gardens GP

**Applicant:** LJA Engineering, Inc.- (West Houston Office)

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

**Chapter 42 Sections: 47 & 81**

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

To exceed the maximum intersection spacing and to not provide a north-south street along Treaschwig Road (a major thoroughfare) and to not provide an east-west street along Aldine Westfield Road (a major thoroughfare). To not provide 1,400' intersection spacing, north-south or east-west, within the general plan. To neither provide a north street extension of Finch Landing Lane, (Arbor Trails Sec 1 - F.C. 605217 H.C.M.R.), or to end in a cul-de-sac.;

**Basis of Recommendation:**

The site is located in the ETJ of Harris County, east along Aldine Road, north of Treaschwig road and west of Birnam wood Drive.

The applicant is requesting multiple variances:

To allow excessive intersection along a MTF Aldine Westfield and Treaschwig road, to not provide 1400' intersection spacing north-south, east-west within the general plan and to not extend or terminate with a cul-de-sac Finch Landing Lane.

Staff is in support of the request

The Mercer Arboretum and Botanic Garden is an existing garden consisting of roughly 250 which is free admission and houses different native trees and endangered plants. The majority of the general plan is located either within the Cypress Creek floodway and the 100 year flood plane.

There are future plans to expand the botanical complex and improve the existing arboretum. Within the complex, there is a proposal to address the flooding and drainage needs in the area. A recorded detention pond easement located in the G.P is critical to the drainage infrastructure needs in the area. Requiring an east-west, north-south street would not be beneficial to addressing the flooding concerns in the surrounding area.

Extending Finch Landing or terminating with a cul-de-sac, will not improve traffic circulation as the Arbor Trails Sec 1 subdivision already addresses multiple ingress egress point at the north-south MTF Aldine Westfield and east-west MTF Treaschwig road. The street will stub into Section 1 of Mercer Botanic Gardens which is included in this recommendation and proposes one unrestricted reserve.

Harris County Eng. Dept. has voiced no objection to this request. Staff's recommendation is to grant the requested variances to allow excessive intersection spacing along Treaschwig and Aldine Westfield road, to exceed internal local intersection spacing and to not extend or terminate with a cul-de-sac Finch Lane.

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**Statement of Facts**

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

The site is an existing garden and houses many endangered plant species. There are plans to expand the facility, the goal address the flooding issues simultaneously because most of the area is within the floodway and or 100 year flood plane. Requiring public r.o.w will not allow the complex to address the flooding concerns with then existing garden.

**(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;**

There are future plans to expand the botanical complex and improve the existing arboretum. Within the complex, there is a proposal to address the flooding and drainage needs in the area.

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

Extending Finch Landing or terminating with a cul-de-sac, will not improve traffic circulation as the Arbor Trails Sec 1 subdivision already addresses multiple ingress egress points along the north-south MTF Aldine Westfield and east-west MTF Treaschwig road.

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

Sec 1 of the G.P is proposed as an unrestricted reserve and will not place residents in the floodway and or flood plane. The general plan itself front's on two MTF's and a local street.

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

Addressing the flooding concern on the site it a great priority. Harris County has maintained this site for many years and understands how to fix the drainage problems in the area. Proposing a r.o.w will not aid in the effort to control the water flow in the area.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 110  
**Action Date:** 06/25/2020  
**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

203. Provide complete Recordation Package when submitting plat for recordation. Sec 42-45

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**06/25/2020**

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:** 110  
**Action Date:** 06/25/2020  
**Plat Name:** Mercer Botanic Gardens Sec 1  
**Developer:** Harris County  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No / Type:** 2020-0863 C2

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

HPW- TDO- Traffic: 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 HCFD 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.



# Houston Planning Commission

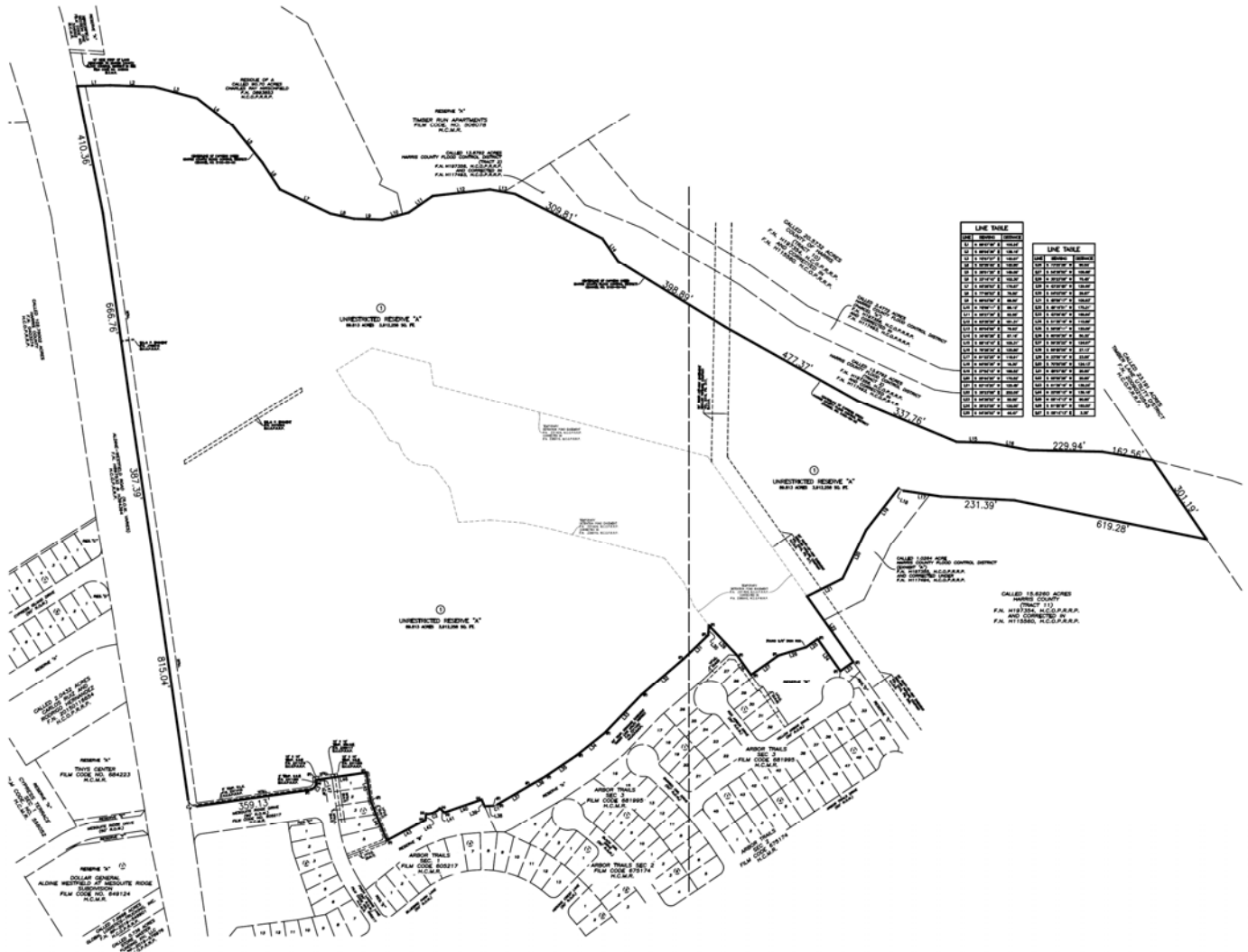
## ITEM: 110

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Mercer Botanic Gardens Sec 1

Applicant: LJA Engineering, Inc.- (West Houston Office)



D – Variances

Subdivision



**Agenda Item:** 111  
**Action Date:** 06/25/2020  
**Plat Name:** Nueces Park Place South  
**Developer:** Trinity Nueces Park 2 LP  
**Applicant:** Bury  
**App No / Type:** 2020-0994 C2

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Total Acreage:	22.9300	Total Reserve Acreage:	22.9300
Number of Lots:	0	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:	PINE VILLAGE PUD
County	Zip	Key Map ©	City / ETJ
Harris	77396	415A	ETJ

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**Conditions and requirements for approval:**

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
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. Replat of northern tract 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)
- 059.1. Acreage in title and on plat must match at recordation.
060. Provide the property owner's name, the person or firm who prepared the plat and the date on which the plat was drawn. (41)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
208. Staff requests a two week deferral to allow time for the applicant to coordinate with HCFCD.
- add deny access note at stub of Dorylee Street.

**Commission Action:**

Defer per Harris County Flood Control District



**Agenda Item:** 111  
**Action Date:** 06/25/2020  
**Plat Name:** Nueces Park Place South  
**Developer:** Trinity Nueces Park 2 LP  
**Applicant:** Bury  
**App No / Type:** 2020-0994 C2

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

***For Your Information:***

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

HPW- TDO- Traffic: 06-23-2020  
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 - There are several notes on the uploaded PDF referring to additional ROW needed for drainage and proper dedication, please review and contact Property Management Department (emails included on the markup).

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

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

Drainage easement will need to be dedicated by separate instrument prior to recordation or dedicated as a reserve (Chapter 42)

Access and utility easements are to be recorded prior to plat recordation (COH-Chapter 42-212)

Coordinate with HCFCD to determine if previous comments have been addressed. Provide INO letter at recordation.

County has no objections to variances

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

# Houston Planning Commission

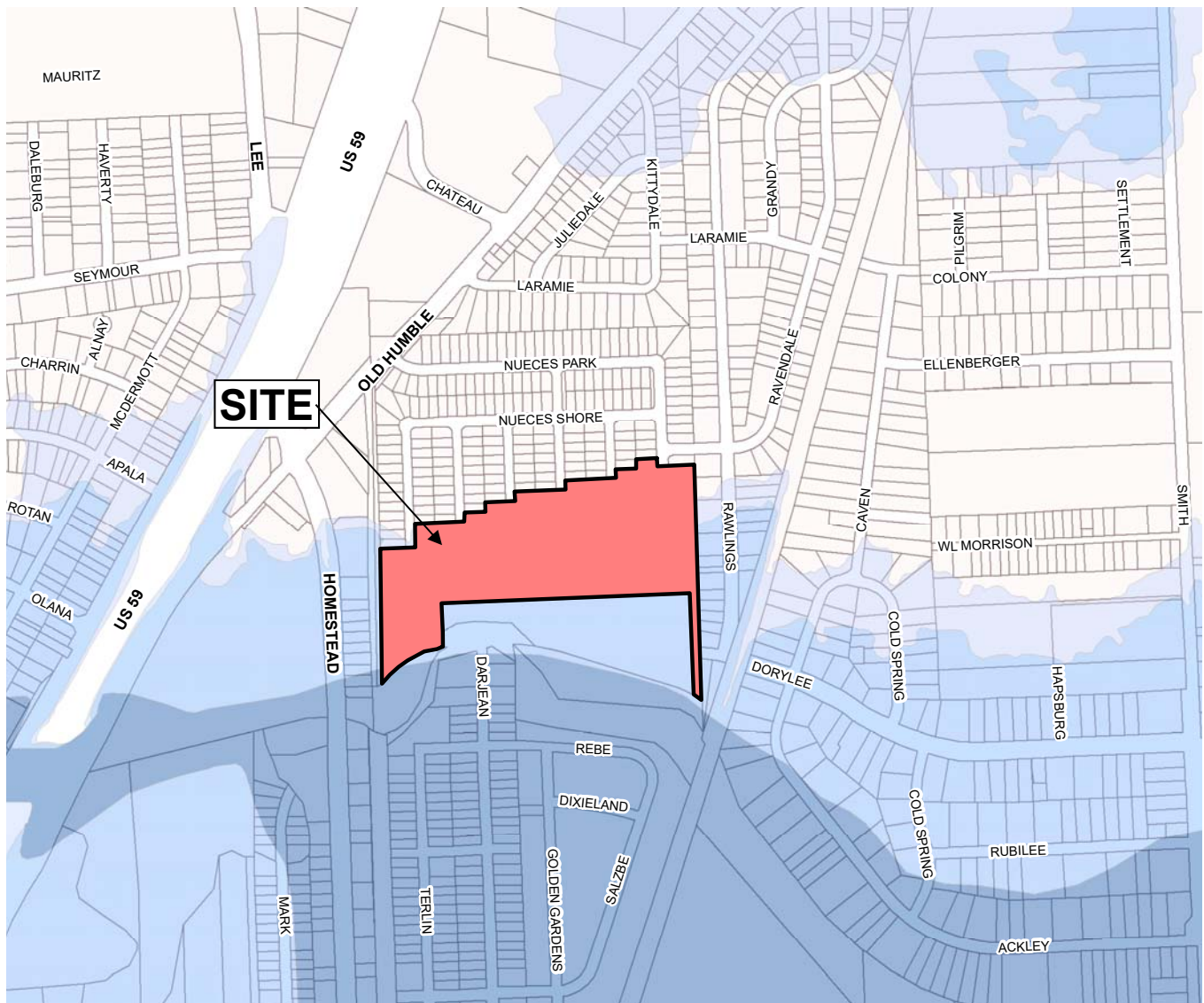
**ITEM: 111**

Planning and Development Department

Meeting Date: 06/25/2020

**Subdivision Name: Nueces Park Place South**

**Applicant: Bury**



**D – Variances**

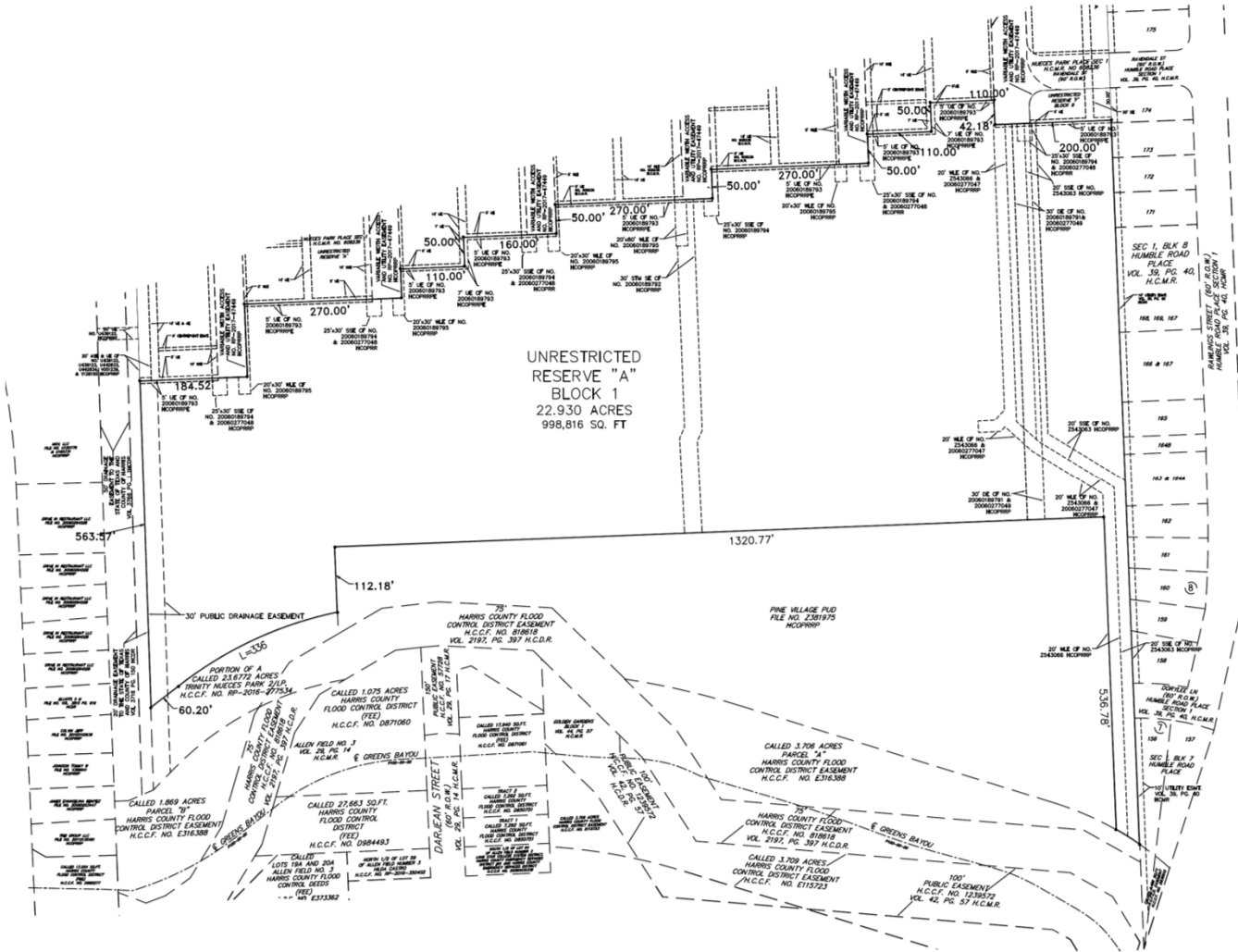
**Site Location**

**ITEM: 111**

**Meeting Date: 06/25/2020**

**Subdivision Name: Nueces Park Place South**

**Applicant: Bury**



## D – Variances

## Subdivision



# Houston Planning Commission

ITEM: 111

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Nueces Park Place South

Applicant: Bury



D – Variances

Aerial









**Application Number:** 2020-0994

**Plat Name:** Nueces Park Place South

**Applicant:** Bury

**Date Submitted:** 06/15/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

**Specific Variance is being sought and extent of variance:**

To provide access to an unrestricted reserve by a recorded access easement (50' to 60' wide)

**Chapter 42 Section:** 42-190

**Chapter 42 Reference:**

Each reserve shall meet the following requirements for minimum size, the type of width of street or shared driveway on which it may be located, and the minimum frontage, as applicable to the type of reserve: Unrestricted Reserve – 5,000 sq. ft. – public street – 60 ft (50 ft in street width exception area) – 60 ft

### 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 property has access to one ROW, Dorylee Lane (60' wide), however it is impractical to use for development due to the 40' strip of land that is adjacent to the ROW and the location of the existing detention pond, thus leaving the property essentially landlocked. The applicant will develop the property as a continuation of a private access mobile home park located in Nueces Park Place Sec 1, which it currently owns and has recorded a variable width access (between 50' and 60' wide) and utility easement recorded in Film Code Number RP-2017-47449 of the Harris County Official Public Record of Real Property. The access easement crosses Nueces Park Place Sec 1 and access this property from the North at five locations that are 50 feet wide and one location that is 60 feet wide. The platted roads being abandoned by Harris County and recorded in Film Code Number RP-2016-269714 of the Official Records of Real Property of Harris County.

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

Property is a remainder tract with unique characteristics that has not been previously platted and reasons for variance were not a result of the actions from the applicant but due to existing ROW, detention pond, and bayou location.

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

Currently, this subject property does not have sufficient ROW frontage to provide adequate access. This variance will allow the subject property to be developed with access through an existing private mobile home park to the north as an expansion of this existing private mobile home park therefore providing adequate access and traffic circulation.

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

Development on the subject property will connect to existing private streets within the adjoining plat, Nueces Park Place Sec 1, and create an internal loop street system for optimal fire access and will not have any negative affects public health, safety, or welfare.

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

Variance request is due the unfeasibility of developing the property according to the requirement based on the physical features and the location of the property and not the economic hardship it would have on the development.





**Application Number:** 2020-0994

**Plat Name:** Nueces Park Place South

**Applicant:** Bury

**Date Submitted:** 06/15/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

**Specific Variance is being sought and extent of variance:**

The specific requirement and the extent to which the variance is being sought is Sec. 42-134. - Street Extension, a request to not extend Dorylee lane or terminate it with a vehicular turnaround.

**Chapter 42 Section: 42-134**

**Chapter 42 Reference:**

A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted unless: (1) The existing stub street is a local street and is not designated as a collector or major thoroughfare on the major thoroughfare and freeway plan; (2) The existing stub street is not shown as a through street on a current general plan approved by the commission for the subdivision in which the existing street is located or the subdivision that is the subject of the application; (3) The existing stub street is only one lot in depth; (4) The proposed subdivision will not extend residential development; and (5) The extension of the street is not required to meet the intersection spacing requirements of this chapter. If each of these criteria is met, the stub street is not required to be extended.

### **Statement of Facts**

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

This condition is not applicable.

**(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;**

Extending the street through the subject property is not feasible as the width of the property at this location is only 40 feet and is adjacent to a detention pond currently owned by Pine Village MUD on the west side of the property. The off site portion of Dorylee Lane fronts two lots, and does not extend east due to Southern Pacific Rail Road Easement. The 40' width of the subject property adjacent to Dorylee Lane ROW does not allow for adequate space to provide a turnaround. Additionally, the portion of the subject property adjacent to the existing offsite Dorylee Lane ROW is currently only being utilized for a 20 ft waterline easement and a 20 ft sanitary sewer easement.

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

The current subject property boundary is the result of the previous developer deeding adjacent property to Pine Village MUD for purposes of a detention pond and excluding the 40 foot strip of land on the east side that contains two easements and is not the result of a hardship created by the applicant.

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

The adjacent residential property has sufficient traffic circulation and it is not possible to extend the existing street or provide a turnaround due to physical constraints of the subject property.

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

The turnaround or street extension will not enhance or hinder traffic, accessibility, or fire protection to the applicant's property or surrounding property. The subject property will be developed as an extension of the existing private access mobile home park located within Nueces Park Place Sec 1 and will have access from Old Humble Road.

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

Dedicating ROW for a turnaround or extending the street would not affect the economic feasibility of developing the property for the applicant if it was physically possible to do so.



Application Number: 2020-0994

Plat Name: Nueces Park Place South

Applicant: Bury

Date Submitted: 06/15/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

**Specific Variance is being sought and extent of variance:**

The specific requirement and the extent to which the variance is being sought is Sec. 42-128. – Intersections of local streets, a request to exceed maximum 1,400 feet intersection spacing requirements between two local streets by not extending Darjean St. or creating new street.

**Chapter 42 Section: 42-128**

**Chapter 42 Reference:**

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. (b) A street that intersects with a local street will satisfy the intersection length requirement of item (a)(1) of this section if the street: (1) Is a public street that intersects with two different public streets; and (2) Is not a permanent access easement. (c) Intersections along local streets shall be spaced a minimum of 75 feet apart.

### Statement of Facts

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

This condition is not applicable.

**(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;**

Applicant's property location is not feasible for providing or extending a local street from the adjacent property to the north, currently Nueces Park Place Sec 1, due to the platted streets being abandoned by Harris County and recorded in Film Code Number RP-2016-269714 of the Official Records of Real Property of Harris County, or from the south due areas dedicated for drainage and flood control in Green's Bayou, H.C.F.C.D. parcels, and Pine Village MUD detention pond, or from the west due to a 50' drainage easement, or from the east due to lack of a platted street stubbed out to this subject property from an existing mobile home park. The streets were abandoned in Nueces Park Place Sec 1 so the property could be developed as a private access mobile home park and Proposed Nueces Park Place South would be an expansion of the current mobile home park and utilize the existing streets within the site.

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

The subject property is a remainder tract with unique characteristics that has not been previously platted and reasons for variance were not a result of the actions from the applicant but due to existing conditions

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

Current traffic flow will be maintained as the property's location and characteristics would not be altered. A proposed second entrance to the existing mobile home park site will alleviate potential congestion from residents on Old Humble Road that could result from expanding the development into the proposed Nueces Park Place South plat location.

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

The additional connection to a local street at every 1,400 feet on this property would not enhance or hinder traffic, accessibility, or fire protection to the applicant's property or surrounding property. Especially as the addition of another entrance in Nueces Park Place Sec 1 will create a loop street system within the overall combined sites and provide better fire access.

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

Variance request is due the impracticality of the requirement on the property because of the location and existing conditions and not the economic impact it would have on the development.



Application No: 2020-0994

Agenda Item: 111

PC Action Date: 06/25/2020

Plat Name: Nueces Park Place South

Applicant: Bury

Staff Recommendation: Defer per Harris County Flood Control District

Chapter 42 Sections: 42-134; 42-128; 42-190

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

The specific requirement and the extent to which the variance is being sought is Sec. 42-134. - Street Extension, a request to not extend Dorylee lane or terminate it with a vehicular turnaround.;

The specific requirement and the extent to which the variance is being sought is Sec. 42-128. – Intersections of local streets, a request to exceed maximum 1,400 feet intersection spacing requirements between two local streets by not extending Darjean St. or creating new street.;

To provide access to an unrestricted reserve by a recorded access easement (50' to 60' wide);

**Basis of Recommendation:**

The site is located in Harris County, south of Old Humble and east of Homestead. The applicant is proposing one unrestricted reserve to develop a mobile home community and is requesting three variances:

- 1) to not extend or terminate Dorylee Street with a cul-de-sac.
- 2) to exceed 1400' intersection spacing by not extending Darjean Street.
- 3) to allow an unrestricted reserve to have access via private access easement instead of a public ROW.

The site is within both the 500 and 100-year floodplains and Harris County Flood Control District has provided numerous comments on the plat requiring additional ROW dedication for drainage purposes. Therefore, staff recommendation is to defer the plat for two weeks to allow time for coordination between the applicant and Harris County Flood Control District.

Staff has not received any advance comments for this application.

## Statement of Facts

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

NA

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

NA

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

NA

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

NA

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

NA



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

NA



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 112  
**Action Date:** 06/25/2020  
**Plat Name:** Rejuvenate Houston Lyons  
**Developer:** Rejuvenate Houston, LLC  
**Applicant:** Windrose  
**App No / Type:** 2020-1051 C2R

Total Acreage:	0.2871	Total Reserve Acreage:	0.2871
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494E	City

#### **Conditions and requirements for approval:**

018. A 5-foot front building line is permitted in the urban area along a major thoroughfare (< 80 feet). Add the following BL note to the plat: "A 5' building line is applicable only if the future development complies with each of the performance standards stated in the section 42-154, Optional performance standards for a major thoroughfare within the city with a planned right-of-way of 80 feet or less -- Retail commercial center."

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

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

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

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

Provide documentation verifying ROW width for McCall Street or provide for ROW widening.

#### **Commission Action:**

Defer for further study and review



**Action Date:**  
06/25/2020

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:** 112  
**Action Date:** 06/25/2020  
**Plat Name:** Rejuvenate Houston Lyons  
**Developer:** Rejuvenate Houston, LLC  
**Applicant:** Windrose  
**App No / Type:** 2020-1051 C2R

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

HPW- TDO- Traffic: 06.18.2020

No comments.

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

3. A new sidewalk is required along Liberty Road and McCall 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%.

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: 112**

Planning and Development Department

Meeting Date: 06/25/2020

**Subdivision Name: Rejuvenate Houston Lyons**

**Applicant: Windrose**



**D – Variances**

**Site Location**

# Houston Planning Commission

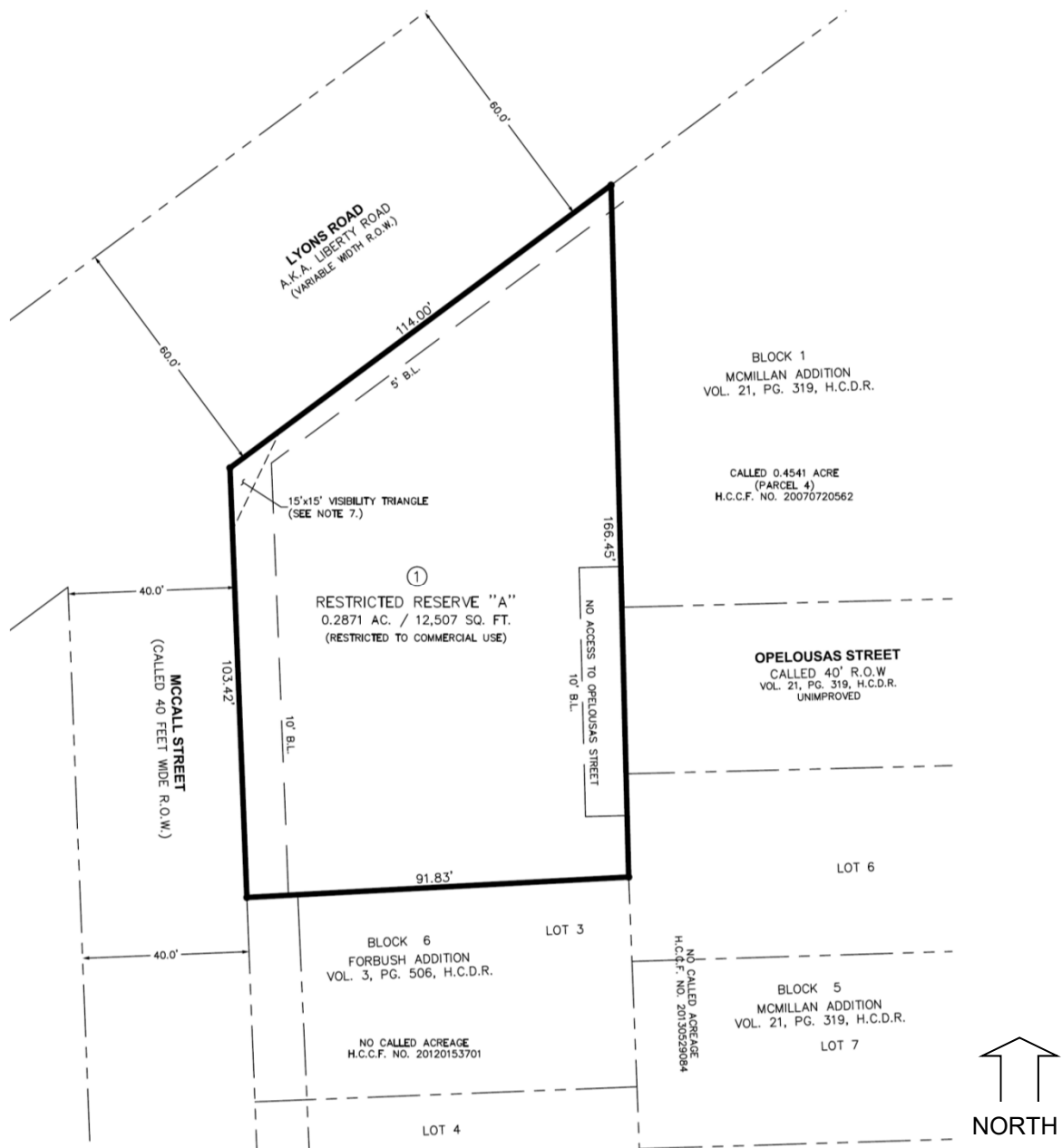
## ITEM: 112

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Rejuvenate Houston Lyons

Applicant: Windrose



D – Variances

Subdivision



# Houston Planning Commission

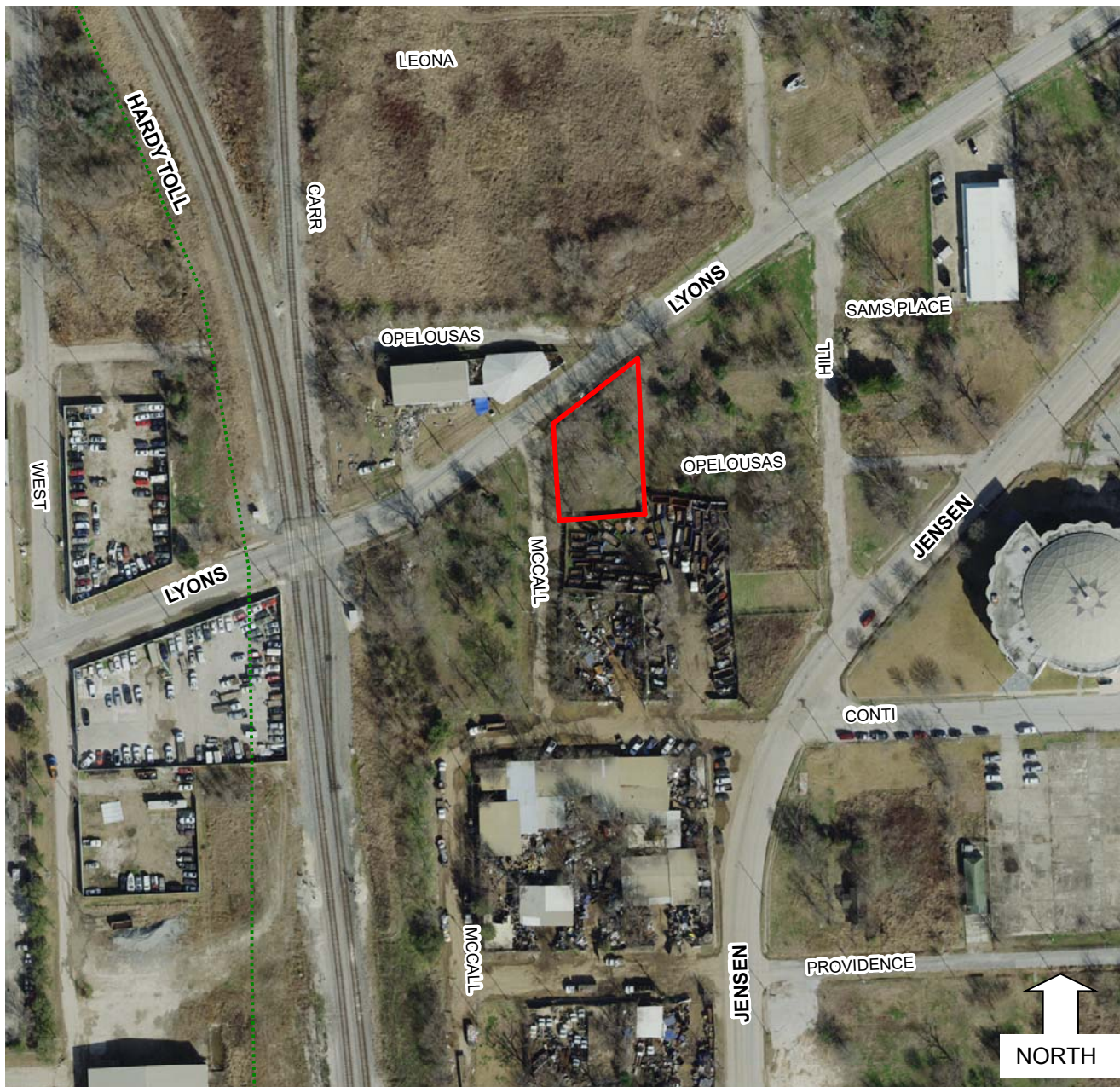
ITEM: 112

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Rejuvenate Houston Lyons

Applicant: Windrose



D – Variances

Aerial



**Application Number:** 2020-1051

**Plat Name:** Rejuvenate Houston Lyons

**Applicant:** Windrose

**Date Submitted:** 06/15/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

**Specific Variance is being sought and extent of variance:**

A variance is requested to not extend nor terminate with a cul de sac Opelousas St.

**Chapter 42 Section:** 42-134

**Chapter 42 Reference:**

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

### **Statement of Facts**

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

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

The site is located within Greater Fifth Ward adjacent to major thoroughfare Lyons Ave. Rejuvenate Houston is a small development company with the goal of enhancing the City of Houston. This site is intended to be commercial and will had much value to the community and the redevelopment of Lyons Ave. Strict application of Chapter 42 would make this project infeasible and create an impractical development because to extend Opelousas St through the subject site would create a minimum intersection spacing of about 30 feet thus violating the ordinance. Also, to continue the street would create an undevelopable tract both north and south of the street. The applicant plans to opt into the performance standards of Sec 42-154 to allow for lesser building line setback since Lyons Ave is a MTF less than 80'. This will limit the number of curb cuts and not allow parking along Lyons thus positively contributing to the walkability of the area and proposed on-street bike lanes.

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

The circumstances supporting the variance are not a result of a hardship created by the applicant but due to the possible violation of the ordinance for intersection spacing. Opelousas is not needed for intersection spacing and there is a 1400' grid created around the subject site with Lyons Ave, McCall St, Conti St and Hill St. Vehicular traffic can still be distributed sufficiently without the extension of Opelousas St.

**(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 because if the street were to continue through subject site a minimum intersection spacing violation would be created. This would also create an undevelopable piece of land and a street essentially going nowhere. Opelousas St at this location is unimproved and all tracts within this block have public street frontage and access without the need of Opelousas St.

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

The granting of the variance will not be injurious to the public health, safety or welfare as it will actually maintain the intent of the ordinance by not allowing an intersection spacing violation and possible cut through traffic.

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

Economic hardship is not the sole justification of the variance. Extending Opelousas St would not have a great impact on vehicular traffic circulation as the proposed site is within an existing 1400' street grid thus maintaining the intent of the ordinance. This site is between two major thoroughfares, Lyons Ave and Jensen Dr, and only 2 streets are needed to get to either.



Application No: 2020-1051

Agenda Item: 112

PC Action Date: 06/25/2020

Plat Name: Rejuvenate Houston Lyons

Applicant: Windrose

Staff Recommendation: [Defer for further study and review](#)

**Chapter 42 Sections: 42-134**

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

[A variance is requested to not extend nor terminate with a cul de sac Opelousas St.;](#)

**Basis of Recommendation:**

[Item 112 is Rejuvenate Houston Lyons](#)

[The site is located in the city limits, at the southeast intersection of Lyons Ave and McCall Street. The applicant is proposing one commercial reserve and requesting a variance to not extend or terminate Opelousas Street with a cul-de-sac.](#)

[Staff's recommendation is to defer the plat for two weeks for further study and review of ROW information for McCall Street.](#)

[Staff has not received any advance comments for this application.](#)

**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](#)





**Agenda Item:** 113  
**Action Date:** 06/25/2020  
**Plat Name:** Dunham Pointe Sec 1  
**Developer:** Mason Westgreen LP, a Texas limited partnership  
**Applicant:** BGE, Inc. - Land Planning  
**App No / Type:** 2020-0961 C3P

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Total Acreage:	48.2100	Total Reserve Acreage:	13.0400
Number of Lots:	114	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	366A	ETJ

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**Conditions and requirements for approval:**

014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (Sec 42-155)
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40(c) & 44(1))
052. Mason Road and Jack Road Street Dedication Sec 1 and Mason Road and Mound Road Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat. (Sec 42-120(a)(3))
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41(14))
063. All appropriate engineering and surveying data shall be shown. (Sec 42-42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (Sec 42-42(5) & 44(6))

**Commission Action:**

Grant the requested special exception(s) and Approve the plat subject to the conditions listed  
The Planning Commission granted a special exception to allow intersection spacing of 1525' along the western plat boundary.





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 113  
**Action Date:** 06/25/2020  
**Plat Name:** Dunham Pointe Sec 1  
**Developer:** Mason Westgreen LP, a Texas limited partnership  
**Applicant:** BGE, Inc. - Land Planning  
**App No / Type:** 2020-0961 C3P

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

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

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

HPW-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)  
Mason Road/Jack Road will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)  
UVE should be checked at Via Santa Caterina Drive and Mason Road, and at Casa Cary Drive and Jack Road. (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, developer responsibility of Jack Road and Mason Road construction, left turn lane requirements and impact at the intersection including time line for traffic signal installation. (HC-permit regs, 12.02)  
EB left turn lane will be required on Jack Road at Casa Cary Drive and NB left turn lane will be required on Mason Road at Via Santa Caterina Drive. (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.

# Houston Planning Commission

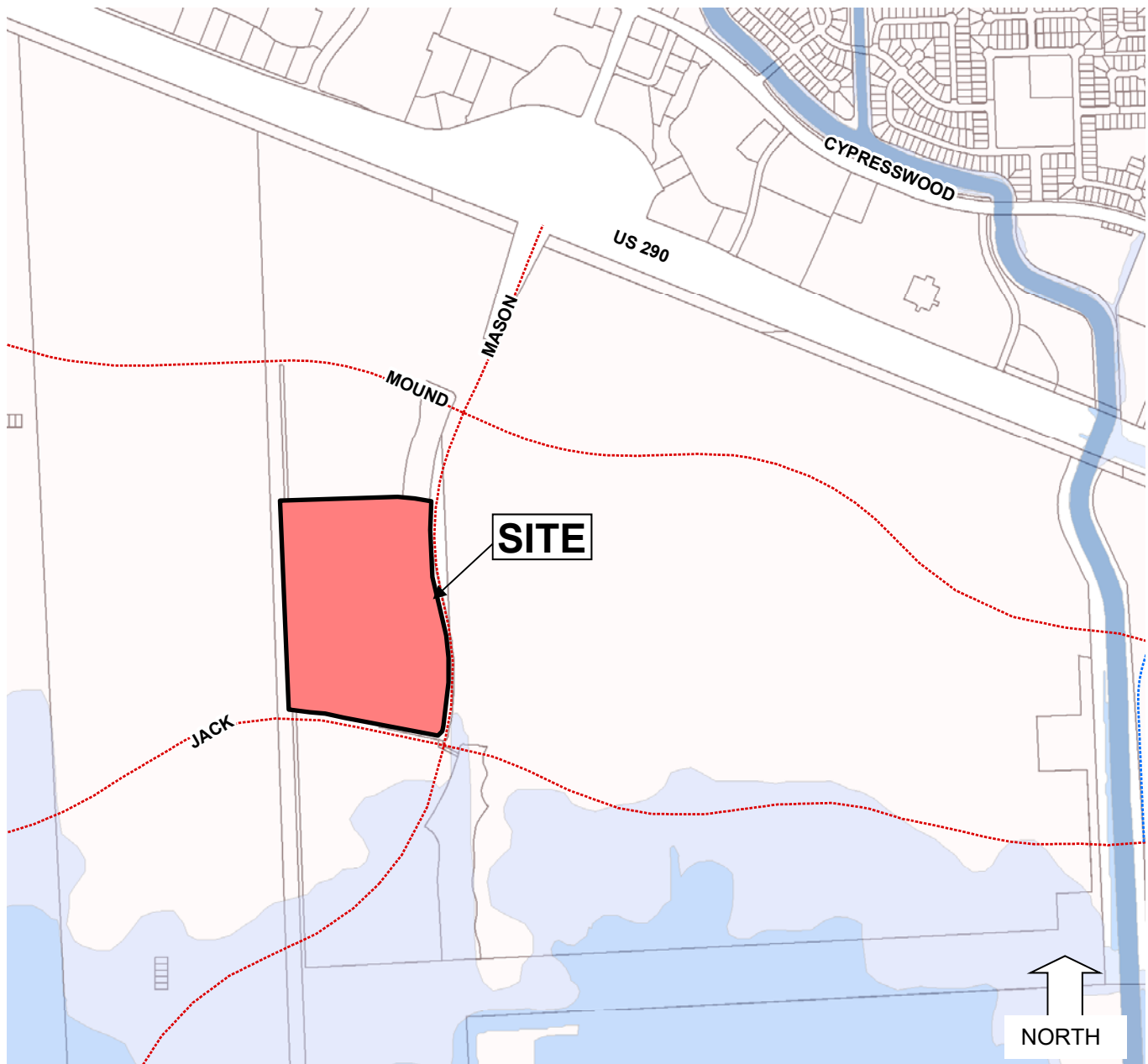
**ITEM: 113**

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Dunham Pointe Sec 1

Applicant: BGE, Inc. - Land Planning



**E – Special Exceptions**

**Site Location**

# Houston Planning Commission

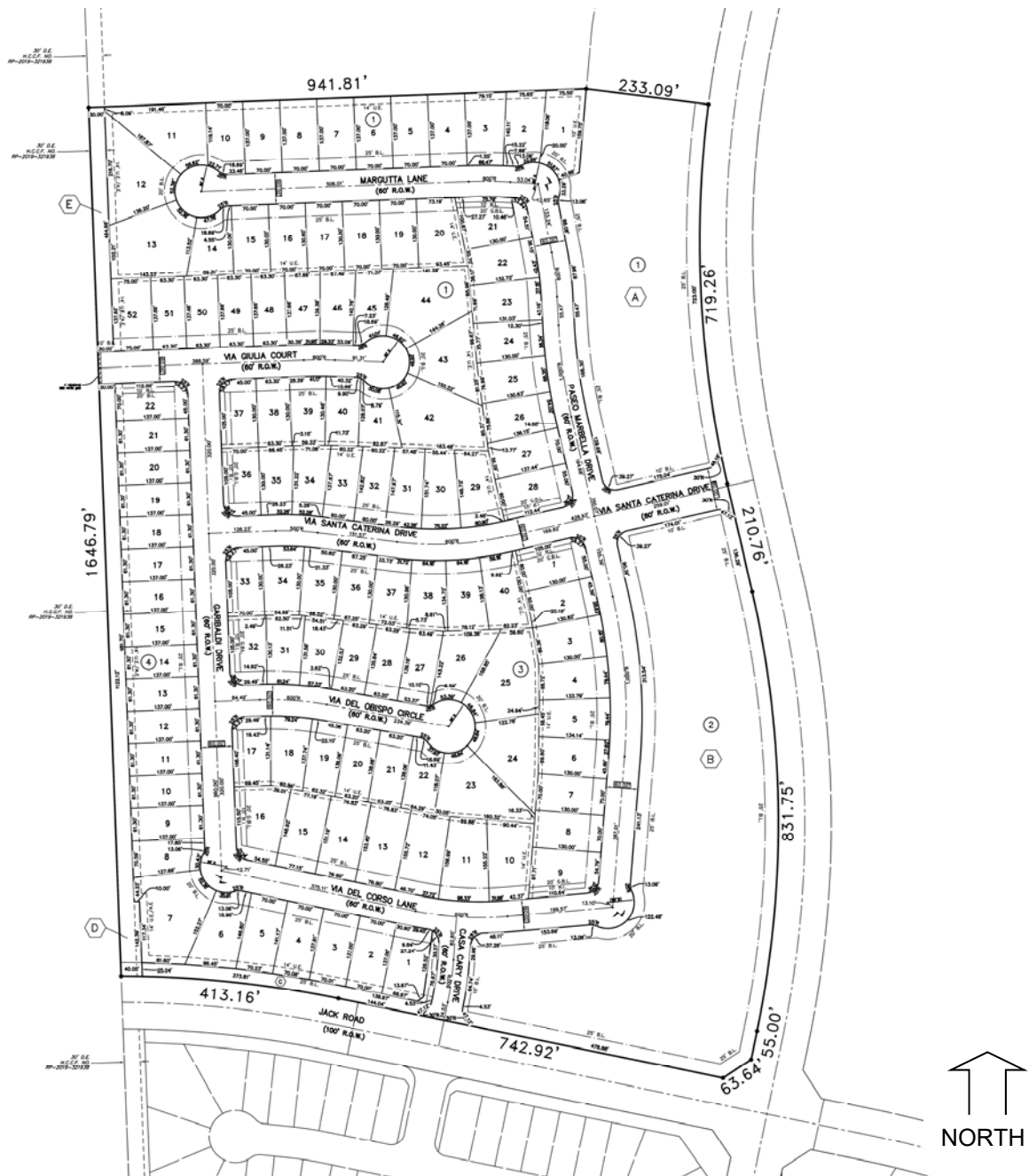
## ITEM: 113

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Dunham Pointe Sec 1

Applicant: BGE, Inc. - Land Planning



E – Special Exceptions

Subdivision

# Houston Planning Commission

**ITEM: 113**

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Dunham Pointe Sec 1

Applicant: BGE, Inc. - Land Planning



**E – Special Exceptions**

**Aerial**





**Application Number:** 2020-0961

**Plat Name:** Dunham Pointe Sec 1

**Applicant:** BGE, Inc. - Land Planning

**Date Submitted:** 06/12/2020

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:**

To allow intersection spacing of a local street from the major thoroughfare, Mound Road, to be  $\pm 1,525$  feet in lieu of the required 1,400 feet.

**Chapter 42 Section:** 128

**Chapter 42 Reference:**

Sec 42-128. Intersections of local streets. a) Each class III plat and 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 at a minimum of two points. b) A street that intersects with a local street will satisfy the intersection length requirement of item a) (1) of this section if the street: 1) Is a public street that intersects with two different public streets; and 2) Is not a permanent access easement.

### 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;**

Dunham Pointe is a  $\pm 1,327$ -acre master planned community located south of U.S. Highway 290 and east of State Highway 99, along the north side of Cypress Creek and contains major thoroughfares Jack Road, Mason Road, Mound Road and Mueschke Road, additionally it contains a segment of Louetta Road that is designated as a major thoroughfare and a segment that is designated as a major collector. The community is north of the Bridgeland development and west of the Blackhorse Ranch development. The property is encumbered by a pipeline easement and is also bounded by a Union Pacific Railroad right of way on the northern property boundary, between the subject property and U.S. Highway 290. Additionally, the subject property is bifurcated by a Harris County flood control district channel and is also encumbered by considerable required drainage and detention facilities that impact the regional drainage system. The subject plat exists within an area that is bounded by three future major thoroughfares and two existing detention facilities. Combined with connection points to both Mason Road and Jack Road, the proposed street network will allow for adequate and appropriate circulation to and through the proposed single-family residential development. The developed condition of this portion of the master planned community will create a condition satisfying the general intent of Chapter 42.

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

The proposed street pattern will allow for area mobility while discouraging cut-through traffic and thus is consistent with the intent of the chapter.

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

The modification is a 9% deviation from the standard, which will also be supported by future thoroughfare connections, and is therefore not disproportionate to the requirements of this chapter.



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

The proposed configuration of the section will allow for connectivity with the adjacent property and future development while discouraging cut through traffic, which will preserve and maintain the intent and general purposes of this chapter.

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

The granting of the special exception will maintain the intended connectivity while creating a street network discouraging high volume traffic, and is therefore not injurious to the public health, safety, or welfare.



Application No: 2020-0961  
Agenda Item: 113  
PC Action Date: 06/25/2020  
Plat Name: Dunham Pointe Sec 1  
Applicant: BGE, Inc. - Land Planning

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

**Chapter 42 Sections: 128**

**Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)**

To allow intersection spacing of a local street from the major thoroughfare, Mound Road, to be  $\pm 1,525$  feet in lieu of the required 1,400 feet.;

**Basis of Recommendation:**

The site is located within Houston's ETJ in northwest Harris County, south of US 290 and east of State Highway 99, at the proposed intersection of Mason Road and Jack Road. The applicant is requesting a special exception to allow intersection spacing of 1,525', along the western plat boundary between proposed Via Giulia Court and Mound Road. Staff is in support of the request.

The site is located within the Dunham Pointe General Plan, a 1300-acre development. Previous special exceptions were granted with the general plan in 2016 concerning the placement of the major thoroughfares Mound Road and Jack Road as they intersect the western GP boundary. The applicant is proposing 114 lots and five reserves. There is approximately 2700' between the two major thoroughfares, which, in accordance with the ordinance, only requires one stub street to the west. The applicant is proposing the one required stub street – 1122' from Jack Road and 1525' from Mound Road. The proposed intersection spacing between Via Giulia Court and Mound Road would exceed the maximum allowed intersection spacing of 1400' by 125', which represents an 8.9% modification and is not disproportionate to the requirement. Harris County Engineering Department has voiced no objection to the request; therefore, staff recommends to grant the requested special exception to exceed intersection from Mound Road to the proposed local street and approve the plat subject to CPC 101 form conditions.

**Staff Evaluation**

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

The subject site is bounded by three major thoroughfares, along with existing drainage facilities. Both Mound Road and Jack Road, the east/west major thoroughfares, orient slightly south outside of the general plan boundary; the proposed stub street aligns closer to center between the two major thoroughfares.

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

The intersection spacing between the proposed Via Giulia Court and Mound Road is approximately 1,525' which is only an 8.9% modification and not disproportionate to the standard.

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

The 8.9% modification is less than 10%, and therefore not disproportionate to the standard.

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

Overall traffic circulation will be maintained in the area by the proposed streets and future roadways per the proposed general plan. The intersection will be provided only 125' to the north of where strict application of the ordinance would require.

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

The granting of the special exception will not be injurious to the public health, safety, or welfare. Overall traffic circulation will be maintained in the area by the proposed streets and future roadways per the proposed general plan. The intersection will be provided only 125' to the north of where strict application of the ordinance would require. This represents an 8.9% modification, which is not disproportionate to the standard.



**Agenda Item:** 114  
**Action Date:** 06/25/2020  
**Plat Name:** Flagstone GP  
**Developer:** Tejas Engineering  
**Applicant:** META Planning + Design, LLC  
**App No / Type:** 2020-1033 GP

Total Acreage:	98.1000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77338	334K	ETJ

***Conditions and requirements for approval:***

046. General Plan approval is for street patterns as shown on the plat only. (Sec 42-24(d))

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

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

139. Provide for dedication of Broze Road, local street. (Sec 42-128)

143. Minimum intersection spacing along a local street shall be 75 feet. (Sec 42-128)

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. (Sec 42-128)

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

163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (Sec 42-127)

\* Director lots were created under the provisions described by the Municipal Utility District. If the tracts are developed in the future, then adequate access must be provided per Chapter 42.

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

***Commission Action:***

Grant the requested special exception(s) and Approve the plat subject to the conditions listed  
 The Planning Commission granted a special exception to allow excessive intersection spacing along the southern GP boundary of 1546' and 1447', subject to specific conditions on 06/25/2020.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 114  
**Action Date:** 06/25/2020  
**Plat Name:** Flagstone GP  
**Developer:** Tejas Engineering  
**Applicant:** META Planning + Design, LLC  
**App No / Type:** 2020-1033 GP

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

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

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

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 Flood Control when applicable PLAT is submitted

NB left turn lane is required for streets connecting to cypresswood dr

Developer will be responsible for traffic signal modifications at cypresswood point ave

Width of road across from cypresswood point ave should match with other side and a minimum of 100 foot tangent is recommended at the approach

UVE, ROW cutbacks will be checked when section Plats are submitted

Consider pedestrian access for future Aldine ISD School

HPW-OCE- Drainage and Utility: 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.



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# Houston Planning Commission

## ITEM: 114

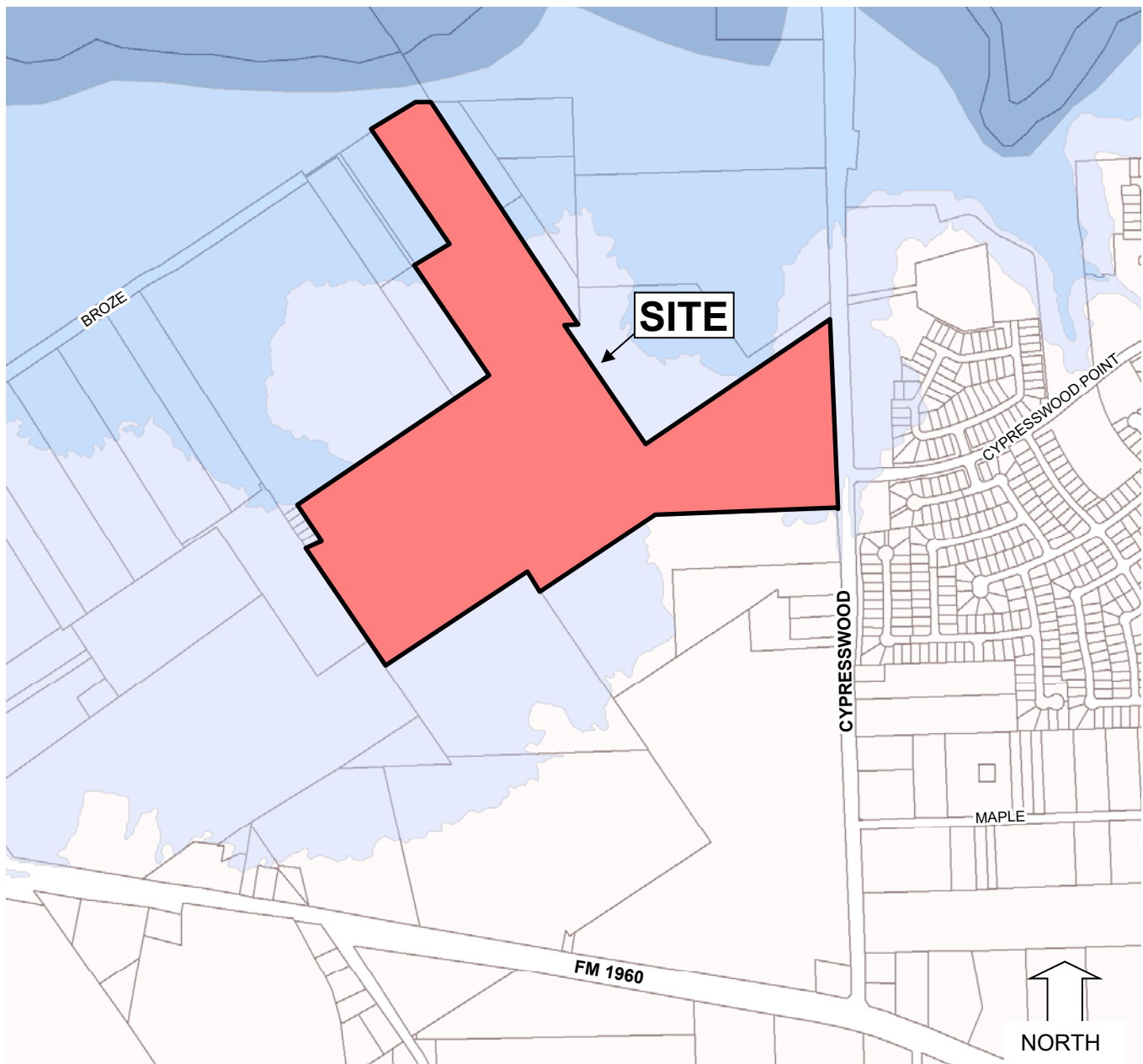
Planning and Development Department

Meeting Date: 06/25/2020

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Subdivision Name: Flagstone GP

Applicant: META Planning + Design, LLC



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**E – Special Exceptions**

**Site Location**

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# Houston Planning Commission

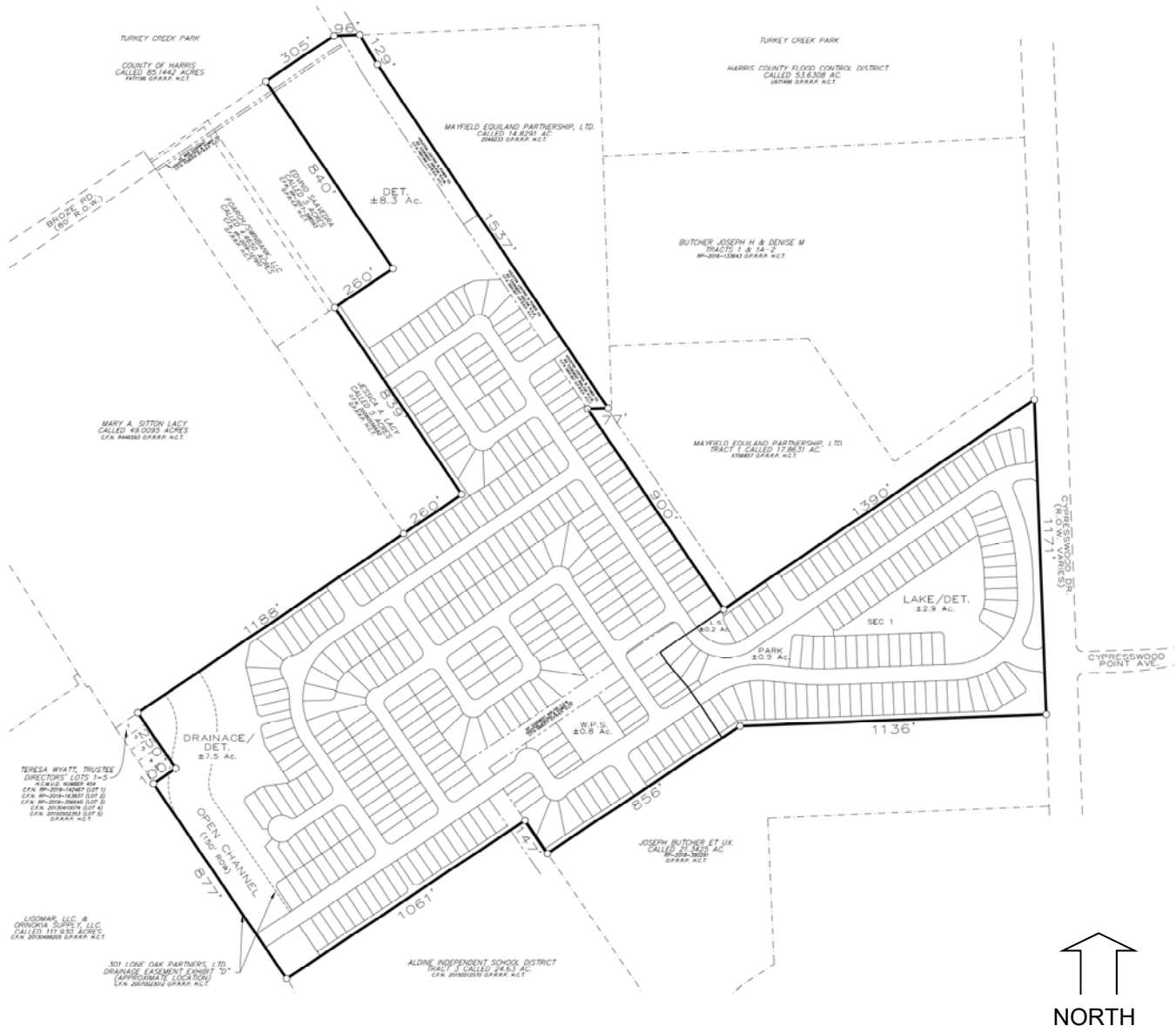
## ITEM: 114

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Flagstone GP

Applicant: META Planning + Design, LLC



E – Special Exceptions

Subdivision

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# Houston Planning Commission

## ITEM: 114

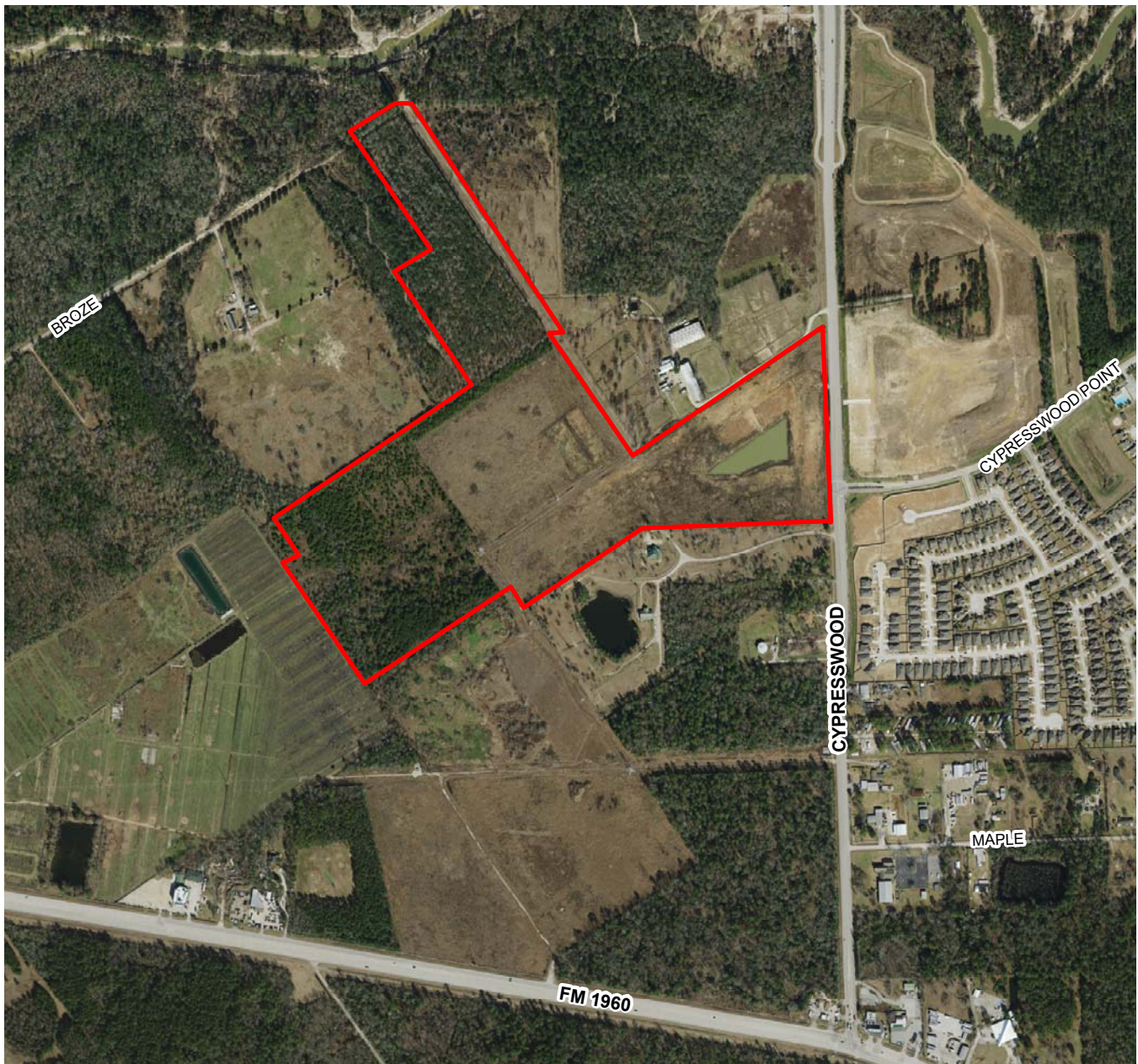
Planning and Development Department

Meeting Date: 06/25/2020

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Subdivision Name: Flagstone GP

Applicant: META Planning + Design, LLC



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**E – Special Exceptions**

**Aerial**

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**Application Number:** 2020-1033

**Plat Name:** Flagstone GP

**Applicant:** META Planning + Design, LLC

**Date Submitted:** 06/15/2020

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:**

To allow intersection spacings of  $\pm 1,546'$  and  $1,450'$  along the southern project boundary, between Cypresswood Drive, an unnamed proposed future stub street and the western project boundary along the southern boundary.

**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

**(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;**

Flagstone is a proposed  $\pm 98.1$ -acre single-family residential community located north of central Houston in Harris County. The project is located generally north of FM 1960, south of Cypress Creek, east of Turkey Creek and west of Cypresswood Drive. The eastern project boundary touches existing Cypresswood Drive. Surrounding acreage tracts to the south of the project include property owned by Aldine ISD. Strict application of the ordinance would require two stub streets to the southern project boundary as the distance is just barely over 2800' total. However, there is Aldine ISD property south of the subject site along the western half; a stub street is unlikely to be extended into school property as vehicular access to school sites is strictly controlled. Instead, the subject application proposes a single stub street centered on the southern project boundary. From Cypresswood Drive to the proposed stub street, there is  $1,546'$  (a 10.4% deviation), and from the western boundary to the proposed stub street, there is approximately  $1,450'$  (a 1% deviation). The property to the west is vacant acreage that can be redeveloped to extend the western stub street from the subject site and continue the street pattern while going around the Aldine ISD property. The central location between the east and west property boundaries is most practical as the adjacent acreage tract that is not owned by Aldine ISD would be the most likely to develop into a residential community that could extend the stub street and provide the greatest benefit for traffic circulation for the area. Ultimately, a second stub street in this distance would be unlikely to result in improved local traffic circulation in the long term.

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

The proposed intersection spacing is the most likely to be extended by future development, whereas additional stub streets into the Aldine ISD site are less practical for extension, and therefore the proposed special exception will achieve the results for interlocal intersection spacing contemplated by the standards of Chapter 42.

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

The modifications are a 1% and 10.4% deviation from the standards of this chapter.

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

The modifications are a 1% and 10.4% deviation from the standards of this chapter.

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

The granting of the special exception will not create any unsafe traffic conditions, nor frustrate local traffic circulation, and thus will not be injurious to the public health, safety, or welfare.





Application No: 2020-1033  
Agenda Item: 114  
PC Action Date: 06/25/2020  
Plat Name: Flagstone GP  
Applicant: META Planning + Design, LLC

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

#### Chapter 42 Sections: 128

#### Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To allow intersection spacings of  $\pm 1,546'$  and  $1,450'$  along the southern project boundary, between Cypresswood Drive, an unnamed proposed future stub street and the western project boundary along the southern boundary.;

#### Basis of Recommendation:

The site is located within Houston's ETJ in Harris County, north of FM 1960 and west of Cypresswood Drive. The applicant is requesting a special exception to allow intersection spacing greater than 1400' along the southern GP boundary by only proposing one stub street to the south. Staff is in support of the request.

The Flagstone General Plan is a 98-acre single family development of approximately 430 lots. The applicant is proposing one stub street to the south. Strict application of the ordinance would require two points of connections to the south. This proposed stub street is 1546' from Cypresswood Drive and 1447' from the western boundary, resulting in a modification from the standard of 10.4% and 3.3% respectively. The majority of the property south of the subject site is owned by Aldine ISD, including the frontage on FM 1960, although only about one-third is platted. The largest platted portion was granted a variance in 2007 not to provide a street to the north. This GP's one proposed stub street could provide for circulation between the site and the ISD's property and back towards Cypresswood. The general plan proposes other stub streets in keeping with the ordinance requirements, including the stub street towards the west, which could eventually provide circulation to both Broze Street and FM 1960.

Staff has not received any advance comments for this application. Harris County Engineering Department has voiced no objection to the request; therefore, staff recommends to grant the requested special exception to exceed intersection along the southern general plan boundary and approve the General Plan and Sec 1 plat subject to CPC 101 form conditions.

#### Staff Evaluation

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

The western portion of the general plan boundary is adjacent to Aldine ISD property, which continues to FM 1960 and back towards Cypresswood Drive further south. Providing only one stub street south not proposing to stub directly into the ISD property will provide a greater likelihood of providing traffic circulation to the area.

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

The intersection spacing from the future stub street to the western boundary is approximately 1,447', which is only 3.3% modification and not disproportionate to the standard. The intersection spacing between Cypresswood Drive and the future stub street is approximately 1,546', which is 10.4% modification, and proposes a connection between Aldine ISD and Cypresswood Drive.

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

The 10.4% and 3.3% modification are approximately equal to or less than 10%, and therefore not disproportionate to the standard.

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

Overall traffic circulation will be maintained in the area by the proposed streets and future roadways per the proposed general plan. The intersection will be provided only 146' further west and 47' further east of where strict application of the ordinance would require.

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

The granting of the special exception will not be injurious to the public health, safety, or welfare. Overall traffic circulation will be maintained in the area by the proposed streets and future roadways per the proposed general plan. The intersection will be provided only 146' further west and 47' further east of where strict application of the ordinance would require. This represents a 10.4% and 3.3% modification, which is not disproportionate to the standard.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 115  
**Action Date:** 06/25/2020  
**Plat Name:** Flagstone Sec 1  
**Developer:** Tejas Engineering  
**Applicant:** META Planning + Design, LLC  
**App No / Type:** 2020-1035 C3P

Total Acreage:	23.1000	Total Reserve Acreage:	6.5400
Number of Lots:	102	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	77338	334K	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)
- 148. Change street name(s) as indicated on the marked file copy. (133-134)

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 115  
**Action Date:** 06/25/2020  
**Plat Name:** Flagstone Sec 1  
**Developer:** Tejas Engineering  
**Applicant:** META Planning + Design, LLC  
**App No / Type:** 2020-1035 C3P

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Addressing: Ch. 41 Code of Ordinance states "A new street that is a direct extension of an existing street shall have the same name as the existing street...". Therefore, please change the street name FLAGSTONE GROVE LANE to match that of CYPRESSWOOD POINT AVE.

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

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

Harris Engineer: 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 Limited Scope TIA required and should include but is not limited to addressing NB left turn lanes on Cypresswood Dr, traffic signal modifications and pavement width/tangent requirements for intersecting streets on Cypresswood Dr (HC-permit regs, 12.02)

NB left turn lane is required at flagstone grove ln and topaz pines trail on cypresswood dr (COH geometric Design guidelines, 10-25)

Developer will be responsible for traffic signal modifications at cypresswood point ave

Width of flagstone grove ln should match with other side and a minimum of 100 foot tangent is recommended at the approach

UVE needs to be checked at Topaz Pines Trail and Cypresswood Drive (Chapter 10-COH geometric design guidelines, 10-23)

UVE should be checked for making right on red by east bound traffic on Flagstone Grove Ln onto Cypresswood Dr (Chapter 10-COH geometric design guidelines, 10-23)

Change Flagstone Grove Lane to Cypresswood Point Avenue and provide 25' X 25' triangular corner cuts

HPW-OCE- Drainage and Utility: 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

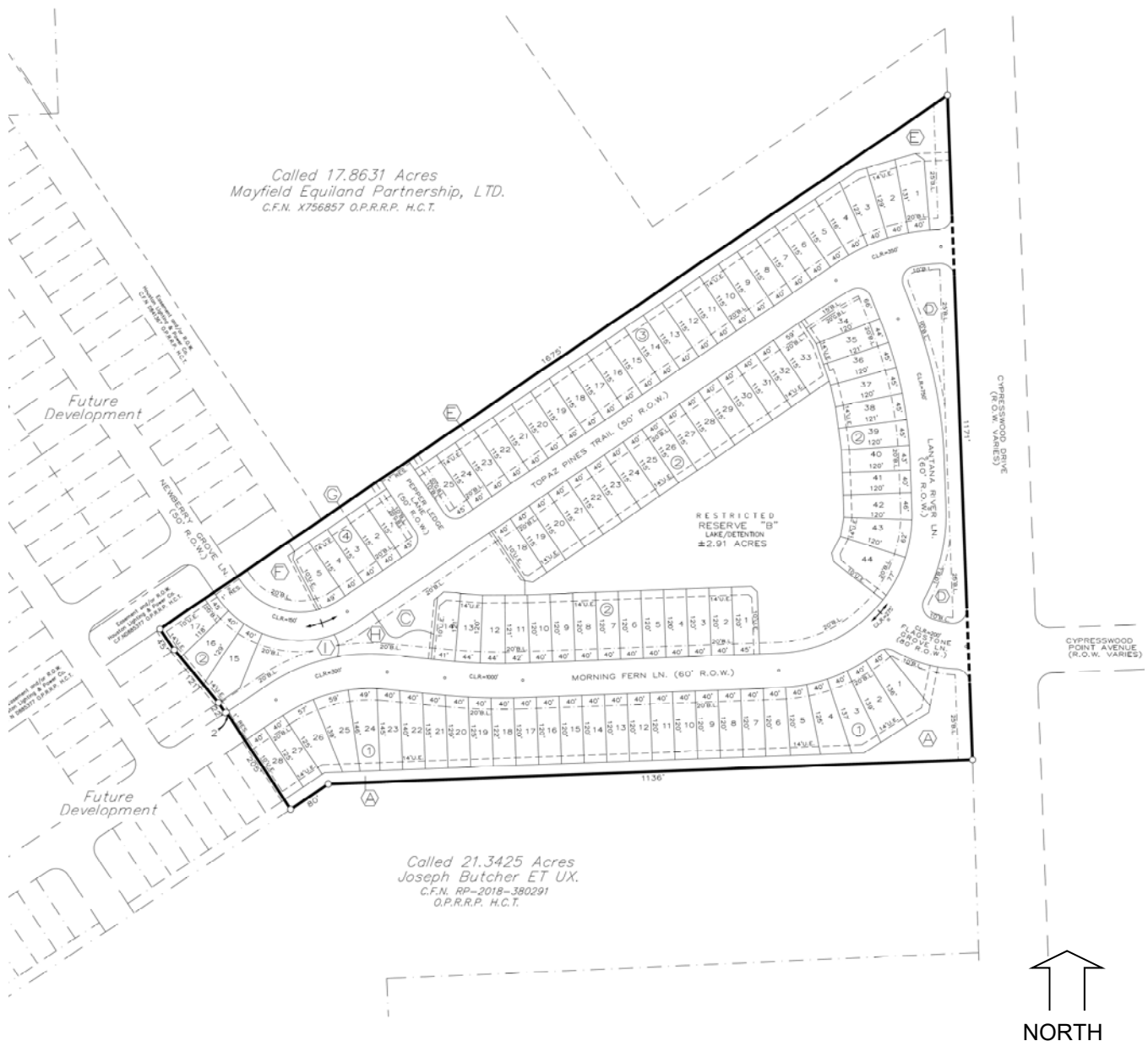
## ITEM: 115

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Flagstone Sec 1

Applicant: META Planning + Design, LLC



E – Special Exceptions

Subdivision





**Agenda Item:** 116  
**Action Date:** 06/25/2020  
**Plat Name:** Morton Creek Ranch GP  
**Developer:** Woodmere Development Co  
**Applicant:** R.G. Miller Engineers  
**App No / Type:** 2020-0951 GP

Total Acreage:	520.6320	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 432
County	Zip	Key Map ©	City / ETJ
Harris	77493	445P	ETJ

**Conditions and requirements for approval:**

046. General Plan approval is for street patterns as shown on the plat only. (Sec 42-24(d))

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

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

143. Minimum intersection spacing along a local street shall be 75 feet. (Sec 42-128)

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. (Sec 42-128)

161. Provide for widening of thoroughfare. See Major Thoroughfare and Freeway Plan. (42-121 & 122) (Morton Ranch Road, Porter Road)

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

163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (Sec 42-127)

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

**Commission Action:**

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

The Planning Commission granted a special exception to allow excessive intersection spacing of 1507' and 1680' around the proposed detention, from Saw Palmetto Trail to future north/south street, subject to specific conditions on 06/25/2020.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 116  
**Action Date:** 06/25/2020  
**Plat Name:** Morton Creek Ranch GP  
**Developer:** Woodmere Development Co  
**Applicant:** R.G. Miller Engineers  
**App No / Type:** 2020-0951 GP

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

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

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

HPW- TDO- Traffic: 06.18.2020

No comments.

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)

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

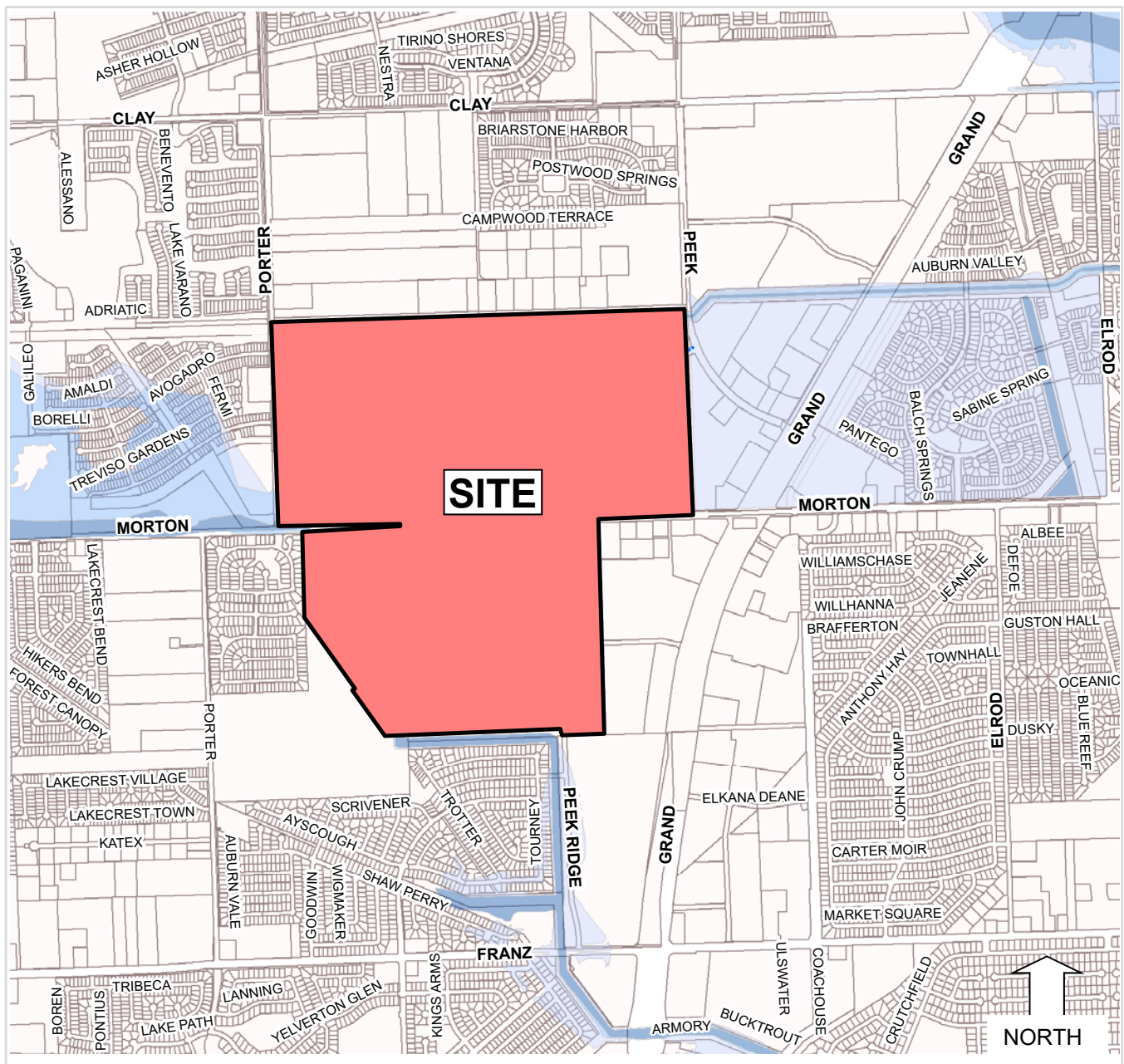
ITEM: 116

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Morton Creek Ranch GP

Applicant: R.G. Miller Engineers



E – Special Exceptions

Site Location

# Houston Planning Commission

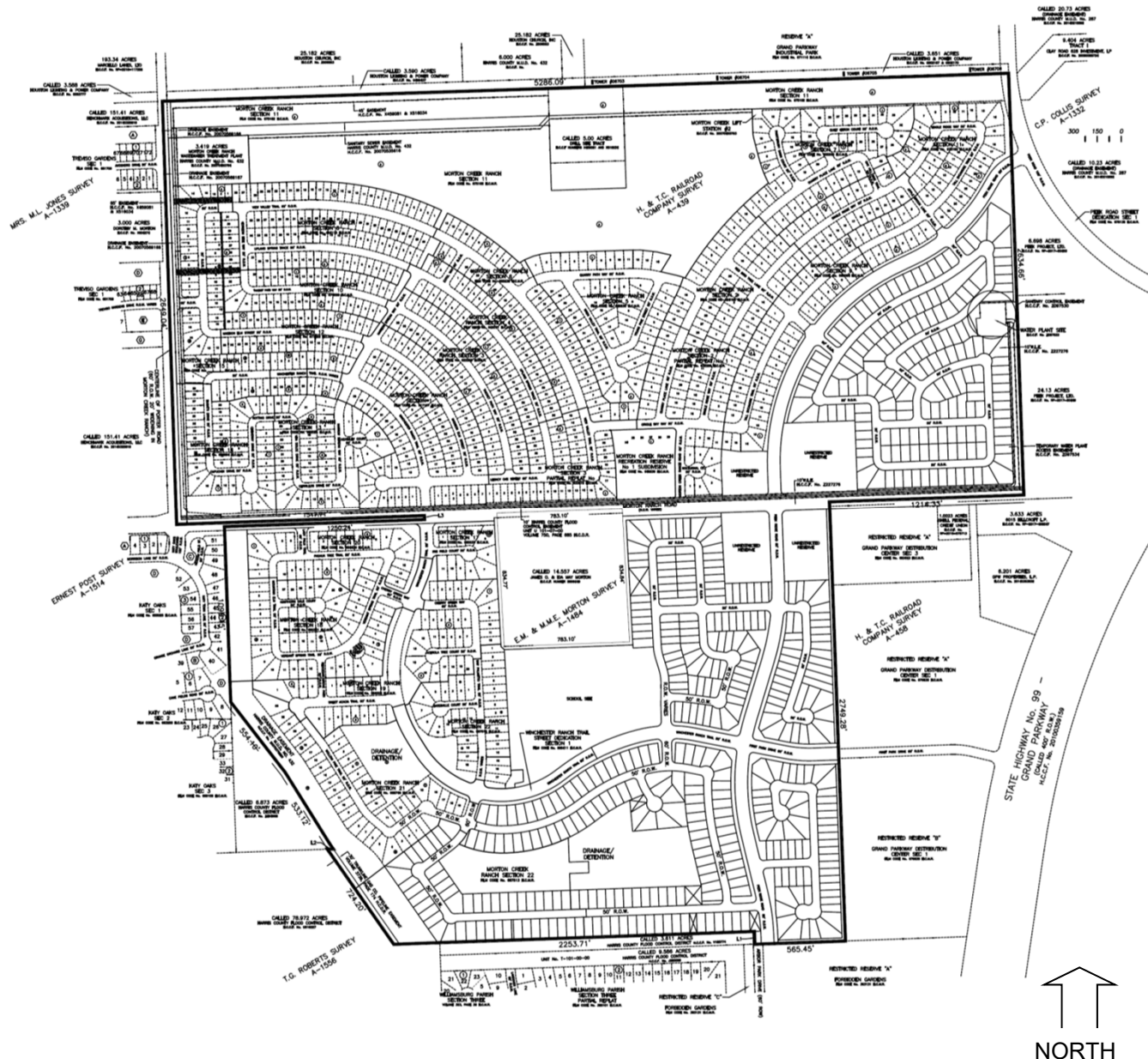
# ITEM: 116

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Morton Creek Ranch GP

Applicant: R.G. Miller Engineers



E – Special Exceptions

Subdivision



# Houston Planning Commission

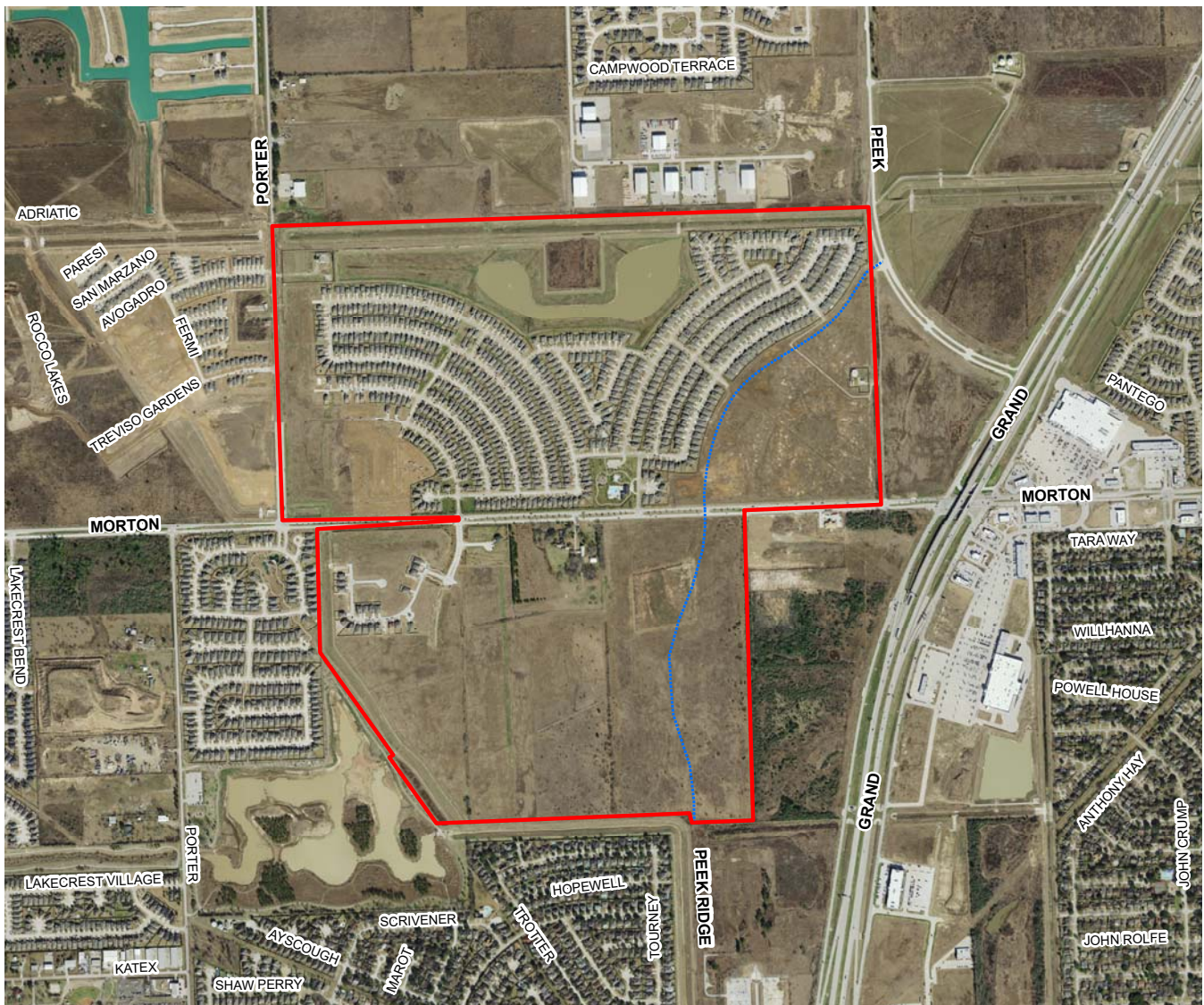
ITEM: 116

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Morton Creek Ranch GP

Applicant: R.G. Miller Engineers



E – Special Exceptions

Aerial









**Application Number:** 2020-0951

**Plat Name:** Morton Creek Ranch GP

**Applicant:** R.G. Miller Engineers

**Date Submitted:** 06/12/2020

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:**

To exceed internal 1400' intersection spacing between Saw Palmetto Trail and the future N/S street to the east

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1400 feet

### Statement of Facts

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

The previous GP was approved in May of 2018 that showed a connection between the two detention reserves and two cul-de-sacs east of the detention and west of Peek Ridge Road. Since then and at the beginning of this year (2020), Atlas 14 regulations have changed and with that, the planned detention is no longer sufficient. With today's standards, we are required to increase capacity and with one pond rather than two, we gain more volume. With the intersection spacing being 1,507' & 1,680' between the two north south streets, removing the connection does not hinder vehicle mobility and still provides adequate traffic circulation. Also, by removing the cul-de-sacs and connecting the streets to form a "loop street" around the detention, we believe this provides a more fluid street network that allows for internal circulation and provides access to the internal collector and the future major collector Peek Ridge Road, as well as access to adjacent sections. In addition, a variance was granted along the southern boundary and the only connection to the south in this area is future Peek Ridge Road, which the proposed street layout provides access to.

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

The proposed layout provides adequate traffic circulation due to the public streets circling around the detention area and provides connections to the remaining portion of the development.

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

The distance of 1,507' is an 8% deviation & the distance of 1,680' is a 20% deviation from the ordinance and the proposed street network will provide adequate traffic circulation for the immediate area.

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

The intent and general purposes will still be preserved as the through streets surrounding the detention area provides adequate traffic circulation for the area and provides access to the internal collector and future major collector Peek Ridge Road.

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

The granting of the variance will not be injurious to the public health, safety or welfare as the connectivity of the proposed streets provides adequate circulation, there are at least two points of access for the area and the proposed layout provides access to the internal collector, the future MC Peek Ridge Road, as well as adjacent sections.



Application No: 2020-0951  
Agenda Item: 116  
PC Action Date: 06/25/2020  
Plat Name: Morton Creek Ranch GP  
Applicant: R.G. Miller Engineers

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

**Chapter 42 Sections: 128**

**Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)**

To exceed internal 1400' intersection spacing between Saw Palmetto Trail and the future N/S street to the east ;

**Basis of Recommendation:**

The site is located within Houston's ETJ in western Harris County, east of State Highway 99, between Franz Road and Clay Road, bisected by Morton Road. The applicant is requesting a special exception to allow intersection spacing of 1507' and 1680' from Saw Palmetto Trail to the future north-south street. Staff is in support of the request.

The Morton Creek Ranch General Plan is a 520-acre development. The previously approved general plan proposed detention reserves split by a proposed north-south street. The exclusion of the north-south street leaves an intersection spacing from proposed Saw Palmetto Trail from Sec 23 to the future north-south street of 1507' north of the detention and 1680' south of the detention, which represents a 7.6% and 20% modification. This redesign, due to increased detention volume requirements, proposes a loop street system around the detention area with three points of connection to major collector Peek Ridge Road and the proposed internal collector, Winchester Ranch Trail, thereby not hindering access and improves traffic circulation. No street is required to stub into the southern GP boundary due to a variance granted in 2004.

Staff has not received any advance comments for this application. Harris County Engineering Department has voiced no objection to the request; therefore, staff recommends to grant the requested special exception to exceed intersection spacing from Saw Palmetto to the proposed local street and approve the general plan subject to CPC 101 form conditions.

**Staff Evaluation**

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

The ordinance required north/south street would not be required to extend south to the general plan boundary due to a previous variance granted in 2004, nor would it be required to extend north to the internal collector street, Winchester Ranch Trail, as intersection spacing will already be met. A loop-street system provides adequate circulation for this area and around the required detention.

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

The intersection spacing between the proposed Saw Palmetto Trail and the future north-south street is approximately 1,507' and 1680', which is an 7.6% and 20% modification. The proposed loop-street system will achieve the intent of the standards.

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

The intersection spacing north of the detention area is 1507', which is only 7.6% modification and the intersection spacing south of the detention area is 1680', which is 20% modification, which is not disproportionate to the standard.

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

Overall traffic circulation will be maintained in the area by the proposed streets and future roadways per the proposed general plan. The loop-street system creates an intersection spacing that is only 107' and 280' wider than what strict application of the ordinance would require.

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

The granting of the special exception will not be injurious to the public health, safety, or welfare. Overall traffic circulation will be maintained in the area by the proposed streets and future roadways per the proposed general plan. The loop-street system creates an intersection spacing that is only 107' and 280' wider than what strict application of the ordinance would require. This represents a 7.6% and 20% modification.





**Agenda Item:** 117  
**Action Date:** 06/25/2020  
**Plat Name:** Peek Crossing GP  
**Developer:** Cathexis  
**Applicant:** BGE, Inc. - Land Planning  
**App No / Type:** 2020-0966 GP

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Total Acreage:	202.3000	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:	FB C MUD 50
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	525Q	ETJ

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**Conditions and requirements for approval:**

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

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

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

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

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)

Granted on condition that sections in the vicinity of the major collector, Meadow Ranch Parkway, may require an amendment to the Major Thoroughfare and Freeway Plan, due to the proposed realignment, as shown on the general plan. The applicant must coordinate with the Transportation Division prior to submitting future sections.

**Commission Action:**

Grant the requested special exception(s) and Approve the plat subject to the conditions listed  
The Planning Commission granted a special exception to allow a centerline radius of 1,500' for major thoroughfare, Peek Road, subject to specific conditions on 06/05/2020.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 117  
**Action Date:** 06/25/2020  
**Plat Name:** Peek Crossing GP  
**Developer:** Cathexis  
**Applicant:** BGE, Inc. - Land Planning  
**App No / Type:** 2020-0966 GP

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

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

HPW- TDO- Traffic: 06.18.2020

No comments.

Fort Bend Engineer: 1) Canal Road has been renamed Beechnut Street (since 2016) and platting the ROW will require the addition of a cul-de-sac turnaround at the terminus near Grand Parkway/99

2) Change Beechnut Drive to Beechnut Street

3) The ROW at Peek and Beechnut is shown incorrectly, as there will be a roundabout at this intersection

4) Meadow Ranch Parkway is a collector and does not require a 100' ROW as shown

5) The proposed street connection to Grand Parkway/99 cannot be made with extending the access road. The ROW does not reflect the ROW needed to extend the access road and required right turn lane at Peek Road.

6) Has the easternmost ROW connecting to Beechnut Street been coordinated with the property owner the road goes through?

7) Crossing the CenterPoint Energy fee strip will require an access easement agreement or ROW dedication by CenterPoint

HPW-HW- IDS: Approve

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

# Houston Planning Commission

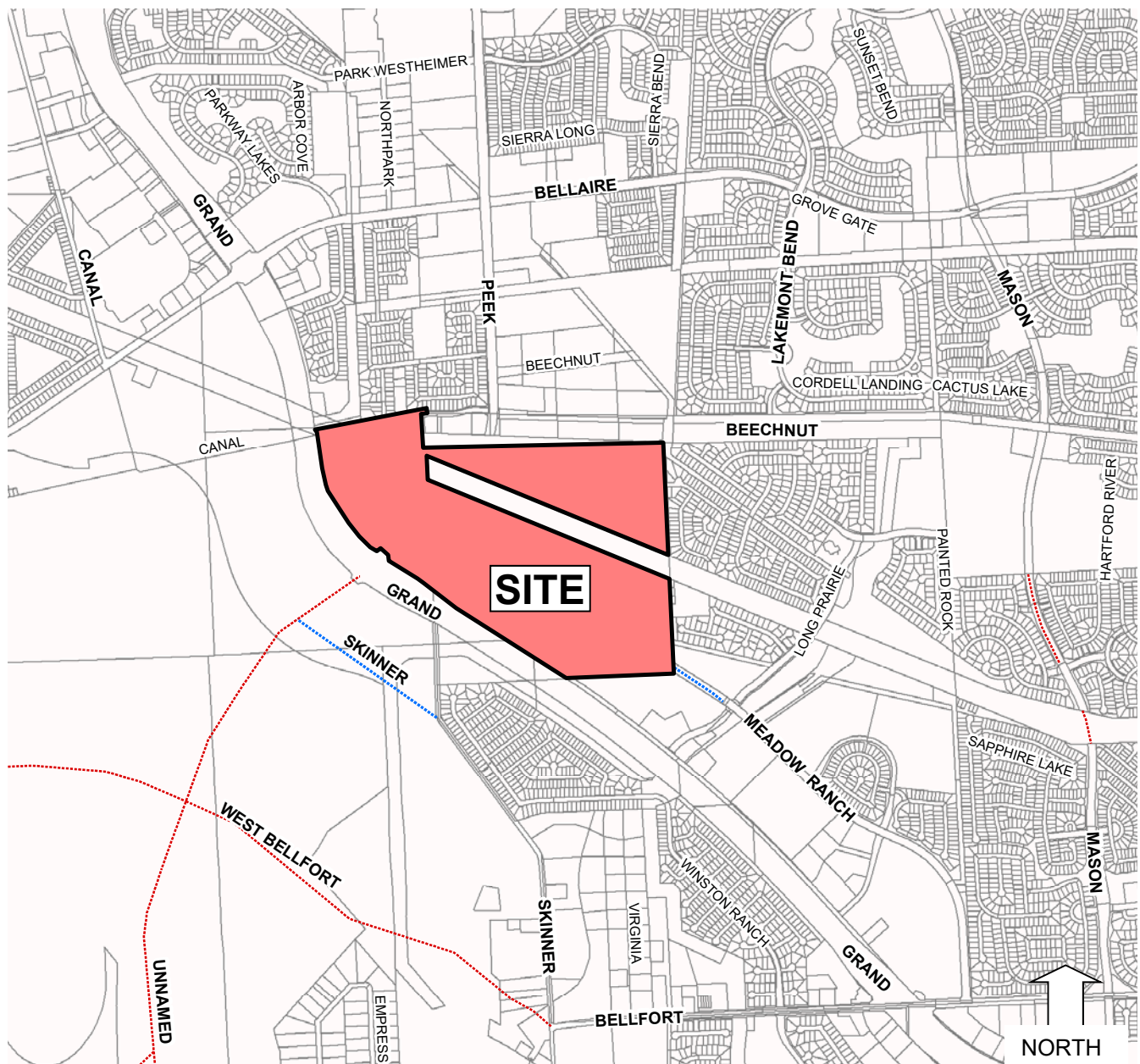
ITEM: 117

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Peek Crossing GP

Applicant: BGE, Inc. – Land Planning



E – Special Exceptions

Site Location

# Houston Planning Commission

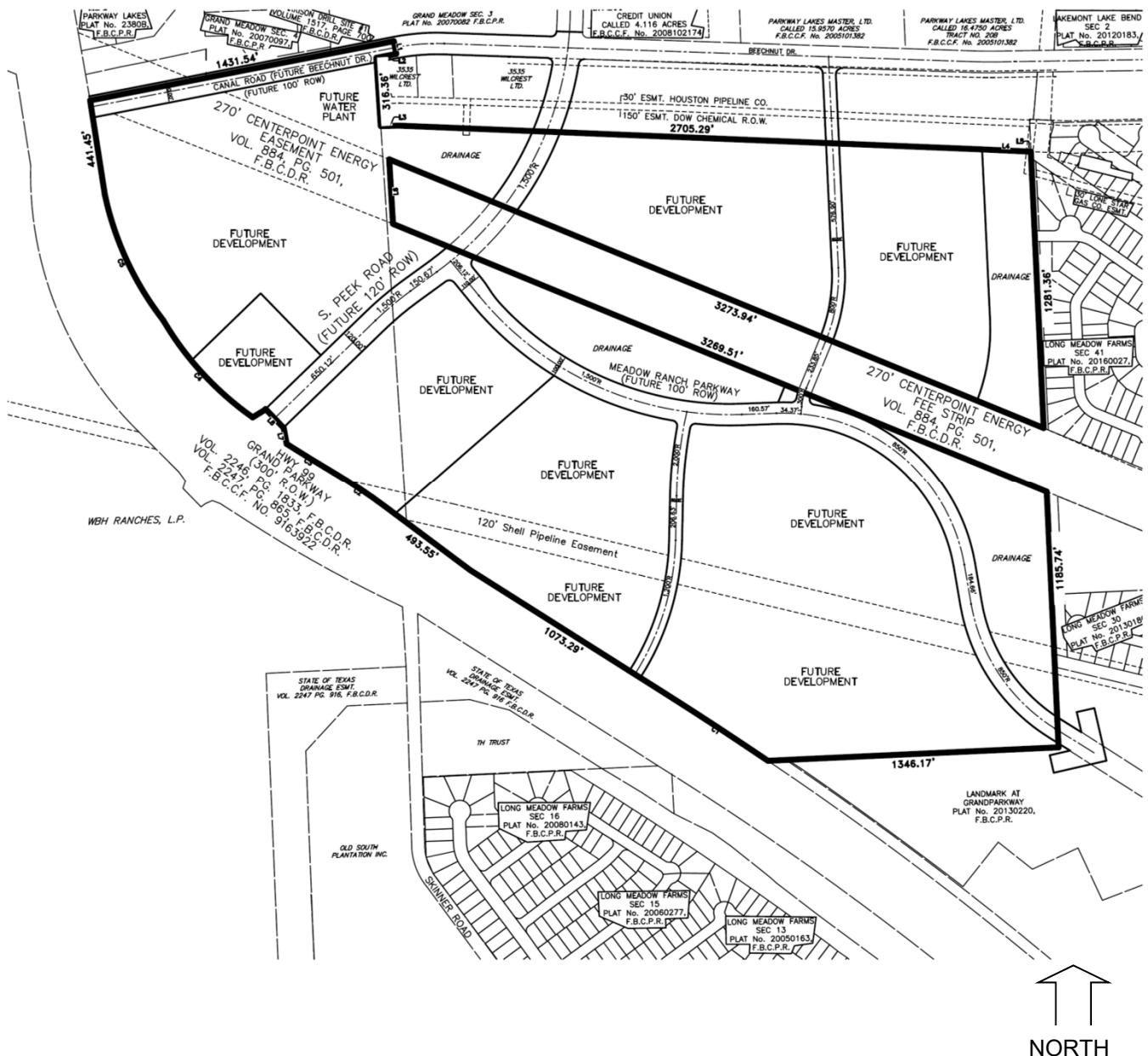
## ITEM: 117

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Peek Crossing GP

Applicant: BGE, Inc. – Land Planning



E – Special Exceptions

Subdivision



# Houston Planning Commission

ITEM: 117

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Peek Crossing GP

Applicant: BGE, Inc. – Land Planning



E – Special Exceptions

Aerial





**Application Number:** 2020-0966

**Plat Name:** Peek Crossing GP

**Applicant:** BGE, Inc. - Land Planning

**Date Submitted:** 06/12/2020

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:**

To allow a reduced centerline radius of 1,500 feet for major thoroughfare Peek Road in lieu of the required 2,000-foot radius.

**Chapter 42 Section: 132**

**Chapter 42 Reference:**

Sec. 42-132. Curves. (a) Curves for the right of way of a major thoroughfare shall have a centerline radius of at least 2,000 feet. Reverse curves shall be separated by a tangent distance of not less than 100 feet.

### Statement of Facts

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

Peek Crossing is a proposed mixed-use general plan consisting of +/-202 acres of land. The subject site is located within Fort Bend County on the north side of State Highway 99 (S.H. 99), south of Beechnut Drive, and west of the Long Meadow Farms development. The proposed general plan is encumbered by a 270-foot wide CenterPoint Energy fee strip, a 120-foot wide shell pipeline easement, and contains future major thoroughfare Peek Road, as well as extensions of major collectors Beechnut Drive and Meadow Ranch Parkway. The proposed general plan is bounded on the south side by the existing S.H. 99 right of way, where a turn-out and underpass for Peek Road has already been established and constructed. To the north, the recorded and constructed Grand Meadow Sec 3 and Park Westheimer subdivisions establish the location of Peek Road. In addition to the centerline locations of Peek Road being established to the north and south, there are also multiple pipeline easements and a CenterPoint Energy fee strip that must be crossed, which further constrains the geometry of the future major thoroughfare. Due to the existing physical characteristics of the subject site and existing constructed conditions, strict application of the ordinance would result in an impractical development, as the current constraints cannot accommodate the required radii and tangent requirements established by the ordinance.

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

The special exception will allow for a condition within the allowable 33% deviation and will also allow a tangent distance that will achieve the minimum requirements established by Chapter 42, and will maintain the vehicular connectivity requirements of the City of Houston Major Thoroughfare and Freeway Plan and this chapter.

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

The modification is a 25% deviation from the standard, Peek Road is a platted and constructed right of way north of the future Beechnut Drive segment that is adjacent to this general plan, and State Highway 99 establishes the underpass location on the south side. The modification of the standard requested is within the allowable parameters and is not a condition that is created by the applicant.

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

The overall circulation of the area is upheld by the major thoroughfare and major collector grid, and internal circulation will be provided for the proposed development. The constraints established by State Highway 99 to the south and the current location of Peek Road as constructed to the north establish the reverse curve constraints, and are not a result of this general plan, thereby preserving and maintaining the intent and general purposes of this chapter.

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

The granting of the special exception will allow for a greater tangent distance between the reverse curve established by the existing conditions, and is therefore not injurious to the public health, safety, or welfare.



Application No: 2020-0966  
Agenda Item: 117  
PC Action Date: 06/25/2020  
Plat Name: Peek Crossing GP  
Applicant: BGE, Inc. - Land Planning

Staff Recommendation: Approve the plat subject to the conditions listed

**Chapter 42 Sections: 132**

**Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)**

To allow a reduced centerline radius of 1,500 feet for major thoroughfare Peek Road in lieu of the required 2,000-foot radius.;

**Basis of Recommendation:**

The site is located along the east side of the Grand Parkway, south of Beechnut Street, and within Houston's ETJ of Fort Bend County. The applicant is requesting a Special Exception to allow a reduced centerline radius of 1,500 feet for major thoroughfare, Peek Road, in lieu of the ordinance-required 2,000 feet radius, which is a 25% modification. Staff is in support of the request.

Peek Crossing is a proposed mixed-use general plan which contains future major thoroughfare, Peek Road. This location of Peek Road is encumbered by a 270-foot wide CenterPoint Energy fee strip, and multiple pipeline easements. The south alignment of Peek Road is established where a turn-out and underpass for the Grand Parkway is constructed. The north alignment is established where the existing Peek Road is dedicated and constructed up to the northern general plan boundary.

The 1,500-foot radius is a result of the north and south set alignments. Fort Bend County Engineer's Office has voiced no objection to the request, therefore, staff recommends granting the Special Exception with the condition that sections in the vicinity of the major collector, Meadow Ranch Parkway, may require an amendment to the Major Thoroughfare and Freeway Plan, due to the proposed realignment, as shown on the general plan. The applicant must coordinate with the Transportation Division prior to submitting sections.

**Staff Evaluation**

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

Peek Crossing is a proposed mixed-use general plan which contains future major thoroughfare, Peek Road. This location of Peek Road is encumbered by a 270-foot wide CenterPoint Energy fee strip, and multiple pipeline easements. The south alignment of Peek Road is established where a turn-out and underpass for the Grand Parkway is constructed. The north alignment is established where the existing Peek Road is dedicated and constructed up to the northern general plan boundary.

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

The 1,500-foot radius is a result of the north and south set alignments. The overall circulation of the area is upheld by the major thoroughfare and major collector grid, and internal circulation will be provided for the proposed development, which will preserve and maintain the intent and general purposes of the ordinance.

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

The modification of 25% is within the 33% deviation allowed by the ordinance.

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

Due to the existing physical characteristics of the site and existing constructed conditions, strict application of the ordinance would result in an impractical development, as the current constraints cannot accommodate the required radii and tangent requirements established by the ordinance.

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

The granting of the special exception will allow for a greater tangent distance between the reverse curve established by the existing conditions, and is therefore not injurious to the public health, safety, or welfare.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 118  
**Action Date:** 06/25/2020  
**Plat Name:** Hockleywood Business Park  
**Developer:** Hockley Business Park, LLC  
**Applicant:** GBI Partners, LP  
**App No / Type:** 2020-1041 C3P

Total Acreage:	25.9480	Total Reserve Acreage:	25.9480
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	285Q	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)

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)

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

#### Commission Action:

Defer for further study and review



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

#### For Your Information:

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





## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 118  
**Action Date:** 06/25/2020  
**Plat Name:** Hockleywood Business Park  
**Developer:** Hockley Business Park, LLC  
**Applicant:** GBI Partners, LP  
**App No / Type:** 2020-1041 C3P

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HPW- TDO- Traffic: 06.18.2020

No comments.

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

Documentation of TXDOT approval for tie-in should be submitted with site plans. (HC permit regs, 5.06)

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

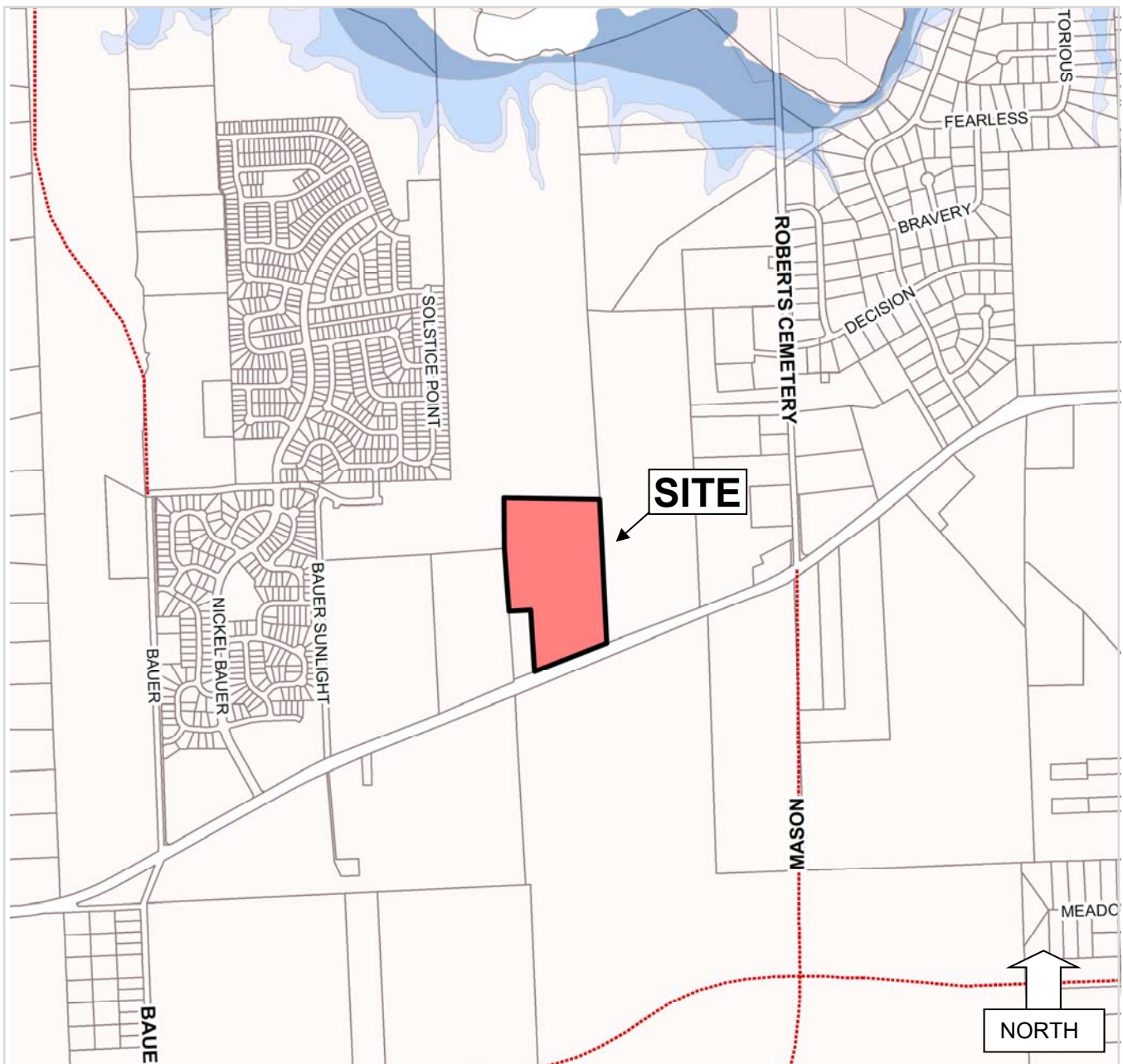
**ITEM: 118**

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Hockleywood Business Park

Applicant: GBI Partners, LP



**D – Variances**

**Site Location**

# Houston Planning Commission

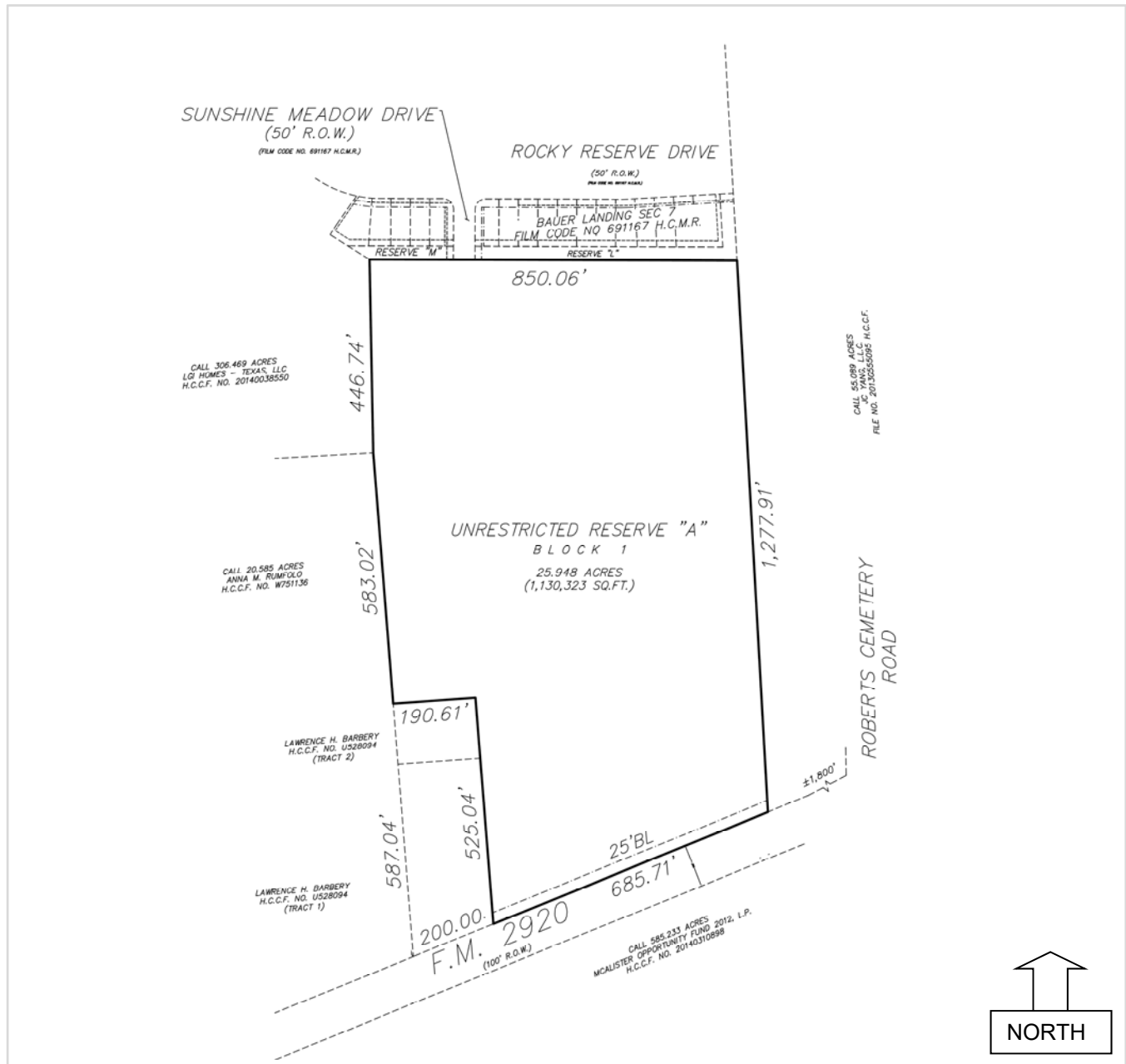
## ITEM: 118

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Hockleywood Business Park

Applicant: GBI Partners, LP



D – Variances

Subdivision



# Houston Planning Commission

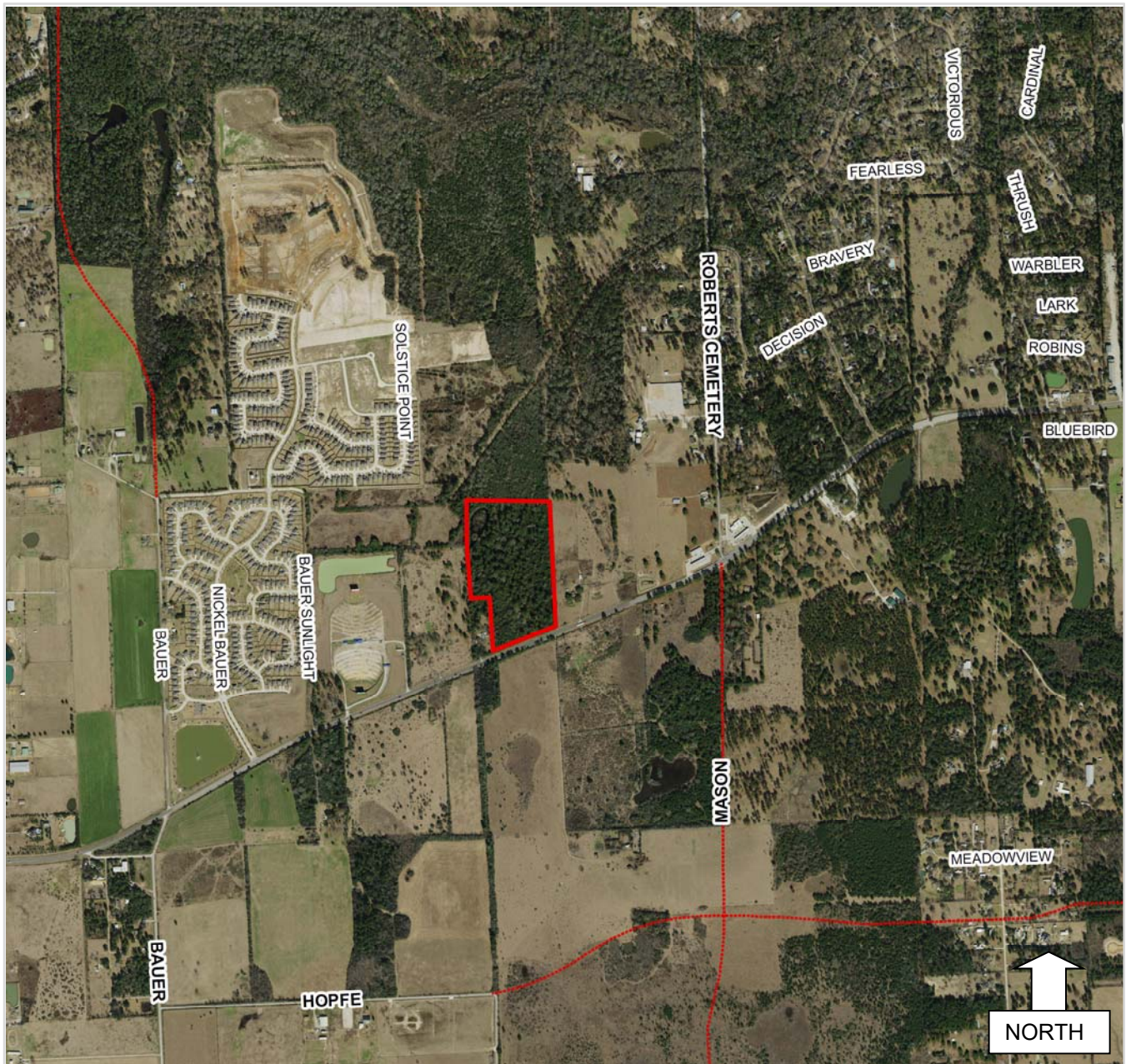
ITEM: 118

Planning and Development Department

Meeting Date: 06/25/2020

Subdivision Name: Hockleywood Business Park

Applicant: GBI Partners, LP



D – Variances

Aerial



Application No: 2020-1041  
Plat Name: Hockleywood Business Park  
Applicant: GBI Partners, LP  
Date Submitted: 06/15/2020

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:**

Request is made for the requirement for a public street or thoroughfare to intersect with a major thoroughfare at least every 2,600 feet, for a local street to intersect a local street, collector street, or major thoroughfare every 1,400 feet, and to connect to residential stub street located along north property line to be waived due to physical constraints and safety measures required for the development of the land. Developer proposes a private driveway for access to proposed commercial/light industrial business park.

**Chapter 42 Section: 120/127/128**

**Chapter 42 Reference:**

120 - (a)(4) Connections to adjacent properties to ensure adequate traffic circulation within the general area; 127 - (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet. 128 - (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:**

This development's proposed detention basin is located on/near an existing man-made pond located in the northwest corner of the subject tract (due south of the existing residential stub street). The developer intends to over-excavate the existing pond to provide onsite detention and drainage to serve the commercial development. The existing stub street to the north terminates in line with the existing pond. Connection to residential street stub out along north property line, Sunshine Meadow Drive, would also create a safety issue with single family residents using this driveway connection to FM 2920 by driving through this proposed commercial/light industrial development. There is currently no proposed street tying into the subject property on our west boundary line. A future road in that direction would like bring up the same issue of residential traffic into and out of a commercial/light industrial park as well as crossing a pipeline corridor  $\pm 500'$  west of the subject tracts western boundary line. The site will consist of commercial office and warehouse buildings constructed of tilt-wall concrete exteriors that pay tribute to the historical importance of this site. Owner has made a conscious effort to protect as many existing trees as possible and to construct a scale replica of the San Jacinto monument to pay tribute to the current State monument. The buildings and layout of the commercial development is such that drainage is using the advantageous location of the existing pond and allowing a tree buffer around the perimeter and internal tree buffer between the proposed buildings/tenants. A single private driveway is proposed to contain the commercial/light industrial traffic within the private business park. The requirement for a public road introduces public traffic vehicles to the heavy-duty commercial traffic vehicles in an industrial environment, which would be injurious to the public health, safety and welfare. For this reason, the developer wishes to construct a private road to (a) prevent unsafe conditions, (b) protect the public, (c) protect the workers in the development, and (d) preserve the integrity of the companies operating businesses in the development.





**Application Number:** 2020-1041

**Plat Name:** Hockleywood Business Park

**Applicant:** GBI Partners, LP

**Date Submitted:** 06/15/2020

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:**

Request is made for the requirement to connect to residential stub street located along north property line to be waived due to physical constraints and safety measures required for the development of the land. Developer proposes a private driveway that does not extend to the stub street.

**Chapter 42 Section: 120**

**Chapter 42 Reference:**

42-120(a)(4) Connections to adjacent properties to ensure adequate traffic circulation within the general area

### Statement of Facts

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

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

This development's proposed detention basin is located on/near an existing man-made pond located in the northwest corner of the subject tract (due south of the existing residential stub street). The developer intends to over-excavate the existing pond to provide onsite detention and drainage to serve the commercial development. The existing stub street to the north terminates in line with the existing pond. Connection to residential street stub out along north property line, Sunshine Meadow Drive, would also create a safety issue with single family residents using this driveway connection to FM 2920 by driving through this proposed commercial/light industrial development. There is currently no proposed street tying into the subject property on our west boundary line. A future road in that direction would like bring up the same issue of residential traffic into and out of a commercial/light industrial park as well as crossing a pipeline corridor  $\pm 500'$  west of the subject tracts western boundary line. The site will consist of commercial office and warehouse buildings constructed of tilt-wall concrete exteriors that pay tribute to the historical importance of this site. Owner has made a conscious effort to protect as many existing trees as possible and to construct a scale replica of the San Jacinto monument to pay tribute to the current State monument. The buildings and layout of the commercial development is such that drainage is using the advantageous location of the existing pond and allowing a tree buffer around the perimeter and internal tree buffer between the proposed buildings/tenants. A single private driveway is proposed to contain the commercial/light industrial traffic within the private business park.

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

The circumstances supporting the granting of the variance are not the result of hardships created or imposed by the applicant. The man-made pond located in the northwest corner of the site has been a part of the property for over 15 years. The location of the residential stub street on the north property line was established by recently recorded subdivision plat (February 2020).

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

Granting of this variance would promote the health, safety, morals and general welfare of the city and the safe, orderly and healthful development of the City.

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

The requirement for a public road introduces public traffic vehicles to the heavy-duty commercial traffic vehicles in an industrial environment, which would be injurious to the public health, safety and welfare. For this reason, the developer wishes to construct a private road to (a) prevent unsafe conditions, (b) protect the public, (c) protect the workers in the development, and (d) preserve the integrity of the companies operating businesses in the development.

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

As stated above, public safety and pre-existing site conditions are the justification for this variance request.



**Application Number:** 2020-1041

**Plat Name:** Hockleywood Business Park

**Applicant:** GBI Partners, LP

**Date Submitted:** 06/15/2020

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:**

Request is made for the requirement for a public street or thoroughfare to intersect with a major thoroughfare at least every 2,600 feet be waived due to physical constraints and safety measures required for the development of the land. Developer proposes a private driveway for access to proposed commercial/light industrial business park.

**Chapter 42 Section: 127**

**Chapter 42 Reference:**

42-127(a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

### Statement of Facts

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

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

This development's proposed detention basin is located on/near an existing man-made pond located in the northwest corner of the subject tract (due south of the existing residential stub street). The developer intends to over-excavate the existing pond to provide onsite detention and drainage to serve the commercial development. The existing stub street to the north terminates in line with the existing pond. Connection to residential street stub out along north property line, Sunshine Meadow Drive, would also create a safety issue with single family residents using this driveway connection to FM 2920 by driving through this proposed commercial/light industrial development. There is currently no proposed street tying into the subject property on our west boundary line. A future road in that direction would like bring up the same issue of residential traffic into and out of a commercial/light industrial park as well as crossing a pipeline corridor  $\pm 500'$  west of the subject tracts western boundary line. The site will consist of commercial office and warehouse buildings constructed of tilt-wall concrete exteriors that pay tribute to the historical importance of this site. Owner has made a conscious effort to protect as many existing trees as possible and to construct a scale replica of the San Jacinto monument to pay tribute to the current State monument. The buildings and layout of the commercial development is such that drainage is using the advantageous location of the existing pond and allowing a tree buffer around the perimeter and internal tree buffer between the proposed buildings/tenants. A public street created through the middle of the proposed commercial/light industrial development would create a public safety issue by introducing standard traffic into a commercial/industrial environment. A single private driveway is proposed to limit traffic in and out of the development to the business occupying the commercial/industrial park.

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

The circumstances supporting the granting of the variance are not the result of hardships created or imposed by the applicant. The man-made pond located in the northwest corner of the site has been a part of the property for over 15

years. The location of the residential stub street on the north property line was established by recently recorded subdivision plat (February 2020).

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

Granting of this variance would promote the health, safety, morals and general welfare of the city and the safe, orderly and healthful development of the City.

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

The requirement for a public road introduces public traffic vehicles to the heavy-duty commercial traffic vehicles in an industrial environment, which would be injurious to the public health, safety and welfare. For this reason, the developer wishes to construct a private road to (a) prevent unsafe conditions, (b) protect the public, (c) protect the workers in the development, and (d) preserve the integrity of the companies operating businesses in the development.

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

As stated above, public safety and pre-existing site conditions are the justification for this variance request.



**Application Number:** 2020-1041

**Plat Name:** Hockleywood Business Park

**Applicant:** GBI Partners, LP

**Date Submitted:** 06/15/2020

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:**

Request is made for the requirement for a local street to intersect a local street, collector street, or major thoroughfare every 1,400 feet, to be waived due to physical constraints and safety measures required for the development of the land. Developer proposes a private driveway for access to proposed commercial/light industrial business park.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

42-128 (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;**

This development's proposed detention basin is located on/near an existing man-made pond located in the northwest corner of the subject tract (due south of the existing residential stub street). The developer intends to over-excavate the existing pond to provide onsite detention and drainage to serve the commercial development. The existing stub street to the north terminates in line with the existing pond. Connection to residential street stub out along north property line, Sunshine Meadow Drive, would also create a safety issue with single family residents using this driveway connection to FM 2920 by driving through this proposed commercial/light industrial development. There is currently no proposed street tying into the subject property on our west boundary line. A future road in that direction would like bring up the same issue of residential traffic into and out of a commercial/light industrial park as well as crossing a pipeline corridor  $\pm 500'$  west of the subject tracts western boundary line. The site will consist of commercial office and warehouse buildings constructed of tilt-wall concrete exteriors that pay tribute to the historical importance of this site. Owner has made a conscious effort to protect as many existing trees as possible and to construct a scale replica of the San Jacinto monument to pay tribute to the current State monument. The buildings and layout of the commercial development is such that drainage is using the advantageous location of the existing pond and allowing a tree buffer around the perimeter and internal tree buffer between the proposed buildings/tenants. A single private driveway is proposed to contain the commercial/light industrial traffic within the private business park.

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

The circumstances supporting the granting of the variance are not the result of hardships created or imposed by the applicant. The man-made pond located in the northwest corner of the site has been a part of the property for over 15 years. The location of the residential stub street on the north property line was established by recently recorded subdivision plat (February 2020).



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

The requirement for a public road introduces public traffic vehicles to the heavy-duty commercial traffic vehicles in an industrial environment, which would be injurious to the public health, safety and welfare. For this reason, the developer wishes to construct a private road to (a) prevent unsafe conditions, (b) protect the public, (c) protect the workers in the development, and (d) preserve the integrity of the companies operating businesses in the development.

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

The requirement for a public road introduces public traffic vehicles to the heavy-duty commercial traffic vehicles in an industrial environment, which would be injurious to the public health, safety and welfare. For this reason, the developer wishes to construct a private road to (a) prevent unsafe conditions, (b) protect the public, (c) protect the workers in the development, and (d) preserve the integrity of the companies operating businesses in the development.

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

As stated above, public safety and pre-existing site conditions are the justification for this variance request.



Application No: 2020-1041

Agenda Item: 118

PC Action Date: 06/25/2020

Plat Name: Hockleywood Business Park

Applicant: GBI Partners, LP

Staff Recommendation: [Defer for further study and review](#)

Chapter 42 Sections: [120](#); [127](#); [128](#)

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

[Request is made for the requirement to connect to residential stub street located along north property line to be waived due to physical constraints and safety measures required for the development of the land. Developer proposes a private driveway that does not extend to the stub street.;](#)

[Request is made for the requirement for a public street or thoroughfare to intersect with a major thoroughfare at least every 2,600 feet be waived due to physical constraints and safety measures required for the development of the land. Developer proposes a private driveway for access to proposed commercial/light industrial business park.;](#)

[Request is made for the requirement for a local street to intersect a local street, collector street, or major thoroughfare every 1,400 feet, to be waived due to physical constraints and safety measures required for the development of the land. Developer proposes a private driveway for access to proposed commercial/light industrial business park.;](#)

**Basis of Recommendation:**

The site is located on the north side of FM 2920, also known as Waller-Tomball Road, west of Mason and Roberts Cemetery Roads, and within Houston's ETJ, Harris County. The applicant is requesting a reconsideration of requirement, with three variances, 1) to exceed the 2,600' intersection spacing requirement along major thoroughfare, FM 2920, 2) to exceed the 1,400' north-south intersection spacing requirement for local streets, and 3) to not connect to a residential stub street along the north property line. Staff requests this item be deferred for two weeks for further study and review.

**Statement of Facts**

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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

[N/A](#)

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 119  
**Action Date:** 06/25/2020  
**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

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.

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:** 119  
**Action Date:** 06/25/2020  
**Plat Name:** Yellowstone Academy Campus  
**Developer:** CBRE  
**Applicant:** Windrose  
**App No / Type:** 2020-0835 C2R

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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

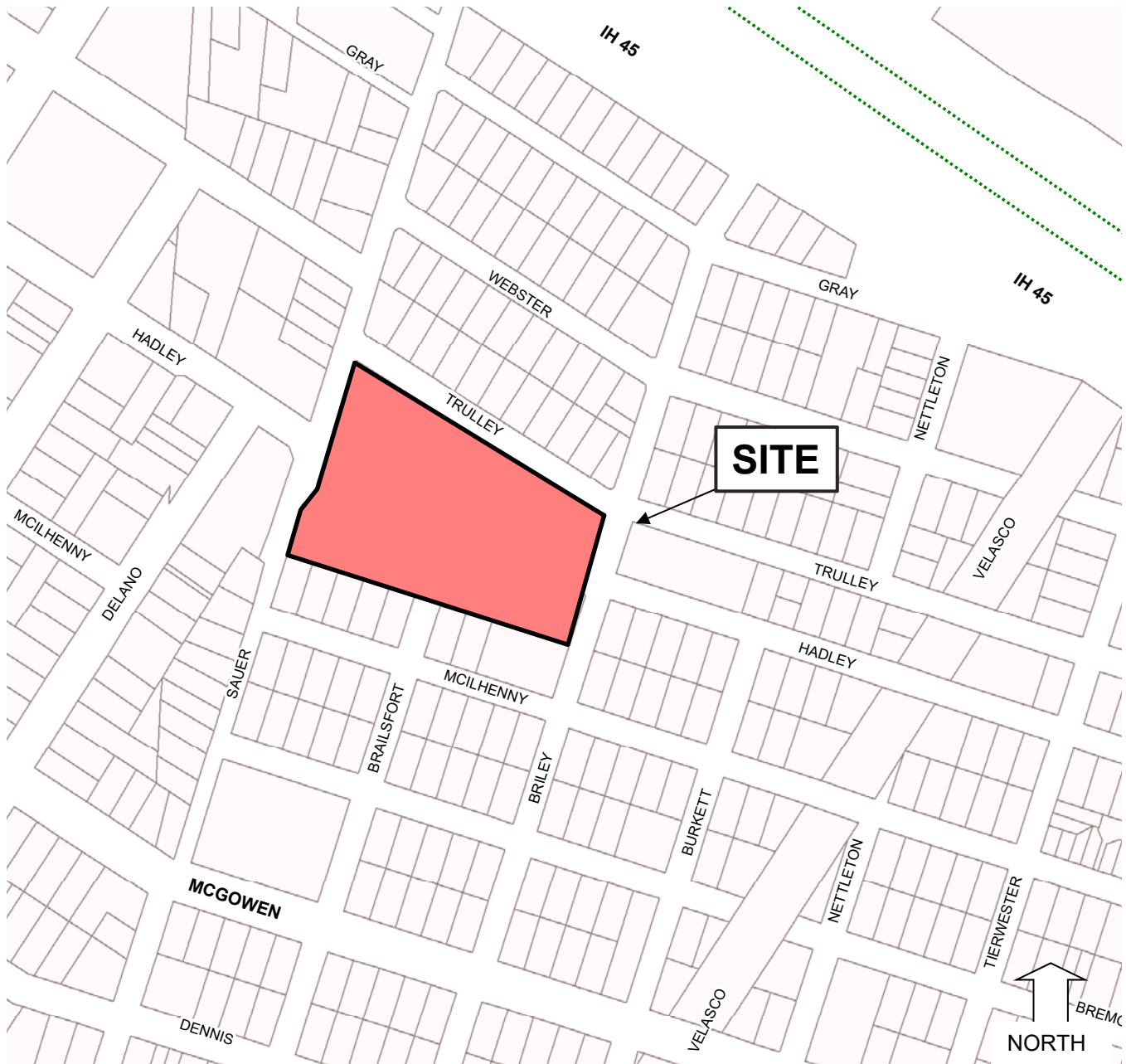
**ITEM: 119**

Planning and Development Department

Meeting Date: 06/25/2020

**Subdivision Name: Yellowstone Academy Campus (DEF 2)**

**Applicant: Windrose**



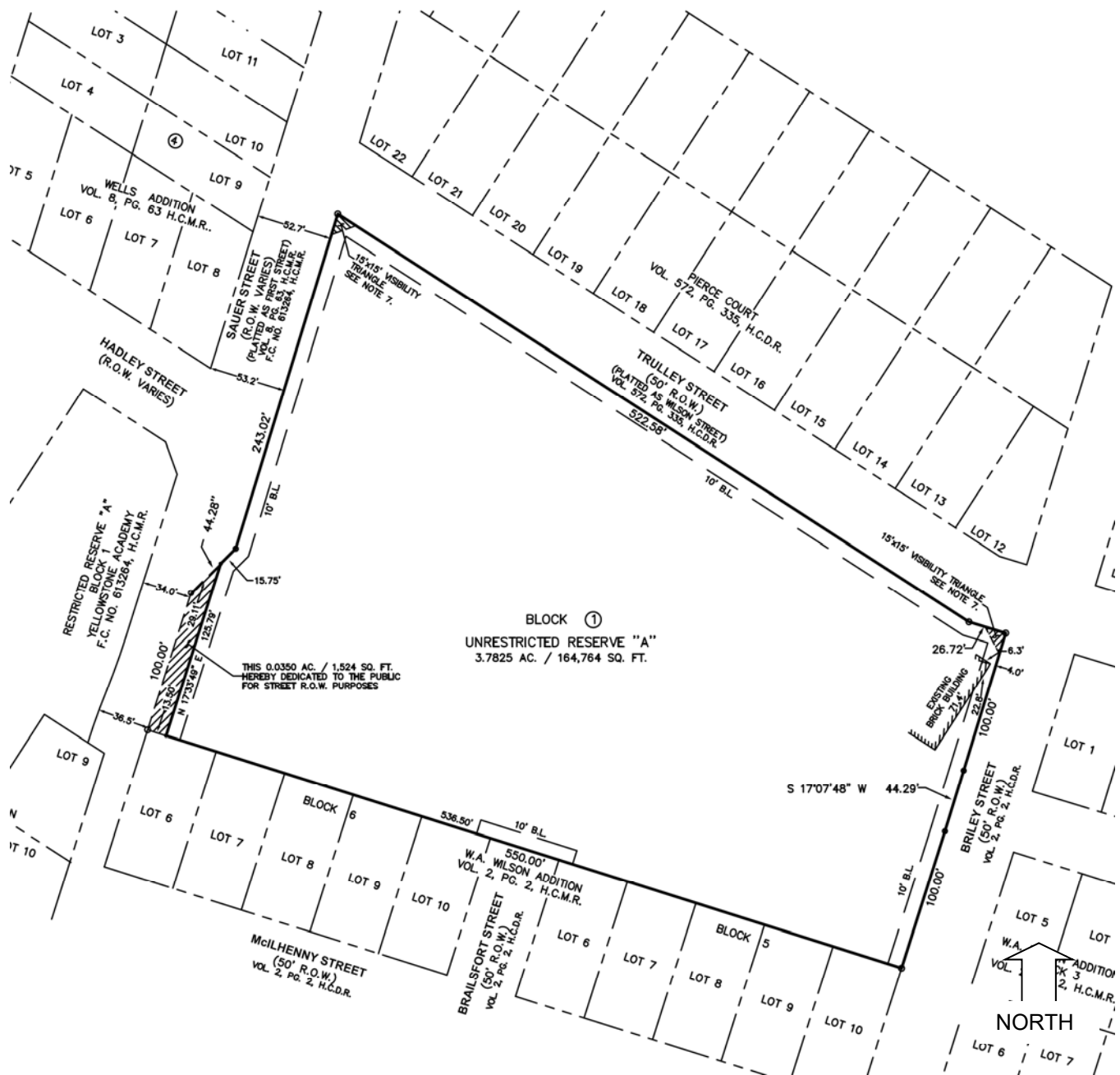
**F- Reconsideration of Requirements**

**Site Location**



**Meeting Date: 06/25/2020**

**Applicant: Windrose**



## Subdivision

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# Houston Planning Commission

## ITEM: 119

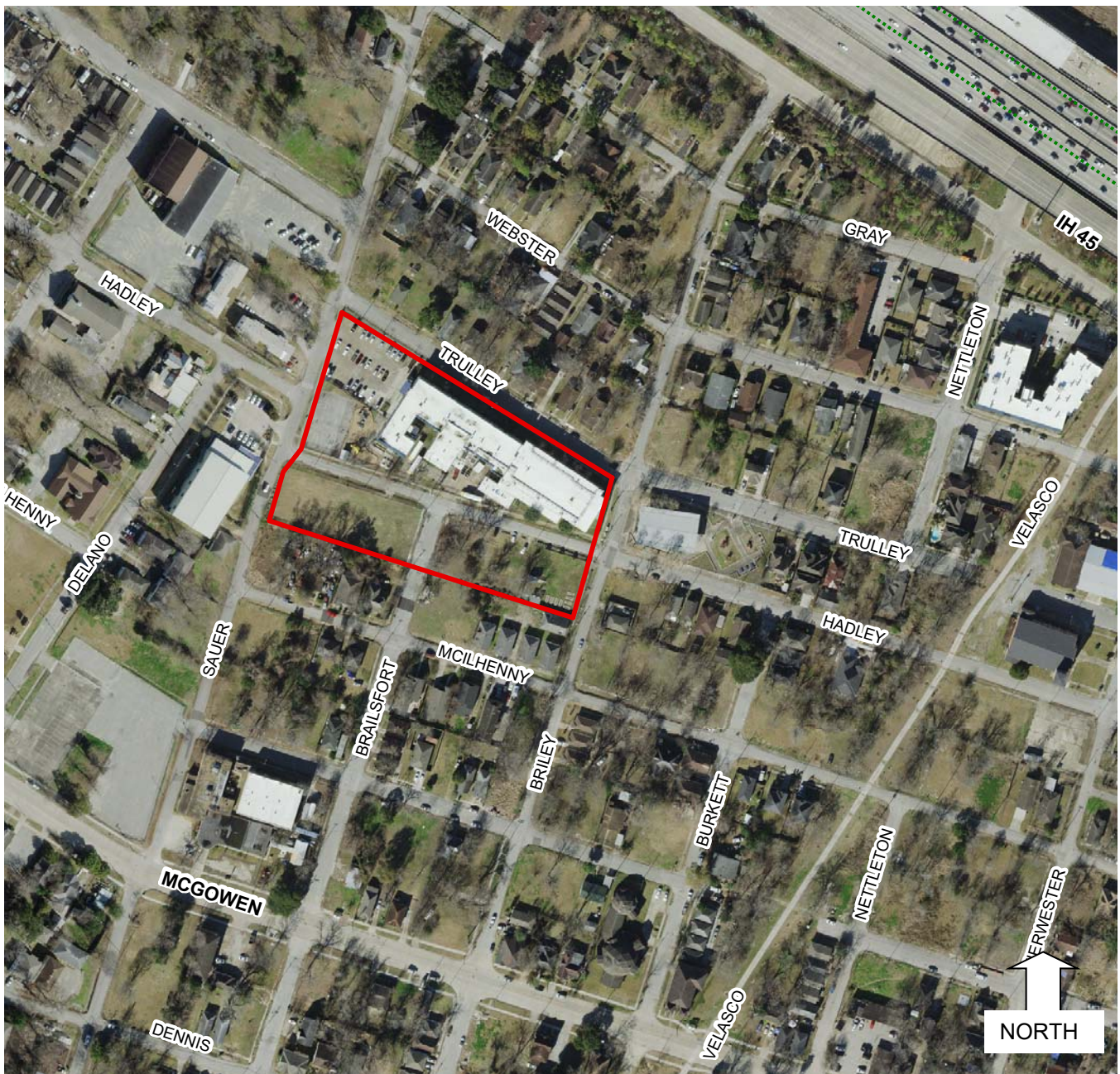
Planning and Development Department

Meeting Date: 06/25/2020

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Subdivision Name: Yellowstone Academy Campus (DEF 2)

Applicant: Windrose



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F- Reconsideration of Requirements

Aerial

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# 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**

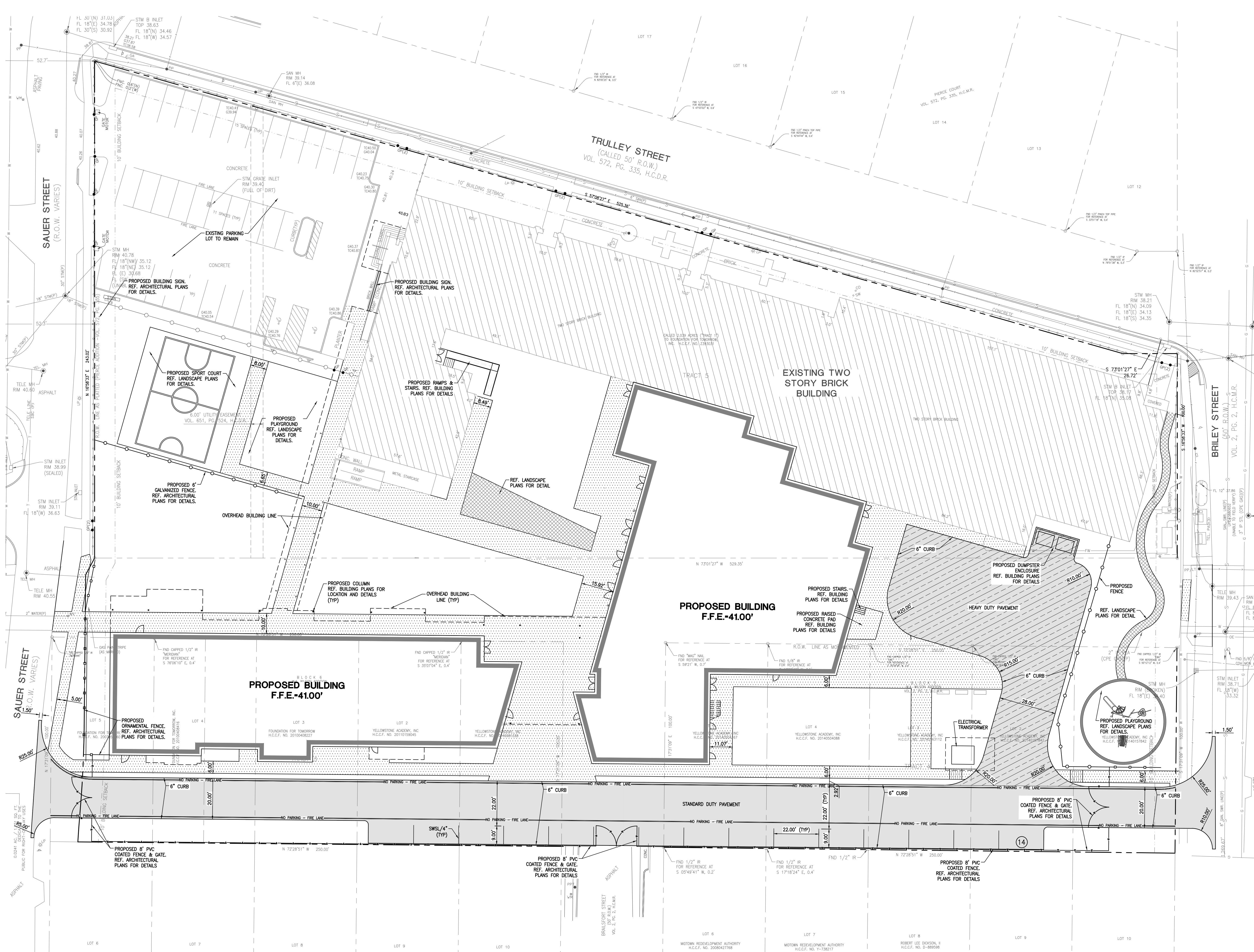
KEY PLAN

SHEET TITLE  
**SITE PLAN**

SHEET NUMBER

**C1.00**

2017 Kirksey



## 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, CURBS, 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. 480210380M DATED UNSHADED X.



SCALE IN FEET  
20' 10' 0' 20' 40' 60'



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**APPLICANT'S  
Reconsideration Of Requirement Request Form**

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**Application No:** 2020-0835  
**Plat Name:** Yellowstone Academy Campus  
**Applicant:** Windrose  
**Date Submitted:** 05/18/2020

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The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

**Specific requirement or condition being sought:**

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.



**Application No:** 2020-0835

**Agenda Item:** 119

**PC Action Date:** 06/25/2020

**Plat Name:** Yellowstone Academy Campus

**Applicant:** Windrose

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

**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:**

The site is located within Houston's corporate limit, south of Interstate 45, north of McGowen Street, and east of US Highway 59.

The applicant proposes an unrestricted reserve for the purpose of expanding an existing private school campus. The applicant is requesting a variance to create a stub street along their southern boundary to be used as a point of access instead of barricading the dead-end as required by Chapter 42. Staff is not in support of this request.

The site is located within the Third Ward Complete Community on a block bound by Trulley, Briley, and Sauer Streets. The applicant is in the process of abandoning Hadley Avenue and portions of Brailsfort Street to assemble a larger tract for the purpose of expanding the existing private school. This abandonment created a stub portion of Brailsfort Street terminating along the southern boundary. The applicant is seeking to use the dead-end portion of this stub street as a point of access in addition to frontage along Trulley, Briley, and Sauer. The applicant proposes to construct two new buildings and one 22' wide one-way driveway to facilitate the movement of buses and automobiles to drop off and pick up students. The applicant also propose 14 parallel parking spaces immediately adjacent to the one-way driveway. According to the applicant, since the proposed driveway is one way, the school needs an access point from Brailsfort Street to maneuver vehicles when needed. In staff's opinion, the requested variance to allow access from Brailsfort is self-imposed. Stub street Brailsfort Road is created by the applicant by abandoning portion of Brailsfort. By abandoning Hadley and portion of Brailsfort Road, the applicant implies that these two streets are not needed for traffic circulation. The requested variance to take access from Brailsfort is contradict with the street abandonment application. Chapter 42 allows stub streets to exist without the means for a vehicular turnaround, per conditions intended to limit traffic on the stub street. These conditions include building a barrier where the street terminates so that through traffic is not directed onto a substandard roadway. In addition, there is enough space on the site to accommodate a two-way driveway to improve traffic circulation if the 14 parallel parking spaces are relocated to other areas.

In brief, the site features ample frontage along three roadways within a street grid system with ample opportunities for traffic dispersion. The applicant's stated justification is largely self-imposed and could be alleviated by revising their design. Staff recommends denying the requested variance and approving the plat per the CPC 101 form conditions.

---

## Statement of Facts

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

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](http://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](http://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](mailto:speakercomments.pc@houstontx.gov),

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. 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](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

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

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



## **TERMINOLOGY**

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

## **PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION**

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

## **PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION**

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

## **CITY OF HOUSTON SEC. 42-82 AND 42-83**

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

## **PROPERTY OWNERSHIP INFORMATION**

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Extension of Approval Approval Conditions

**Agenda Item:** 120  
**Action Date:** 06/25/2020  
**Original Action Date:** 07/11/2019  
**Plat Name:** Harris County MUD no 477 Water Plant no 1  
**Developer:** 290 WR Holdings, LP  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No :** 2019-1118  
**App Type:** C2

Total Acreage:	3.8570	Total Reserve Acreage:	3.8570
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 477
County	Zip	Key Map ©	City / ETJ
Harris	77447	324K	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:** 121  
**Action Date:** 06/25/2020  
**Original Action Date:** 07/25/2019  
**Plat Name:** Silver Springs Sec 3  
**Developer:** Silver Springs Interest, Ltd.  
**Applicant:** Miller Survey Group  
**App No :** 2019-1106  
**App Type:** C3F

Total Acreage:	14.4500	Total Reserve Acreage:	2.4206
Number of Lots:	103	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 HARRIS COUNTY MUD 23
County	Zip	Key Map ©	City / ETJ
Harris	77014	371F	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:** 122  
**Action Date:** 06/25/2020  
**Original Action Date:** 08/08/2019  
**Plat Name:** Spring Cypress Estates Sec 2  
**Developer:** S/S 53, Inc  
**Applicant:** Hovis Surveying Company Inc.  
**App No :** 2019-1343  
**App Type:** C2

Total Acreage:	6.6910	Total Reserve Acreage:	6.6910
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77379	330A	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:** 123  
**Action Date:** 06/25/2020  
**Original Action Date:** 07/11/2019  
**Plat Name:** Telge Ranch Sec 1 partial replat no 2 and extension  
**Developer:** Harris County  
**Applicant:** IDS Engineering Group  
**App No :** 2019-1139  
**App Type:** C3F

---

Total Acreage:	2.5340	Total Reserve Acreage:	1.1320
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	327R	ETJ

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**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:** 124  
**Action Date:** 06/25/2020  
**Original Action Date:** 08/08/2019  
**Plat Name:** TM Spring Cypress  
**Developer:** TM Spring Cypress Holdings, LLC  
**Applicant:** Hovis Surveying Company Inc.  
**App No :** 2019-1398  
**App Type:** C2R

Total Acreage:	23.3590	Total Reserve Acreage:	23.3590
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	77429	367C	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:** 125  
**Action Date:** 06/25/2020  
**Original Action Date:** 08/08/2019  
**Plat Name:** Van Siblings LLC  
**Developer:** The Van Siblings LLC  
**Applicant:** Hovis Surveying Company Inc.  
**App No :** 2019-1227  
**App Type:** C2

Total Acreage:	4.1614	Total Reserve Acreage:	4.1580
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	77083	528T	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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# CITY OF HOUSTON

HOUSTON PLANNING COMMISSION  
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission  
Meeting Date: 06/25/20

**ITEM: 126**

**Applicant:** CARMEN MARIBEL CERDA GARCIA

**Contact Person:** CARMEN M CERDA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	20-1535	77365	5671	295Q	ETJ
SOUTH OF: MILLS BRANCH EAST OF: SORTERS					

**ADDRESS:** 25324 Ravencrest Dr

**ACREAGE:**

**LEGAL DESCRIPTION:**

LOTS ONE HUNDRED TWO (102) AND ONE HUNDRED THREE (103), OF RAVENWOOD SUBDIVISION, AN UNRECORDED SUBDIVISION OUT OF THE ROBERT T. HOWELL SURVEY, ABSTRACT NO. 245, 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 the Planning & Development Department at 1002 Washington Avenue 3<sup>rd</sup> 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](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Windrose Land Services	Jeff Boutte	713-458-2281	jeff.boutte@windroseservices.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4501 Garrow St. Houston, TX 77011	19017748	77011	5457D	494T	H

HCAD ACCOUNT NUMBER(S):	0280240000009
PROPERTY LEGAL DESCRIPTION:	TRS 9 & 10 BLK 21 OAK LAWN
PROPERTY OWNER OF RECORD:	MOTURI EDWIN
ACREAGE (SQUARE FEET):	.0818 AC (3565) SF
WIDTH OF RIGHTS-OF-WAY:	Garrow Street 50'; Super street 60'
EXISTING PAVING SECTION(S):	Garrow Street 22'; Super street 22.7'
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Existing Residence
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	New 2202 SF single-family residence

**PURPOSE OF VARIANCE REQUEST:** (1) to allow a 2.6' building line along Garrow Street, in lieu of the ordinance required 10' building line. (2) to allow a 1.1' building line along Super Street, in lieu of the ordinance required 10' building line and (3) to encroach into the visibility triangle with a new single-family residence.

**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):** The subject property is a single-family residential dwelling located at the northeast corner of Garrow Street and Super Street. The property is a portion of Lots 9 and 10, Block 21, Oak Lawn Addition. The applicant received a permit from the City of Houston to repair damages caused by Hurricane Harvey. After the home was completed, the applicant applied for their certificate of occupancy. At that time, it was discovered that neither the applicant nor City permit reviewers accounted for building setbacks along the adjacent rights-of-way. The applicant is requesting a variance to allow the single-family residential structure to encroach into the front and side building setbacks to prevent the existing home from being demolished and depriving the applicant of reasonable use of their land.

*The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.*

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

The subject property is a single-family residential dwelling located at the northeast corner of Garrow Street and Super Street. The property is a portion of Lots 9 and 10, Block 21, Oak Lawn Addition. The applicant received a permit from the City of Houston to repair damages caused by Hurricane Harvey. After the home was completed, the applicant received inspections for HVAC, plumbing, and electrical – all inspections passed and the applicant then applied for their certificate of occupancy. At that time, it was discovered that neither the applicant nor City permit reviewers accounted for building setbacks along the adjacent rights-of-way. The applicant is requesting a variance to allow the single-family residential structure to encroach into the front and side building setbacks to prevent the existing home from being demolished and depriving the applicant of reasonable use of their land.

- (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 justifications for the variance are the unfortunate circumstances surrounding the applicant's building permit and the existing development pattern of the area, neither of which were willfully self-imposed. When the building permit was applied for and issued, it did not contemplate building setbacks along either adjacent roadway. The applicant thought nothing of this oversight, as the surrounding area is generally characterized by reduced and zero-foot building setbacks. Homes and businesses along Garrow Street and Super Street, even those adjacent to and on the same blocks as the subject site, are located on the property line or within a few feet of the property line. Forcing the applicant's home to be demolished to meet the 10-foot building setbacks would represent a significant hardship and it is not necessary to match the area's development pattern.

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

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

The City's regulations promote safe and orderly development that is compatible with the surrounding area. The building encroachments will not negatively affect the health, safety and general welfare of the community - discussed further below. Regarding whether the proposed variance is compatible with the area's development pattern, the proposed reduction in building setbacks would be highly compatible with the other development in the area. The Oak Lawn Addition is a very established neighborhood with a definite pattern of reduced building setbacks. As an example, the homes along the same block north of the site are built on or within a few feet of the property line. Also, both lots that are adjacent to the subject property have structures on the common lot line.

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

The proposed building encroachments do not present any threat to the general public's health, safety or welfare. While the applicant is requesting to encroach 8.9 feet on Super Street and 6.6 feet along Garrow Street, the roadside bar ditches and sidewalks provide more than adequate separation between the driving surface and the single-family home. Further, there is more than adequate clearance at the intersection to maintain an open sight visibility triangle and safe turning movements to both streets. The configuration of the house also promotes good site visibility at the intersection as the main structure steps back at the northwest corner of the property. The applicant has considered moving the structure to reduce the encroachment, but that is not possible or in the best interests of the neighboring properties. Even though the home is on a pier and beam foundation, the lot is only 46 feet wide and 77 feet deep and there is only 7.2 feet between the home and the eastern property line. The home at 4503 Garrow Street sits on the common lot line with the applicant's property, so the 7.2 feet of space is essential to maintain reasonable and adequate spacing. The same issue prevents moving the home further north, as the neighbor's storage building sits on the common lot line.

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

Without the variance, the applicant would have to demolish the newly constructed home as there is no way to reposition the structure on-site due to the size of the lot and structures to the north and south that sit on the common lot lines. If the applicant would have known that setbacks were an issue, or if the City would have flagged the position of the home during the permit review process, the home would not have been purchased and constructed in its current location. This inadvertent oversight regarding the building setbacks, including a lack of enforcement during the permit review process, is totally understandable from both sides as the neighborhood is characterized by reduced and zero-foot setbacks. Now that the structure has been constructed, there is no path forward other than demolition or a variance. Because the current placement of the home matches so well with the development character of the area and no threat is posed to the health, safety and welfare of the general public, the variance is justified and the applicant humbly requests that they be granted the certificate of occupancy so they can move in to their new home.

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## DEVELOPMENT PLAT VARIANCE



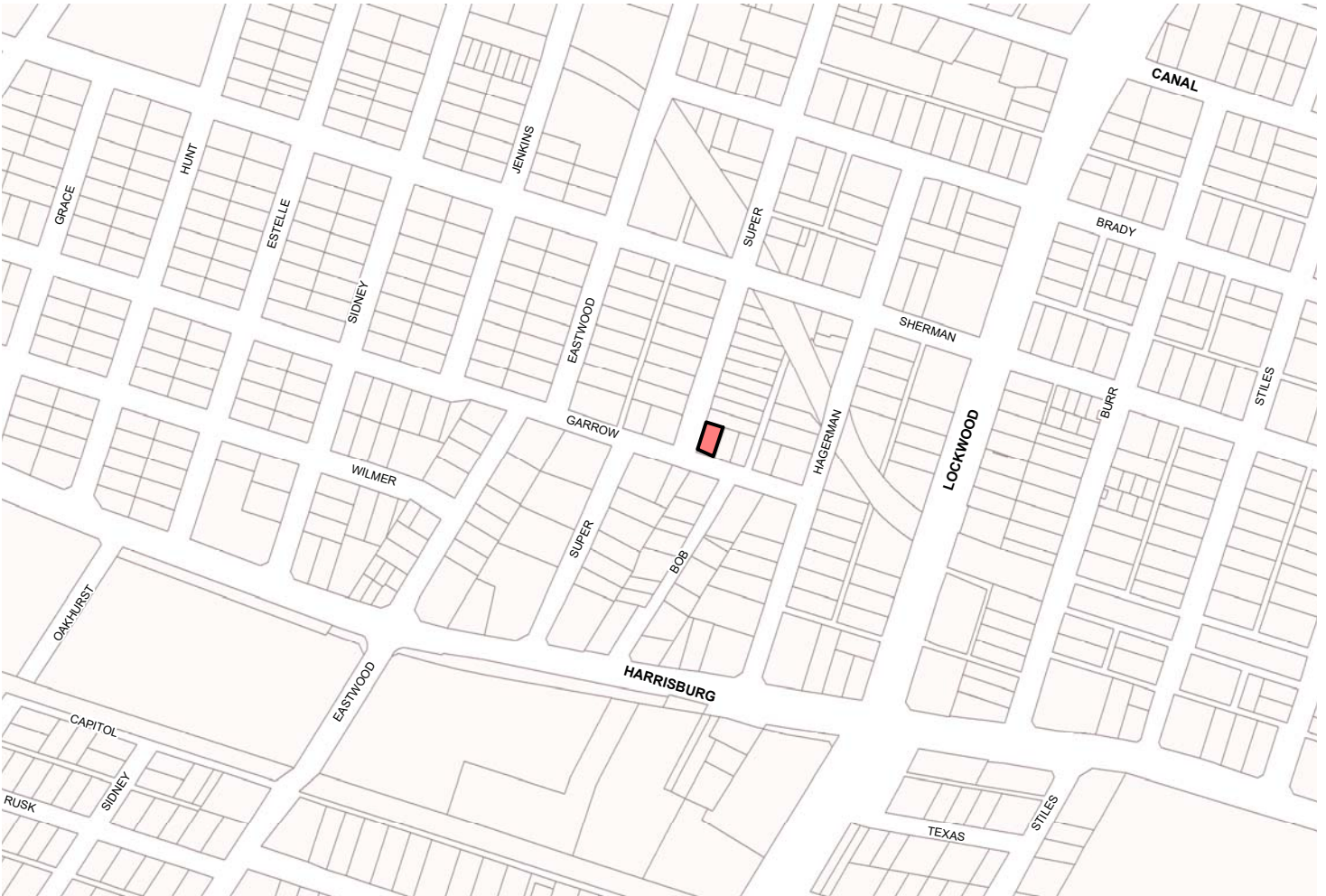
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 127**

Meeting Date: 06/25/2020

## Houston Planning Commission

### Location Map



# DEVELOPMENT PLAT VARIANCE





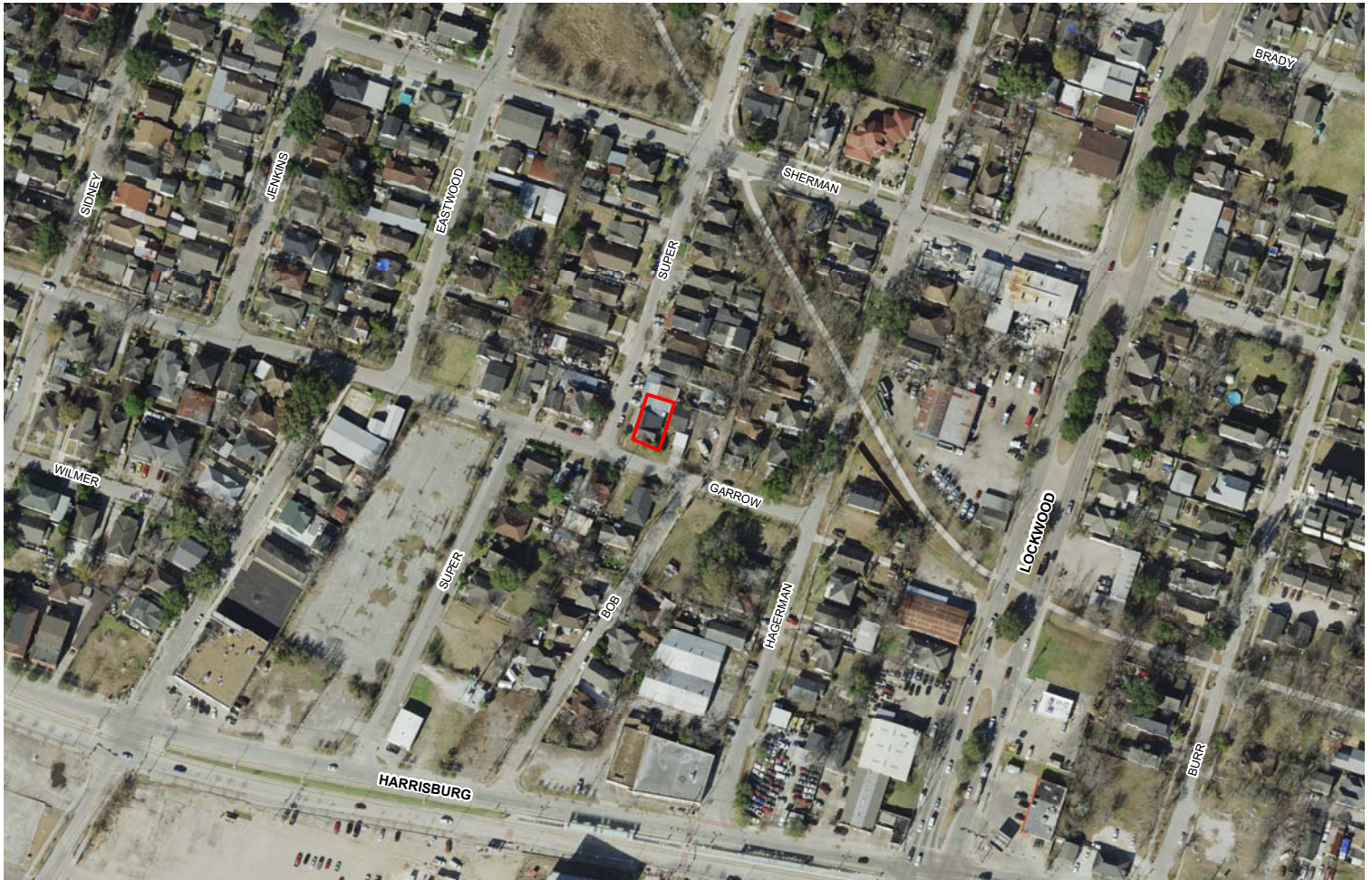
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 127**

Meeting Date: 06/25/2020

## Houston Planning Commission

Aerial Map



# DEVELOPMENT PLAT VARIANCE



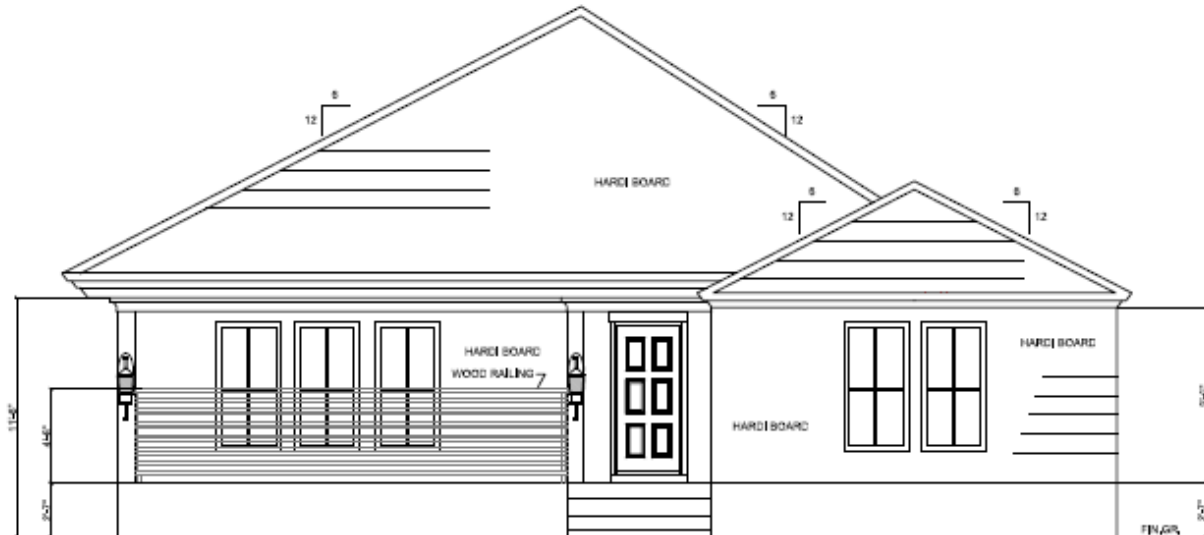






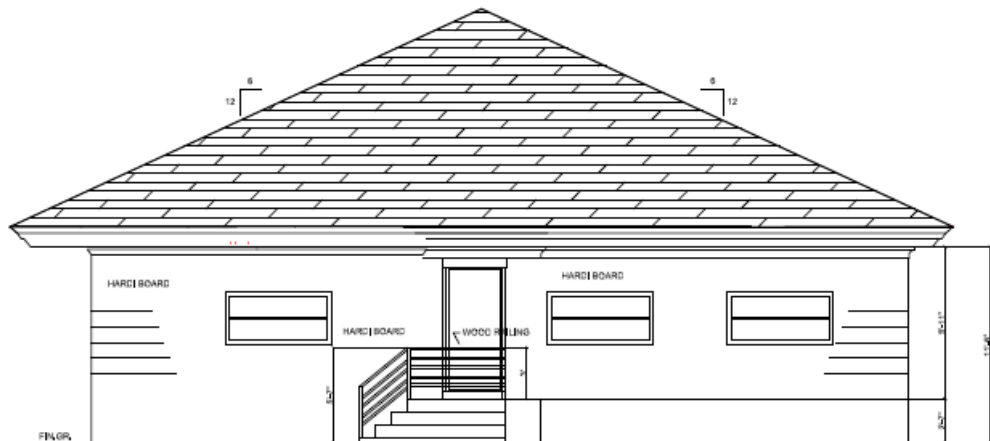
## Houston Planning Commission

### Elevations



### FRONT ELEVATION

SCALE: 1/8" = 1'-0"



### REAR ELEVATION

SCALE: 1/8" = 1'-0"

# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### STAFF REPORT

**Staff Recommendation:** Defer

**Basis of Staff Recommendation:**

The site is located north of Harrisburg Boulevard, west of Lockwood Drive, and at the northeast corner of Garrow Street and Super Street. The applicant is requesting a variance (1) to allow a 2.6' building line along Garrow Street, (2) to allow a 1.1' building line along Super Street, in lieu of the ordinance required 10' building line and (3) to encroach into the visibility triangle with a new single-family residence.

Staff recommends this item be deferred for two weeks to allow time for further study and review of the site.

**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 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](mailto: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](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
The Interfield Group	Mary Villareal	713-780-0909	mvillareal@interfield.net		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
6002 Floyd Street	20037036	77096	5257B	492G	C

HCAD ACCOUNT NUMBER(S):	0690420060011
PROPERTY LEGAL DESCRIPTION:	Lot 11, Block 2 of Glen Cove Sec 3
PROPERTY OWNER OF RECORD:	SNSB ENTERPRISES LLC
ACREAGE (SQUARE FEET):	0.167 (7,280 SF)
WIDTH OF RIGHTS-OF-WAY:	Floyd Street 50'; Westcott street 100'
EXISTING PAVING SECTION(S):	Floyd Street 26'; Westcott street 78'
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Existing Residence
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	New 2,782 SF 2-story single family residence

**PURPOSE OF VARIANCE REQUEST:** To allow a 10' building line along Westcott Street, a major thoroughfare in lieu of the required 25' building line, for a new single-family residence.

**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.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Variance is being requested so that proposed two-story single family residence may be constructed on the 10' building line, as original residence and as created by the original plat, instead of a 25' building line required by Ordinance.

*The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department*

- (1a) **The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**
- (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 proposed residence will be located at 6002 Floyd Avenue, south of Rose Street, west of Westcott Street, east Terrace Drive and north of Floyd Avenue.

Subject property is a corner lot out of Glen Cove Third Sec subdivision, filed in 1946. The plat of Glen Cove Sec Third Sec created a 10' building line along West Street and 25' building line along Floyd Avenue. The original residence was building in 1947, with the home at the 10' building There are currently structures along Westcott Street which also appear to be built on the original 10' building line and closer.

Please note the following:

- a) The near vicinity of subject property is substantially residential and well developed.
- b) Proposed residence will not have direct access to and from Westcott Street
- c) Westcott Street is currently an approximately 88' right-of-way, with a 27.9' pavement section on west side of median. It does not appear that Westcott Street would require widening in the near future.
- d) The distance from Westcott Street back of curb to proposed structure is approximately 21.47'.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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- e) Subject property has an unusual configuration, with dimensions that range from 80.52' at Floyd Avenue and narrowing to 54.15' at rear of lot. A 25' along Westcott Street would make the buildable dimension at rear of the lot approximately 19'.
- f) The unusual configuration of property, 10' side building line, 25' front building line and 25' building line along Westcott Street denies owner the ability to construction a home that is in character with other homes within this subdivision.
- g) Proposed development with beautify this block face by constructing an unobstructed 6' sidewalk along Westcott Street and 4' pedestrian buffer that includes 2" caliper trees.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject tract, and to allow proposed home to be constructed on the building line designated by plat and deed restriction.

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

The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations:

- a. Granting the variance will help preserve the prevailing 10' building line along Westcott Street
- b. A 6' sidewalk will be constructed along Westcott Street
- c. A 4' pedestrian buffer with 2" caliper trees will be provided between 6' sidewalk and edge of pavement.
- d. Yards between right-of-way line and residence will be landscaped and will preserve and enhance the general character of the block face.

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

The granting of the variance will not be injurious to the public health, safety or welfare. New residence will enhance the existing block face, without any way compromising public health or safety.

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

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of existing and nearby prevailing conditions.

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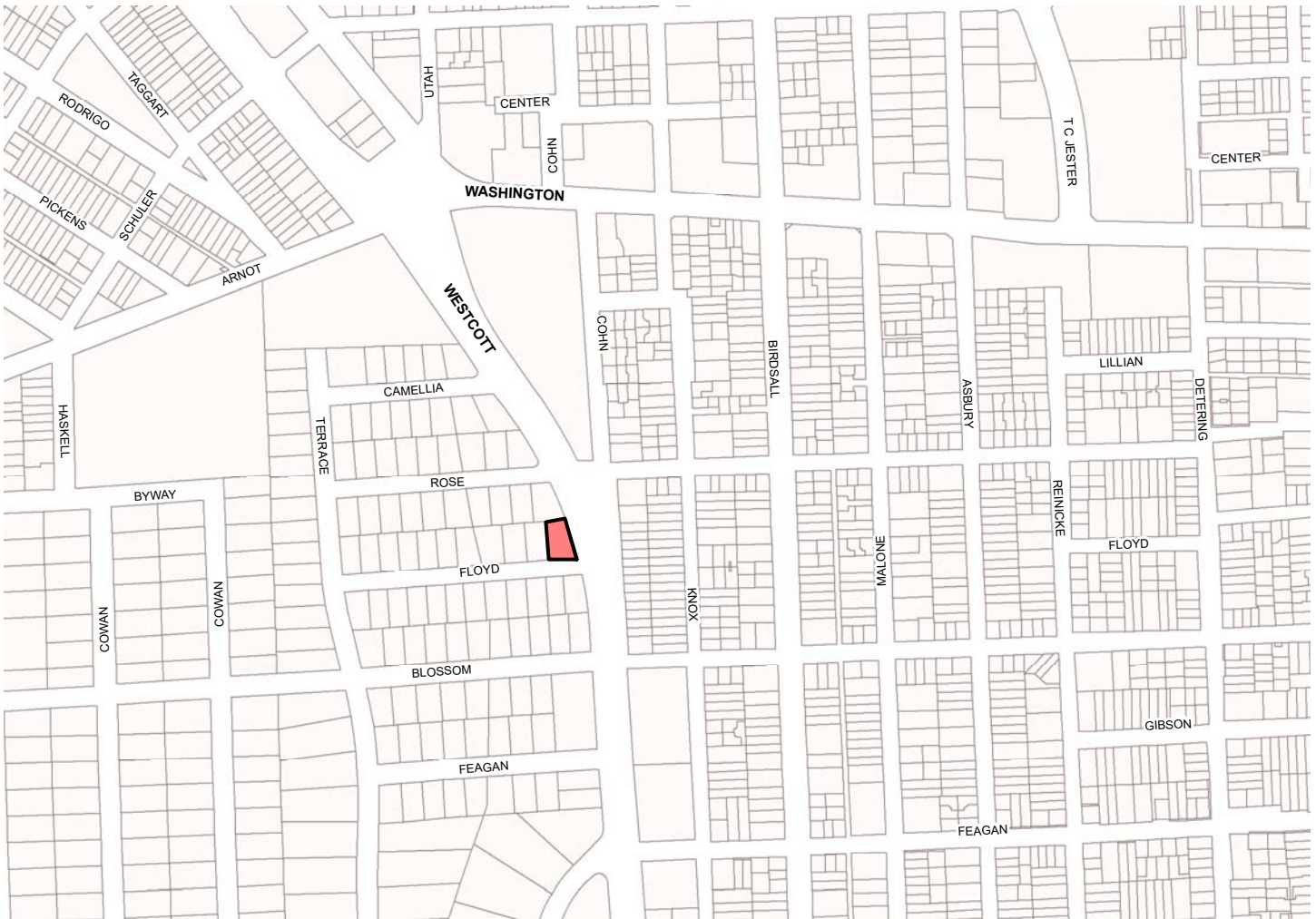
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

Location Map



# DEVELOPMENT PLAT VARIANCE





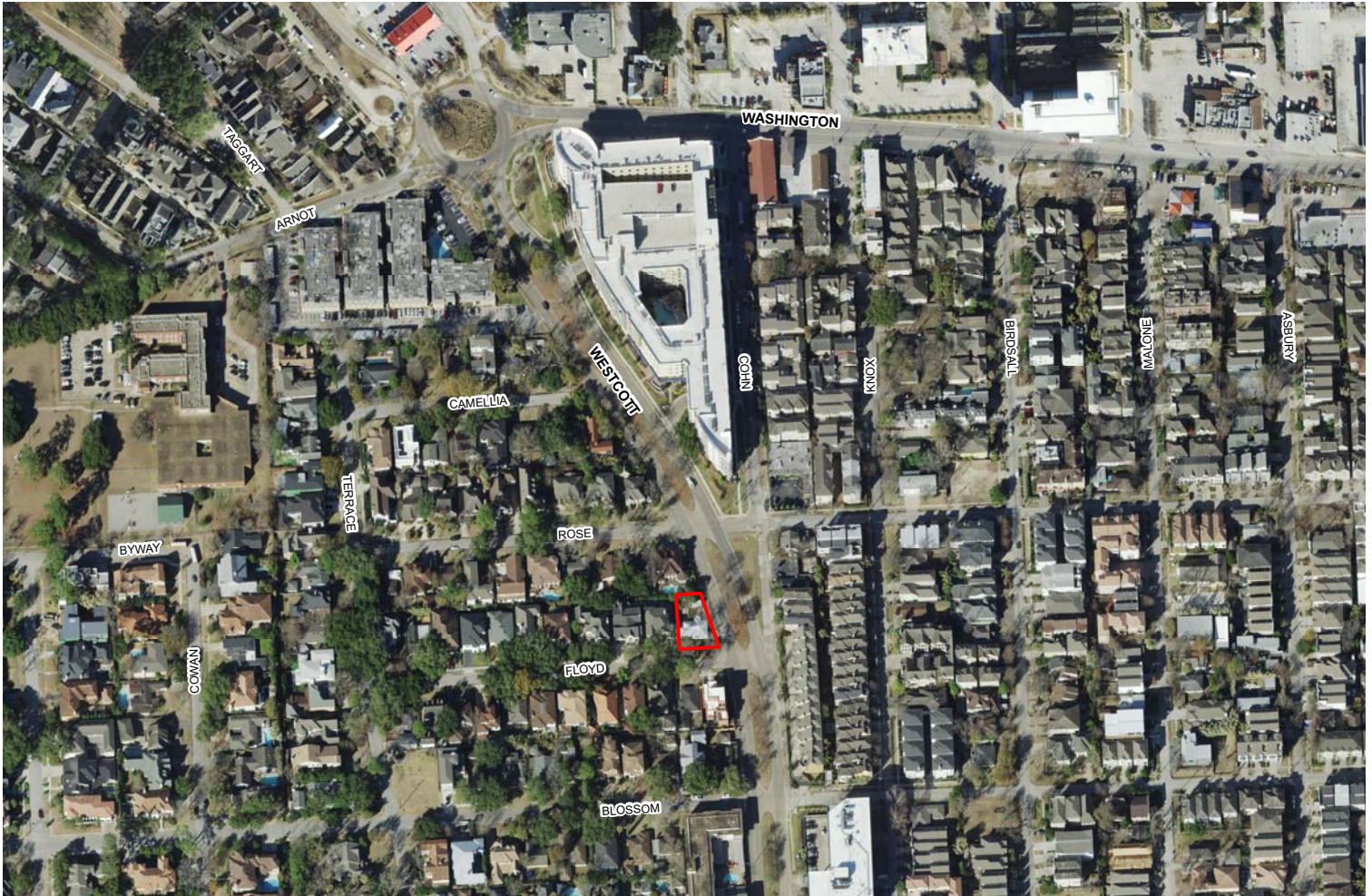
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 128**

Meeting Date: 06/25/2020

## Houston Planning Commission

Aerial Map



# DEVELOPMENT PLAT VARIANCE



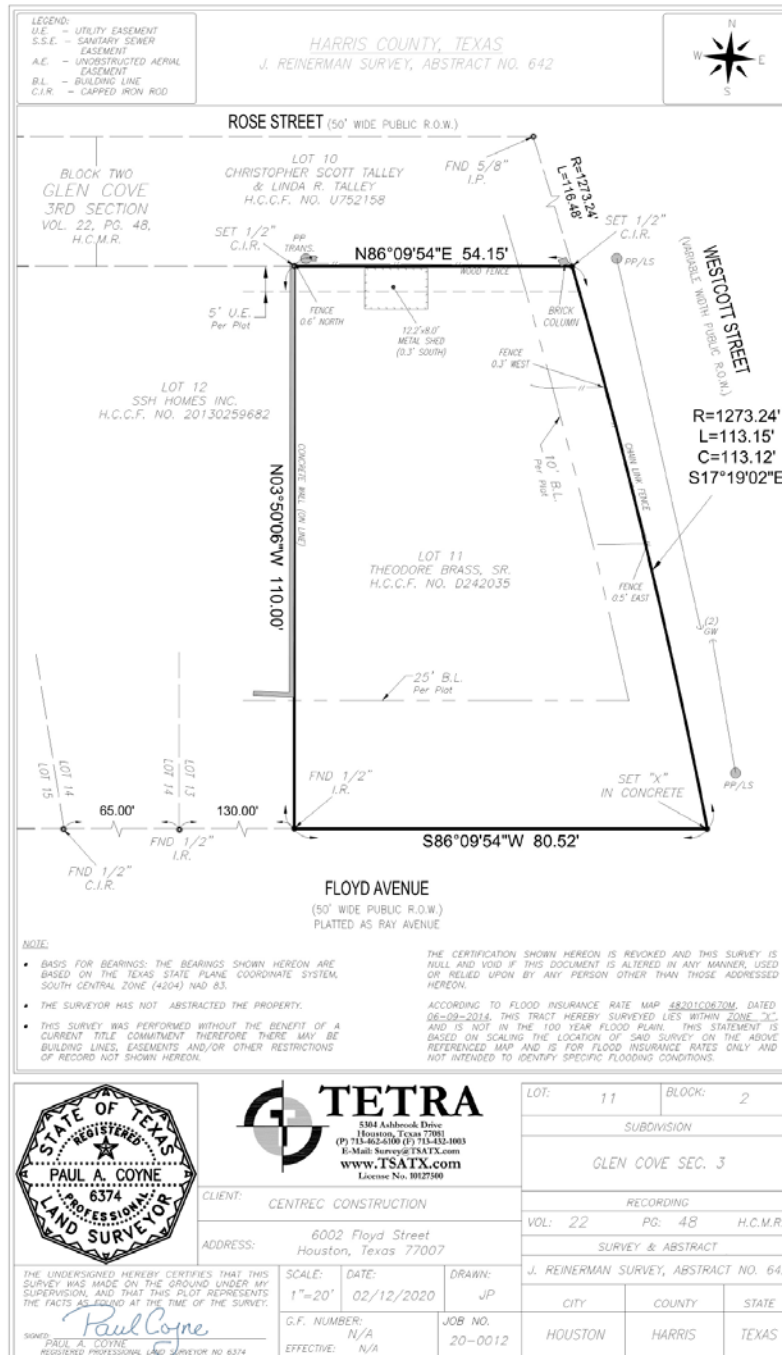
PLANNING &  
DEVELOPMENT  
DEPARTMENT

# Houston Planning Commission

ITEM: 128

Meeting Date: 06/25/2020

## Survey

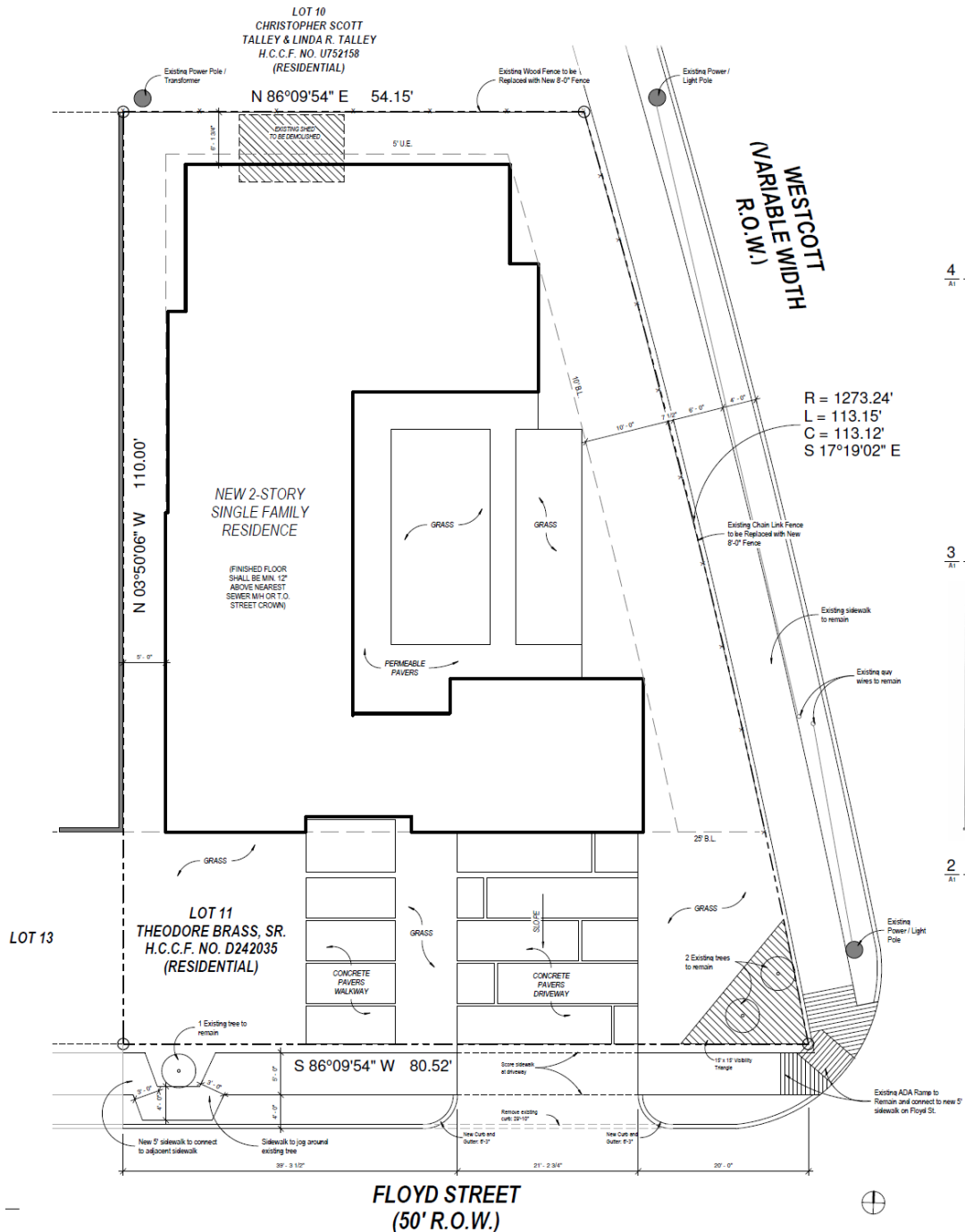


# DEVELOPMENT PLAT VARIANCE



# Houston Planning Commission

Site Plan



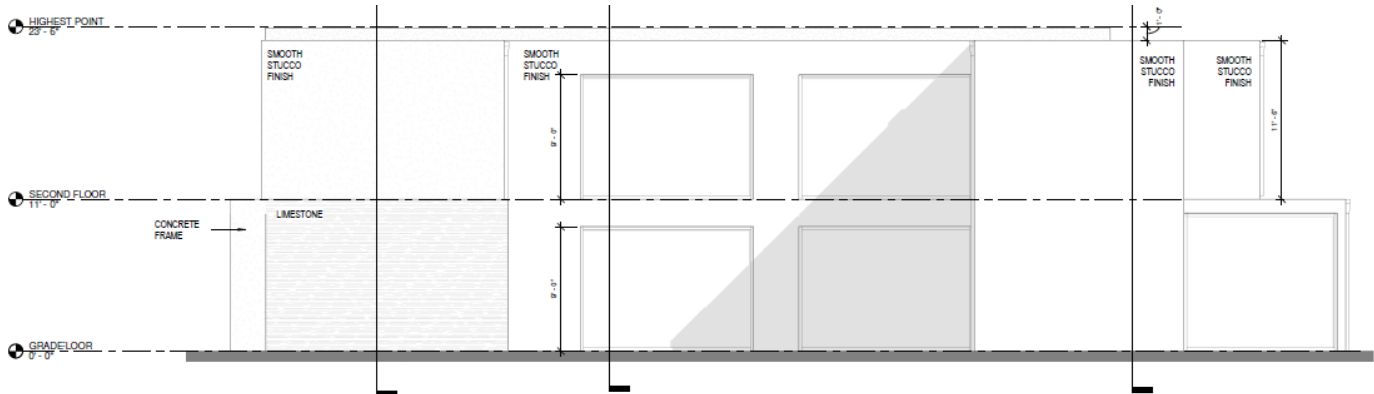
## DEVELOPMENT PLAT VARIANCE





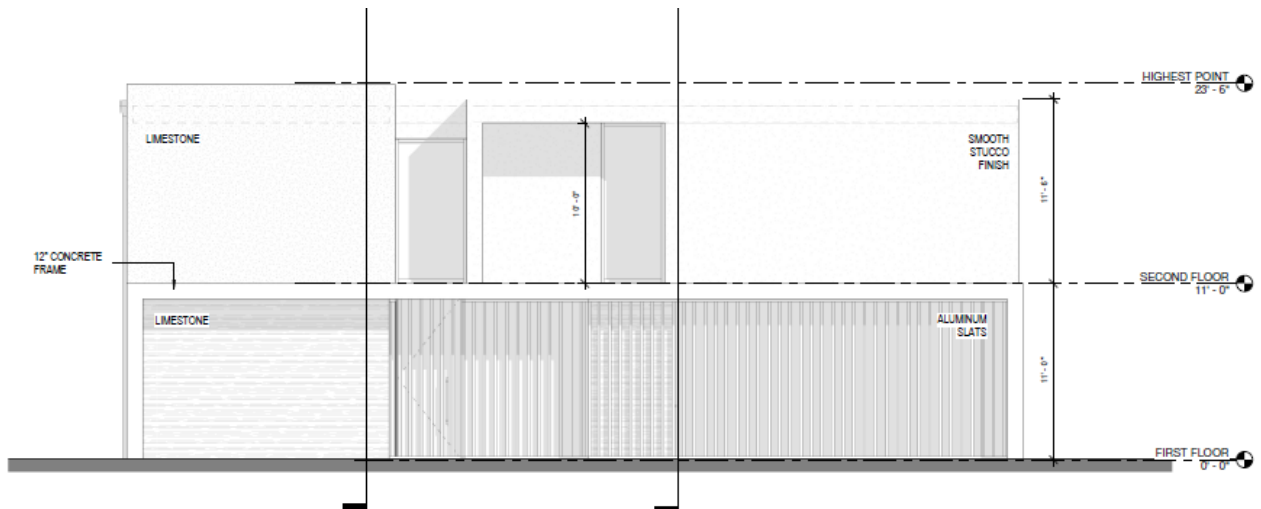
## Houston Planning Commission

### Elevations



02 EAST ELEVATION

A6 1/4" = 1'-0"



01 SOUTH ELEVATION

A6 1/4" = 1'-0"

# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### STAFF REPORT

**Staff Recommendation:** Approve

**Basis of Staff Recommendation:**

The site is located south of Washington Ave., at the north-west intersection of Floyd Street and Westcott Street. The applicant is requesting a variance to allow a 10' building line in lieu of the required 25' building line along Westcott Street for a new single-family residence. Staff is in support of the request.

The property is located within the Glen Cove Sec 3 Subdivision that was created in 1946, with a 10' platted building line along Westcott Street & 25' platted building line along Floyd Street. The applicant is proposing to construct a new single-family home and have a 10-foot building line along Westcott street, a Major Thoroughfare. The distance from the back of curb to the proposed structure will be approximately 20.5 feet and would not be injurious to public safety. Vehicular access will come from the local street and not the major thoroughfare, therefore complying with the ordinance for lot access. The proposed building line will be in keeping with the character of the neighborhood as other structures along the block are within the ordinance building line. In addition, Planning Commission has granted reduced building line variances in the past for lots backing or siding onto Westcott Street. The proposed variance is not solely an economic hardship as it is consistent with other properties along the block and would not disrupt the public right of way or visibility.

Staff recommends granting the requested variance, to allow a 10' building line along Westcott Street.

**Planning Commission Action:** Approve

**Basis of Planning Commission Action:** *(see above staff evaluation)*

**Additional Findings by Planning Commission:**



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## 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](mailto: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](http://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
<b>HCAD ACCOUNT NUMBER(S):</b>		0620670000008			
<b>PROPERTY LEGAL DESCRIPTION:</b>		Lot 8, Block 16, Norhill Addition			
<b>PROPERTY OWNER OF RECORD:</b>		1136 Woodland LP			
<b>ACREAGE (SQUARE FEET):</b>		6,802 square feet			
<b>WIDTH OF RIGHTS-OF-WAY:</b>		Studewood Street (80 feet); Woodland Street (60 feet)			
<b>R.O.W. EXISTING PAVING SECTION(S):</b>		Studewood Street (37 feet); Woodland Street (28 feet)			
<b>OFF-STREET PARKING REQUIREMENT:</b>		2 parking spaces			
<b>OFF-STREET PARKING PROVIDED:</b>		2 parking spaces			
<b>LANDSCAPING REQUIREMENTS:</b>		Complies			
<b>LANDSCAPING PROVIDED:</b>		Complies			
<b>EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:</b>		Residence – 1,102 square feet detached garage – 480 square feet			
<b>PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:</b>		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](mailto:planning.variances@houstontx.gov).*

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

The 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

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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.

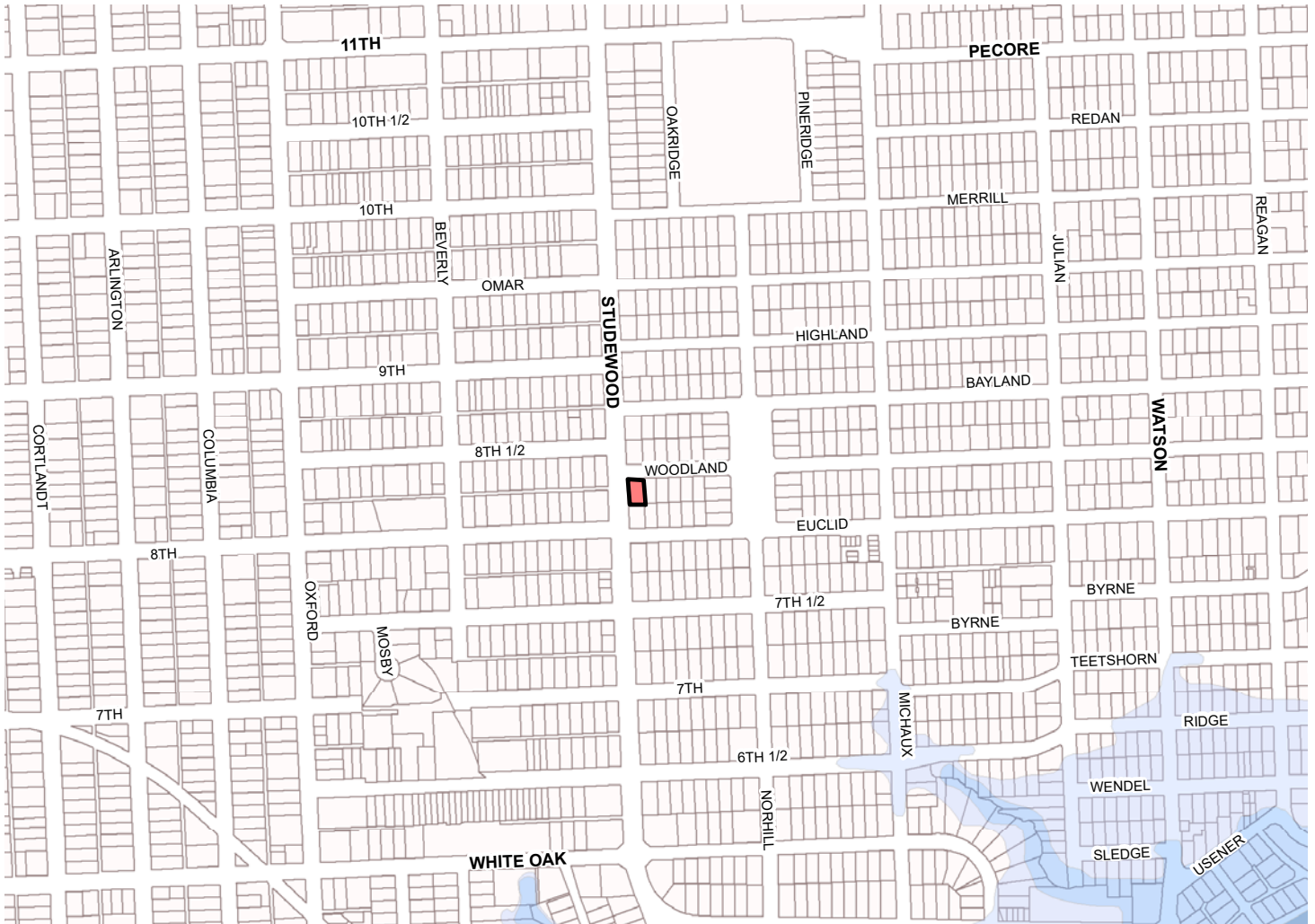
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## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Location Map



## DEVELOPMENT PLAT VARIANCE





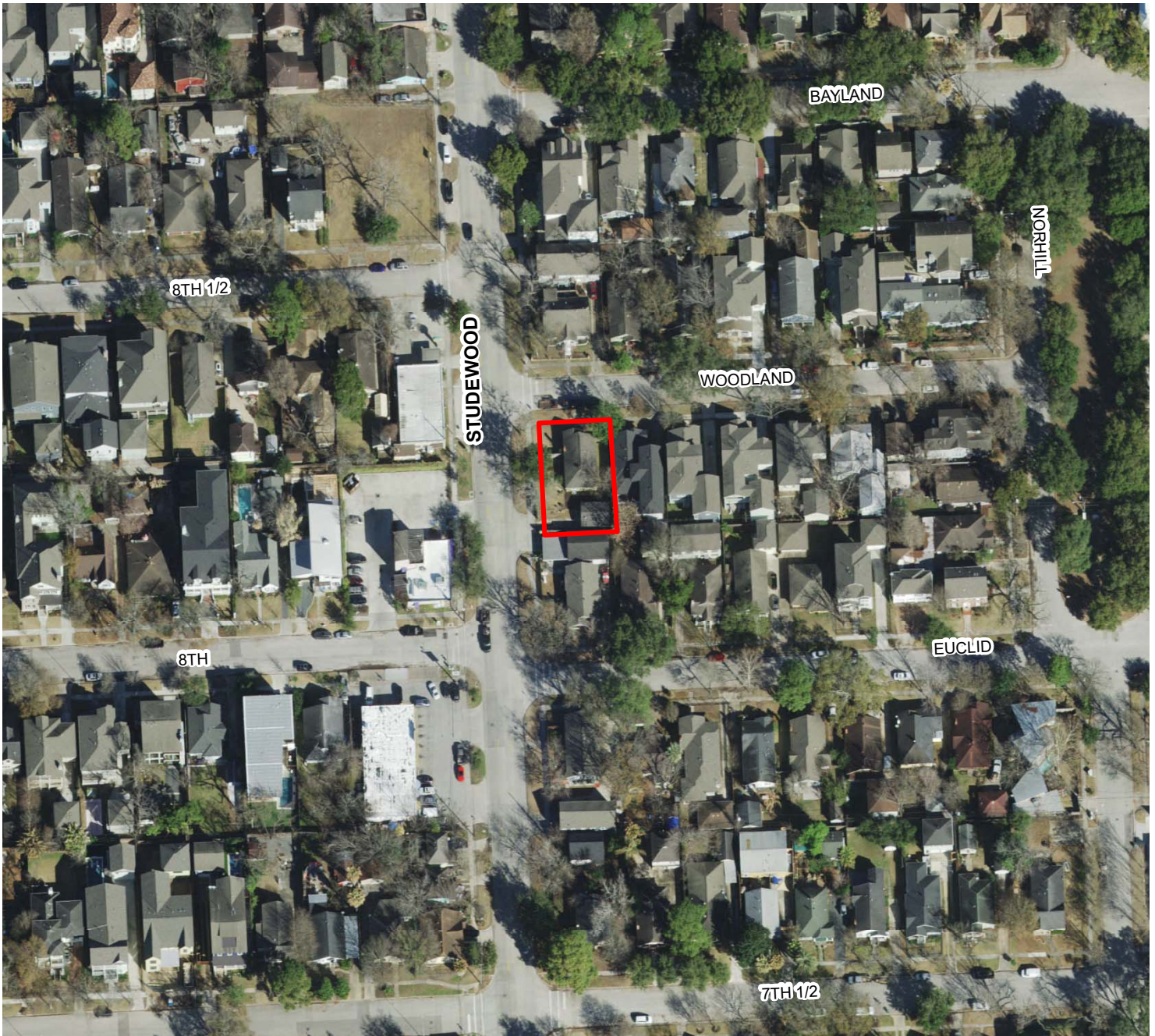
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 129**

Meeting Date: 06/25/2020

## Houston Planning Commission

Aerial Map



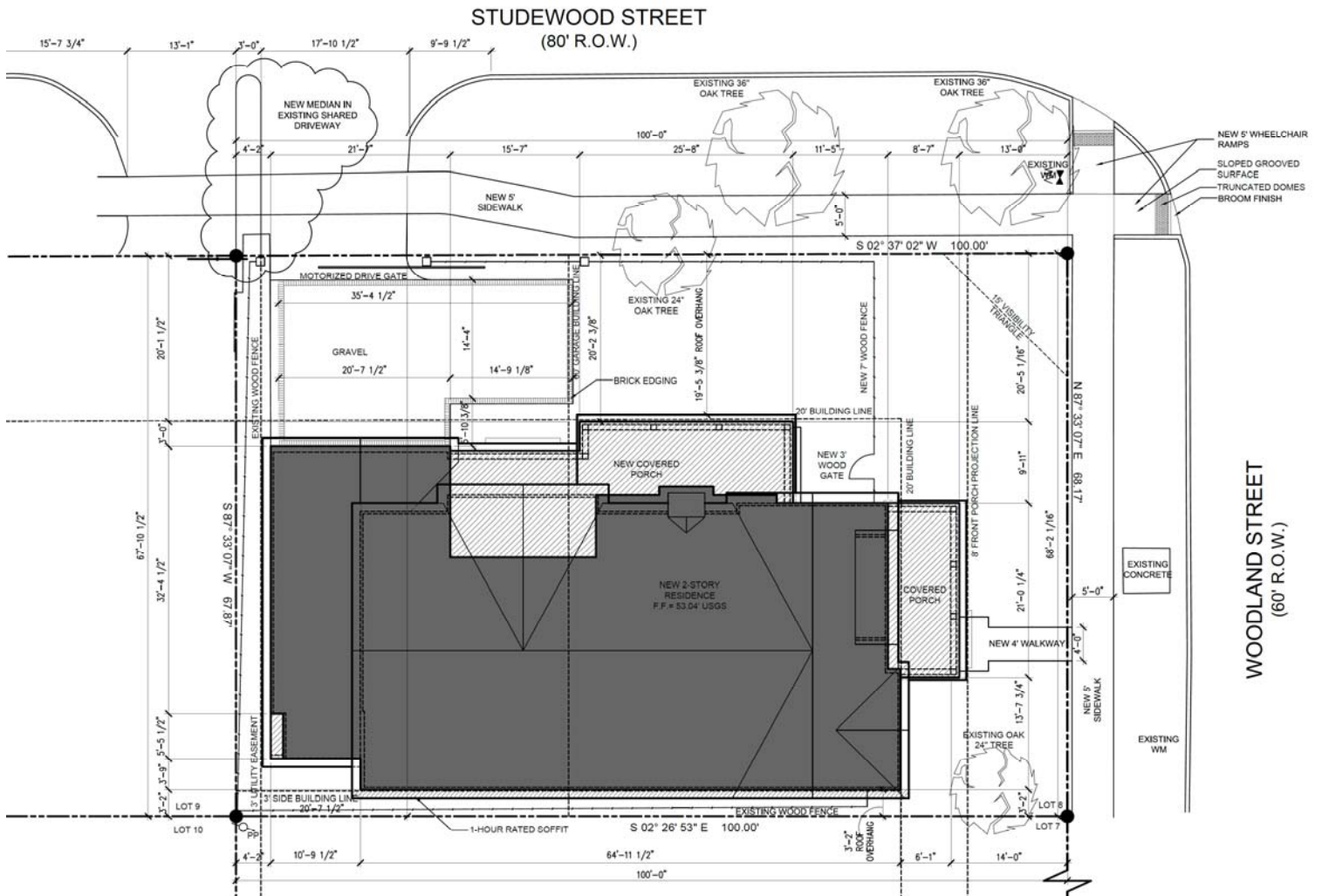
# DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### Site Plan



## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

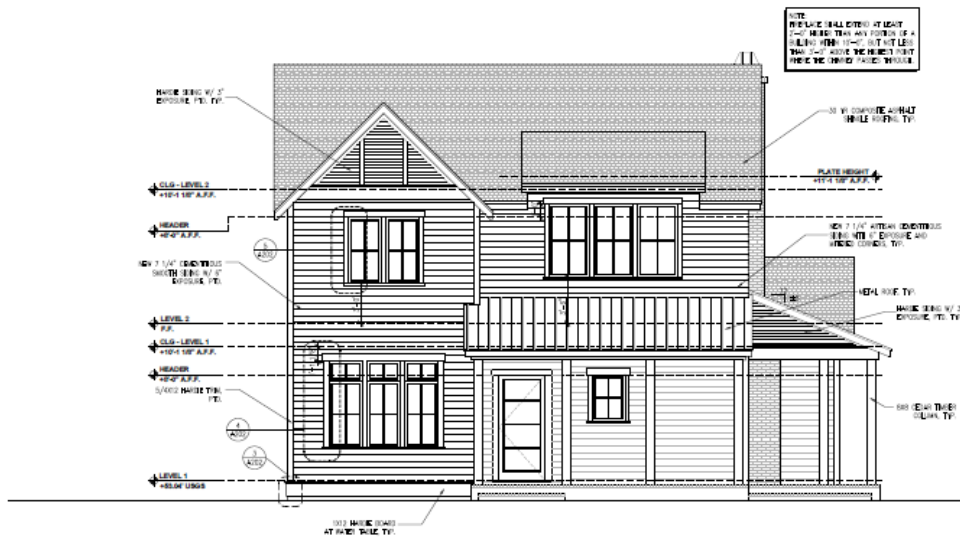
### Elevations



EXTERIOR ELEVATION - RIGHT SIDE

06/25/2020

3



EXTERIOR ELEVATION - FRONT

06/25/2020

1

# DEVELOPMENT PLAT VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 129**

Meeting Date: 06/25/2020

## 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, per the applicant's request.

**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 3<sup>rd</sup> 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](http://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 <sup>th</sup> Street (70 feet)
EXISTING PAVING SECTION(S):	Heights Blvd; (60 feet); E 14 <sup>th</sup> 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

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- (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 14<sup>th</sup> 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.

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## 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



**Meeting Date: 06/25/2020**





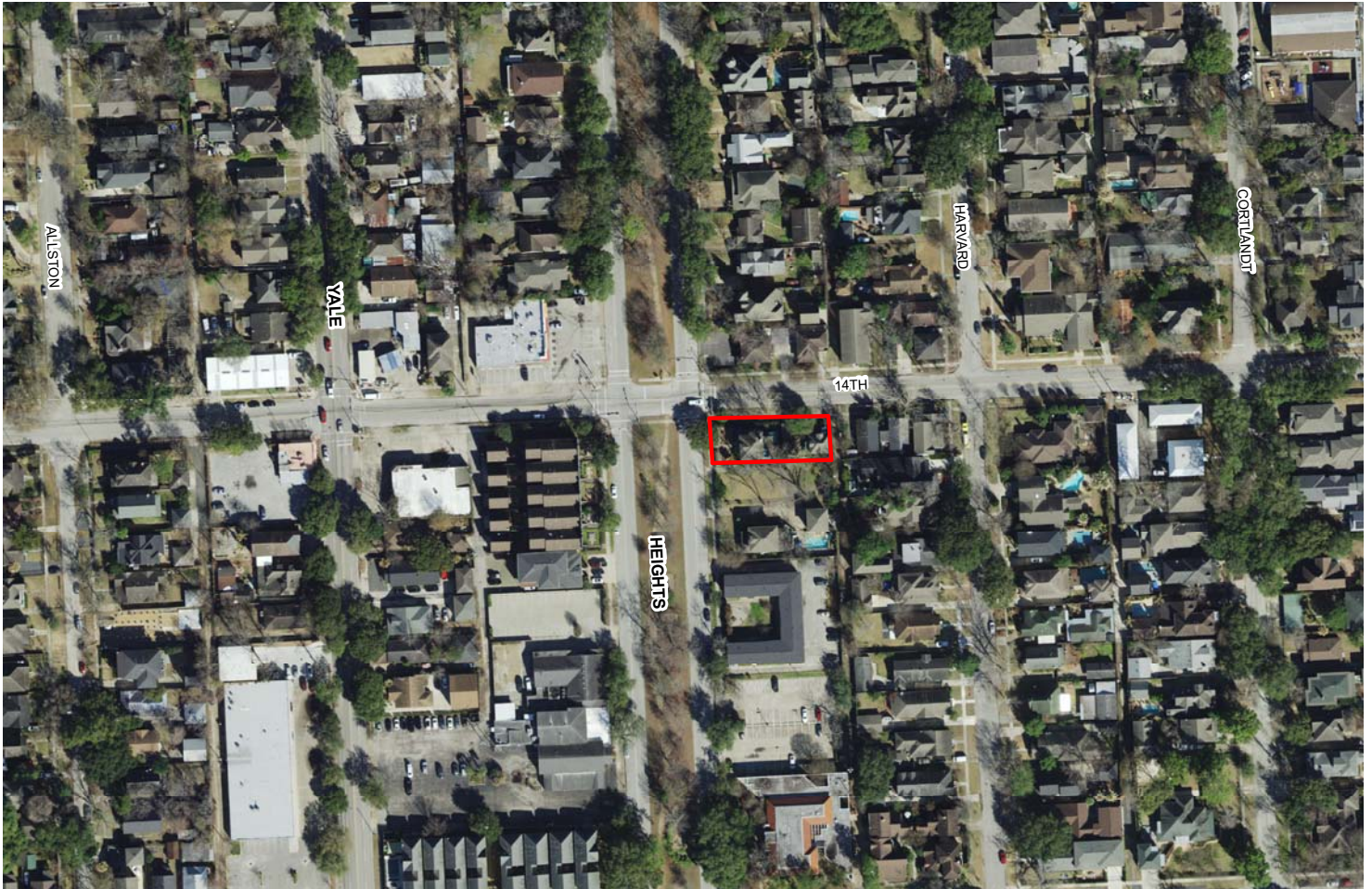
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: III**

Meeting Date: 06/25/2020

## Houston Planning Commission

AERIAL MAP

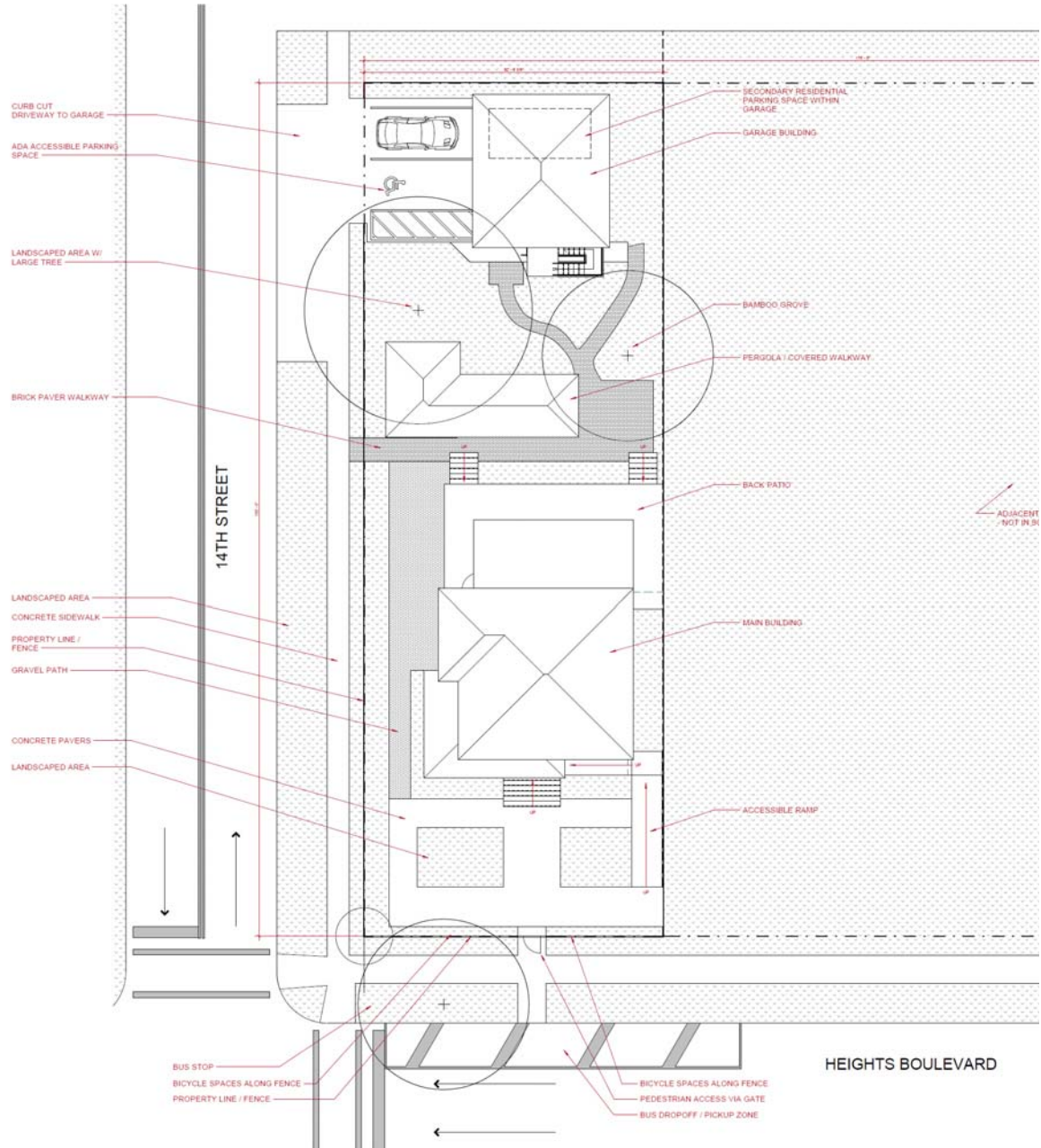


## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### SITE PLAN



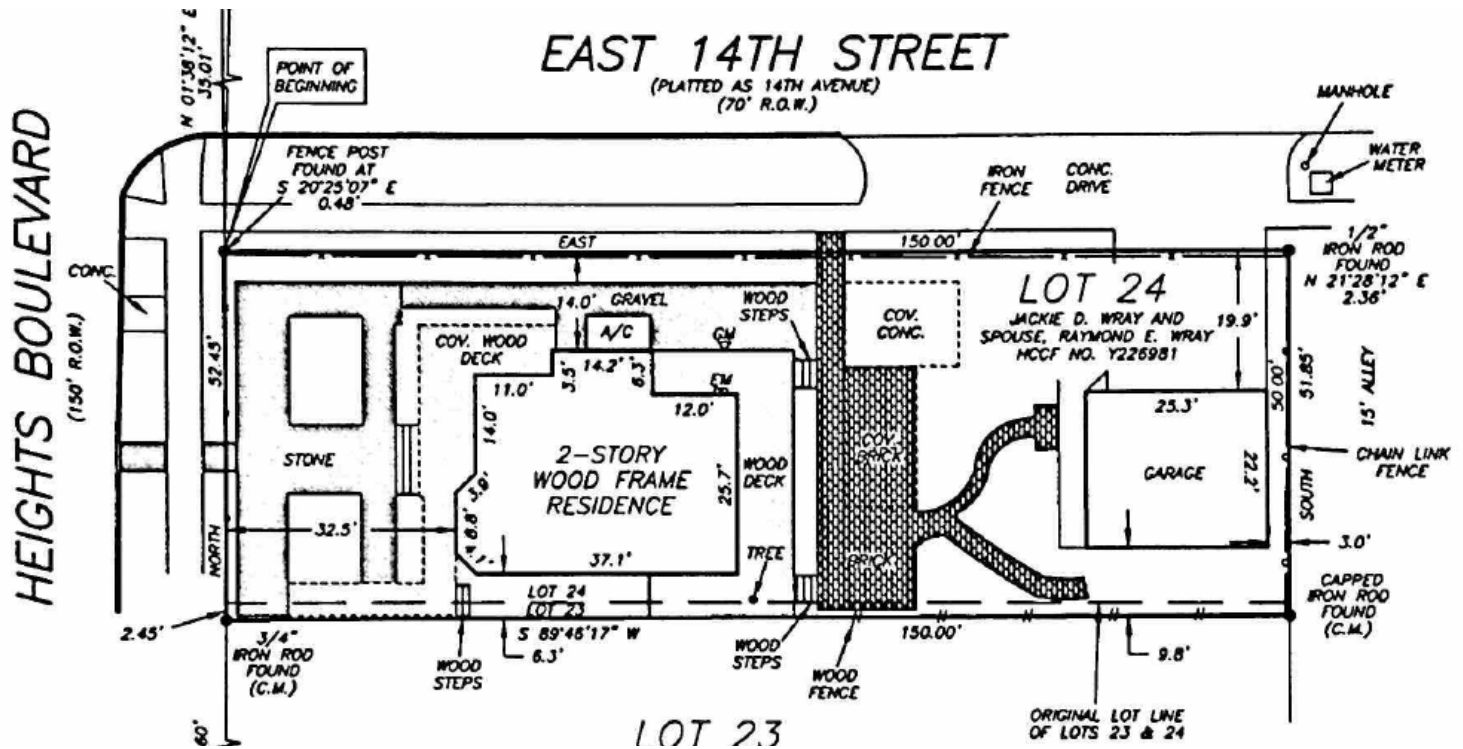
# OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### SURVEY



## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### ELEVATIONS/PARKING ANALYSIS

#### Parking Analysis

26-492

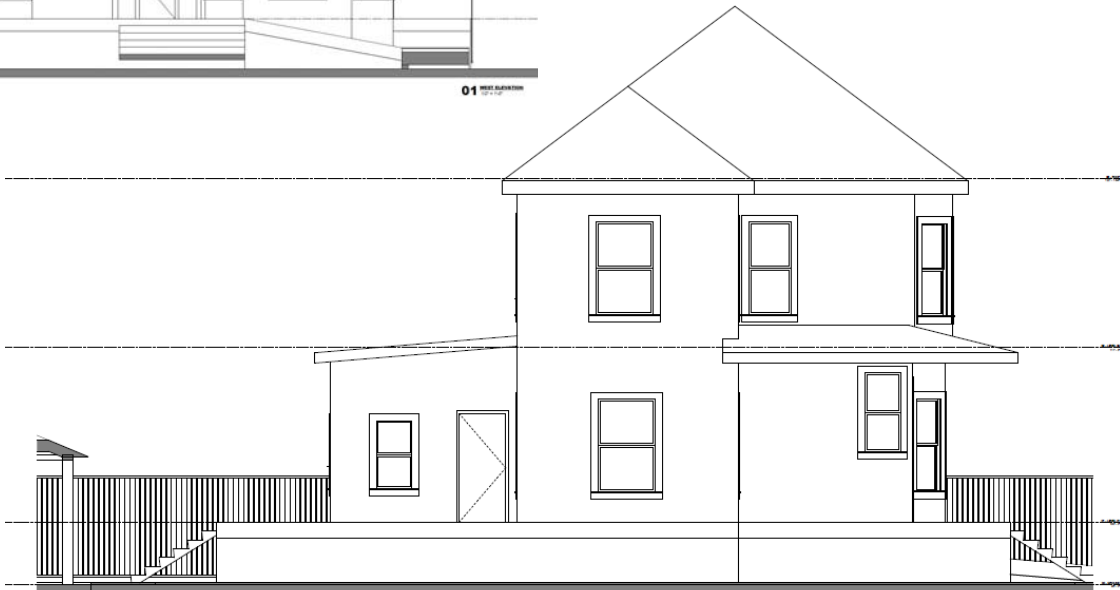
Occupancy	Required Parking	Per Unit (SqFT)	Required Parking	Per Unit (SqFT)	Gross Floor Area	Usable Floor Area	Total Spots Required
	GFA		UFA				
Office_Downstairs	2.5	1000	2.75	1000	1051	925	2.54
Office_Upstairs	2.5	1000	2.75	1000	773	674	1.85
Residential	2 Dwelling Unit		2 Dwelling Unit		498	498	2
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



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01

# OFF-STREET PARKING VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: III**

Meeting Date: 06/25/2020

## Houston Planning Commission

### STAFF REPORT

**Staff Recommendation:** Withdraw

**Basis of Staff Recommendation:** The site is located north of E. 11<sup>th</sup> Street, east of Yale Street, and at the southeast corner of Heights Blvd. and E. 14<sup>th</sup> 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.

Applicant has requested this item be withdraw.

**PLANNING COMMISSION ACTION:** Withdraw

**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 3<sup>rd</sup> 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](http://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 <sup>th</sup> 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<sup>th</sup> Street (70 feet)  
**EXISTING PAVING SECTION(S):** W. 27<sup>th</sup> 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.

## OFF-STREET PARKING VARIANCE



## 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

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- (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.

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# 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.

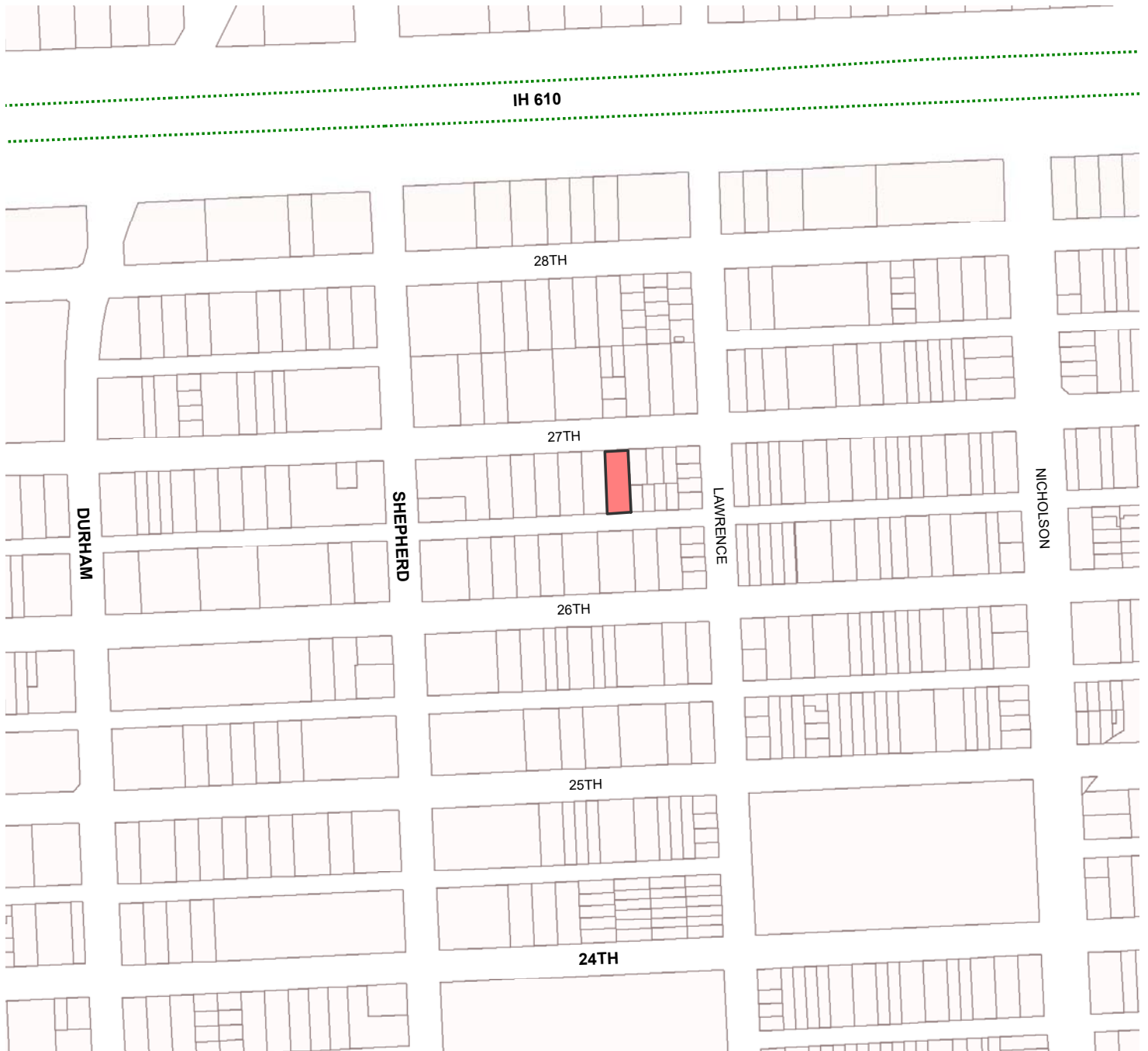
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall 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 &  
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DEPARTMENT

**ITEM: IV**

Meeting Date: 06/25/2020

## Houston Planning Commission

Aerial Map

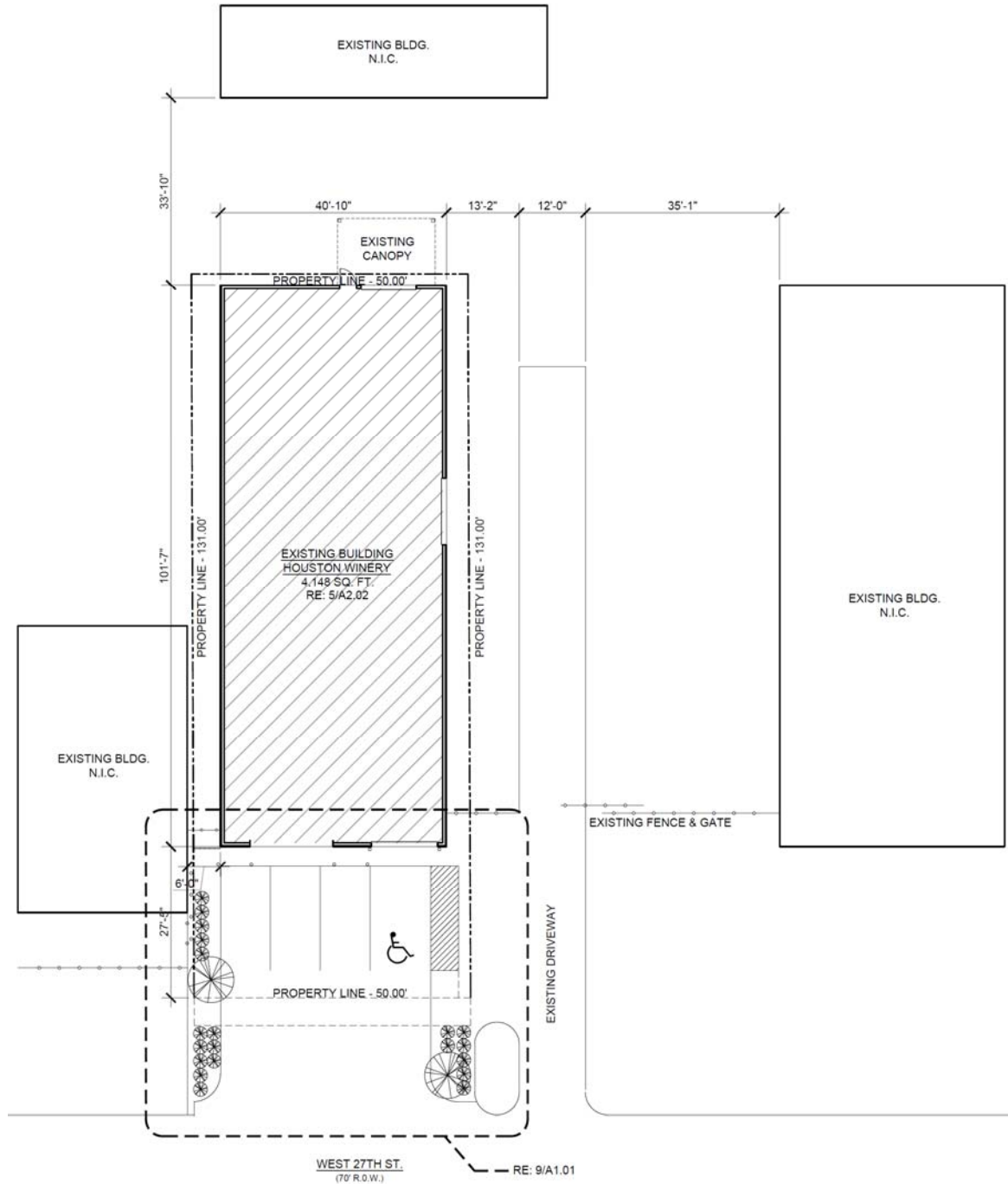


# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

Site Plan



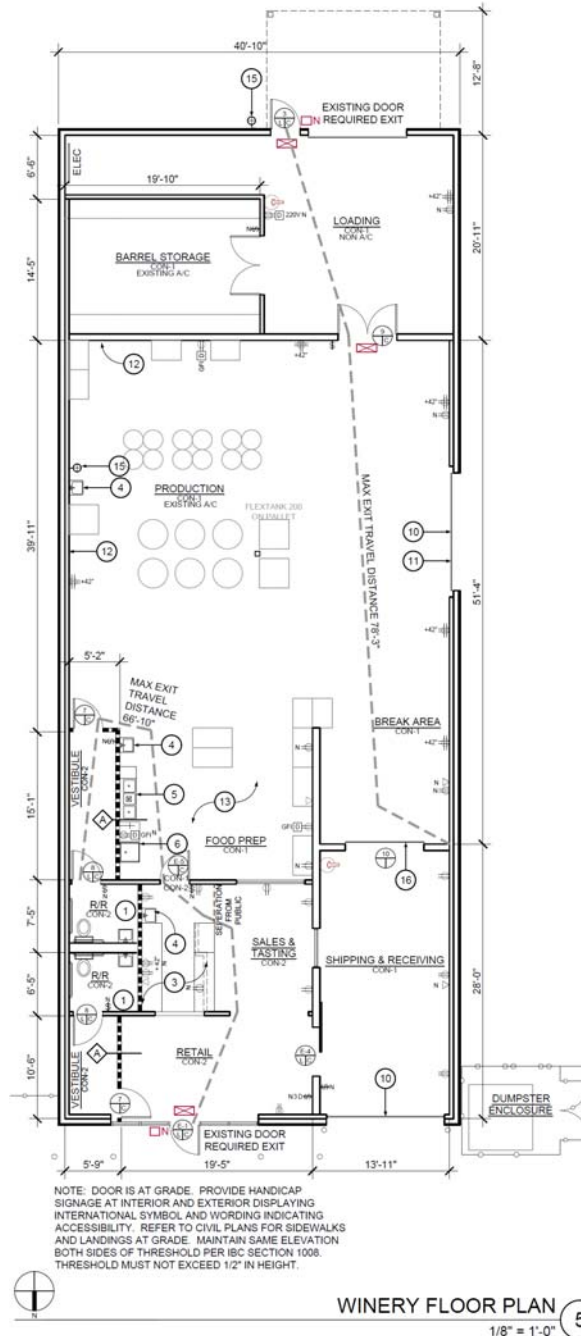
# OFF-STREET PARKING VARIANCE





## 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



## Houston Planning Commission

### STAFF REPORT

**Staff Recommendation:** Defer

**Basis of Staff Recommendation:** The site is located in the Heights at 620 W. 27<sup>th</sup> 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, per the applicant's request. After meeting with staff and Houston Public Works, the applicant is studying the feasibility of the proposed change of use.

**PLANNING COMMISSION ACTION:** Defer

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**



## OFF-STREET PARKING VARIANCE



Agenda #	Subdivision Name	Name	Organization	Comment
80	Braeburn Terrace Sec 1 partial replat no 3	GwinYoung	NA	Dear Community Leaders,
80	Braeburn Terrace Sec 1 partial replat no 3	J.D. Phillips	NA	Comments submitted on documents presented
80	Braeburn Terrace Sec 1 partial replat no 3	Joanne Go	NA	CONCERNING:
80	Braeburn Terrace Sec 1 partial replat no 3	Candice Ayala	NA	CONCERNING:CITY OF HOUSTON VIRTUAL PUBLIC HEARING ITEM #80Thursday, June 25, 2020, 2:30pmRef. Num. 2020-0852: Braeburn Terrace Sec 1-Replat of Lot 11Dear City of Houston officials,
80	Braeburn Terrace Sec 1 partial replat no 3	Susan Chadwick	Friends of Don Greene	CONCERNING: CITY OF HOUSTON VIRTUAL PUBLIC HEARING ITEM #80
80	Braeburn Terrace Sec 1 partial replat no 3	Doug Phillips	NA	Greetings Citizens ,
80	Braeburn Terrace Sec 1 partial replat no 3	Janice Walden	Friends of Don Greene	In addition to my protest letter dated 6-22-20, I feel compelled to share some of the Tragic results of
80	Braeburn Terrace Sec 1 partial replat no 3	Janice Walden	Friends of Don Greene	Comments submitted on documents presented
80	Braeburn Terrace Sec 1 partial replat no 3	Dave Agerton	Friends of Don Greene	To Whom It May Concern: I serve as an Advisor to The Friends of Don Greene for the maintenance, improvement, and expansion of the 1-acre Don Greene Nature Park. This special urban park is located
81	Bridges on Lake Houston Sec 9 partial replat no 1	Moses Aduba	NA	Undecided
81	Bridges on Lake Houston Sec 9 partial replat no 1	Ralph Lopez	NA	Comments regarding R. Applicant - Available to answer any questions.
				These comments are regarding the partial replat of Cresmere Place partial replat number 3.
				My name is Hank Segelke. I live at 2031 Milford St, or immediately to the west of the subject property.
82	Cresmere Place partial replat no 3	Henry Segelke	NA	My wife, Heather Brown, and I are in favor of the replat and ask the City to approve it.
				---Hank Segelke
82	Cresmire partial replat no 3	Stephanie Hamilton	NA	Applicant (answer questions about submittal) I would like to speak during the virtual planning meeting.
83	Davidson Heights	Crystal Stewart	NA	Crystal Stewart 2817365990
				Comments (optional) R. As property owners of 2525 Westgate Drive, Houston TX77019 property adjacent to the above mentioned lot we here by express our concerns and wish to protest to the replat application.
				Based on the current understanding that surveyor for the new owners (Frisbee International Inc.) have advised that a gray modern, 3-story retail/office building with a 2.5 story garage in the back is planned for the site, we request that this item be deferred to allow for additional time for the applicant to discuss these concerns with the neighbors. We understand the plans may change but further guidance and support from the Planning Commission to clarify the final plans to public prior to approving the replat application.
86	Glendower Court partial replat no 4	Massod Aslam	NA	concerns: Traffic safety and location of driveways so close to Westheimer and on Westgate Dr. Visibility for the egress from the parking garage, which is planned to be setback only 5 feet along Westgate Safety for pedestrians at the driveway crossing Screening requirements for the garage (noise, light and air pollution) Setbacks requirements from Westgate that are not in keeping with setbacks for adjacent properties
				Also it has been somewhat frustrating to find answers from PC. The on-line Plat Tracker page CoH - Plat Tracker states The general public can keep up with land development proposals in their neighborhoods by viewing and downloading Planning Commission agendas, data spreadsheets regarding applications, meeting minutes, etc. We were not able to download the application data spreadsheet on line and phoned the planning commission on 6/18 for guidance. the person answering our call couldn't answer any questions and when finally transferred to someone who allegedly would have answers we were connected to a voice mail. We left a message and contact info, we never heard back.

				I plan to attend the meeting tomorrow and request permission to speak on this issue: 2020-0720.
86	Glendower Court partial replat no 4	Evalyn Krudy	Glendower Court POA	<p>--</p> <p>-----</p> <p>Evalyn Krudy, Manager Glendower Court POA PO Box 541346 Houston, TX 77254 713-807-1787 Tel</p> <p>I strongly support the 25 foot setbacks on Westheimer and the 10 foot setbacks on Westgate St. Having been a resident of Glendower Court for more than 40 years, I am quite familiar with the impact of insufficient setbacks. Narrow setbacks, particularly on busy streets like Westheimer, can create material safety issues as well as create a visual canyon effect.</p>
86	Glendower Court partial replat no 4	Patrick Dear	NA	<p>In my opinion the proposed 5 foot setbacks should be refused outright. If not refused on June 20, please defer the proposal to allow additional time for the applicant to discuss setback issues with residents of Glendower Court and other affected nearby property owners.</p> <p>Regards, Patrick Dear</p> <p>I am firmly against the proposal to replat Glendower Court Lots 75 and 76. The owner has declined to provide a site plan for the proposed development and is trying to ram this through. The rumored 5 ft setbacks along Westheimer and Westgate are far too short (according to Houston's development ordinance along major thoroughfares like Westheimer 25 ft is required and 10 ft along Westgate). This would result in serious safety issues including limited driveway visibility and pedestrian safety. Noise, light and air pollution is an additional concern for the driveway.</p>
86	Glendower Court partial replat no 4	Ara Karamanian, MD	NA	<p>In addition, I request that this item be deferred to allow additional time for the applicant to discuss these concerns with neighbors. The owner is keeping us in the dark.</p> <p>Best regards, Ara Karamanian, MD</p> <p>My objections are:</p> <p>1) the retail setbacks are needed to protect our neighbors from physical harm! The clock shop business prospered for many years with the existing foot print, so obviously expanding the set backs is not necessary to create a successful business at this location. The new owners want to create a larger footprint to benefit just themselves, with no regard or empathy for the residential property owners of Glendower Court which make up over 95% of all the lots in G.C.</p> <p>2) the vehicle entrance from Westheimer on to Westgate from the west is very difficult now. This proposed structure will only create more traffic and the possibility for more accidents from their business customers, employees, and sanitation pick ups.</p> <p>3) The foot traffic at this corner comprises elderly, dog walkers, and baby carriages! Is making more money really worth the risk involved to pedestrians and all travelers thru this corner?</p> <p>4) A new commercial business can be welcomed into the neighborhood if they will just comply with the existing retail foot print, parking allowances and set backs employed so successfully by the clock shop for decades.</p> <p>Thank you for your consideration - Gary and Jane Swanson @ 2414 Westgate Dr. 77019; garyloganswanson@gmail.com</p>
86	Glendower Court partial replat no 4	Gary and Jane Swanson	NA	

				Dear Houston Planning Commission,
				We wish to make written comment on the proposed replacing of Glendower Court Lots 75 and 76 in item 2020-0720 on your June 25, 2020 agenda.
				Our comments are as follows:
86	Glendower Court partial replat no 4	Robert and Sarah Shaw	NA	<p>•First the the City's Development Ordinance, Chapter 42 requires a 25 foot setback on major streets like Westheimer and a 10 foot setback for streets like Westgate. The Ordinance should be enforced. Otherwise why have the Ordinance?</p> <p>•The residential properties have followed the 10 foot setback on Westgate. Also most of the businesses along Westheimer between Sheppard and Kirby have followed the 25 foot setback. So why not Lots 75 and 76? Variance to this would change the norm in the neighborhood and cause a blind corner when entering Westheimer from Westgate.</p> <p>•Since Kingston has St. Anne's School traffic, most of us use the Westgate intersection onto Westheimer when exiting our neighborhood. These two lots being on the corner of Westgate and Westheimer where with the city's dividing of the Westgate intersection has made it very dangerous. It is already difficult to see down Westheimer due to dividing and slanting of the right and left curbs at the intersection with trees/plants being planted in median. A commercial building with only a setback of 5 feet will only make this intersection more dangerous, if not eventually deadly, given the number of senior residents in Glendower Court.</p> <p>•Those exiting the commercial building's parking garage will not have adequate visibility if only a 5 foot setback is allowed on Westgate. This is exacerbated by current parking on Westgate.</p> <p>•In addition to the setback, there needs to be some screening requirement for the garage to lessen noise, light and air pollution, given it will back up to a residential area.</p> <p>•The Glendower Court Homeowners Association has requested renderings and a site plan for the proposed development, but the owner has declined to provide them. In addition, the replat agent has made conflicting statements to residents about the plan for the property. So it appears the owner has not been interested being part of our community or being transparent and willing to discuss these I would like to join the meeting for the referenced matter.</p>
86	Glendower Court partial replat no 4	Lisa Lee	NA	<p>Lisa Lee 7135403126</p>
86	Glendower Court partial replat no 4	Mary Williams	NA	<p>I plan to attend the replat meeting for agenda item #2020-0720 on June 25th at 2:30pm. Mary Williams</p> <p>Sent from my iPad</p> <p>As a resident of Glendower Court, I respectfully request that this agenda item be delayed past the scheduled June 25th afternoon meeting, in order that the applicant can have time to address concerns with Glendower Court neighbors. Perhaps due to lack of time, there has not been response to information requests submitted to the applicant by Glendower Court.</p>
86	Glendower Court partial replat no 4	Stephen Dukes	NA	<p>Respectfully Stephen C. Dukes Glendower Court Property Owner (two properties) 2222 Dunraven Lane and 2308 Avalon Place 77019</p> <p>Sent via the Samsung Galaxy S20 Ultra 5G, an AT&amp;T 5G smartphone</p>
86	Glendower Court partial replat no 4	Dr. Carlos Ayus	NA	<p>Spoke with via phone concerned over increased traffic and pedestrian safety/recommends Planning Commission to defer this project/has been unable to get in contact with applicant</p>

86	Glendower Court partial replat no 4	Delph Gillete	NA	<p>I'm completely opposed to the new construction proposed at this corner The construction site will be so congested the traffic from Westheimer, both ways, will not be able to turn onto Westgate in order to have access to their homes in Glendower Court.</p> <p>An article appeared in the Houston Chronicle from homeowners on Brentwood Park Drive, running from Shepherd to McDuffie about the garage built behind Barnes and Noble to La Griglia. The fumes and odors from the cars prevented their children from being able to go out and play in the yards.</p> <p>Let's block this like Ashby Highrise..</p> <p>Houston is being ruined by developers who only care about the quick money then move on to the next neighborhood. A disgrace.</p> <p>Delph Gillette 2216 Avalon Place Glendower Court Houston 77019 713-521-4747</p>
86	Glendower Court partial replat no 4	Tony Abyad	NA	<p>Sent from my iPad</p> <p>Ms. Brown</p> <p>My name is Tony Abyad and I reside at 2524 Westgate, across the street from the above referenced property.</p> <p>Per the letter I received from the city's planning department, the Virtual Planning Commission Meeting of Thursday June 25th will deal mainly with the replat of a portion of lots 75,76 of Glendower court subdivision.</p> <p>As you should be aware, there are deed restrictions for the Glendower subdivision that the applicant should adhere to.</p> <p>In addition, will there be any other items to be presented by the applicant at this meeting such as request for variances?</p> <p>I would also like to sign up as a speaker.</p> <p>Thanks</p> <p>Tony Abyad 2524 Westgate 713 894 7138</p>

				<p>To whom it may concern,</p> <p>I am submitting written comments regarding the following matter before the planning commission (Reference Number: 2020-0730; Marvin Gardens partial replat no 1; replatting of lot 2, Block 1).</p> <p>I am opposed to the request as submitted to revise the number of dwelling units and remove the building footprint restriction. This request goes against the declarations made by the current property owner when the February 2016 replat was granted creating this parcel and creates unnecessary risk to the neighborhood.</p> <p>The 4450sqft parcel in question was established via replat in February 2016. This replat granted the applicant (the current property owner) a subdivision of their existing lot into two lots with the stipulation of being single residential only. At the point of application the owner declared and limited the use of this lot to only one dwelling unit and a detached secondary unit limited at 900 sqft. Given there has been no compelling change to the neighborhood character or usage in the short duration since the replat was granted it does not stand to reason these restrictions the owner sought and was granted should be amended.</p> <p>Additionally at the time of replatting this lot was granted a reduced building line (17' vs 20' garage build line) contingent on the declared usage as single family residential. This property is located at the corner of two connecting streets with limited width (drainage ditches exist within ROW). Accordingly the reduced building setback already granted and current street conditions create congestion concerns for vehicle parking. Granting additional dwelling units onto this lot and eliminating building footprint restrictions would only compound this existing issue.</p> <p>In summary I am opposed to the proposed changes as they add additional risk to the public and go against the clearly agreed terms of replat granted to the current owner in February of 2016.</p>
89	Marvin Gardens partial replat no 1	Charles Reynolds	NA	
90	Newport Sec 6 partial replat no 2	Luis Berrios	NA	<p>Charles Reynolds] Applicant (answer questions about submittal) To Whom It May Concern:</p> <p>I am a property owner at 5925 Almeda Rd. My main question is how this replatting may affect drainage in this region. What are the development plans associated with replatting? What studies are planned to mitigate flooding? Will this replatting/ potential development affect current traffic patterns?</p>
92	Riverside Terrace Sec 6 partial replat no 2	Emily Wrocynski	NA	<p>I look forward to attending the virtual meeting tomorrow and having this questions addressed.</p> <p>Best regards, Emily Wrocynski</p>



98	Westmore Reserve	Marc Hays	NA	<p>my name is Marc Hays. I reside at 2423A West Main St. We received a public hearing notice in regards to the above mentioned reference number. I attempted to contact Gerald Grissom who was given as a contact on this project in the letter. I have not yet heard back from him. I did receive a call back from a representative of the City of Houston Planning and Development Department who very nicely gave me some information on the project that is requesting the replatting. The location of the proposed replatting is what once was a proposed site for Pelican Homes to build 6 individual multi-level town homes similar to what they built just east of the plat in question. There was also a lot that formerly had an individual home that since been leveled that is apparently to be part of the new project. It is no secret as to what is being proposed to be developed on these combined lots as a sales trailer /office for the project has been in place for several months. The proposed structure is approximately 8 stories containing about 31 individual units. On the same amount of property where there could have been approximately 9 units similar to the surrounding town homes there could potentially be 31 units and all the associated traffic issues. Our street is already extremely congested and is utilized as a "cut through" street for drivers avoiding the lights at Kirby and Alabama as well as using the light at Kirby and West Main to leave the neighborhood. We do not have resident only parking on this area of West Main St. My bottom line is that I am opposed to a project that would further increase the traffic density on this residential street. I would be more considerate of the project if the developers could help us get resident parking only expedited on this section of West Main and another couple of speed control devices constructed on the surface of the street between Revere and Kirby.</p> <p>Sincerely,</p> <p>Marc Hays 832-472-0868</p> <p>The concern I have is with street parking on W. Main St, which is seldom available. In January-2020, several neighbors living on West Main St contacted the City of Houston, ParkHouston, to try to be part of the Residential Permit Parking program and help limit number of vehicles on the street. Also traffic will become unbearable in this street trying to get in/out is usually one lane instead of two because all the cars parked.</p> <p>Safety of our kids among other problems it can carry.</p>
98	Westmore Reserve	Adriano Valerio	NA	<p>GOOD AFTERNOON,</p> <p>As a resident of West Main Street near the site of the proposed Westmore project, I can't stress enough my opposition to granting concessionary approval to merge individual plots into a single plot. Allowing for a single 10 story condominium plot to be built in the center of an intersection on the small roads on West Main Street is dangerous and poorly thought out. The street is already thoroughly congested with parked cars lining both sides up and down, creating only a single usable lane. Serious congestion currently exists for the street, struggling to handle the needs of current residents with the explosion of new commercial development in the immediate surroundings. I've seen multiple car accidents on West Main, speeding is rampant, and a stop sign at Revere and West Main, exactly at the intersection of the proposed Westmore condominium, is frequently ignored. Many drivers now tear through the neighborhood as an attempt to circumvent slow moving traffic on nearby Kirby Drive. My understanding of the original intent of the use of the land was the creation of 6 stand alone townhomes, similar in scope to the existing nearby units. Adding 6-12 additional residents to W Main, while difficult, could have been realistically achieved. But creating a 10 story modern Condo structure with 32 individual units by allowing existing plots to merge seems absolutely lacking in serious studies on safety, traffic congestion, parking, and quality of life. I am entirely opposed to allowing the proposed plot changes.</p> <p>Thank you,</p> <p>Burke Shaw</p>
98	Westmore Reserve	Burke Shaw	NA	<p>Comments (optional)</p> <p>R. As a Real Estate professional and W Main resident I strongly oppose the MERGE of two plots into ONE for the purpose of developing a 10 story mid-rise. The street already has many safety, as well as congestion issues. I fear if a true emergency was underway the existing residents would not be provided ample services. Your consideration in this matter is greatly appreciated.</p>
98	Westmore Reserve	Melanie Cervone	NA	

Dear: City of Houston Planning Commission,

I am writing to express my concern for my neighborhood Upper Kirby (East) regarding the application to allow the partial replating of the subdivision Geo. Rich, Kirby Commons and Kirby Commons (renamed Westmore Reserve) to be even further unrestricted.

As you may be aware the structure proposed for this location is to be a multi-story (I believe 7 floor) condominium building (originally designed as apartments). The location of this proposed development has very limited access in/out from the primary access roads from Kirby, W. Alabama and Greenbriar. Any development in this location that will cater to so many families will pose a significant increase in traffic to in the single family neighborhood. This will cause an even further safety risk to the families and children of Upper Kirby.

98

Westmore Reserve

Benjamin Mayer

NA

Further, due to the proximity the current residential neighborhood is to Kirby, W. Alabama, Greenbriar, which has become is now a major pass-thru to Montrose, Downtown and Highway US 59/I-69, the additional traffic this proposed development will generate will severely impact the access of Emergency Vehicles to the single-family homes, townhomes and existing apartments.

Finally, the number of units proposed will have a significant impact on the already limited parking available on the narrow street of W. Main and other streets in the neighborhood.

To give you an example, when the Color Factory was temporarily operating just one block away in the Winter of 2019, the residential streets around that business were suddenly exploding, causing illegal parking, major traffic and speeding cars on the Richton, Morningside, W. Main and Colquitt. I had to call HPD on multiple occasions due to the unsafe drivers speeding down my street.

I urge you to vote AGAINST any changes to the proposed usage, and even restrict it only to it's original permit of 3 story townhouses. Allowing unrestricted use of this location will cause further harm to the As a resident within 250 feet of the proposed partial replatting on W. Main Street, I would like to voice my objection to any plans for the property that involve adding additional parking requirements, residences, and subsequently more traffic along an already narrow, congested, and sometimes dangerous stretch.

It is already challenging simply navigating W. Main - with parking on both sides of the street, traffic can only pass in one direction at a time. Drivers pull in and block resident driveways to wait out oncoming cars and trucks. When you combine that with the occasional speeder, it is already actually dangerous just getting out of our garages and onto the street due to limited visibility in either direction because of all the parked vehicles. These vehicles are not exclusively from residents, but also come from nearby businesses and restaurants.

98

Westmore Reserve

Jeffrey Phelps

NA

Adding a hi-rise condo project, even with a parking garage, multiplies the number of residents in the area far more than a few residences would on their own. And this doesn't even account for guest parking that may or may not be planned for the condos.

Consider this my formal opposition to this replatting.

Jeffrey Phelps  
2423 W. Main Street  
Houston, TX 77098

98	Westmore Reserve	Srinivasu Kota	NA	<p>Dear Sir, Madam,</p> <p>I am resident of 2411 W Main St, Houston, our town home is next to upcoming new westmore high rise condos construction. We have concern regarding permitting construction for land originally planned for 6-8 town homes to build 36 adjustments. Already we are effected by Street parking by nearby businesses opposite to our homes and now this will be going to become worse with new construction. We have young kids in our community walking and biking that area, with more cars it will become very unsafe for our kids. Total tranquility of this place will be gone with this new building next to all townhomes.</p> <p>Please consider our humble request keeping in view of or view.</p> <p>Thanks and Regards -Kota</p> <p>Ladies &amp; Gentlemen:</p> <p>I own 2 large lots (lots 1 &amp; 2 Tract 5 George Rich Subdivision) located within 250 ' of subject .</p> <p>I am writing to express my being very much in favor of the subject prospective development and support it enthusiastically for several reasons. I think it will be very beneficial for our old neighborhood which needs new buildings .</p>
98	Westmore Reserve	Jerry Gresham	NA	<p>Respectfully.</p> <p>Jerry Gresham gresh1@att.net (713) 780-1000</p>
98	Westmore Reserve	Brett Williamson	NA	<p>R. Street parking and noise are major concerns for this development. There is no more room for a multi-family development of this size. The already approved plat for town homes should be the only allowable development here. The garbage trucks and emergency responder's can barely fit as it is. A traffic study was completed and already submitted to the city. It was submitted in Jan to Melonie.Curry@houstontx.gov</p> <p>Hello,</p> <p>I'm the owner and resident at 2426 W Main St. 77098. I'm writing about Reference 2020-0740. I understand the request is to change current plats for 6 townhomes + 1 single home. According to developer's website, WestMoreHouston.com, the plan is to build a mid-sized building with more than 30 residences.</p>
98	Westmore Reserve	Alejandro Carrascal	NA	<p>The concern I have is with street parking on W. Main St, which is seldom available. In January-2020, several neighbors living on West Main St contacted the City of Houston, ParkHouston, to try to be part of the Residential Permit Parking program and help limit number of vehicles on the street. The request was denied as you can see in attached response from the City; they included a map with Westmore reserve shown in grey color; this just to show you that new residents in future homes in those Westmore lots will be affected too.</p> <p>As you can see from Harris County Map records, the number of new residences in the area (on W Main St, from Kirby to Revere St) will double if Westmore Reserve builds the 30+ residences. This will make it much more difficult for residence visitors, contractors and commercial visitors to find a place to park on the street.</p> <p>I don't know if there is anything that the developer can do to help with the street parking situation, but I know it will be much worse if the plats are changed to unrestricted reserved and a building is built with much higher residence density than current plats allow.</p> <p>Thank you,</p> <p>Alejandro Carrascal Cell: 832-287-1508</p>

98	Westmore Reserve	Gerald Grissom	NA	<p>Comments (optional)</p> <p>R. Available for questions by Planning Commission.</p> <p>Below are my comments to read into the meeting's record:  I'm a long-standing resident (since 2006) of W Main Street living across the street from the planned Westmore Reserve. I have a single but very serious concern with the development – PARKING!  At this moment (even during the pandemic) there is no street parking available on W Main street during day hours between Kirby Drive and Morning Side street. This situation will become much worse should the Westmore development not provide at least 2 reserved parking spaces per unit inside their premises. For many of our senior neighbors who must park on the street (Handicap van, Pickup trucks, large SUVs) a more congested situation would be just intolerable, not to mention the lack of parking for any family members.  My neighbors and I often have great difficulty accessing our driveway entrances due to vehicles partially blocking the driveways due to lack of parking spaces!  I urge the commission to strongly oppose any proposal that does not include adequate parking arrangements as described above.  Thank you,  Nelson Fernandez  2410 W Main Street  Houston, Tx 77098</p> <p>130 E Thornton Rd.  Houston, TX 77022  June 22, 2020</p> <p>Dear Houston Planning Commission,</p> <p>This is a letter of objection to the Variance Application#2020-13 as requested by West Whitney Place. East Thornton Road present mobility has a one way entrance &amp; exit for the homesteaders of Pecandale Court, a quiet, well established, residential community of more than 65+years.  My first concern is the possibility of permanent damage to Thornton Road, a street which was constructed before 1950 of a pebble/cement mixture. I oppose the use of industrial, construction equipment and machinery (weighing thousands of tons) transported to this commercial location at the length of this street.  I am also concerned about litter; trash/liquor bottles, germs, drug paraphernalia as well as heavy traffic flow(single lane/each direction/one traffic signal) denying homeowners access or delay/detained from exiting their property. This would cause me to question precious time lost in case of emergency services required by some of our Seniors.  As with any new development, loud noises, people walking/traveling all times of day/night, the potential for increase criminal activity surfaces Finally, the annexation of this multi-unit property, West Whitney Place would probably decrease the property value of the homes on East Thornton Road.  Please deny the Variance Application  #2020-13 of West Whitney Place.  Humbly submitted by concerned owner,  Deborah Y. Hall</p> <p>This is in reference to the aforementioned subject matter. I am vehemently against the replatting of Whitney Place West. One of my main concerns is the property tax, in other words, will I be paying more for less land. Also how can I get on the speaker panel, having a problem loading the Microsoft meeting app on my phone. Thanking you in advance for your assistance in this matter.</p> <p>Sincerely,</p> <p>Ms. Eunice Dean</p>
98	Westmore Reserve	Nelson Fernandez	NA	
99	Whitney Place West partial replat no 1	Deborah Hall	NA	
99	Whitney Place West partial replat no 1	Eunice Dean	NA	

				<p>I am writing this to voice my concern/comments on the effects of the proposed street trying to be opened right next to my home. I live at 230 E Thornton rd</p>
99	Whitney Place West partial replat no 1	Jorge DeLeon	NA	<p>Concern #1 NOISE</p> <p>The amount of noise that will be passing right outside our window will be immense 24 homes are planning to use that road as both an entrance/exit. If all people that move in to those homes are married or in relationship that is 2 cars per home making it 48 vehicles going in and out at all day/night. Just the amount of noise will be horrendous for my home and neighborhood. Btw the street they are trying to open up on Thornton technically is not there only way into the new subdivision; they have two other streets on Whitney that ends at that property. The name of those streets are pecan park circle and Lelay circle. Technically that property never even had anything to do with Thornton it belonged to the homes off of Whitney/the two streets I listed. Thornton our street has to give up its qualities such as its peacefulness and quietness and has to give it to the new subdivision. Thornton has remained this way for over 50 years. The new subdivision will be able to use our street however their subdivision will be gated for only the people living there. There subdivision does get to have peace and quiet and we have to give ours up. They may enter our subdivision day and night but we may not enter theirs.</p> <p>Concern #2 TRAFFIC</p> <p>Overall Thornton has remained traffic free the only cars that mostly commute on the road is from the people that live on the street as well as delivery services such as postal, fedex, UPS, and amazon. However now with this new street being proposed we will have to add all of that new traffic to an already calm street. Thornton does not have any cross traffic due to the street dead ends at the end. So for the past 10 years we have lived here it remains mostly quiet all day and definitely at night. However now we will have to add 40 or more cars on the street. We already have an issue getting out of Thornton due to our light hardly lasting no time, I timed it once and that time it lasted 13 seconds and that was it, now I can imagine how it will be getting out in the morning having to deal with 40 or more vehicles all trying to get out as well.</p> <p>Concern #3 SAFETY</p> <p>This to me and my family seems to be the biggest concern overall because with the road trying to be</p>
99	Whitney Place West partial replat no 1	Candace Johnson	NA	<p>Comments (optional)</p> <p>R. I strongly oppose the variance because it will have a very NEGATIVE impact on our neighborhood because of increased access to crime; it is unsafe for grandchildren playing and for residents to walk for exercise. East Thornton is barely wide enough for 2 cars and Increase in traffic from people who do NOT live in the neighborhood will NOT work especially since there are no sidewalks! There is NO BENEFIT to our street so I strongly OPPOSE the Variance.</p>
99	Whitney Place West partial replat no 1	Charles Brown	NA	<p>R. Opposed to 2020-0663, Item 55</p> <p>RE: Whitney Place West partial replat no 1 because of worsen Drainage, increased access to crime activity, safety when walking and children playing, increase in unrelated through traffic, Street too narrow for walking and cars, no benefit to East Thornton Residents and will negatively affect neighborhood.</p>
99	Whitney Place West partial replat no 1	Group	NA	<p>NO, I (we) do not support and strongly urge the Houston Planning Commission to deny approval of the Variance requested in Application #20220-13 by Whitney Place West.</p> <p>I (we) feel that this Variance would negatively impact our neighborhood and threaten our safety.</p>
99	Whitney Place West partial replat no 1	Daphne Brown	NA	<p>Comments (optional)</p> <p>R. 1. Increased access to crime activity, 2. Safety when walking and children playing 3. Increase in unrelated through traffic 4. Street too narrow for walking and cars, 5. No benefit to East Thornton Residents 6. Will negatively affect neighborhood.</p>
99	Whitney Place West partial replat no 1	Carolyn Brown	NA	<p>Comments (optional)</p> <p>R. I oppose the variance because it will have a very NEGATIVE impact on our neighborhood because of increased access to crime activity; unsafe for grandchildren playing and for walking for exercise because the East Thornton is barely wide enough for 2 cars; and Increase in traffic from people who do NOT live in the neighborhood;</p>
99	Whitney Place West partial replat no 1	Reginald Randolph	NA	<p>Application 2020-0663 comments from home owner against granting a variance for stub street Arrow Point Dr off of East Thornton Rd in the Pecan Dale Court subdivision. Photos not submitted 24 hours before received at 7:15am 6/25/20</p>



99	Whitney Place West partial replat no 1	Beatrice Chatman for Mr. and Mrs. Money	NA	NO, I (we) do not support and strongly urge the Houston Planning Commission to deny approval of the Variance requested in Application #20220-13 by Whitney Place West. I (we) feel that this Variance would negatively impact our neighborhood and threaten our safety. See attachment in folder
99	Whitney Place West partial replat no 1	Beatrice Chatman for Leonard Norris	NA	NO, I (we) do not support and strongly urge the Houston Planning Commission to deny approval of the Variance requested in Application #20220-13 by Whitney Place West. I (we) feel that this Variance would negatively impact our neighborhood and threaten our safety. See attachment in folder
99	Whitney Place West partial replat no 1	Beatrice Chatman for Narieda Flores	NA	NO, I (we) do not support and strongly urge the Houston Planning Commission to deny approval of the Variance requested in Application #20220-13 by Whitney Place West. I (we) feel that this Variance would negatively impact our neighborhood and threaten our safety. See attachment in folder
99	Whitney Place West partial replat no 1	Charles Brown	NA	RE: Whitney Place West partial replat no 1 because of worsen Drainage, increased access to crime activity, safety when walking and children playing, increase in unrelated through traffic, Street too narrow for walking and cars, no benefit to East Thornton Residents and will negatively affect neighborhood.
99	Whitney Place West partial replat no 1	Mr. and Mrs. Chatman	NA	Opposed see attached letter <div>130 East Thornton Road Houston, TX 77022 June 20, 2020</div>
				To Whom It May Concern;
				It is not just another street. It is not meant to be a thorough fair for excessive traffic, criminal elements, opened to all malfunctions of a busy channel: torn up front yards, imminent and treacherous danger for our children and grandchildren playing ball and bicycling, exposing our seniors to scam harm, pollution, destruction of nature- plants and animal habitats, etc.etc. No it is not just another street.
99	Whitney Place West partial replat no 1	Elizabeth Diggs	NA	For over 6 decades now this quaint neighborhood has wrapped it's arms around Godly families providing a safe haven in the city of Houston to learn, live, love and grow. The Pecandale Civic Club (current President Mrs. Beatrice Chatman) has nurtured this thriving community of people who worked hard to keep up not only the appearance of our neighborhood, keep a watch out for one another, develop an extended family circle, help those in need or bereavement, celebrate successes, support what needed to be supported, laughed with those that laughed, wept with those that wept, but also down through the years becoming home owners and established/passed on a heritage and legacy of family dynasty with children and grandchildren as residents of this, East Thornton Road, Houston, TX 77022 - our spot of heaven on earth.
				So the answer is no!!! No ! You must not because of greed, quick money, poor judgment or whatever the incorrect rational might be- turn our community in to a mall of traffic, displaced elements, destroy our appraisal and market values of our homes, and destroy our history and children's destiny. No new street openings or entrance/exit room here so that a builder can make his millions or for any reason at all ...none, at the expense of our peace. And at the expense of our neighbors, our community, our extended family, Our East Thornton Road .
				Variance requested in Application number 2020-0663 by Whitney Place West, Item 99
99	Whitney Place West partial replat no 1	Pearl Block	NA	NO, I (we) do not support and strongly urge the Houston Planning Commission to deny approval of the Variance requested in Application #20220-13 by Whitney Place West. I (we) feel that this Variance would negatively impact our neighborhood and threaten our safety.
				Attached please find letter opposing the easement onto E. Thornton Road.
99	Whitney Place West partial replat no 1	Roderick Glass	NA	Roderick Glass 234 E. Thornton Road, Houston, Texas 77022

				<p>To : Houston Planning Commission</p> <p>From: Residence of Pecandale Court / E. Thornton Road</p> <p>Attached you will find Speaker Comments for Residents of Pecandale Court residing on East Thornton Rd. Please let us know if anything else is needed.</p> <p>See Attachments</p> <p>Best Regards,</p> <p>Doretha E. Spencer, Ed.D Cell # (713) 542-0446</p> <p>Beatrice H. Chatman Home (713) 692-8413 Cell (713) 299-6428</p> <p>I will be available for any questions.</p>
99	Whitney Place West partial replat no 1	Dorotha Spencer	NA	
109	Mercer Botanic Garden GP	Naomi McAninch	NA	<p>Thank you,</p> <p>Good afternoon,</p> <p>I would like to request a chance to speak at the June 25, 2020 Planning Meeting at 2:30 PM about the Variance Request Application for 1136 Woodland (Project No. 20041655). I will be submitting my comments shortly. Please confirm you received my request, and, if it's not too much trouble, send me a link as to where I can find the agenda.</p>
129	1136 Woodland Street	Ashley Allison	NA	<p>Have a great afternoon!</p> <p>Thank you, Ashley Allison</p>

				<p>I would like to sign up to speak at the above referenced public hearing.</p> <p>Actually, I believe the hearing is premature and should be deferred due to a future date because the survey submitted with the project application is incorrect. It differs from at least three prior surveys of the adjoining property at 1132 Woodland. It claims land that belongs to the property owners of 1132 Woodland, Ashley and Andrew Allison.</p> <p>The builder, Smith Family Homes, has commenced construction on the land and laid a structural foundation at 1136 Woodland, prior to obtaining a building permit from the City. The Allisons are told that he plans to imminently tear down a fence which has divided the two properties for many years, based on the incorrect survey. Mrs. Allison, who herself is a Project Manager with AECOM and works with surveys as part of her profession, told Ken Kolb, the surveyor, that his survey is incorrect twice when he came to her home to try to convince her otherwise.</p> <p>The requested variance does not directly affect the issue of the fence. However, Lot 8, Block 16 Norhill is a small lot and the existing wood frame for the planned large home may have to be moved if the builder cannot build on the Allison's land. The builder may need a greater variance from the City on the Studewood side than they are currently requesting. Consequently, both the building permit and the variance should be deferred until the matter of the property line is resolved.</p> <p>If the hearing is held as currently scheduled, I look forward to making remarks to the Commission.</p> <p>Patricia Hunt Holmes, J.D., Ph.D. Retired Partner, Vinson &amp; Elkins LLP</p> <p>Good afternoon,</p> <p>I understand that a variance request affecting Woodland Heights (1136 Woodland St., #20041855) is set to be heard at the June 24th Planning Commission meeting. I have been unable to obtain the details of the variance request; however, I note that the neighbor at 1132 Woodland St., Ashley Allison, asserts that the frame for the slab foundation has been erected within 3 feet of the property line. On visual inspection, her assertion appears correct: The lot that is the subject of the variance request appears to fall in the Norhill Addition subdivision. No evidence has been discovered that would except this lot from the Norhill Addition Deed Restrictions. The owner of this lot appears to be in violation of section 2.2(d) of the Norhill Addition Deed Restrictions (attached), which prohibit the construction of improvements within 3 feet of the neighboring property line.</p>
129	1136 Woodland Street	Patricia Hunt Holmes	NA	
				<p>Additionally, the owner of this lot appears to have violated section 2.7 of the Norhill Addition Deed Restrictions, because, to my knowledge, they have not submitted their construction plans and specifications to the Woodland Heights Civic Association.</p> <p>Violations such as these threaten to set a precedent that the deed restrictions imposed by a majority of the neighbors can be disregarded with impunity.</p> <p>I respectfully request that you take these comments into consideration.</p> <p>Very truly yours,</p> <p>Emily Williams Woodland Heights Civic Association Director, Deed Restrictions Enforcement dr@woodland-heights.org   emilylwilliams@gmail.com See attached documents</p>
129	1136 Woodland Street	Emily Williams	NA	
VI.	620 W. 27th Streets	David Coker	NA	