

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, JULY 9, 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

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

PLANNING COMMISSION MEMBERS



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

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

ALTERNATE MEMBERS

J. Stacy Slawinski, P.E.
Maggie Dalton
Fort Bend County
Loyd Smith, P.E.
Harris County
Scott Cain
Montgomery County

EX- OFFICIO MEMBERS

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

SECRETARY

Margaret Wallace Brown

Meeting Policies and Regulations

Order of Agenda

The Planning Commission may alter the order of the agenda to consider special requests and variances first, followed by replats requiring a public hearing second and consent agenda last. Any contested consent item will be moved to the end of the consent agenda.

Public Participation

The public is encouraged to take an active interest in matters that come before the Planning Commission. Anyone wishing to speak before the Commission may do so. The Commission has adopted the following procedural rules on public participation for virtual meetings:

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

9. Time limits will not apply to elected officials.

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

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

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

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

Limitations on the Authority of the Planning Commission

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

Contacting the Planning Commission

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

Contacting the Planning Department

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

Mailing address is:

P.O. Box 1562

Houston, Texas 77251-1562

Website is www.houstonplanning.com

E-mail us at:

Planning and Development

Anna.Sedillo@houstontx.gov

Plat Tracker Home Page:

www.HoustonPlatTracker.org



PLANNING & DEVELOPMENT DEPARTMENT

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. You may now submit comments 24 hours in advance, which will be read into the record by staff. Call 832-393-6624 for details or email comments to: Speakercomments.pc@houstontx.gov. The Chair may also choose to recognize speakers during the meeting.

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

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

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

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

Commission or Group:

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER _____

AGENDA ITEM NAME _____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

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

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

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

To join the July 9, 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/2020/2020-14_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

July 9, 2020 2:30 p.m. via Microsoft Teams

Call to Order

Director's Report

Approval of the June 25, 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 August 6, 2020

- Almeda Genoa Place partial replat no 2
- Foster Place partial replat no 5
- Lakes at Cypress Hill partial replat no 1
- Nueces Park Place Sec 1 replat no 1
- Northgrove Sec 5 partial replat no 2

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

IV. Public Comment

V. Adjournment

Minutes of the Houston Planning Commission

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

June 25, 2020

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/37M2b2w>
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 2:41 p.m. during I A and B

Susan Alleman

Bill Baldwin

Antoine Bryant

Lisa Clark

Arrived at 2:39 p.m. before I A and B

Rodney Heisch

Randall L. Jones

Lydia Mares

Absent

Paul R. Nelson

Linda Porras-Pirtle

Left at 5:54 p.m. before item 116

Kevin Robins

Ileana Rodriguez

Ian Rosenberg

Arrived at 2:39 p.m. before I A and B

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Scott Cain for

Left at 5:46 p.m. before item 111

Commissioner James Noack

Maggie Dalton for

Left at 4:04 p.m. before item 93

The Honorable KP George

Loyd Smith

The Honorable Lina Hidalgo

EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Yuhayna H. Mahmud

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development

CHAIR'S REPORT

NONE

DIRECTOR'S REPORT

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

APPROVAL OF THE JUNE 11, 2020 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the June 11, 2020 Planning Commission meeting minutes.

Motion: **Garza**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 77)

Items removed for separate consideration: **8, 13, 14, 17, 18, 19, 20, 26, 28, 29, 38, 42, 44, 51, 53 and 58.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 77 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 77 subject to the CPC 101 form conditions.

Motion: **Bryant**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **8, 13, 14, 17, 18, 19, 20, 26, 28, 29, 38, , 44, 51, 53 and 58.**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for **8, 13, 14, 17, 18, 19, 20, 26, 28, 29, 38, 44, 51, 53 and 58.**, subject to the CPC 101 form conditions.

Motion: **Baldwin**

Second: **Clark**

Vote: **Unanimous**

Recusing: **Alleman, Dalton and Heisch**

42 Story Lindsey Tract GP

GP

Defer

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

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

Motion: **Alleman**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Daniel Valdez- supportive.

C PUBLIC HEARINGS

78 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: **Victor**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

79 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: **Heisch**

Second: **Abraham**

Vote: **Unanimous**

Abstaining: **None**

80 Braeburn Terrace Sec 1 partial replat no 3 C3N

Defer

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

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

Motion: **Baldwin**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Hgan Nguyen with Council District C office; Candice Ayala, Janice Walden, EB Tavor, J.D. Phillips and Gwin Young – opposed; Richard Kepper remarks were read by staff.

- 81 Bridges on Lake Houston Sec 9 partial replat no 1 C3N Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Porras-Pirtle** Second: **Alleman** Vote: **Carries** Abstaining: **Heisch**
- 82 Cresmere Place partial replat no 3 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: **Jones** Vote: **Unanimous** Abstaining: **None**
- 83 Davidson Heights C3N Disapprove**
Staff recommendation: Disapprove the plat.
Commission action: Disapproved the plat.
Motion: **Jones** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**
- 84 Feldman Court partial replat no 1 C3N Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
- 85 Francis Oak Landing C3N Defer**
Staff recommendation: Defer the application for two weeks for Chapter 42 planning standards.
Commission action: Deferred the application for two weeks for Chapter 42 planning standards.
Motion: **Sigler** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
- 86 Glendower Court partial replat no 4 C3N Defer**
Staff recommendation: Defer the application for two weeks pre the Council Member's request.
Commission action: Deferred the application for two weeks pre the Council Member's request.
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**
Speakers: Evalyn Krudy – supportive; Tony Abyad – opposed.
- 87 Hickory Ridge partial replat no 1 C3N Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
- 88 Langston Place Sec 1 partial replat no 1 C3N Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Heisch** Vote: **Unanimous** Abstaining: **None**
- 89 Marvin Gardens partial replat no 1 C3N Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**
Speaker: Charles Reynolds -opposing.
- 90 Newport Sec 6 partial replat no 2 C3N Approve**
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Alleman** Second: **Garza** Vote: **Unanimous** Recusing: **Smith**

91 North Norhill partial replat no 3 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: **Baldwin** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

Speakers: Karen Rogers, applicant, Jordan Macha and Alan Perry – supportive; Martin Koenig position not stated.

92 Riverside Terrace Sec 6 partial replat no 2 C3N Defer

Staff recommendation: Defer the application for two weeks for Chapter 42 planning standards.

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

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

Speakers: Nicholas Sawaya and Ruba Sarris position not stated; Brad Fisher – supportive; Emily Wroczynsky – undecided.

Commissioner Porras-Pirtle stepped away from the meeting at 4:04 pm.

93 Sunset Plaza Meadows replat no 1 C3N Approve

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

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

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

Speaker: Taylor Baumgartner – undecided; Mary Villareal, applicant – supportive; James Echols position not stated.

94 Usener Addition partial replat no 2 C3N Approve

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

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

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

Commissioner Rosenberg stepped out and Commissioner Porras Pirtle stepped back in at 4:18 p.m.

95 Victoria Court replat no 1 C3N Defer

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

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

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

Speaker: Chris Delphin's comments were read by staff.

96 Wells Addition partial replat no 1 C3N Approve

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

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

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

Commissioner Rosenberg stepped back in at 4:32 p.m.

**97 Westheimer Gardens Extension C3N Approve
partial replat no 10**

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

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

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

98 Westmore Reserve 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: **Abraham** Vote: **Unanimous** Recusing: **Heisch**

Speakers: Benjamin Mayer – opposed; Gerald Grissom, applicant – supportive; Srinivasu Kota's comments were read by staff.

99 Whitney Place West 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: **Abraham** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

Speakers: Mathew Sigman, applicant – supportive; Roderick Glass and Yvonne Silva position not stated; John Gibbs, Charles Brown, Candace Johnson, Daphne Brown, Beatrice Chapman, Marcella Hagger, Jeffrey Eernisse, Unis Dean and Dea Briggs Clemons – opposed.

D VARIANCES

100 Alvaro Estates 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: **Alleman** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

101 Bellfort Farms GP GP Defer

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

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

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

Item 102 and 103 were taken together at this time.

102 Bridgeland Prairieland Village GP GP Defer

103 Bridgeland Prairieland Village Sec 5 C3P Defer

Staff recommendation: Defer the applications for two weeks for Chapter 42 planning standards.

Commission action: Deferred the applications for two weeks for Chapter 42 planning standards.

Motion: **Jones** Second: **Alleman** Vote: **Unanimous** Recusing: **Heisch**

104 Caydon 2701 Main Street C2R Approve

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

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

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

105 CLCWA Water Plant no 1 C2 Approve

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

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

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

106 Harris County MUD 165 Wastewater Treatment Plant no 2 C2 Defer

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

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

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

107 Harris County MUD 165 Water Plant no 5 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: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

108 Lakes at Creekside GP Approve

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

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

Motion: **Garza** Second: **Jones** Vote: **Unanimous** Recusing: **Heisch**

Item 109 and 110 were taken together at this time.

109 Mercer Botanic Gardens GP Approve

110 Mercer Botanic Gardens Sec 1 C2 Approve

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

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

Motion: **Sigler** Second: **Alleman** Vote: **Unanimous** Recusing: **Smith**

111 Nueces Park Place South C2 Defer

Staff recommendation: Defer the application for two weeks per the request of the Harris County Flood Control District

Commission action: Deferred the application for two weeks per the request of the Harris County Flood Control District.

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

112 Rejuvenate Houston Lyons C2R Defer

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

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

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

E SPECIAL EXCEPTIONS

113 Dunham Pointe Sec 1 C3P Approve

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

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

Motion: **Jones** Second: **Alleman** Vote: **Unanimous** Recusing: **Heisch**

Items 114 and 115 were taken together at this time.

114	Flagstone GP	GP	Approve
115	Flagstone Sec 1	C3P	Approve
Staff recommendation: Grant the special exception(s) and approve the plats subject to the CPC 101 form conditions.			
Commission action: Granted the special exception(s) and approved the plats subject to the CPC 101 form conditions.			
	Motion: Smith	Second: Garza	Vote: Unanimous Recusing: Heisch

At 5:54 p.m., Chair took roll call to verify quorum, with the following Commissioners audible and in attendance: Stein, Garza, Alleman, Baldwin, Clark, Heisch, Jones, Robins, Nelson, Rosenberg, Sigler, Victor, Smith, Tahir and Abraham.

Chair verified that the following Commissioners were not audible or in attendance at this time: Bryant, Mares, Porras-Pirtle, Rodriguez, Dalton and Cain.

116	Morton Creek Ranch GP	GP	Approve
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions.			
Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions.			
	Motion: Jones	Second: Baldwin	Vote: Unanimous Abstaining: None

117	Peek Crossing GP	GP	Approve
Staff recommendation: Grant the special exception(s) and approve the plat subject to the CPC 101 form conditions.			
Commission action: Granted the special exception(s) and approved the plat subject to the CPC 101 form conditions.			
	Motion: Nelson	Second: Garza	Vote: Unanimous Recusing: Heisch

F RECONSIDERATION OF REQUIREMENTS

118	Hockleywood Business Park	C3P	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: Clark	Second: Garza	Vote: Unanimous Abstaining: None
119	Yellowstone Academy Campus	C2R	Withdrawn

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

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

**H NAME CHANGES
NONE**

I CERTIFICATES OF COMPLIANCE

126 25324 Ravenscrest Drive COC Approve

Staff recommendation: Approve staff's recommendation for items 120-126.

Commission action: Approved staff's recommendation for items 120-126.

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

**J ADMINISTRATIVE
NONE**

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

127 4501 Garrow 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: **Jones** Second: **Clark** Vote: **Unanimous** Abstaining: **None**

128 6002 Floyd Street DPV Approve

Staff recommendation: Grant the variance(s) and approve the development plat 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.

Commission action: Granted the variance(s) and approved the development plat 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.

Motion: **Garza** Second: **Alleman** Vote: **Carries** Abstaining: **Rodriguez**

129 1136 Woodland Street DPV Defer

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

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

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

II. ESTABLISH A PUBLIC HEARING DATE OF JULY 23, 2020 FOR:

- a. Agua Estates Commercial
- b. Atwood Villas partial replat no 2
- c. Augusta Addition partial replat no 3
- d. Bayou Oaks partial replat no 1
- e. Blossom Hotel and Suites replat no 2
- f. Blue Bonnet Estates partial replat no 3
- g. Briargate Sec 10 partial replat no 1
- h. Hardy Terrace
- i. Saxxon Park
- j. Stogner partial replat no 2
- k. Washington Terrace partial replat no 5
- l. West Bend Sec 1 partial replat no 1
- m. Westfield Sec 4 partial replat no 1
- n. Willowcreek Ranch Sec 9 partial replat no 1

Staff recommendation: Establish a public hearing date of July 23, 2020 for item II a-n.

Commission action: Established a public hearing date of July 23, 2020 for item II a-n.

Motion: **Sigler**

Second: **Abraham**

Vote: **Unanimous**

Abstaining: **None**

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

Withdrawn

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

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: **Jones**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

V. PUBLIC COMMENT

Yvonne Silva commented about a development in her neighborhood that has caused flooding.

VI. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 6:23 p.m.

Motion: **Clark**

Second: **Rodriguez**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
A-Consent				
1	Amira Sec 17	C3F		Approve the plat subject to the conditions listed
2	Amira Sec 18	C3F		Approve the plat subject to the conditions listed
3	Anderson Lake Sec 1	C3F	DEF1	Approve the plat subject to the conditions listed
4	Avalon at Bridge Creek Mason Road Street Dedication	C3P		Approve the plat subject to the conditions listed
5	Avalon at Bridge Creek Sec 1	C3P		Approve the plat subject to the conditions listed
6	Avalon at Bridge Creek Sec 2	C3P		Approve the plat subject to the conditions listed
7	Avalon at Bridge Creek Sec 3	C3P		Approve the plat subject to the conditions listed
8	Avalon at Bridge Creek Sec 4	C3P		Approve the plat subject to the conditions listed
9	Avalon at Bridge Creek Sec 5	C3P		Approve the plat subject to the conditions listed
10	Avalon at Bridge Creek West Road Street Dedication Sec 1	C3P		Approve the plat subject to the conditions listed
11	Avondale Square partial replat no 2	C3F	DEF1	Defer Applicant request
12	Barker Sign Company	C2	DEF2	Approve the plat subject to the conditions listed
13	Boudreaux 99 Sec 2	C2		Approve the plat subject to the conditions listed
14	Bridges on Lake Houston Sec 9 partial replat no 1	C3F		Approve the plat subject to the conditions listed
15	North Houston Motors	C2		Approve the plat subject to the conditions listed
16	Cypress Fairbanks ISD Holbrook Elementary	C2	DEF1	Approve the plat subject to the conditions listed
17	Cypresswood Landing Sec 3	C3F	DEF1	Approve the plat subject to the conditions listed
18	Ei Village	C2		Defer Additional information reqd
19	Ernestine Street Inc	C2		Approve the plat subject to the conditions listed
20	Fairway Farms Sec 2	C3P		Approve the plat subject to the conditions listed
21	First Metropolitan Church of Houston	C2		Approve the plat subject to the conditions listed
22	Forbes Crossing Sec 4	C3F		Approve the plat subject to the conditions listed
23	Grand Mission Estates Sec 30	C3P		Approve the plat subject to the conditions listed
24	Grand Oaks Sec 14	C3F		Approve the plat subject to the conditions listed
25	Jasmine Heights Sec 20	C3P		Approve the plat subject to the conditions listed
26	Johanna Landing	C3F		Approve the plat subject to the conditions listed
27	Jordon Estates	C2		Approve the plat subject to the conditions listed
28	Kingfield Sec 2	C3P		Approve the plat subject to the conditions listed
29	Lakes at Creekside Sec 7	C3P		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: July 09, 2020**

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
30	Lantana Sec 7	C3F		Defer Additional information reqd
31	Laurel Springs	C2		Approve the plat subject to the conditions listed
32	Marvin Gardens partial replat no 1	C3F		Approve the plat subject to the conditions listed
33	Mustang	C2		Approve the plat subject to the conditions listed
34	Nagle Village	C2		Defer Additional information reqd
35	Nayakjaitly	C2		Approve the plat subject to the conditions listed
36	North Norhill partial replat no 3	C3F		Approve the plat subject to the conditions listed
37	Northpark Woods Sec 2	C3F		Approve the plat subject to the conditions listed
38	Oakview Farms Sec 2	C3F		Approve the plat subject to the conditions listed
39	Reserve at Becker and Cumberland	C2		Defer Additional information reqd
40	Story Lindsey Tract GP	GP	DEF1	Defer Applicant request
41	Stuebner Hollow Sec 2	C3F		Approve the plat subject to the conditions listed
42	Sunset Plaza Meadows replat no 1	C3F		Approve the plat subject to the conditions listed
43	Sunterra Sec 11	C3F		Approve the plat subject to the conditions listed
44	Tavola GP	GP		Approve the plat subject to the conditions listed
45	Tavola Sec 31	C3P		Approve the plat subject to the conditions listed
46	Tavola Sec 34	C3P		Approve the plat subject to the conditions listed
47	Tavola Sec 38	C3P		Approve the plat subject to the conditions listed
48	Two Oaks RV Park	C2		Approve the plat subject to the conditions listed
49	Usener Addition partial replat no 2	C3F		Approve the plat subject to the conditions listed
50	Valley Ranch West	C2		Approve the plat subject to the conditions listed
51	Villages at Oakmont	C3P		Approve the plat subject to the conditions listed
52	Westmore Reserve	C3F		Approve the plat subject to the conditions listed

B-Replats

53	Brinkley Duplex	C2R		Defer Chapter 42 planning standards
54	Britton Terrace	C2R		Approve the plat subject to the conditions listed
55	Change Happens Elderly	C2R		Approve the plat subject to the conditions listed
56	Cinco Ranch Station	C2R		Approve the plat subject to the conditions listed
57	Crespin Estates	C2R		Approve the plat subject to the conditions listed
58	Eado at Luna Inspiration	C2R		Defer Additional information reqd
59	Elysium at Rachel	C2R	DEF1	Approve the plat subject to the conditions listed
60	Enclave on Calhoun	C2R		Defer Additional information reqd

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
61	Grand at Aliana replat no 1	C2R		Approve the plat subject to the conditions listed
62	Harris County MUD no 420 Lift Station no 2	C2R		Approve the plat subject to the conditions listed
63	House of David	C2R		Defer Additional information reqd
64	Knox Green	C2R		Approve the plat subject to the conditions listed
65	Magnolia Heights	C2R		Approve the plat subject to the conditions listed
66	Main Office	C2R		Approve the plat subject to the conditions listed
67	McDuffie Villas	C2R		Approve the plat subject to the conditions listed
68	Milenas Wylie	C2R	DEF1	Approve the plat subject to the conditions listed
69	Mykawa Estates	C2R	DEF1	Defer Additional information reqd
70	Nwokeji Plaza	C2R		Approve the plat subject to the conditions listed
71	Pech Landing	C3R		Approve the plat subject to the conditions listed
72	Pinemont Townhomes	C2R		Approve the plat subject to the conditions listed
73	Silver Circle Plaza	C2R		Approve the plat subject to the conditions listed
74	Steel Supply LP On Telephone Road	C2R		Approve the plat subject to the conditions listed
75	Streamline Homes	C2R		Approve the plat subject to the conditions listed
76	Traces Sec 1 partial replat no 7	C3R		Approve the plat subject to the conditions listed
77	Vera Place	C2R		Defer Chapter 42 planning standards
78	Wayside Ventures LLC	C2R	DEF1	Approve the plat subject to the conditions listed

C-Public Hearings Requiring Notification

79	Acre Villa of Park Place partial replat no 1	C3N	DEF2	Disapprove
80	Arcade on Spencer replat no 1	C3N		Approve the plat subject to the conditions listed
81	Braeburn Terrace Sec 1 partial replat no 2	C3N	DEF2	Approve the plat subject to the conditions listed
82	Braeburn Terrace Sec 1 partial replat no 3	C3N	DEF1	Defer Per Council Member's request
83	Cypress Creek Plaza partial replat no 1	C3N		Approve the plat subject to the conditions listed
84	Francis Oak Landing	C3N	DEF1	Approve the plat subject to the conditions listed
85	Glendower Court partial replat no 4	C3N	DEF1	Approve the plat subject to the conditions listed
86	Hyde Park partial replat no 9	C3N		Defer per Council Member's request
87	Hyde Park partial replat no 10	C3N		Defer Per Council Member's request
88	Lantana Sec 4 partial replat no 1	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed
89	Melbourne Place Sec 1 partial replat no 2	C3N		Defer further deed rests review reqd
90	Melbourne Place Sec 1 Partial Replat No 3	C3N		Defer further deed rests review reqd
91	Real Street Homes replat no 1	C3N		Approve the plat subject to the conditions listed

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
92	Riverside Terrace Sec 6 partial replat no 2	C3N	DEF1	Approve the plat subject to the conditions listed
93	Saint Charles Quarter	C3N		Approve the plat subject to the conditions listed
94	Victoria Court replat no 1	C3N	DEF1	Approve the plat subject to the conditions listed
95	Whitney Place West partial replat no 1	C3N	DEF1	Defer Applicant request

D-Variances

96	Bellfort Farms GP	GP	DEF1	Defer Applicant request
97	Bellfort Farms Sec 1	C3P		Defer Additional information reqd
98	Bridgeland Prairieland Village GP	GP	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
99	Bridgeland Prairieland Crossing Street Dedication	SP		Approve the plat subject to the conditions listed
100	Bridgeland Prairieland Village Sec 5	C3P	DEF1	Approve the plat subject to the conditions listed
101	Bridgeland Prairieland Village Sec 6	C3P		Approve the plat subject to the conditions listed
102	Bridgeland Prairieland Village Sec 7	C3P		Approve the plat subject to the conditions listed
103	Development at Telge South	C2		Defer per Harris County Eng.
104	Harris County MUD 165 Wastewater Treatment Plant no 2	C2	DEF1	Defer for further study and review
105	Homestead Industrial Park GP	GP		Defer Harris County request
106	Navigation Mill	C2R		Defer Additional information reqd
107	Nueces Park Place South	C2	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
108	Refuge Temple Ministries GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
109	Rejuvenate Houston Lyons	C2R	DEF1	Grant the requested variance, Deny the requested variance, and Approve the plat subject to the conditions listed

E-Special Exceptions

110	Emerald Meadows GP	GP		Deny the requested special exception(s) and Approve the plat subject to the conditions listed
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F-Reconsideration of Requirements

111	Hockleywood Business Park	C3P	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
112	Valley Ranch East Reserves	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
113	Ventana Lakes East Sec 5	C3F		Approve the plat subject to the conditions listed

Item		App		
No.	Subdivision Plat Name	Type	Deferral	PC Action

G-Extensions of Approval

114	Archers Subdivision of Wright Acres partial replat no 1	EOA		Approved
115	Cowboy	EOA		Approved
116	Dellrose Sec 8	EOA		Approved
117	Enclave at Cypress Springs	EOA		Approved
118	Harris County MUD no 441 Water Plant no 1	EOA		Approved

H-Name Changes

None

I-Certification of Compliance

119	26056 Cambridge Boulevard	COC		Approve
120	19776 White Oak Drive	COC		Approve

J-Administrative

None

K-Development Plats with Variance Requests

121	6261 Ella Lee Lane	DPV		Approve
122	4501 Garrow Street	DPV		Defer
123	3203 Underwood Street	DPV		Approve
124	1136 Woodland Street	DPV		Deny

Off-Street Parking with Variance Requests

III	620 W. 27th Street	PV		Defer
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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 07/09/2020
Plat Name: Amira Sec 17
Developer: Beazer Homes Texas, L.P., A Delaware Limited Partnership
Applicant: Costello, Inc.
App No / Type: 2020-1128 C3F

Total Acreage:	21.9500	Total Reserve Acreage:	1.6100
Number of Lots:	104	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	286U	ETJ

Conditions and requirements for approval:

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

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

052. Record Amira Sec 9, Cypress Heights Drive Street Dedication Sections 2 and 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.

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. Record Holderrieth Road with any sections to the north.

Commission Action:

Approve the plat subject to the conditions listed



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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 07/09/2020
Plat Name: Amira Sec 17
Developer: Beazer Homes Texas, L.P., A Delaware Limited Partnership
Applicant: Costello, Inc.
App No / Type: 2020-1128 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.

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)
Holderreith Road will need to be recorded before future development to the north is recorded (COH-Chapter 42-120)
Cypress Heights Drive will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
UVE should be checked at Cypress Heights Drive and future Holderreith Road. (Chapter 10-COH geometric design guidelines, 10-23)
Holderreith Road should be shown at the northern Plat Boundary. (Chapter 42)
Corner ROW radius C4 at Holderreith Road at Cypress Heights Drive should be revised to 25'x25' cutback 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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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 2
Action Date: 07/09/2020
Plat Name: Amira Sec 18
Developer: Beazer Homes Texas, L.P., A Delaware Limited Partnership
Applicant: Costello, Inc.
App No / Type: 2020-1133 C3F

Total Acreage:	10.2000	Total Reserve Acreage:	3.0000
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
Harris	77377	286U	ETJ

Conditions and requirements for approval:

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

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

052. Amira Sec 17 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.

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. Record Holderrieth Rd with any following sections to the north

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 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: 2
Action Date: 07/09/2020
Plat Name: Amira Sec 18
Developer: Beazer Homes Texas, L.P., A Delaware Limited Partnership
Applicant: Costello, Inc.
App No / Type: 2020-1133 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-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)

Holderrieth road will need to be dedicated before development of tract to the north is recorded (COH-Chapter 42-120)

County recommends minimum 60 feet of ROW for Wilma Way

Sec 17 and Sec 9 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)

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

UVE should be checked at Wilma Way and future Holderrieth Road. (Chapter 10-COH geometric design guidelines, 10-23)

41' B-B pavement within 60' ROW will be required for Wilma Way to have separate right and left lane at the approach with Holderrieth Road.(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 &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 07/09/2020
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:

- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat. 42-210
047. Make minor corrections and additions as indicated on the marked file copy.
- 185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (long replat paragraph).
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
07/09/2020

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: 3
Action Date: 07/09/2020
Plat Name: Anderson Lake Sec 1
Developer: Benchmark Engineering Corp.
Applicant: Benchmark Engineering Corporation
App No / Type: 2020-1024 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.

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: 4
Action Date: 07/09/2020
Plat Name: Avalon at Bridge Creek Mason Road Street Dedication
Developer: Taylor Morrison
Applicant: META Planning + Design, LLC
App No / Type: 2020-1112 C3P

Total Acreage:	7.4000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	405D	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. "West Road at Grand Parkway" must be recorded prior to or simultaneously with this plat.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
07/09/2020

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

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 07/09/2020
Plat Name: Avalon at Bridge Creek Mason Road Street Dedication
Developer: Taylor Morrison
Applicant: META Planning + Design, LLC
App No / Type: 2020-1112 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.

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.

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)

West Road at Grand Parkway will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)

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

Traffic Impact Analysis will be required to determine developer responsibility of roadway construction including left turn lanes and traffic control at West Road and Mason Road. (HC-permit regs, 12.02)

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



Agenda Item: 5
Action Date: 07/09/2020
Plat Name: Avalon at Bridge Creek Sec 1
Developer: Taylor Morrison
Applicant: META Planning + Design, LLC
App No / Type: 2020-1113 C3P

Total Acreage:	8.0000	Total Reserve Acreage:	3.0500
Number of Lots:	6	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	77433	406A	ETJ

Conditions and requirements for approval:

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

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

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

052. Avalon at Bridge Creek Mason Road Street Dedication must be recorded prior to or simultaneously with this plat. must be recorded prior to or simultaneously with this plat.

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 07/09/2020
Plat Name: Avalon at Bridge Creek Sec 1
Developer: Taylor Morrison
Applicant: META Planning + Design, LLC
App No / Type: 2020-1113 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: 07-01-2020
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 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
UVE should be checked at Dunlin Shadows Trail and Avalon Cove Lane. (Chapter 10-COH geometric design guidelines, 10-23)
SB left turn lane will be required on Mason Road at Avalon Landing Lane. (COH geometric Design guidelines, 10-25)
ALL-WAY Stop Control Analysis per Section 2B.07 of TMUTCD should be provided to determine traffic control at intersections with Avalon Cove Lane.
41' B-B pavement will be required for Avalon Cove Lane. (HC-permit regs)
Off-street parking analysis will be required for Recreation Center development on Reserve A. (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
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 07/09/2020
Plat Name: Avalon at Bridge Creek Sec 2
Developer: Taylor Morrison
Applicant: META Planning + Design, LLC
App No / Type: 2020-1117 C3P

Total Acreage:	19.3000	Total Reserve Acreage:	1.4400
Number of Lots:	109	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 437
County	Zip	Key Map ©	City / ETJ
Harris	77433	406A	ETJ

Conditions and requirements for approval:

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

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

052. Avalon at Bridge Creek Sections 1 & 5, 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)

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. Provide Open Space Amenities Plan for COS reserve with final.
2. Provide new street names for Oatlet Bend Lane, Ord River Road.
3. Record West Road and Avalon River Road with any sections to the East.

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with 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: 6
Action Date: 07/09/2020
Plat Name: Avalon at Bridge Creek Sec 2
Developer: Taylor Morrison
Applicant: META Planning + Design, LLC
App No / Type: 2020-1117 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.

Addressing: OATLET BEND LANE - Duplicate / Sound-alike existing street names: Oakleaf Bend. Please change street name to something more unique.
ORD RIVER ROAD - Duplicate / Sound-alike existing street names: Old River. Please change street name to something more unique.
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)
Check with COH is Ord River Road is a sound alike for Old River Drive (Chapter 41)
West Road and Sec 5 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
UVE should be checked at Devonian Reef Road and West Road, at unnamed street at east Plat Boundary and West Road, and at unnamed street and Avalon Cove Lane. (Chapter 10-COH geometric design guidelines, 10-23)
Traffic Impact Analysis will be required to determine developer responsibility of roadway construction including left turn lanes and traffic control at West Road and Mason Road.(HC-permit regs, 12.02)
EB left turn lane will be required on West Road at Devonian Reef Road, and at unnamed street at east Plat Boundary. (COH geometric Design guidelines, 10-25)
Corner ROW radius at Devonian Reef Road and West Road. (COH geometric Design guidelines, 10-22)
Corner ROW radius at unnamed street at east Plat Boundary and West Road should be revised to 25'x25' cutback. The intersection may be signalized in the future.(COH geometric Design guidelines, 10-22)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 07/09/2020
Plat Name: Avalon at Bridge Creek Sec 3
Developer: Taylor Morrison
Applicant: META Planning + Design, LLC
App No / Type: 2020-1120 C3P

Total Acreage:	16.8000	Total Reserve Acreage:	1.3400
Number of Lots:	58	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	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.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 052. Avalon at Bridge Creek 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



Action Date:
07/09/2020

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: 07/09/2020
Plat Name: Avalon at Bridge Creek Sec 3
Developer: Taylor Morrison
Applicant: META Planning + Design, LLC
App No / Type: 2020-1120 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: 07-01-2020
No Comments.

Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Sec 1 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
UVE should be checked at Padstow Ridge Road (pvt) and Avalon Cove Lane. (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: 8
Action Date: 07/09/2020
Plat Name: Avalon at Bridge Creek Sec 4
Developer: Taylor Morrison
Applicant: META Planning + Design, LLC
App No / Type: 2020-1127 C3P

Total Acreage:	12.8000	Total Reserve Acreage:	1.3600
Number of Lots:	31	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	405D	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. Avalon at Bridge Creek Mason Road Street Dedication and Avalon at Bridge Creek Sec 1 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 & 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: 8
Action Date: 07/09/2020
Plat Name: Avalon at Bridge Creek Sec 4
Developer: Taylor Morrison
Applicant: META Planning + Design, LLC
App No / Type: 2020-1127 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.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Sec 1 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
UVE should be checked at Avalon Landing Lane and Mason Road. (Chapter 10-COH geometric design guidelines, 10-23)
SB left turn lane will be required on Mason Road at Avalon Landing Lane when Mason Road is improved in the future. (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: 9
Action Date: 07/09/2020
Plat Name: Avalon at Bridge Creek Sec 5
Developer: Taylor Morrison
Applicant: META Planning + Design, LLC
App No / Type: 2020-1130 C3P

Total Acreage:	25.2000	Total Reserve Acreage:	3.8500
Number of Lots:	90	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	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.

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

052. West Road at Grand Parkway must be recorded prior to or simultaneously with this plat.

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

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 07/09/2020
Plat Name: Avalon at Bridge Creek Sec 5
Developer: Taylor Morrison
Applicant: META Planning + Design, LLC
App No / Type: 2020-1130 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: 07-01-2020
No Comments.

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)
West Road at Grand Parkway and Avalon at Bridge Creek Sec 1 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
UVE should be checked at Avalon Landing Lane and Mason Road, and at Devonian Reef Road and West Road. (Chapter 10-COH geometric design guidelines, 10-23)
Corner ROW radius at Devonian Reef Road and West Road should be 30'. (COH geometric Design guidelines, 10-22)
Traffic Impact Analysis will be required to determine developer responsibility of roadway construction including left turn lanes and traffic control at West Road and Mason Road.
SB left turn lane will be required on Mason Road at Avalon Landing Lane. (COH geometric Design guidelines, 10-25)
EB left turn lane will be required on West Road at Devonian Reef 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: 10
Action Date: 07/09/2020
Plat Name: Avalon at Bridge Creek West Road Street Dedication Sec 1
Developer: Taylor Morrison
Applicant: META Planning + Design, LLC
App No / Type: 2020-1123 C3P

Total Acreage:	2.5000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	406E	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. Avalon at Bridge Creek Section 5 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)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
07/09/2020

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: 10
Action Date: 07/09/2020
Plat Name: Avalon at Bridge Creek West Road Street Dedication Sec 1
Developer: Taylor Morrison
Applicant: META Planning + Design, LLC
App No / Type: 2020-1123 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: 07-01-2020
No Comments.

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)

Change west boundary dimension to 100 feet (Chapter 42)

Ensure that future West Road plats to the east line up with West Road street dedication plat no 3 submitted by Jones/Carter (Chapter 42)

Corner ROW radius at Avalon River Road and West Road should be revised to 25'x25' cutback for future signalization. (COH geometric Design guidelines, 10-22)

Traffic Impact Analysis will be required to determine developer responsibility of roadway construction including left turn lanes and traffic control at West Road and Mason Road. (HC-permit regs, 12.02)

EB left turn lane will be required on West Road at Avalon River 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: 11
Action Date: 07/09/2020
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

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

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy. Chapter 42
209. Applicant has requested that this item be deferred for two weeks.

Commission Action:

Defer Applicant request



Action Date:
07/09/2020

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: 11
Action Date: 07/09/2020
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

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.



Agenda Item: 12
Action Date: 07/09/2020
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.
- 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.
202. Include Harris County Road Law certificate to Appendix A: Owners Acknowledgement. (Record.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
1. Show ROW dedication appropriately.
 2. Restrict landuse designation to "Cell tower use only".

Commission Action:

Approve the plat subject to the conditions listed

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 07/09/2020
Plat Name: Barker Sign Company
Developer: Crown Castle
Applicant: Vincent Gerard & Associates, Inc.
App No / Type: 2020-0761 C2



For Your Information:

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

HPW- 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)

Provide flood control INO letter at recordation (.TLGC-242.001h)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 07/09/2020
Plat Name: Boudreaux 99 Sec 2
Developer: New Quest Properties
Applicant: Windrose
App No / Type: 2020-1139 C2

Total Acreage:	7.0145	Total Reserve Acreage:	6.8196
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	77379	289X	ETJ

Conditions and requirements for approval:

- 012.4. Coordinate the alignment of the Grand Parkway with The Grand Parkway Association.
047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 07/09/2020
Plat Name: Boudreaux 99 Sec 2
Developer: New Quest Properties
Applicant: Windrose
App No / Type: 2020-1139 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: 07-01-2020
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 prior to recordation. (TLGC-232.0025)

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 07/09/2020
Plat Name: Bridges on Lake Houston Sec 9 partial replat no 1
Developer: D.R. Horton- Texas, Ltd. a Texas limited partnership
Applicant: BGE, Inc.
App No / Type: 2020-1076 C3F

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	77346	377D	ETJ

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 07/09/2020
Plat Name: Bridges on Lake Houston Sec 9 partial replat no 1
Developer: D.R. Horton- Texas, Ltd. a Texas limited partnership
Applicant: BGE, Inc.
App No / Type: 2020-1076 C3F

HPW-HW- IDS: APPROVE

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

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

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 07/09/2020
Plat Name: North Houston Motors
Developer: Flacos Construction
Applicant: Windrose
App No / Type: 2020-1093 C2

Total Acreage:	4.3640	Total Reserve Acreage:	4.3640
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77396	375K	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



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For Your Information:

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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 15
Action Date: 07/09/2020
Plat Name: North Houston Motors
Developer: Flacos Construction
Applicant: Windrose
App No / Type: 2020-1093 C2

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 and Water Capacity Reservation letter is required for this Project.

(Unrestrictive Reserve) When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

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

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

Stormwater quality permit is required.

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

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



Agenda Item: 16
Action Date: 07/09/2020
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:

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (156)
047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
1. Address 1400' Intersection spacing along Langfield Rd.

Commission Action:

Approve the plat subject to the conditions listed



Agenda Item: 16
Action Date: 07/09/2020
Plat Name: Cypress Fairbanks ISD Holbrook Elementary
Developer: West Belt Surveying, Inc.
Applicant: West Belt Surveying, Inc.
App No / Type: 2020-1003 C2



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For Your Information:

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

HPW- TDO- Traffic: 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.

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.

Parks and Recreation: Park notes 3 says 12 units instead of 8



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 16
Action Date: 07/09/2020
Plat Name: Cypress Fairbanks ISD Holbrook Elementary
Developer: West Belt Surveying, Inc.
Applicant: West Belt Surveying, Inc.
App No / Type: 2020-1003 C2

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



Agenda Item: 17
Action Date: 07/09/2020
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:

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.

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

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

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

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

1. Show Drainage Dedication as Drainage easement.

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: 17
Action Date: 07/09/2020
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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For Your Information:

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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.



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 07/09/2020
Plat Name: Ei Village
Developer: Ei Development Group LLC
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2020-0880 C2

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533Q	City

Conditions and requirements for approval:

- 014. Establish garage building setback lines as indicated on the marked file copy. Sec 42-150 thru 160
- 047. Make minor corrections and additions as indicated on the marked file copy. Chapter 42
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Commission Action:

Defer Additional information reqd



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

For Your Information:

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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 07/09/2020
Plat Name: Ei Village
Developer: Ei Development Group LLC
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2020-0880 C2

HPW- TDO- Traffic: 06-30-2020
No Comments

HPW-OCE-Traffic: 1. Driveway width & radius (COH IDM Chapter 15, sec 15.08-1 [a to g])
Proposed driveway needs to be of consistent width within the right of way and can taper or flare into desired width inside the property line. Driveways must remain tangential for a minimum of 20 ft. past the property line. The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01). No driveway radius shall encroach on abutting property or corner radius.

2. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)
Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 07/09/2020
Plat Name: Ernestine Street Inc
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No / Type: 2020-1105 C2

Total Acreage:	0.5030	Total Reserve Acreage:	0.5030
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77023	494T	City

Conditions and requirements for approval:

020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. Sec 42-155

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

139. Provide for widening of Fashion Street. 42-122

203. Provide complete Recordation Package when submitting plat for recordation. Sec 42-45

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

Commission Action:

Approve the plat subject to the conditions listed



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Agenda Item: 19
Action Date: 07/09/2020
Plat Name: Ernestine Street Inc
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No / Type: 2020-1105 C2

For Your Information:

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

HPW- TDO- Traffic: 07-01-2020
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 Bell Street, Fashion Street and Ernestine 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
JRC requirements will have to be in place.
HPW-OCE- Drainage and Utility: Detention is required.

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

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 07/09/2020
Plat Name: Fairway Farms Sec 2
Developer: Centry Land Holdings of Texas, LLC
Applicant: LJA Engineering, Inc. - (West Houston Office)
App No / Type: 2020-1108 C3P

Total Acreage:	22.6890	Total Reserve Acreage:	1.3540
Number of Lots:	121	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 480
County	Zip	Key Map ©	City / ETJ
Harris	77375	249P	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)

Commission Action:

Approve the plat subject to the conditions listed



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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 07/09/2020
Plat Name: Fairway Farms Sec 2
Developer: Centry Land Holdings of Texas, LLC
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No / Type: 2020-1108 C3P

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. 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 &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 07/09/2020
Plat Name: First Metropolitan Church of Houston
Developer: First Metropolitan Church of Houston
Applicant: Texas Engineering And Mapping Company
App No / Type: 2020-1073 C2

Total Acreage:	23.3780	Total Reserve Acreage:	23.3780
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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77064	410E	ETJ

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 21
Action Date: 07/09/2020
Plat Name: First Metropolitan Church of Houston
Developer: First Metropolitan Church of Houston
Applicant: Texas Engineering And Mapping Company
App No / Type: 2020-1073 C2

HPW-HW- IDS: Approve

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 07/09/2020
Plat Name: Forbes Crossing Sec 4
Developer: Pulte Homes of Texas, L.P.
Applicant: Pape-Dawson Engineers
App No / Type: 2020-1054 C3F

Total Acreage:	31.4400	Total Reserve Acreage:	13.4630
Number of Lots:	119	Number of Multifamily Units:	0
COH Park Sector:	7	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	77075	574R	City

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Agenda Item: 22
Action Date: 07/09/2020
Plat Name: Forbes Crossing Sec 4
Developer: Pulte Homes of Texas, L.P.
Applicant: Pape-Dawson Engineers
App No / Type: 2020-1054 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: 06-30-2020
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 all along the subdivision right of way. (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>

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.

Parks and Recreation: Approval with conditions.

The conditions are that questions, or concerns, by HPARD must be resolved prior to recordation. These are as follows:

- Low income development qualification/approval for this development be confirmed,
 - Development is adhering to HPARD's park standards, as outlined in Chapter 42-256 – 42-258
- Please change "C" to read "Incremental" number of DU.

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



Agenda Item: 23
Action Date: 07/09/2020
Plat Name: Grand Mission Estates Sec 30
Developer: 688 Development INC.
Applicant: Jones | Carter
App No / Type: 2020-1116 C3P

Total Acreage:	12.7100	Total Reserve Acreage:	1.0620
Number of Lots:	53	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:	GRAND MISSION MUD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526N	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.

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

052. Mason road 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)

148. Change street name(s) as indicated on the marked file copy. (133-134)

Second point of access must be recorded with future sections when the total number of lots exceeds 150.

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 07/09/2020
Plat Name: Grand Mission Estates Sec 30
Developer: 688 Development INC.
Applicant: Jones | Carter
App No / Type: 2020-1116 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.

Fort Bend Engineer: 1) Revise radii onto Mason Road at Calm Lake Lane to 30'
2) Provide recording information for all easements proposed outside the plat boundary
3) Submit FP to FBC for formal review
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Addressing: Street name "GRAND FOREST" is already in use within the Houston ETJ. Please choose a more unique name to avoid confusion during emergencies.

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 07/09/2020
Plat Name: Grand Oaks Sec 14
Developer: Woodmere Development Company LTD
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No / Type: 2020-1061 C3F

Total Acreage:	11.7110	Total Reserve Acreage:	1.3180
Number of Lots:	48	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:	ROLLING CREEK UD
County	Zip	Key Map ©	City / ETJ
Harris	77084	447A	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. Sec 12 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)

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: 24
Action Date: 07/09/2020
Plat Name: Grand Oaks Sec 14
Developer: Woodmere Development Company LTD
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No / Type: 2020-1061 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- TDO- Traffic: 07-02-2020
No Comments.

HPW-HW- IDS: Approve
Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel U102-00 -00 with top of bank (see uploaded aerial 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)
Sec 12 will need to be approved 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)
UVE should be checked at Valley White Oak Lane and Appletree Ridge 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.



Agenda Item: 25
Action Date: 07/09/2020
Plat Name: Jasmine Heights Sec 20
Developer: DR Horton
Applicant: META Planning + Design, LLC
App No / Type: 2020-1132 C3P

Total Acreage:	27.0000	Total Reserve Acreage:	1.0500
Number of Lots:	121	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	NW HC MUD 12
County	Zip	Key Map ©	City / ETJ
Harris	77449	406W	ETJ

Conditions and requirements for approval:

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

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

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

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

052. Record Sec 17 prior to or simultaneously with this plat.

053. Change street name(s) as indicated on the file copy to avoid duplication.

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)

Two points of access must be recorded with future sections when the total number of lots exceed 150.

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: 07/09/2020
Plat Name: Jasmine Heights Sec 20
Developer: DR Horton
Applicant: META Planning + Design, LLC
App No / Type: 2020-1132 C3P



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

For Your Information:

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

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

Addressing: STONINGTON OAK STREET - Duplicate / Sound-alike existing street names found: STANDING OAKS, STANDING OAK. Please change street name to something more unique.
COBALT LAKE LANE - Duplicate / Sound-alike existing street names found: CABOT LAKES. Please change street name to something more unique.
CANBERRA CREST COURT - Duplicate / Sound-alike existing street names found: CAMDEN CREST, CARRIAGE CREST. Please change street name to something more unique.
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Sec 17 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
UVE should be checked at Paded Violet Drive and Westfield Creek Road, and at Westfield Creek Road and Westgreen Blvd. (Chapter 10-COH geometric design guidelines, 10-23)
Corner ROW radius at Westfield Creek Road and Westgreen Blvd should be revised from 30' to 25'x25' cutback for future signalization. (COH geometric Design guidelines, 10-22)
NB left turn lane will be required on Westgreen Blvd at Westfield Creek Road. (COH geometric Design guidelines, 10-25)

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



Agenda Item: 26
Action Date: 07/09/2020
Plat Name: Johanna Landing
Developer: DISAMA
Applicant: Field Data Service, Inc
App No / Type: 2020-1065 C3F

Total Acreage:	1.5159	Total Reserve Acreage:	0.0260
Number of Lots:	29	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451T	City

Conditions and requirements for approval:

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)
149. Change street name ending(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)
- Identify private fire hydrant location within 100' from the entrance to the subdivision.

Commission Action:

Approve the plat subject to the conditions listed



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 07/09/2020
Plat Name: Johanna Landing
Developer: DISAMA
Applicant: Field Data Service, Inc
App No / Type: 2020-1065 C3F



Action Date:
07/09/2020

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: 26
Action Date: 07/09/2020
Plat Name: Johanna Landing
Developer: DISAMA
Applicant: Field Data Service, Inc
App No / Type: 2020-1065 C3F

HPW- TDO- Traffic: 07.02.2020

TDO/Traffic Management interposes no objection.

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

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

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

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

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

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

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

2. A new sidewalk is required along Johanna 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)

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.

Stormwater quality permit is required.

Need to call out the Private F.H..

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

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

Addressing: Please add street type "Drive" to Johanna Creek on Plat.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 07/09/2020
Plat Name: Jordon Estates
Developer: Team Investments, LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2020-1131 C2

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	533Z	City

Conditions and requirements for approval:

- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 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:
07/09/2020

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: 27
Action Date: 07/09/2020
Plat Name: Jordon Estates
Developer: Team Investments, LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2020-1131 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: 07-01-2020
No Comments.

HPW-OCE-Traffic: 1. Driveway width & radius (COH IDM Chapter 15, sec 15.08-1 [a to g])
Proposed driveway needs to be of consistent width within the right of way and can taper or flare into desired width inside the property line. Driveways must remain tangential for a minimum of 20 ft. past the property line. The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01). No driveway radius shall encroach on abutting property or corner radius.

2. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)
Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

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

Submit applications online at houstonpermittingcenter.org

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

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: 28
Action Date: 07/09/2020
Plat Name: Kingfield Sec 2
Developer: Pulte Homes of Texas, L.P.
Applicant: IDS Engineering Group
App No / Type: 2020-1122 C3P

Total Acreage:	15.2980	Total Reserve Acreage:	7.1320
Number of Lots:	55	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HC MUD 166
County	Zip	Key Map ©	City / ETJ
Harris	77084	407V	ETJ

Conditions and requirements for approval:

- 012.2.1 Dead-end utility easements are not permitted.
- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 052. Kingfield Sec 1 must be recorded prior to or simultaneously with this plat.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- Provide LOMR 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.**



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 07/09/2020
Plat Name: Kingfield Sec 2
Developer: Pulte Homes of Texas, L.P.
Applicant: IDS Engineering Group
App No / Type: 2020-1122 C3P

For Your Information:

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

Harris 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 prior to recordation. (TLGC-232.0025)
- Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation. (TLGC-242.001h)
- Kingfield Sec 1 needs to be recorded prior to or simultaneously with this PLAT

Harris County Flood Control District: Flood Control review - No comments.
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: 29
Action Date: 07/09/2020
Plat Name: Lakes at Creekside Sec 7
Developer: Toll Brothers / Trendmaker
Applicant: META Planning + Design, LLC
App No / Type: 2020-1104 C3P

Total Acreage:	37.0000	Total Reserve Acreage:	15.7400
Number of Lots:	76	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:

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

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

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

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

052. Lakes at Creekside Sec 10 must be recorded prior to or simultaneously with this plat.

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)

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

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 29
Action Date: 07/09/2020
Plat Name: Lakes at Creekside Sec 7
Developer: Toll Brothers / Trendmaker
Applicant: META Planning + Design, LLC
App No / Type: 2020-1104 C3P



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

For Your Information:

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

Harris 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 prior to recordation. (TLGC-232.0025)
- Lakes at Creekside Sec 10 needs to be recorded prior to or simultaneously with this PLAT

HPW- TDO- Traffic: 07-01-2020
No Comments.

Addressing: LAKESIDE ARBOR WAY - Ch. 41 Code of Ordinance states that a street name must change at a near 90 degree bend. Please add a different street name to Lakeside Arbor Way.

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



Agenda Item: 30
Action Date: 07/09/2020
Plat Name: Lantana Sec 7
Developer: Beazer Homes Texas, LP
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No / Type: 2020-1066 C3F

Total Acreage:	8.2520	Total Reserve Acreage:	0.1050
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	77449	406S	ETJ

Conditions and requirements for approval:

039. The following areas may be considered when calculating compensating open space. Water areas including detention ponds, drainageways, flood plains, floodways and ravines subject to Planning Commission approval of an Open Space Amentities Plan. Follow the requirements established for a Open Space Amentities Plan. (Ament_185_cos.doc)
- 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. Lantana Sec 6 must be recorded prior to or simultaneously with this plat.
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.

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.**



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 07/09/2020
Plat Name: Lantana Sec 7
Developer: Beazer Homes Texas, LP
Applicant: LJA Engineering, Inc. - (West Houston Office)
App No / Type: 2020-1066 C3F



For Your Information:

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

HPW-HW- IDS: Approve

Harris County Flood Control District: Flood Control review - Label property south of the plat as Irregular

HCFCF Fee HCCF No: 52631 Basin ROW (see uploaded PDF).

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)

Secs 5 and 6 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)

Guardrail along detention will need to be outside of road ROW

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 31
Action Date: 07/09/2020
Plat Name: Laurel Springs
Developer: Windrose
Applicant: Windrose
App No / Type: 2020-1103 C2

Total Acreage:	20.0320	Total Reserve Acreage:	20.0320
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77339	336E	City

Conditions and requirements for approval:

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

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

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Agenda Item: 31
Action Date: 07/09/2020
Plat Name: Laurel Springs
Developer: Windrose
Applicant: Windrose
App No / Type: 2020-1103 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: 07-01-2020
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 Laurel Springs 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

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.

Parks and Recreation: Multi-family usage of plat will be subjected to park fees

HPW-OCE- Drainage and Utility: 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: 32
Action Date: 07/09/2020
Plat Name: Marvin Gardens partial replat no 1
Developer: NA
Applicant: Karen Rose Engineering and Surveying
App No / Type: 2020-1081 C3F

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.

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 07/09/2020
Plat Name: Marvin Gardens partial replat no 1
Developer: NA
Applicant: Karen Rose Engineering and Surveying
App No / Type: 2020-1081 C3F

HPW- TDO- Traffic: 07-01-2020
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: Approve
HPW-OCE- Drainage and Utility: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.
Addressing: Please change 8th Avenue to "West 8th Street" as referenced by COH Address, COH Roads, GHC911 Roads, and HEC Roads.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 33
Action Date: 07/09/2020
Plat Name: Mustang
Developer: EMC Services
Applicant: The Pinnell Group, LLC
App No / Type: 2020-1059 C2

Total Acreage:	4.1927	Total Reserve Acreage:	4.1927
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	6	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77034	576V	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.42-41 (2)
- 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. (42-180)b
- 1) I.D Interstate 45 within the vicinity map, as shown on the 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:

The below comments were made by other agencies during this review period. These comments 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: 07/09/2020
Plat Name: Mustang
Developer: EMC Services
Applicant: The Pinnell Group, LLC
App No / Type: 2020-1059 C2

HPW- TDO- Traffic: 06-30-2020
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 Kurland Drive and along Conklin 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.

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
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 07/09/2020
Plat Name: Nagle Village
Developer: 2606 Clay Street LLC
Applicant: M2L Associates, Inc.
App No / Type: 2020-1125 C2

Total Acreage:	0.6310	Total Reserve Acreage:	0.6310
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	493V	City

Conditions and requirements for approval:

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

Commission Action:

Defer Additional information reqd



Action Date:
07/09/2020

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: 34
Action Date: 07/09/2020
Plat Name: Nagle Village
Developer: 2606 Clay Street LLC
Applicant: M2L Associates, Inc.
App No / Type: 2020-1125 C2

HPW- TDO- Traffic: 07-01-2020
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 Nagle Street and Clay 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://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: 35
Action Date: 07/09/2020
Plat Name: Nayakjaitly
Developer: NAYAKJAITLY
Applicant: Core
App No / Type: 2020-1114 C2

Total Acreage:	0.2870	Total Reserve Acreage:	0.2870
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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	493V	City

Conditions and requirements for approval:

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

134.15. Add to general notes on face of plat: This property(s) is located in Park Sector number 15.

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

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

1) Add Visibility 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.

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with 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: 35
Action Date: 07/09/2020
Plat Name: Nayakjaitly
Developer: NAYAKJAITLY
Applicant: Core
App No / Type: 2020-1114 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: 07-01-2020
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 Grey Street and Saint Charles Street. (COH IDM Chapter 10, sec 10.06-H) 6 ft wide sidewalk shall be installed along major thoroughfares and Transit Corridor and 5 ft wide sidewalk shall be installed along all other streets. All sidewalks shall comply with Chapter 10 of the Design Manual.

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

3. Driveway Placement on Corner Lot (Commercial)

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 36
Action Date: 07/09/2020
Plat Name: North Norhill partial replat no 3
Developer: HRD Interest, LLC
Applicant: M2L Associates, Inc.
App No / Type: 2020-1140 C3F

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Agenda Item: 36
Action Date: 07/09/2020
Plat Name: North Norhill partial replat no 3
Developer: HRD Interest, LLC
Applicant: M2L Associates, Inc.
App No / Type: 2020-1140 C3F

HPW- TDO- Traffic: 07.06.2020

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 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>

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

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

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

Addressing: Please change PEDDIE AVENUE to "PEDDIE STREET", this is referenced by COH Addresses, COH Roads, GHC911 Roads, and HEC Roads.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 07/09/2020
Plat Name: Northpark Woods Sec 2
Developer: Century Land Holdings Of Texas, LLC
Applicant: R.G. Miller Engineers
App No / Type: 2020-1053 C3F

Total Acreage:	35.1900	Total Reserve Acreage:	9.5725
Number of Lots:	156	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	N/A
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	295Q	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- Acreage in CPL must match plat and CPC 101 form at recordation.

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 07/09/2020
Plat Name: Northpark Woods Sec 2
Developer: Century Land Holdings Of Texas, LLC
Applicant: R.G. Miller Engineers
App No / Type: 2020-1053 C3F

HPW- TDO- Traffic: 07-02-2020
No Comments.

HPW-HW- IDS: Approve

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 07/09/2020
Plat Name: Oakview Farms Sec 2
Developer: Oakview Farms LLC
Applicant: Provident
App No / Type: 2020-0954 C3F

Total Acreage:	3.6247	Total Reserve Acreage:	0.0000
Number of Lots:	10	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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77375	290J	ETJ

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 07/09/2020
Plat Name: Oakview Farms Sec 2
Developer: Oakview Farms LLC
Applicant: Provident
App No / Type: 2020-0954 C3F

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 prior to recordation. (TLGC-232.0025)
- Oakview Farms Sec 1 needs to be recorded prior to or simultaneously with this PLAT (Chapter 42-120)

HPW- TDO- Traffic: 06/30/2020

TDO/Traffic Management interposes no objection.
HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: U.E. can't overlap with W.L.E.
Make sure that the subdivision has detention.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 07/09/2020
Plat Name: Reserve at Becker and Cumberland
Developer: Cypress 600 Development Partners, LP
Applicant: Texas Engineering And Mapping Company
App No / Type: 2020-1075 C2

Total Acreage:	6.6693	Total Reserve Acreage:	6.3592
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	325J	ETJ

Conditions and requirements for approval:

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

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

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

Commission Action:

Defer Additional information reqd



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 07/09/2020
Plat Name: Reserve at Becker and Cumberland
Developer: Cypress 600 Development Partners, LP
Applicant: Texas Engineering And Mapping Company
App No / Type: 2020-1075 C2

HPW-HW- IDS: Approve

Parks and Recreation: Area in ETJ, does not apply to Parks

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)

Include NW corner within plat boundary (Chapter 42)

Cumberland Ridge drive will need to be recorded prior to or simultaneously with this plat for access along Cumberland Ridge Drive (COH-Chapter 42-120)

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

UVE should be checked for making right turn on red by WB traffic on Cumberland Ridge Drive onto Becker Road. (Chapter 10-COH geometric design guidelines, 10-23)

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

Existing ROW of Becker Road should be checked to determine if 20' dedication is adequate or not. (Chapter 42)

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



Agenda Item: 40
Action Date: 07/09/2020
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:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	323R	ETJ

Conditions and requirements for approval:

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)

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. Identify the floodway, floodplains (100, 500) on the GP and section plats.

Commission Action:

Defer Applicant request



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 40
Action Date: 07/09/2020
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. County does not recommend drainage easements along major thoroughfares because of safety and maintenance issues. County recommends Kermier making connection to Mound Road with a separate T intersection along Kermier making connection to Mallard Crossing subdivision

UVE and ROW will be checked when Section Plats are submitted.

ROW will be checked when Section Plats are submitted.

Traffic Impact Analysis will be required before the review of construction plan. It should address, but not limited to, developer responsibility of roadway construction including left turn lanes, traffic signal installations.(HC-permit regs, 12.02)

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 41
Action Date: 07/09/2020
Plat Name: Stuebner Hollow Sec 2
Developer: Rausch Coleman Homes
Applicant: IDS Engineering Group
App No / Type: 2020-1091 C3F

Total Acreage:	10.7000	Total Reserve Acreage:	0.6560
Number of Lots:	61	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	77068	331W	ETJ

Conditions and requirements for approval:

- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat. (Sec 42-210)
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41(14))
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedictory 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. (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: 41
Action Date: 07/09/2020
Plat Name: Stuebner Hollow Sec 2
Developer: Rausch Coleman Homes
Applicant: IDS Engineering Group
App No / Type: 2020-1091 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 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 prior to recordation. (TLGC-232.0025)
- Stuebner Hollow Sec 1 needs to be recorded prior to or simultaneously with this PLAT
- Easements outside of PLAT boundary need to be recorded prior to recordation
- Required UVE should be shown on the PLAT and construction plan
HPW- TDO- Traffic: 07-01-2020
No Comments.

Addressing: EBONY HOLLOW PASS changed to EBONY HOLLOW DRIVE.
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: 42
Action Date: 07/09/2020
Plat Name: Sunset Plaza Meadows replat no 1
Developer: Corinthian Contracting
Applicant: The Interfield Group
App No / Type: 2020-1100 C3F

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:

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

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:

The below comments were made by other agencies during this review period. These comments 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: 42
Action Date: 07/09/2020
Plat Name: Sunset Plaza Meadows replat no 1
Developer: Corinthian Contracting
Applicant: The Interfield Group
App No / Type: 2020-1100 C3F

HPW- TDO- Traffic: 07-01-2020
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 East 27th Street and along Baylor Street. (COH IDM Chapter 10, sec 10.06-H)

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

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

3. Driveway Placement on Corner Lot (Commercial)

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

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

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

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

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

Parks and Recreation: Approve

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 07/09/2020
Plat Name: Sunterra Sec 11
Developer: Katy 1093, LTD
Applicant: Jones | Carter
App No / Type: 2020-1097 C3F

Total Acreage:	2.9000	Total Reserve Acreage:	0.3805
Number of Lots:	11	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Waller	77493	443H	ETJ

Conditions and requirements for approval:

- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat. (Sec 42-210)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. Show the location and dimensions of all existing easements within the subdivision plat boundaries. (Sec 42-212)
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
052. Sunterra Lagoon and Sunterra Beach Drive Street Dedication Sec 1 must be recorded prior to or simultaneously with this plat. (Sec 42-120(a)(3) & Sec 42-189)
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: 43
Action Date: 07/09/2020
Plat Name: Sunterra Sec 11
Developer: Katy 1093, LTD
Applicant: Jones | Carter
App No / Type: 2020-1097 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.

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



Agenda Item: 44
Action Date: 07/09/2020
Plat Name: Tavola GP
Developer: Friendswood Development Company
Applicant: BGE, Inc. - Land Planning
App No / Type: 2020-1072 GP

Total Acreage:	1043.9100	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:	East Montgomery Co MUD 7
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257E	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. 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)

Address > 1400 intersection spacing between Sec 34 and the next stub street to the east.

Address stub street along the southeastern GP boundary (Scott Gardener).

Provide a stub street along the southern GP boundary within 1400' of Aragoste Parkway.

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:

Approve the plat subject to the conditions listed



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 07/09/2020
Plat Name: Tavola GP
Developer: Friendswood Development Company
Applicant: BGE, Inc. - Land Planning
App No / Type: 2020-1072 GP



Action Date:
07/09/2020

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.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 45
Action Date: 07/09/2020
Plat Name: Tavola Sec 31
Developer: Friendswood Development Company
Applicant: BGE, Inc. - Land Planning
App No / Type: 2020-1078 C3P

Total Acreage:	12.9700	Total Reserve Acreage:	1.3367
Number of Lots:	68	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	East Montgomery Co MUD 7
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257J	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. (Sec 42-40(c) & 44(1))
- 052. Tavola Sec 28 must be recorded prior to or simultaneously with this plat. (Sec 42-120(a)(3) & 42-189)
- 063. All appropriate engineering and surveying data shall be shown. (Sec 42-42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (Sec 42-42(5) & 44(6))
- 159. Provide centerline tie.

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with 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: 45
Action Date: 07/09/2020
Plat Name: Tavola Sec 31
Developer: Friendswood Development Company
Applicant: BGE, Inc. - Land Planning
App No / Type: 2020-1078 C3P

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

HPW-HW- IDS: Approve

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

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 46
Action Date: 07/09/2020
Plat Name: Tavola Sec 34
Developer: Friendswood Development Company
Applicant: BGE, Inc. - Land Planning
App No / Type: 2020-1074 C3P

Total Acreage:	36.8800	Total Reserve Acreage:	24.8022
Number of Lots:	61	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	East Montgomery Co MUD 7
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257J	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. Sec 29 must be recorded prior to or simultaneously with this plat.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
07/09/2020

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: 46
Action Date: 07/09/2020
Plat Name: Tavola Sec 34
Developer: Friendswood Development Company
Applicant: BGE, Inc. - Land Planning
App No / Type: 2020-1074 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: 07-01-2020
No Comments.

HPW-HW- IDS: Approve

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 07/09/2020
Plat Name: Tavola Sec 38
Developer: Friendswood Development Company
Applicant: BGE, Inc. - Land Planning
App No / Type: 2020-1079 C3P

Total Acreage:	13.4000	Total Reserve Acreage:	2.8389
Number of Lots:	59	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	East Montgomery Co MUD 7
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257E	ETJ

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 07/09/2020
Plat Name: Tavola Sec 38
Developer: Friendswood Development Company
Applicant: BGE, Inc. - Land Planning
App No / Type: 2020-1079 C3P

HPW- TDO- Traffic: 07-01-2020
No Comments.

Addressing: STONEY RIVER DRIVE - Duplicate in non-reserved streets: STONEY RIVER. 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 &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 48
Action Date: 07/09/2020
Plat Name: Two Oaks RV Park
Developer: Hamish 19019
Applicant: C & C Surveying, Inc
App No / Type: 2020-0980 C2

Total Acreage:	1.8410	Total Reserve Acreage:	1.8410
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	328B	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:
07/09/2020

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: 48
Action Date: 07/09/2020
Plat Name: Two Oaks RV Park
Developer: Hamish 19019
Applicant: C & C Surveying, Inc
App No / Type: 2020-0980 C2

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

Harris Engineer: - 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 prior to recordation. (TLGC-232.0025)
- An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)Đ

HPW- TDO- Traffic: 06-30-2020
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.
Missing B.L.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 07/09/2020
Plat Name: Usener Addition partial replat no 2
Developer: Nebula Ventures, LLC
Applicant: MOMENTUM ENGINEERING
App No / Type: 2020-1057 C3F

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:

- 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: 49
Action Date: 07/09/2020
Plat Name: Usener Addition partial replat no 2
Developer: Nebula Ventures, LLC
Applicant: MOMENTUM ENGINEERING
App No / Type: 2020-1057 C3F

HPW- TDO- Traffic: 06-30-2020
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 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>

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: 50
Action Date: 07/09/2020
Plat Name: Valley Ranch West
Developer: Sig-Valley Ranch, LTD
Applicant: BGE, Inc.
App No / Type: 2020-1064 C2

Total Acreage:	11.3700	Total Reserve Acreage:	11.3700
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	VALLEY RANCH MUD 1
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	256W	ETJ

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 07/09/2020
Plat Name: Valley Ranch West
Developer: Sig-Valley Ranch, LTD
Applicant: BGE, Inc.
App No / Type: 2020-1064 C2

HPW- TDO- Traffic: 07-02-2020
No Comments.

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

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



Agenda Item: 51
Action Date: 07/09/2020
Plat Name: Villages at Oakmont
Developer: Ashton Gray Development
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-1099 C3P

Total Acreage:	0.9942	Total Reserve Acreage:	0.1720
Number of Lots:	15	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452B	City

Conditions and requirements for approval:

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

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

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 one fire hydrant within 100' from the intersection of the public street and private street. (Se 42-233)

134.01. Add to general notes on face of plat: This property(s) is located in Park Sector number 1. (Sec 42-41)

Add the following note on face of the plat: The number of single family residential dwelling units that can be constructed shall not exceed an equivalent density of 27 units to the gross acre of all land within the boundaries of this subdivision plat. (Sec 42-184)

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

Commission Action:

Approve the plat subject to the conditions listed

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 07/09/2020
Plat Name: Villages at Oakmont
Developer: Ashton Gray Development
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-1099 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.



Agenda Item: 51
Action Date: 07/09/2020
Plat Name: Villages at Oakmont
Developer: Ashton Gray Development
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-1099 C3P

HPW- TDO- Traffic: 07-01-2020

Between lot 11, 12, &13 there are issues with the 20ft wide street regarding parking concerns. Street width should be consistent with propose 28ft wide street.

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

2. A new sidewalk is required along West 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>

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

When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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

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

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

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

HPW-OCE- Drainage and Utility: 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: 52
Action Date: 07/09/2020
Plat Name: Westmore Reserve
Developer: Kirby Commons, L.P.
Applicant: BGE, Inc.
App No / Type: 2020-1095 C3F

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:

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
07/09/2020

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: 52
Action Date: 07/09/2020
Plat Name: Westmore Reserve
Developer: Kirby Commons, L.P.
Applicant: BGE, Inc.
App No / Type: 2020-1095 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: 07-01-2020
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 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-HW- IDS: A Wastewater and Water Capacity Reservation letter is required for this Project.

(Restrictive Reserve) When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

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

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

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

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: 07/09/2020
Plat Name: Brinkley Duplex
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No / Type: 2020-1055 C2R

Total Acreage:	0.2273	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	533Y	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 051. Tie plat boundary to the nearest intersection of public street rights-of-way.
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 079. Add Lot 1 to the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)
- 134.6. The then-current fee in lieu of dedication shall be applied to this number (4 units) of dwelling units.
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Commission Action:

Defer Chapter 42 planning standards



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

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 07/09/2020
Plat Name: Brinkley Duplex
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No / Type: 2020-1055 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: 07-02-2020
No Comments.

HPW-OCE-Traffic: 1. Driveway width & radius (COH IDM Chapter 15, sec 15.08-1 [a to g])
Proposed driveway needs to be of consistent width within the right of way and can taper or flare into desired width inside the property line. Driveways must remain tangential for a minimum of 20 ft. past the property line. The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01). No driveway radius shall encroach on abutting property or corner radius.

2. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)
Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

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

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: 54
Action Date: 07/09/2020
Plat Name: Britton Terrace
Developer: LAR Holdings, LLC
Applicant: ICMC GROUP INC
App No / Type: 2020-1077 C2R

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493V	City

Conditions and requirements for approval:

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

The below comments were made by other agencies during this review period. These comments 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: 54
Action Date: 07/09/2020
Plat Name: Britton Terrace
Developer: LAR Holdings, LLC
Applicant: ICMC GROUP INC
App No / Type: 2020-1077 C2R

HPW- TDO- Traffic: 07-02-2020
No Comments.

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

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

3. Access Management Form (COH IDM Chapter 15, sec 15.04-A)
"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

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

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>
(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2019))
Email subject should read: Access Management Form Request/ Project Number/ Address
Provide completely filled Access Management Form and provide a dimension site plan to
PWEACCESSFORM@HOUSTONTX.GOV

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

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.

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

Parks and Recreation: On Plat Note 9, change park sector from 11 to 15

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 07/09/2020
Plat Name: Change Happens Elderly
Developer: NHP Foundation
Applicant: R.G. Miller Engineers
App No / Type: 2020-1115 C2R

Total Acreage:	1.9120	Total Reserve Acreage:	1.9120
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	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)

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

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

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

Provide an Ordinance number for the abandonment of Tierwester Street right-of-way prior to the plat recordation. Provide correct legal description including the right-of-way information for Tierwester Street. Provide revised title report/CPC reflecting the ownership of the abandoned right-of-way.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
07/09/2020

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: 55
Action Date: 07/09/2020
Plat Name: Change Happens Elderly
Developer: NHP Foundation
Applicant: R.G. Miller Engineers
App No / Type: 2020-1115 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: 07-01-2020
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 Sampson Street and Beulah 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. Stormwater quality permit is required.

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

Parks and Recreation: Multi-family usage of plat will be subjected to park fees

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 07/09/2020
Plat Name: Cinco Ranch Station
Developer: CEI Engineering
Applicant: Gruller Surveying
App No / Type: 2020-1096 C2R

Total Acreage:	1.6546	Total Reserve Acreage:	1.6546
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:	CINCO MUD 12
County	Zip	Key Map ©	City / ETJ
Fort Bend	77494	485T	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy. Chapter 42
- 185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code
- 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: 56
Action Date: 07/09/2020
Plat Name: Cinco Ranch Station
Developer: CEI Engineering
Applicant: Gruller Surveying
App No / Type: 2020-1096 C2R

Fort Bend Engineer: 1) Revise street name to KNIGHTS GLEN LANE
2) Revise District Names table to reflect ASSISTANCE DISTRICT: CAD 1
3) Submit FP to FBC for formal review

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: 57
Action Date: 07/09/2020
Plat Name: Crespin Estates
Developer: INDIVIDUAL
Applicant: Bowden Land Services & Consulting
App No / Type: 2020-1068 C2R

Total Acreage:	2.4603	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	77093	414Q	ETJ

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 07/09/2020
Plat Name: Crespin Estates
Developer: INDIVIDUAL
Applicant: Bowden Land Services & Consulting
App No / Type: 2020-1068 C2R

HPW-HW- IDS: Approve

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

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

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

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 07/09/2020
Plat Name: Eado at Luna Inspiration
Developer: N/A
Applicant: The Interfield Group
App No / Type: 2020-1118 C2R

Total Acreage:	0.1430	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494N	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy. Chapter 42
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
221. Fully dimension all shared driveways. 42-42; 42-44
223. Indicate the direction of vehicular entry to each garage from the shared driveway (>). Chapter 42
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. 42-145(b)(3)

Commission Action:

Defer Additional information reqd



Action Date:
07/09/2020

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: 58
Action Date: 07/09/2020
Plat Name: Eado at Luna Inspiration
Developer: N/A
Applicant: The Interfield Group
App No / Type: 2020-1118 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: 07-01-2020
No Comments.

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

2. 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 Preston 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://www.houstonpermittingcenter.org)

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 07/09/2020
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.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
07/09/2020

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

For Your Information:



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 59
Action Date: 07/09/2020
Plat Name: Elysium at Rachel
Developer: Vista Development, LLC
Applicant: ICMC GROUP INC
App No / Type: 2020-0996 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.



Agenda Item: 59
Action Date: 07/09/2020
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

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.

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

Parks and Recreation: Park Notes 3 says 12 units instead of 8

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: 07/09/2020
Plat Name: Elysium at Rachel
Developer: Vista Development, LLC
Applicant: ICMC GROUP INC
App No / Type: 2020-0996 C2R

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 07/09/2020
Plat Name: Enclave on Calhoun
Developer: Oceanfront Realty, LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2020-1101 C2R

Total Acreage:	0.3440	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533R	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy. Chapter 42
- 139. Provide for widening of Calhoun Road and Ward Street local street. 42-122
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Commission Action:

Defer Additional information reqd



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 07/09/2020
Plat Name: Enclave on Calhoun
Developer: Oceanfront Realty, LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2020-1101 C2R

HPW- TDO- Traffic: 07-01-2020

TDO/Traffic Management interposes no objection.

HPW-OCE-Traffic: 1. Driveway Placement on Corner Lot (5).(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 and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

The expedited reservation application will address point of connection for water and wastewater. Please direct all questions to (832) 394-8888 or wcrtchs@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: 61
Action Date: 07/09/2020
Plat Name: Grand at Aliana replat no 1
Developer: A-S 144 Grand Parkway-W Airport, LP
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No / Type: 2020-1052 C2R

Total Acreage:	7.6830	Total Reserve Acreage:	7.6830
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 134A
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	566C	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)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 07/09/2020
Plat Name: Grand at Aliana replat no 1
Developer: A-S 144 Grand Parkway-W Airport, LP
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No / Type: 2020-1052 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.

Fort Bend Engineer: 1) Submit FP to FBC for formal review
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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



Agenda Item: 62
Action Date: 07/09/2020
Plat Name: Harris County MUD no 420 Lift Station no 2
Developer: Benchmark Engineering Corp.
Applicant: Benchmark Engineering Corporation
App No / Type: 2020-1063 C2R

Total Acreage:	0.1277	Total Reserve Acreage:	0.1277
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	77053	572W	ETJ

Conditions and requirements for approval:

014. Establish building setback line of 10' along southern plat boundary as indicated on the marked file copy. Also identify the future ROW planned along the eastern plat boundary per GP and provide 10' BL.
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
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)
185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
Incorporations need two signatures and both have to be notarized.
Add replat paragraph in the dedicatory language.

Commission Action:

Approve the plat subject to the conditions listed

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 62
Action Date: 07/09/2020
Plat Name: Harris County MUD no 420 Lift Station no 2
Developer: Benchmark Engineering Corp.
Applicant: Benchmark Engineering Corporation
App No / Type: 2020-1063 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: 07-02-2020
No Comments.

HPW-HW- IDS: Approve
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: 63
Action Date: 07/09/2020
Plat Name: House of David
Developer: house of david
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2020-1062 C2R

Total Acreage:	8.5589	Total Reserve Acreage:	8.5589
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:	HC MUD 102
County	Zip	Key Map ©	City / ETJ
Harris	77084	408S	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)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
135. Provide a minimum 60-foot cul-de-sac radius as indicted on the marked file copy. Refer to PWE Design Manual. (131)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- Add long replat paragraph.

Commission Action:

Defer Additional information reqd



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 07/09/2020
Plat Name: House of David
Developer: house of david
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2020-1062 C2R



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

For Your Information:

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

HPW-HW- IDS: 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 prior to recordation. (TLGC-232.0025) Cul de sac radius should be 60 feet

Add a circular island in the middle of the cul de sac so vehicles cannot go straight through

UVE should be checked at Langham Dr and Kingfield Dr (chapter 10-COH geometric design guidelines, 10-23)

Cul de sac radius should be 60 feet

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 07/09/2020
Plat Name: Knox Green
Developer: Mohsen Javadian
Applicant: Total Surveyors, Inc.
App No / Type: 2020-1106 C2R

Total Acreage:	0.1354	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492G	City

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with 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: 64
Action Date: 07/09/2020
Plat Name: Knox Green
Developer: Mohsen Javadian
Applicant: Total Surveyors, Inc.
App No / Type: 2020-1106 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: 07-01-2020
No Comments.

HPW-OCE-Traffic: 1. A new sidewalk is required along Knox 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%.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 65
Action Date: 07/09/2020
Plat Name: Magnolia Heights
Developer: Antonio Guerrero
Applicant: Owens Management Systems, LLC
App No / Type: 2020-1102 C2R

Total Acreage:	0.2500	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452U	City

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
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:
07/09/2020

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: 65
Action Date: 07/09/2020
Plat Name: Magnolia Heights
Developer: Antonio Guerrero
Applicant: Owens Management Systems, LLC
App No / Type: 2020-1102 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: 07-01-2020
No Comments.

HPW-OCE-Traffic: 1. A new sidewalk is required along West 22nd 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: 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.

Parks and Recreation: On plat data, parks fees required need to be changed to "yes"

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 07/09/2020
Plat Name: Main Office
Developer: RSG and Fratelli 1 LLC
Applicant: RSG Engineering
App No / Type: 2020-1060 C2R

Total Acreage:	0.2076	Total Reserve Acreage:	0.2076
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	453N	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
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)
187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)42-45(5)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)42-45
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45)2

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
07/09/2020

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: 66
Action Date: 07/09/2020
Plat Name: Main Office
Developer: RSG and Fratelli 1 LLC
Applicant: RSG Engineering
App No / Type: 2020-1060 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: 07-02-2020
No Comments.

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

2. A new sidewalk is required along North 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>

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)

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

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

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

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



PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 07/09/2020
Plat Name: Main Office
Developer: RSG and Fratelli 1 LLC
Applicant: RSG Engineering
App No / Type: 2020-1060 C2R

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 07/09/2020
Plat Name: McDuffie Villas
Developer: On Point Custom Homes
Applicant: Total Surveyors, Inc.
App No / Type: 2020-1088 C2R

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	HCID 11
County	Zip	Key Map ©	City / ETJ
Harris	77019	492R	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 07/09/2020
Plat Name: McDuffie Villas
Developer: On Point Custom Homes
Applicant: Total Surveyors, Inc.
App No / Type: 2020-1088 C2R

HPW- TDO- Traffic: 07-01-2020
No Comments.

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 &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 07/09/2020
Plat Name: Milenas 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)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 68
Action Date: 07/09/2020
Plat Name: Milenas 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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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 07/09/2020
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: 69
Action Date: 07/09/2020
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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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 07/09/2020
Plat Name: Nwokeji Plaza
Developer: Gavin Nwokeji
Applicant: Owens Management Systems, LLC
App No / Type: 2020-1082 C2R

Total Acreage:	0.5530	Total Reserve Acreage:	0.0553
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	20	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77338	335S	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: 70
Action Date: 07/09/2020
Plat Name: Nwokeji Plaza
Developer: Gavin Nwokeji
Applicant: Owens Management Systems, LLC
App No / Type: 2020-1082 C2R

HPW- TDO- Traffic: 07-01-2020
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 Sears road and Farm to Market 1960 Houston Westfield 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.
(Restrictive Reserve) When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.
Submit applications online at [houstonpermittingcenter.org](https://www.houstonpermittingcenter.org)
The expedited reservation application will address point of connection for water and wastewater. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov.
HPW-OCE- Drainage and Utility: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: N/A doesn't apply to parks

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 07/09/2020
Plat Name: Pech Landing
Developer: 2217 Pech Development, LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2020-1067 C3R

Total Acreage:	2.0014	Total Reserve Acreage:	0.2250
Number of Lots:	31	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77055	451N	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Agenda Item: 71
Action Date: 07/09/2020
Plat Name: Pech Landing
Developer: 2217 Pech Development, LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2020-1067 C3R

HPW- TDO- Traffic: 07-01-2020
No Comments.

HPW-OCE-Traffic: 1.Substandard Street: Pech Street (18.50')(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 Pech 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. Access Management Form (COH IDM Chapter 15, sec 15.04-A)
"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

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

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>
(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2019))
Email subject should read: Access Management Form Request/ Project Number/ Address
Provide completely filled Access Management Form and provide a dimension site plan to
PWEACCESSFORM@HOUSTONTX.GOV

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

Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Master W.M.E. is required.
Also Storm Water Quality Permit is Required.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 07/09/2020
Plat Name: Pinemont Townhomes
Developer: Metro Living
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-1026 C2R

Total Acreage:	0.8551	Total Reserve Acreage:	0.0184
Number of Lots:	16	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452F	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
158. Provide 10' for the dedication of widening for Creekmont as indicated on the marked file copy.
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Agenda Item: 72
Action Date: 07/09/2020
Plat Name: Pinemont Townhomes
Developer: Metro Living
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-1026 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: 06-30-2020

TDO/Traffic Management interposes no objection.

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

2. A new sidewalk is required along Creekmont Drive and along Pinemont 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)

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.

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 07/09/2020
Plat Name: Silver Circle Plaza
Developer: New Era Development
Applicant: New Era Development
App No / Type: 2020-1000 C2R

Total Acreage:	0.4855	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77028	455G	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)
- Add long replat paragraph.
- Chris Hollins, County Clerk

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
07/09/2020

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: 73
Action Date: 07/09/2020
Plat Name: Silver Circle Plaza
Developer: New Era Development
Applicant: New Era Development
App No / Type: 2020-1000 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: 06-30-2020
No Comments

HPW-OCE-Traffic: 1. Driveway width & radius (COH IDM Chapter 15, sec 15.08-1 [a to g])
Proposed driveway needs to be of consistent width within the right of way and can taper or flare into desired width inside the property line. Driveways must remain tangential for a minimum of 20 ft. past the property line. The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01). No driveway radius shall encroach on abutting property or corner radius.

2. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)
Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

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

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

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



Agenda Item: 74
Action Date: 07/09/2020
Plat Name: Steel Supply LP On Telephone Road
Developer: Steel Supply LP
Applicant: Windrose
App No / Type: 2020-1085 C2R

Total Acreage:	14.3330	Total Reserve Acreage:	14.3330
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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77075	575S	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)

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

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



Agenda Item: 74
Action Date: 07/09/2020
Plat Name: Steel Supply LP On Telephone Road
Developer: Steel Supply LP
Applicant: Windrose
App No / Type: 2020-1085 C2R



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

For Your Information:

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

HPW- TDO- Traffic: 07-07-2020

What are the purposes of L2, L3, L4 cut out, or is the for the existing large business sign?

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.

2. If access is being proposed through Fuqua Street, then the street will be required to be design and improved to city IDM standards by a Civil Engineer.

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

(Unrestrictive Reseve) When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

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

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 07/09/2020
Plat Name: Streamline Homes
Developer: M & A INVESTMENTS, LLC
Applicant: MOMENTUM ENGINEERING
App No / Type: 2020-1056 C2R

Total Acreage:	0.1708	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412N	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. Revise Visibility Triangle plat note: 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(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: 75
Action Date: 07/09/2020
Plat Name: Streamline Homes
Developer: M & A INVESTMENTS, LLC
Applicant: MOMENTUM ENGINEERING
App No / Type: 2020-1056 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: 06-30-2020
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

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: 76
Action Date: 07/09/2020
Plat Name: Traces Sec 1 partial replat no 7
Developer: raj development
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2020-0970 C3R

Total Acreage:	12.5169	Total Reserve Acreage:	0.1921
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:	HARRIS COUNTY MUD 180
County	Zip	Key Map ©	City / ETJ
Harris	77066	371J	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
07/09/2020

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: 76
Action Date: 07/09/2020
Plat Name: Traces Sec 1 partial replat no 7
Developer: raj development
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2020-0970 C3R

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

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 prior to recordation. (TLGC-232.0025)
- Access denied for lots off of Magnolia Trace Dr
- Access denied for lots off of Kleinmeadow Dr
- UVE needs to be checked at Aspen Orchard Dr and Magnolia Trace Dr (chapter 10-COH geometric design guidelines, 10-23)
- UVE needs to be checked at Aspen Orchard Dr at Kleinmeadow Dr (chapter 10-COH geometric design guidelines, 10-23)
- UVE needs to be checked at Hazel Orchard Dr and Magnolia Trace Dr (chapter 10-COH geometric design guidelines, 10-23)

HPW- TDO- Traffic: 07-02-2020
No Comments.

HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.
Missing B.L.

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



Agenda Item: 77
Action Date: 07/09/2020
Plat Name: Vera Place
Developer: CARTA GOMEZ INTERNATIONAL LLC
Applicant: CARTA GOMEZ INTERNATIONAL LLC
App No / Type: 2020-1086 C2R

Total Acreage:	0.2102	Total Reserve Acreage:	0.2102
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77016	415W	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)

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)

134.04. Add to general notes on face of plat: This property(s) is located in Park Sector number 4. (Sec 42-1)

134.6. The then-current fee in lieu of dedication shall be applied to this number (2 units) of dwelling units. (Sec 42-254)

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

1. Provide a current title report (or City Planning Letter) not older than 30 days. (Sec 42-21)

2. Applicant is required to submit all applicable deed restrictions with this application. Provide the following restrictions for review: Vol. 2784, Pg. 605 Vol. 2841, Pg. 551 Vol. 3175, Pg. 142 Real Property Records.

Commission Action:

Defer Chapter 42 planning standards



Agenda Item: 77
Action Date: 07/09/2020
Plat Name: Vera Place
Developer: CARTA GOMEZ INTERNATIONAL LLC
Applicant: CARTA GOMEZ INTERNATIONAL LLC
App No / Type: 2020-1086 C2R



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

For Your Information:

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

HPW- TDO- Traffic: 07-01-2020
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 maybe required subject to impervious cover more than 65%.

Parks and Recreation: On plat note 5, park sector needs to change from 1 to 4
On plat note 10, number needs to match plat data for parks and open space

Solid Waste: Please submit a Solid Waste Plan if a recommendation from the Solid Waste Management Department is needed.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 07/09/2020
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)
- 127. Provide appropriate dimension(s) for Visibility Triangle at intersections. (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(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: 78
Action Date: 07/09/2020
Plat Name: Wayside Ventures LLC
Developer: TN Associates Inc
Applicant: RED CONSULTANTS
App No / Type: 2020-0965 C2R

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.

Parks and Recreation: Not applicable to parks

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 07/09/2020
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:

206. Staff recommendation is disapproval for the following reasons. Legal has determined that the plat violates deed restrictions. The separately filed deed restrictions prohibit more than one (1) residence per seventy-five (75) feet of frontage. Lot frontage must be a minimum of 75 feet per lot.

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:

Disapprove



Action Date:
07/09/2020

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

For Your Information:

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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

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Plat Name: Acre Villa of Park Place partial replat no 1
Developer: L&L Designs
Applicant: L & L Designs
App No / Type: 2020-0491 C3N

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

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

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

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

Houston Planning Commission

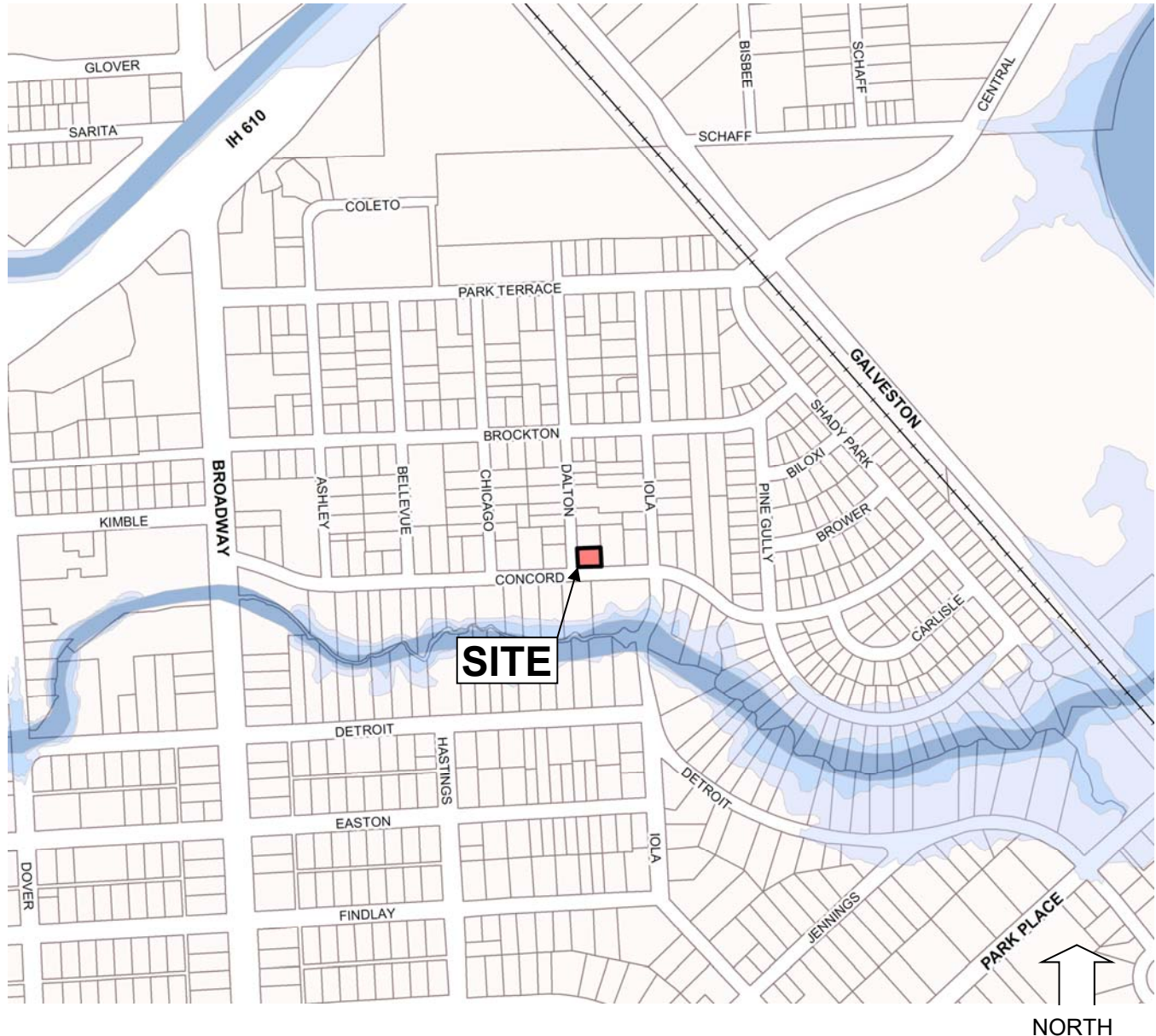
ITEM: 79

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Acre Villa of Park Place partial replat no 1 (DEF 2)

Applicant: L & L Designs



C – Public Hearings

Site Location

Houston Planning Commission

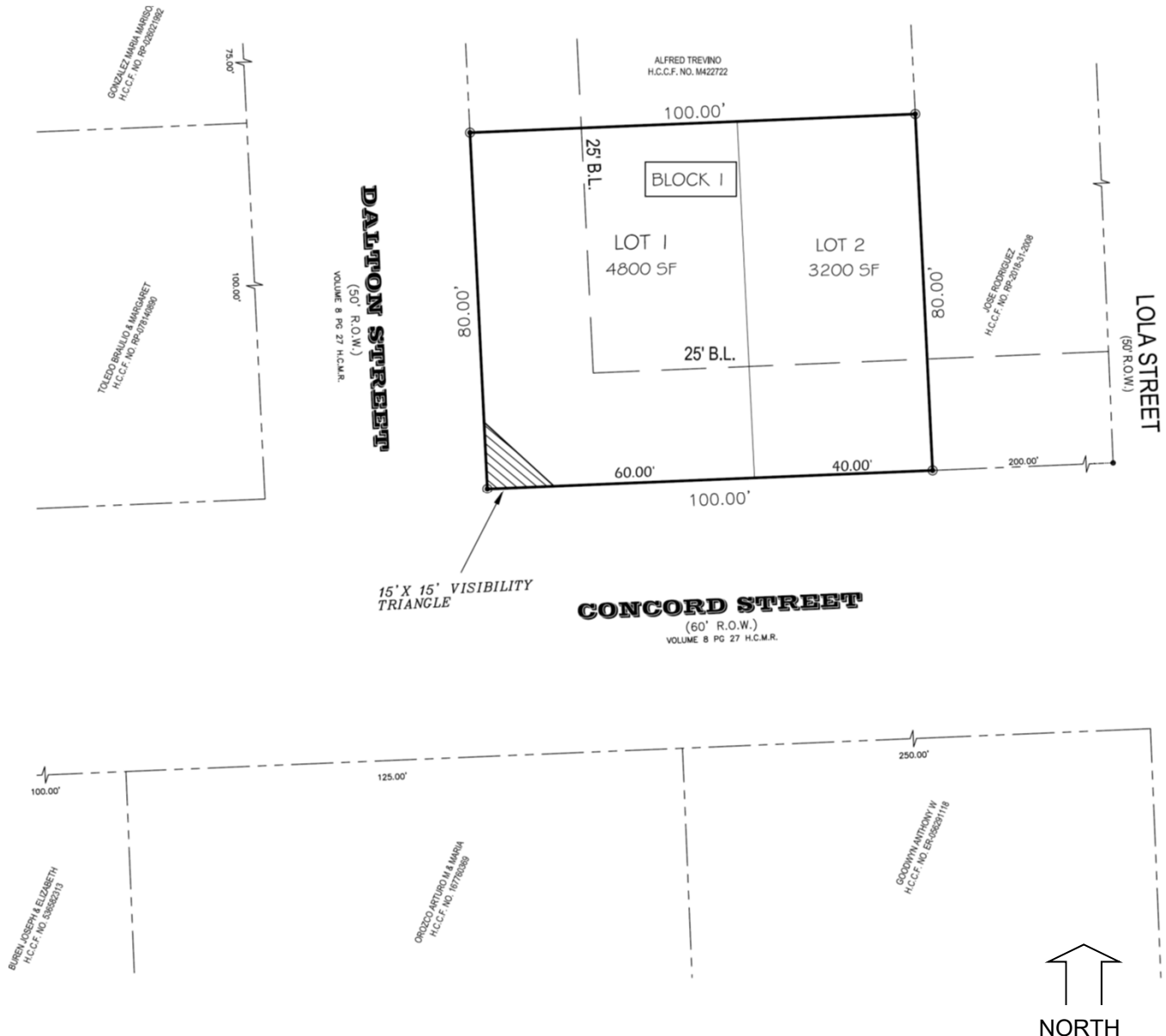
ITEM: 79

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Acre Villa of Park Place partial replat no 1 (DEF 2)

Applicant: L & L Designs



C – Public Hearings

Subdivision

Houston Planning Commission

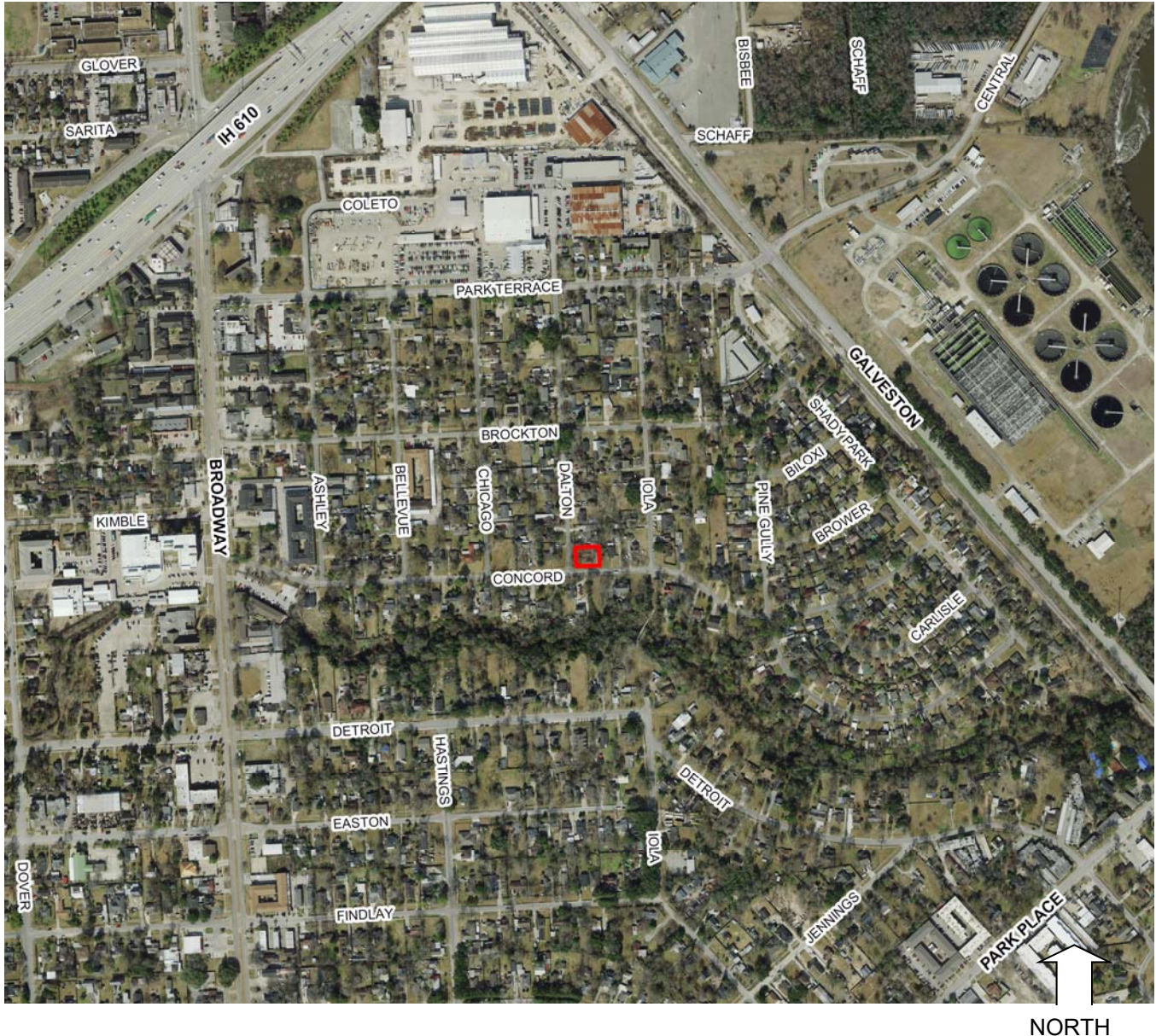
ITEM: 79

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Acre Villa of Park Place partial replat no 1 (DEF 2)

Applicant: L & L Designs



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

May 20, 2020

Dear Property Owner:

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

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

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

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

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, the Planning Commission has switched its meetings to an electronic virtual meeting format. Thus, this item is scheduled for public hearing and consideration at a

Virtual Planning Commission Meeting

Thursday, June 11, 2020 at 2:30 PM

The Planning Commission will hold its next meeting through a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

www.houstonplanning.com

You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

1. Send email to: Speakercomments.pc@houstontx.gov

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (832)393-6600.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

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



Agenda Item: 80
Action Date: 07/09/2020
Plat Name: Arcade on Spencer replat no 1
Developer: CE Engineers & Development Consultants
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2020-0862 C3N

Total Acreage:	0.2226	Total Reserve Acreage:	0.0252
Number of Lots:	5	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492H	City

Conditions and requirements for approval:

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.

116. Add this note to the plat: The Planning Commission granted a variance to allow ("1) to provide 5 feet dedication instead of the required 10 feet for Spencer Street and (2) to allow the proposed shared driveway to take access from a roadway with a paving section of less than 18 feet subject to specific conditions on 10/17/2019. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance. The applicant is required to provide:

- 1) a minimum 5' wide unobstructed sidewalk,
- 2) minimum 3" caliper trees and
- 3) semi-opaque wrought-iron decorative fence.

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

Commission Action:

Approve the plat subject to the conditions listed



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 80
Action Date: 07/09/2020
Plat Name: Arcade on Spencer replat no 1
Developer: CE Engineers & Development Consultants
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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.



Agenda Item: 80
Action Date: 07/09/2020
Plat Name: Arcade on Spencer replat no 1
Developer: CE Engineers & Development Consultants
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2020-0862 C3N

HPW-OCE-Traffic: 1.Substandard Street: Spencer Street (13.1')(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 approach must be a minimum 18 feet width as per IDM Standards.

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 Spencer Street. (COH IDM Chapter 10, sec 10.06-H)

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

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

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

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

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

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

Parks and Recreation: For "parks fees required" on plat data, it should say "yes"

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)

Metro: Approved

Addressing: Approved



Houston Planning Commission

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Agenda Item: 80
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Houston Planning Commission

ITEM: 80

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Arcade on Spencer replat no 1

Applicant: CE Engineers & Development Consultants, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

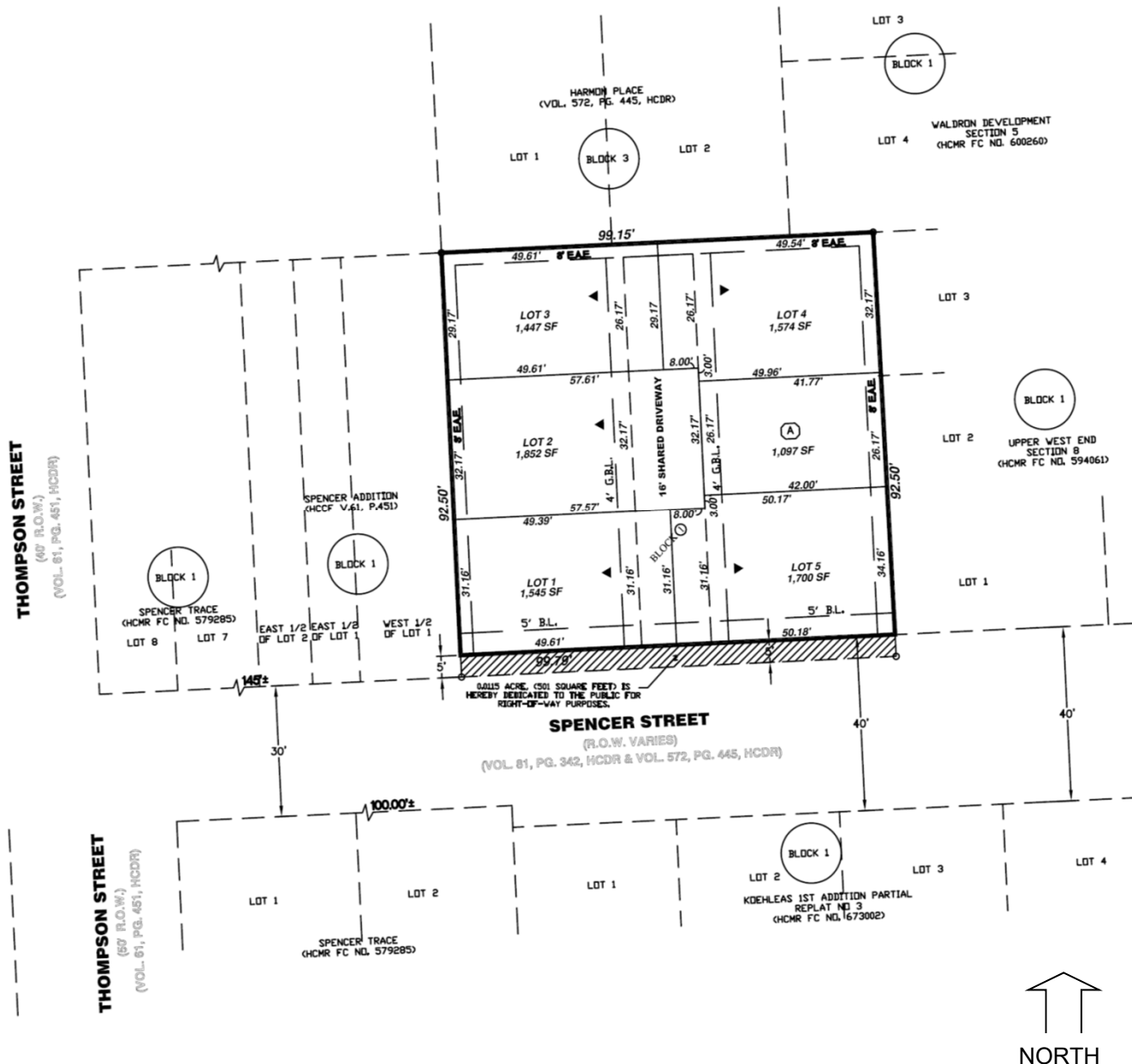
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Applicant: CE Engineers & Development Consultants, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

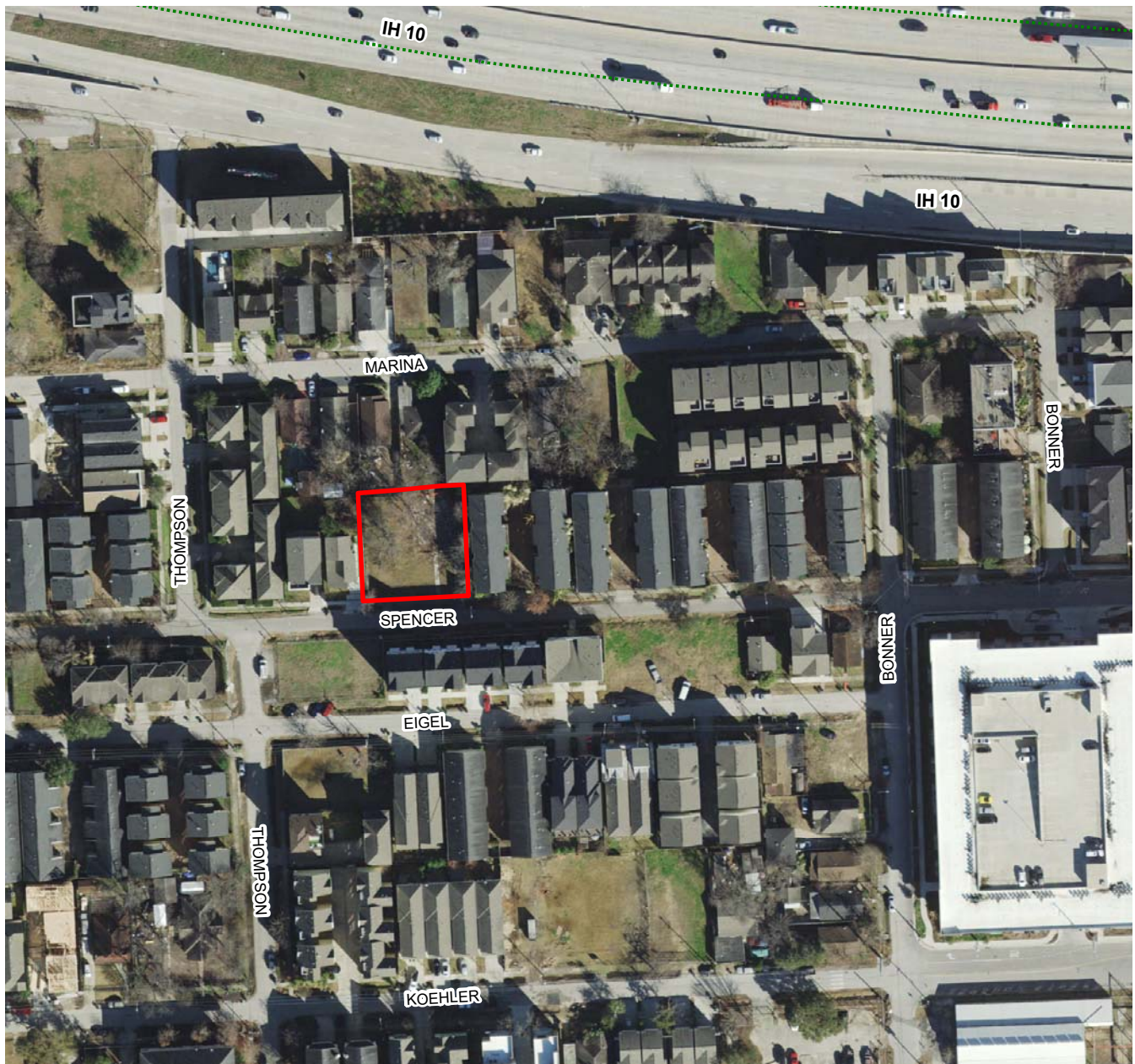
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Meeting Date: 07/09/2020

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Applicant: CE Engineers & Development Consultants, Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562
T. 832.393.6600
F. 832.393.6661
www.houston.tx.gov

June 17, 2020

Dear Property Owner:

Reference Number: 2020-0862; Arcade on Spencer replat no 1; replatting of lots 1-5 and Reserve A, Block 1, "Arcade on Spencer" as recorded in Film Code 690346 of the Harris County Map Records.

The property is located at 4208 Spencer Street east of Thompson Street, south of Interstate 10 west of Yale Street. The purpose of the replat is to create five single family residential lots, one parking reserve and to reconfigure the shared driveway. The applicant, Chen Wang, with CE Engineers & Development Consultants, INC, on behalf of CE Engineers & Development Consultants, can be contacted at 832-491-1458.

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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Thursday, July 9, 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

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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 81
Action Date: 07/09/2020
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.

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: 81
Action Date: 07/09/2020
Plat Name: Braeburn Terrace Sec 1 partial replat no 2
Developer: Ashkelon, LLC
Applicant: The Interfield Group
App No / Type: 2020-0697 C3N

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

HPW- TDO- Traffic: 06-09-2020

No comments.

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

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

2. Driveway Placement on Corner Lot (Commercial)

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

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

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

5. A new sidewalk is required along Holly Street and Dunlap Drive. (COH IDM Chapter 10, sec 10.06-H)

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

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

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

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

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

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

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

Houston Planning Commission

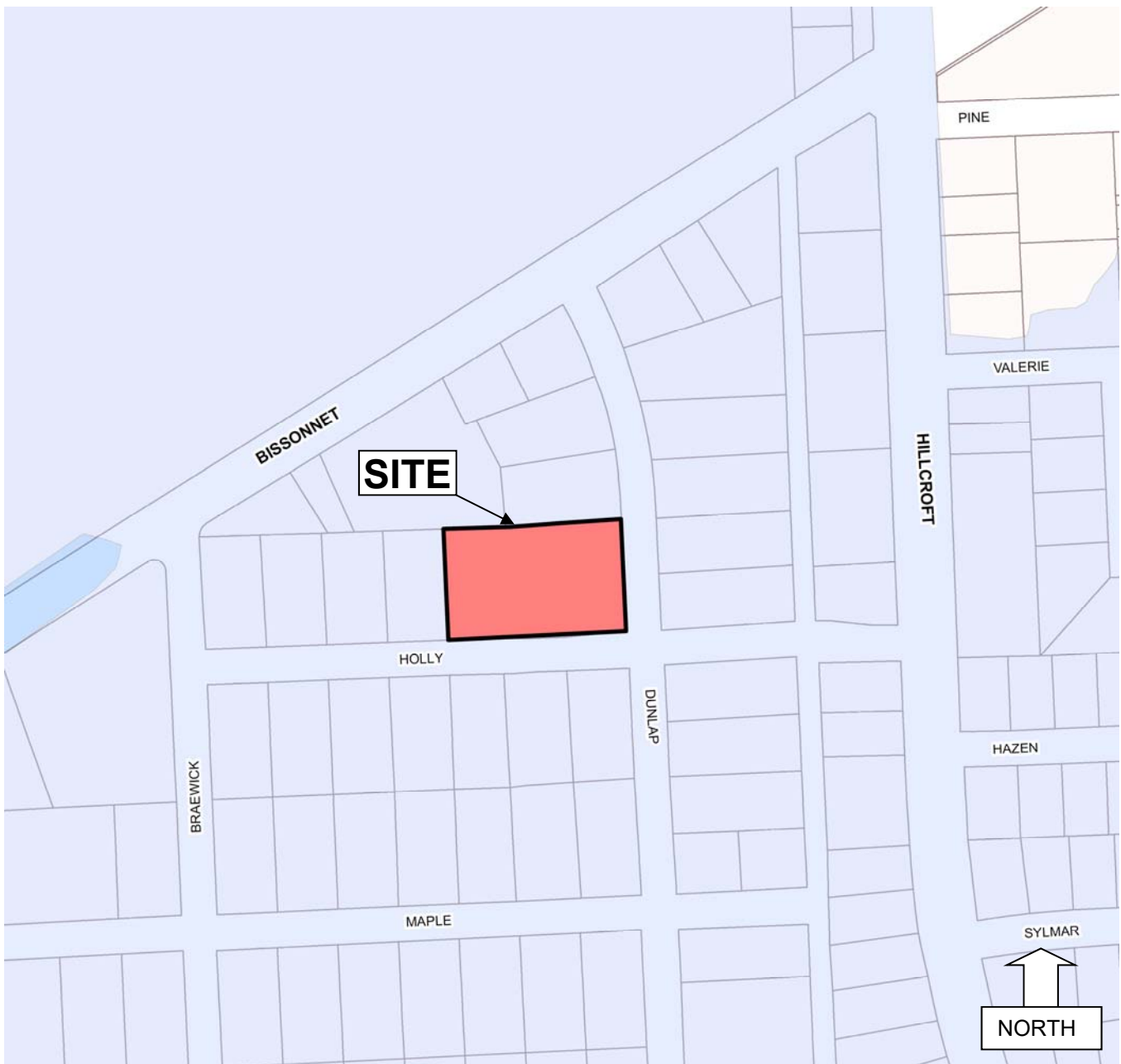
ITEM: 81

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Braeburn Terrace Sec 1 partial replat no 2 (DEF 2)

Applicant: The Interfield Group



C – Public Hearings

Site Location

Houston Planning Commission

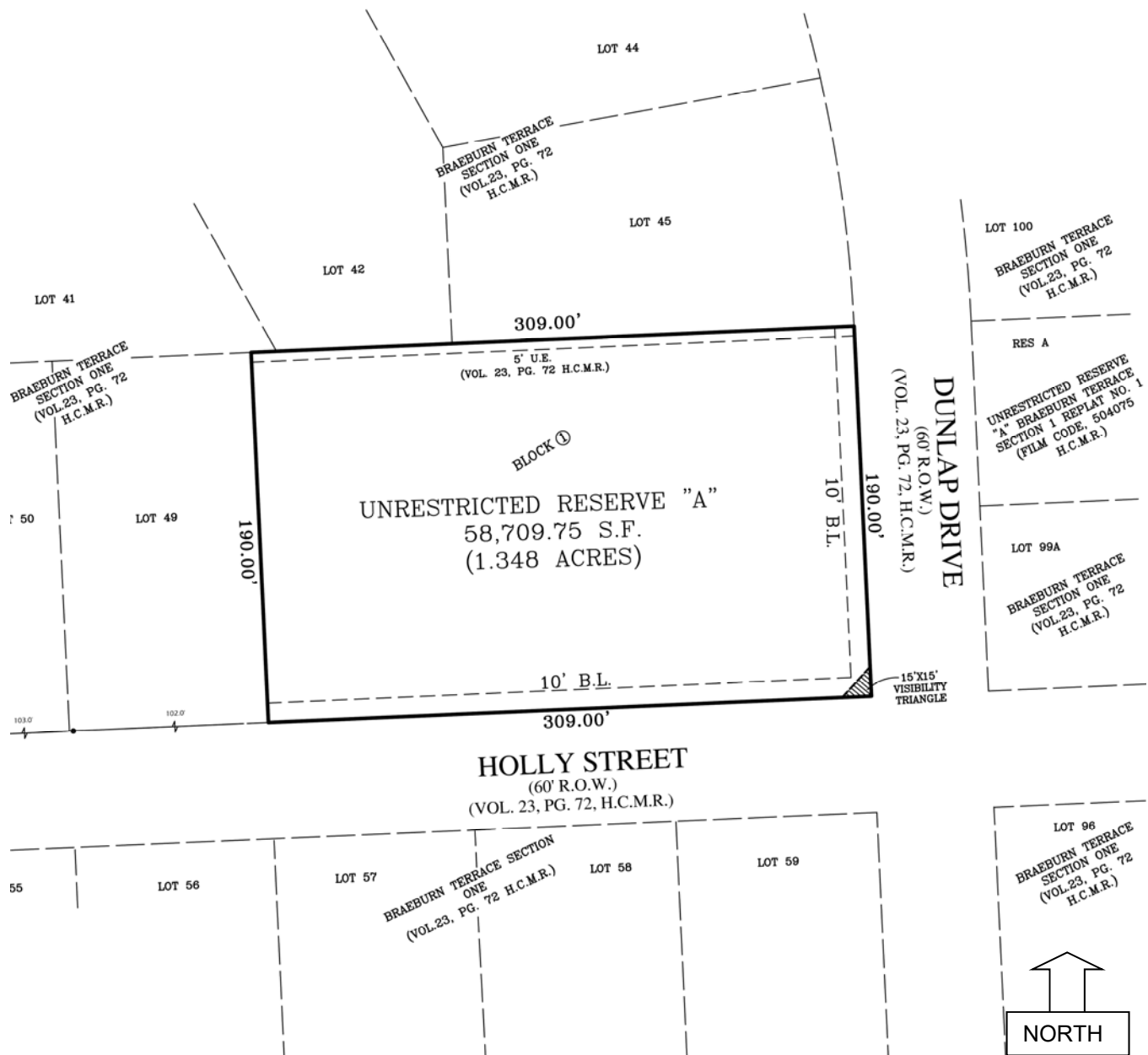
ITEM: 81

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Braeburn Terrace Sec 1 partial replat no 2 (DEF 2)

Applicant: The Interfield Group



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 81

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Braeburn Terrace Sec 1 partial replat no 2 (DEF 2)

Applicant: The Interfield Group



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

May 20, 2020

Dear Property Owner:

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

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

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, the Planning Commission has switched its meetings to an electronic virtual meeting format. Thus, this item is scheduled for public hearing and consideration at a

Virtual Planning Commission Meeting

Thursday, June 11, 2020 at 2:30 PM

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www.houstonplanning.com

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1. Send email to: Speakercomments.pc@houstontx.gov

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2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

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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

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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Planning Department Staff Authority and Obligation

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 07/09/2020
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/>)

208. Staff requests a two week deferral to allow time for the applicant to meet with Council Member Kamin's office and the Community and to provide revised information before noon next Wednesday.

Contact Council Member's Kamin's office concerning this replat and the community about the replat.

Commission Action:

Defer Per Council Member's request



Action Date:
07/09/2020

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

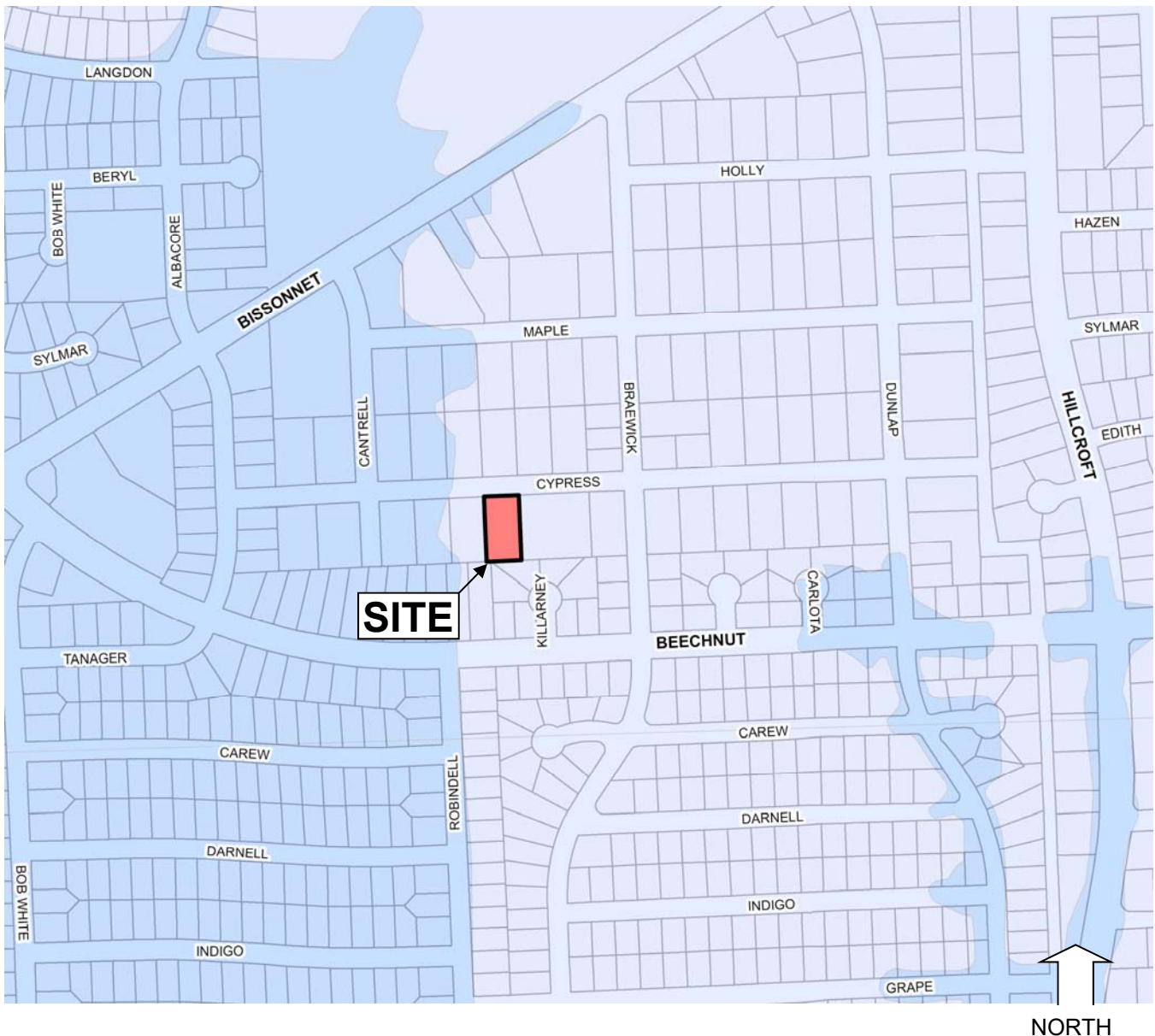
ITEM: 82

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Braeburn Terrace Sec 1 partial replat no 3 (DEF 1)

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Subdivision

Houston Planning Commission

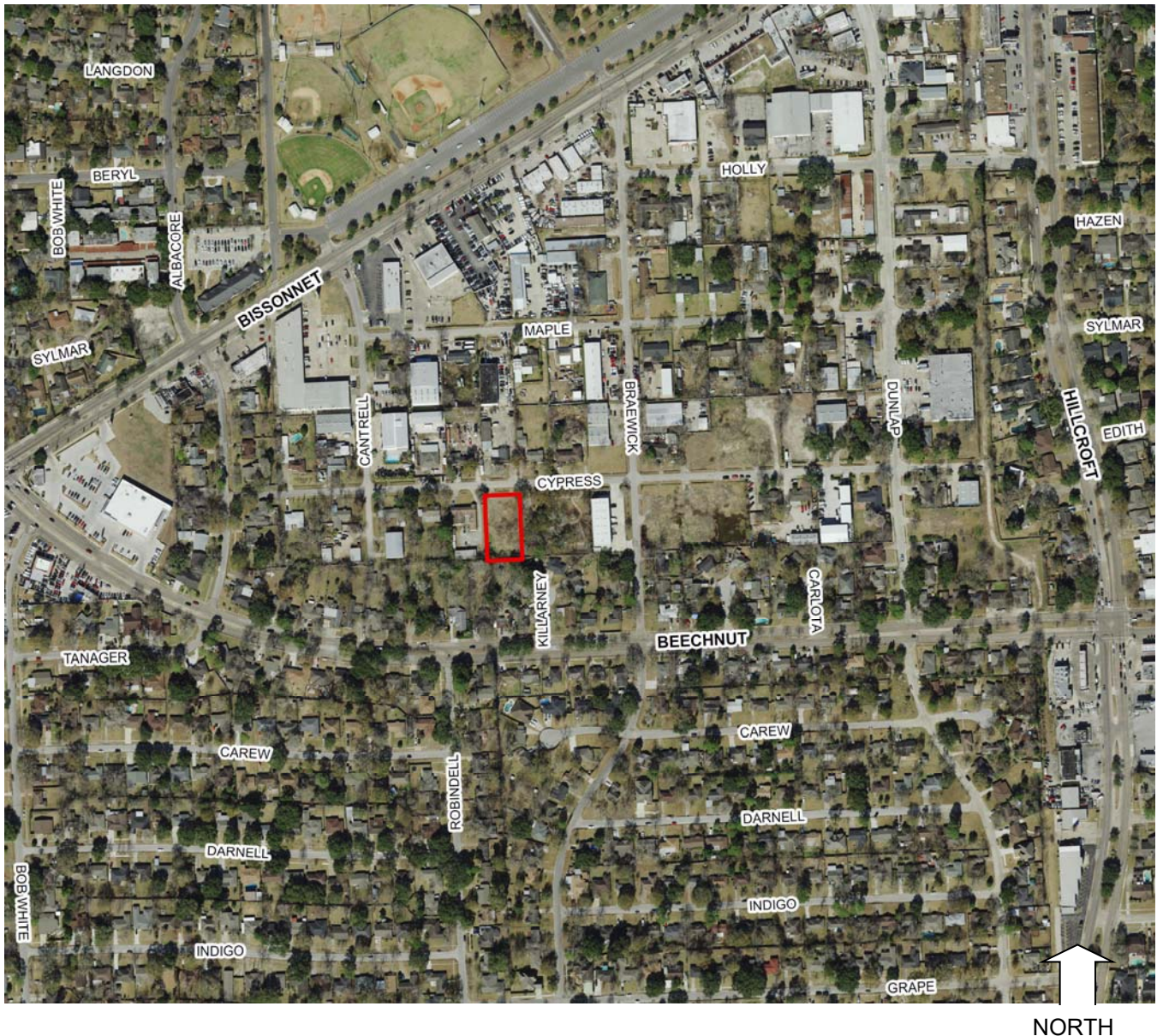
ITEM: 82

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Braeburn Terrace Sec 1 partial replat no 3 (DEF 1)

Applicant: Total Surveyors, Inc.



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houston.tx.gov

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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www.houstonplanning.com

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1. Send email to: 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.

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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

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 07/09/2020
Plat Name: Cypress Creek Plaza partial replat no 1
Developer: Mendoza Auto
Applicant: RP & Associates
App No / Type: 2020-0886 C3N

Total Acreage:	0.8897	Total Reserve Acreage:	0.8897
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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	368K	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.

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

Commission Action:

Approve the plat subject to the conditions listed



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For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 07/09/2020
Plat Name: Cypress Creek Plaza partial replat no 1
Developer: Mendoza Auto
Applicant: RP & Associates
App No / Type: 2020-0886 C3N

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)

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

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

Houston Planning Commission

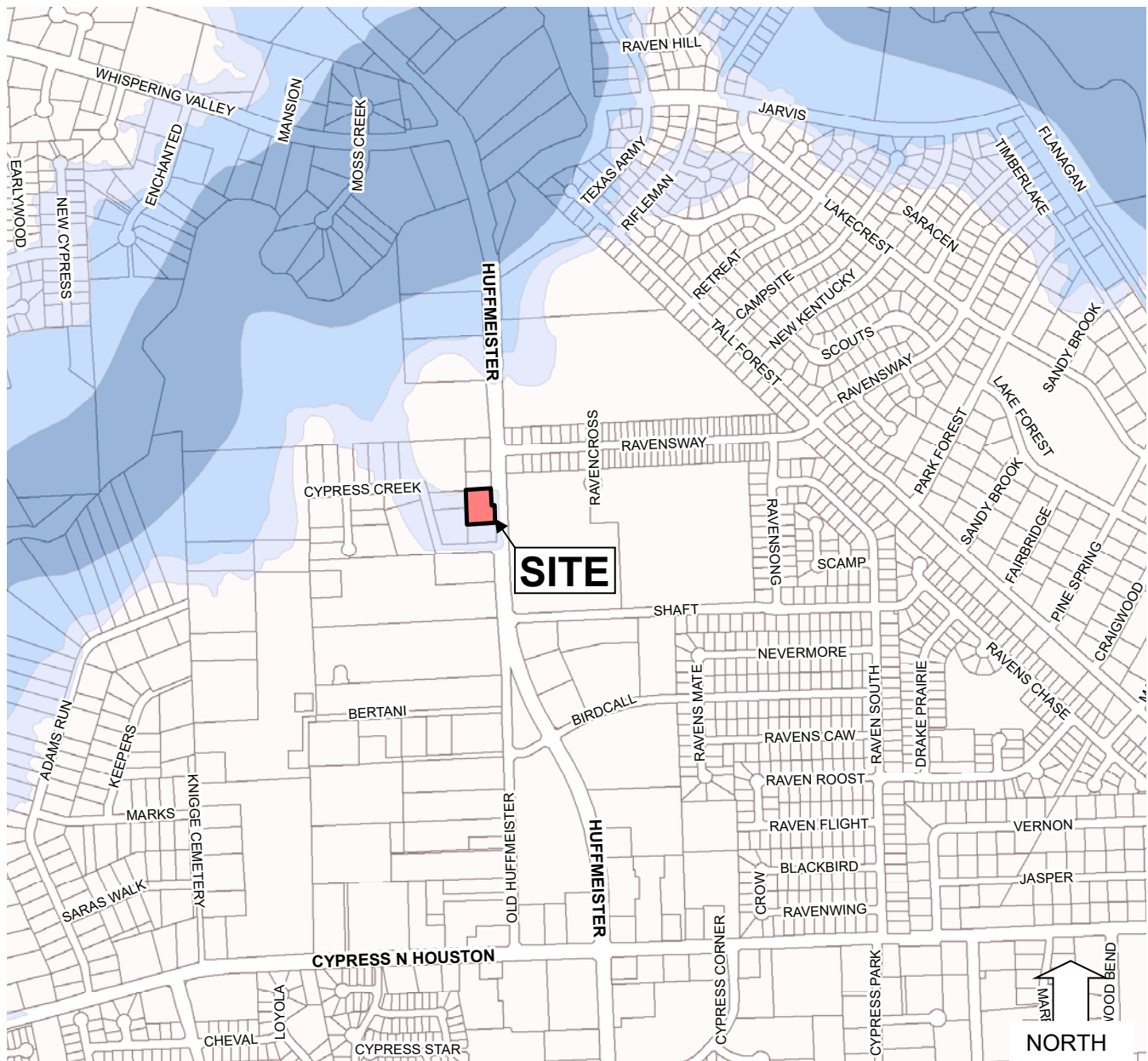
ITEM: 83

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Cypress Creek Plaza partial replat no 1

Applicant: RP & Associates



C – Public Hearings

Site Location

Houston Planning Commission

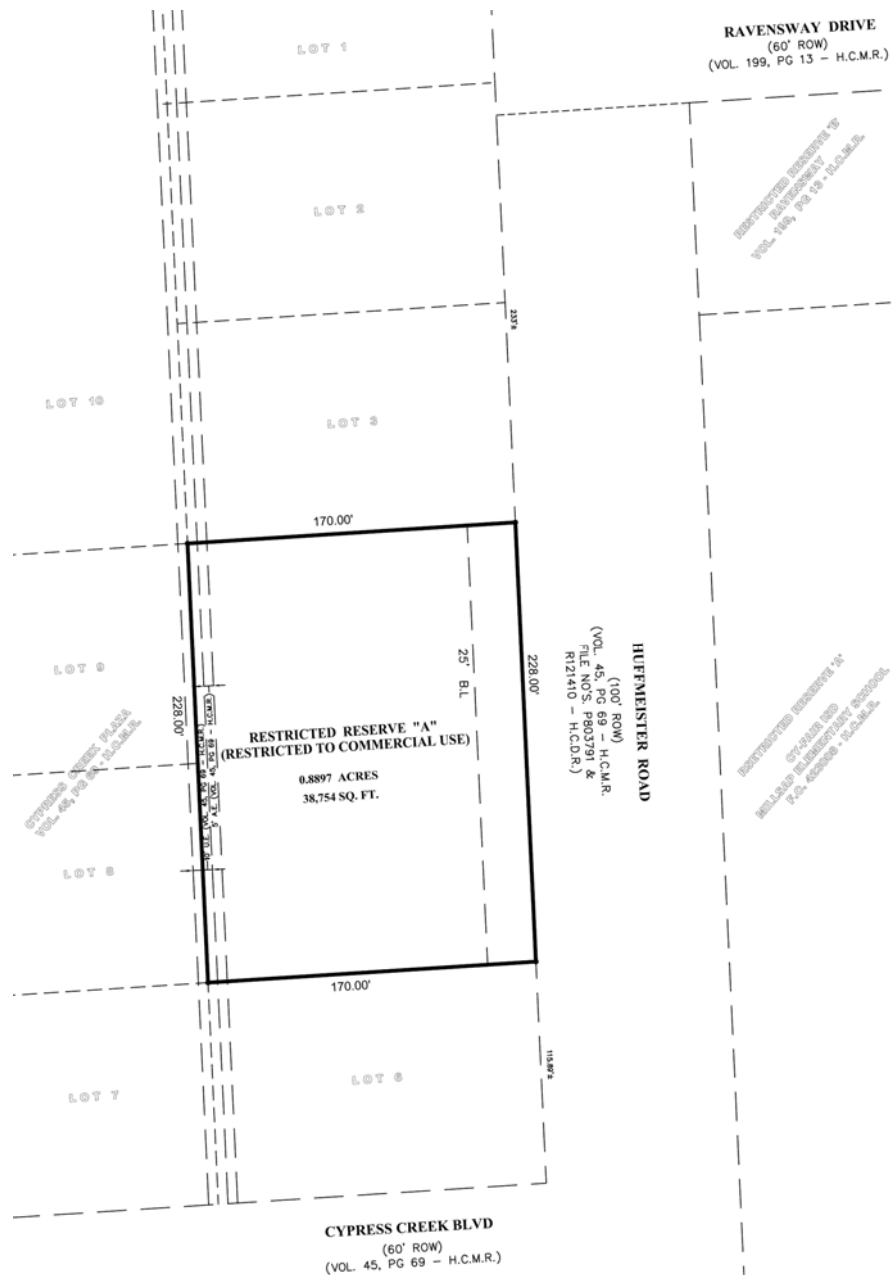
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Planning and Development Department

Meeting Date: 07/09/2020

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Applicant: RP & Associates



C – Public Hearings

Subdivision

Houston Planning Commission

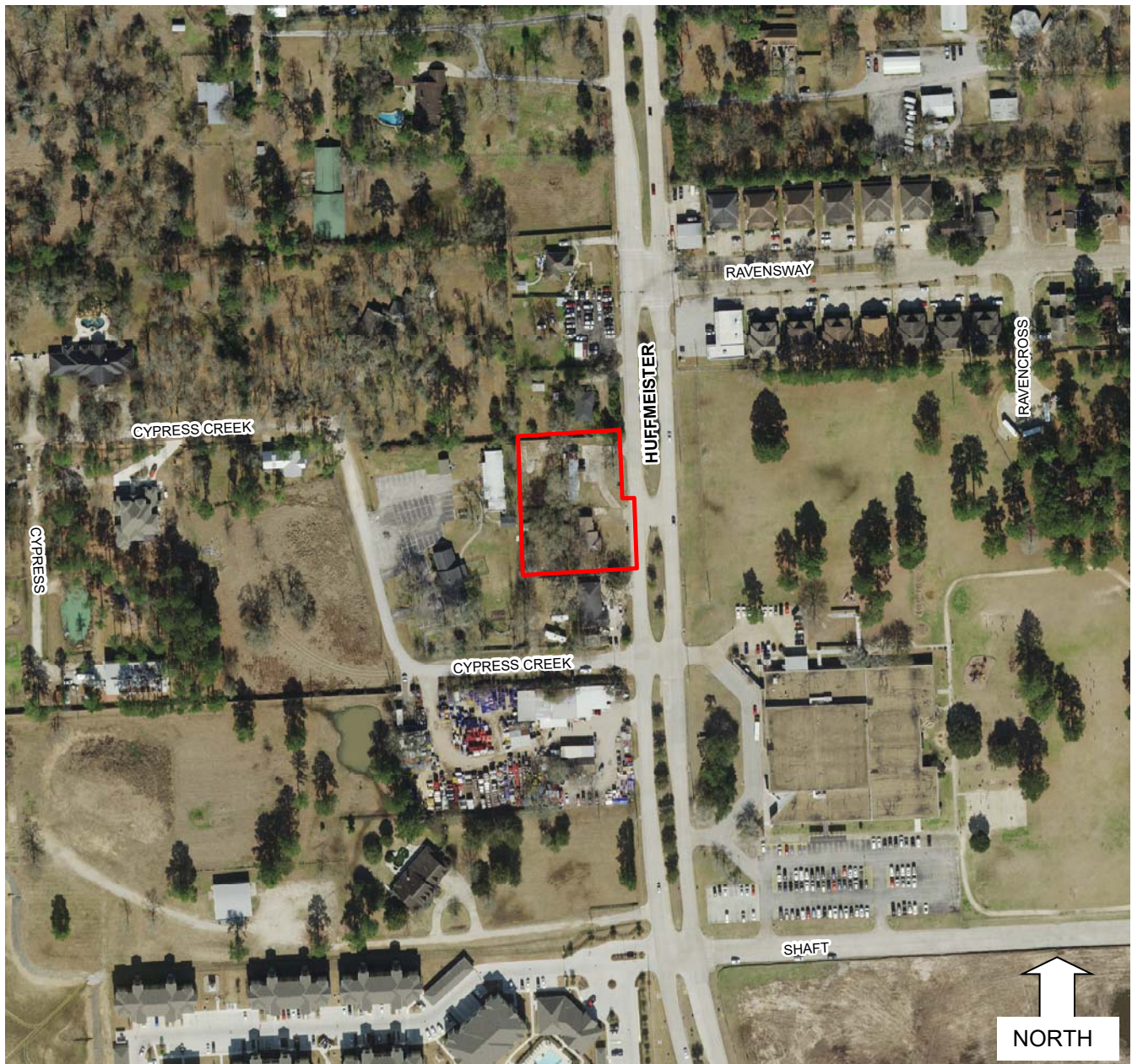
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Planning and Development Department

Meeting Date: 07/09/2020

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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

June 17, 2020

Dear Property Owner:

Reference Number: 2020-0886; Cypress Creek Plaza partial replat no 1; replatting of Lot 4 and 5, Block 1, "Cypress Creek Plaza" as recorded in Volume 45, Page 69 of the Harris County Map Records.

The property is located west along Huffmeister Rd., north of Cypress N Houston Rd. and south of Jarvis Rd.

The purpose of the replat is to create one commercial reserve.

The applicant, Ross Palacios, with RP & Associates, on behalf of Mendoza Auto, can be contacted at 713-416-6894.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 07/09/2020
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:

010.1 Add the following note to the face of the plat (SWD): The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Agenda Item: 84
Action Date: 07/09/2020
Plat Name: Francis Oak Landing
Developer: Velamore Development, LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2020-0711 C3N

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

HPW- TDO- Traffic: 06-24-2020

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.

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

Houston Planning Commission

ITEM: 84

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Francis Oak Landing (DEF 1)

Applicant: Pioneering Engineering, LLC



C – Public Hearings

Site Location

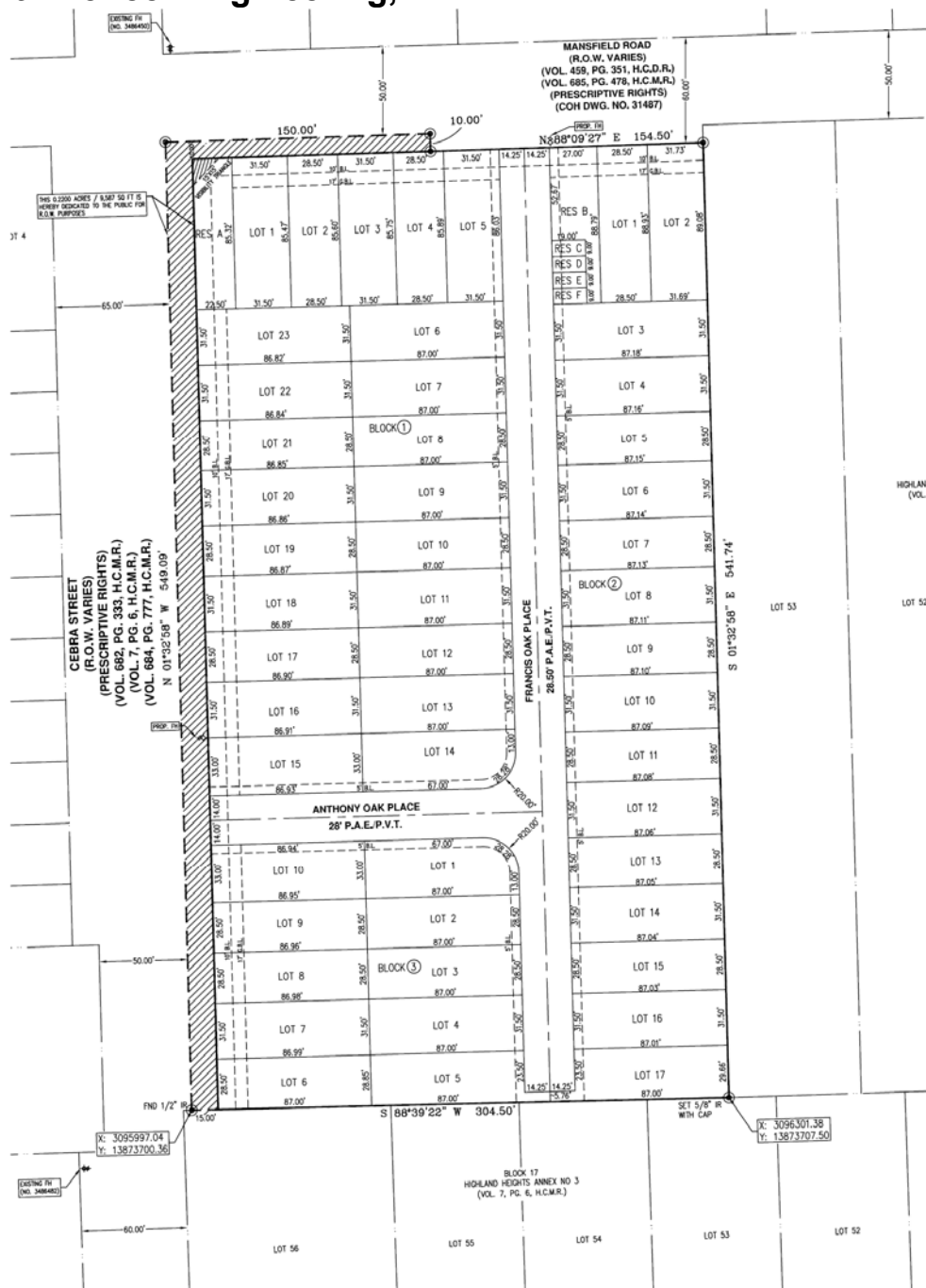
ITEM: 84

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Francis Oak Landing (DEF 1)

Applicant: Pioneer Engineering, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 84

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Francis Oak Landing (DEF 1)

Applicant: Pioneer Engineering, LLC



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

June 2nd, 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.

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

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 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 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

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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: 85
Action Date: 07/09/2020
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:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Agenda Item: 85
Action Date: 07/09/2020
Plat Name: Glendower Court partial replat no 4
Developer: Page Think
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2020-0720 C3N

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: 85

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Glendower Court partial replat no 4 (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



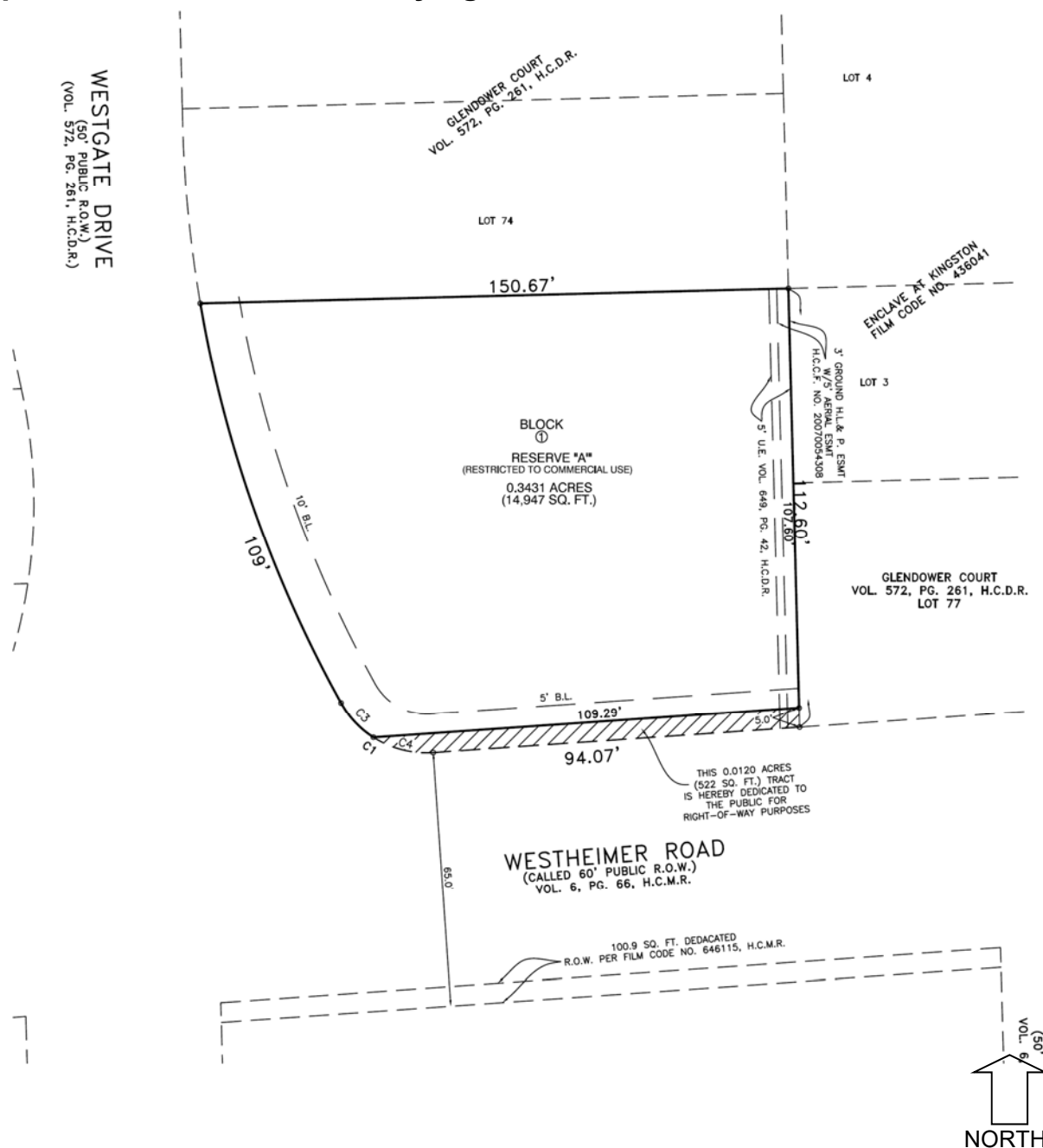
C – Public Hearings

Site Location

ITEM: 85

Meeting Date: 07/09/2020

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 85

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Glendower Court partial replat no 4 (DEF 1)

Applicant: South Texas Surveying 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.houston.tx.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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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 Patrick Cook at 281-556-6918. You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (832)393-6600.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

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- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

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Planning Department Staff Authority and Obligation

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 07/09/2020
Plat Name: Hyde Park partial replat no 9
Developer: Sandcastle Homes, Inc.
Applicant: The Interfield Group
App No / Type: 2020-0776 C3N

Total Acreage:	0.1435	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	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.

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/>)

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

Several Council Members expressed concerns about this replat and received a concern from the Hyde Park Civic Association concerning deed restriction violation and Community Concerns.

Commission Action:

Defer per Council Member's request



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

For Your Information:

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



Agenda Item: 86
Action Date: 07/09/2020
Plat Name: Hyde Park partial replat no 9
Developer: Sandcastle Homes, Inc.
Applicant: The Interfield Group
App No / Type: 2020-0776 C3N

HPW- TDO- Traffic:
06-30-2020
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. (COH IDM Chapter 10, sec 10.06-H)
6 ft wide sidewalk shall be installed along major thoroughfares and Transit Corridor and 5 ft wide sidewalk shall be installed along all other streets. All sidewalks shall comply with Chapter 10 of the Design Manual.
<https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards#agency-links-1471>

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

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

Harris County Flood Control District: Flood Control review - No comments.
Parks and Recreation: On #11 of notes on plat, the number of units need to match the total incremental units (C in parks table)

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

Houston Planning Commission

ITEM: 86

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Hyde Park partial replat no 9

Applicant: The Interfield Group



C – Public Hearings

Site Location

Houston Planning Commission

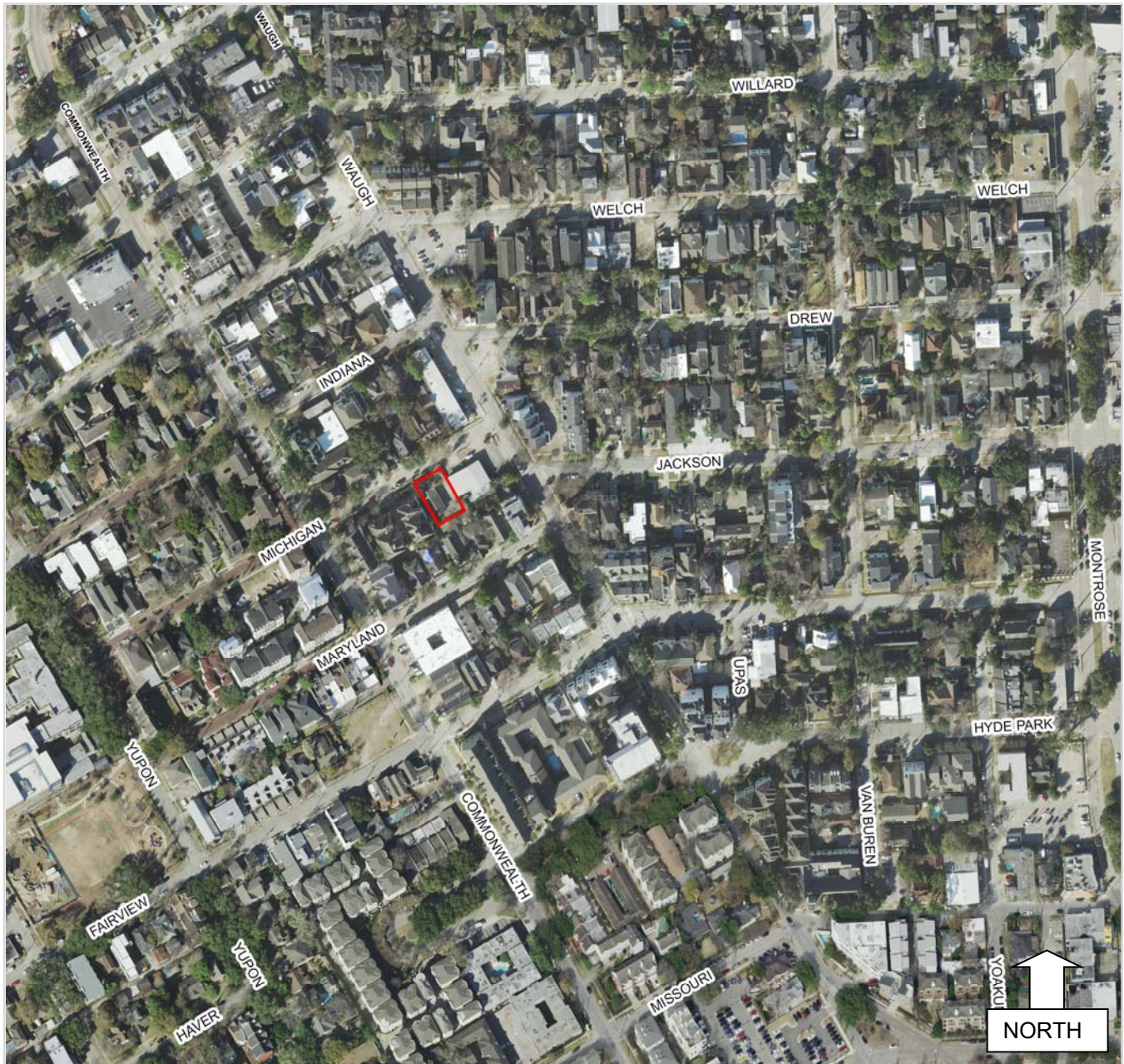
ITEM: 86

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Hyde Park partial replat no 9

Applicant: The Interfield Group



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

June 15, 2020

Dear Property Owner:

Reference Number: 2020-0776; Hyde Park partial replat no 9; replatting of the west ½ of Lot 12 and the east ¾ of Lot 11, Block 20, “Hyde Park” as recorded in Volume 1, Page 117 of the Harris County Map Records.

The property is located at 1407 Michigan Street.

The purpose of the replat is to create two single-family lots.

The applicant, Mary Villareal, with The Interfield Group, on behalf of Sandcastle Homes, Inc., 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.

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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

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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: 07/09/2020
Plat Name: Hyde Park partial replat no 10
Developer: Pearl Developments
Applicant: replats.com
App No / Type: 2020-0790 C3N

Total Acreage:	0.1377	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	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.

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/>)

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

Several Council Members expressed concerns about this replat and received a concern from the Hyde Park Civic Association concerning deed restriction violation and Community Concerns.

Commission Action:

Defer Per Council Member's request



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

For Your Information:

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Platting Approval Conditions

Agenda Item: 87
Action Date: 07/09/2020
Plat Name: Hyde Park partial replat no 10
Developer: Pearl Developments
Applicant: replats.com
App No / Type: 2020-0790 C3N

HPW-OCE-Traffic: 1. A new sidewalk is required along Indiana 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.

Addressing: Approve

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

Houston Planning Commission

ITEM: 87

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Hyde Park partial replat no 10

Applicant: Pearl Developments



C – Public Hearings

Site Location

Houston Planning Commission

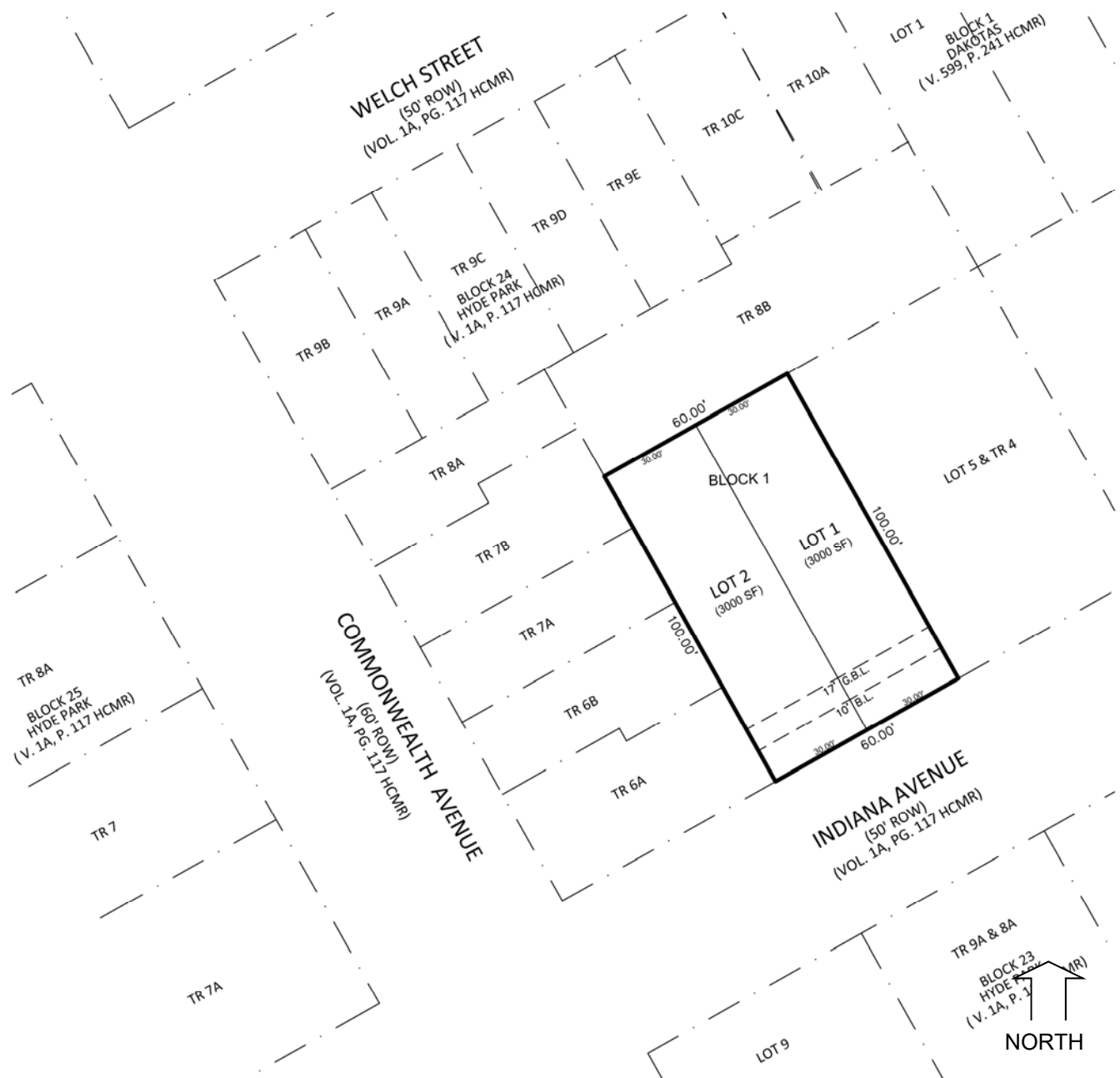
ITEM: 87

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Hyde Park partial replat no 10

Applicant: Pearl Developments



C – Public Hearings

Subdivision

Houston Planning Commission

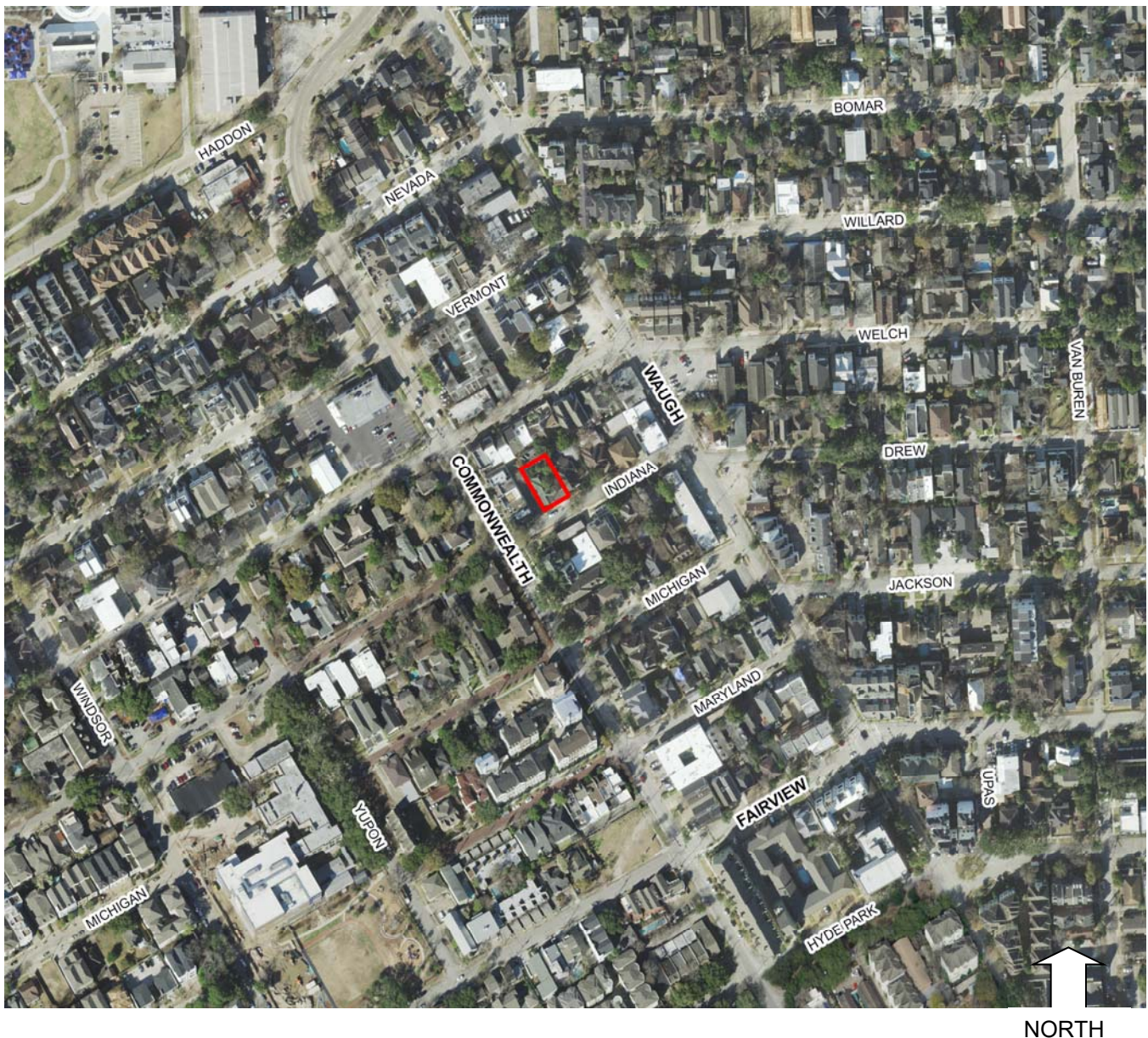
ITEM: 87

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Hyde Park partial replat no 10

Applicant: Pearl Developments



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houston.tx.gov

May 15, 2020

Dear Property Owner:

Reference Number: 2020-0790; "Hyde Park partial replat no 10"; partial replatting of " Hyde Park partial." This proposal includes the replatting of a portion of E 60' of Lots 6 & 7, Block 24, as recorded at Film Code No. Vol. 1A, Pg. 117 of the Harris County Map Records.

The property is located north of Westheimer Road and west of Montrose Blvd. The purpose of the replat is to create two lots. The applicant, Dave Strickland, with replats.com, can be contacted at 281-705-4297.

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

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

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 Dave Strickland at 281-705-4297. You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (832)393-6600.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **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: 88
Action Date: 07/09/2020
Plat Name: Lantana Sec 4 partial replat no 1
Developer: Beazer Homes Texas, LP
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No / Type: 2020-0913 C3N

Total Acreage:	8.9500	Total Reserve Acreage:	8.9500
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77449	406S	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.

052. Westgreen Boulevard Street Dedication Sec 5 adjacent to the plat boundary must be recorded prior to or simultaneously with this plat.

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 Landscape/Open Space reserve to be replatted into a Detention/Drainage reserve.



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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 88
Action Date: 07/09/2020
Plat Name: Lantana Sec 4 partial replat no 1
Developer: Beazer Homes Texas, LP
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No / Type: 2020-0913 C3N

HPW- TDO- Traffic: 07-08-2020

Must include curve radius at cul-de-sac by lots 19,20,21,22,23.

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)

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

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

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

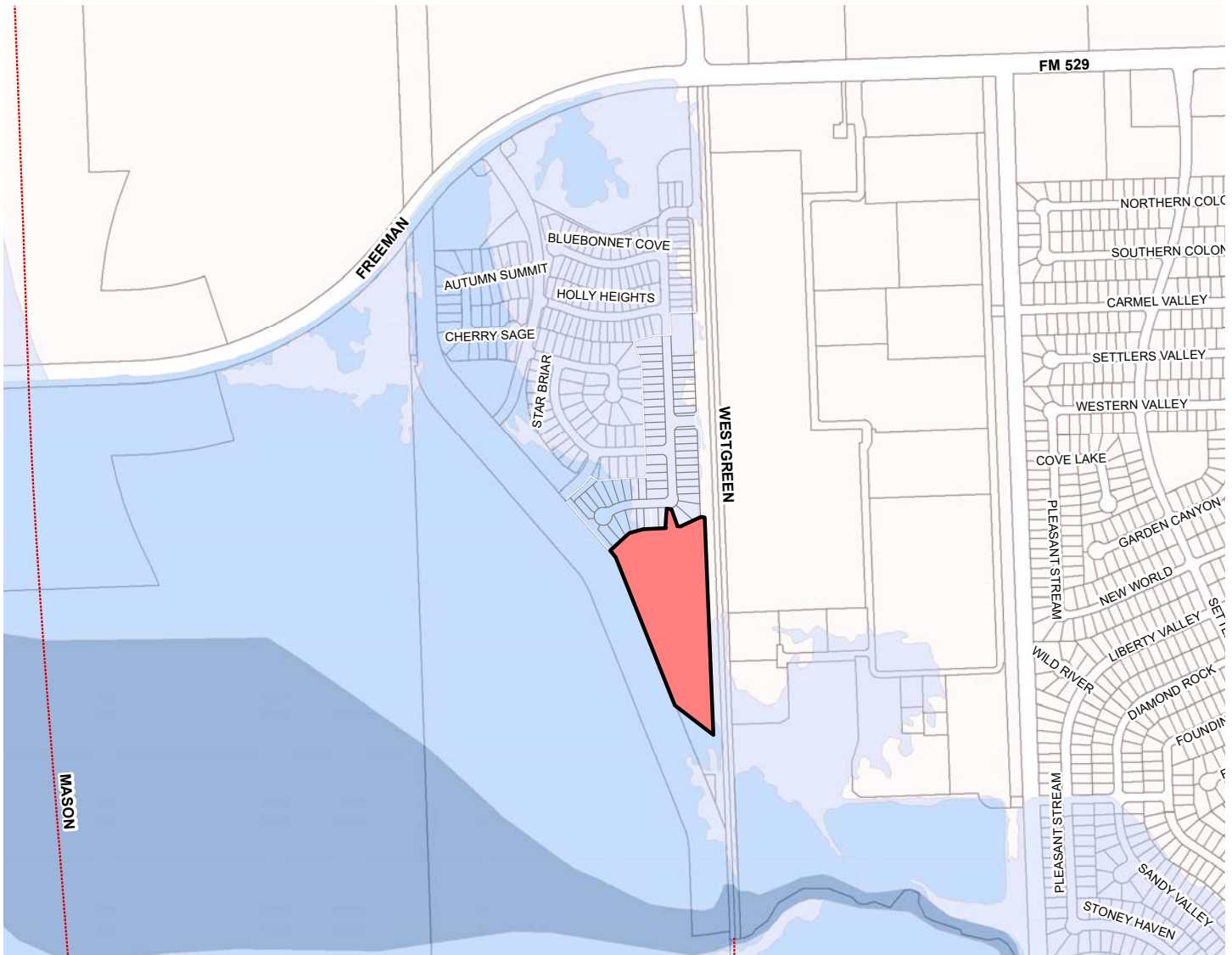
ITEM: 88

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Lantana Sec 4 partial replat no 1

Applicant: LJA Engineering, Inc.- (West Houston Office)



C – Public Hearings with Variance Site Location

Houston Planning Commission

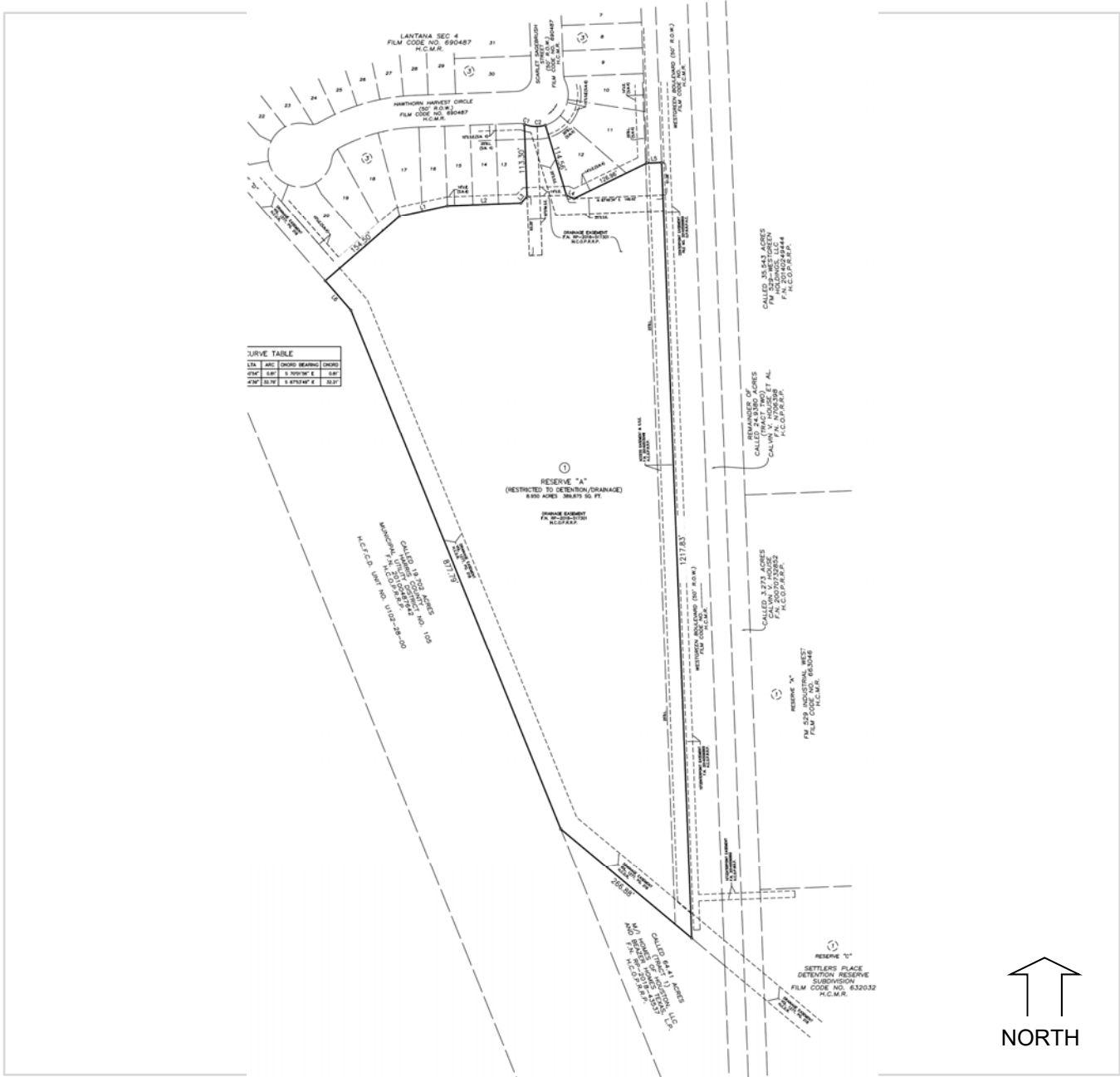
ITEM: 88

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Lantana Sec 4 partial replat no 1

Applicant: LJA Engineering, Inc.- (West Houston Office)



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

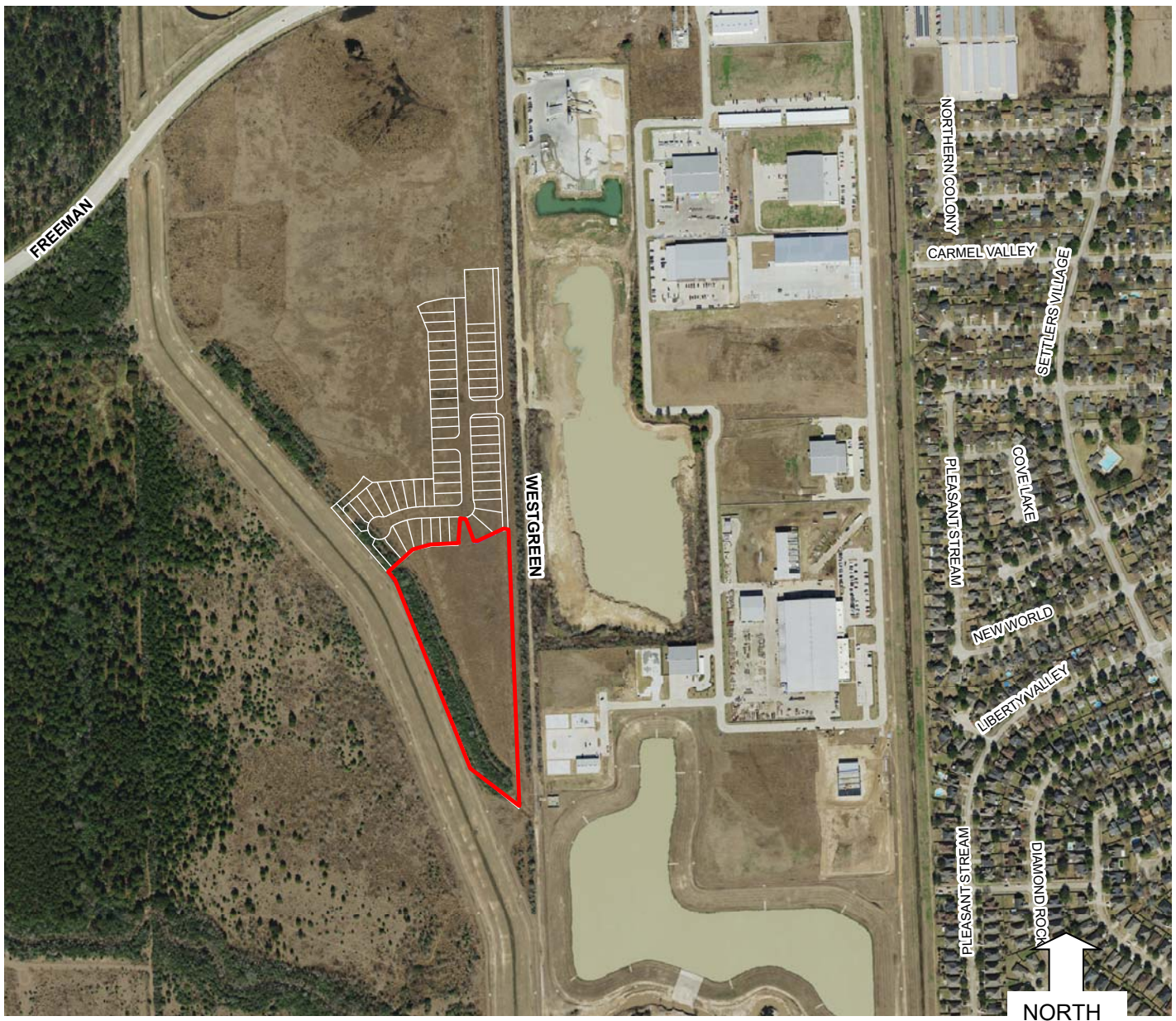
ITEM: 88

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Lantana Sec 4 partial replat no 1

Applicant: LJA Engineering, Inc.- (West Houston Office)



C – Public Hearings with Variance

Aerial



Application Number: 2020-0913

Plat Name: Lantana Sec 4 partial replat no 1

Applicant: LJA Engineering, Inc.- (West Houston 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:

To replat a reserve restricted to "Landscape/Open Space" to be restricted to "Detention/Drainage".

Chapter 42 Section: 193

Chapter 42 Reference:

Sec. 42-193. Rules governing partial replats of certain property. (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses.

Statement of Facts

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

Lantana Sec 4 partial replat no. 1 is an 8.950 acre plat located within the City of Houston ETJ, Harris County. The plat is located south of FM 529, with frontage on Hawthorn Harvest Circle, and west along future Westgreen Boulevard. The proposed reserve was originally recorded in Lantana Sec 4 (Film Code No. 690487 H.C.M.R.) and restricted to landscape/open space. The proposed reserve must be restricted to the use of detention/drainage to function as originally intended. The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the use of the reserve for its intended purpose.

(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;

Granting the variance is not the result of a hardship created or imposed by the applicant because the intent of the reserve was always for detention/drainage purposes. This reserve is intended to meet detention/drainage requirements for the existing Lantana Sec 4 subdivision and lies within a recorded drainage easement (RP-2018-517301).

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

The intent and general purposes of this chapter will be preserved and maintained, by allowing this partial replat, it will not affect any other properties within this subdivision or any of the adjacent properties. The intent and general purposes of this chapter will be preserved and maintained by granting the variance because the original intent of the reserve has always been for the inclusion of drainage uses. The reserve will not adversely affect any other properties within this subdivision or any of the adjacent properties and will still function as a landscape/open space reserve as recorded.

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

Allowing this variance will not be injurious to the public health, safety or welfare. The "Detention/Drainage" restriction would serve the subdivision as intended.

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

Economic hardship is not the sole justification of the variance because the configuration is not changing, the original intent was for drainage and the proposed use is beneficial to the whole subdivision and development.



Application No: 2020-0913

Agenda Item: 88

PC Action Date: 07/09/2020

Plat Name: Lantana Sec 4 partial replat no 1

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: 193

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

To replat a reserve restricted to "Landscape/Open Space" to be restricted to "Detention/Drainage".;

Basis of Recommendation:

The site is located south of Hawthorn Harvest Circle west along future Westgreen Boulevard south of Freeman Road in Houston Extraterritorial Jurisdiction in Harris County, Texas. The reason for replat is to create a reserve restricted to Detention/Drainage. The applicant is seeking a variance to allow a reserve restricted to Landscape/Open Space to be restricted to Detention/Drainage. Staff is in support of this request. The subject site was recorded as a landscape open space reserve with the Lantana Sec 4 subdivision in 2019. In 2018, the subject site was identified as Detention on the Lantana General Plan and was located adjacent to a recorded Harris County MUD no 105 Drainage easement. The intent as identified on the General Plan was for this property to always be for Detention purposes. However, inadvertently was recorded as a Landscape Open Space Reserve. The Detention Drainage reserve is a necessary use for the single family subdivision to the north and a significant use to the overall development scheme of this general plan. There is an existing recorded drainage easement that is a part of this property. Staff's recommendation is to Grant the requested variance and approve the plat subject to the conditions listed.

Statement of Facts

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

The applicant is seeking to replat a reserve restricted to Landscape/Open Space to be restricted to Detention/Drainage. There is a recorded drainage easement that lies adjacent and part of this reserve. The reserve would serve the residential development of the neighborhood and exist for its intended use.

(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 Drainage Detention reserve is a needed use for the residential subdivision and serve as its intended use as shown on the General Plan.

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

The Drainage Detention reserve was displayed as an intended use on the General Plan and inadvertently was recorded as a Landscape and Open Space reserve. The reserve would serve as a necessary use for the residential development in the neighborhood.

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

The Detention Drainage reserve is a necessary use for the single family subdivision to the north and a significant use to the overall development scheme of this general plan. The intent and general purposes of this chapter will be preserved and maintained;

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

The granting of the variance will not be injurious to the public health, safety or welfare of the residential neighborhood. The Detention Drainage reserve is a necessary use for the single family subdivision to the north and a significant use to the overall development scheme of this general plan.

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

There is an existing recorded drainage easement that is a part of this property. The Detention Drainage reserve is a necessary use for the single family subdivision to the north and a significant use to the overall development scheme of this general plan. Economic hardship is not the sole justification of the variance.



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

June 12, 2020

Dear Property Owner:

Reference Number: 2020-0913, Lantana Sec 4 partial replat no 1; replatting of all of Reserve C, in Block 3, of "Lantana Sec 4" as recorded at Film Code No. 690487 of the Harris County Map Records.

The property is located at the southern intersection of Hawthorn Harvest Circle and Scarlet Sagebrush Street, west of Westgreen Boulevard. The purpose of the replat is to change the reserve restriction from "Landscape and Open Space" to "Detention and Drainage." The applicant, Naomi McAninch, with LJA Engineering, Inc.- (West Houston Office), on behalf of Beazer Homes Texas, LP, can be contacted at 713-358-8800 Ext 8800.

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, July 9, 2020 at 2:30 PM

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212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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Planning Department Staff Authority and Obligation

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



Agenda Item: 89
Action Date: 07/09/2020
Plat Name: Melbourne Place Sec 1 partial replat no 2
Developer: TCT Real Estate Investments
Applicant: Windrose
App No / Type: 2020-0870 C3N

Total Acreage:	0.1791	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77078	455B	City

Conditions and requirements for approval:

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

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

047.3 If this Public Hearing (C3N) plat is deferred, it is the applicant's responsibility to update the sign to the new date for Commission Action, and email a picture to staff no later than Tuesday morning following the Planning Commission deferral. (Refer to Policy clarification document - Notification for replats requiring Public Hearings found under the following link: <https://www.houstontx.gov/planning/DevelopRegs/>)

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

181. Subdivision replat is subject to the notification provisions of the Local Government Code, Section 212.015.

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

Commission Action:

Defer further deed rests review reqd

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 07/09/2020
Plat Name: Melbourne Place Sec 1 partial replat no 2
Developer: TCT Real Estate Investments
Applicant: Windrose
App No / Type: 2020-0870 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.

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

Parks and Recreation: For "parks fees required" on plat data, it should say "yes"

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

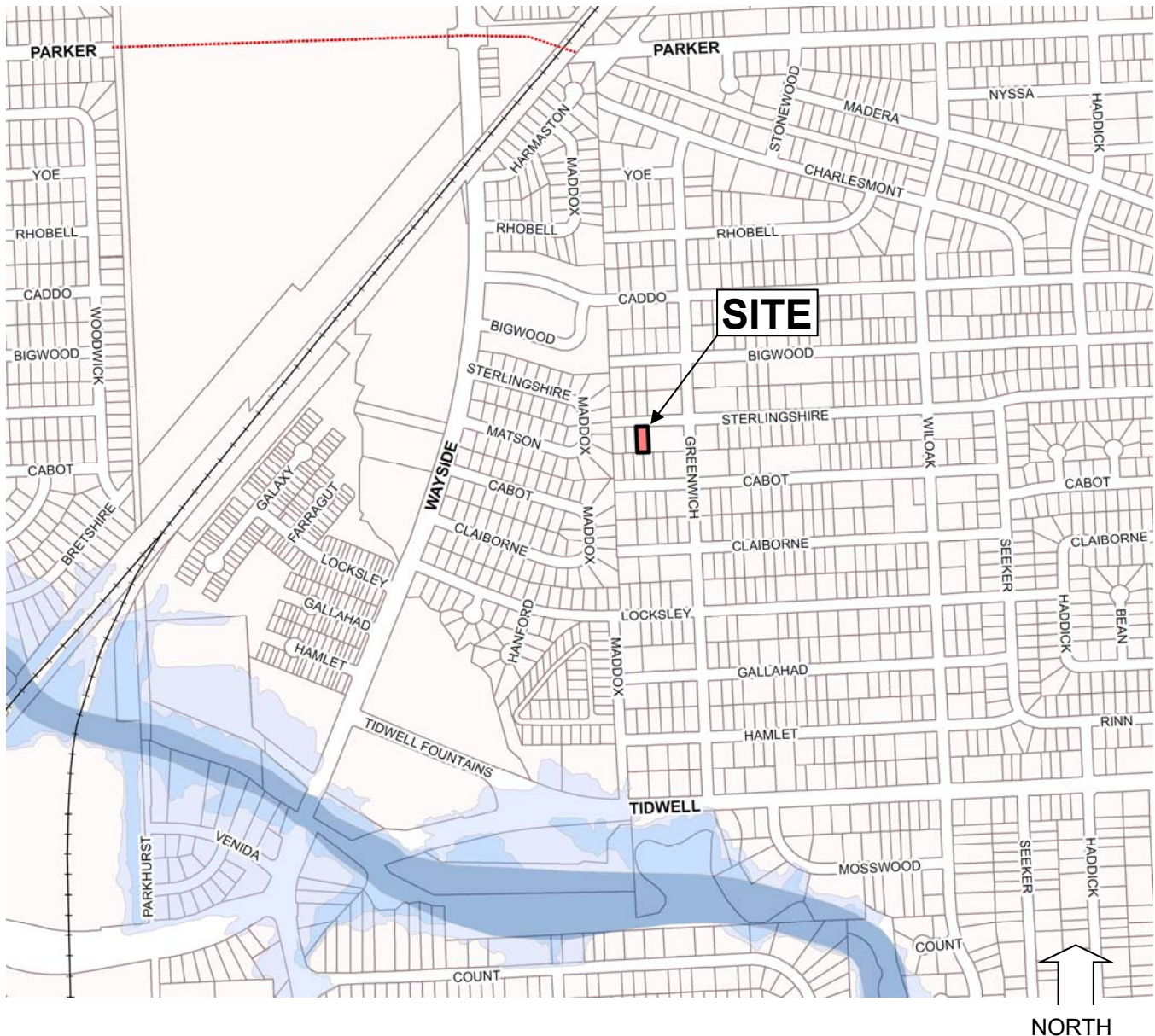
ITEM: 89

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Melbourne Place Sec 1 partial replat no 2

Applicant: Windrose



C – Public Hearings

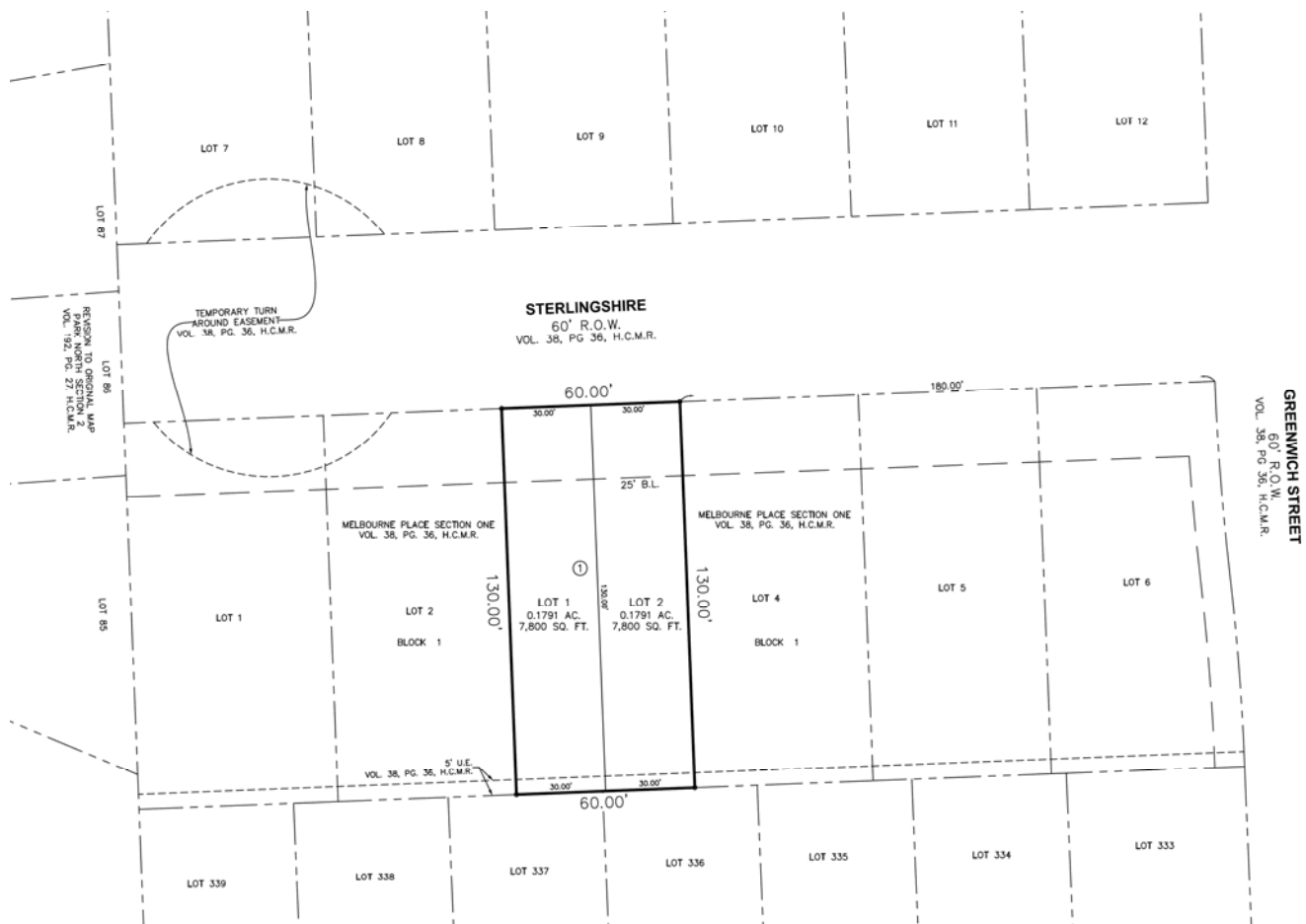
Site Location

ITEM: 89

Meeting Date: 07/09/2020

Subdivision Name: Melbourne Place Sec 1 partial replat no 2

Applicant: Windrose



C – Public Hearings

Subdivision

Houston Planning Commission

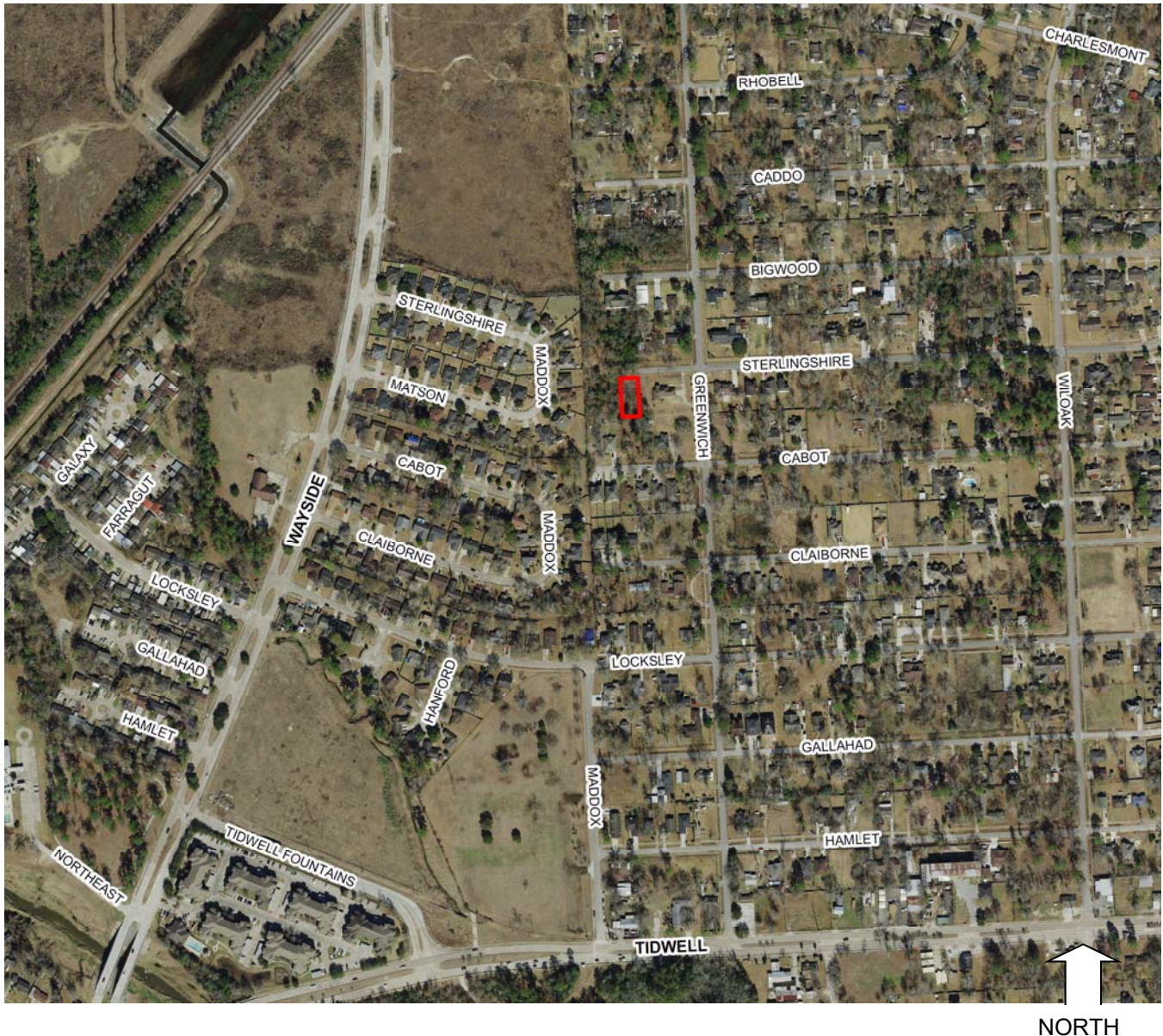
ITEM: 89

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Melbourne Place Sec 1 partial replat no 2

Applicant: Windrose



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562
T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

June 15, 2020

Dear Property Owner:

Reference Number: 2020-0870; Melbourne Place Sec 1 partial replat no 2; replatting of all of Lot 3, Block 1 of "Melbourne Place Sec 1" as recorded in Volume 38, Page 36 of the Harris County Map Records.

The property is located south of Sterlingshire St., west of Greenwich St.
The purpose of the replat is to create two (2) single-family lots.
The applicant, Jeff Boutte, with Windrose Land Services Inc., can be contacted at 713-458-2281.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 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, July 9, 2020 at 2:30 PM

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1. Send email to: Speakercomments.pc@houstontx.gov

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

For additional information regarding this project, please call Jeff Boutte, with Windrose Land Services Inc., at 713-458-2281. You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (832)393-6600.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- 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: 07/09/2020
Plat Name: Melbourne Place Sec 1 Partial Replat No 3
Developer: TCT Real Estate Investments
Applicant: Windrose
App No / Type: 2020-0872 C3N

Total Acreage:	0.2004	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77078	455B	City

Conditions and requirements for approval:

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

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

047.3 If this Public Hearing (C3N) plat is deferred, it is the applicant's responsibility to update the sign to the new date for Commission Action, and email a picture to staff no later than Tuesday morning following the Planning Commission deferral. (Refer to Policy clarification document - Notification for replats requiring Public Hearings found under the following link: <https://www.houstontx.gov/planning/DevelopRegs/>)

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

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

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

Commission Action:

Defer further deed rests review reqd

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 07/09/2020
Plat Name: Melbourne Place Sec 1 Partial Replat No 3
Developer: TCT Real Estate Investments
Applicant: Windrose
App No / Type: 2020-0872 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.

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

Parks and Recreation: For "parks fees required" on plat data, it should say "yes"

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

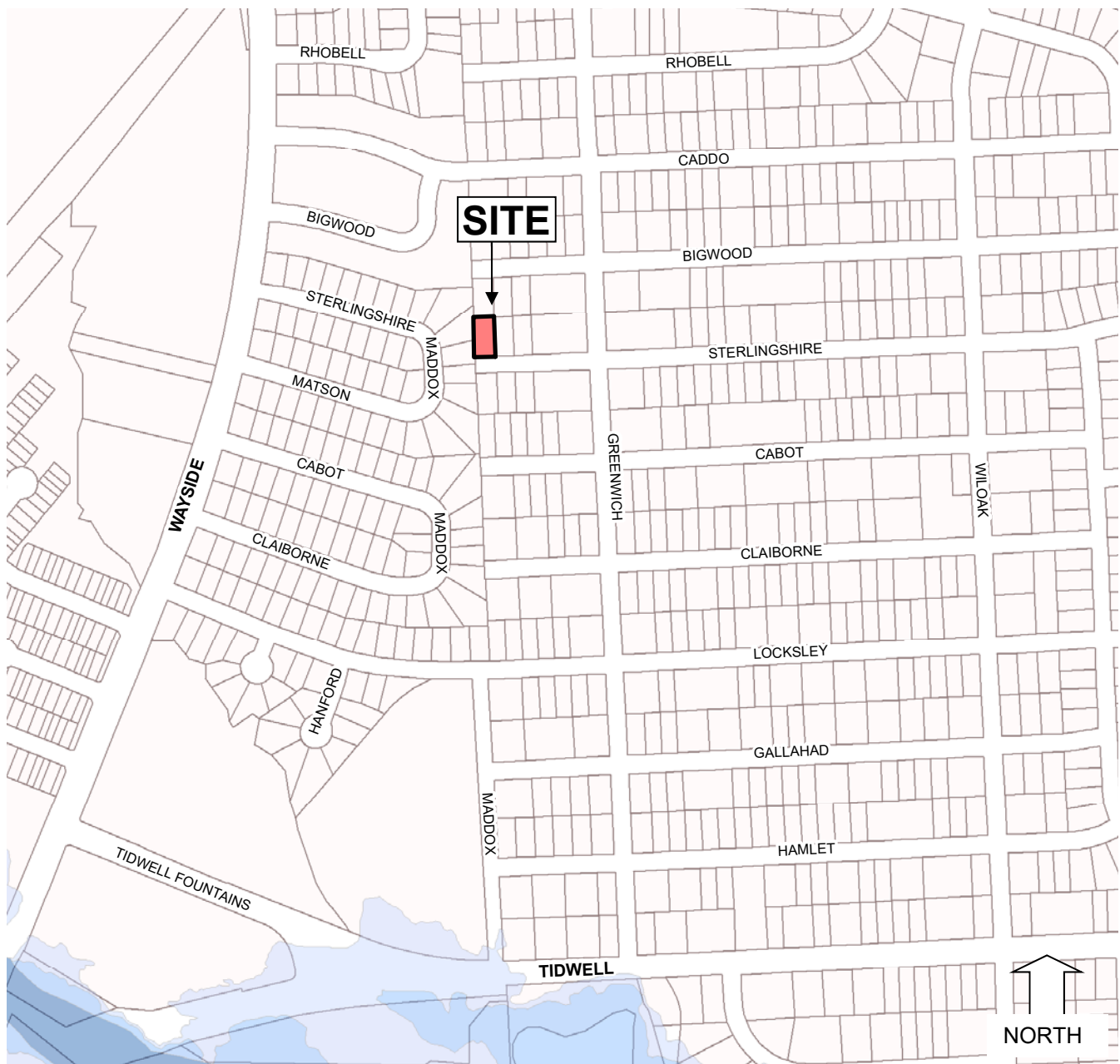
ITEM: 90

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Melbourne Place Sec 1 partial replat no 3

Applicant: Windrose



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 90

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Melbourne Place Sec 1 partial replat no 3

Applicant: Windrose



C – Public Hearings

Subdivision

Houston Planning Commission

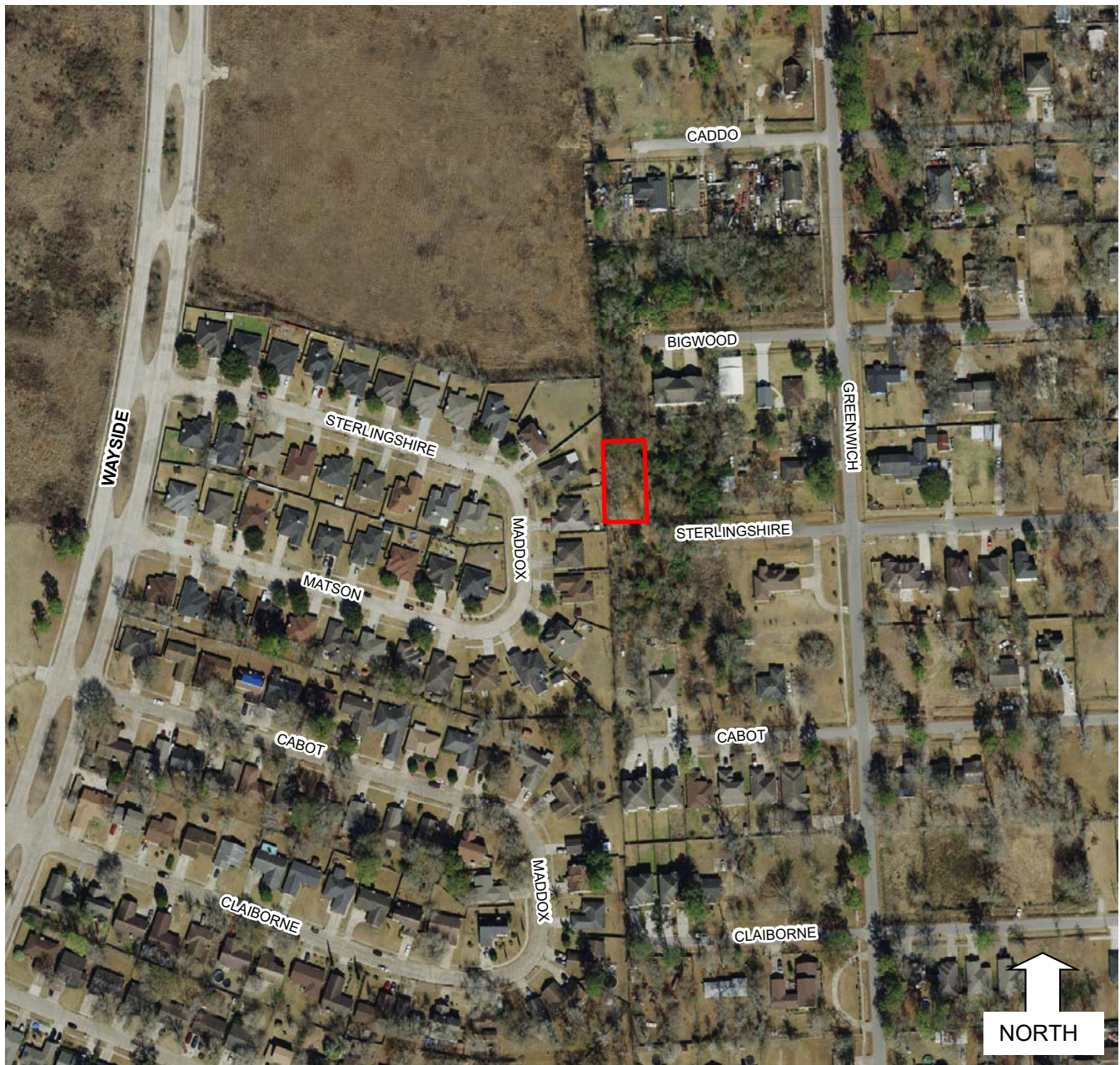
ITEM: 90

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Melbourne Place Sec 1 partial replat no 3

Applicant: Windrose



C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

June 15, 2020

Dear Property Owner:

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The property is located north of Sterlingshire St., west of Greenwich St.
The purpose of the replat is to create two (2) single-family lots.
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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 07/09/2020
Plat Name: Real Street Homes replat no 1
Developer: BAYOUFIFTH, LLC
Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2020-0874 C3N

Total Acreage:	1.4800	Total Reserve Acreage:	0.0000
Number of Lots:	18	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	77087	534L	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 07/09/2020
Plat Name: Real Street Homes replat no 1
Developer: BAYOUFIFTH, LLC
Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2020-0874 C3N

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

HPW-HW- IDS: The subject application has the conditional approval of the Utility Analysis Section with the following comments : 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.

TDO interpose no objection

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 07/09/2020
Plat Name: Real Street Homes replat no 1
Developer: BAYOUFIFTH, LLC
Applicant: Vernon G. Henry & Associates, Inc.
App No/Type: 2020-0874 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	1.4800	Total Reserve Acreage:	0.0000
Number of Lots:	18	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	77087	534L	City

Conditions and Requirements for Approval

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063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 1) Revise Clerk name to Chris Hollins
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Houston Planning Commission

ITEM: 91

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Real Street Homes replat no 1

Applicant: Vernon G. Henry & Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

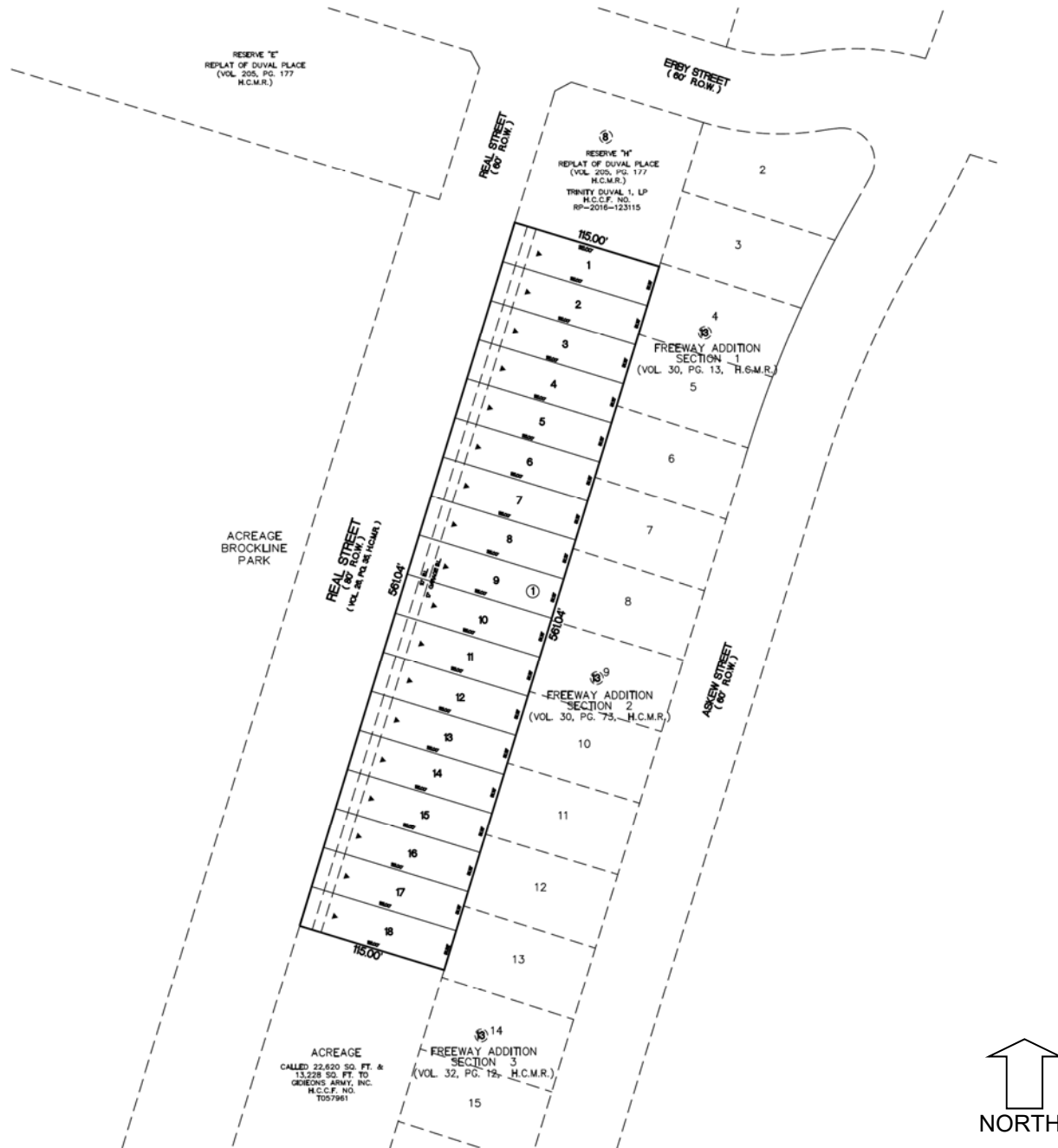
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C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 91

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C – Public Hearings

Aerial



CITY OF HOUSTON

Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houston.tx.gov

June 12, 2020

Dear Property Owner:

Reference Number: 2020-0874, Real Street Homes replat no 1; replatting of all of "Real Street Homes" as recorded at Film Code No. 604030 of the Harris County Map Records.

The property is located along and east of Real Street between Erby Street and Markley Street. The purpose of the replat is to create 18 single-family residential lots and to remove the Dwelling Unit Density table and the Lot Size and Coverage Table from the face of the plat. The applicant, Jake Patrick, with Vernon G. Henry & Associates, Inc., on behalf of the Bayou Fifth, LLC, 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.

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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.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 07/09/2020
Plat Name: Riverside Terrace Sec 6 partial replat no 2
Developer: NA
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2020-0739 C3N

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

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)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
07/09/2020

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For Your Information:



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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. 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
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

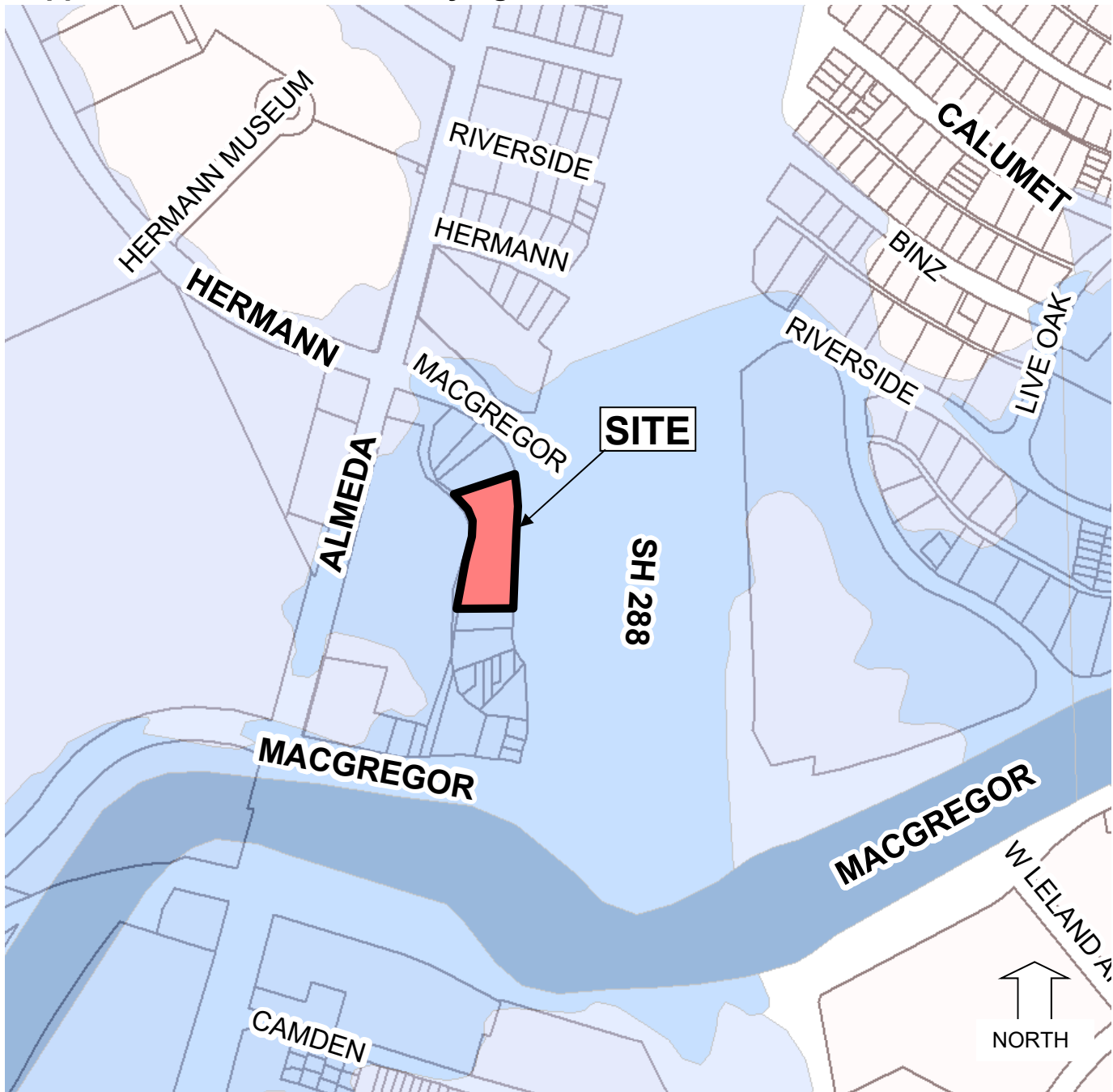
ITEM: 92

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Riverside Terrace Sec 6 partial replat no 2 (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

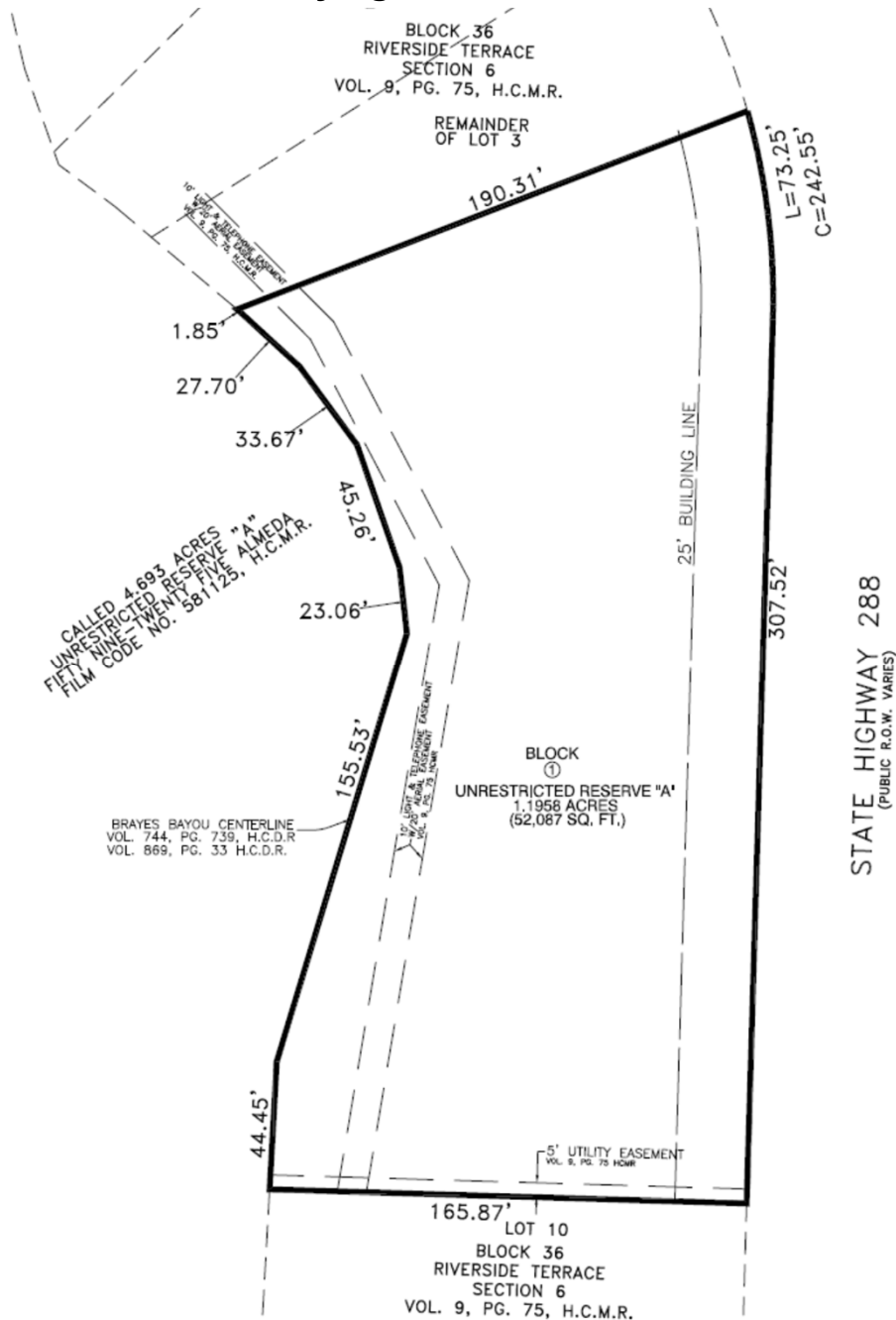
ITEM: 92

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Riverside Terrace Sec 6 partial replat no 2 (DEF 1)

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Subdivision

Houston Planning Commission

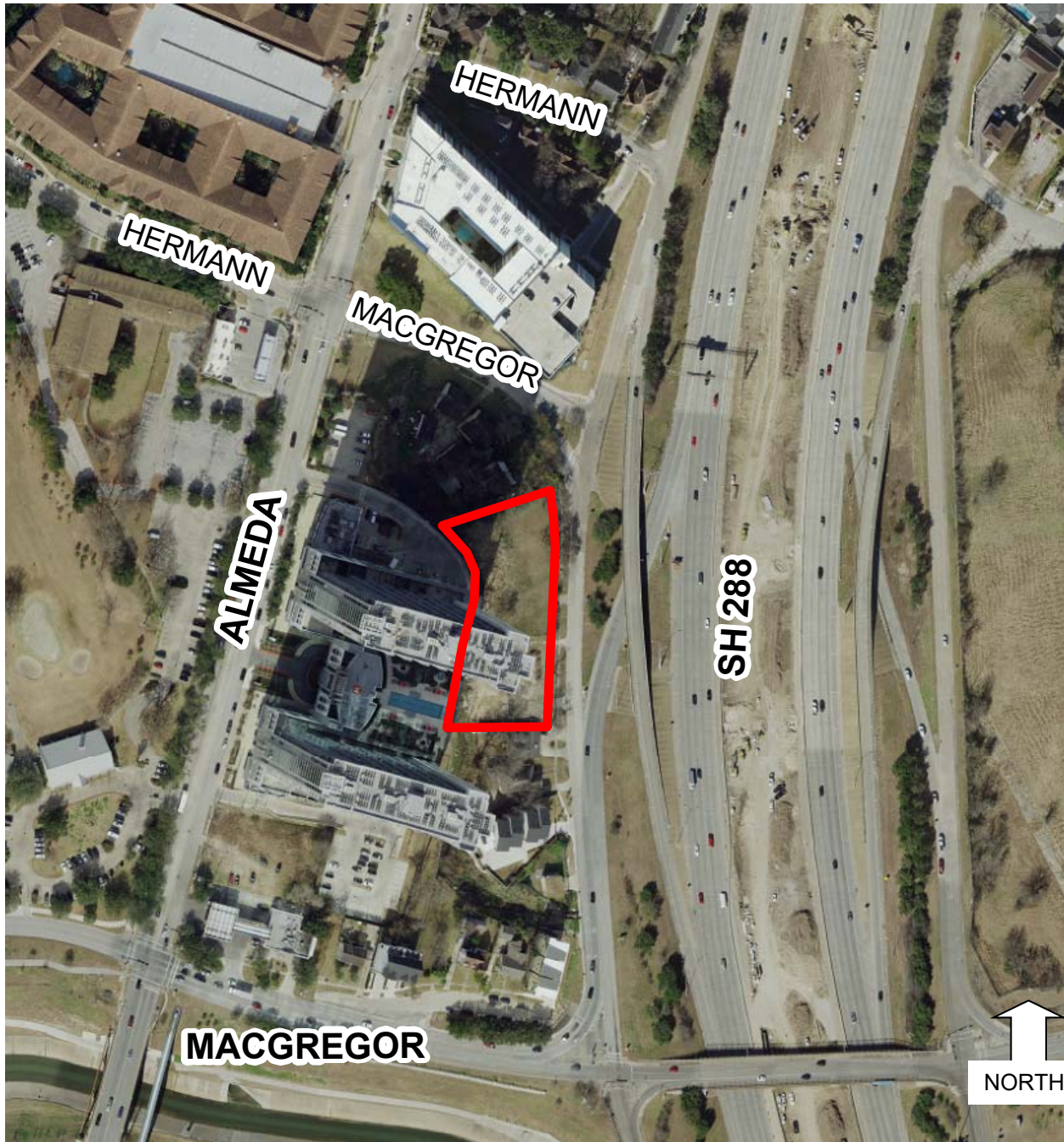
ITEM: 92

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Riverside Terrace Sec 6 partial replat no 2 (DEF 1)

Applicant: South Texas Surveying 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

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

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You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

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2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

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 or call (832)393-6600.

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THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

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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- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

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- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 07/09/2020
Plat Name: Saint Charles Quarter
Developer: Abcott Property Group
Applicant: Richard Grothues Designs
App No / Type: 2020-0882 C3N

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493U	City

Conditions and requirements for approval:

- 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: 93
Action Date: 07/09/2020
Plat Name: Saint Charles Quarter
Developer: Abcott Property Group
Applicant: Richard Grothues Designs
App No / Type: 2020-0882 C3N

Parks and Recreation: Are existing dwelling units being claimed? Plat tracker shows 6, plat shows 0. Must provide proof within the last 12 months if claiming.
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.

TDO interpose no objection

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 07/09/2020
Plat Name: Saint Charles Quarter
Developer: Abcott Property Group
Applicant: Richard Grothues Designs
App No/Type: 2020-0882 C3N

Staff Recommendation:
Approve the plat subject to
the conditions listed

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493U	City

Conditions and Requirements for Approval

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Houston Planning Commission

ITEM: 93

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Saint Charles Quarter

Applicant: Richard Grothues Designs



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 93

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Saint Charles Quarter

Applicant: Richard Grothues Designs



C – Public Hearings

Subdivision

Houston Planning Commission

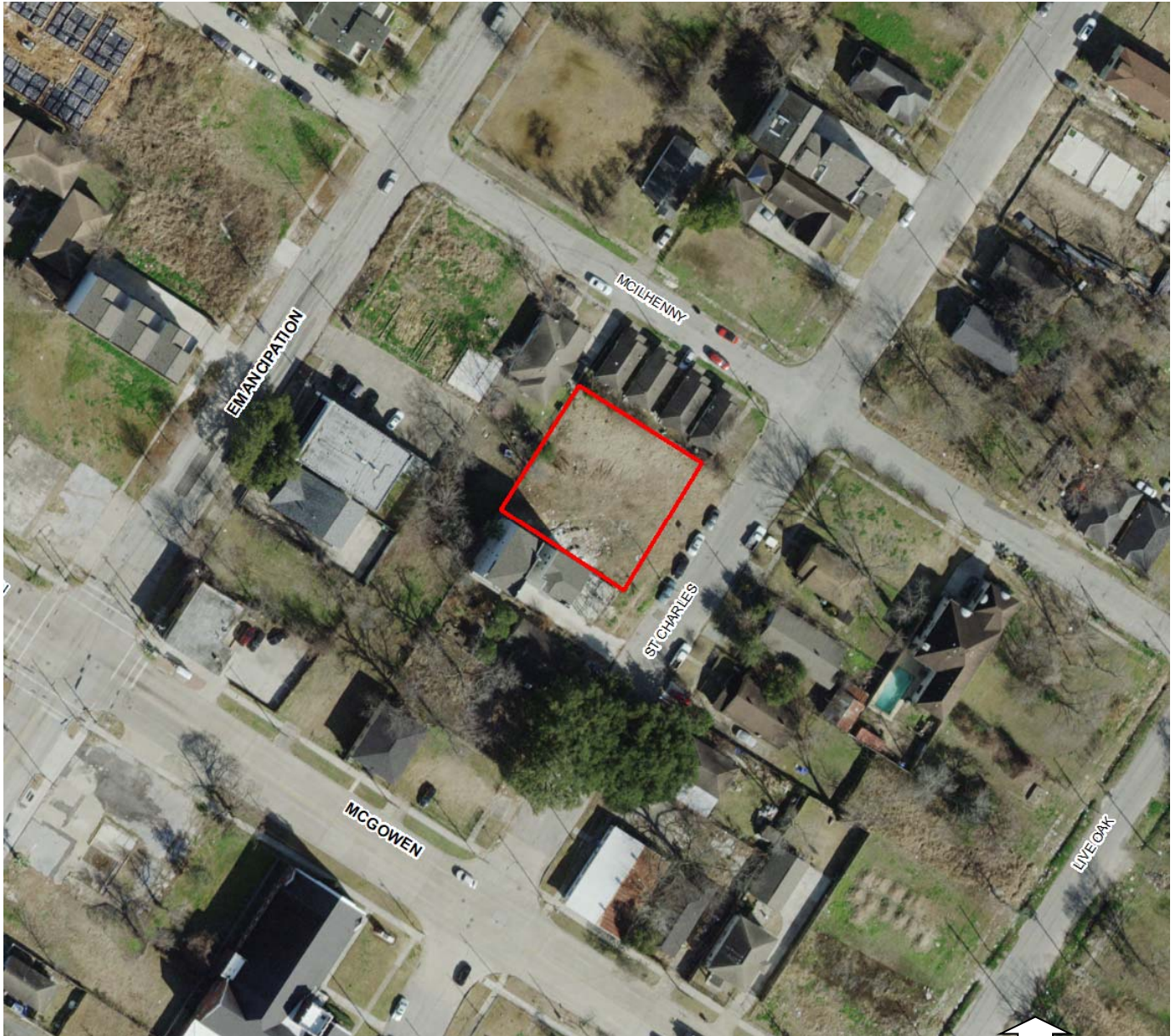
ITEM: 93

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Saint Charles Quarter

Applicant: Richard Grothues Designs



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

June 15, 2020

Dear Property Owner:

Reference Number: 2020-0882; Saint Charles Quarter; replatting of all of Saint Charles Square as recorded in Film Code No. 665230 of the Harris County Map Records.

The property is located northwest along St. Charles Street, north of McGowen Street and east of Emancipation Avenue.

The purpose of the replat is to Create 4 single family lots.

The applicant, Richard Grothues, with Richard Grothues Designs, on behalf of Abcott Property Group, can be contacted at 713-449-9191

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 07/09/2020
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.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
07/09/2020

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For Your Information:



Agenda Item: 94
Action Date: 07/09/2020
Plat Name: Victoria Court replat no 1
Developer: Gotham Development
Applicant: Total Surveyors, Inc.
App No / Type: 2020-0857 C3N

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

HPW- TDO- Traffic: 06-23-2020
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://www.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.

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Houston Planning Commission

ITEM: 94

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Victoria Court replat no 1 (DEF 1)

Applicant: Total Surveyors, Inc.



C – Public Hearings

Site Location

Houston Planning Commission

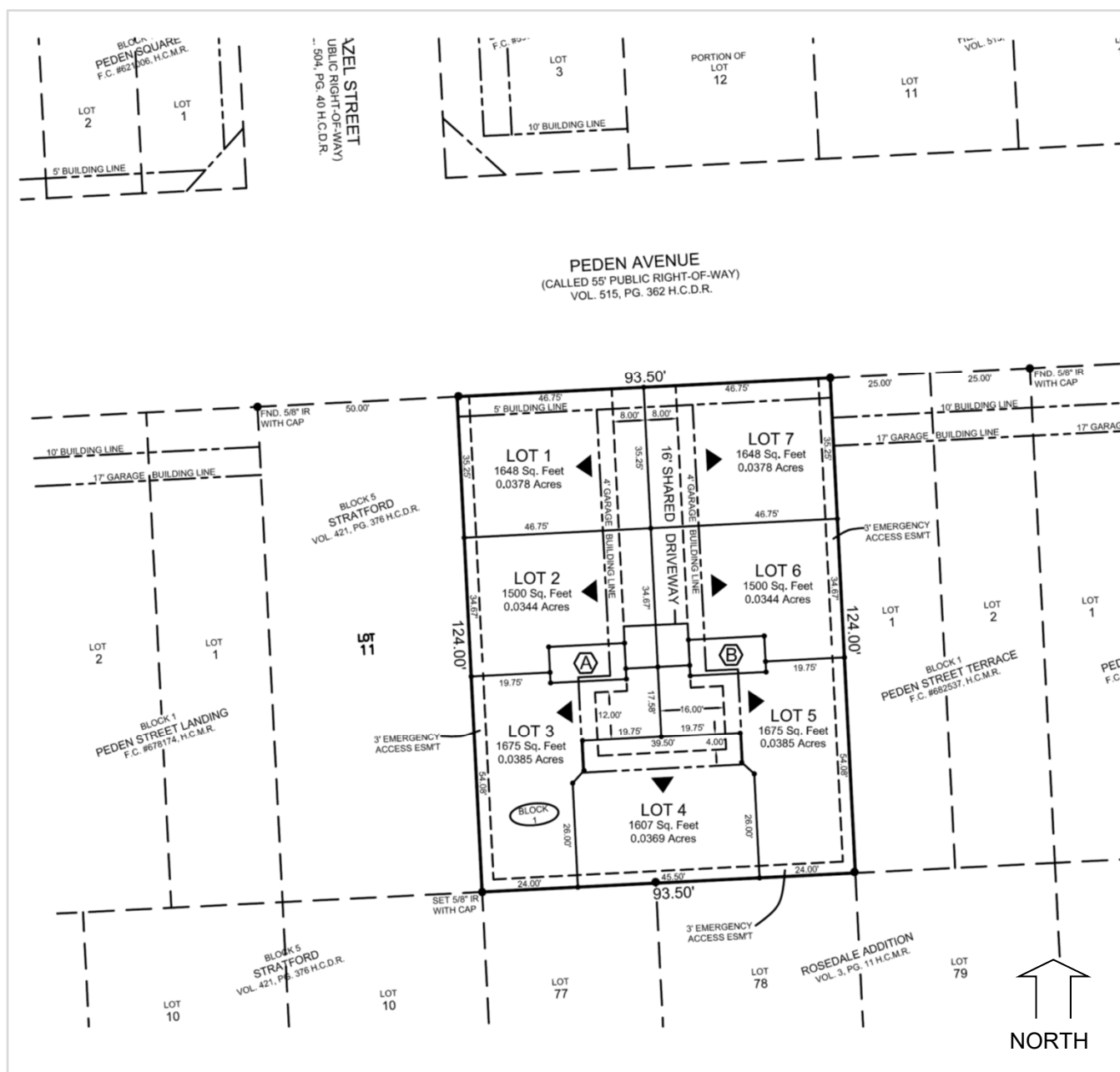
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Meeting Date: 07/09/2020

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C – Public Hearings

Subdivision

Houston Planning Commission

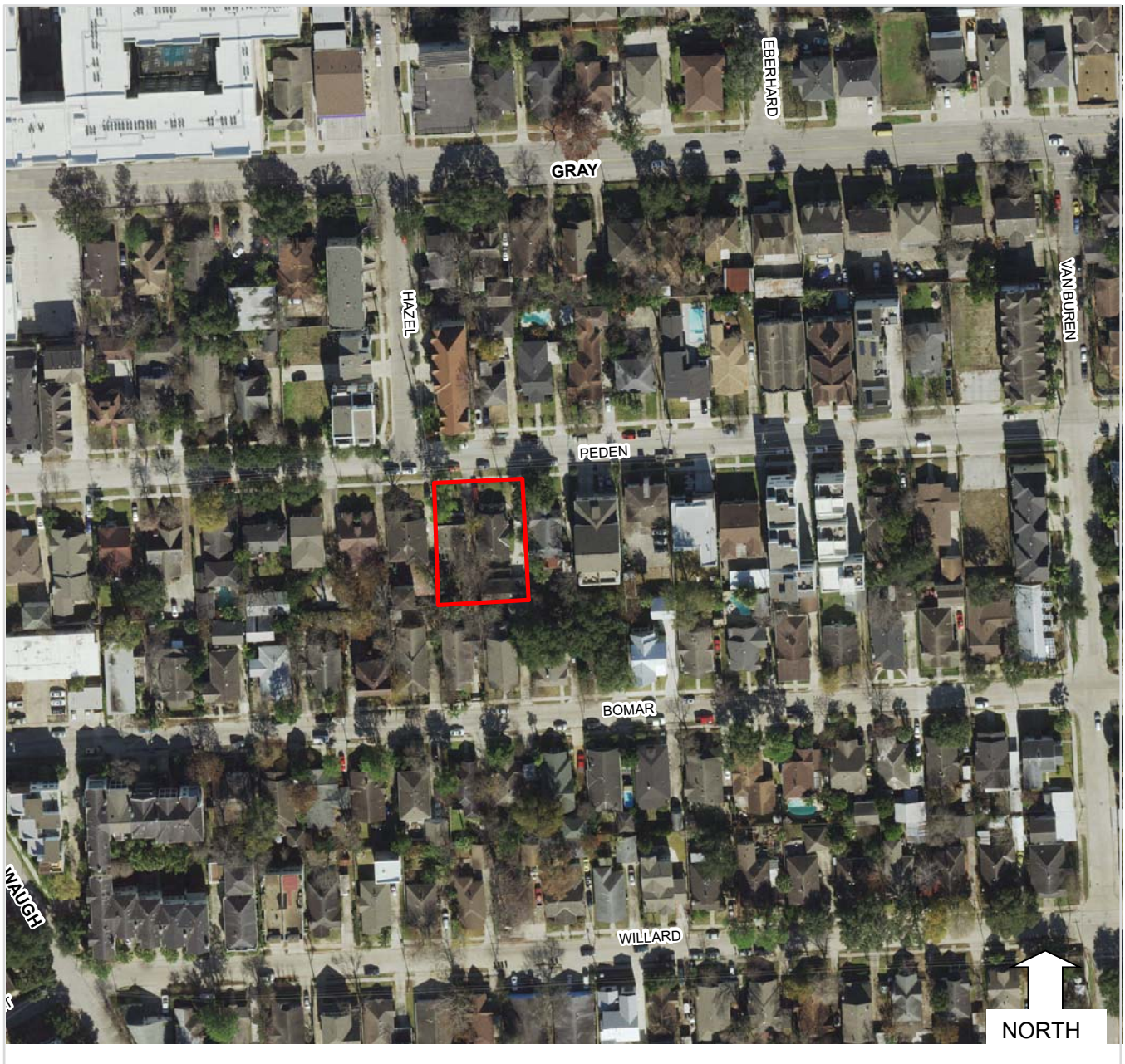
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C – Public Hearings

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

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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Planning Commission Body, Authority and Obligation

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

Planning Department Staff Authority and Obligation

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 95
Action Date: 07/09/2020
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:

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

Commission Action:

Defer Applicant request



Action Date:
07/09/2020

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

For Your Information:

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



Agenda Item: 95
Action Date: 07/09/2020
Plat Name: Whitney Place West partial replat no 1
Developer: Rencon LTD
Applicant: Texas Legal Media
App No / Type: 2020-0663 C3N

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."

"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 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.

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

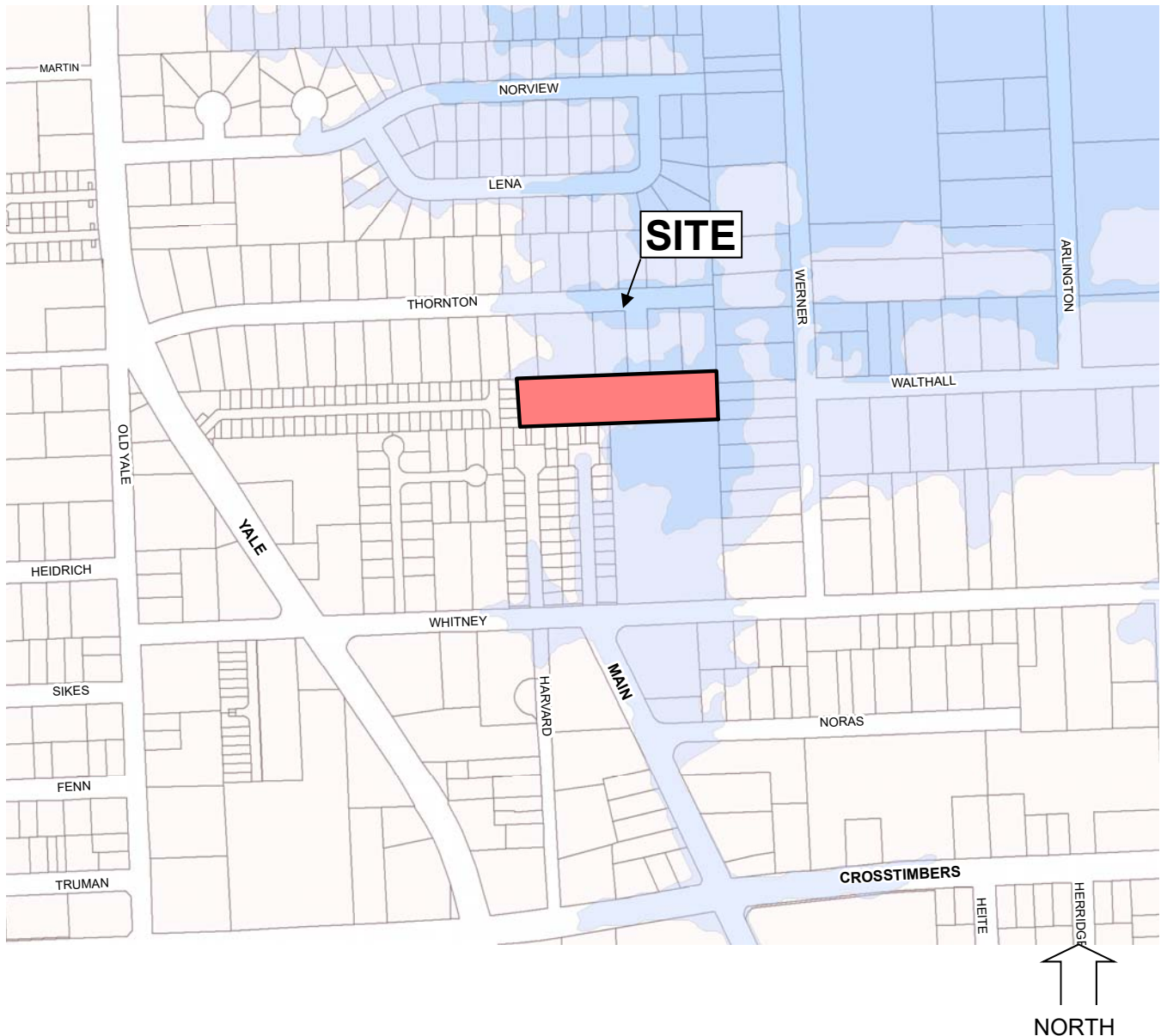
ITEM: 95

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Whitney Place West partial replat no 1 (DEF 1)

Applicant: Texas Legal Media



C – Public Hearings with Variance Site Location

Houston Planning Commission

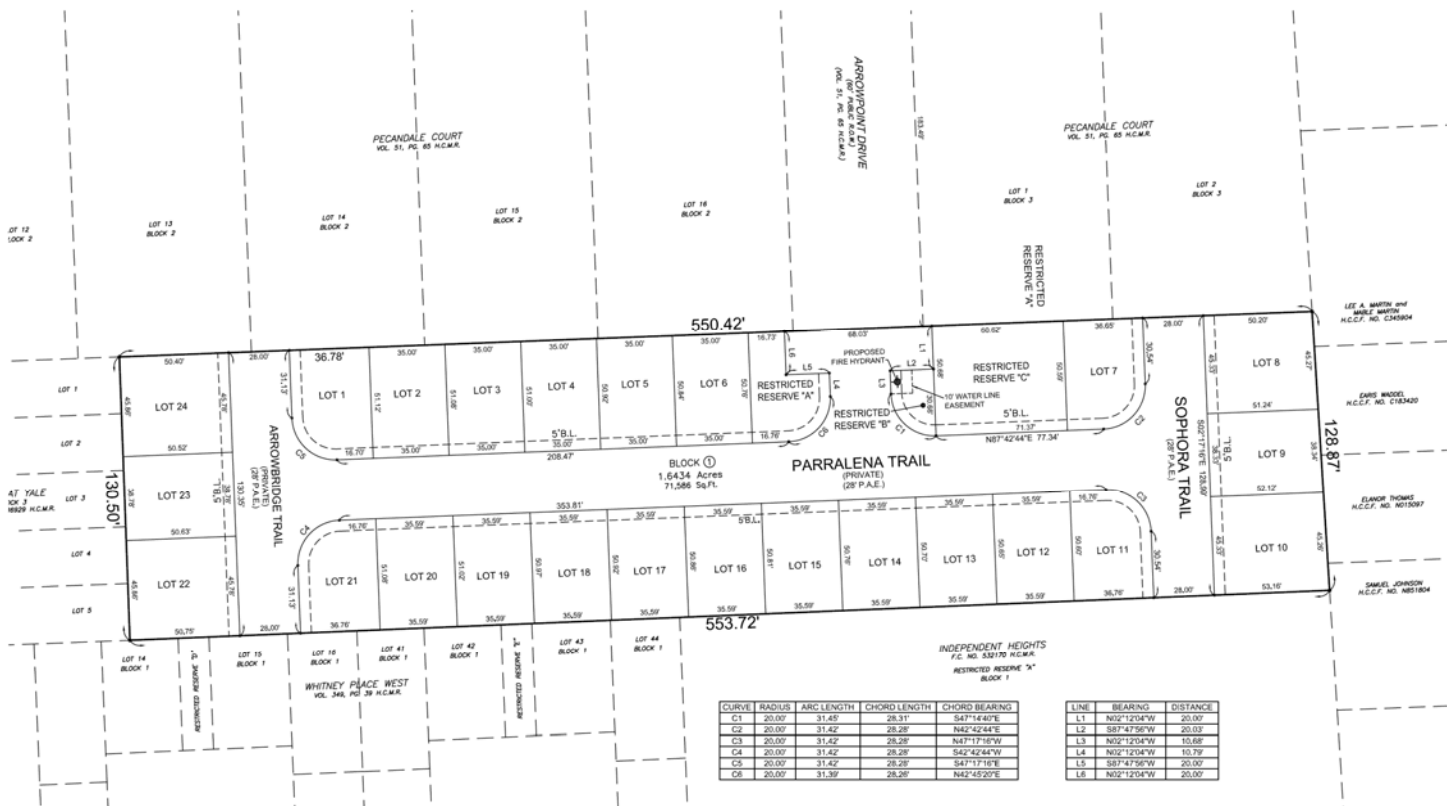
ITEM: 95

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Whitney Place West partial replat no 1 (DEF 1)

Applicant: Texas Legal Media



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

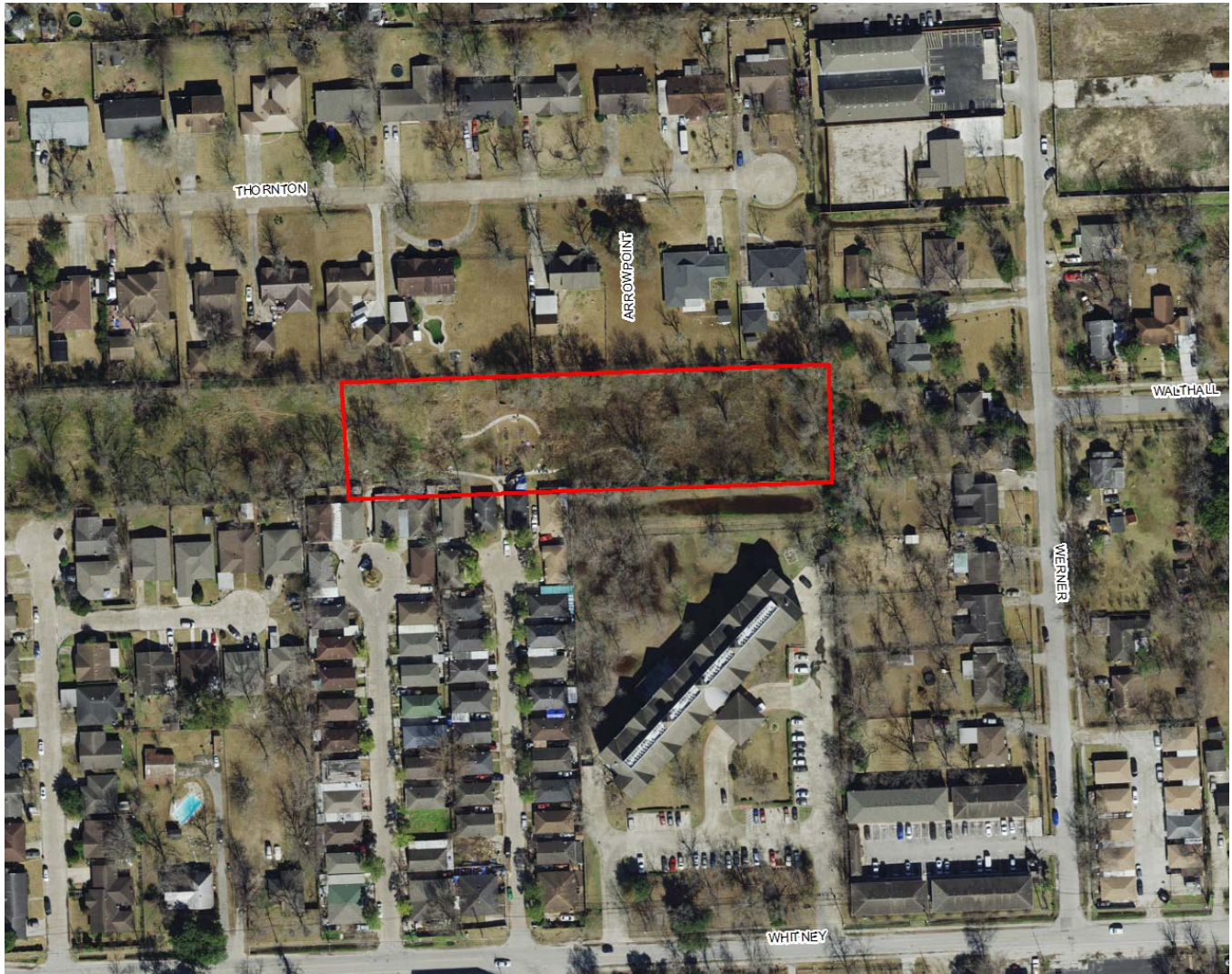
ITEM: 95

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Whitney Place West partial replat no 1 (DEF 1)

Applicant: Texas Legal Media



C – Public Hearings with Variance

Aerial



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 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 not provide compensating open space from the original subdivision of Whitney Place West Vol 349, Pg 39 HCMR.

Chapter 42 Section: 183

Chapter 42 Reference:

Sec 42-183. - Standards for compensating open space. (a) Compensating open space may be used to reduce the minimum lot size requirement only to the extent that the area proposed to be dedicated to compensating open space meets the standards of this section(f) Any area used for compensating open space: (1) Shall be restricted for the use of owners of property in and residents of the subdivision; (2) Shall be owned, managed and maintained under a binding agreement among the owners of property in the subdivision; and (3) Shall be accessible to all of the residents of the subdivision

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

By definition the imposition of the terms, rules, conditions, policies and standards of Ch. 42-184 would create an undue hardship by depriving the applicant and even more the owner from reasonable use of the land. The city took the tract to being replatted (Reserve F) from the HOA due to non-payment of property taxes. The City of Houston then sold the land to the owner, a veteran and young developer to be his first residential development. Partnered with a more seasoned developer, the owner than began to amend the deed restrictions on the land which was all that he was told would be required to be able to develop the tract. It was only today that the issue of compensating open space was brought to the owners attention. If the ordinance is upheld and the tract is to remain as compensating open space for the subdivision of Whitney Place West, the city has basically asked the owner to purchase the land from the city, pay all unpaid and subsequent taxes to date and spend money on replatting and drainage plan that the city then denies granting use of. This would be unfair and a serious hardship because not only could the owner not develop the tract, he would be unable to sell it to future developers knowing that it could not be used as anything besides compensating open space. I am sure that the planning staff will agree that the only reasonable action is the grant this request of a variance to Ch. 42-184.

(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 sections of this request and are not a hardship created or imposed by the applicant. The hardship imposed is limiting the use of the land sold by the city to compensating open space that the city could choose to not uphold by approving this variance request.

(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. The reserve F has submitted in the application with this replat a drainage plan that includes a detention pond, pumps to move water and more than satisfies the detention requirements imposed by this development. This area has vast flooding issues at present and needs the detention solutions that are being paid for by this development.

(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. The subdivision that this tract comes out of has unanimously agreed in favor of this development. The tract is currently being used as a space for people to dump old refrigerators, sofas and other large items that the subdivision wants to solve by granting this development of the tract. Other illegal activities have been conducted on this wasted space that the neighborhood does not want to continue to plague their community.

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

Economic hardship has no bearing on the justification of granting this variance request. The true justifications have been explained in the above sections.



Application No: 2020-0663

Agenda Item: 95

PC Action Date: 07/09/2020

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; 183

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. ;

To not provide compensating open space from the original subdivision of Whitney Place West Vol 349, Pg 39 HCMR. ;

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 three variances: to allow a type 2 permanent access easement to be a direct straight-line extension of a public street, (2)Arrowpoint Drive and not cul-de-sac Arrowpoint Drive and (3) to not provide compensating open space from the original subdivision of Whitney Place West Vol 349, pg HCMR. Staff is not in support of these request. The applicant is attempting to replat a reserve restricted to Common Open Space from the original plat without the entire subdivision. Compensating Open Space must remain a part of the original subdivision. In addition, the access to the reserve was originally from two landscape reserves through the Whitney Place West Subdivision. The applicant has not demonstrated a hardship and cannot replat Compensating Open Space away separate from the original subdivision. 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

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

You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

1. Send email to: Speakercomments.pc@houstontx.gov

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (832)393-6600.

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: 96
Action Date: 07/09/2020
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)

X 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 Harris County (for areas located in ETJ) drainage, elevation, and building regulations must be adhered to.

Commission Action:

Defer Applicant request



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 96
Action Date: 07/09/2020
Plat Name: Bellfort Farms GP
Developer: Meritage Homes
Applicant: Pape-Dawson Engineers
App No / Type: 2020-1012 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- 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

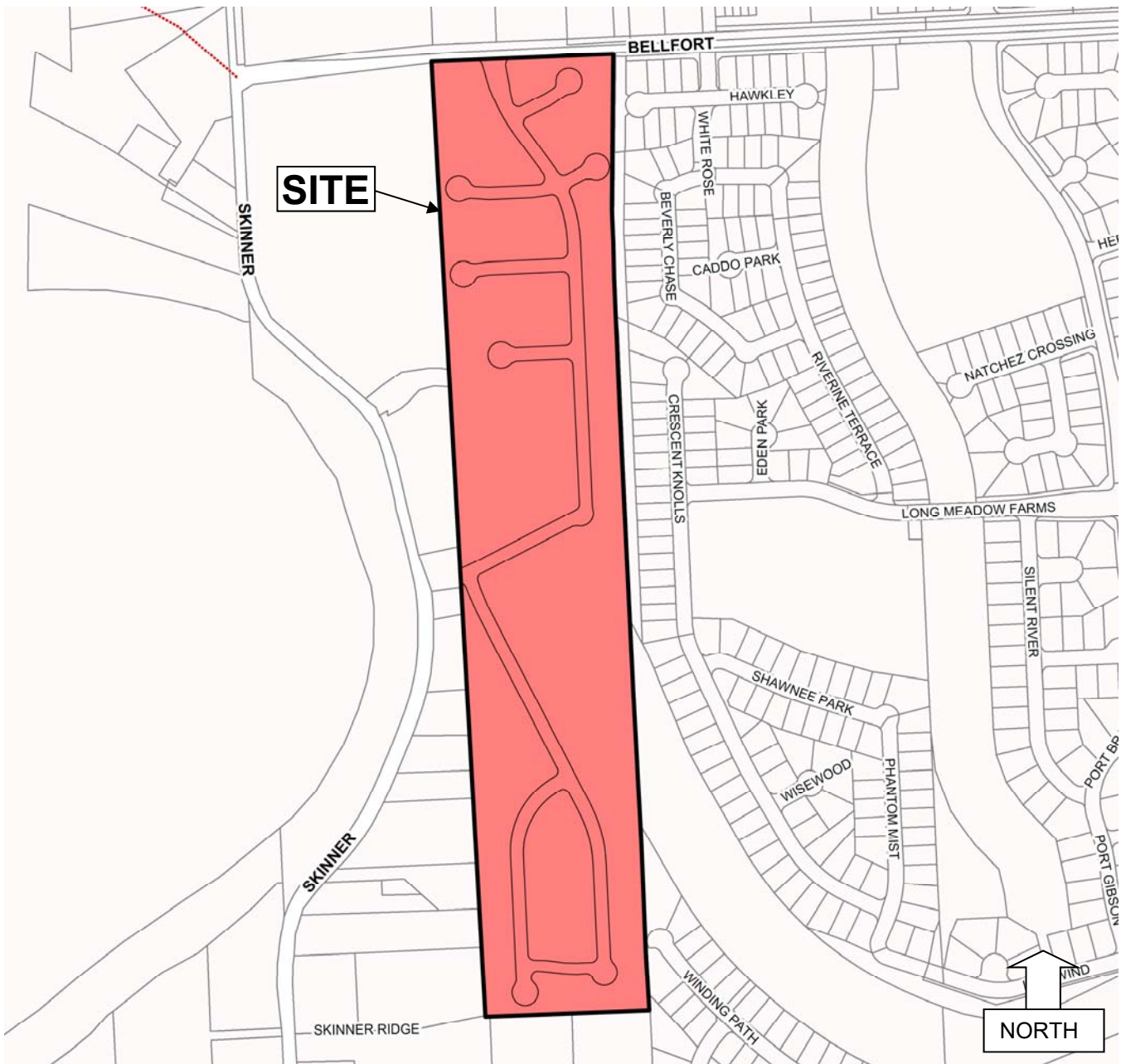
ITEM: 96

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Bellfort Farms GP (DEF 1)

Applicant: Pape-Dawson Engineers



D – Variances

Site Location

Houston Planning Commission

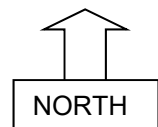
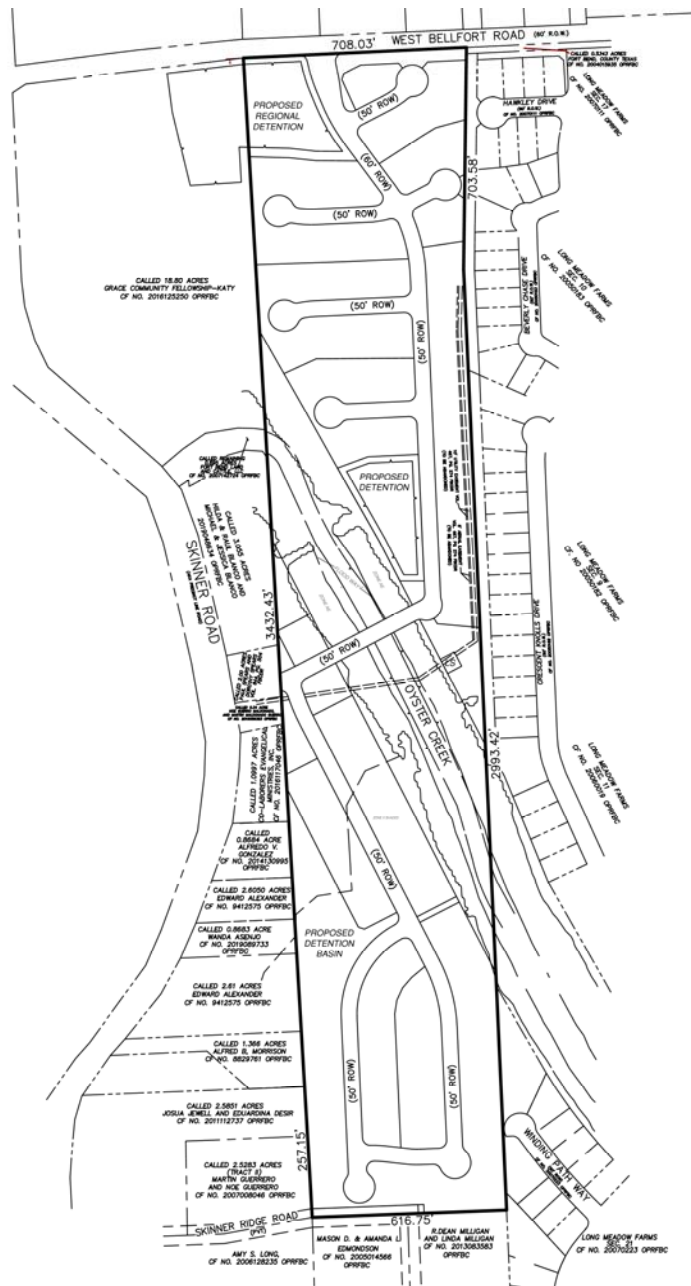
ITEM: 96

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Belfort Farms GP (DEF 1)

Applicant: Pape-Dawson Engineers



D – Variances

Subdivision

Houston Planning Commission

ITEM: 96

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Bellfort Farms GP (DEF 1)

Applicant: Pape-Dawson Engineers



D – Variances

Aerial



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: 96

PC Action Date: 07/09/2020

Plat Name: Bellfort 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 Fort Bend County, along and south of W Bellfort 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 GP boundary. 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](#)



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 07/09/2020
Plat Name: Bellfort Farms Sec 1
Developer: Meritage Homes
Applicant: Pape-Dawson Engineers
App No / Type: 2020-1080 C3P

Total Acreage:	23.4240	Total Reserve Acreage:	4.5740
Number of Lots:	82	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	525Z	ETJ

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

Commission Action:

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.**



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 07/09/2020
Plat Name: Bellfort Farms Sec 1
Developer: Meritage Homes
Applicant: Pape-Dawson Engineers
App No / Type: 2020-1080 C3P

For Your Information:

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

HPW- TDO- Traffic: 07-01-2020
No Comments.

Fort Bend Engineer: 1) Provide line and curve table
2) Minimum radii onto West Bellfort (remove Road) must be 30'
3) Verify all rear lots have or share a 14' UE. Some appear to be labeled as 10' UEs
4) Block length variance for eastern boundary through FBC will be required at recordation
5) Provide additional UEs adjacent to 50' ROWs per 5.5.B.2.
6) Show alignment with Virginia Drive across West Bellfort from this subject tract
7) Submit FP to FBC for formal review
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

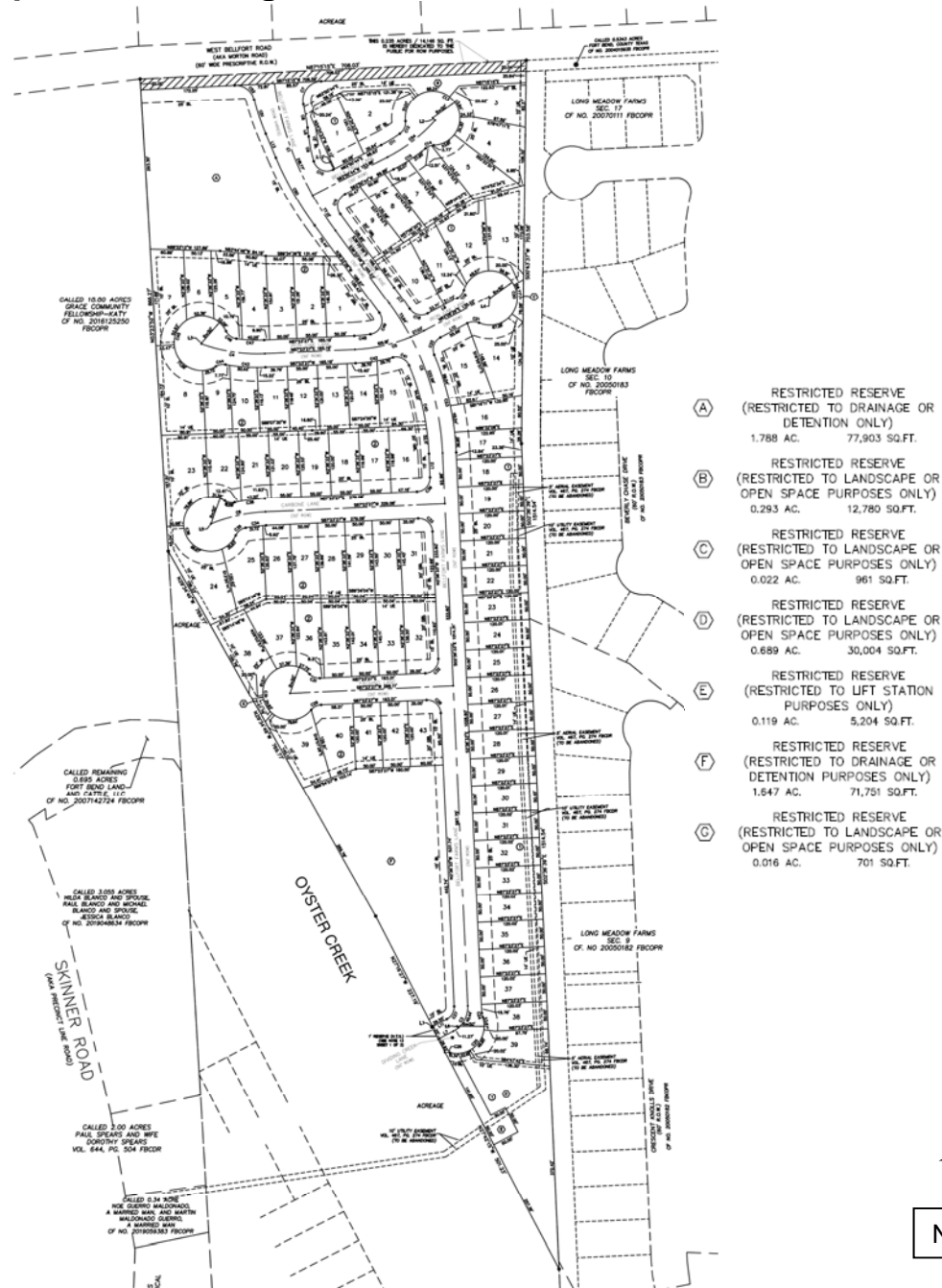
ITEM: 97

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Belfort Farms Sec 1

Applicant: Pape-Dawson Engineers



D – Variances

Subdivision



Agenda Item: 98
Action Date: 07/09/2020
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:	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	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. (Sec 42-24)

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)

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)

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)

164. The nearest intersection along a major thoroughfare from the intersection of two major thoroughfares is 400 ft. (Sec 42-127)

Provide proposed pedestrian bridge over future drainage/detention lake with future sections.

X 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 Harris County, drainage, elevation, and building regulations must be adhered to.

Commission Action:



Agenda Item: 98
Action Date: 07/09/2020
Plat Name: Bridgeland Prairieland Village GP
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No / Type: 2020-0932 GP

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Planning Commission granted four variances:

1. to allow an intersection spacing of $\pm 3600'$ between two internal collector loop streets
2. to allow an intersection spacing of $\pm 320'$ along the west side of Peek Road between White Petticoat Drive and Shimmering Fields Drive
3. to allow an intersection spacing of $\pm 2,830'$ along the west side of Peek Road between Bridgeland Creek Parkway and Shimmering Fields Drive and
4. to allow an intersection spacing of $\pm 3,640'$ along the north side of Bridgeland Creek Parkway between Prairieland Crossing Drive and an un-named collector street.



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

For Your Information:

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

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

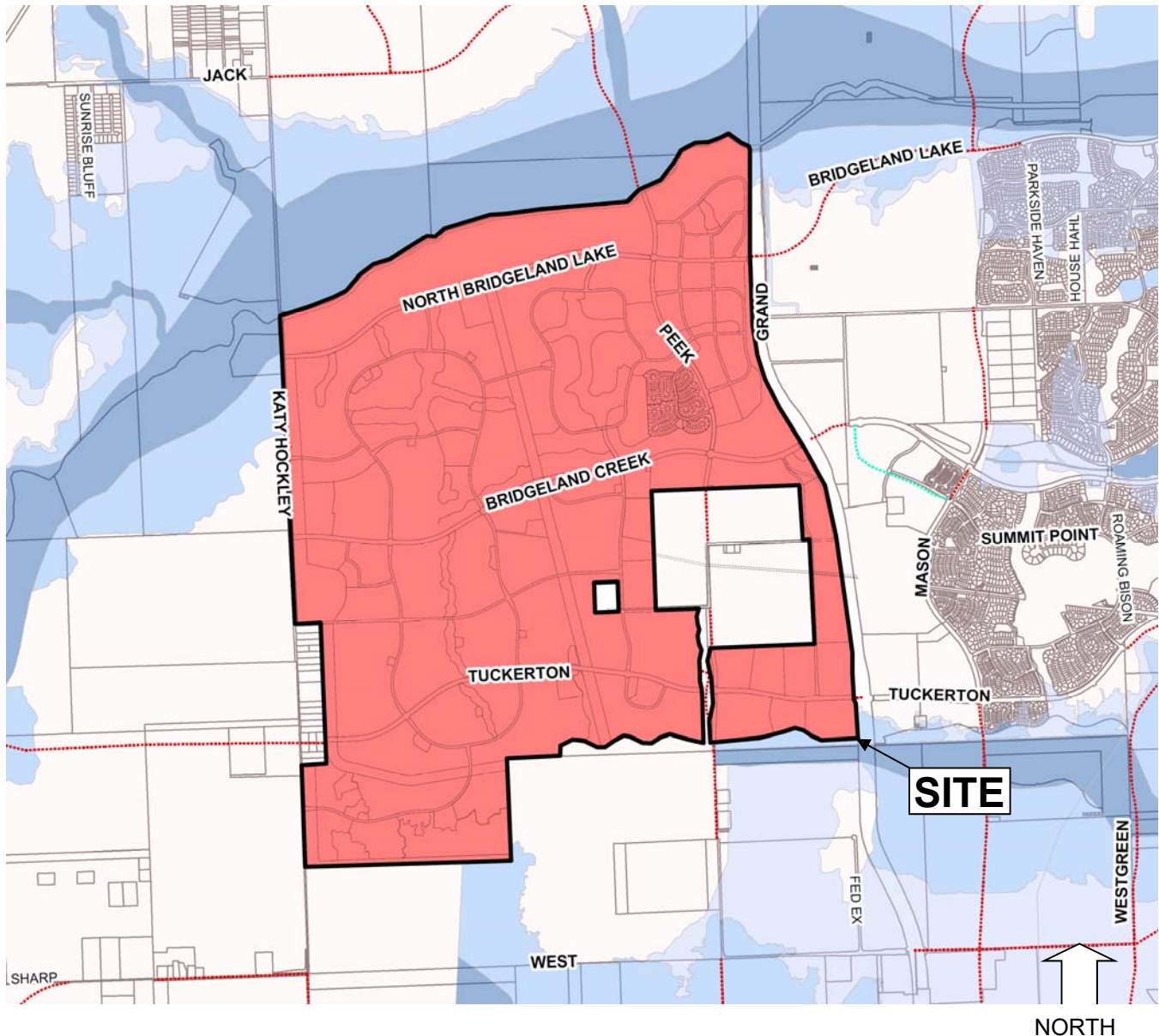
ITEM: 98

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Bridgeland Prairieland Village GP (DEF 1)

Applicant: LJA Engineering, Inc – (Woodlands Office)



D – Variances

Site Location

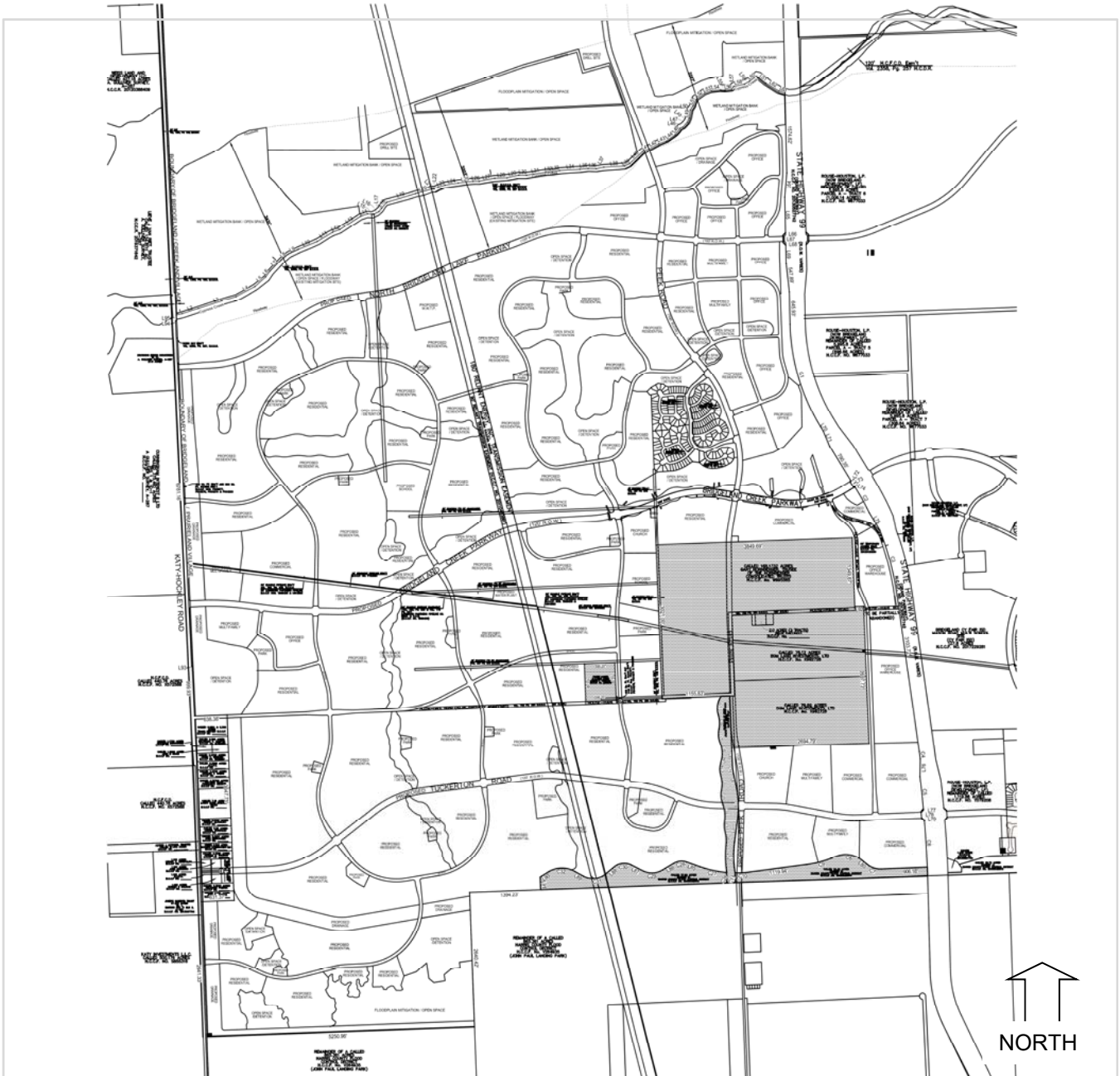
ITEM: 98

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Bridgeland Prairieland Village GP (DEF 1)

Applicant: LJA Engineering, Inc – (Woodlands Office)



D – Variances

Subdivision

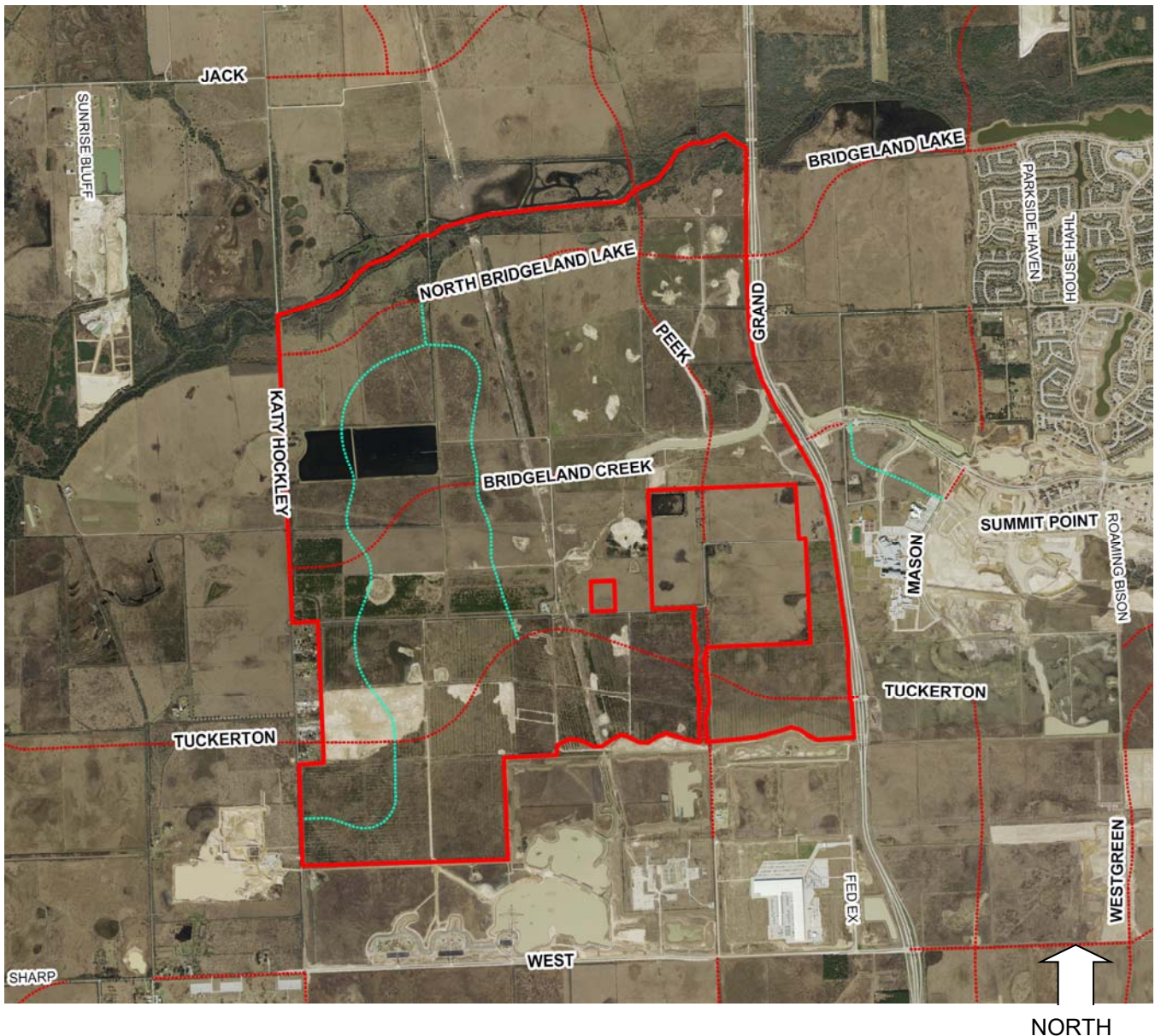
Houston Planning Commission **ITEM: 98**

Planning and Development Department

Meeting Date: 07/09/2020

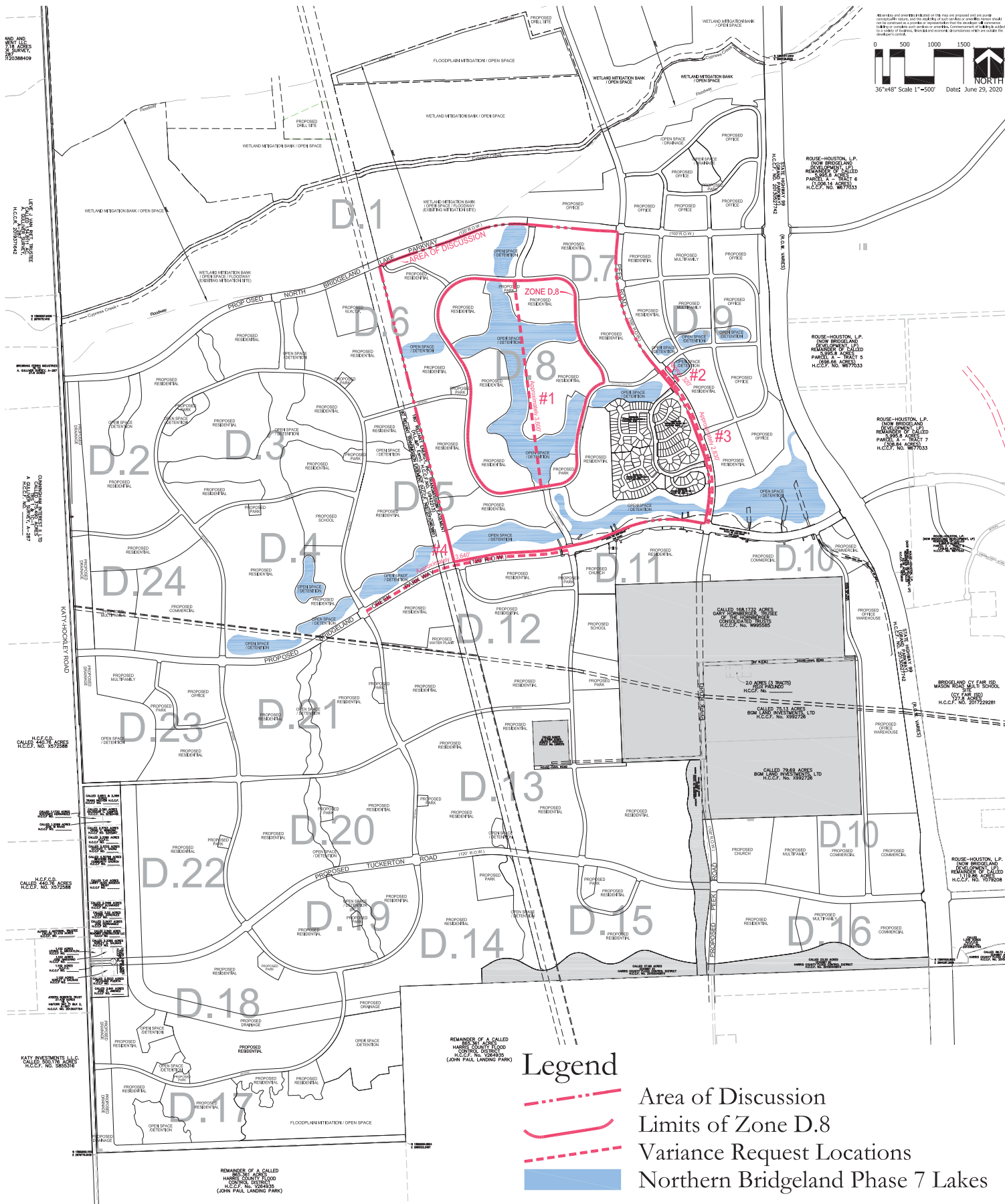
Subdivision Name: Bridgeland Prairieland Village GP (DEF 1)

Applicant: LJA Engineering, Inc – (Woodlands Office)



D – Variances

Aerial

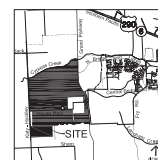


BRIDGELAND

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-694
 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)-215-9600

PLANNING:
 LJA Engineering, Inc. - Planning
 1071 Evergreen Circle
 Suite 1070
 The Woodlands, Texas 77380



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:

To allow block length in excess of 1,400' internal to the loop collector street due to required drainage/detention for Zone D.8

Chapter 42 Section: 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;

The Bridgeland Prairieland General Plan is comprised of nearly 6,100 acres and is an extension of the Bridgeland Development west of the Grand Parkway. The general plan continues a network of hierarchical major thoroughfares, collector roads, and local streets to serve various land uses. The Bridgeland Prairieland General Plan extends westward to Katy Hockley Road, northward beyond Cypress Creek, and southward to the northern boundary of John Paul Landing Park. Zone D.8 is divided by drainage/detention lakes (K156-00-00 & K-150) that are part of Phase 7 DIS that has been reviewed and approved by Harris County Flood Control (HC project number 19011500084, SWQ Permit No. 9-000189-5). The Upper Cypress K-150 drainage/detention lakes carry all of the runoff from the northern part of Prairieland Village eastward through Parkland Village. The neighborhoods within this zone (D.8) are served by a loop collector connecting to three major thoroughfares (Bridgeland Lake Parkway, Peek Road, and North Bridgeland Creek Parkway), and to the residential cell to the west. The Bridgeland Prairieland General Plan will provide a strong network of internal collector and local roadways to distribute traffic flows to the broader major thoroughfares.

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

The variance is not the result of a hardship created or imposed by the applicant. The circumstances supporting the request for the variance are based the physical constraints and an approved drainage plan that serves Prairieland Village. 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;

Granting of the variance will preserve the intent and general purposes of the subdivision ordinance. The purpose of the Chapter is to create sufficient circulation and access for surrounding areas. Traffic circulation is to be provided by the proposed major thoroughfare and collector street grid within the proposed Bridgeland Prairieland General Plan. 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 granting of the variance will not be injurious to the public health, safety or welfare. Emergency vehicle and local traffic circulation will be provided by the major thoroughfare extensions of North Bridgeland Lake Parkway, Bridgeland Creek Parkway, and Tuckerton Road. In addition, the general plan will incorporate numerous collector roads to assist in the distribution of vehicular traffic flows.

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

Economic hardship is not the justification of the variance. The justification for the variance is based upon the existing physical constraints, and planned drainage improvements.



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:

To allow an intersection spacing length of less than 600-feet north of Bridgeland Creek Parkway along Peek Road between White Petticoat Drive and Shimmering Fields Drive.

Chapter 42 Section: 128

Chapter 42 Reference:

42-128. Intersections of major thoroughfares (b) Intersections along a major thoroughfare shall be spaced a minimum of 600 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

(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 Peek Road alignment takes into account a sufficient tangent between reverse curves to allow two intersections 320' apart. The tangent provides unencumbered sight distance for both intersections. One intersection, White Petticoat Drive is a minor collector serving Sections 1-4, the second intersection, Shimmering Fields Drive is a four-way intersection that serves the Zone D.6-D.8 residential cells to the west, and to the east future higher density housing and office uses. The placement of Shimmering Fields Drive is along the drainage/detention lakes as part of the Upper Cypress K150 Detention Project (Pond D). It is a collector street without residential lot access. Its location was planned so that residential driveways wouldn't impede traffic circulation at this intersection. The intersection is planned to be signalized in the future when warranted. Peek Road from Bridgeland Creek Parkway to Shimmering Fields Drive has landscape reserves either side, and driveways will not occur in that zone.

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

The variance is not the result of a hardship created or imposed by the applicant. The circumstances supporting the request for the variance are to give clear visibility for the two intersections

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

Granting of the variance will preserve the intent and general purposes of the subdivision ordinance. The purpose of the Chapter is to create sufficient circulation and access for the surrounding areas.

(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. Emergency vehicle and local traffic circulation will be provided by the major thoroughfare extensions of North Bridgeland Lake Parkway, Bridgeland Creek Parkway, and Peek Road.

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

Economic hardship is not the justification of the variance. The justification for the variance is based upon the approved planned physical constraints of Upper Cypress K150 Detention Project (Pond D).



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:

To allow an intersection spacing length of \pm 2830-feet along Peek Road from Bridgeland Creek Parkway to Shimmering Fields Drive.

Chapter 42 Section: 127

Chapter 42 Reference:

42-127. Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

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 Bridgeland Prairieland General Plan is comprised of nearly 6,100 acres and is an extension of the Bridgeland Development west of the Grand Parkway. The general plan continues a network of hierarchical major thoroughfares, collector roads, and local streets to serve various land uses. The Bridgeland Prairieland General Plan extends westward to Katy Hockley Road, northward beyond Cypress Creek, and southward to the northern boundary of John Paul Landing Park. Peek Road is along the eastern edge of Zones D.6-D.8. which is divided by drainage/detention lakes (K156-00-00 & K-150) that are part of Phase 7 DIS that has been reviewed and approved by Harris County Flood Control (HC project number 19011500084, SWQ Permit No. 9-000189-5). The Upper Cypress K-150 drainage/detention lakes carry all of the runoff from the northern part of Prairieland Village eastward through Parkland Village. The 2,830' extension of the block length is due to accommodation of the Upper Cypress K-150 Detention project. The Bridgeland Prairieland General Plan will provide a strong network of internal collector and local roadways to distribute traffic flows.

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

The variance is not the result of a hardship created or imposed by the applicant. The circumstances supporting the request for the variance are based the physical constraints and an approved drainage plan that serves Prairieland Village.

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

Granting of the variance will preserve the intent and general purposes of the subdivision ordinance. The purpose of the Chapter is to create sufficient circulation and access for the surrounding areas. Traffic circulation is to be provided by the proposed major thoroughfare and collector street grid within the proposed Bridgeland Prairieland General Plan.

(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. Emergency vehicle and local traffic circulation will be provided by the major thoroughfare extensions of North Bridgeland Lake Parkway, Bridgeland Creek Parkway, and Peek. In addition, the general plan will incorporate numerous collector roads to assist in the distribution of vehicular traffic flows.

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

Economic hardship is not the justification of the variance. The justification for the variance is based upon the existing physical constraints, and planned drainage improvements.



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:

To allow an intersection spacing length of \pm 3,640-feet along Bridgeland Creek Parkway from Prairieland Crossing Drive to the un-named collector road west of the Centerpoint transmission easement.

Chapter 42 Section: 127

Chapter 42 Reference:

42-127. Intersections of major thoroughfares. (a) A major thoroughfare shall intersect with a public local street, a collector street or another major thoroughfare at least every 2,600 feet.

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 Bridgeland Prairieland General Plan is comprised of nearly 6,100 acres and is an extension of the Bridgeland Development west of the Grand Parkway. The general plan continues a hierarchical network of major thoroughfares, collector roads, and local streets to serve various land uses. The Bridgeland Prairieland General Plan extends westward to Katy Hockley Road, northward beyond Cypress Creek, and southward to the northern boundary of John Paul Landing Park. The Bridgeland Prairieland General Plan is split by several constraints: Two CenterPoint transmission line easements (90' & 180') and pipeline easement runs north-south to the boundary of Prairieland Village. This corridor will have added open space and become one of several the major north-south pedestrian trail connections. Zones D.6- D8 are divided by drainage/detention lakes (K156-00-00 & K-150) that are part of Phase 7 DIS that has been reviewed and approved by Harris County Flood Control (HC project number 19011500084, SWQ Permit No. 9-000189-5). The Upper Cypress K-150 drainage/detention lakes carry all of the runoff from the northern part of Prairieland Village eastward through Parkland Village. Major crossings of the K-150 corridor are provided a Peek Road, Prairieland Crossing Drive, and the other collectors serving the internal neighborhoods in Prairieland. The Bridgeland Prairieland General Plan will provide a strong network of internal collector and local roadways to distribute traffic flows.

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

The variance is not the result of a hardship created or imposed by the applicant. The circumstances supporting the request for the variance are based the physical constraints and an approved drainage plan that serves Prairieland Village.

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

Granting of the variance will preserve the intent and general purposes of the subdivision ordinance. The purpose of the Chapter is to create sufficient circulation and access for the surrounding areas. Traffic circulation is to be provided by the proposed major thoroughfare and collector street grid within the proposed Bridgeland Prairieland General Plan.

(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. Emergency vehicle and local traffic circulation will be provided by the major thoroughfare extensions of North Bridgeland Lake Parkway, and Bridgeland Creek Parkway. In addition, the general plan will incorporate numerous collector roads to assist in the distribution of vehicular traffic flows.

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

Economic hardship is not the justification of the variance. The justification for the variance is based upon the existing physical constraints, and planned drainage improvements.



Application No: 2020-0932

Agenda Item: 98

PC Action Date: 07/09/2020

Plat Name: Bridgeland Prairieland Village GP

Applicant: LJA Engineering, Inc - (Woodlands Office)

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128; 128; 127; 127

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

To allow block length in excess of 1,400' internal to the loop collector street due to required drainage/detention for Zone D.8;

To allow an intersection spacing length of less than 600-feet north of Bridgeland Creek Parkway along Peek Road between White Petticoat Drive and Shimmering Fields Drive. ;

To allow an intersection spacing length of \pm 2830-feet along the west side of Peek Road from Bridgeland Creek Parkway to Shimmering Fields Drive.;

To allow an intersection spacing length of \pm 3,640-feet along Bridgeland Creek Parkway from Prairieland Crossing Drive to the un-named collector road west of the Centerpoint transmission easement.;

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 and west of the Grand Parkway.

The applicant is requesting four variances at the northeastern GP area:

1. To exceed 1400' intersection spacing between two internal collector loop streets, west of Peek Road;
2. To allow an intersection spacing less than 600' along the west side of Peek Road between White Petticoat Drive and Shimmering Fields Drive;
3. To exceed 2600' intersection spacing along the west side of Peek Road, a major thoroughfare, between Bridgeland Creek Parkway and Shimmering Fields Drive; and
4. To exceed 2600' intersection spacing along the north side of Bridgeland Creek Parkway, a major thoroughfare, between Prairieland Crossing Drive and an un-named collector street.

Staff is in support of the requests.

The overall development scheme for Bridgeland Prairieland Village GP features neighborhood cells connected to collector streets and major thoroughfares to provide traffic circulation. The developer also proposes an extensive hike and bike trail system, in addition to neighborhood sidewalks, to promote other modes of transportation for internal connectivity.

Variance No. 1. The applicant proposes an intersection spacing of approximately 3,600' between two proposed collector streets to accommodate a drainage/detention lake. The surrounding residential cells will be served by a loop collector system connected to multiple major thoroughfares and to a future residential neighborhood to the west. This proposed loop collector system would be adequate to address all future traffic circulation needs within this vicinity. Furthermore, no lots will take direct vehicular access to this loop system helping to reduce conflicts with pedestrian in the neighborhood. The applicant is also proposing a pedestrian bridge over the future drainage/detention lake that will be connected to the overall trail system.

Variance No. 2. The applicant proposes an intersection spacing of about 320' along the west side of Peek Road between White Petticoat Drive and Shimmering Fields Drive. Staff coordinated with Harris County Engineering Department and Harris County Engineering Department has no objection to the proposed intersection spacing. In the future, the intersection of Shimmering Fields Drive and Peek Road is planned to be signalized to enhance public safety.

Variances No. 3 and No. 4. The applicant is requesting variances to allow excessive intersection spacing along two major thoroughfares. The variances are to allow an intersection spacing of about 2,830' along the west side of Peek

Road from Bridgeland Creek Parkway to Shimmering Fields Drive and an intersection spacing of about 3,640' along the north side of Bridgeland Creek Parkway between Prairieland Crossing Drive and an un-named collector street. Granting of these variances would still maintain and preserve the intent of the ordinance as the overall GP would provide an adequate network of internal collector and local streets to distribute traffic flow and to provide access to adjacent residential neighborhoods.

Overall, traffic circulation will be provided by the proposed major thoroughfare and collector street grid within the proposed Bridgeland Prairieland Village GP. Harris County Engineering Department poses no objections to the requests. Staff's recommendation is to grant the requested variances and approve the GP subject to the CPC 101 form conditions.

Statement of Facts

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

n/a

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

The overall development scheme for Bridgeland Prairieland Village GP features neighborhood cells connected to collector streets and major thoroughfares for traffic circulation. The proposed street system used to serve residential developments would also help to discourage thru traffic while maintaining adequate access. Additionally, the developer also proposes an extensive hike and bike trail system, in addition to neighborhood sidewalks, throughout the GP to promote other modes of transportation for internal connectivity.

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

The street system proposed throughout the general plan would provide sufficient continuous streets to accommodate future traffic generated by adjacent properties and would discourage thru traffic throughout the residential neighborhoods while maintaining adequate access and traffic circulation within the area.

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

The proposed major thoroughfare and collector street grid would be adequate to address all future traffic circulation needs within this vicinity. Harris County Engineering Department poses no objections to the requested variances.

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

Granting of the variances will not be injurious to the public health, safety or welfare. The overall GP would provide an adequate network of internal collector and local streets to distribute traffic flow and to provide access to adjacent residential neighborhoods. Additionally, the applicant proposes an extensive hike and bike trail system, in addition to neighborhood sidewalks, to promote other modes of transportation for internal connectivity.

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

Economic hardship is not the sole justification of the variance. The overall traffic circulation will be provided by the proposed major thoroughfare and collector street grid within the proposed Bridgeland Prairieland Village GP



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 07/09/2020
Plat Name: Bridgeland Prairieland Crossing Street Dedication
Developer: Bridgeland Development, LP
Applicant: McKim & Creed, Inc.
App No / Type: 2020-1058 SP

Total Acreage:	2.5510	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:	HCWCID
County	Zip	Key Map ©	City / ETJ
Harris	77447	365P	ETJ

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 07/09/2020
Plat Name: Bridgeland Prairieland Crossing Street Dedication
Developer: Bridgeland Development, LP
Applicant: McKim & Creed, Inc.
App No / Type: 2020-1058 SP

HPW-HW- IDS: Approve

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

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

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

Traffic Signal Warrant Analysis will be required at Bridgeland Creek Pkwy and Prairieland Crossing. (TMUTCD sec. 2B.07)

Tangent L6 on Prairieland Crossing at Bridgeland Creek Pkwy should be increased to 100' as the intersection may be signalized.(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.

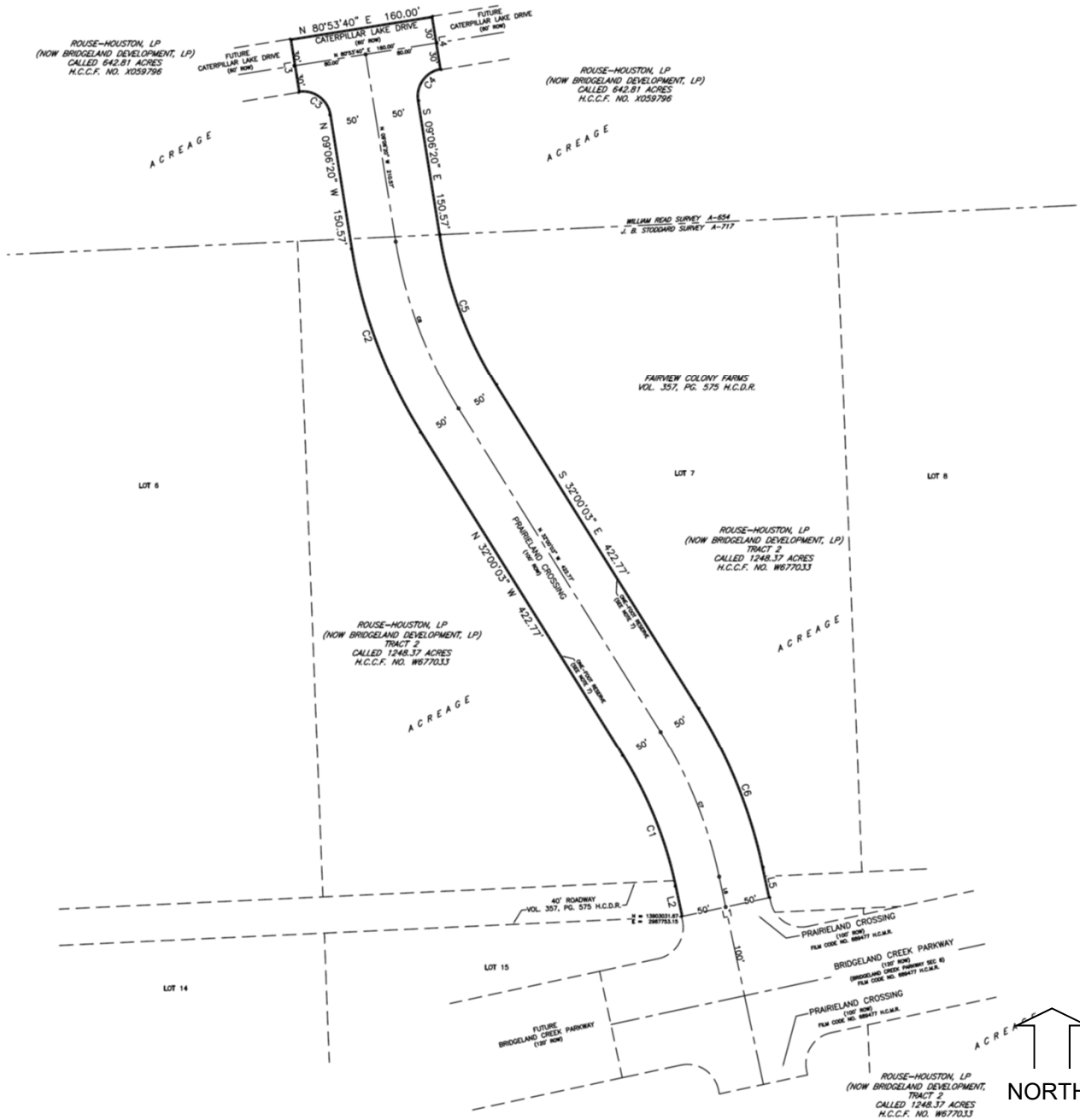
Houston Planning Commission ITEM: 99

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Bridgeland Prairieland Crossing Street Dedication

Applicant: LJA Engineering, Inc – (Woodlands Office)



D – Variances

Subdivision



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 100
Action Date: 07/09/2020
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)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
07/09/2020

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: 100
Action Date: 07/09/2020
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.

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)
Peek Road will need to be recorded prior to recordation of development on east side of Peek Road (COH-Chapter 42-120)
Minimum 21' lot tangent distance is recommended for lots 5 and 10, block 2
Cocoon Lane will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
UVE should be checked at Painted Lady Drive and Cocoon Lane, at Cocoon Lane and Shimmering Fields Lane, and at Shimmering Fields Drive and Peek Road. (Chapter 10-COH geometric design guidelines, 10-23)
NB left turn lane will be required on Peek Road at Shimmering Fields Drive. (COH geometric Design guidelines, 10-25)
Corner ROW radius C5 at Shimmering Fields Drive and Peek Road should be revised from 35' to 25'x25' Cutback. The intersection may be signalized in the future. (COH geometric Design guidelines, 10-22)

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

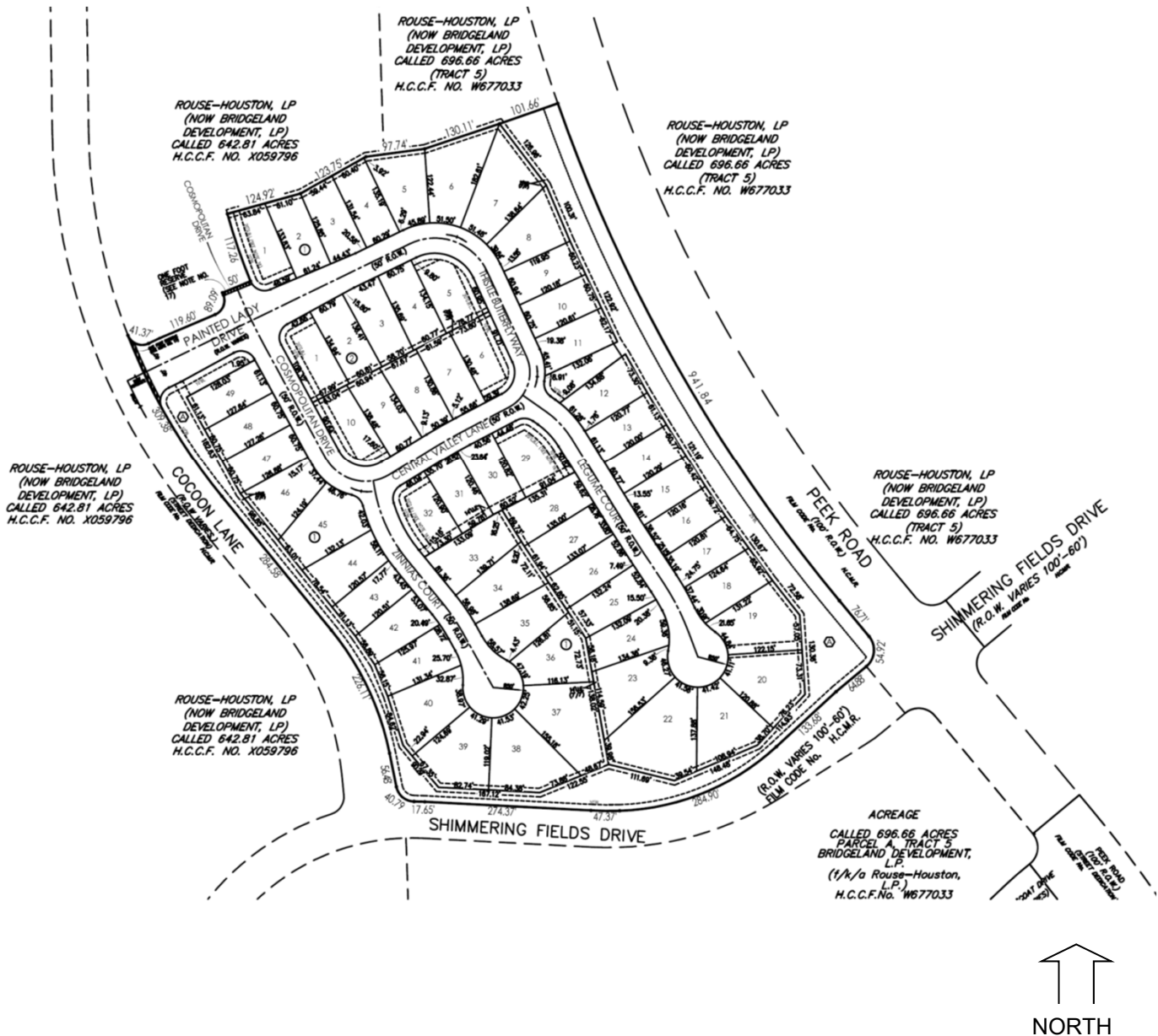
Houston Planning Commission ITEM: 100

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Bridgeland Prairieland Village Sec 5 (DEF 1)

Applicant: LJA Engineering, Inc – (Woodlands Office)



D – Variances

Subdivision



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 07/09/2020
Plat Name: Bridgeland Prairieland Village Sec 6
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No / Type: 2020-1109 C3P

Total Acreage:	21.4400	Total Reserve Acreage:	3.5300
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:	HCWCID
County	Zip	Key Map ©	City / ETJ
Harris	77447	365P	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.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
052. Fluttering Flight Drive and Bridgeland Prairieland Crossing Street Dedication 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.**



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 101
Action Date: 07/09/2020
Plat Name: Bridgeland Prairieland Village Sec 6
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No / Type: 2020-1109 C3P

For Your Information:

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

HPW- TDO- Traffic: 07-01-2020
No Comments.

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)
Fluttering Flight Drive will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
ALL-WAY Stop Control Warrant Analysis per Section 2B.07 of TMUTCD should be provided to determine traffic control at the intersection of Cocoon Lane and Shimmering Fields Drive/Fluttering Flight Drive, if not already.

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

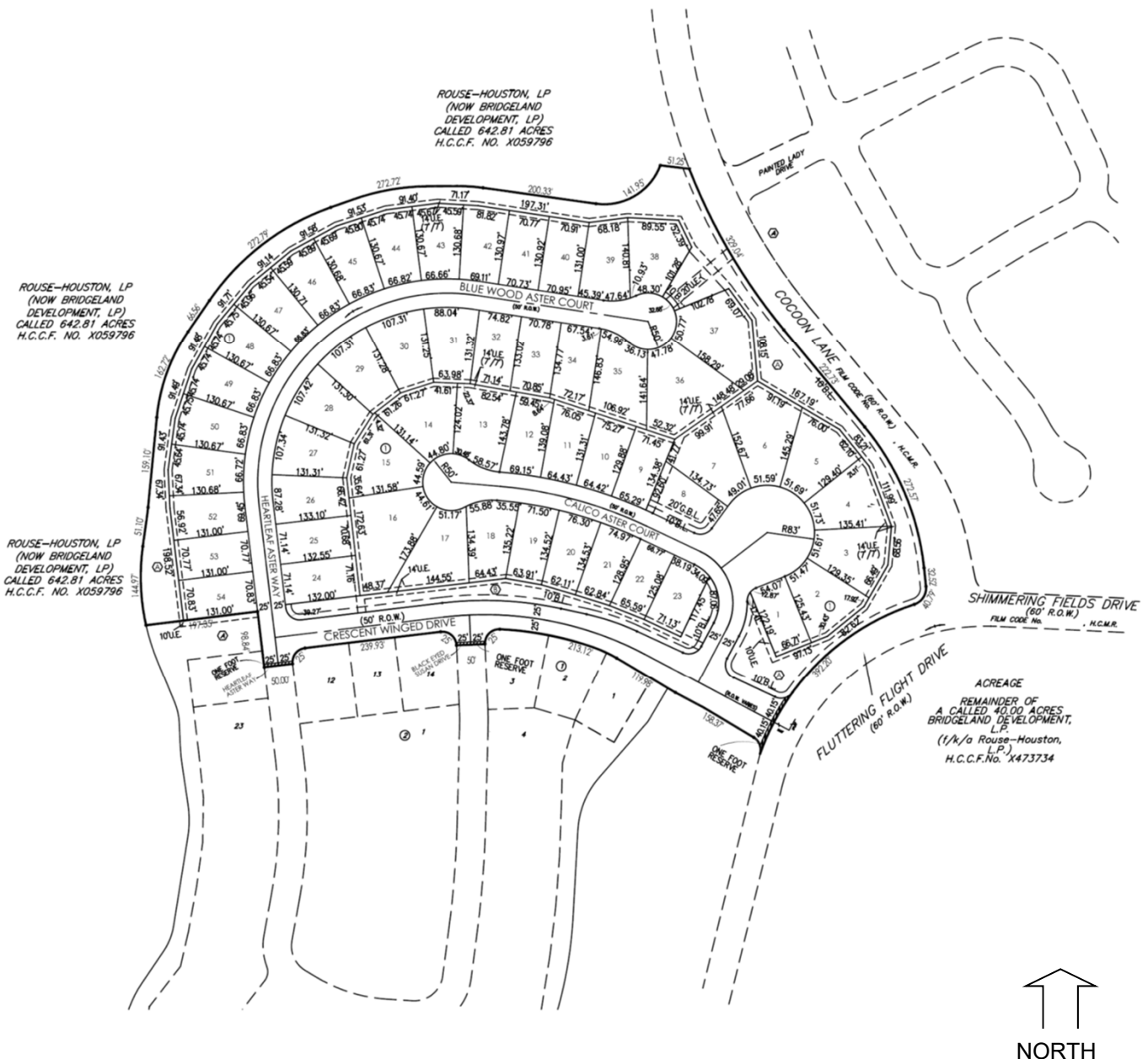
Houston Planning Commission

ITEM: 101

Planning and Development Department Meeting Date: 07/09/2020

Subdivision Name: Bridgeland Prairieland Village Sec 6

Applicant: LJA Engineering, Inc – (Woodlands Office)



D – Variances

Subdivision



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 07/09/2020
Plat Name: Bridgeland Prairieland Village Sec 7
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No / Type: 2020-1110 C3P

Total Acreage:	14.7700	Total Reserve Acreage:	2.0300
Number of Lots:	38	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HCWCID
County	Zip	Key Map ©	City / ETJ
Harris	77447	365P	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. Fluttering Flight Drive, Prairieland Crossing, Caterpillar Lake Drive, and Section 6 must be recorded prior to or simultaneously with this plat. 42-189
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



Action Date:
07/09/2020

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: 102
Action Date: 07/09/2020
Plat Name: Bridgeland Prairieland Village Sec 7
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No / Type: 2020-1110 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: 07-01-2020
No Comments.

Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Sec 6 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.

ITEM: 102

Meeting Date: 07/09/2020

Subdivision Name: Bridgeland Prairieland Village Sec 7

Applicant: LJA Engineering, Inc – (Woodlands Office)



Subdivision



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 07/09/2020
Plat Name: Development at Telge South
Developer: AmeriCasa
Applicant: Windrose
App No / Type: 2020-1138 C2

Total Acreage:	15.1670	Total Reserve Acreage:	15.1670
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	287V	ETJ

Conditions and requirements for approval:

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

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

206. Staff recommendation is defer per Harris County Engineering Department.

Commission Action:

Defer per Harris County Eng.



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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 103
Action Date: 07/09/2020
Plat Name: Development at Telge South
Developer: AmeriCasa
Applicant: Windrose
App No / Type: 2020-1138 C2

HPW- TDO- Traffic: 07-01-2020
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 prior to recordation. (TLGC-232.0025)

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

Dedicate access easement prior to recordation

County requests deferral for TCEQ issues

County has no objections to variances (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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 07/09/2020
Plat Name: Development at Telge South
Developer: AmeriCasa
Applicant: Windrose
App No/Type: 2020-1138 C2

Staff Recommendation:
Defer per Harris County
Eng.

Total Acreage:	15.1670	Total Reserve Acreage:	15.1670
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	287V	ETJ

Conditions and Requirements for Approval

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

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

206. Staff recommendation is defer per Harris County Engineering Department.

For Your Information:

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

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 07/09/2020
Plat Name: Development at Telge South
Developer: AmeriCasa
Applicant: Windrose
App No/Type: 2020-1138 C2

Staff Recommendation:
Defer per Harris County
Eng.

HPW- TDO- Traffic: 07-01-2020
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 prior to recordation. (TLGC-232.0025)

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

Dedicate access easement prior to recordation

County requests deferral for TCEQ issues

County has no objections to variances (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

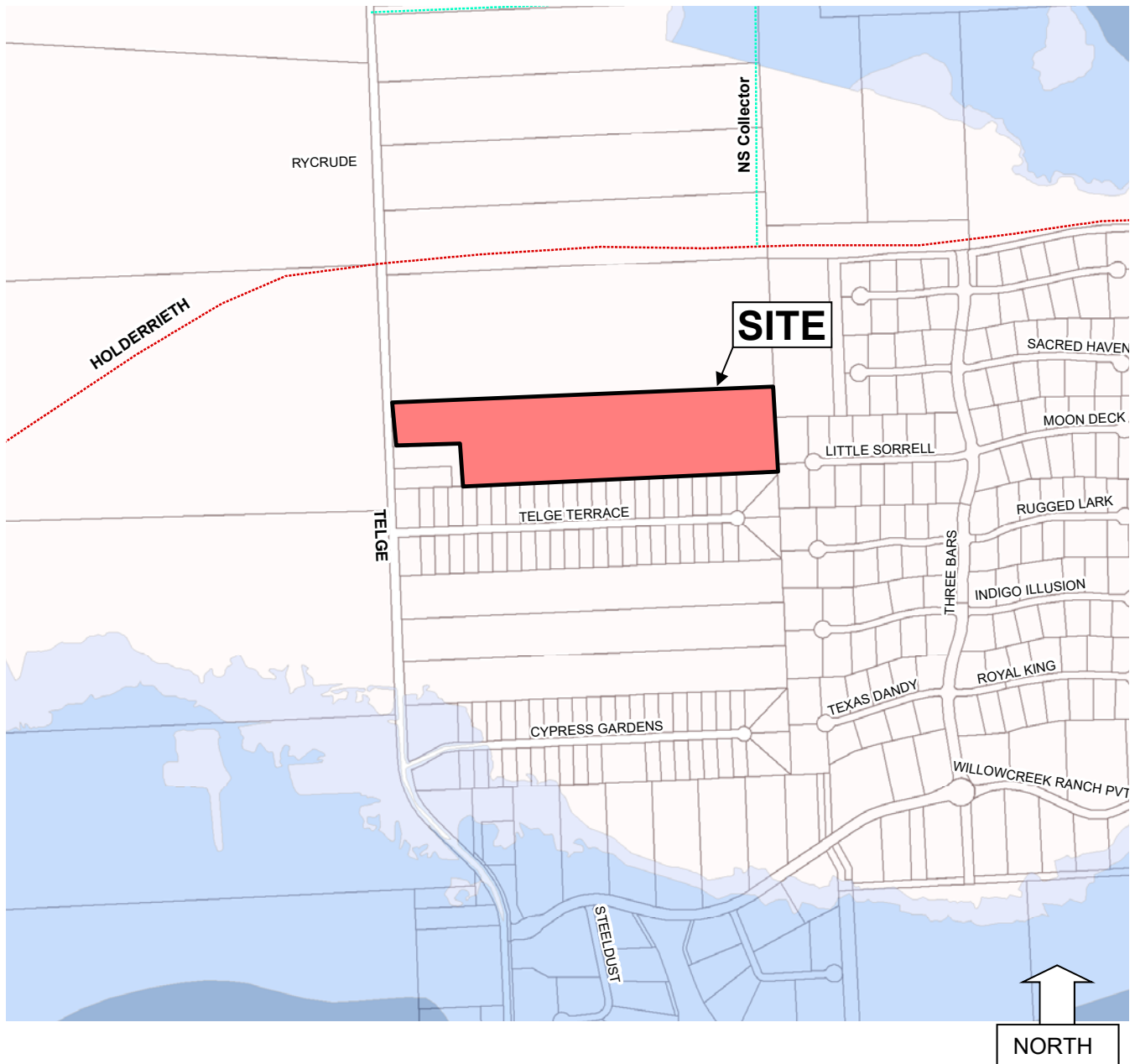
ITEM: 103

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Development at Telge South

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

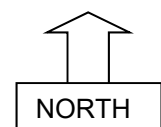
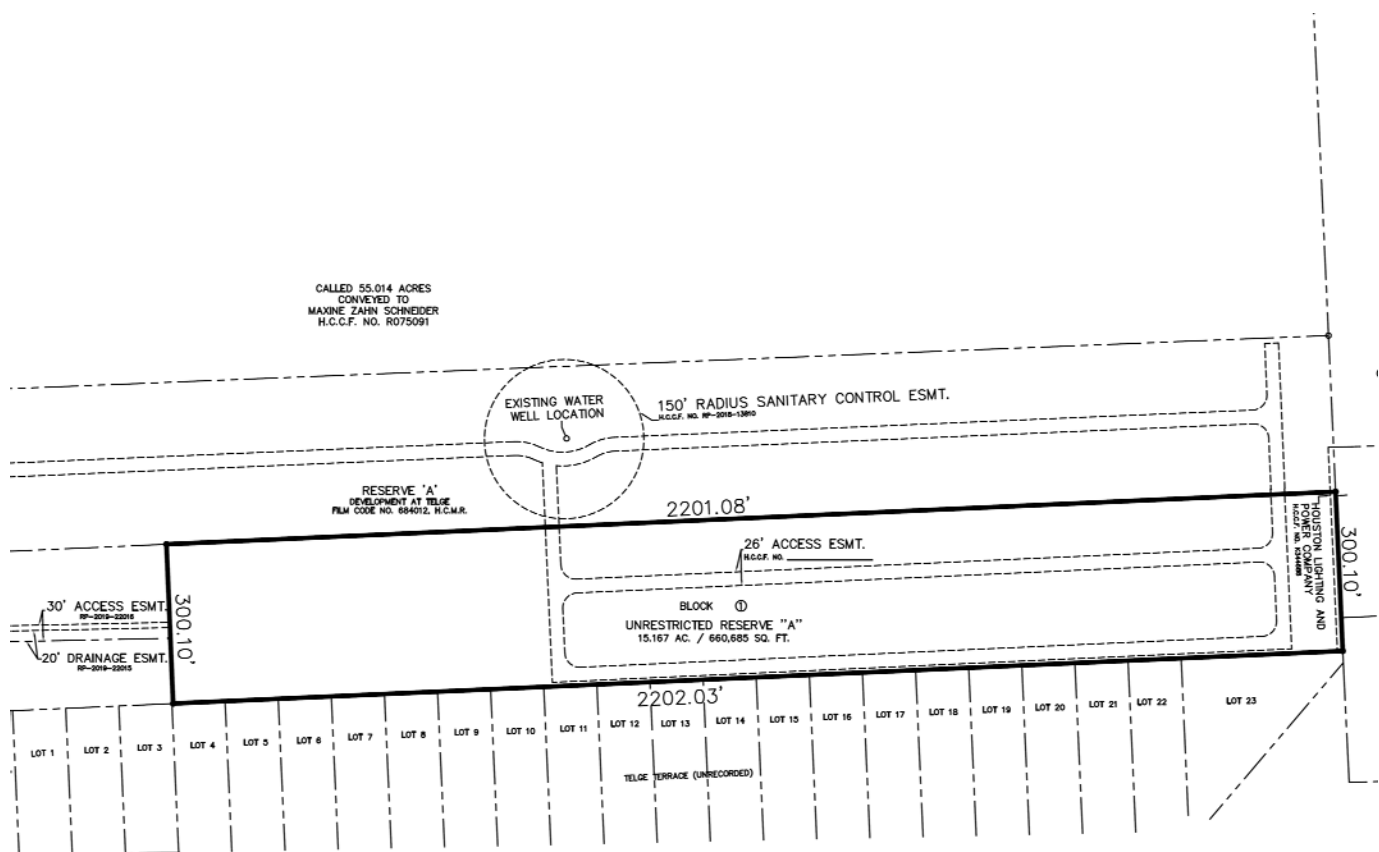
ITEM: 103

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Development at Telge South

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

ITEM: 103

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Development at Telge South

Applicant: Windrose



D – Variances

Aerial



Application Number: 2020-1138

Plat Name: Development at Telge South

Applicant: Windrose

Date Submitted: 06/29/2020

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:

Applicant is requesting to exceed north/south intersection spacing within the plan area and to allow an unrestricted reserve without frontage on a public street

Chapter 42 Section: 128; 190

Chapter 42 Reference:

Sec. 42-128, Intersections of local streets, Paragraph (a) states "Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; Section 42-190."Tracts for non-single-family use—Reserves", paragraph (c) states, "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 – Unrestricted; Type of Street or Shared Driveway – public street; Minimum Street or Shared Driveway Frontage – 60 feet"

Statement of Facts

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

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

The subject property is an 15.167-acre tract of land located on the East side of Telge Road, approximately 1,300 feet South of Humble Road (MTFP). This project is proposed to have one Unrestricted Reserve. We are requesting a variance to exceed the intersection spacing requirement of 1,400 feet for collector/local streets. A variance not to meet intersection spacing was approved for this property in 2019 when the plat was originally submitted as a replat and extension of the Development of Telge plat to the north, however due to TCEQ permitting requirements, the on-site sewerage feasibility report could not be approved due to existing well and septic permits. As a result, the expansion of the mobile home park must be phased which includes submitting a plat for only phase 2 (the 15.167 acres) and requesting a variance from the intersection spacing again and requesting a new variance to allow for the unrestricted reserve to take access from a private access easement. The primary justification for the intersection spacing variance are the unusual characteristics that affect the land. There are limitations caused by the surrounding existing land uses. The site is bounded by single family homes to the South, and East, an existing mobile home park to the North, and existing commercial and single family to the West. The area is comprised primarily of large estate properties to the East and mobile home communities to the South. Humble Road (Future Holdereith Road) is a major collector approximately 1300 feet North of the subject tract, and per Chapter 42, would require a north-south street to run through the subject tract at or near the Eastern property line. The existing single-family homes to the South prohibit the possibility of a North-South street extending beyond our subject tract and as such would not add to the overall mobility in the area. Three Bars Trail, within the Willow Creek Farms Residential development to the East provides North-South access to residents in the area.

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

or imposed by the applicant; Circumstances of existing conditions surrounding the site support the granting of this intersection spacing variance; and the requirements of TCEQ support the granting of the access variance. The existing single family homes to the South of the subject tract restricts the desired R.O.W. from being dedicated beyond the subject tract. And the existing ROW of Three Bars Trail to Humble Road and future Cavit Road (MTFP) will provide adequate traffic flow to the area without disrupting the developed homes that are adjoining the subject tract. In order to meet the requirements of the State and County, this plat must be approved as a single unrestricted reserve independent of the plat to the north which includes Phase 1 of the mobile home park. The process of obtaining plat approval, obtaining on-site sewerage feasibility approval for plat recordation, recording the plat, then finally obtaining actual septic permits is being complicated by the existing septic permits previously approved on Phase 1. In order to receive the necessary approvals for utilities, Phase 2 must go through the same process as Phase 1, be recorded, then subsequently divided by metes and bounds and given individual septic system permits for utilities. Without granting the access easement variance this property cannot be developed and will remain land-locked.

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

The makeup of the surrounding area being estate and large acreage tracts, allow for the existing MTFP of Telge Road, Humble Road and proposed Cavit Road along with Local Three Bars Trail to provide adequate access to the residents and development in this area. The expansion of the mobile home park this property is compatible with the surrounding area. An access easement will be recorded through Phase 1 of the development which guarantees access to and through Phase 2 as shown on the proposed plat.

(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's health, safety, or welfare as the street network in the area-Humble Road, Telge Road and Three Bars Trail provide adequate vehicular and emergency access to the surrounding area. An access easement through Phase 1 of the recorded plat will guarantee access and ensure development compatibility.

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

The conditions supporting the variance are the unique physical characteristics of the site, particularly the limitations imposed by existing single family homes to the South and inability to adequately impact or increase mobility to the area creates an undue hardship on the subject property; as well as the required phasing of the development permits per City, County, and State regulations.



Application No: 2020-1138

Agenda Item: 103

PC Action Date: 07/09/2020

Plat Name: Development at Telge South

Applicant: Windrose

Staff Recommendation: Defer per Harris County Eng.

Chapter 42 Sections: 190

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

Applicant is requesting to allow an Unrestricted reserve to take access from a 26' access easement.;

Basis of Recommendation:

Defer per Harris County Engineering Dept.

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: 104
Action Date: 07/09/2020
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 for further study and review.

Commission Action:

Defer for further study and review



Action Date:
07/09/2020

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: 104
Action Date: 07/09/2020
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

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.



Agenda Item: 104
Action Date: 07/09/2020
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

Staff Recommendation:
Defer further study and
review

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 for further study and review.

For Your Information:

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

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

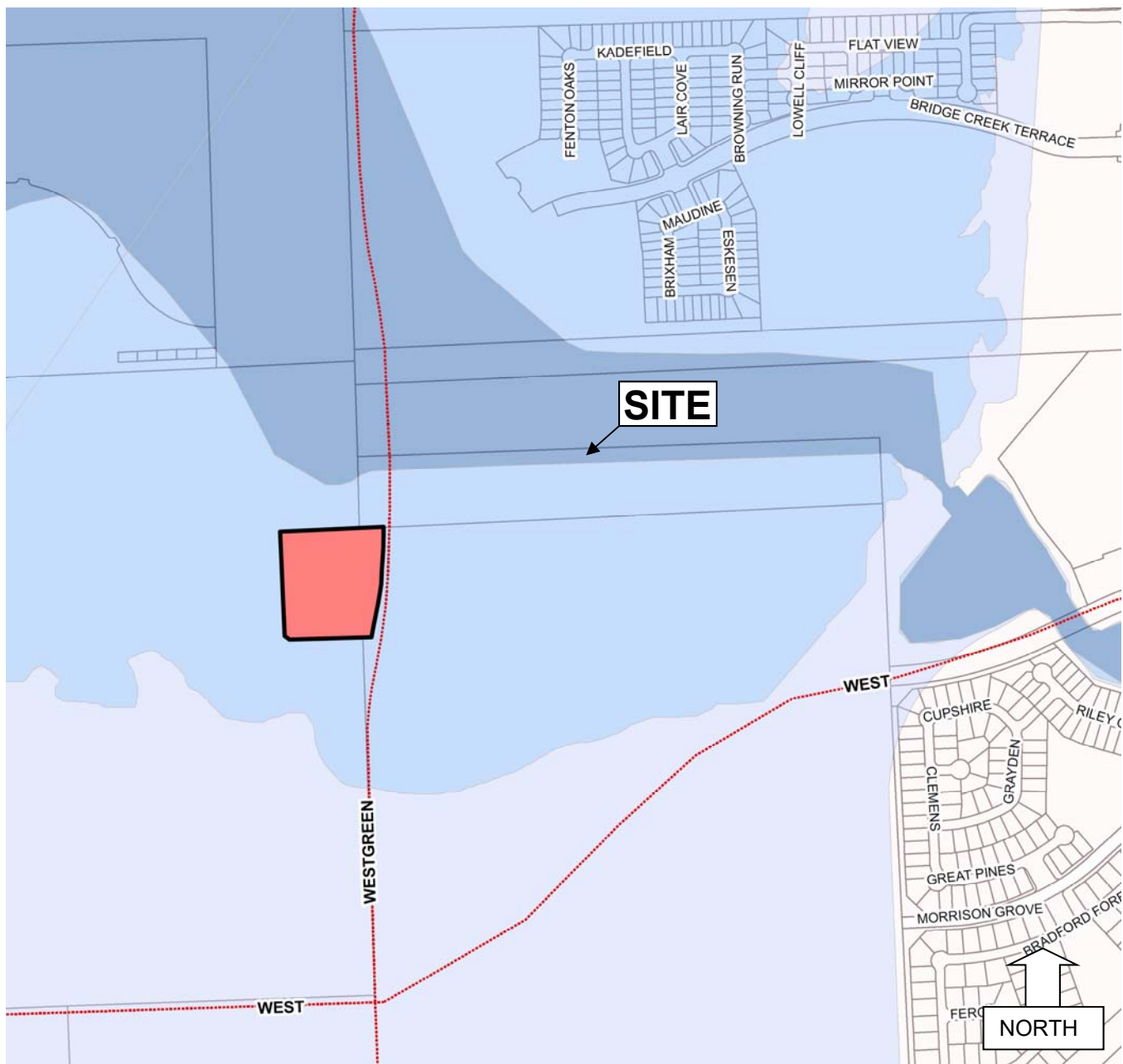
ITEM: 104

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Harris County MUD 165 Wastewater Treatment Plant no 2 (Def 1)

Applicant: Owens Management Systems, LLC



D – Variances

Site Location

Houston Planning Commission **ITEM: 104**

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Harris County MUD 165 Wastewater Treatment Plant no 2 (Def 1)

Applicant: Owens Management Systems, LLC



D – Variances

Aerial



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: 104

PC Action Date: 07/09/2020

Plat Name: Harris County MUD 165 Wastewater Treatment Plant no 2

Applicant: Owens Management Systems, LLC

Staff Recommendation: [Defer for further study and review](#)

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, 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

[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: 105
Action Date: 07/09/2020
Plat Name: Homestead Industrial Park GP
Developer: Skymark Development Company, Inc.
Applicant: Skymark Development Co., Inc.
App No / Type: 2020-0977 GP

Total Acreage:	151.8872	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	PINE VILLAGE PUD
County	Zip	Key Map ©	City / ETJ
Harris	77039	414H	City/ETJ

Conditions and requirements for approval:

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)

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)

X 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 Harris County (for areas located in ETJ) drainage, elevation, and building regulations must be adhered to.

Commission Action:

Defer Harris County request



Action Date:
07/09/2020

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: 105
Action Date: 07/09/2020
Plat Name: Homestead Industrial Park GP
Developer: Skymark Development Company, Inc.
Applicant: Skymark Development Co., Inc.
App No / Type: 2020-0977 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.

Houston Planning Commission

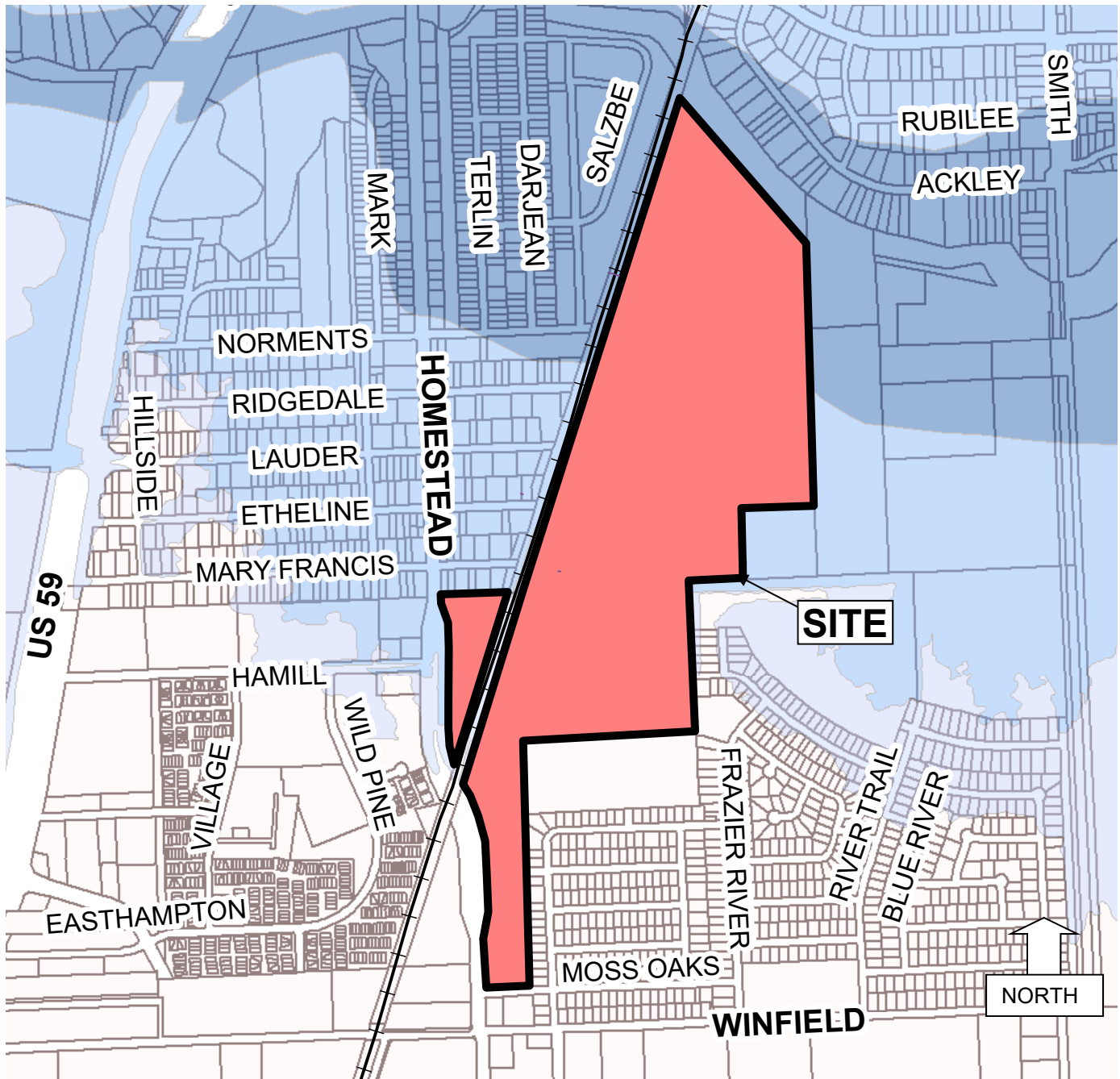
ITEM: 105

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Homestead Industrial Park GP

Applicant: Skymark Development Co., Inc



D – Variances

Site Location

Houston Planning Commission ITEM: 105

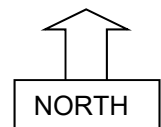
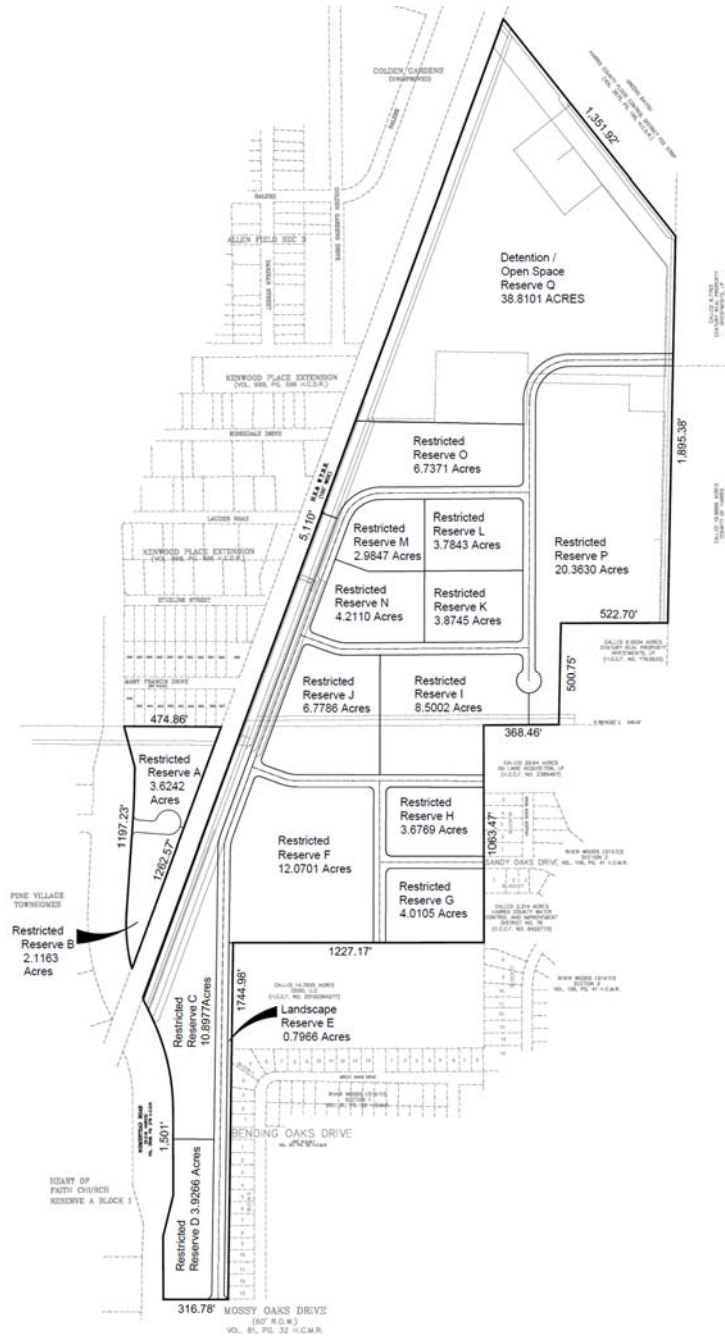
ITEM: 105

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Homestead Industrial Park GP

Applicant: Skymark Development Co., Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 105

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Homestead Industrial Park GP

Applicant: Skymark Development Co., Inc.



D – Variances

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2020-0977

Plat Name: Homestead Industrial Park GP

Applicant: Skymark Development Co., Inc.

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:

(1) The reserves in the proposed subdivision will be restricted to commercial / industrial use, commercial trucks will be entering / existing the subdivision occasionally. To avoid commercial truck traffic passing through the local streets in the existing River Woods Estate subdivision, and for the safety of the children in the neighborhood, we are requesting a variance to the requirement of intersecting with a street at least 1,400 feet (at the intersection of Bending Oaks Drive). (2) The proposed subdivision is bounded by H.E. & W.T. Railroad on the west, Greens Bayou on the north, and the Smoky Jasper Park (owned by Harris County) and a wastewater treatment plant (owned by City of Houston) on the east. We are providing a street north of the existing park. And due to the natural of these existing developments, it is impractical to provide a local street to the middle of the existing park. We are requesting a variance to the requirement of intersecting with a street at least 1,400 feet.

Chapter 42 Section: 128 (a) (1)

Chapter 42 Reference:

Sec. 42-128 (a) (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;

(1) Providing access to Bending Oaks Drive can bring commercial traffic into existing residential subdivision and could danger the safety of the young residents. Applicant is proposed to reserve a 20' wide landscape reserve along that area to separate from the existing residential subdivision. (2) To provide a street next to the existing park and wastewater treatment plant is impractical since they both have restricted traffic.

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

(1) The 27' pavement of Bending Oaks Drive was built with the existing subdivision and created the hardship for any commercial vehicles. (2) The park and wastewater treatment plant were built by Harris County and HCWCID #76.

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

(1) The accessibility to the proposed subdivision is sufficient to provide safe access. (2) The accessibility to the proposed subdivision is sufficient to provide safe access.

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

(1) The granting of the variance will improve the public safety. (2) The granting of the variance will not injurious to the public health, safety or welfare.

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

(1) The use of the residential local streets for commercial traffic is not compatible with the residential neighborhoods. (2) Providing the dead end street to the park and wastewater treatment plant will confused drivers and impractical.



Application No: 2020-0977

Agenda Item: 105

PC Action Date: 07/09/2020

Plat Name: Homestead Industrial Park GP

Applicant: Skymark Development Co., Inc.

Staff Recommendation: Defer Harris County request

Chapter 42 Sections: 128 (a) (1)

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

(1) The reserves in the proposed subdivision will be restricted to commercial / industrial use, commercial trucks will be entering / existing the subdivision occasionally. To avoid commercial truck traffic passing through the local streets in the existing River Woods Estate subdivision, and for the safety of the children in the neighborhood, we are requesting a variance to the requirement of intersecting with a street at least 1,400 feet (at the intersection of Bending Oaks Drive).
(2) The proposed subdivision is bounded by H.E. & W.T. Railroad on the west, Greens Bayou on the north, and the Smoky Jasper Park (owned by Harris County) and a wastewater treatment plant (owned by City of Houston) on the east. We are providing a street north of the existing park. And due to the nature of these existing developments, it is impractical to provide a local street to the middle of the existing park. We are requesting a variance to the requirement of intersecting with a street at least 1,400 feet. ;

Basis of Recommendation:

The site is located in Houston's city limits and ETJ, in Harris County, east of Homestead Road and north of Winfield Road.

The applicant submitted two variance requests (1) to exceed 1400' intersection spacing along the eastern GP boundary and (2) to not extend Bending Oaks Drive into the property.

In January 2017, Planning Commission granted variances to exceed intersection spacing along the eastern GP boundary and to not extend Bending Oaks Drive with the previous GP (App No. 2016-2055). The previous GP is still active, and these variances are still valid. Therefore, the requested variances are not needed to be re-addressed with the proposed GP.

At this time, Harris County Engineering Department is requesting a deferral on behalf of Harris County Flood Control District allow the applicant to provide a drainage plan for review. Staff's recommendation is defer the GP per Harris County's request and this item will be presented at the next Planning Commission with the consent items.

Statement of Facts

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

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July 2, 2020

NOTICE OF SPECIAL EXCEPTION REQUEST

PROJECT NAME: Homestead Industrial Park GP

REFERENCE NUMBER: 2020-0977



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located east of Homestead Road, north of Winfield Road. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Skymark Development Co., Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to exceed maximum intersection spacing allowed for local streets along the eastern boundary of the plat north of Mossy Oak Drive by not extending or ending with a cul-de-sac Bending Oaks Drive. Enclosed are copies of the variance request, the proposed subdivision plat, and the site plan submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site. This item is currently being scheduled for consideration at a

Virtual Planning Commission Meeting

Thursday, July 9, 2020, at 2:30 p.m.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, The Planning Commission will hold a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

www.houstonplanning.com

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624. A staff member will take your comments. Your comments will be read into the record and made part of the meeting record.

For additional information regarding this project, please call Jorge Li of Skymark Development Co., Inc. at 713-978-5900. You may also contact Homero Guajardo Alegria with the Planning and Development Department regarding this notice via email at planning.variances@houston.tx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

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

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: 106
Action Date: 07/09/2020
Plat Name: Navigation Mill
Developer: Kimley-Horn
Applicant: Windrose
App No / Type: 2020-1119 C2R

Total Acreage:	6.2330	Total Reserve Acreage:	6.1290
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494J	City

Conditions and requirements for approval:

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

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.

Provide the following information during the deferral period:

- *Submit elevations for the proposed structure.
- *Submit plan, elevation, and cross section drawings for the area marked as future development.
- *Provide a wider sidewalk along Canal Street. Consider matching the 9' sidewalk provided along Navigation.
- *Identify where the proposed 626 parking spaces will be located.
- *Dimension overhangs on cross section drawings.
- *provide detailed plan drawings illustrating the variable reduced building line being requested.
- *Identify all Metro facilities on the site plan.
- *Consider providing enhanced bus stops surrounding the site to facilitate a higher volume of public transit traffic.
- *Consider removing the surface parking spaced facing Navigation Boulevard.

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.**



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 07/09/2020
Plat Name: Navigation Mill
Developer: Kimley-Horn
Applicant: Windrose
App No / Type: 2020-1119 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: 106
Action Date: 07/09/2020
Plat Name: Navigation Mill
Developer: Kimley-Horn
Applicant: Windrose
App No / Type: 2020-1119 C2R

HPW- TDO- Traffic: 07.06.2020

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 Runnels Street, Navigation Blvd and Canal Street. (COH IDM Chapter 10, sec 10.06-H)

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

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

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.

Metro: Coordination is required with METRO before a final plat can be submitted. Contact METRO at busstops@Ridemetro.org. After a final plat is approved, two weeks prior to project site mobilization, coordination with METRO is required for removal of existing bus stop Bus Stop ID 9799 & 353 and any transit amenities for impacts to bus operations during construction. Contractor shall notify METRO at least 72 hours prior to the construction of standard bus pad and landings per COH PWE Infrastructure Design Manual, 10-60. Contractor shall allow METRO to inspect the slab form foundation for the bus stop prior to placement of concrete and notify METRO at least 72 hours in advance. Contractor shall coordinate with METRO, as necessary, for installation of various amenities at finished bus stop locations.

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

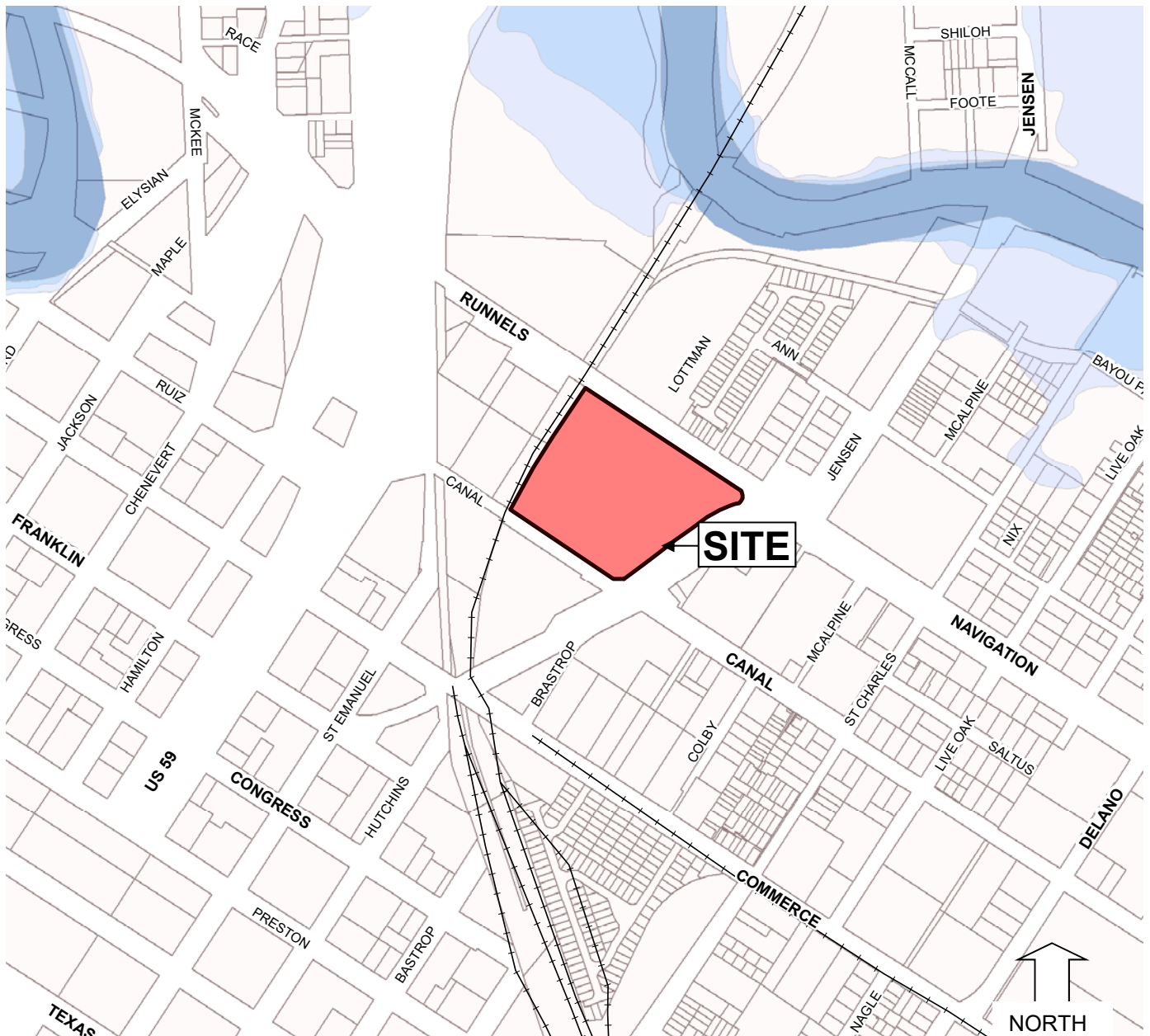
ITEM: 106

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Navigation Mill

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission ITEM: 106

ITEM: 106

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Navigation Mill

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

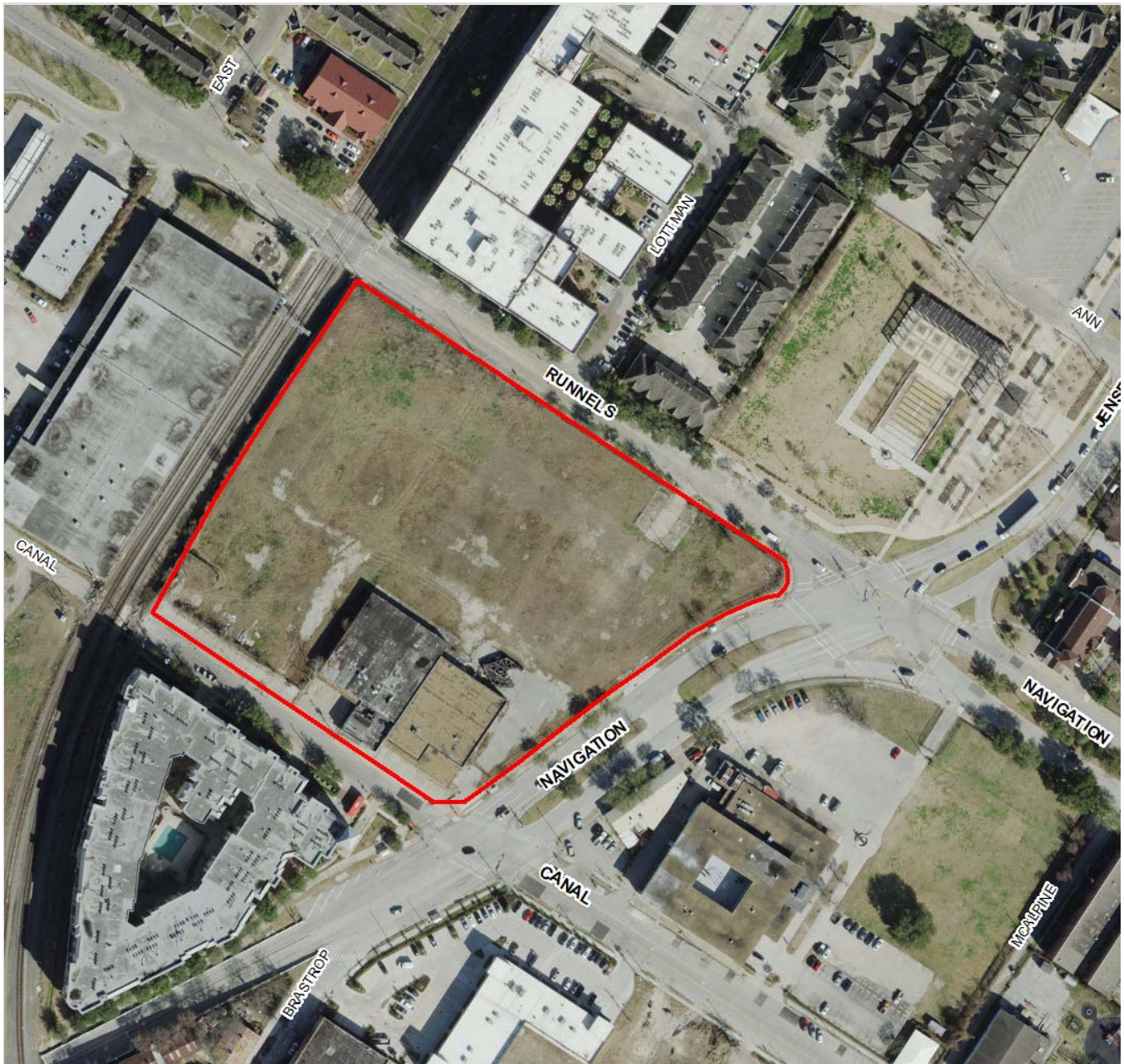
ITEM: 106

Planning and Development Department

Meeting Date: 07/09/2020

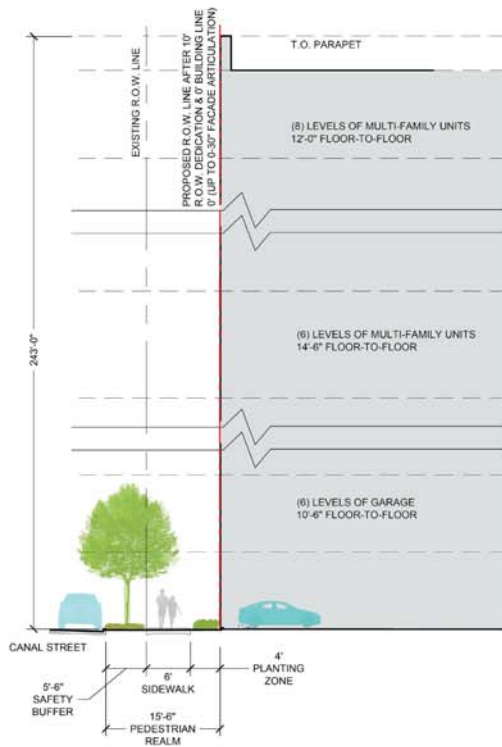
Subdivision Name: Navigation Mill

Applicant: Windrose

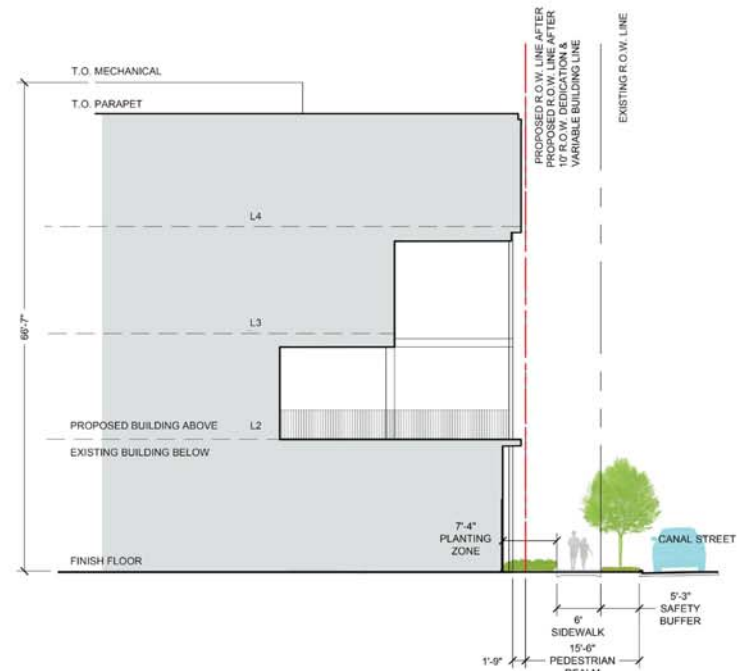


D – Variances

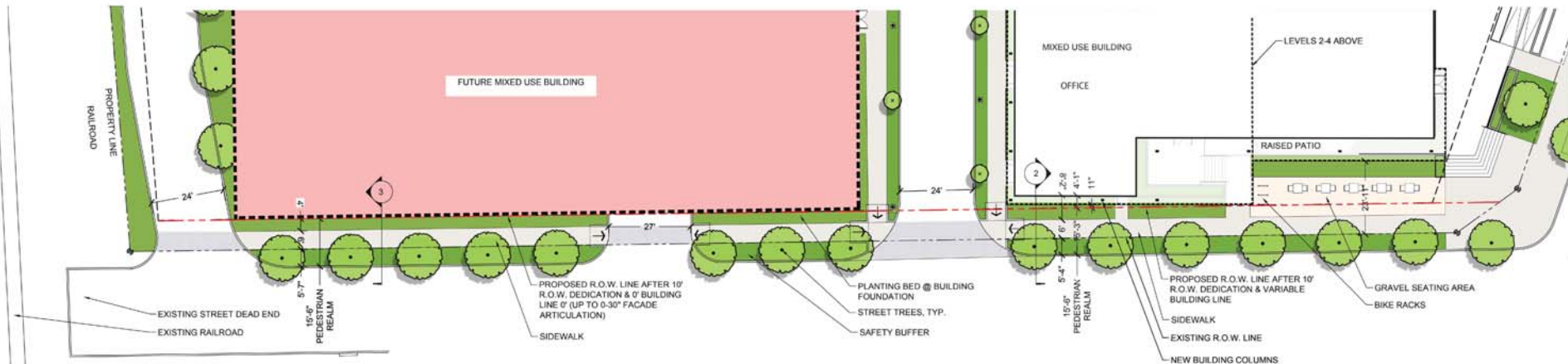
Aerial



3 SECTION AT PHASE 2 MIXED USE LOOKING WEST
SCALE: 1/8" = 1' - 0"



2 SECTION AT PHASE 1 OFFICE LOOKING EAST
SCALE: 1/8" = 1' - 0"





PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-1119

Plat Name: Navigation Mill

Applicant: Windrose

Date Submitted: 06/29/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

Specific Variance is being sought and extent of variance:

Specific Variance Being Sought: 42-150 "Building Line Requirement." To have a variable building line along Canal Street.

Chapter 42 Section: 150

Chapter 42 Reference:

Sec. 42-150. - Building line requirement. (a)An improvement that requires a building permit shall not be constructed within the building line requirement established by this chapter.

Statement of Facts

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

The subject property is located east of Downtown Houston on the north side of Navigation Boulevard between Runnels and Canal Streets and south of the Missouri Pacific Railroad line. The applicant seeks to develop a two-phase urban mixed use development including office, multi-family, restaurant, and retail. Phase 1 includes the addition of new buildings and the adaptive reuse of existing warehouse structures. The applicant is requesting a variance from the required ten-foot (10') building line along Canal Street in order to increase the building footprint and height of existing warehouse structures in Phase 1 and build a new mixed use building with office and multi-family residential in Phase 2. Canal Street is classified as local street – it has a variable width right-of-way ranging from fifty-foot (50') to sixty-foot (60') near the intersection with Navigation Boulevard. The proposed plat provides a ten-foot (10') right-of-way dedication expanding Canal Street from sixty-foot (60') to seventy-foot (70') near the intersection. The two existing warehouses built in the 1950s located near the corner of Canal Street and Navigation Boulevard will be remodeled and incorporated into the site plan as one of four mixed used buildings facing an interior courtyard. The courtyard is the central feature of Phase 1 and of the overall development. Patio spaces and outdoor seating are located inside the courtyard and surface parking is nearby in two locations; along Navigation Boulevard and in a nearby surface parking lot. The proposed variable building line along Canal Street ranges from 0.14' to 1.29' at the location of the existing warehouses and is a zero-foot (0') building line at the location of the new mixed use building being proposed in Phase 2. Strict imposition of the ten-foot (10') building line requirement will prohibit the applicant from improving and repurposing the dilapidated existing structures and from developing Canal Street with a consistent building setback, which will maintain the pedestrian friendly urban character established in the neighborhood.

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

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

The hardship for the request is the need to maintain compatibility with surrounding development characteristics and provide an adequate setback along Runnels Street, a major collector. The required land area needed for well-designed safe parking structures, surface parking and drive aisles, and adequate outdoor plaza space is driving the layout of the site plan. In addition, if the applicant is not granted the variance to expand the building footprint of the existing warehouses, modernize their outward appearance, and build a consistent building façade along Canal Street, it would lead to incompatible architectural character east of Downtown – one of the premiere mixed-used areas in the City.

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

One of the primary goals of the City's development regulations is to promote high-quality, compatible and safe redevelopment. Located only a block from Highway 59 and Downtown, the applicant's project will provide housing, office, dining, and retail close to Downtown in a highly walkable area. The variance request would allow the applicant to maintain the historic character and street scene of Canal Street while providing numerous improvements to the public right-of-way. In exchange for a reduced building line, the applicant will provide a pedestrian realm greater than fifteen-feet (15'), a safety buffer greater than five-feet (5') between the pavement and the six-foot (6') continuous sidewalk, and an activated street scene with office and retail on the ground floor and housing on the floors above.

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

This zero-foot building setback with an enhanced pedestrian realm is a prevailing design characteristic of areas near the Central Business District. One of the major considerations of a zero-foot building line environment is an activated street scene and enhanced, safe pedestrian realm. Canal Street is effectively a dead-end street which does not extend north due to the existing Missouri Pacific Railroad. No crossings of the railroad are planned making Canal Street a safe route for pedestrians living in the proposed multi-family and using the proposed office, dining, and retail. There will be a pedestrian realm which exceeds the City's current standards for Transit Oriented Development and Walkable Places ranging in width from fifteen-feet (15') to fifteen-feet and six inches (15'-6"). Further, the planned improvements will have no impact on the existing level of service for the surrounding street system or emergency vehicle access as the development has access to two other streets, Runnels and Navigation.

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

The hardship for the request is the need to maintain compatibility with the character of the existing area and provide a safe and adequate setback along Runnels Street. Without the variance, the applicant will have to abandon the plan to repurpose existing warehouse structures taking away from the development's unique character, which is in line with the surrounding neighborhood.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**STAFF REPORT
Variance Request Form**

Application No: 2020-1119

Agenda Item: 106

PC Action Date: 07/09/2020

Plat Name: Navigation Mill

Applicant: Windrose

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: 150

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

Specific Variance Being Sought: 42-150 "Building Line Requirement." To have a variable building line along Canal Street. ;

Basis of Recommendation:

[Staff recommends deferral to allow time for the applicant to submit revised materials by noon next Wednesday.](#)

Statement of Facts

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

[NA](#)

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

[NA](#)

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

[NA](#)

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

[NA](#)

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

[NA](#)

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

[NA](#)



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

July 1st, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Navigation Mill

REFERENCE NUMBER: 2020-1119

VAR

Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located west along Navigation Boulevard between Runnels street and Canal street. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to have a variable width building line along Canal street.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site.

PLANNING COMMISSION MEETING INFORMATION:

Thursday, July 9th, 2020, beginning at 2:30 p.m.
City Hall Annex Building, 900 Bagby Street
City Council Chamber, Public Level, Houston, Texas

Members of the public may attend the meeting to make comments or express concerns about the proposed project. For additional information regarding this project, please call Arica Bailey of Windrose, at 713-458-2281. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter. **Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



Agenda Item: 107
Action Date: 07/09/2020
Plat Name: Nueces Park Place South
Developer: Trinity Nueces Park 2 LP
Applicant: Bury
App No / Type: 2020-0994 C2

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

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)
- 190.3. Add 'Margaret Wallace Brown, Secretary' as Secretary in the Planning Commission certificate.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- add deny access note at stub of Dorylee Street.
- Drainage Easements and Dedication must be recorded prior to or simultaneously with this plat. Provide recorded easement documents at recordation.

Commission Action:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 07/09/2020
Plat Name: Nueces Park Place South
Developer: Trinity Nueces Park 2 LP
Applicant: Bury
App No / Type: 2020-0994 C2

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Planning Commission granted the following 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.



Action Date:
07/09/2020

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

For Your Information:

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

HPW- 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 - Easements must be recorded prior to recordation. Recorded Documents needed.

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

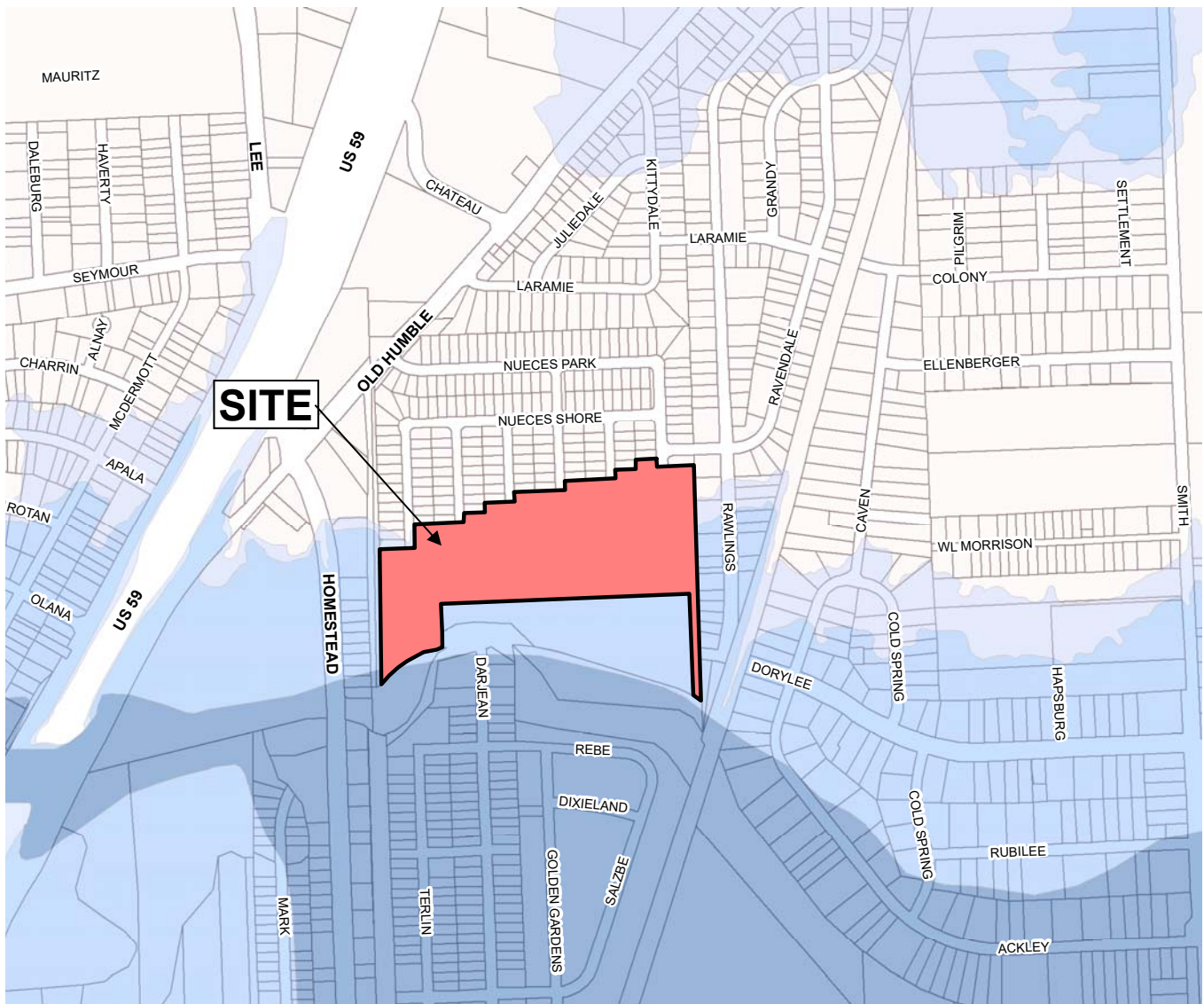
ITEM: 107

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Nueces Park Place South (DEF 1)

Applicant: Bury



D – Variances

Site Location

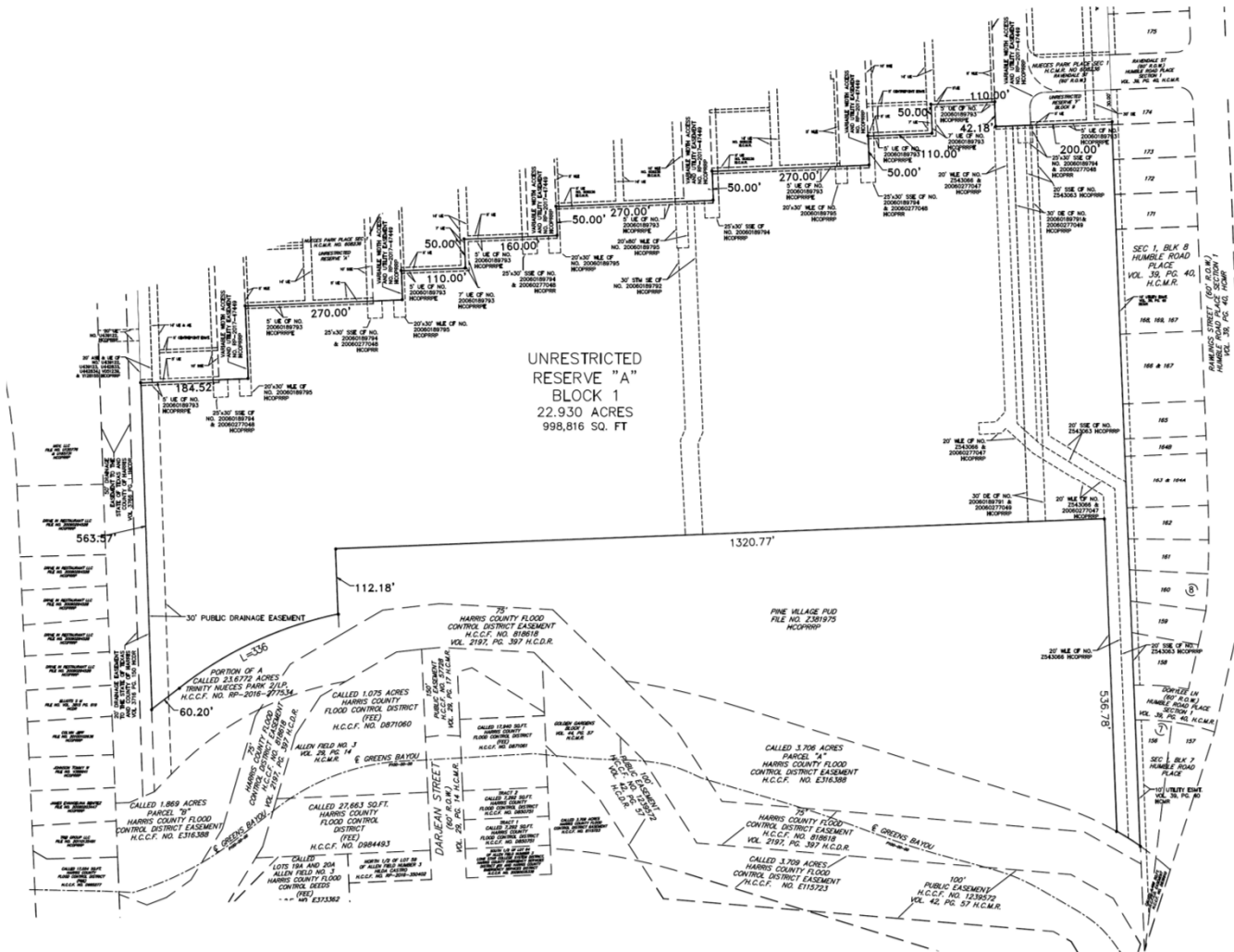
Houston Planning Commission

ITEM: 107

Planning and Development Department Meeting Date: 07/09/2020

Subdivision Name: Nueces Park Place South (DEF 1)

Applicant: Bury



D – Variances

Subdivision

Houston Planning Commission

ITEM: 107

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Nueces Park Place South (DEF 1)

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: 107

PC Action Date: 07/09/2020

Plat Name: Nueces Park Place South

Applicant: Bury

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

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.

Staff is in support of all three requests.

Planning Commission previously granted all three variance requests in January 2018, however, the plat has since expired. The site is located south of an existing mobile home community fronting on Old Humble Rd. The tract to the north was originally platted as a single-family residential development with a network of public roads. The public roads have since been abandoned by the Harris County Commissioners Court and replaced with private access easements. Strict interpretation of Chapter 42 would require stub streets to be extended through the property from the south and east. The site is located within a developed area with adequate traffic circulation. In addition, a nearby railroad to the southeast and PUD property to the south would prevent any future streets from being extended beyond the subject tract. Requiring the extension of these streets would not be practical as they would not benefit traffic circulation.

The proposed reserve is an extension of the existing mobile home community and will be accessed by easements through the tract to the north to Old Humble Rd. Strict interpretation of the ordinance would require minimum 60' of frontage on a public street. The recorded access easements will serve a similar purpose as public streets and provide access to Old Humble Rd.

This item was deferred at the last Planning Commission meeting per Harris County Flood Control District. The applicant has addressed the HCFCD comments and approval of the plat will be conditioned to record required drainage easements prior to recordation.

Harris County has voiced no objection to the request. Therefore, staff recommendation is to grant the requested variances and approve the plat subject to the CPC 101 form conditions. 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;

Strict interpretation of Chapter 42 would require stub streets to be extended through the property from the south and east. The site is located within a developed area with adequate traffic circulation around the subject site, satisfying the intent of this requirement. In addition, the barriers of a nearby railroad to the southeast and PUD property to the south, are obstacles that would prevent any future streets from being extended beyond the subject tract. Requiring the applicant to create these streets within their property would not be practical as they would not benefit traffic circulation. The tract does not have frontage on any public ROW, however, is proposed as an extension of the existing mobile home development to the north. The two tracts will act as one development and provide internal circulation through recorded access easements. The southern tract will have access to Old Humble Rd through the access easements connecting to the northern tract.

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

The circumstances for supporting the variance are the fact that traffic circulation is provided by existing roads and that the access easements serve a similar purpose to local roads.

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

The proposed reserve will be accessed by easements extending from the tract to the north, which has sufficient ROW frontage along old Humble. Had these two tracts been submitted together as 1 reserve, a variance for ROW access would not be required. Strict interpretation of Chapter 42 would require ROW access for both sections. Granting the variance to allow the subject tract to not feature ROW frontage is consistent with the intent of Chapter 42 as the proposed access easements will serve a similar purpose as public streets.

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

Public health safety or welfare will not be negatively affected by granting this variance. Access and traffic circulation are provided by existing roads and proposed access easements.

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

The circumstances for supporting the variance are the fact that traffic circulation is provided by existing roads and that the access easements serve a similar purpose to local roads. These factors were not related to economic hardship.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 07/09/2020
Plat Name: Refuge Temple Ministries GP
Developer: IDEA Public Schools
Applicant: Pape-Dawson Engineers
App No / Type: 2020-1022 GP

Total Acreage:	52.7000	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	77396	375Q	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)

050. Revise plat boundary as indicated on the marked file copy.

158. Provide for the dedication of widening for Egret Street as indicated on the marked file copy with adjacent section(s). (Sec 42-121 and 123)

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

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 spacing by not providing a north-south street through the subject site.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 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: 108
Action Date: 07/09/2020
Plat Name: Refuge Temple Ministries GP
Developer: IDEA Public Schools
Applicant: Pape-Dawson Engineers
App No / Type: 2020-1022 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: 07-02-2020
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 general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats. (TLGC-232.0025)
Documentation of TxDOT driveway approval should be submitted with site plans HC permit regs, 5.06
Limited scope TIA for driveway locations and left turn lane requirements on Old Humble Road (HC-permit regs, 12.02)
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.

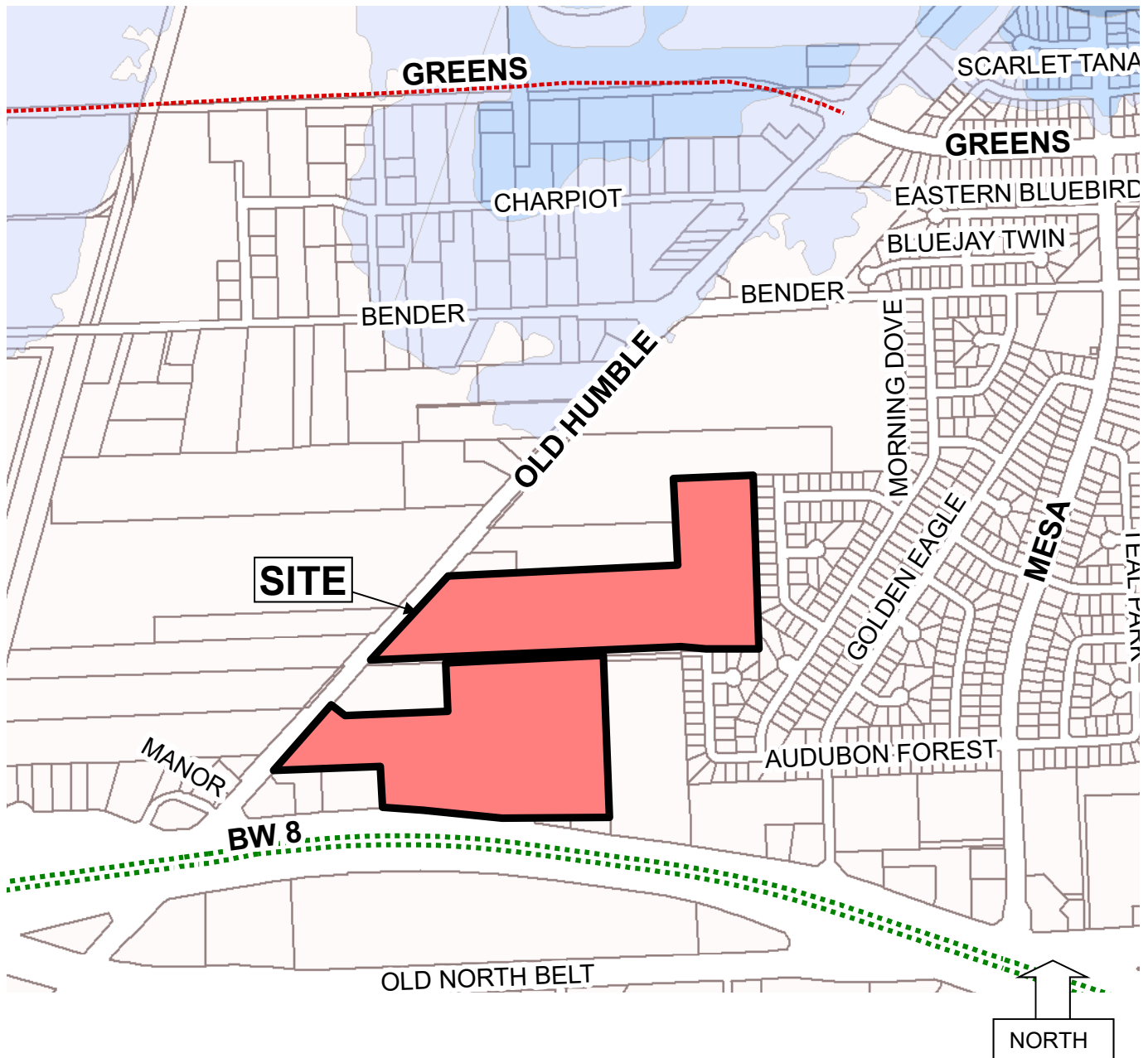
Houston Planning Commission ITEM: 108

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Refuge Temple Ministries GP

Applicant: Pape-Dawson Engineers



D – Variances

Site Location

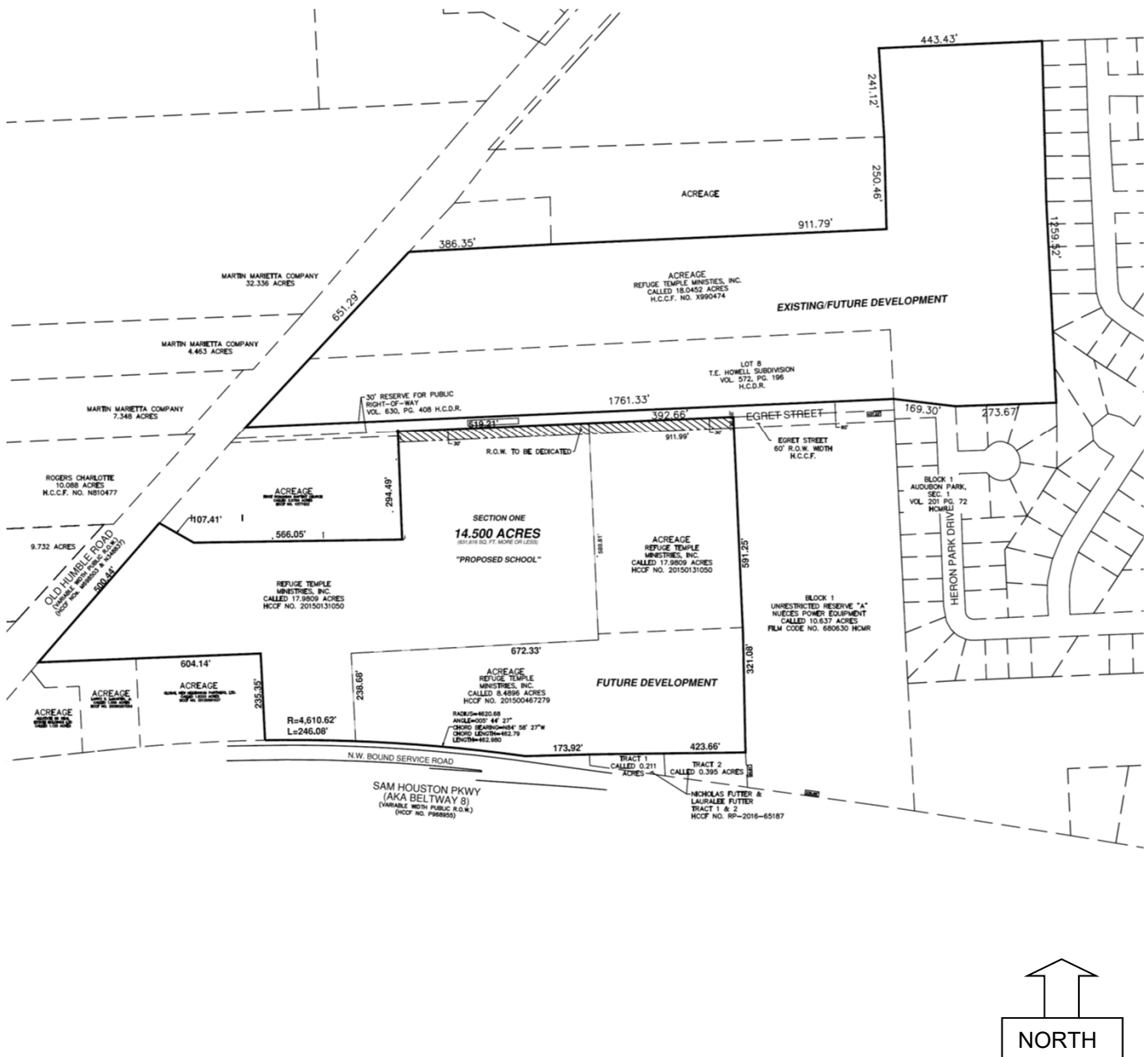
Houston Planning Commission

ITEM: 108

Planning and Development Department Meeting Date: 07/09/2020

Subdivision Name: Refuge Temple Ministries GP

Applicant: Pape-Dawson Engineers



D – Variances

Subdivision

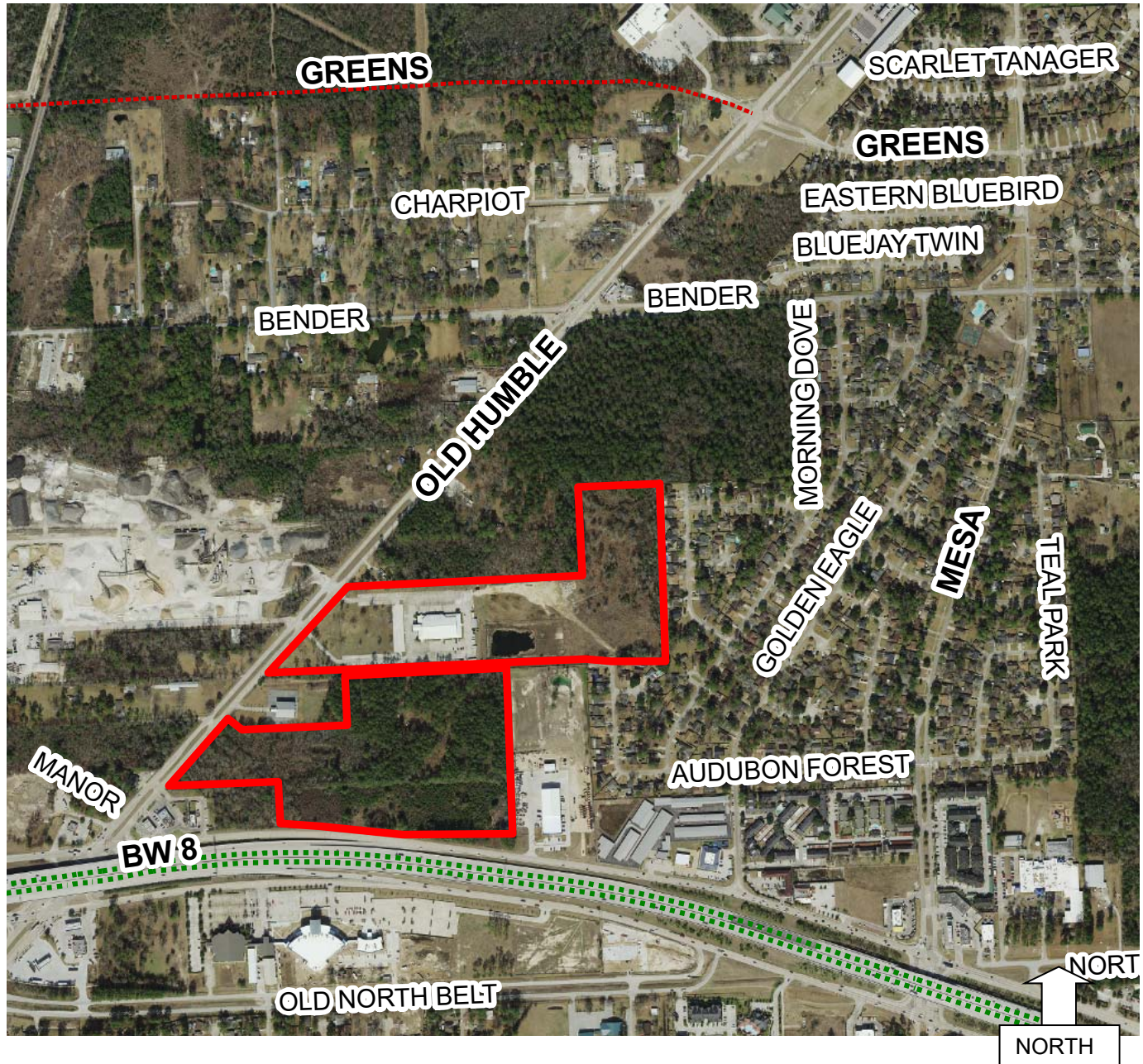
Houston Planning Commission ITEM: 108

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Refuge Temple Ministries GP

Applicant: Pape-Dawson Engineers



D – Variances

Aerial



Application Number: 2020-1022

Plat Name: Refuge Temple Ministries 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:

This variance request is relieving this proposed development from dedicating a north/south street through the property as required by intersection spacing along local streets and major thoroughfares.

Chapter 42 Section: 127/128

Chapter 42 Reference:

42-127 Intersections of Major Thoroughfares / 42-128 Intersection of Local Streets. This 52.7 acres of land is comprised of four tracts of land owned by Refuge Temple Ministries acquired over the years. A church and detention pond currently exists on 13 acres. The remaining acreage is currently undeveloped. The proposed plan is to develop and sell 14.5 acres of land for a school. The division of land and development will trigger platting. It is the intent to file a general plan and plat the 14.5 acres as section one. The current ordinance states that a public street should intersect a major thoroughfare at least every 2,600 feet and local streets every 1400 feet.. Mesa Drive (major) is located about 2,200 feet to the east. Golden Eagle (local) is located about 1,200 feet to the east. Old Humble road (major) is located about 800 feet to the west. This site has about 880 feet of frontage along Beltway 8 and 1,100 feet of frontage along Old Humble Road. Please refer to the intersection spacing exhibit provided. This exhibit depicts the current street pattern and provides dimensions. The applicant seeks a variance from Section 42-127 and Section 42-128 to not provide a north/south 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

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 unique physical street layout in the area has resulted in the submission of this variance. Old Humble road intersects with Beltway 8 at a very acute angle. This acute angle eliminates the need for a north/south street in this area. Old Humble road and Mesa Drive handle traffic flow for north/south traffic in the area. Bender Road and Beltway 8 handle traffic flow for east west traffic in the area. Additional circulation locally can be made via Golden Eagle Drive. In addition, this development does plan to provide additional right-of-way dedication for the existing east/west street of Egret Street. The future expansion of Egret Street will aid in east/west circulation. Ultimately, the unique acute angle of Old Humble road does not warrant a north/south street in this area. The addition of a street would not change the traffic pattern. Furthermore, the existing church and detention pond would be in direct conflict with any proposed street. The future addition of Egret street will help provide east/west mobilization. The current major and local streets in the area already provide adequate circulation and have for many years.

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

The development of this property will trigger platting. The addition of one east/west "Egret" street by this plat allows a balance in mobility for this development and the area. The internal driveways for ingress and egress for the proposed school reduces safety concerns for the general public and security issues for the users. Old Humbles road configuration creates a unique situation in terms of mobility. The applicant feels that the general plan with over half of the acreage being a proposed school and existing church creates a balanced approach for general mobility and safety for the general public. The circumstances supporting this variance are not the result of a hardship created or imposed by the applicant.

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

The intent of the chapter is to provide reasonable connections to adjacent properties in order to ensure adequate traffic circulation within the general area. Any additional streets extending north/south through the subject site would not improve mobility. The east/west dedication of Egret street provided additional mobility. The purpose of Chapter 42 is to assure adequate access and mobility on and along public right-of-way. The purpose will be accomplished with this proposed plan.

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

The plat has accommodated additional right-of-way dedication to the existing streets in the area to comply with the east/west local street requirement. The current north/south circulation is currently handled with a combination of existing north/south major thoroughfares and local streets. The plat increases mobility with said east/west street dedication. Granting of the variances will not be injurious to the public health, safety, or welfare of the general public.

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

The current street pattern provides adequate circulation in the area and the circumstances supporting the granting of the variances are based on the existing unique physical characteristics that affect the property in question. Economic hardship is not the sole justification for the requested variance.



Application No: 2020-1022

Agenda Item: 108

PC Action Date: 07/09/2020

Plat Name: Refuge Temple Ministries GP

Applicant: Pape-Dawson Engineers

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 127/128

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

This variance request is relieving this proposed development from dedicating a north/south street through the property as required by intersection spacing along local streets and major thoroughfares.;

Basis of Recommendation:

The site is located within Houston's ETJ in Harris County, at the north east intersection of North Sam Houston Parkway East and Old Humble Road. The applicant is requesting a variance to allow excessive east-west intersection spacing by not providing a north-south street through the subject site. Staff is in support of the request.

The applicant is submitting this general plan comprising of 52.7 acres in order to sell 14.5 acres (more than half of the southern portion of the GP) to be platted and developed as a school. An existing church and detention pond occupy land in the northern portion. Excessive intersection spacing is required to be addressed along the southern boundary, along Egret Street, and along the northern boundary.

The ordinance requires an intersection at least every 2,600' along major thoroughfares and freeways. The intersection spacing along Beltway 8 from Old Humble Road to Golden Eagle Drive is approximately 3,150', a 21% modification from the standard. Along Egret Street and along the northern GP boundary the ordinance requires an intersection with a public street at least every 1,400'. Along Egret Street from Old Humble Road to the eastern GP boundary is approximately 2,200', and along the northern boundary from Old Humble Road to Waxwing Park Drive is 1,406', a 0.4% modification and is not disproportionate to the requirement.

Old Humble Road forms an acute angle with the existing street grid. At Bender Road, the existing intersection spacing meets the ordinance requirement, as does the intersection spacing along Old Humble Road. Requiring a street north of Beltway 8 and north of Egret Street at this location would not significantly improve traffic circulation within the surrounding area, especially with the additional dedication for widening of Egret Street to be dedicated from the southern portion when section plats are submitted. A variance was granted in 2016 for Nueces Power Equipment east of the southern portion of the GP to not provide a north-south street through the development, indicating, if the area were to develop, potential north-south street options west or north (land within this GP), or east by extending Waxwing Park Drive. If land to the north were to develop, access could be provided from Old Humble, Bender and/or Waxwing Park. Staff has not received any advance comments for this application. Harris County Engineering has voiced no objection to the requested variance. Therefore, staff's recommendation is to grant the requested variance for excessive intersection spacing by not requiring a north-south street, and to approve the general plan subject to CPC 101 form conditions.

Statement of Facts

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

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 existing street grid within which the subject site sits forms an acute angle, wider at Beltway 8 than at Bender Road. Requiring a north-south street in this area would not substantially improve circulation.

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

The acute angle of Old Humble Road and the existing street grid are the main circumstance supporting the granting of the variance. The intersection spacing along Bender Road between Old Humble Road and Morning Dove Drive meet the ordinance, and the intersection spacing along Old Humble Road between Egret Street and Bender Road also meet the ordinance requirements. The requirement to provide a street north from Egret Street would not be required to extend to either Old Humble or Bender. The requirement to provide a north-south street between Beltway 8 and Egret would not substantially improve traffic circulation.

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

The intent and general purposes of this chapter will be preserved and maintained. The existing street grid provides for adequate circulation for this area. If the area north of the subject site were to develop, access could be provided to/from Old Humble, Bender and/or Waxwing Park.

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

The granting of the variance will not be injurious to the public health, safety or welfare. The existing street grid provides for adequate circulation for this area, and future development in the surrounding area will not be impaired by the granting of the variance.

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

The unique physical characteristic of the existing street grid is the primary justification of the variance.



Agenda Item: 109
Action Date: 07/09/2020
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:

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)
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:

Grant the requested variance, Deny the requested variance, and Approve the plat subject to the conditions listed
Planning Commission granted a variance to not extend Opelousas Street or terminate it with a cul-de-sac.
Planning Commission denied a variance to allow a 0' building line along the stub of Opelousas Street.

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 07/09/2020
Plat Name: Rejuvenate Houston Lyons
Developer: Rejuvenate Houston, LLC
Applicant: Windrose
App No / Type: 2020-1051 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: 109
Action Date: 07/09/2020
Plat Name: Rejuvenate Houston Lyons
Developer: Rejuvenate Houston, LLC
Applicant: Windrose
App No / Type: 2020-1051 C2R

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. 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>

4. 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.

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

Parks and Recreation: Not applicable to parks

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 07/09/2020

Subdivision Name: Rejuvenate Houston Lyons (DEF 1)

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

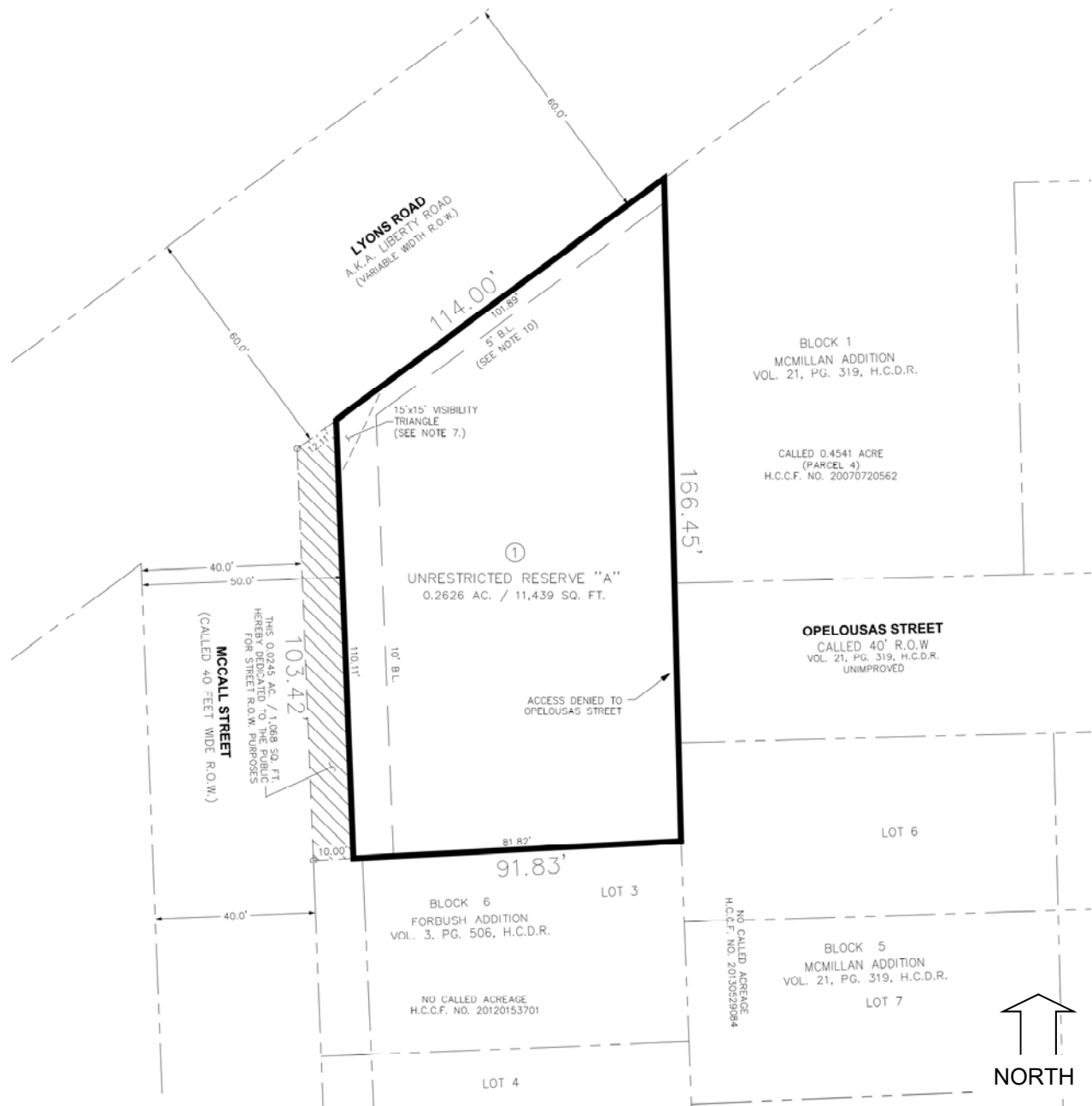
ITEM: 109

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Rejuvenate Houston Lyons (DEF 1)

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

ITEM: 109

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Rejuvenate Houston Lyons (DEF 1)

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., and for a reduced building line along the Opelousas St. stub from ten-foot (10') to zero-foot (0').

Chapter 42 Section: 42-134; 155

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. Sec. 42-155. - Collector and local streets—Uses other than single-family residential. (a)The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

Statement of Facts

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

(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 non single-family residential development 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. McCall Street, the western boundary of the plat, is a forty-foot (40') right-of-way requiring a ten-foot (10') dedication. Given the angle of the Lyons Avenue frontage, the narrow width of the proposed reserve, the ten-foot (10') right-of-way dedication, and an additional ten-foot (10') building line along the Opelousas St. stub, it will be extremely difficult to develop the site as a viable commercial development with the appropriate amount of parking, let alone with safety buffers and sidewalks. The width of the reserve at the Opelousas St. stub is 91.83'. The right-of-way dedication and building setbacks total 30' - almost one-third of the width of the site. With such a large percentage of the site encumbered by a ight-of-way dedication and building lines, the site becomes unviable as a commercial or multi-family property.

(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. Regarding the narrow lot width and request for a reduced building line along the Opelousas St. stub, the land was subdivided over 100 years ago without modern development requirements and best practices in mind. The modern development ordinance and street stub placement impose a considerable burden on the land not caused 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 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. Opelousas St. to the east is unimproved and unlikely to be built-out as anything other than what functions as a private drive for access to the parcels directly to the east. Allowing a building to be built against the east property line is consistent with the development pattern found throughout the City, especially in urban areas near the City Center.

(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. In addition, neither will building within ten-feet (10') of the eastern property line and unimproved Opelousas St. right-of-way if Opelousas St. is not intended to be extended through the property.

(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. In addition, the narrow width of the lots and excessive percentage of encumbered land hinder development of the site as a well-designed viable non single-family residential property.



Application No: 2020-1051

Agenda Item: 109

PC Action Date: 07/09/2020

Plat Name: Rejuvenate Houston Lyons

Applicant: Windrose

Staff Recommendation: Grant the requested variance, Deny the requested variance, and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-134; 155

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., and for a reduced building line along the Opelousas St. stub from ten-foot (10') to zero-foot (0'). ;

Basis of Recommendation:

The site is located in the city limits, at the southeast intersection of Lyons Ave and McCall Street. The applicant is proposing one unrestricted reserve and requesting two variances:

- 1) to not extend or terminate Opelousas Street with a cul-de-sac.
- 2) To allow a 0' BL along the end of Opelousas Street in lieu of the required 10' BL.

Staff is in support of Variance 1 and not in support of Variance 2.

Opelousas Street is a 40' wide unimproved ROW which terminates at the eastern boundary of the subject site. The street is not required for intersection spacing and extension of the street would create a minimum intersection spacing of about 50' from Major Thoroughfare Lyons Rd. Strict application of the ordinance would require Opelousas Street to be terminated with a cul-de-sac. Currently the area is characterized by vacant and industrial uses. Only five parcels have frontage along this portion of Opelousas Street and requiring the applicant to provide a cul-de-sac would not significantly benefit the surrounding area.

The applicant has also requested a 0' building line along the end of Opelousas Street in lieu of the required 10' building line. The subject site is a vacant parcel and the applicant has not provided a proposed site plan. Staff finds it would be premature to consider a building line variance for this project without sufficient information regarding the proposed use and design of the site.

Therefore, staff recommendation is to grant the variance to not extend or terminate Opelousas Street with a cul-de-sac, to deny the variance to allow a 0' building line, and to approve the plat subject the CPC 101 form conditions. 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;

Requiring the extension of Opelousas or termination with a cul-de-sac would bisect the subject site, making most development infeasible. Opelousas is an unimproved 40' ROW from which only five other parcels have frontage. All the parcels fronting on Opelousas also have access via other streets in the area. The area is sparsely developed and characterized by vacant and industrial uses. Requiring a cul-de-sac would not significantly benefit the surrounding area.

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

The circumstances for granting the variance are based on the existing characteristics of the surrounding area which is adequately served by the existing street network.

(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. The street is not needed for intersection spacing. The parcels taking access from Opelousas Street are limited and sparsely developed. Requiring a cul-de-sac will not significantly benefit the area.

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

The granting of the variance will not be injurious to the public health, safety or welfare. All the parcels fronting on Opelousas also have access via other streets in the area. Requiring a cul-de-sac will not significantly benefit the area

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

The justification of the variance is based on the existing conditions of the surrounding area and not based on economic hardship.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 07/09/2020
Plat Name: Emerald Meadows GP
Developer: Meritage Homes
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No / Type: 2020-1071 GP

Total Acreage:	20.1000	Total Reserve Acreage:	0.0000
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	574J	City

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. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (142-180) b

add note:X 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:

Deny the requested special exception(s) and Approve the plat subject to the conditions listed
 Planning Commission denied the request for a special exception to exceed local intersection spacing along Webercrest Road, subject to the conditions listed on the markup.



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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 110
Action Date: 07/09/2020
Plat Name: Emerald Meadows GP
Developer: Meritage Homes
Applicant: LJA Engineering, Inc.- (West Houston Office)
App No / Type: 2020-1071 GP

HPW- TDO- Traffic: 07.06.2020

Recommend to include radius at proposed bulb out and turnaround at the end of the street, to meet Infrastructure Design Manual Chapter 10, requirement of 50 feet radius to the ROW.

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

Submit applications online at houstonpermittingcenter.org

The expedited reservation application will address point of connection for water and wastewater. Please direct all questions to (832) 394-8888 or wcrtechs@houston.tx.gov.

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

Parks and Recreation: No Plat Notes

HPW-OCE- Drainage and Utility: Storm Water Quality Permit is Required.

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

Houston Planning Commission

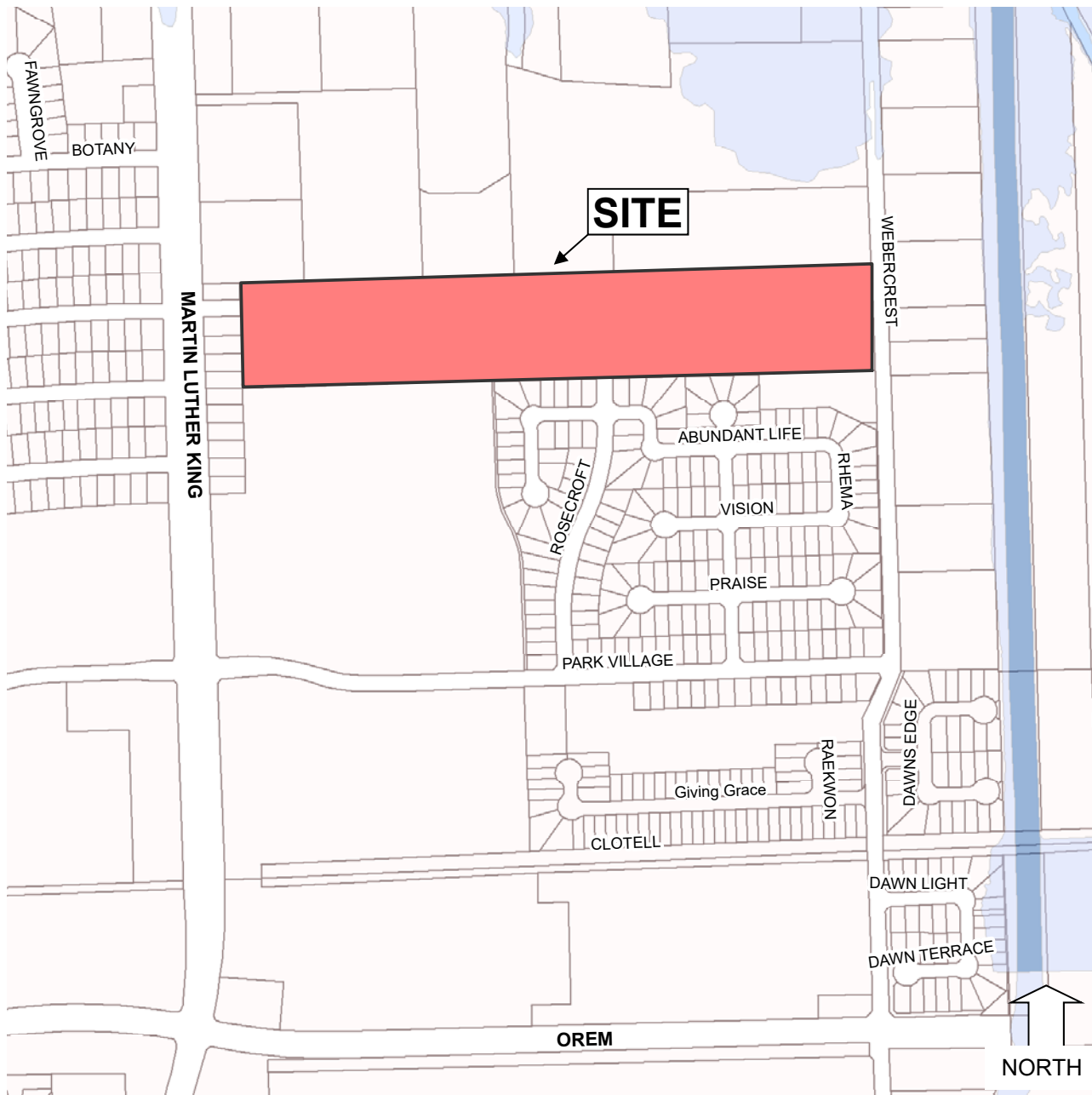
ITEM: 110

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Emerald Meadows GP

Applicant: LJA Engineering, Inc.



E – Special Exceptions

Site Location

Houston Planning Commission

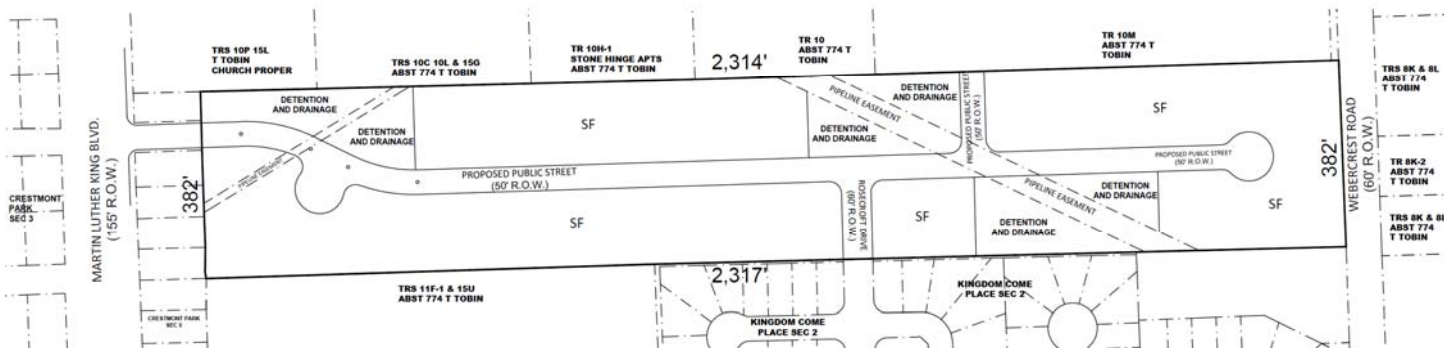
ITEM: 110

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Emerald Meadows GP

Applicant: LJA Engineering, Inc.



E – Special Exceptions

Subdivision

Houston Planning Commission

ITEM: 110

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Emerald Meadows GP

Applicant: LJA Engineering, Inc.



E – Special Exceptions

Aerial



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Special Exception Request Form**

Application Number: 2020-1071

Plat Name: Emerald Meadows GP

Applicant: LJA Engineering, Inc.- (West Houston Office)

Date Submitted: 06/26/2020

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 maximum intersection spacing allowed for local streets by 92 feet.

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;

Emerald Meadows is an approximately 20 acre residential subdivision located east of 288, west of I-45, south of 610 and north of Beltway 8. It has access directly off Martin Luther King Boulevard to the west and the property abuts Webercrest Road on the east. There is a distance of 1492' from the northern property boundary to the closest intersection to the south, called Park Village Drive, which is within the 10% allowable difference from 1400'. A special exception is requested in order not to provide access to Webercrest Road. The project will have 2 access points, one from Martin Luther King Boulevard and one from Rosecroft Drive along the southern boundary. Webercrest Road is a small, dilapidated road that does not need the additional vehicular traffic added to it. Providing a stub street could also lead to additional trash dumping in the area.

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

The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 because there will be adequate traffic flow and a means on ingress and egress throughout the site.

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

The modification of the standard requested is not disproportionate to the requirement of the standard because the intersection spacing will not exceed more than 10% from 1400'.

(4) 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 the intersection spacing will not exceed more than 10% from 1400'.

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

The granting of the special exception will not be injurious to the public health, safety, or welfare because there will be adequate traffic flow provided with two means of ingress and egress, one via Martin Luther King Boulevard and one via Rosecroft Drive.



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

July 2, 2020

NOTICE OF SPECIAL EXCEPTION REQUEST

PROJECT NAME: Emerald Meadows GP

REFERENCE NUMBER: 2020-1071



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a special exception request for a property located east of Martin Luther King Blvd, north of E. Orem Drive. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this special exception.

LJA Engineering, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a special exception to exceed maximum intersection spacing allowed for local streets by 92 feet. Enclosed are copies of the variance request, the proposed subdivision plat, and the site plan submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site. This item is currently being scheduled for consideration at a

Virtual Planning Commission Meeting

Thursday, July 9, 2020, at 2:30 p.m.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, The Planning Commission will hold a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

www.houstonplanning.com

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: speakercomments.pc@houstontx.gov,

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624. A staff member will take your comments. Your comments will be read into the record and made part of the meeting record.

For additional information regarding this project, please call Katy Harris of LJA Engineering, Inc. at 713-358-8536. You may also contact Homero Guajardo Alegria with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

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

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.

- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



Application No: 2020-1071
Agenda Item: 110
PC Action Date: 07/09/2020
Plat Name: Emerald Meadows GP
Applicant: LJA Engineering, Inc.- (West Houston Office)

Staff Recommendation: Deny the requested special exception(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To exceed maximum intersection spacing allowed for local streets by 92 feet.;

Basis of Recommendation:

The site is located within Houston's city limit, east of Martin Luther King Blvd, south of Seleinky road and north of Park Village Drive.

The applicant is requesting a special exception to allow exceed intersection spacing of 1400' requirement. Staff is not in support of the request.

The Emerald Meadows G.P is roughly 20 acres and has access to major thoroughfare Martin Luther King Blvd and Webercrest Road. The applicant is requesting to not provide a street connection to Webercrest Road along the eastern boundary due to the conditions of the roadway.

The distance from the northern G.P boundary to Park View Street is roughly 1492'. However, the total distance from Selinksly Road to Park Village Drive is roughly 2,950'. In order for the site to qualify for the special exception, a street must be located within 1862' of Park Village Drive.

The site does not qualify for the special exception as submitted. Therefor, staff's recommendation is to deny the special exception and approve the G.P with the condition to address excessive intersection spacing along Webercrest Road. The applicant has agreed to the condition.

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;

In order for the site to qualify for the special exception, a street must be located within 1862' of Park Village Drive. The intersection spacing is roughly 2,950 along Webercrest Road.

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

The proposed special exception will not achieve a result contemplated by the standard in article III of Chapter 42.

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

The request is disproportionate to the requirement of 1400.

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

The intent and spirit is not being maintained due to the distance between Selinky Road and Park Village Drive.

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

The granting of the variance could be injurious to the public welfare if considered to be a special exception.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 07/09/2020
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.
- 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)

Add note to the face of the plat:

"The Planning Commission granted a variance to
 1. exceed intersection spacing along FM 2920
 2. exceed the north-south intersection spacing for local streets
 3. and not to extend nor terminate with a cul-de-sac Sunshine Meadow Drive subject to specific conditions on 07/09/2020. 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
 The Planning Commission granted a variance to
 1. exceed intersection spacing along FM 2920
 2. exceed the north-south intersection spacing for local streets
 3. and not to extend nor terminate with a cul-de-sac Sunshine Meadow Drive.



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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 111
Action Date: 07/09/2020
Plat Name: Hockleywood Business Park
Developer: Hockley Business Park, LLC
Applicant: GBI Partners, LP
App No / Type: 2020-1041 C3P

For Your Information:

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

HPW- TDO- Traffic: 06.18.2020

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

Documentation of TXDOT 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

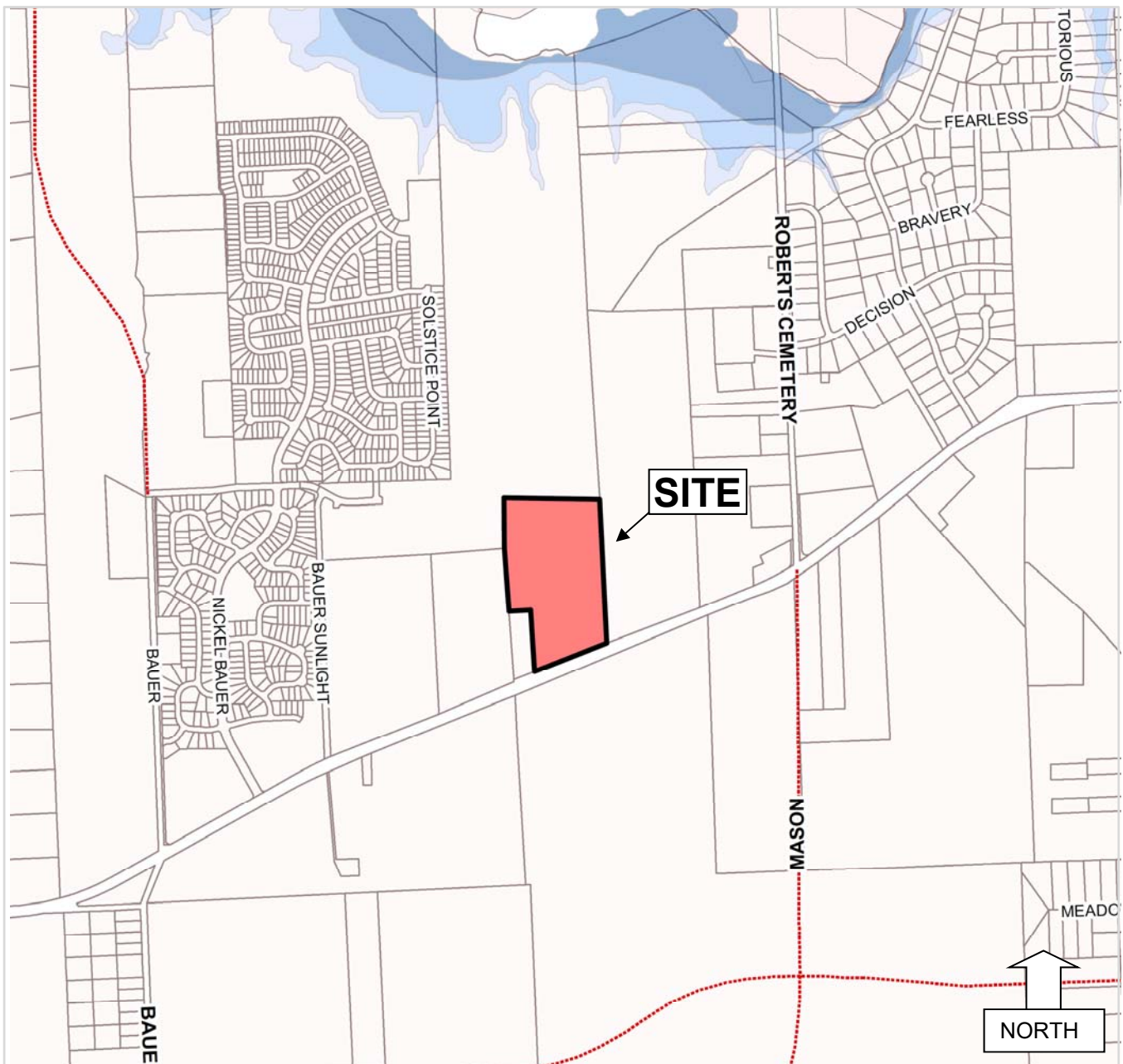
ITEM: 111

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Hockleywood Business Park (DEF 1)

Applicant: GBI Partners, LP



D – Variances

Site Location

Houston Planning Commission

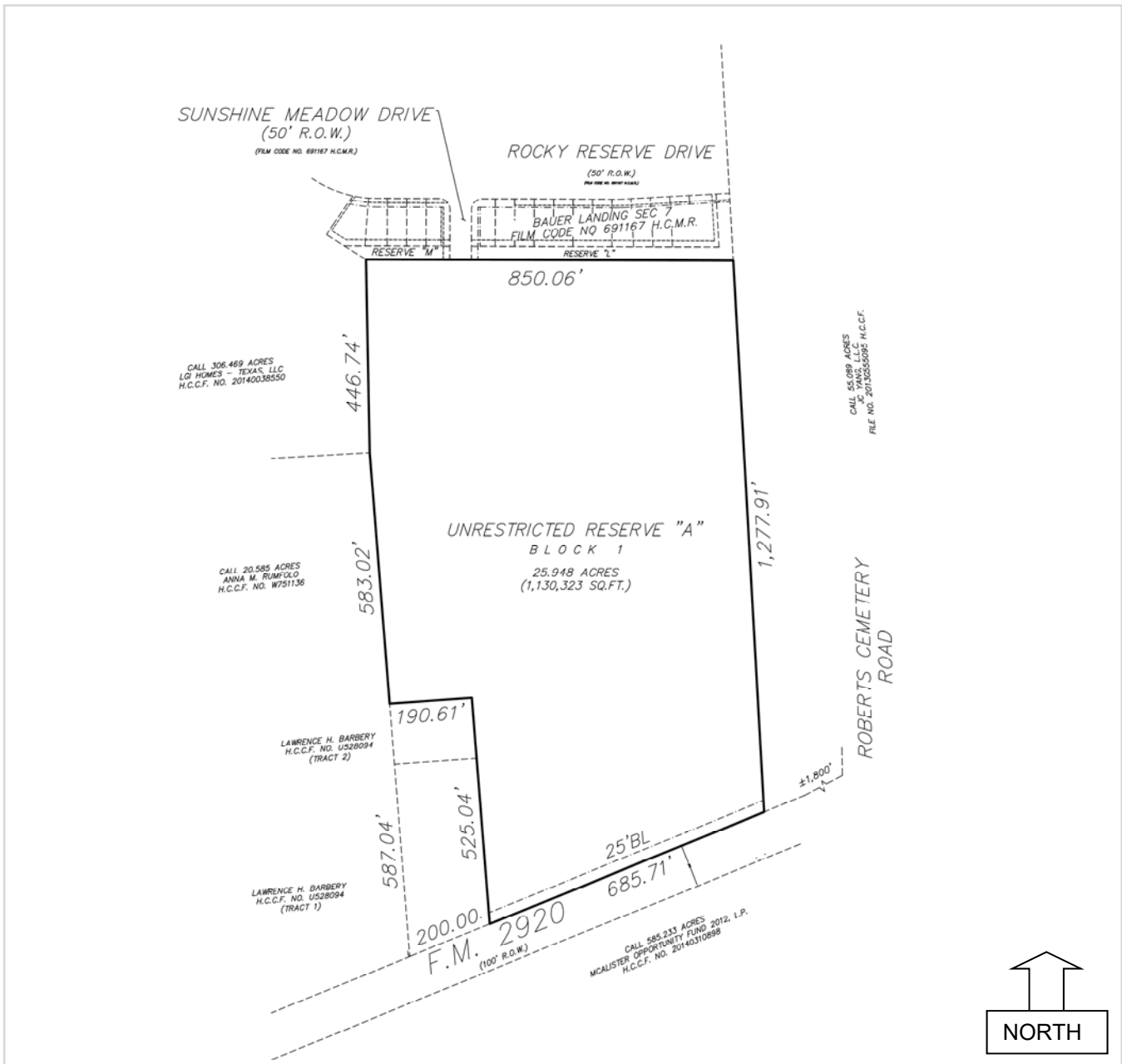
ITEM: 111

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Hockleywood Business Park (DEF 1)

Applicant: GBI Partners, LP



D – Variances

Subdivision

Houston Planning Commission

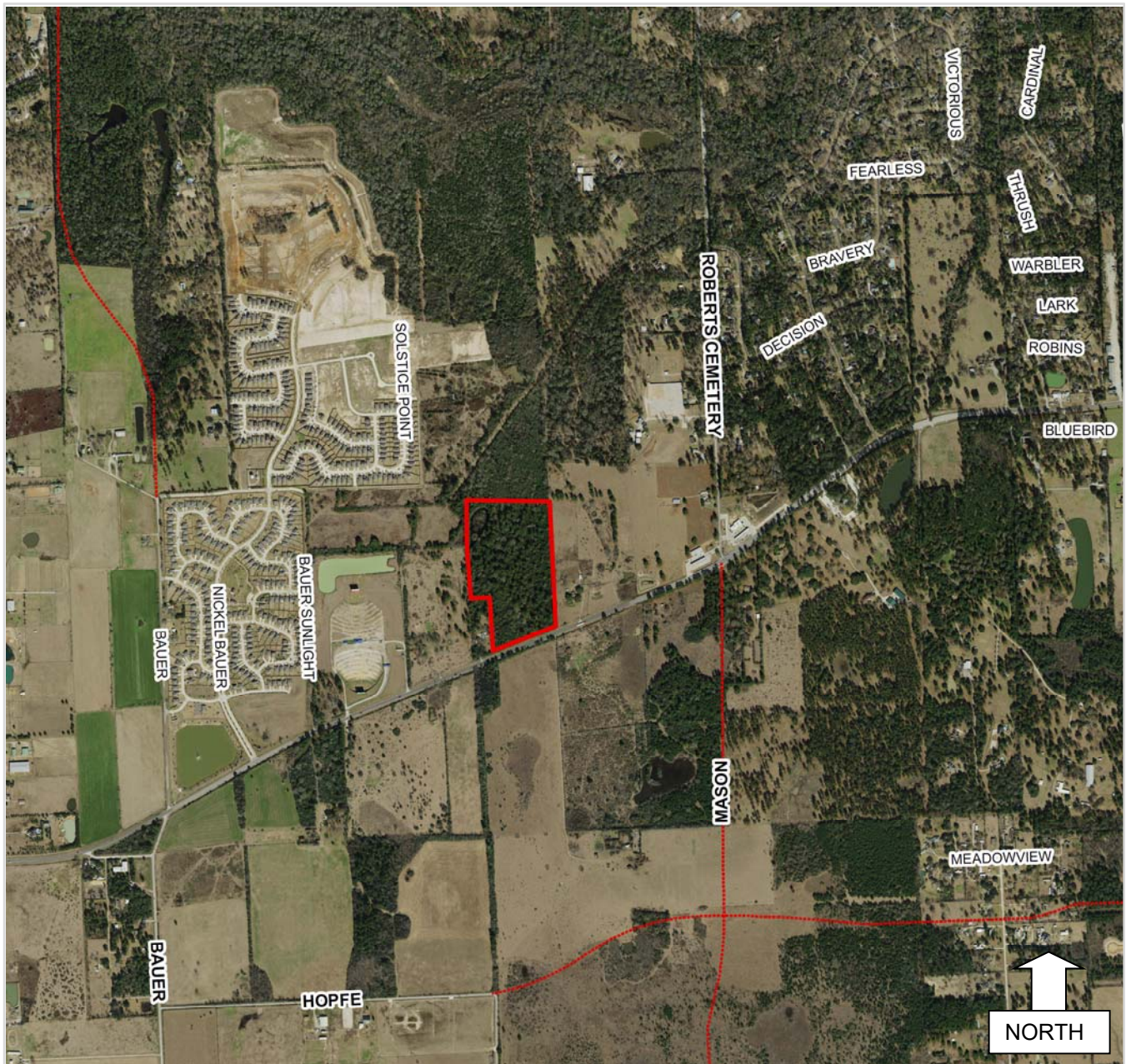
ITEM: 111

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Hockleywood Business Park (DEF 1)

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: 111

PC Action Date: 07/09/2020

Plat Name: Hockleywood Business Park

Applicant: GBI Partners, LP

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

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 is in support of the requested variances.

The site is located on the north side of FM 2920 and is approximately between 1,800' and 2,600' west of Roberts Cemetery Road, a distance that requires an intersection, per Chapter 42. An existing, 50', residential street stubs into the northern plat boundary, and if extended through the site, would satisfy the intersection spacing requirements along FM 2920. However, by doing so, would introduce incompatible land uses between the residential neighborhood and the proposed site. Additionally, the subdivision to the north, Bauer Landing Section 7, consists of an east-west street that is approximately 34 feet beyond the 1,400' intersection spacing requirement north of FM 2920. This stub street provides an opportunity to extend east in order to maintain a future connection to Roberts Cemetery Road.

Recent developments west of the site have established a sufficient street network within the major thoroughfare grid and that also provide stub streets that will allow for the maintenance of Chapter 42's intersection spacing requirements. Therefore, due to the type of proposed development and the existing surrounding street circulation which provides opportunities to extend stub streets with future developments, staff recommends granting the requested variances and approving the plat subject to the CPC 101 Form conditions.

Statement of Facts

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

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;

Extending the existing, 50' public street, servicing the single-family residential development to the north, would result in incompatible traffic patterns between residential subdivision traffic and commercial vehicles. The northwest corner of the property consists of an existing pond that will be repurposed to meet the drainage requirements of the proposed development. This drainage area is directly in line with the alignment of the street that stubs into the northern plat

boundary. The recently platted subdivision to the north, Bauer Landing Section 7 also consists of an east-west local street that is 156' from the northern plat boundary, which minimally exceeds the 1,400' intersection spacing requirement, when measuring north from FM 2920.

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

The northern stub street, Sunshine Meadow Drive, exists as a result of the Bauer Landing General Plan's compliance of Chapter 42's intersection spacing requirements. The existing pond predates the alignment of the stub street which further justifies not providing a street connection from a single-family residential neighborhood into a proposed commercial, office-warehouse development. The east-west street, Rocky Reserve Drive, that is 156' north of the proposed site, minimally exceeds the 1,400 intersection spacing requirement along the east and west property lines. Due to the existing thoroughfare grid, an additional east-west street through the property would not serve a beneficial purpose at this specific site.

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

Extending the 50' wide stub street, Sunshine Meadow Drive, into the proposed commercial site would require a transitioning 60' wide right-of-way. The proposed site is a private, single-use, multi-facility, office-warehouse development that is not compatible with the Bauer Landing residential subdivision to the north. Adequate traffic circulation among the platted residential neighborhoods allow for additional stub streets to make future connections to the east, west, and south.

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

The surrounding area consists of large tracts and low density which provide better opportunities to make future connections of recently platted, single-family subdivision stub streets. The existing major thoroughfare grid provides adequate traffic circulation between existing non-residential and new single-family residential developments taking place. There are existing stub streets that will provide future opportunities to extend and intersect with other local streets and major thoroughfares, thus shoring up Chapter 42 intersection spacing requirements when the surrounding tracts develop.

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

Economic hardship is not the sole justification to support the variance. The subject site is a private commercial development of office-warehouse use. It goes against sound public policy to extend a single-family residential street into a commercial development such as this. The developing, low-density surrounding area provides future opportunities for street extensions to tie into the existing major thoroughfare grid.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 07/09/2020
Plat Name: Valley Ranch East Reserves
Developer: Valley Ranch QOZB
Applicant: BGE, Inc.
App No / Type: 2020-1107 C2

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

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning commission granted the reconsideration of requirements and variance to not terminate Valley Trace Lane 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:



PLANNING & DEVELOPMENT DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 07/09/2020
Plat Name: Valley Ranch East Reserves
Developer: Valley Ranch QOZB
Applicant: BGE, Inc.
App No / Type: 2020-1107 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: 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.

Site Location

Houston Planning Commission

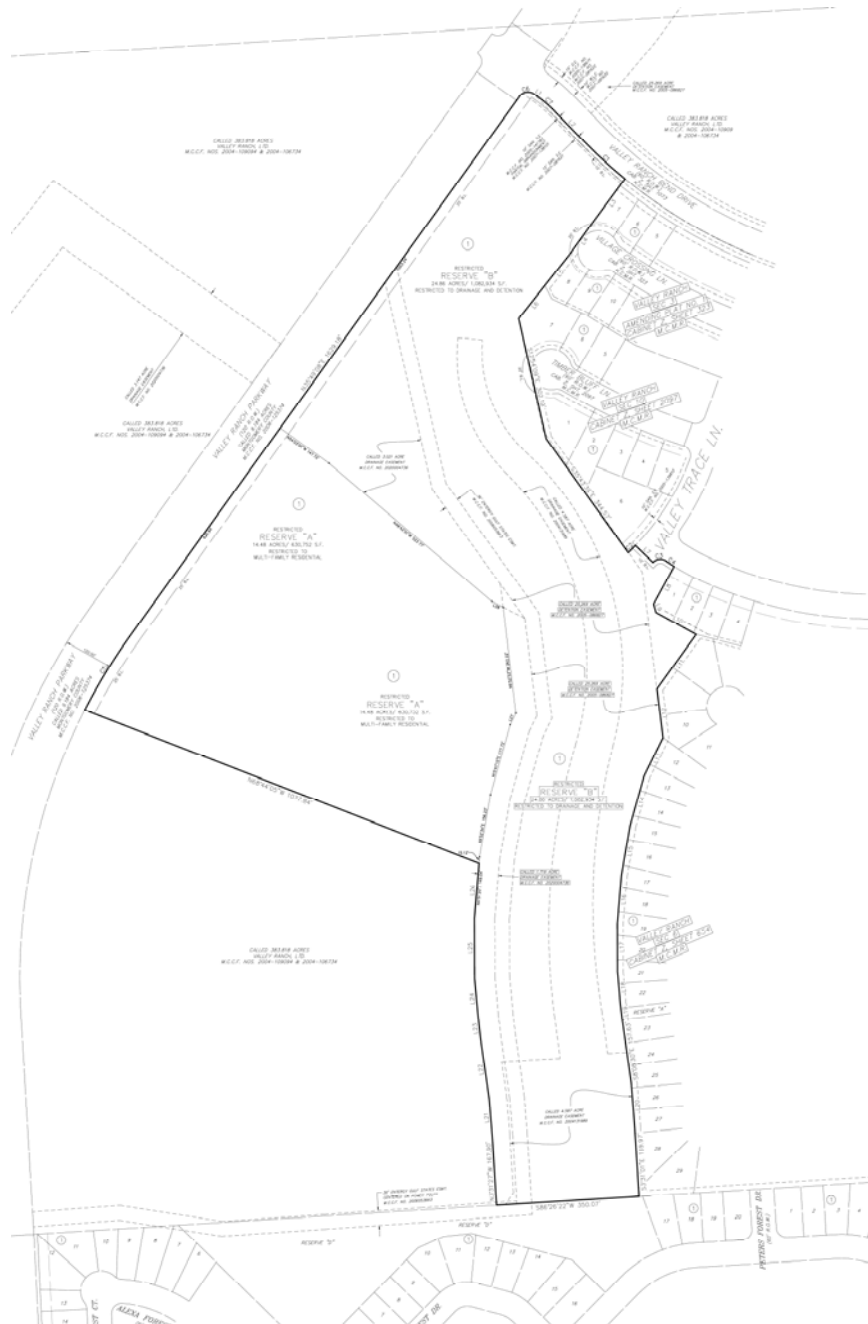
ITEM: 112

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Valley Ranch East Reserves

Applicant: BGE



F- Reconsideration of Requirements

Subdivision



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Reconsideration Of Requirement Request Form**

Application No: 2020-1107
Plat Name: Valley Ranch East Reserves
Applicant: BGE
Date Submitted: 06/29/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

Specific requirement or condition being sought:

To not terminate Valley Trace Lane with a cul-de-sac.

Chapter 42 Section: 42-134

Chapter 42 Reference:

42-134 (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turn around shall be extended in 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.

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 attached variance request to not provide a cul-de-sac for Valley Trace Lane.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2020-1107

Plat Name: Valley Ranch East Reserves

Applicant: BGE

Date Submitted: 06/29/2020

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 terminate Valley Trace Lane with a cul-de-sac.

Chapter 42 Section: 42-134

Chapter 42 Reference:

42-134 (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turn around shall be extended in 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

(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 requiring a cul-de-sac at the termination Valley Trace Lane would be infeasible due to the fact the stub is only 25 feet long. Planning Commission previously granted two (2) variances on February 20, 2020 to exceed 2600 feet intersection spacing along Valley Ranch Parkway and to exceed internal intersection spacing by not providing a connection across recorded drainage easements for Valley Trace Lane. Dedicating a cul-de-sac at the termination of the 25 foot stub street would unnecessarily create increased impervious area and remove precious green space.

(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 upon the physical characteristics of the 25 foot stub street for Valley Trace Lane and the previously granted variance to not extend Valley Trace Lane across the existing drainage easements.

(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 traffic circulation through the existing public street system.

(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. Traffic circulation will continue to use the existing public street system.

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

Economic hardship is not the justification of the variance; providing a cul-de-sac will not provide improved circulation and create unnecessary increased impervious area.



PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT Variance Request Form

Application No: 2020-1107

Agenda Item: 112

PC Action Date: 07/09/2020

Plat Name: Valley Ranch East Reserves

Applicant: BGE, Inc.

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-134

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

To not terminate Valley Trace Lane with a cul-de-sac.;

Basis of Recommendation:

The site is located south of Grand Parkway west of US 59. The applicant is proposing two reserves. A reserve restricted to drainage and detention and an unrestricted reserve for multifamily use. The applicant is requesting a reconsideration of requirements with a variance to not terminate Valley Trace Lane with a cul-de-sac. Staff is in support of the request. The proposed plat is out of Valley Ranch GP. Early this year two variances were granted with Valley Ranch Parkway Reserves for intersection spacing along Valley Ranch and for internal intersection spacing by not providing a connection across the recorded drainage easements for Valley Trace Lane. With these variances, Valley Trace Lane is not required for intersection spacing. No lots are taking access from the stub street and not providing the cul-de-sac will not be injurious to the public health, safety or welfare as vehicular traffic will not be affected. Therefore, staff recommendation is to grant the reconsideration of requirements with the 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;

Because two variances were granted on February 2020 with Valley Ranch Parkway Reserves for intersection spacing along Valley Ranch and for internal intersection spacing by not providing a connection across the recorded drainage easements, Valley Trace Lane is not required for intersection spacing. In addition to this no lots are taking access from the stub street. Providing a cul-de-sac will create an impractical development.

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

Adjacent to Valley Trace Lane there are recorded drainage easements that will make it difficult to provide a street across it. Two variances were granted on February 2020 with Valley Ranch Parkway Reserves for intersection spacing along Valley Ranch and for internal intersection spacing by not providing a connection across the recorded drainage easements that doesn't require Valley Trace Lane to be extended. The adjacent neighborhoods to the east and south have good connectivity and access to Valley Ranch bend and Valley Ranch. Both major thoroughfares.

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

The stub street is located at an intersection, not providing a cul-de-sac will not affect traffic circulation as it is clear that is a dead end and drivers don't need to use it to turn around. The adjacent neighborhoods to the east and south have good connectivity and access to Valley Ranch bend and Valley Ranch. Both major thoroughfares. This will maintain and preserve the intent of this chapter.

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

The proposed site has access to Valley Ranch and Valley Ranch Bend both major thoroughfares. Not providing a cul-de-sac will not be injurious to the public health, safety or welfare as the site and adjacent neighborhoods have adequate connectivity for emergency services.

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

Two variances were granted on February 2020 with Valley Ranch Parkway Reserves for intersection spacing along Valley Ranch and for internal intersection spacing by not providing a connection across the recorded drainage easements. Because of this, Valley Trace Lane is not required for intersection spacing. In addition to this no lots are taking access from the stub street and a cul-de-sac at this location will not be required for a turn around as vehicular traffic doesn't dead end at the stub street.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 07/09/2020
Plat Name: Ventana Lakes East Sec 5
Developer: D. R. Horton - Texas, Ltd., A Texas Limited Partnership
Applicant: EHRA
App No / Type: 2020-1137 C3F

Total Acreage:	45.6400	Total Reserve Acreage:	1.4700
Number of Lots:	208	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77449	445G	ETJ

Conditions and requirements for approval:

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

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)

Planning Commission granted the reconsideration of requirements to allowed "Ventana Lakes East Sec 5" to be recorded prior to the drainage and detention area located east of it.

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 113
Action Date: 07/09/2020
Plat Name: Ventana Lakes East Sec 5
Developer: D. R. Horton - Texas, Ltd., A Texas Limited Partnership
Applicant: EHRA
App No / Type: 2020-1137 C3F

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

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

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Sec 6 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)
Provide INO letter for pipeline crossing prior to plan approval (HC-permit regs, 5.06)
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

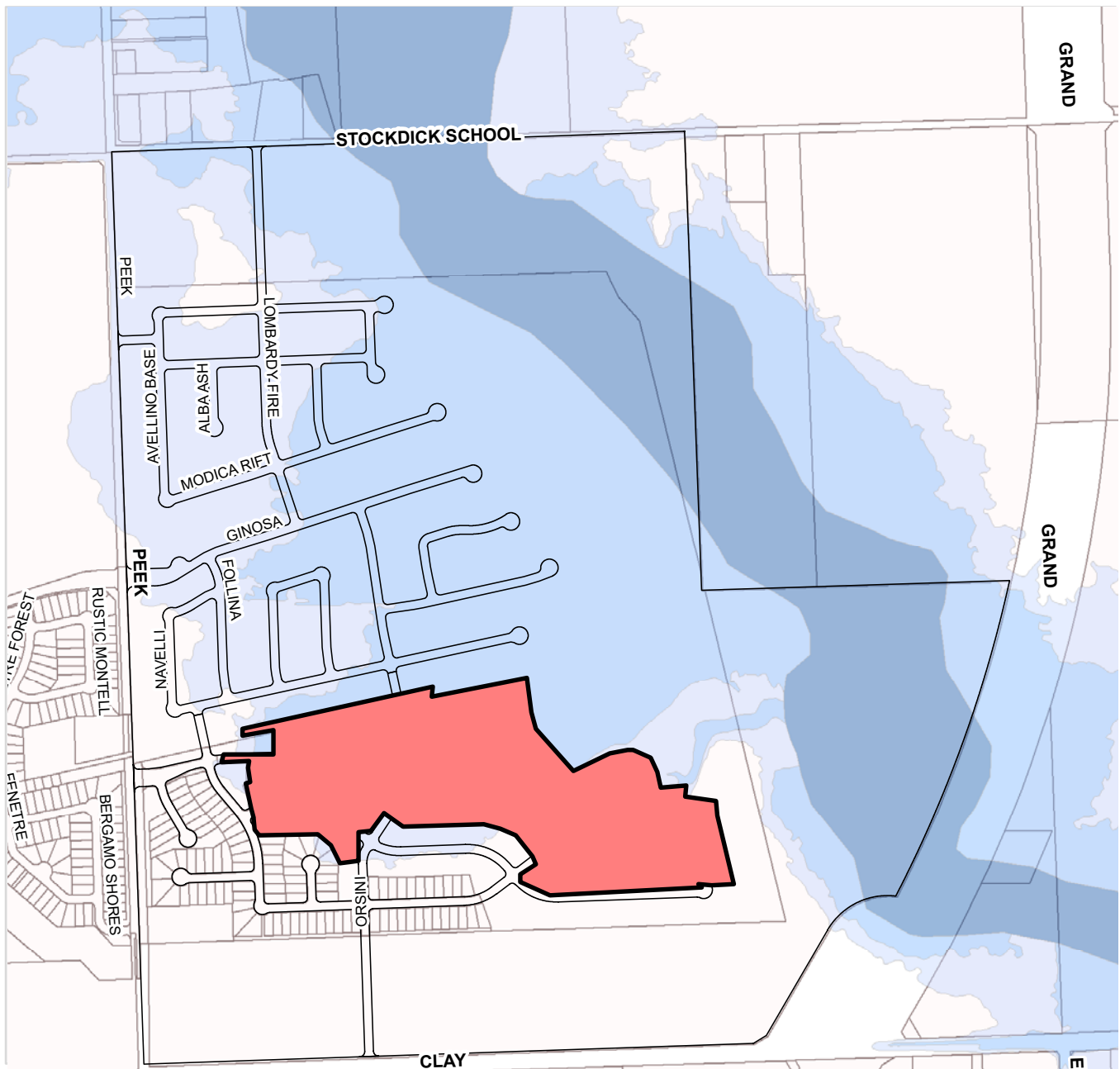
ITEM: 113

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Ventana Lakes East Sec 5

Applicant: EHRA



F- Reconsideration of Requirements

Site Location

Houston Planning Commission

ITEM: 113

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Ventana Lakes East Sec 5

Applicant: EHRA



F- Reconsideration of Requirements

Subdivision

Houston Planning Commission

ITEM: 113

Planning and Development Department

Meeting Date: 07/09/2020

Subdivision Name: Ventana Lakes East Sec 5

Applicant: EHRA



F- Reconsideration of Requirements

Aerial



Application No: 2020-1137
Plat Name: Ventana Lakes East Sec 5
Applicant: EHRA
Date Submitted: 06/29/2020

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:

Reconsideration of requirement as marked on the CPC 101 form for application 2020-0434, "052. Ventana Lakes East Sec 6 and drainage detention to the east must be recorded prior to or simultaneously with this plat."

Chapter 42 Section: 42-120

Chapter 42 Reference:

Sec. 42-120. General layout and arrangement of street systems.

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:

Ventana Lakes Sec 5 final plat was approved by the Planning Commission with the following markup: "Ventana Lakes East Sec 6 and drainage detention to the east must be recorded prior to or simultaneously with this plat." The applicant is requesting a reconsideration of this requirement so that Ventana Lakes Sec 5 can be recorded separately for the following reasons. Ventana Lakes East is a master-planned community with multiple sections draining to a central detention system. The drainage/detention reserves are located on the east side of the property adjacent to the drainage outfall location into South Mayde Creek. The location of the reserves was chosen due to the general topography of the site sloping from west to east, thus creating a positive drainage pattern. Development of the first sections for homes has occurred on the west side of the property nearest Peek Road. All sections within Ventana Lakes East must comply with Harris County Flood Control District requirements and as such are draining storm water into an approved detention basins which are already constructed. The initial sections of development are outside of any floodplain and drain into the approved and constructed detention basins which are included in sections 7 and 8 plats in drainage/detention reserves. Even though the detention reserves are not yet recorded by plat, the basins themselves have been approved by HCFCD. Such project timing often occurs in large master-planned communities. Further, sections 7 and 8, which include the entire project's detention basins, have lots currently in the floodplain based on the current floodplain maps. The applicant has submitted a Letter of Map Revision (LOMR) which is currently being reviewed but has not yet obtained approval in order to remove the lots from the floodplain. In order to record sections 7 and 8 without showing lots being impacted by the floodplain, we must wait for approval of the LOMR. Though the process is underway, it will be many more months until approval is obtained. Meanwhile, the recordation of the section 5 plat is held up despite no lots in that section being in the floodplain and having an approved drainage plan in place. This reconsideration of requirement is simply a timing request. The importance of constructing flood prevention facilities for new development and assuring the public that new homes are outside of the floodplain is a long process. Developers must first get approval from HCFCD for a drainage plan before submitting to FEMA for a LOMR. Meanwhile, property that is outside the floodplain and proven to have detention can obviously be developed while awaiting approval of the LOMR. Removing the simultaneous plat recordation requirement for section 5 will not in any way put the public at risk since section 5 is outside the floodplain and drains into the approved detention basin. The act of platting and recording the detention basins in sections 7 and 8 is simply a way to legally transfer the ownership and thus the maintenance of the basins to the Municipal Utility District. The requirement to record Ventana Lakes East section 6 prior to or simultaneous with section 5 is being met. The section 6 plat is on the June 30, 2020 Harris County Commissioners Court agenda and should be recorded by the Harris County Clerk's Office early in the week of July 6, 2020. Thus, the necessary second point of connectivity for section 5 will be provided by section 6 and recorded as required. Recordation of sections 7, and 8 of Ventana Lakes East is underway and is solely dependent upon approval of the LOMR so that the public is guaranteed that all lots have been

removed from the floodplain. Since section 5 is not in the floodplain and has an approved drainage plan, the applicant is requesting to be allowed to record section 5 without recording the drainage/detention basins in sections 7 and 8 at this time and since section 6 will have already been recorded.

Basis of Recommendation:

The site is located north of Clay east of Peek. The applicant is proposing a subdivision with 208 lots and requesting a reconsideration of requirements to not record the drainage and detention area east of Section five prior or simultaneously with Section five. Staff is in support of the request. The proposed subdivision is out of Ventana Lakes East GP. The GP already has Sections one through four recorded. Section five was conditioned to have section six and the detention and drainage area to the east recorded prior to or simultaneously with it. Section six is already in the recordation process and will provide the second point of access required for more than 150 lots. Even though the drainage area within section eight has not been recorded by plat, the basins have been approved by Harris County Flood Control District. With the drainage plan approval, the applicant has submitted a letter of map revision to FEMA to show the proposed lots in sections seven and eight outside the flood plain. The review and approval for this process takes several months which doesn't allow the applicant to record section eight prior to or simultaneously with section five. Because of this, the applicant wants to move forward with the recordation process of Section five. Harris County has voiced no objection to this request. Staff recommendation is to grant the reconsideration of requirements with the condition to record section seven and eight prior to or simultaneously with any future section and approved the plat subject to the CPC 101 form conditions.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 114
Action Date: 07/09/2020
Original Action Date: 07/25/2019
Plat Name: Archers Subdivision of Wright Acres partial replat no 1
Developer: CAS SURVEY
Applicant: CAS SURVEY
App No : 2019-1149
App Type: C2R

Total Acreage:	0.6200	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	453D	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 115
Action Date: 07/09/2020
Original Action Date: 08/22/2019
Plat Name: Cowboy
Developer: TEXAN LAND AND CATTLE II, LTD.,
Applicant: Atkinson Engineers
App No : 2019-1368
App Type: C2R

Total Acreage:	50.8396	Total Reserve Acreage:	50.8396
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	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	77051	573G	City

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



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

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 116
Action Date: 07/09/2020
Original Action Date: 07/25/2019
Plat Name: Dellrose Sec 8
Developer: Cypress 600 Development Partners LP
Applicant: META Planning + Design, LLC
App No : 2019-1299
App Type: C3F

Total Acreage:	16.5715	Total Reserve Acreage:	0.9000
Number of Lots:	73	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	325K	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: 117
Action Date: 07/09/2020
Original Action Date: 07/25/2019
Plat Name: Enclave at Cypress Springs
Developer: Grason Communities, LTD
Applicant: BGE, Inc.
App No : 2019-1201
App Type: C3F

Total Acreage:	7.8010	Total Reserve Acreage:	3.0000
Number of Lots:	40	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 157
County	Zip	Key Map ©	City / ETJ
Harris	77433	406P	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



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

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 118
Action Date: 07/09/2020
Original Action Date: 07/11/2019
Plat Name: Harris County MUD no 441 Water Plant no 1
Developer: Harris County MUD No 441
Applicant: Jones | Carter
App No : 2019-1174
App Type: C2

Total Acreage:	2.4810	Total Reserve Acreage:	2.4810
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	286X	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



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

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

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/09/20

ITEM: 119

Applicant: ELVA MALDONADO

Contact Person: BRIAN SYDNOR

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	20-1536	77357	5974	258F	ETJ
NORTH OF: FM 1485 EAST OF: GALAXY BLVD					

ADDRESS: 26056 Cambridge Blvd

ACREAGE:

LEGAL DESCRIPTION:

LOT SIX (6), BLOCK TWELVE (12) OF KINGS COLONY, SECTION TWO (2), A RECORDED SUBDIVISION OF MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET C, SHEET 132 B, COUNTY CLERK'S OFFICE, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION: Approve

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 07/09/20

ITEM: 120

Applicant: CARLOS PARRA

Contact Person: CARLOS PARRA

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	20-1537	77357	5874	257M	ETJ
NORTH OF: FM 1485 WEST OF: DEER RUN					

ADDRESS: 19776 White Oak Dr.

ACREAGE:

LEGAL DESCRIPTION:

LOT ONE HUNDRED THIRTY-FIVE (135) OF PEACH CREEK FOREST, SECTION TWO (2), AN UNRECORDED SUBDIVISION OUT OF THE CHRISTOPHER BRYAN SURVEY, ABSTRACT 75, MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION: Approve

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3rd floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Jill Naponic	Jill Naponic	(214) 675-7113	Jill.Naponic@gmail.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
6261 Ella Lee Lane	20040018	77057	5056B	491S	G

HCAD ACCOUNT NUMBER(S): 0811580000108
PROPERTY LEGAL DESCRIPTION: LT 108 BLK 6 BRIARGROVE SEC 1
PROPERTY OWNER OF RECORD: NAPONIC JOCK R & JILL M
ACREAGE (SQUARE FEET): 8,932 SF
WIDTH OF RIGHTS-OF-WAY: Ella Lee Lane (60 feet), Briargrove Drive (60 feet)
EXISTING PAVING SECTION(S): Ella Lee Lane (25 feet), Briargrove Drive (28 feet)
OFF-STREET PARKING REQUIREMENT: Complies
OFF-STREET PARKING PROVIDED: Complies
LANDSCAPING REQUIREMENTS: Complies
LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Existing 2,578 SF SFR to remain.

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Existing carport and driveway to remain and add a garage door to existing carport structure.

PURPOSE OF VARIANCE REQUEST: To allow a garage door on an existing residential carport structure at the 10' building line along Briargrove Dr, in lieu of the required 20' property line, to secure existing parking structure.

CHAPTER 42 REFERENCE(S): Sec. 42-156(c) Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of section 42-157 of this Code.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

LT 108 BLK 6 of BRIARGROVE SEC 1 is a corner home at ELLA LEE LANE and BRIARGROVE DRIVE. The residential home has an existing attached carport structure facing BRIARGROVE DRIVE and is currently built to the 10' property line adjoining the home. The applicant's proposal is to enclose the existing carport structure with a garage door for security of vehicles and home. The city has implemented a new city ordinance GBL of 17'. The new ordinance creates a new build line that is affecting the ability to secure the existing carport structure with a garage door. There are many residences on BRIARGROVE DRIVE with garage doors at 10' or less off of the property line. In order to utilize the existing structure to secure the home and vehicles and help deter theft in the residential community we request a variance to enclose the existing structure with a garage door at the 10' property line. This would also give the same appeal as the rest of the street and neighboring homes. The addition of the garage door at the 10' build line would not impede pedestrians or block roadways.

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;**

Application of the current requirements of this referenced chapter would make the project infeasible by not allowing us to put a garage door on the existing structure at the 10' build line. Enforcing the 17' build line while also trying to secure our home would require building a new garage and would necessitate demolition of a perfectly sound existing structure and minimizing the little existing green space currently available for our young children to play safely in the backyard.

Further, theft is a concern and ongoing issue in our neighborhood. Access to vehicles and items in the carport continues to foster criminals encroaching on our neighborhood. In order to deter such crime and improve the safety and value of our community we seek a variance to enclose the existing carport structure by securing with a garage door. The variance would maintain the aesthetics of our community and continue our efforts towards safety in the area.

As shown in **Exhibit 1** several homes fronting BRIARGROVE DRIVE have garages at the 10' build line. In particular, the property at 6261 BRIAR ROSE DRIVE applied for a variance and was approved for the variance for a garage door on an existing structure encroaching on the 17' build line.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The circumstances are not a result of a hardship created or imposed by the applicant. The build lines have been changed by the City of Houston since the original platting of this subdivision. The hardship is that the revised build lines have created the need for this variance application.

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

Yes, the intent and general purposes of this chapter will be maintained. This variance request is to help maintain the aesthetic of the existing structure while also deterring crime and maintaining safe walkways for pedestrians on BRIARGROVE DRIVE by securing vehicles in an enclosed structure. The sidewalk along BRIARGROVE DRIVE directly abuts the street (no grass space between walkway and roadway) and the addition of the garage door will still allow for plenty of space for a parked car behind the garage door without impeding the sidewalk or roadways. The granting of this variance will also maintain the existing green space for safe play as well as the appeal of the neighborhood as several homes on BRIARGROVE DRIVE have garages built in line with the home at the 10' build line.

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

The granting of this variance will not result in any injury to the public safety and welfare, rather, we feel that by securing our vehicles and property we will assist in deterring crime in our area by eliminating easy targets. The addition of a garage door on the existing carport structure still allows for ample space for a parked car behind the closed garage door without impeding the sidewalk that abuts BRIARGROVE DRIVE. The granting of the variance will continue to uphold the assurance that pedestrians have secure use of sidewalks.

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

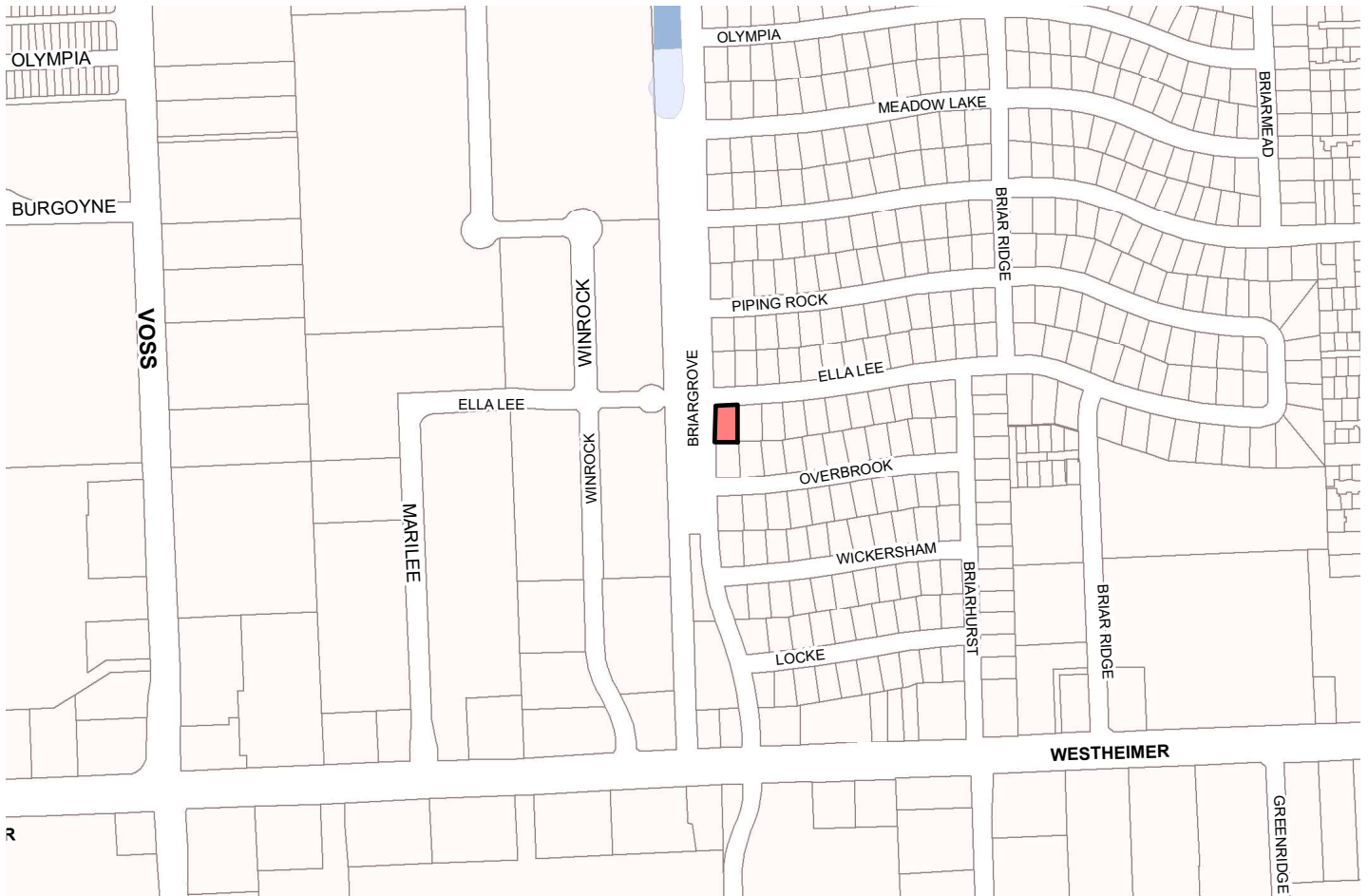
Economic hardship is not the sole justification of this variance request. The variance is requested to provide continuity in the neighborhood, deter theft, maintain green space, and property values. Investing in the security and value of our home in our neighborhood is a high priority.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



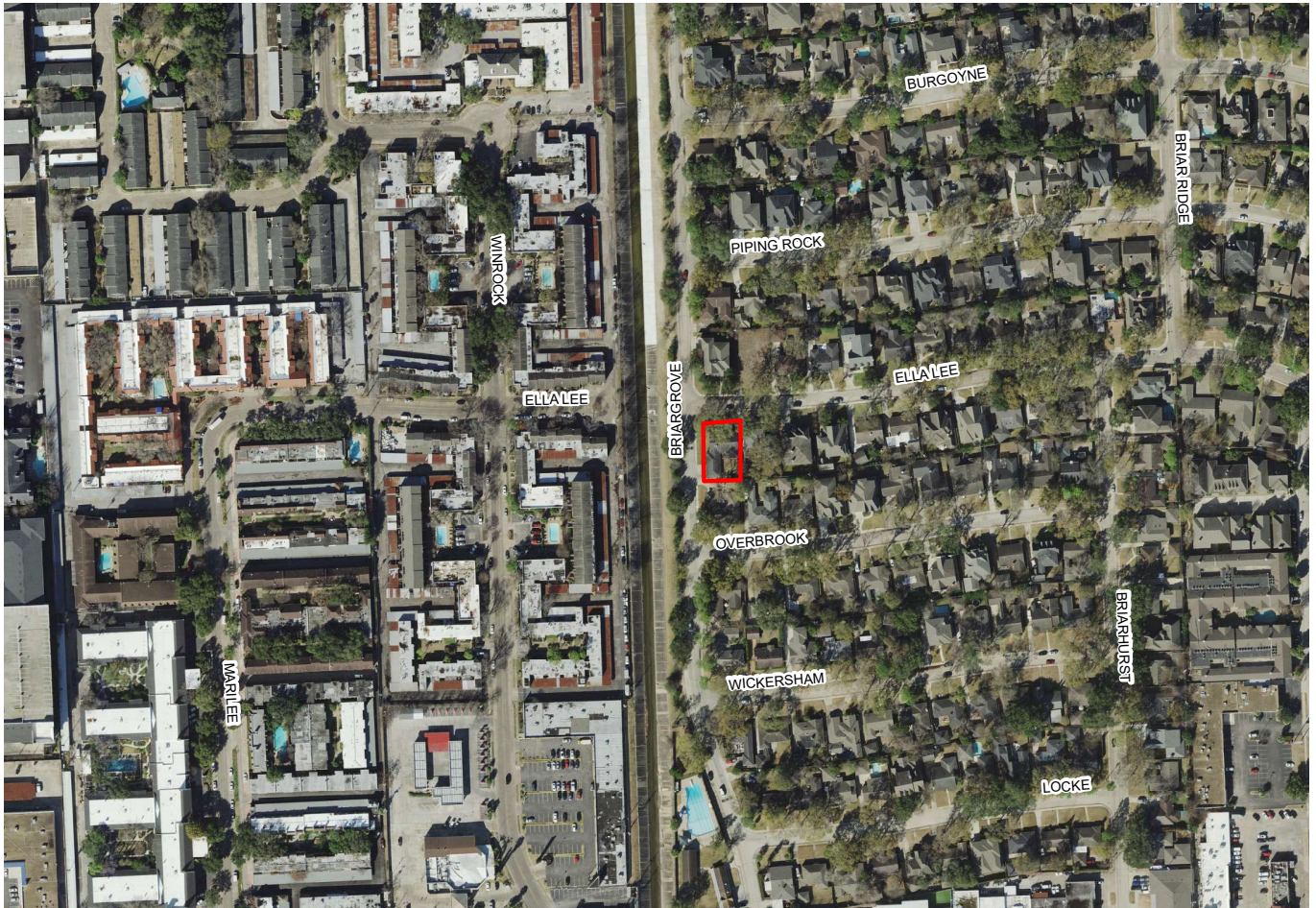
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 121

Meeting Date: 07/09/2020

Houston Planning Commission

Aerial Map



DEVELOPMENT PLAT VARIANCE

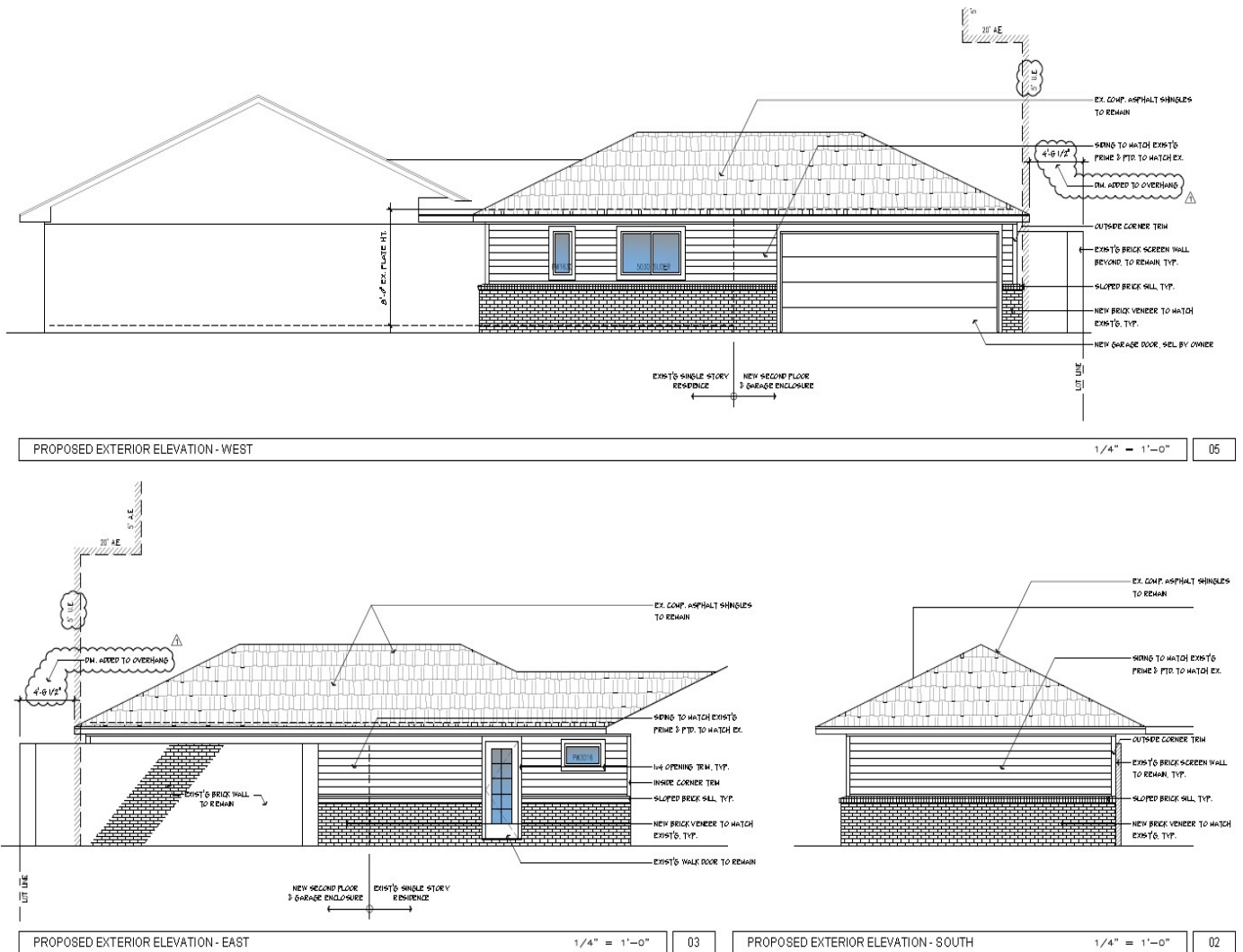


Houston Planning Commission

ITEM: 121

Meeting Date: 07/09/2020

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation:

The site is located east of Voss Road, north of Westheimer Road, and at the Southeast corner of Ella Lee Lane & Briargrove Drive. The applicant is requesting a variance to allow a garage conversion to be located at a 10' building line along Briargrove Drive, in lieu of the required 20' building line.

Staff is in support of the requested variance.

The applicant is proposing a residential carport conversion to an enclosed garage on an existing single-family residence. The existing carport will remain in the same location, and the only change will be the remodel to enclosed and create the new garage door along Briargrove drive. The subject site is a corner lot that was created by the Briargrove Section 1 subdivision in 1953 with a 10' building line along Briargrove Drive. Briargrove Drive is a 60' wide local street lined with single-family residential lots. The distance from back of curb to the proposed garage door will be 21.5', and to the inside of the sidewalk will be approximately 17.5'. The proposal is consistent with the existing neighborhood, as there are many residential garages in the area setback at the 10' building line, and the planning commission has previously granted reduced garage setbacks in the area. Therefore, the intent of the ordinance will be preserved.

Staff recommends the Planning Commission grant the requested variance to allow a 10' building line for a new residential garage remodel, in lieu of the required 20' building line along Briargrove Drive, with the condition that the existing gate along the driveway be removed.

Planning Commission Action: Approve

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3rd floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
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

(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.

DEVELOPMENT PLAT VARIANCE



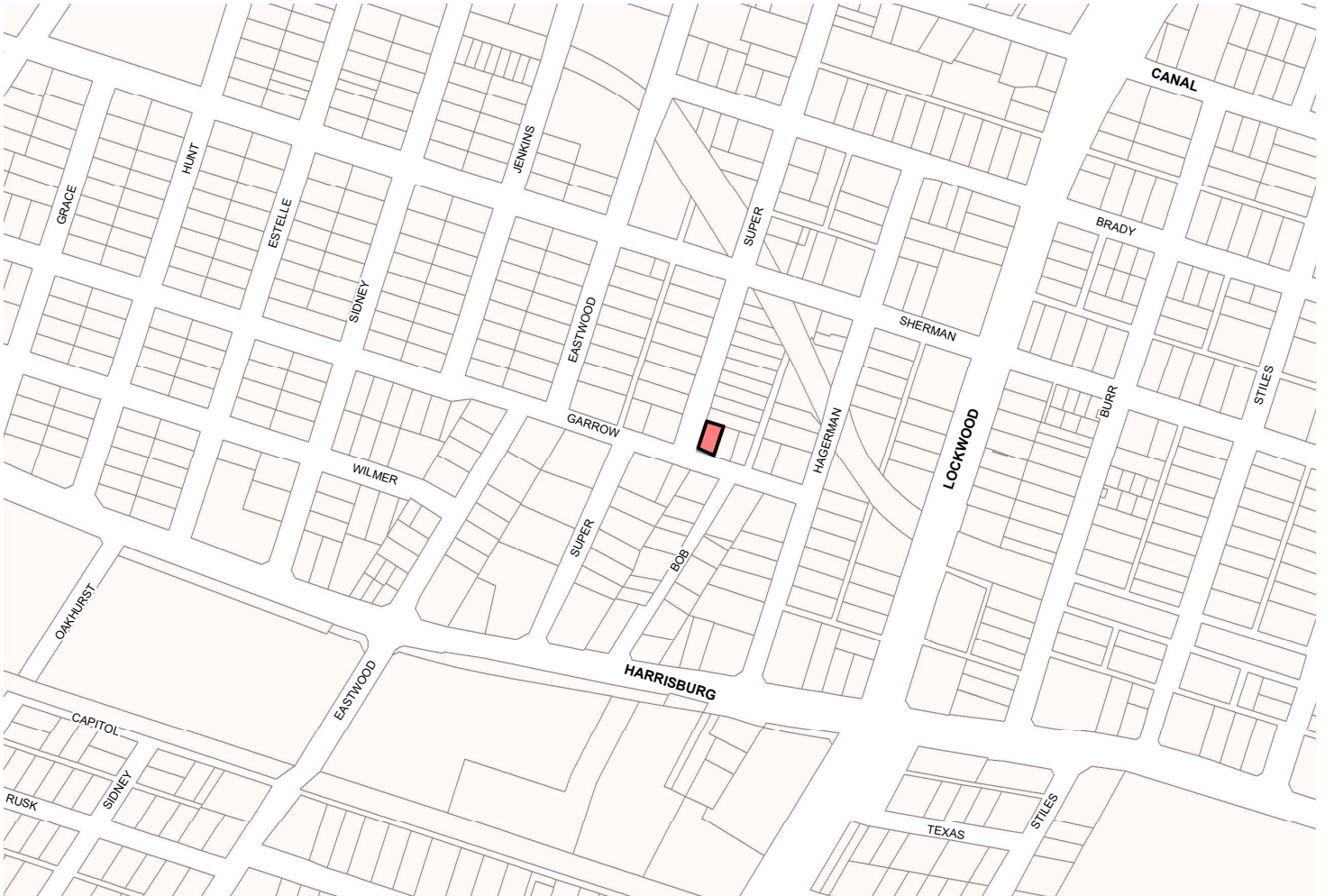
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 122

Meeting Date: 07/09/2020

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



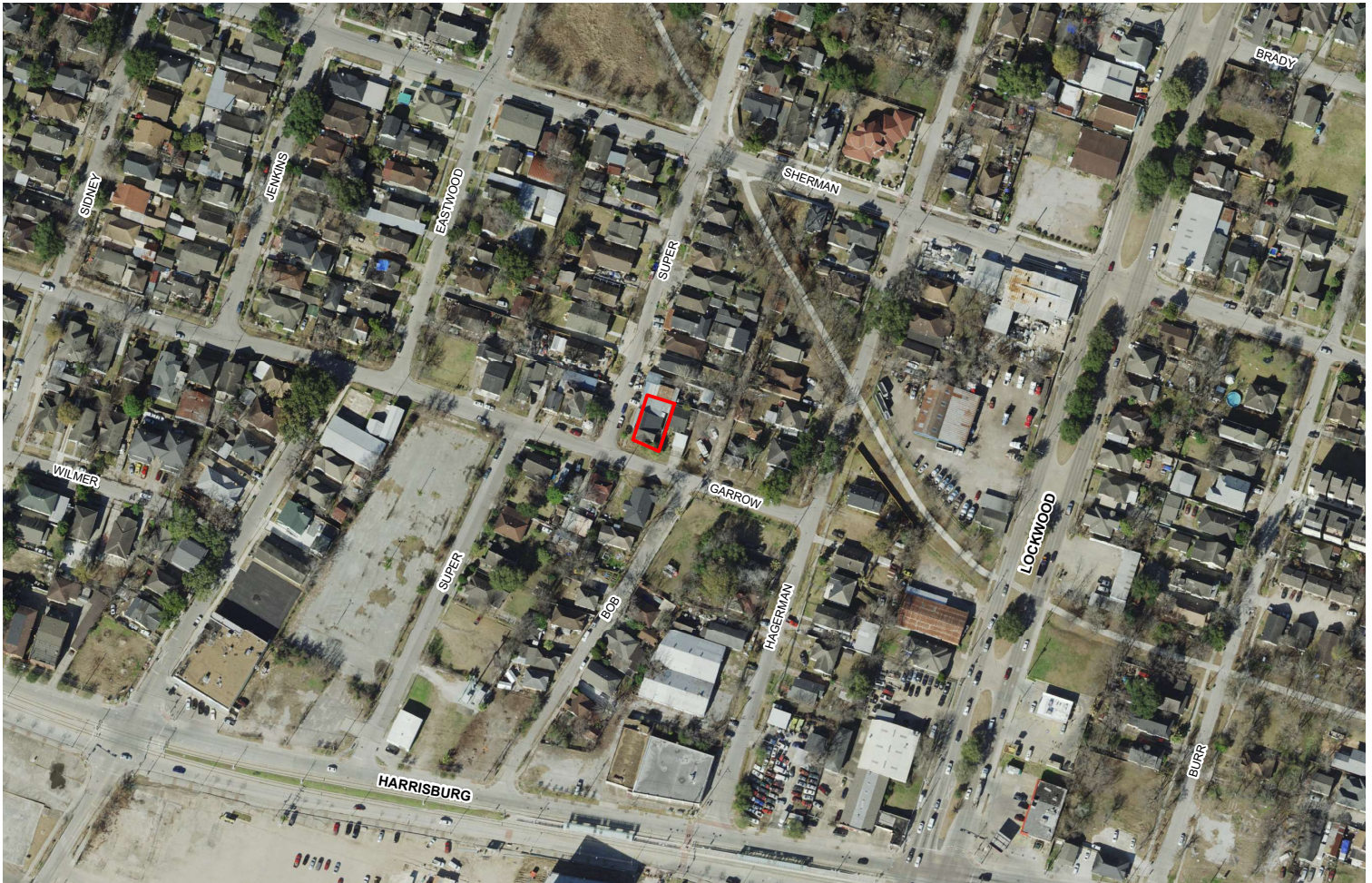
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 122

Meeting Date: 07/09/2020

Houston Planning Commission

Aerial Map

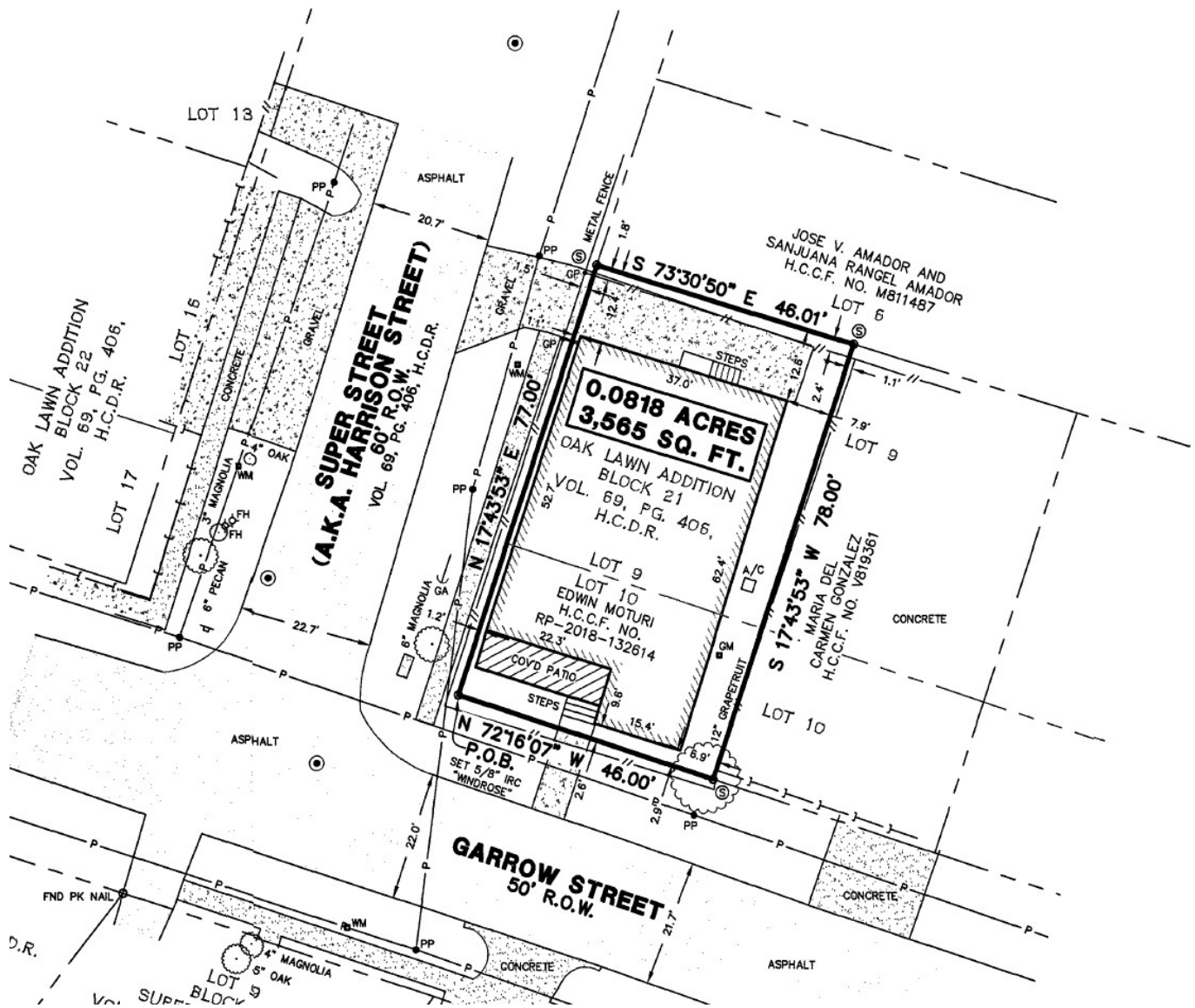


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey

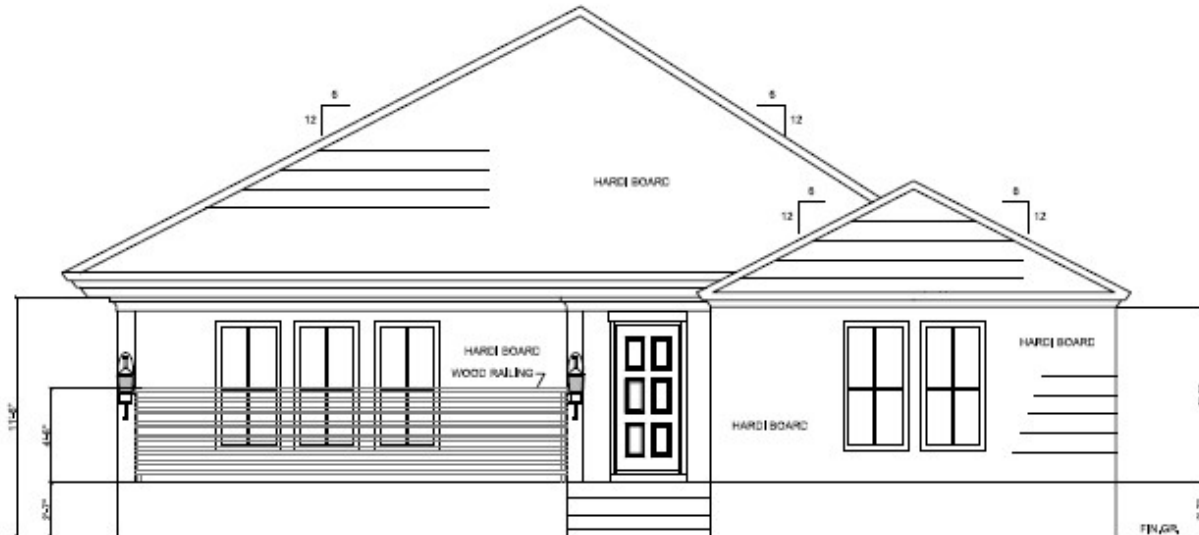


DEVELOPMENT PLAT VARIANCE



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

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
JRP Company	Jenifer Pool	832-594-8420	JRPCOM@AOL.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3203 Underwood Street	20057772	77025	5254	532K	C

HCAD ACCOUNT NUMBER(S):	0751870110001
PROPERTY LEGAL DESCRIPTION:	Block 11 Lot 1, Southern Oaks Section 1
PROPERTY OWNER OF RECORD:	Natalee & Ravishanker Mallapuram
ACREAGE (SQUARE FEET):	12,397 square feet
WIDTH OF RIGHTS-OF-WAY:	Underwood Street (60 feet); Buffalo Speedway (100 feet) – divided
EXISTING PAVING SECTION(S):	Underwood Street (26 feet); Buffalo Speedway (24 feet) – divided
OFF-STREET PARKING REQUIREMENT:	2 spaces
OFF-STREET PARKING PROVIDED:	2 spaces
LANDSCAPING REQUIREMENTS:	2 trees
LANDSCAPING PROVIDED:	3" caliper street trees and a 6' sidewalk along Buffalo Speedway

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Vacant (4,448 square feet – DEMO)

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Residence – 9,725 square feet

PURPOSE OF VARIANCE REQUEST: To allow a 10' building line, in lieu of the ordinance-required 25' building line, along Buffalo Speedway, a major thoroughfare.

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): HCAD identifies the property as Block 11 Lot 1 of Southern Oaks Sec 1, located at 3203 Underwood Street. The property is currently vacant; however, a house of 4,448 square feet was removed, and was built on the 10' building line along Buffalo Speedway per original Southern Oaks Sec 1 plat of November, 1948. This is a well-developed area and most of the houses that abut Buffalo Speedway are built using the 10' building line along Buffalo Speedway. Note: The house at 3202 Underwood Street was built in 2010 using the 10' building line (see photo) as well as others along Buffalo Speedway.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

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

This is a tract that has functioned as a single-family home lot for many years. This lot currently is vacant, having removed a single-family home that has been there since 1960. Requiring a 25' building line for the Buffalo Speedway portion of the property would create an undue hardship in that there is a 25' building line on Underwood Drive and a 10' easement along the south side of the lot and this would unduly constrict the size of the buildable portion of the property. The owner would not reasonably build using the larger building line along Buffalo Speedway.

- (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;**

Requiring a 25' building line per Chapter 42-152(a) along Buffalo Speedway, in lieu of the 10' building line per subdivision plat of November 1948, would create an undue hardship in conjunction with the 25' building line on Underwood Street and 10' easement along the south side of the lot. The 10' building line, per subdivision plat of November 1948, would fulfill the intent of Chapter 42.

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

The property was originally sized and platted in November 1948 with 10' building line setback along Buffalo Speedway. The imposition of the 25' building setback along Buffalo Speedway is an unreasonable hardship imposed on this property, as the vast majority of homes in this area are built using the 10' building setback line along Buffalo Speedway. Therefore, the circumstances supporting the granting of the variance is not the result of a hardship created or imposed by the applicant.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

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

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Block 11 Lot 1 of Southern Oaks Sec 1 is an existing lot that does not allow any options for development other than single-family. The intent and general purposes of this chapter will be preserved by allowing sensible development and encouraging the use that is already present in this neighborhood, as most houses along Buffalo Speedway are built on the 10' building line. (42-152) Our structure honors the prevailing 10' setback conditions along Buffalo Speedway, per the original plat of November 1948.

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

Underwood Street is a local street that serves the neighborhood and the area. The granting of the variance will not be injurious to the public health, safety or welfare as most other properties along Buffalo Speedway in the Southern Oaks Sec 1 subdivision, with the east side of the property, along Buffalo Speedway are generally the same size and adhere to the 10' building set back line per plat of November 1948. (42-152) The new structure's location poses no jeopardy to public safety using the 10' setback and fulfills the intent of Chapter 42.

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

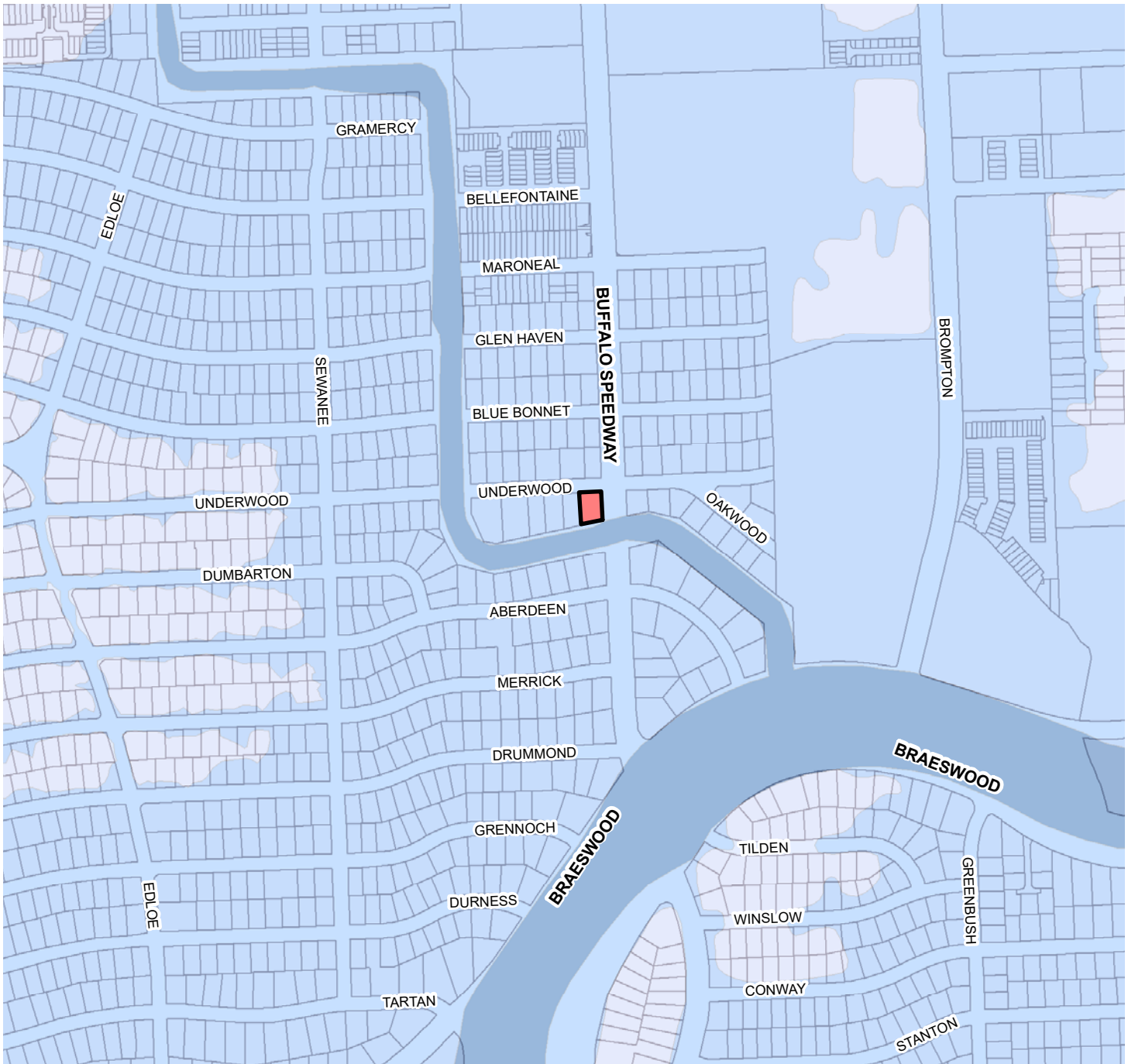
Economic hardship for Block 11 Lot 1 Southern Oaks Sec 1 is not a factor for the existing lot platted for single family homes in November 1948 and is limited by the 25' building line along Underwood Street and a 10' easement along the south side of the lot. The request to not provide a 25' building line per Chapter 42-152(a) along Buffalo Speedway will allow reasonable development and follow the building lines set out in the plat. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty lot following the intent of Chapter 42.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



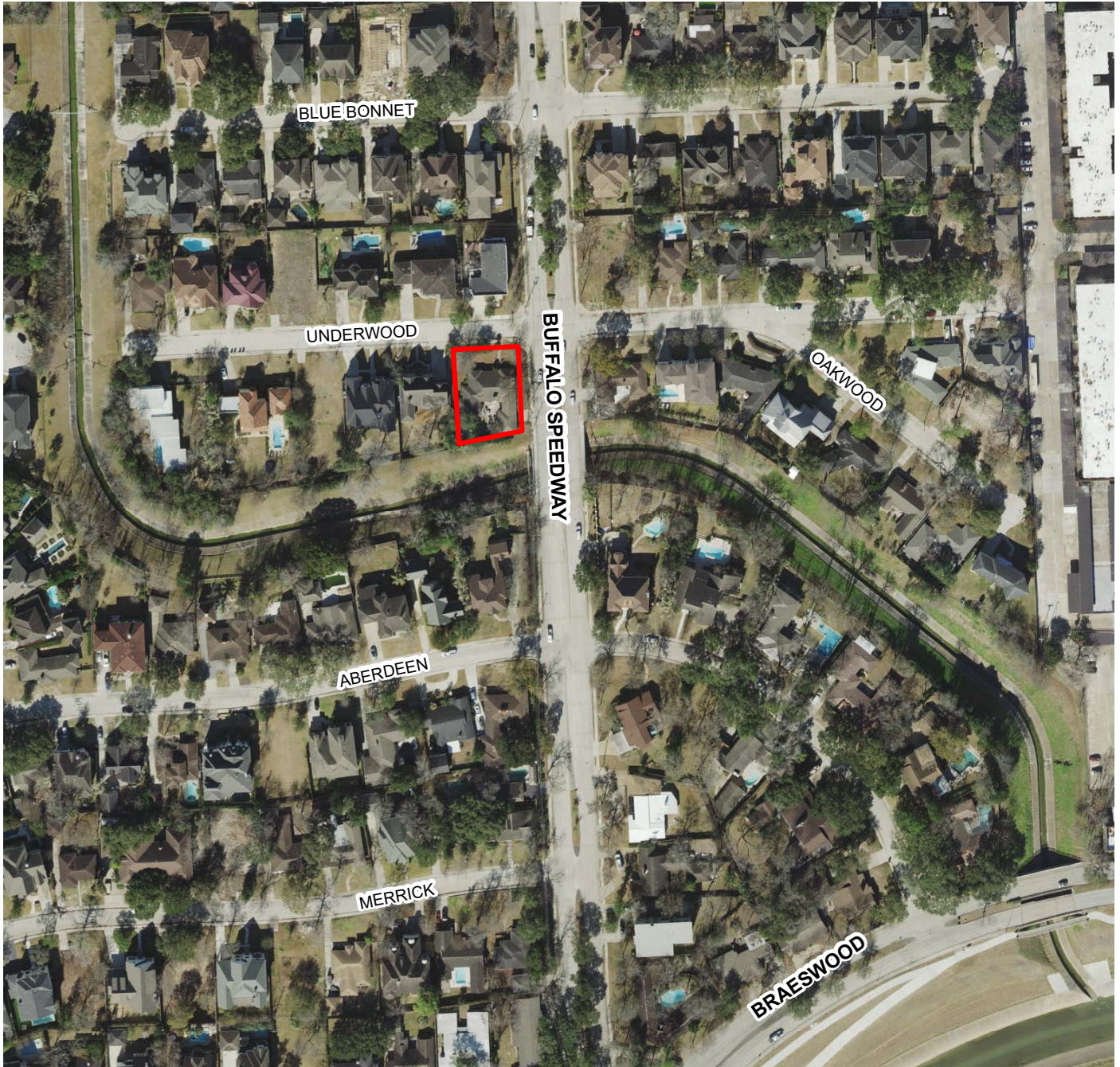
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 123

Meeting Date: 07/09/2020

Houston Planning Commission

Aerial

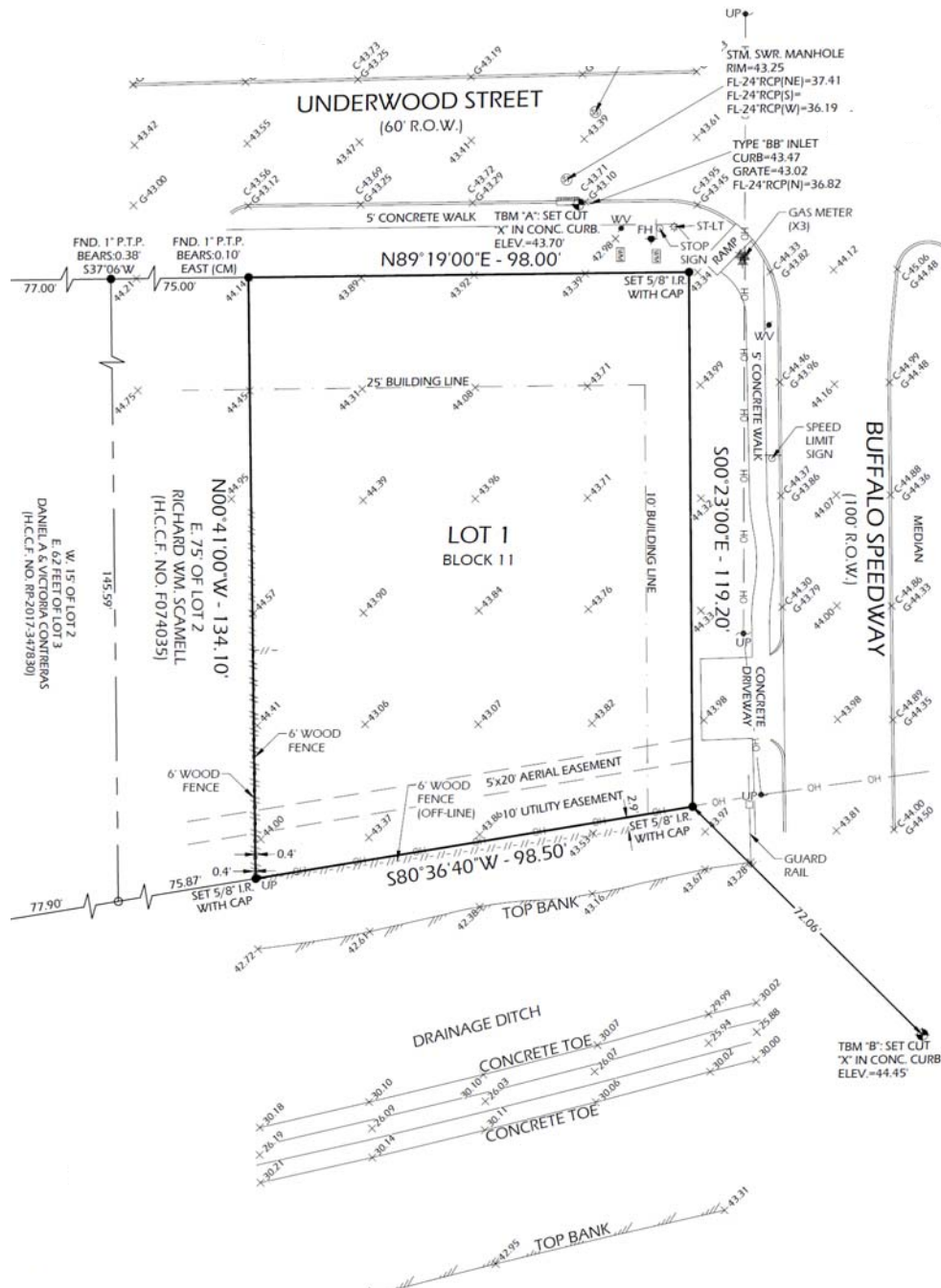


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey

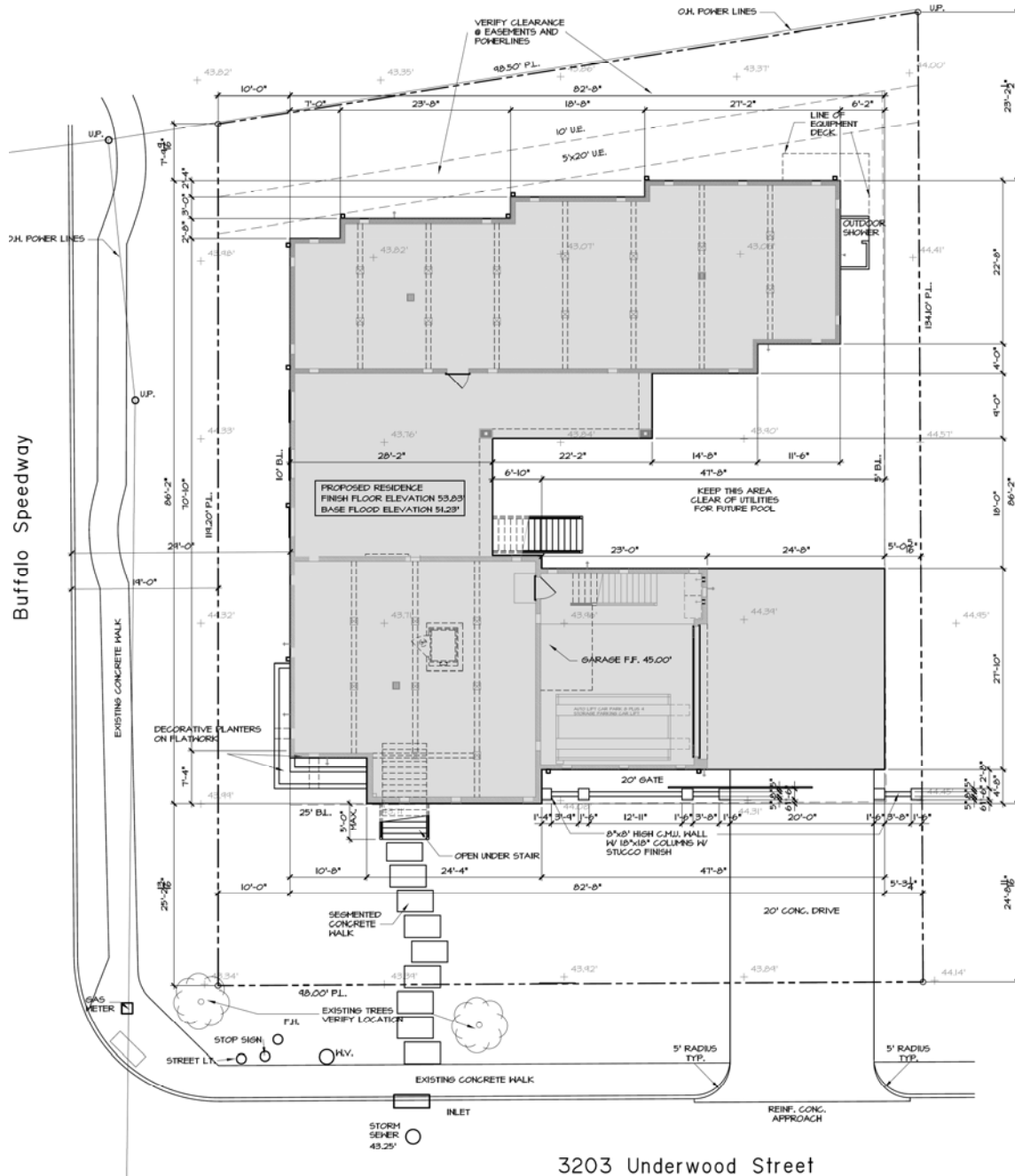


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan

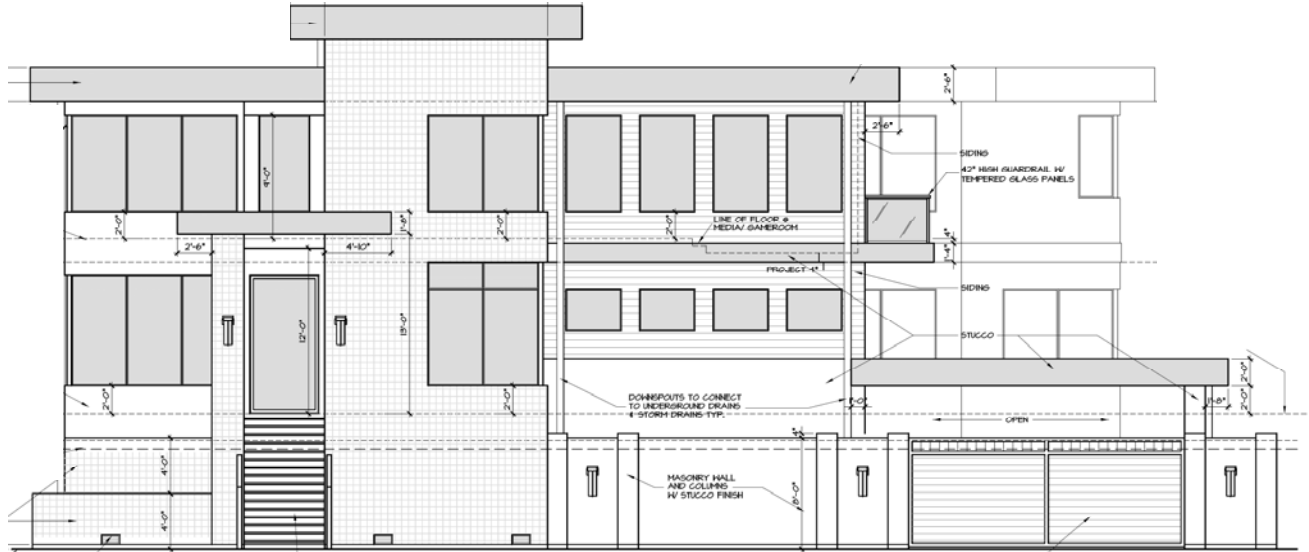


DEVELOPMENT PLAT VARIANCE

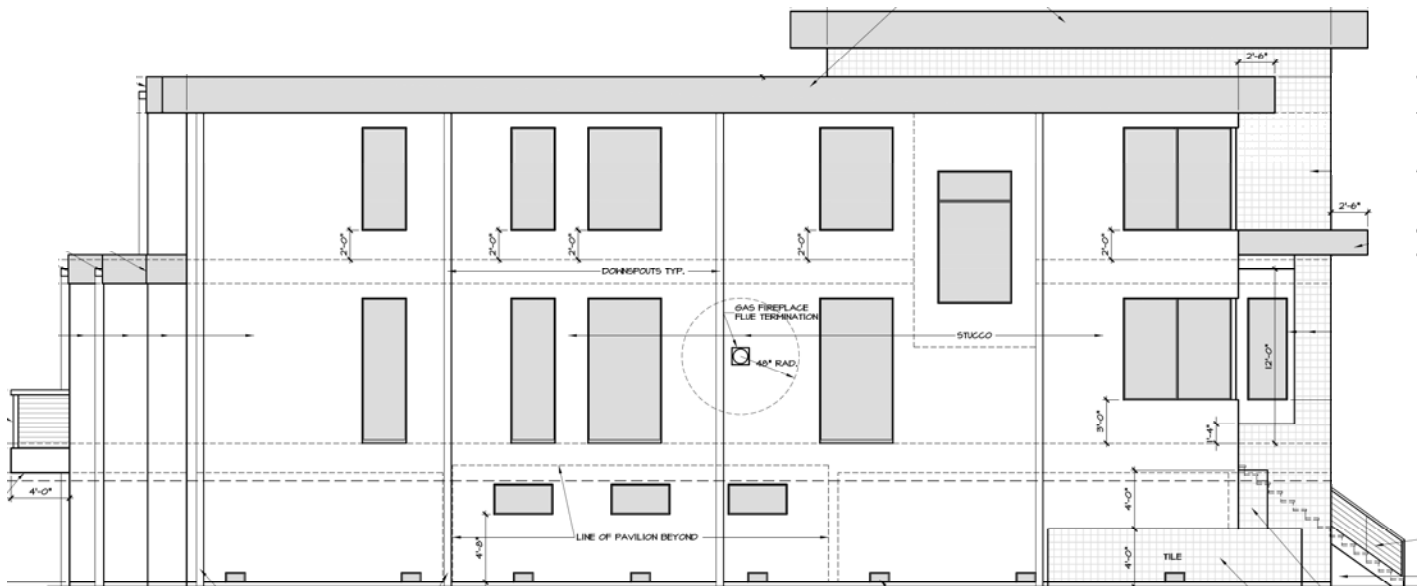


Houston Planning Commission

Elevations



front elevation



left side elevation

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation:

The site is located within Houston's corporate limit at the southeast intersection of Buffalo Speedway and Underwood Street. The applicant proposes a new single-family home on a lot within a recorded subdivision. The applicant is requesting a variance to allow for constructing the home within 10' of a major thoroughfare as opposed to the required 25'.

Staff is in support of the request.

The site is located long Buffalo Speedway within the Southern Oaks Sec 1 subdivision. The subject property features a 10' platted building line along Buffalo Speedway and a 25' building line along Underwood. The applicant proposes a single-family residence with vehicular access along Underwood. The pedestrian realm along Buffalo Speedway measures 19' from the property line to the back of curb and the applicant has agreed to provide a 6' sidewalk with 3" caliper trees.

The proposal is consistent with the existing neighborhood as there are other residential structures within 25' of Buffalo Speedway. This includes original homes built to the platted 10' building line as well as recently build new homes that have been granted reduced building line variances. Since the prevailing setback is being maintained and vehicular access is being limited to Underwood, the intent of the ordinance will be preserved.

Staff recommends approving the requested variance to allow a 10' building line along Buffalo Speedway.

Planning Commission Action: Approve

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Total Surveyors, Inc.	Kevin Kolb	281-479-8719	kkolb@totalsurveyors.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1136 Woodland Street	20041655	77009	5358B	493A	H
HCAD ACCOUNT NUMBER(S):		0620670000008			
PROPERTY LEGAL DESCRIPTION:		Lot 8, Block 16, Norhill Addition			
PROPERTY OWNER OF RECORD:		1136 Woodland LP			
ACREAGE (SQUARE FEET):		6,802 square feet			
WIDTH OF RIGHTS-OF-WAY:		Studewood Street (80 feet); Woodland Street (60 feet)			
R.O.W. EXISTING PAVING SECTION(S):		Studewood Street (37 feet); Woodland Street (28 feet)			
OFF-STREET PARKING REQUIREMENT:		2 parking spaces			
OFF-STREET PARKING PROVIDED:		2 parking spaces			
LANDSCAPING REQUIREMENTS:		Complies			
LANDSCAPING PROVIDED:		Complies			
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:		Residence – 1,102 square feet detached garage – 480 square feet			
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:		Residence – 4,088 square feet attached garage – 469 square feet			

PURPOSE OF VARIANCE REQUEST: 1) To allow a 20' building line along Studewood, in lieu of the required 25' building line for a new residence along a major thoroughfare, and 2) to allow direct vehicular access to a single-family lot from a major thoroughfare, Studewood Street.

CHAPTER 42 REFERENCE(S): 42-152(a): Building line requirements along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

42-188: Lot access to streets. (b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless: 1) the lot is greater than one acre in size; and (2) the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): A single-family residence with an attached, 2-car garage is proposed to be built on this lot, located at the southeast corner of the intersection of Studewood Street and Woodland Street. Studewood is a major thoroughfare with a right-of-way width of 80 feet, which by the requirements of Chapter 42, a 25' building line is called for. As a part of this development, a 20' building line is being requested, in lieu of the required 25' building line. This request is very much in line and matches the current development pattern along Studewood Street's new and old development. A new 6' wide sidewalk along Studewood, combined with a new 5' sidewalk along Woodland will be constructed, as well as an enhanced pedestrian realm with larger caliper street trees and landscaping.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

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

The proposed residence will side on Studewood and the pedestrian access will be made to Woodland. The vehicular access to this lot is proposed to come from Studewood, which it has since at least 1920, when the current residence was constructed. The proposed development will provide a vehicular turn-around within the property to ensure that no vehicles will back into the major thoroughfare. The new development will have a covered porch built a minimum of 41.2' from the back-of-curb of Studewood and the front of the garage located 44.3' from the back-of-curb. With the garage being set back 23.1' from the right-of-way, there will be plenty of space to provide the turn-around needed. A 6' sidewalk along Studewood will also be built, along with enhancements to the pedestrian realm along both Studewood and Woodland Streets. Currently, there are deed restrictions in place that have established a 20' building line along both Studewood and Woodland Streets. This development will adhere to the deed restricted building lines along both streets. The Studewood side of the property will feature a 21.2' wide pedestrian realm, measured from the back-of-curb to the property line. The pedestrian realm will contain a 6' sidewalk and a 13' buffer between the edge of the 6' sidewalk and the back of the curb. Currently, there are 3 large trees within the pedestrian realm which will be maintained with the granting of this variance.

Studewood was reconstructed in 2007 and at that time, a shared driveway entrance was built for this lot and the neighbor to the south. Both residences currently utilize the driveway entrance. The reconstruction of Studewood created a driveway entrance for each of the lots along the east side of Studewood. All but one of the lots utilize the driveway entrance for vehicular access to the single-family lots.

The current pattern of development along Studewood is a mixture of new construction, new remodeled reconstruction, and older residences, all with structures being built between 5' and 23' from the right-of-way line of Studewood. By granting the requested variance, the new structure will meet the requirements of the recorded deed restrictions and match the current development pattern along Studewood Street.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

By granting the requested variance, the continuous curb line could be maintained on Woodland Street, which would provide for more street parking, better drainage and water flow to Studewood and a 24" tree could be kept within the property to sustain the tree inventory in the neighborhood.

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

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

The owner of this property did not create or impose any hardship on this lot. Studewood is a unique street within a unique area of Houston. Studewood is a mix of residential developments on the east side and commercial and residential developments on the west side; most, if not all, taking access from Studewood. Norhill is a long-standing single-family neighborhood in the Houston Heights area. By granting this variance, the uniformity of the vehicular access to the residential structures will be maintained along Studewood Street, keeping in harmony with the surrounding properties.

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

By granting the requested 20' building line, the intent and general purpose will be preserved and maintained. The 20' building line is consistent with the existing development along Studewood Street, as many of the other properties along Studewood have been built at the deed restricted building line or closer. The intent of Chapter 42 will be preserved.

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

By granting the requested variance, it will not be injurious to the public health, safety, or welfare. There is an unusually large pedestrian realm, 21.2', along Studewood Street. This will allow a 6' sidewalk to be built and leave a 13' buffer to protect pedestrians from the flow of traffic. The public health, safety and welfare will be maintained and enhanced. A vehicular turn-around will be constructed within the proposed development, allowing all vehicles to drive forward towards Studewood, thus not allowing any vehicles to back onto Studewood. This will ensure that the granting of this variance will not be injurious to the public health, safety, or welfare of the pedestrians walking along Studewood Street.

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

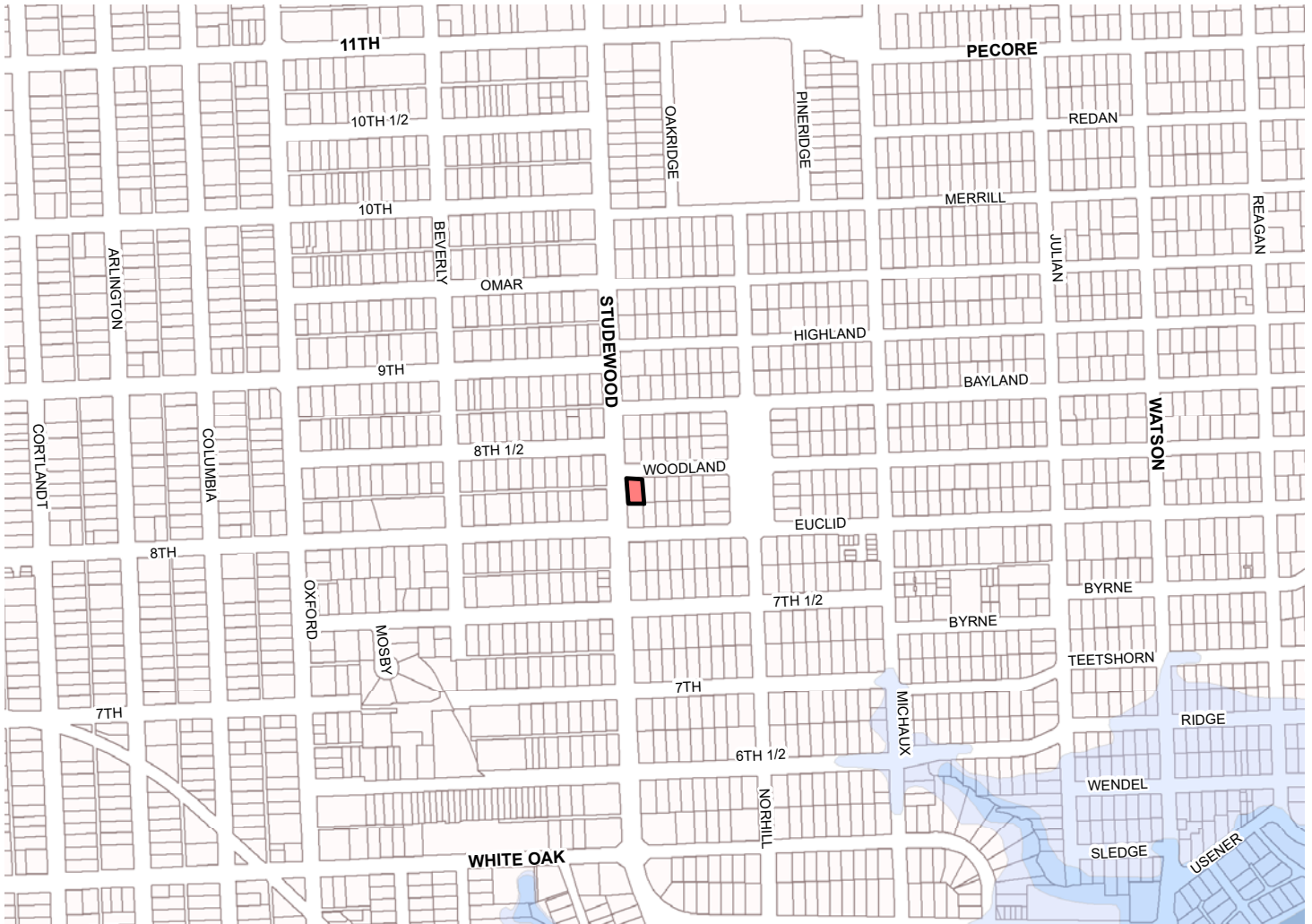
Economic hardship is not the sole justification of the variance. By granting the requested variance, the proposed residence will keep in harmony with the surrounding developments and provide improvements to the neighborhood by enhancing the pedestrian realm along both Studewood and Woodland Streets. By granting the requested variance, the vehicular access to the proposed residence will keep in harmony with the surrounding developments and provide improvements to the neighborhood by enhancing the pedestrian realm along both Studewood and Woodland Streets.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



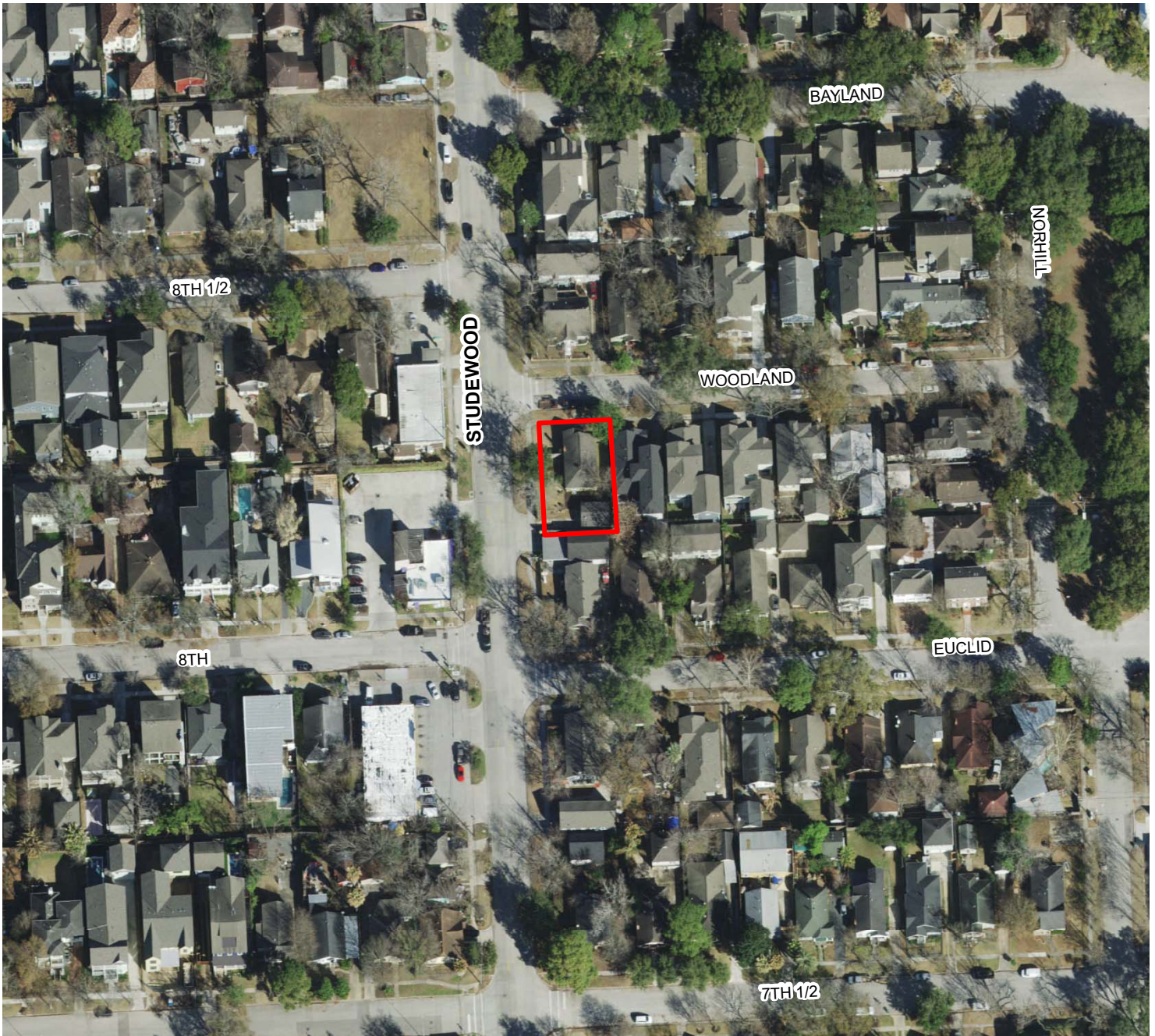
PLANNING &
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DEPARTMENT

ITEM: 124

Meeting Date: 07/09/2020

Houston Planning Commission

Aerial Map

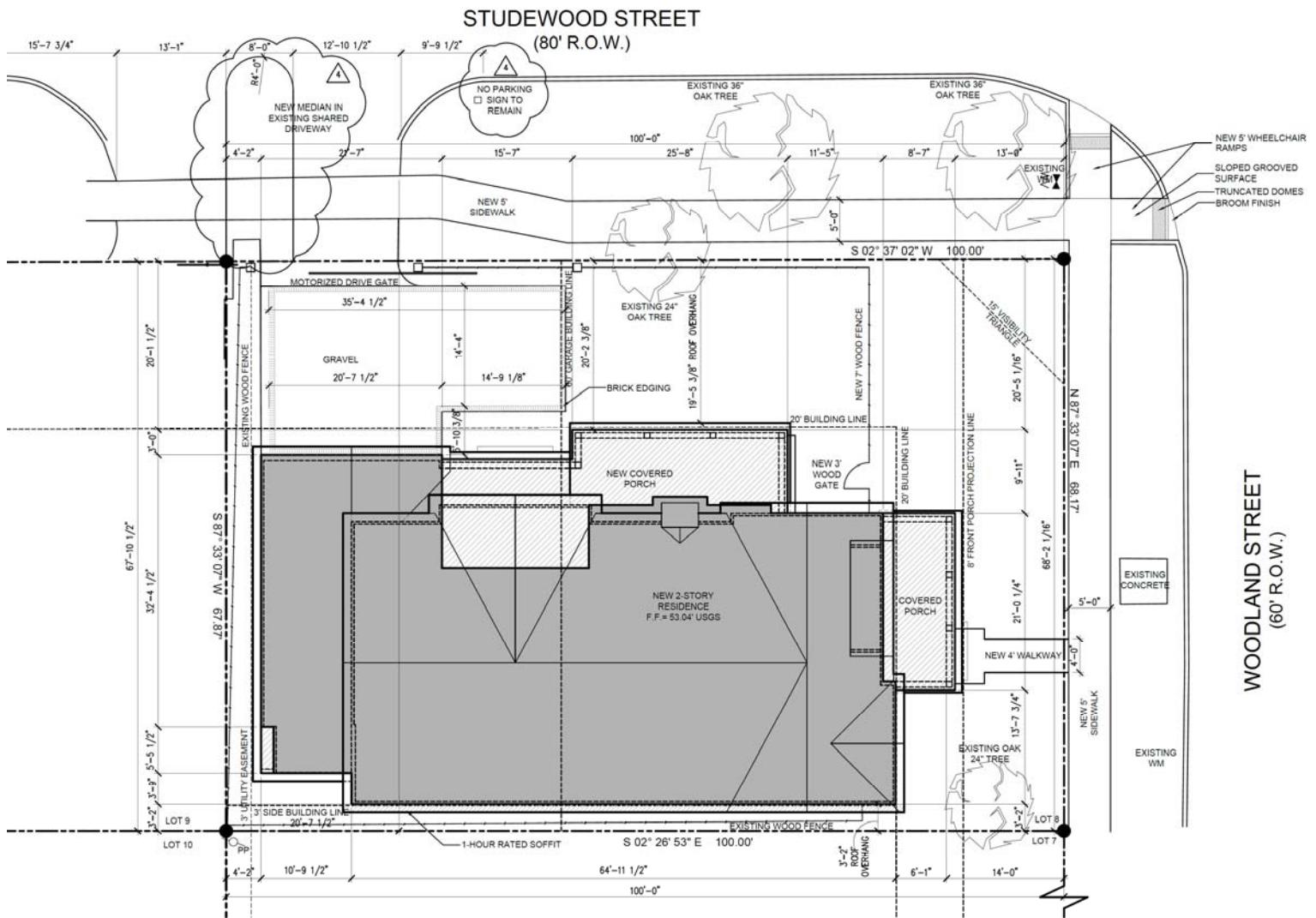


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



EXTERIOR ELEVATION - RIGHT SIDE

0/0' = 1/4"

3



EXTERIOR ELEVATION - FRONT

0/0' = 1/4"

1

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Deny

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 is not in support of the requested variances.

The corner lot is 6,800 square feet and is currently vacant. It was platted with the Norhill Addition in 1922 with no building lines on either street. The applicant is proposing a new, two-story, 4,000 square foot, single-family home with attached garage. The new structure will comply with the 20' deed restricted building line along the front of the lot and is requesting a variance to encroach the 25' building line along the major thoroughfare, Studewood Street. The garage is oriented to take advantage of an existing driveway and curb cut along Studewood Street. The 21' back-of-curb dimension along Studewood justifies support for the building line reduction of 5', however, since the lot is vacant, maintaining the vehicular access from the major thoroughfare is design related and self-imposed.

The majority of the original single-family, corner lots in this area pre-date the ordinance and thus take access from Studewood Street. However, the thoroughfare has evolved to handle higher volumes of traffic and serves as a high-frequency METRO bus route through the Greater Heights. Each curb cut to a single-family lot from a major thoroughfare is considered a potential traffic conflict point. Relocating the driveway from the thoroughfare will improve public safety and welfare, enhance the pedestrian realm along the bus route, and better serve the intent of the ordinance. Eliminating the curb cut from Studewood Street will also follow the active guidelines of Vision Zero Houston's holistic approach to safer streets for all modes of transportation and aligns with the Planning Department's commitment to the development of walkable places, complete streets, and livable centers.

Houston Public Works has voiced opposition to the access from Studewood Street, citing public safety concerns. The existing driveway shares a paving area with the property to the south, which does not comply with current design standards requiring driveway separation. During the deferral period, the applicant revised the site plan to separate the driveways to meet Public Works' standards, should the vehicular access from Studewood be allowed to remain.

Relocating the driveway to Woodland Street would not deprive the applicant of reasonable use of the land and the vacant lot allows for a home design or configuration to meet the intent of the ordinance. Granting vehicular access from the major thoroughfare will not be in the best interest of public health, safety, or welfare. Therefore, staff recommends denying the requested variances to allow a 20' building line along Studewood Street and for the corner lot to take access from the major thoroughfare.

PLANNING COMMISSION ACTION: Deny

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3rd floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
R McIntyre Services	Mac McIntyre	832-600-4869	mac@mcintyreservices.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
620 W. 27 th Street	19080543	77008	5259	452V	C

HCAD ACCOUNT NUMBER(S): 0200200000007
PROPERTY LEGAL DESCRIPTION: Lots 7 & 8 Houston Heights
PROPERTY OWNER OF RECORD: 620 W 27th LLC
ACREAGE (SQUARE FEET): 6,550 square feet
WIDTH OF RIGHTS-OF-WAY: W. 27th Street (70 feet)
EXISTING PAVING SECTION(S): W. 27th 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

- (1) **The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;**

This building was constructed in 1984. Anyone who attempts to occupy it in its current state or remodel it would be prohibited from doing so due to present-day parking requirements.

- (2) **That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;**

The existing building hasn't been expanded by the owner, nor did he replat to revise property lines. He's providing the maximum number of parking spaces possible, 4.

- (3) **The intent of this article is preserved;**

Though city ordinance requires 9 spaces, 4 are adequate for business conducted there. The retail area is small, and only 1-2 people are expected to be in the space at any given time. The 4 parking spaces and 5-slot bike rack, along with 1-2 off-site parking options, will be sufficient for business operations and use.

- (4) **The parking provided will be sufficient to serve the use for which it is intended;**

The proposed use is a winery with a small tasting area. They will have 2-4 people working depending on the day of the week and season. The hours of operation are planned at 12-8 pm Tuesday-Friday, 12-6 pm Saturday-Sunday, and closed on Monday. Deliveries won't be needed on a constant regular basis. They'll be scheduled during non-business hours so as to not interfere with customer parking. The client and his business partner will be the employees most often working at the winery and will carpool together.

Based on the last 7 years that Houston Winery has been in business, they expect 4-6 customers at a time, at most, visiting for tasting and purchasing bottles. Customers stop by, sometimes do a tasting of a few wines, then get bottles to go. Since there is very little seating area, private parties and prolonged visits will not be permitted. 4 spaces are the maximum that can be provided. A 5-space bike rack will also be provided for employee and/or patron use.

- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**

The owner is seeking to provide as much parking as possible. When parking is broken down by floor area use, as shown on 16/A1.01, only 5 parking spaces are required. This demonstrates a lower number of parking spaces that would actually serve the building sufficiently.

- (6) **For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.**

As stated in the first response of this section, this would be the maximum number of spaces that can be provided to anyone seeking to occupy and make use of this building.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

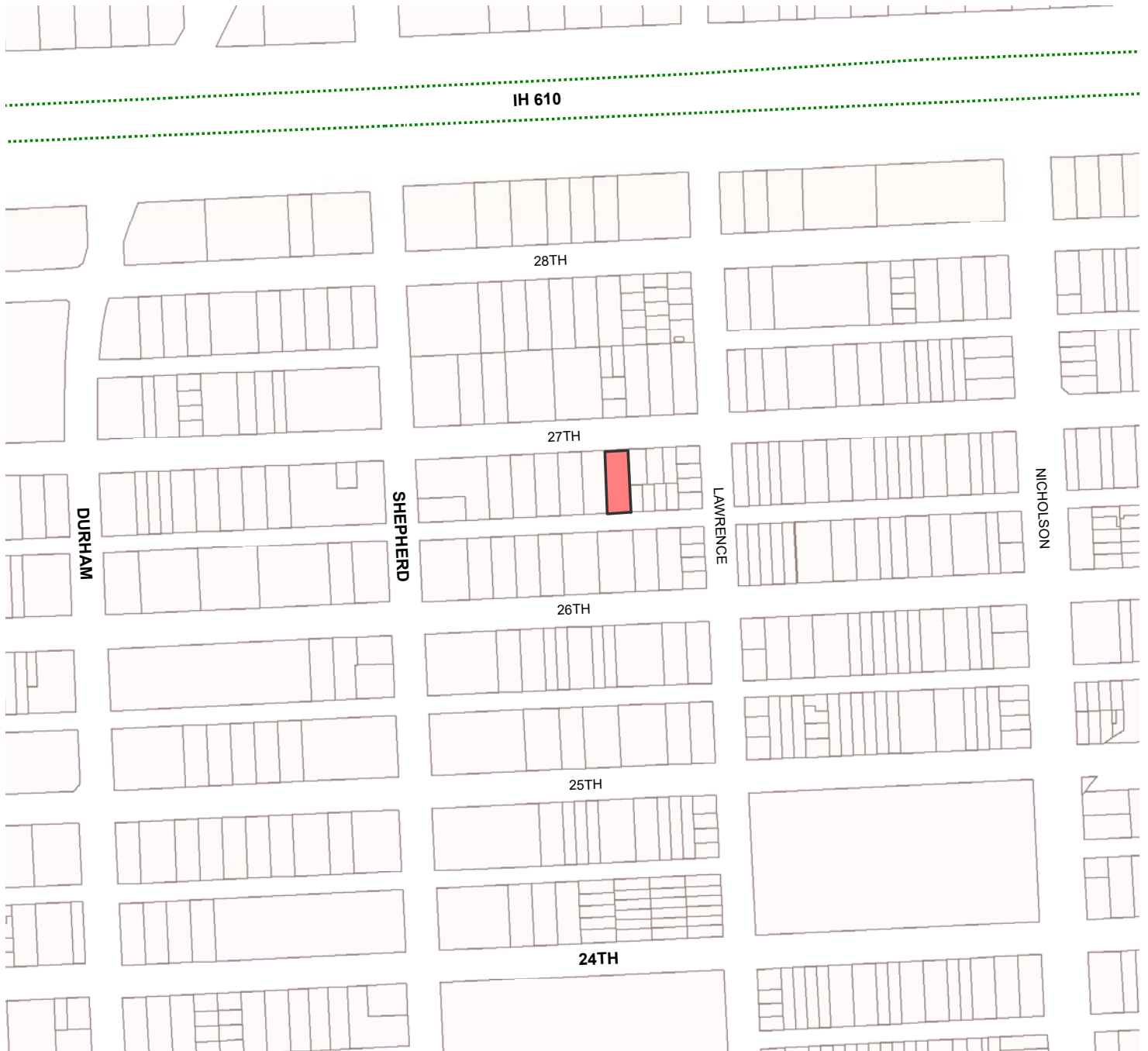
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 07/9/2020

Houston Planning Commission

Aerial Map

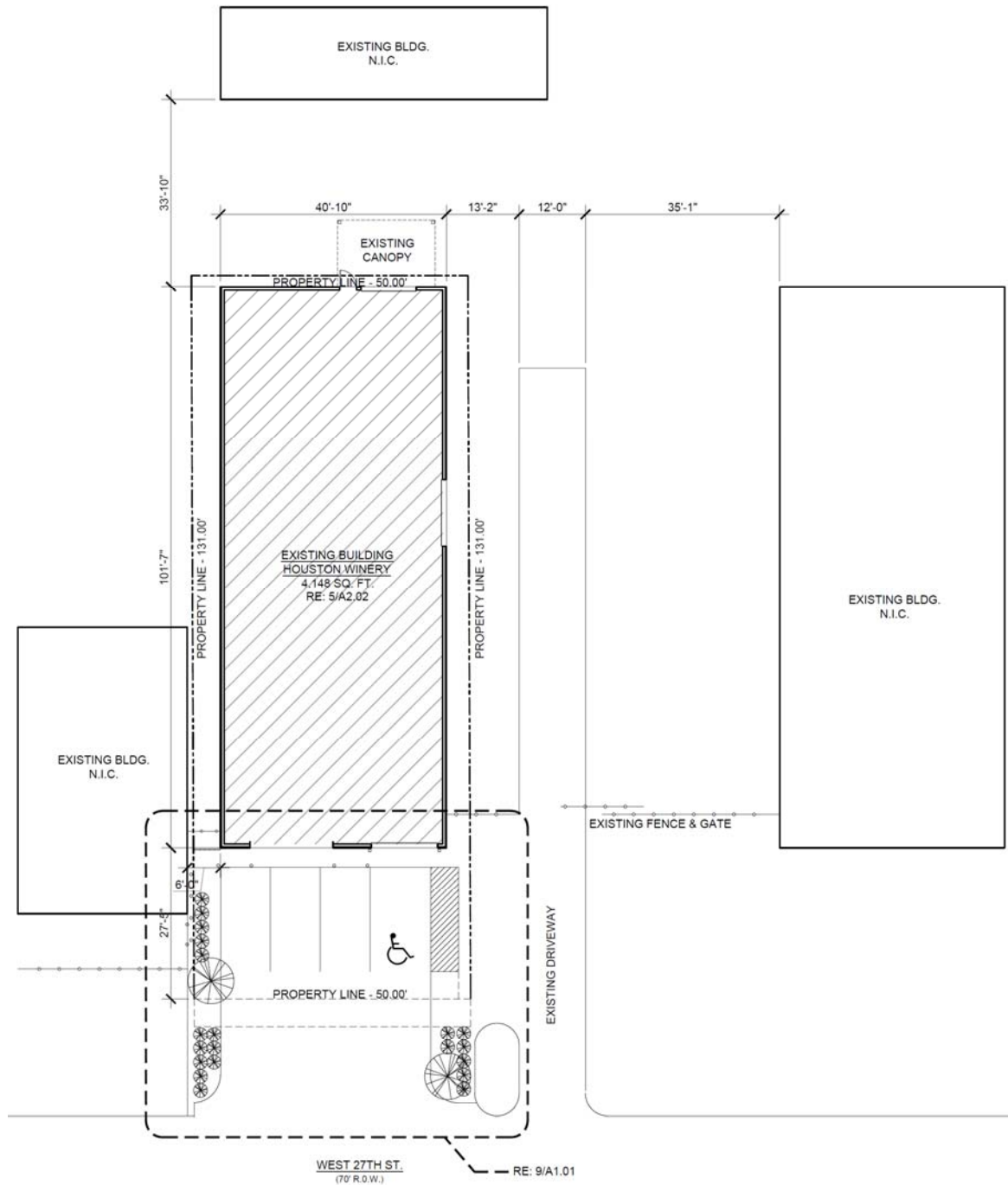


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Site Plan

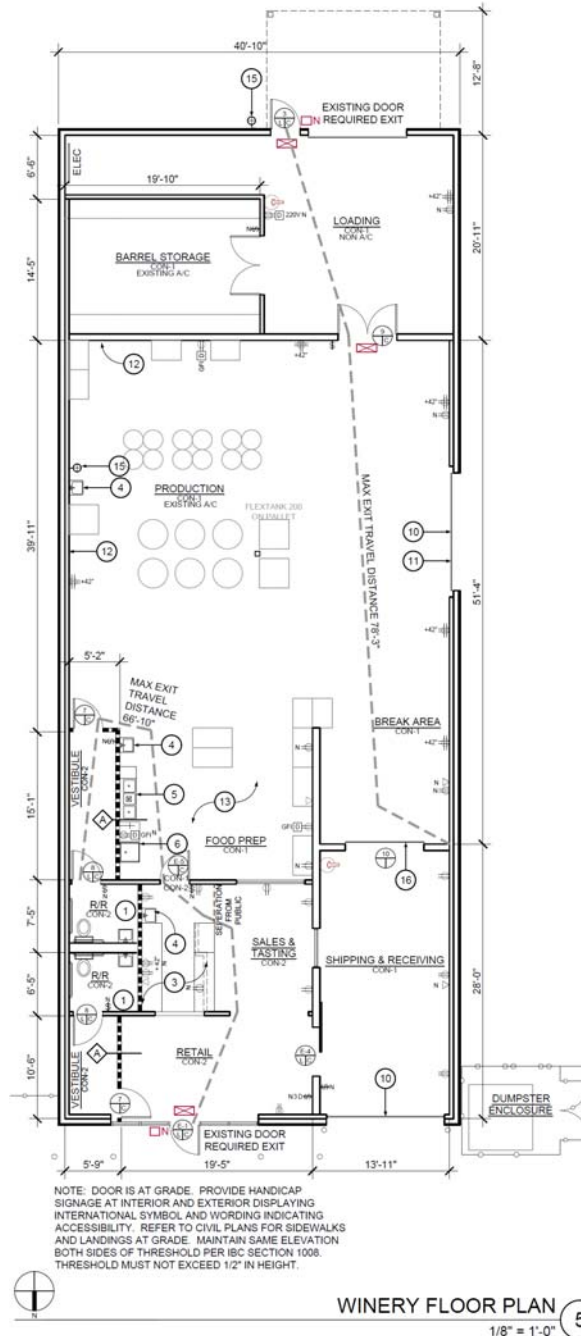


OFF-STREET PARKING VARIANCE



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. 27th Street, east of Shepherd Drive and south of I-610, the North Loop. The applicant is requesting a reduction in the number of off-street parking spaces provided on-site from 9 parking spaces to 4 spaces for a proposed winery production and tasting facility. Staff recommends this item be deferred, per the applicant's request. The reason for deferral is to allow the property owner an opportunity to seek a parking lease agreement for off-site parking spaces with an adjacent property owner.

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
82	Braeburn Terrace Sec 1 partial replat no 3	JD Phillips	NA	<p>GREETINGS CITIZENS—RE; Ref. Num.; 2020-0852; BraeburnTerraceSec1-Replat of Lot 11 . June 22, 2020</p> <p>I am a 49 yr. resident of this Cypress St. block, and a 3rd gen. native Houstonian. I lived at 6013 Cypress St. (the very property in discussion), for 18 yrs , (1971-1990). I now live 4 houses down since 1990. For 45 of my 75 yrs. I was a Successful Small Business Owner in the Building/ Remodeling Industry. My nephew Bryan Phillips, owner Cason Graye Homes, is a Highly Successful Custom Home Builder in the nearby subdivisions of Meyerland and City of Bellaire. As a result, we have gained valuable insight into the Houston Market Place for new home construction, both Good and Bad.</p> <p>I feel THIS REPLATTING of a 1950's Subdivision is an ill Conceived , Speculative, Foreign Monies Investment that can/will Not be sustained for any Reasonable length of time.</p> <p>HERE ARE THE REASONS FOR THAT OUTCOME:</p> <p>Our Community, Braeburn Terrace sec 1 (BTs-1) has become a mixture of old 1950's homes and Many Small Business Properties such as Lawn services, Painting contractors, Plumbing Supply, A/C Heating Supply, Auto Repair/ CHOP SHOPS, 6 small Hispanic Churches, Day School Care, and a Banquet Hall /Party Barn with Pool just to name a few. This is by NO Means an Upscale Neighborhood, nor will it ever become one due to the Many Established Businesses Already here ! Why would anyone in their right mind purchase a \$270,000 Condo/'Apartment ' on a SINGLE LOT in between these such businesses? 12 units on a 100 ft.X 190 ft. lot? And 12+ cars parking? Not Reasonable!</p> <p>The Main Reason these Units WILL DEFAULT on their Mortgages very Dear City of Houston officials, planning department, and COH Reviewer Dorianne Powe-Phlegm:</p> <p>My comments as presented here for June 25, 2020, the first meeting on this matter, are</p> <p>expressly the same. The plans for this re-plat do not meet the property's setback requirements.</p> <p>If you cannot DENY this request for variance this week, I ask that you do so in the next hearing,</p> <p>two weeks from now, based on this violation and these other factors:</p> <p>I represent Friends of Don Greene, www.friendsofdongreene.org, a public charity founded to</p> <p>work with Harris County Pct. 3 (Commissioner Steve Radack) to maintain and improve the Don</p> <p>Greene Nature Park at 6009 Cypress Street, the one-acre property east of and adjacent to the</p> <p>property subject of this hearing, 6013 Cypress Street.</p> <p>Respecting the legacy wish of Braeburn Terrace resident Don Greene who lived at 6009 Cypress</p> <p>Street as a boy (1952-1966), then as an adult (1989 to his death August 18, 2014), we helped</p> <p>establish the Don Greene Nature Park as a county park four years ago.</p> <p>On a weekly basis, we</p> <p>work with the county to maintain and improve this nature park. We are also in active</p> <p>negotiations with Legion Home Builders, owners of the subject property, to acquire and/or have</p> <p>donated 6013 Cypress Street for park expansion.</p>
82	Braeburn Terrace Sec 1 partial replat no 3	Janice Walden	NA	

86	Hyde Park partial replat no 10	Peter Ludwig	NA	The undersigned resides within the boundaries of the Hyde Park Civic Association in Houston with the understanding that the deed restrictions applicable to our neighborhood will be enforced. We object to the subdividing or replatting the lot located at 1707 Michigan Street and 1410 Indiana Street in violation of deed restrictions.
86	Hyde Park partial replat no 10	Roy Brooks	NA	<p>The undersigned resides within the boundaries of the Hyde Park Civic Association in Houston with the understanding that the deed restrictions applicable to our neighborhood will be enforced. We object to the subdividing or replatting the lot located at 1707 Michigan Street and 1410 Indiana Street in violation of the deed restrictions.</p> <p>Honorable Members of the Houston Planning Commission:</p> <p>The above-referenced replat request to be considered at the July 9, 2020 Planning Commission meeting should be denied for the reason that Applicant failed to provide documentation of having obtained written approval of the Deed Restriction Committee of the Hyde Park Civic Association for its proposed replat. In fact, Applicant's request for the Committee's approval to subdivide the property was denied (see attached).</p> <p>The referenced property has been subject to deed restrictions for over 25 years as evidenced by document bearing Harris County Clerk's File ("HCCF") No. P530899, filed in the Official Real Property Records of Harris County. The prior owner in the chain of title of the subject lot, Louis N. Mangel, participated in their original creation, and filed his acknowledged statement expressly exercising his option to "include" the subject property under the Restrictions (see Exhibit "B" - Film Code No. 173-58-0181 attached). The Restrictions are covenants which run with the land and specifically provide that "No lot may be subdivided without advance written approval of the Deed Restrictions Committee."</p> <p>No such approval has been given.</p> <p>The Commission's own Policy requires that "If the replat violates deed restrictions, the Planning Commission must disapprove the Plat." The Deed Restrictions were created by property owners of the various subdivisions within the Hyde Park Civic Association boundaries pursuant to Texas Property Code Secs. 201.001 et seq. and have never been abrogated by any Court of Law.</p> <p>The Restrictions are covenants which run with the land subject of the proposed replat application, binding all subsequent owners. Further,</p>
86	Hyde Park partial replat no 10	Barry Baumgarten	Hyde Park Civic Association	
86	Hyde Park partial replat no 10	Lindy Vickers	NA	The undersigned resides within the boundaries of the Hyde Park Civic Association in Houston with the understanding that the deed restrictions applicable to our neighborhood will be enforced. We object to the subdividing or replatting the lot located at 1707 Michigan Street and 1410 Indiana Street in violation of the deed restrictions.
86	Hyde Park partial replat no 10	Roy Brooks	NA	The undersigned resides within the boundaries of the Hyde Park Civic Association in Houston with the understanding that the deed restrictions applicable to our neighborhood will be enforced. We object to the subdividing or replatting the lot located at 1707 Michigan Street and 1410 Indiana Street in violation of the deed restrictions.
86	Hyde Park partial replat no 10	Rocky Kneten	NA	The undersigned resides within the boundaries of the Hyde Park Civic Association in Houston with the understanding that the deed restrictions applicable to our neighborhood will be enforced. We object to the subdividing or replatting the lot located at 1707 Michigan Street and 1410 Indiana Street in violation of the deed restrictions.

86	Hyde Park partial replat no 10	Catherine Hanchett	NA	The undersigned resides within the boundaries of the Hyde Park Civic Association in Houston with the understanding that the deed restrictions applicable to our neighborhood will be enforced. We object to the subdividing or replatting the lot located at 1707 Michigan Street and 1410 Indianna Street in violation of the deed restrictions.
86	Hyde Park partial replat no 10	Bartt Thompson	NA	The undersigned resides within the boundaries of the Hyde Park Civic Association in Houston with the understanding that the deed restrictions applicable to our neighborhood will be enforced. We object to the subdividing or replatting the lot located at 1707 Michigan Street and 1410 Indianna Street in violation of the deed restrictions.
86	Hyde Park partial replat no 10	Rubina Wahlid	NA	The undersigned resides within the boundaries of the Hyde Park Civic Association in Houston with the understanding that the deed restrictions applicable to our neighborhood will be enforced. We object to the subdividing or replatting the lot located at 1707 Michigan Street and 1410 Indianna Street in violation of the deed restrictions.
86	Hyde Park partial replat no 10	Teresa Thomas	NA	The undersigned resides within the boundaries of the Hyde Park Civic Association in Houston with the understanding that the deed restrictions applicable to our neighborhood will be enforced. We object to the subdividing or replatting the lot located at 1707 Michigan Street and 1410 Indianna Street in violation of the deed restrictions.
86	Hyde Park partial replat no 10	Billy Davis	NA	The undersigned resides within the boundaries of the Hyde Park Civic Association in Houston with the understanding that the deed restrictions applicable to our neighborhood will be enforced. We object to the subdividing or replatting the lot located at 1707 Michigan Street and 1410 Indianna Street in violation of the deed restrictions.
86	Hyde Park partial replat no 10	Alyssa Anne	NA	The undersigned resides within the boundaries of the Hyde Park Civic Association in Houston with the understanding that the deed restrictions applicable to our neighborhood will be enforced. We object to the subdividing or replatting the lot located at 1707 Michigan Street and 1410 Indianna Street in violation of the deed restrictions.
86	Hyde Park partial replat no 10	Allison Kellogg	NA	The undersigned resides within the boundaries of the Hyde Park Civic Association in Houston with the understanding that the deed restrictions applicable to our neighborhood will be enforced. We object to the subdividing or replatting the lot located at 1707 Michigan Street and 1410 Indianna Street in violation of the deed restrictions.
86	Hyde Park partial replat no 10	Dan Carr	NA	The undersigned resides within the boundaries of the Hyde Park Civic Association in Houston with the understanding that the deed restrictions applicable to our neighborhood will be enforced. We object to the subdividing or replatting the lot located at 1707 Michigan Street and 1410 Indianna Street in violation of the deed restrictions.
86	Hyde Park partial replat no 10	Mr. and Mrs. Whitworth	NA	The undersigned resides within the boundaries of the Hyde Park Civic Association in Houston with the understanding that the deed restrictions applicable to our neighborhood will be enforced. We object to the subdividing or replatting the lot located at 1707 Michigan Street and 1410 Indianna Street in violation of the deed restrictions.

				<p>We, as owners at 1408 Maryland St, a lot adjacent to the 1407 Michigan lot, object to the replat for the following reasons:</p> <ol style="list-style-type: none"> 1. The size of the two lots that would result from this replat would be 3125 square feet each. If the proposed two story homes were built on each of these lots, the permeable area of the site will be greatly reduced. This would significantly impact the surrounding neighborhood due to increased storm runoff that will greatly impact the already inadequate stormwater infrastructure both on Maryland Street and Michigan Street. 2. An old and inadequate community sewer line runs along the back of the subject lot. This sewer line serves several houses on Maryland Street and perhaps some on Michigan Street as well. This line is prone to backups and overflow already. It would be severely impacted by the development of two homes on this site, which would be a serious public health issue. Please see the attached map, which shows a lack of appropriate wastewater utilities and sewage lines on both Michigan Street and Maryland Street. 3. The required 15 foot building line that is already in place for this lot will have a more significant impact if two homes are put on this lot. Two narrow lots with a significant setback will result in the homes being built very far back on the lot and potentially endangering the old sewer line at the back of the lot. <p>We strongly believe that mitigation of the impacts on storm drainage</p>
87	Hyde Park partial replat no 9	Alison Haddock and Mason Perino	NA	<p>The undersigned resides within the boundaries of the Hyde Park Civic Association in Houston with the understanding that the deed restrictions applicable to our neighborhood will be enforced. We object to the subdividing or replatting the lot located at 1707 Michigan Street and 1410 Indiana Street in violation of deed restrictions.</p>
87	Hyde Park partial replat no 9	Dan Carr	NA	<p>The undersigned resides within the boundaries of the Hyde Park Civic Association in Houston with the understanding that the deed restrictions applicable to our neighborhood will be enforced. We object to the subdividing or replatting the lot located at 1707 Michigan Street and 1410 Indiana Street in violation of deed restrictions.</p>
87	Hyde Park partial replat no 9	Allison Kellogg	NA	<p>The undersigned resides within the boundaries of the Hyde Park Civic Association in Houston with the understanding that the deed restrictions applicable to our neighborhood will be enforced. We object to the subdividing or replatting the lot located at 1707 Michigan Street and 1410 Indiana Street in violation of the deed restrictions.</p>
87	Hyde Park partial replat no 9	Alyssa Anne	NA	<p>The undersigned resides within the boundaries of the Hyde Park Civic Association in Houston with the understanding that the deed restrictions applicable to our neighborhood will be enforced. We object to the subdividing or replatting the lot located at 1707 Michigan Street and 1410 Indiana Street in violation of the deed restrictions.</p>
87	Hyde Park partial replat no 9	Billy Davis	NA	<p>The undersigned resides within the boundaries of the Hyde Park Civic Association in Houston with the understanding that the deed restrictions applicable to our neighborhood will be enforced. We object to the subdividing or replatting the lot located at 1707 Michigan Street and 1410 Indiana Street in violation of the deed restrictions.</p>
87	Hyde Park partial replat no 9	Teresa Thomas	NA	<p>The undersigned resides within the boundaries of the Hyde Park Civic Association in Houston with the understanding that the deed restrictions applicable to our neighborhood will be enforced. We object to the subdividing or replatting the lot located at 1707 Michigan Street and 1410 Indiana Street in violation of the deed restrictions.</p>

87	Hyde Park partial replat no 9	Bartt Thompson	NA	The undersigned resides within the boundaries of the Hyde Park Civic Association in Houston with the understanding that the deed restrictions applicable to our neighborhood will be enforced. We object to the subdividing or replatting the lot located at 1707 Michigan Street and 1410 Indianna Street in violation of the deed restrictions.
87	Hyde Park partial replat no 9	Catherine Hanchett	NA	The undersigned resides within the boundaries of the Hyde Park Civic Association in Houston with the understanding that the deed restrictions applicable to our neighborhood will be enforced. We object to the subdividing or replatting the lot located at 1707 Michigan Street and 1410 Indianna Street in violation of the deed restrictions.
87	Hyde Park partial replat no 9	Rubina Wahlid	NA	The undersigned resides within the boundaries of the Hyde Park Civic Association in Houston with the understanding that the deed restrictions applicable to our neighborhood will be enforced. We object to the subdividing or replatting the lot located at 1707 Michigan Street and 1410 Indianna Street in violation of the deed restrictions.
87	Hyde Park partial replat no 9	Roy Brooks	NA	The undersigned resides within the boundaries of the Hyde Park Civic Association in Houston with the understanding that the deed restrictions applicable to our neighborhood will be enforced. We object to the subdividing or replatting the lot located at 1707 Michigan Street and 1410 Indianna Street in violation of the deed restrictions.
87	Hyde Park partial replat no 9	Rocky Kneten	NA	The undersigned resides within the boundaries of the Hyde Park Civic Association in Houston with the understanding that the deed restrictions applicable to our neighborhood will be enforced. We object to the subdividing or replatting the lot located at 1707 Michigan Street and 1410 Indianna Street in violation of the deed restrictions.
87	Hyde Park partial replat no 9	James Bogel	NA	The undersigned resides within the boundaries of the Hyde Park Civic Association in Houston with the understanding that the deed restrictions applicable to our neighborhood will be enforced. We object to the subdividing or replatting the lot located at 1707 Michigan Street and 1410 Indianna Street in violation of the deed restrictions.
87	Hyde Park partial replat no 9	Peter Ludwig	NA	The undersigned resides within the boundaries of the Hyde Park Civic Association in Houston with the understanding that the deed restrictions applicable to our neighborhood will be enforced. We object to the subdividing or replatting the lot located at 1707 Michigan Street and 1410 Indianna Street in violation of the deed restrictions.
87	Hyde Park partial replat no 9	Lindy Vickers	NA	The undersigned resides within the boundaries of the Hyde Park Civic Association in Houston with the understanding that the deed restrictions applicable to our neighborhood will be enforced. We object to the subdividing or replatting the lot located at 1707 Michigan Street and 1410 Indianna Street in violation of the deed restrictions.

87	Hyde Park partial replat no 9	Barry Baumgarten	NA	<p>Honorable Members of the Planning Commission:</p> <p>The above referenced replat request to be considered at the July 9, 2020 Planning Commission meeting should be denied, or alternatively tabled, and Applicant required to provide documentation of having obtained written approval thereof from the Hyde Park Civic Association Deed Restriction Committee.</p> <p>The referenced property has been subject to deed restrictions for over 25 years as evidenced by document bearing Harris County Clerk's File ("HCCF") No. P530899, filed in the Official Real Property Records of Harris County. The restrictions are covenants which run with the land and specifically provide that "No lot may be subdivided without advance written approval of the Deed Restrictions Committee." No such approval has been requested by Applicant or given by the Committee. The Commission's own Policy requires that "If the replat violates deed restrictions, the Planning Commission must disapprove the Plat." The Deed Restrictions were created by property owners of the various subdivisions within the Hyde Park Civic Association's boundaries pursuant to Texas Property Code Secs. 201.001 et seq. and have never been abrogated by any Court of Law.</p> <p>The former owner of the particular property in question was duly notified on November 19, 1993, of the November 1, 1993 filing of the Petition To Create Restrictions and thereafter failed to file a statement electing to exercise its option to exclude their property under Property Code Section 201.009(b)(4) within one year of such notice. Accordingly, the Restrictions are covenants which run with the land/property proposed for re-platting and to all subsequent owners in the chain of title.</p>
87	Hyde Park partial replat no 9	Mr. and Mrs. Whitworth	NA	<p>The undersigned resides within the boundaries of the Hyde Park Civic Association in Houston with the understanding that the deed restrictions applicable to our neighborhood will be enforced. We object to the subdividing or replatting the lot located at 1707 Michigan Street and 1410 Indiana Street in violation of the deed restrictions.</p> <p>My property backs up to the property being discussed. I would like to enter in my objection to the request to replat to create 7 single family residential lots and 2 parking reserves and for this to be entered into record and read aloud at the next hearing.</p>
94	Victoria Court replat no 1	Sarah Malik	NA	<p>Of paramount importance to me is the health of the trees that straddle the property line (ie the trunk of 2 trees are on multiple properties). There are 2 large, beautiful pecan trees that will die if their roots are destroyed and if they do not receive adequate rainwater due to concrete and pavement from additional homes and parking spaces on the property. The destruction of these two trees will have negative financial consequences to the value of my property as well as the property next door which also shares one of the trees. In addition the trees and large lawns help prevent flooding in our area (The area didn't even flood during Harvey thanks in no small part to the large trees and grassy areas).</p> <p>In addition, the buildings constructed on this lot will tower over many single and smaller 2 story homes. For the safety of my two young children who play for hours in our backyard, as well as the children next door, I would really like to minimize the number of homes that will be able to look directly down into our lots and into our homes.</p> <p>Thank you, Sarah Malik</p>

94	Victoria Court replat no 1	Joshua Nguyen	NA	<p>We oppose the replatting of the above property as this type of development:</p> <ul style="list-style-type: none"> •negatively impacts the privacy of adjacent residences •negatively impacts the solar access of adjacent residences •results in increased neighborhood traffic due to increased housing on divided lots •destroys established trees which improve and maintain water, soil and air quality; provide shade, and beautify the neighborhood •disrupts the integrity and charm of well established, historic single-family neighborhoods such as Rosedale •ultimately reduces the value of single-family homes in the Rosedale subdivision <p>Please help us preserve the integrity of our neighborhood</p>
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<p>To the members of the City of Houston, Planning and Development Commission:</p>				
94	Victoria Court replat no 1	Alok Shirolikar	NA	<p>We are homeowners adjacent to Lot 78, Rosedale. We oppose the replatting of this property because the development:</p> <ul style="list-style-type: none"> • negatively impacts the privacy of adjacent residences • destroys established trees that improve and maintain water, soil and air quality; provide ample shade and beauty to the neighborhood • disrupts the integrity and charm of a well-established neighborhood with the majority of homes being single family on one standard lot • reduces the value of single-family homes in the Rosedale subdivision <p>Please help us preserve the integrity of our neighborhood.</p> <p>We would like our comments to be put into record and read aloud at the next hearing.</p>

				<p>This week Pecandale Court retained the law firm of Rothfelder & Falick, L.L.P. in connection with the variance requests of Texas Legal Media (the "Applicant"), Application Number 2020-0663. Pecandale Court is a residential subdivision located immediately adjacent to the Applicant's proposed development. The issuance of the Applicant's requested variances would result in vehicular and pedestrian access to the proposed development running directly and solely through the quiet and longstanding Pecandale Court subdivision.</p> <p>Should the Commission be inclined to grant the Applicant's request, then my client and I respectfully request a two week deferral of the Commission's consideration of the Applicant's requests so that I may have an adequate opportunity to fully review the variance applications, analyze the supporting documentation, gather additional documents and information that has not been made available to my client, review applicable Code provisions, research any relevant precedent, consult with my client, and ultimately prepare a comprehensive response to the Applicant's requests on behalf of Pecandale Court. However, out of caution, I've prepared the following summary of my client's opposition to the requests. Though we strongly urge the Commission to grant our request for a deferral, residents of Pecandale Court and I will be available at (and request that we placed on the speaker list for) the July 9, 2020 hearing to generally discuss the reasons for my client's opposition.</p> <p>The Applicant is seeking three variances. The first variance is from Section 42-129 of the City's Code of Ordinances, which would allow the Applicant called and requested to be added to Speak on this item at today's Planning Commission Meeting Good afternoon COH Planning Commission,</p> <p>My name is Melva L Miles, I now reside in Fort Worth, Texas, but that's not where I have my fondest memories growing up. That would be at 126 East Thornton Rd. I lived on Thornton Rd, for over 25 years of my life. I learned how to ride my bike in my yard, then proceeding out onto Thornton Rd, where there was no fear, in excessive traffic or even strangers roaming the neighborhood. East Thornton Rd., namely, 126 is where most of my childhood birthday parties occurred, countless holidays, where family and friends gathered to celebrate. For as long as I can remember, I knew everyone that resided on Thornton Rd. Since I have grown into an adult, a lot of my childhood friends have moved away like I have, but some of the original neighbors still reside there, or their grandchildren reside in the homes now. My own 2 children have great wonderful memories that they formed in my old neighborhood, spending numerous days and hours with their grandparents on East Thornton Rd. I have ALWAYS considered our single street, with the cul de sac at the end of the street to be a safe environment.</p> <p>Anytime there was a tropical storm, or threat of hurricane, there was NEVER a fear, because our street (Thornton Rd) did not flood. We would get water that would be at the end of the beginning of the driveway, but that was it. There has never been a time when water was a threat for us residents, we could count on that! With the knowledge that I have about building and putting in new structures, I do know that it changes the landscape, therefore flooding is more than likely to occur. As a matter of fact, when I spoke to my mother who still resides at 126 East Thornton Rd, along with my father, she informed me that</p>
95	Whitney Place West partial replat no 1	Chris Rothfelder	Rothfelder Falick LLP	
95	Whitney Place West partial replat no 1	Beatrice Chatman	NA	
95	Whitney Place West partial replat no 1	Melva Miles	NA	
95	Whitney Place West partial replat no 1	John Gibbs	NA	Requested to speak at the Planning Commission on agenda item 95

				Dear Commisioners,
				I oppose the above referenced Variance Application. It fails to meet Chapter 42, specifically, the health, safety and welfare of the residents of E. Thornton Road.
				The present owner of Whitney Place is the 3rd owner of a piece of property that has no historical connection to E. Thornton Road but a connection with Whitney Street.
95	Whitney Place West partial replat no 1	Roderick Glass	NA	<p>With no sidewalks or public space, the health and safety of the residents of E. Thornton would be adversely affected by the proposed variance (specifically the proposed Arrowhead). It would add 20 to 40 more cars coming down the street putting residents that walk in physical danger.</p> <p>It would use public funds to create a street onto private gated property with no benefit to residents of E. Thornton or the public at large.</p> <p>Roderick Glass 234 E. Thornton Road</p>
95	Whitney Place West partial replat no 1	Candace Johnson	Pecandale Court Civic Club	<p>Pecandale Court Civic Club Strongly Objects to Variance Application # 2020-0663, Item 95 RE: Whitney Place West partial replat no 1</p> <p>City of Houston Planning Department: Vote No! Candace Johnson 404-245-4167 Sent from my iPhone</p>
95	Whitney Place West partial replat no 1	Kelvin Chatman	NA	I grew up in Pecandale Court. My parents still live there. I OBJECT TO the variance request # 2020-0663, Item 95 Whitney Place West partial replat no 1.

95	Whitney Place West partial replat no 1	Jorge DeLeon	NA	<p>This development is strictly one sided. What I mean by that is that in no way is the owner that is looking to develop is thinking of Thornton st. He sees Thornton as a way to make a profit, his eyes only see his own convenience. There is a huge difference in what the residence of Thornton are fighting for, we are fighting for what is ours, to preserve what has remained the same for over 50 years. We are fighting to save our peace while Mr. Henderson is fighting to make a profit. It is not like Mr. Henderson will be living in any of the homes himself. Will he be calling Thornton home I don't think so?</p> <p>Someone tell me how this is fair , for one that property never had anything to do with Thornton or our residents. That property belonged to the homes off of Whitney, the homes that used that piece are the homes on Lelay and Pecan Park crc. Technically that is two neighborhoods that want to live in peace at Thornton expense. Those being the homes off of Whitney who it originally belonged to and the new subdivision they are trying to cram back there. Thornton is just left with the headache. We the residence on Thornton should not have to be the ones to suffer. Thornton has to give up its tranquility and hand it over to the new subdivision and the homes off of Whitney remain unbothered too. They can use our street day and night to get into their proposed subdivision while we are greeted with a gate at the entrance of their subdivision which the people on Thornton do not get access too. They get to get peace by not allowing outside people into their subdivision while our street Thornton has to accommodate them with open arms. Conveniently Mr Henderson also wants arrow point dr to go from public then right before it enters their subdivision be private and have only gate access.</p> <p>I would like to speak a the July 9 meeting of the Planning Commission about the request for a variance from the setback requirements for the property at 1136 Woodland St. (Reference Number 20041655). Ashley and Andrew Allison have owned the adjoining property to the East at 1132 Woodland since 2007. I am concerned with the health and safety of the Allison family if Smith Family Homes (the "Builder"), which has purchased 1136 Woodland, builds the house the propose to build at its present location on the property. I oppose the Commission granting the variance for the following reasons:</p> <ol style="list-style-type: none"> 1. The survey the Builder submitted to the City conflicts with three prior surveys as to the property line between 1132 and 1136 Woodland. It is disputed by the Allisons. The Builder survey puts the fence between the properties entirely on the Builder's property. Bradley Smith has said he will tear down the historic fence between the lots and move it one and one half feet closer to the Allison's house. Since the Allisons' house is only 33 inches from the fence, (grandfathered) and the foundation frame the Builder has laid on his property is only 19 inches from the fence, that would prevent the Allisons from accessing their Centerpoint gas hookup and meter, their electric breaker box, and the ATT box and make it difficult for anyone to get between the back yard and Woodland Street. The two houses would be 52 inches apart, which is in closer proximity than the 6 feet required by the City. The roofs of the houses would practically meet, causing fire, drainage, and other dangerous conditions. The Builder must move his proposed building to the West, at least six feet from the Allisons' house before the City approves his plans..
124	1136 Woodland Street	Patricia Holmes	NA	

124	1136 Woodland Street	Ashley Holmes	NA	<p>Good afternoon,</p> <p>My name is Ashley Holmes Allison. My husband, son, and I reside at 1132 Woodland, immediately east of 1136 Woodland. The Variance Request is for the right of way associated with the west side of the project site. Inasmuch as the requested variance will directly impact our property, we feel our comments are important for the Board to consider.</p> <p>Smith Family Homes LLC caused a survey or site plan of the property to be made in 2020 that claims to show that the existing fence on the west side is approximately 1.5 feet over the property line. If this were true, it would conveniently create the 3-foot set back on the west required by city code and Norhill Addition deed restrictions while taking away from our property. However, we believe this survey to be in error, and the fence line is now the subject of a lawsuit we filed in Harris County District Court on June 25, 2020, Cause No. 2020-37999, Ashley Holmes Allison, et al. v. 1136 Woodland LP, et al., in the District Court, Harris County, Texas, 334th Judicial District.</p> <p>Furthermore, Smith Family Homes does not have a valid building permit. I have been told by the City of Houston that Smith's permit requests were rejected. Smith has already built a foundation frame (structure) on the property, which is illegal to build without a permit. The City of Houston has red flagged his property on Site and in the system and a formal investigation has been opened by the Senior Inspector of Investigations.</p> <p>The survey and fence line dispute is relevant to the Variance Request because dimensions and details of the submitted plan have not been approved by the City of Houston, and may indeed change once the</p> <p>Good afternoon,</p> <p>My name is Emily Williams, and I am the director of Deed Restrictions for the Woodland Heights Civic Association. I understand that a variance application affecting Woodland Heights (1136 Woodland St., #20041855) is set to be heard at the July 9, 2020, Planning Commission meeting. I respectfully request that you include these comments in the record of said meeting.</p> <p>1136 Woodland St. (the "Lot") is owned by 1136 Woodland, LP (the "Owner"). The Owner intends to build a spec home on the Lot using the services of Smith Family Homes LLC (the "Builder"). A variance request application was filed by Total Surveyors, Inc.</p> <p>The variance application seeks the Planning Commission's approval of two variances: (1) a 20' minimum building line in lieu of the codified 25' building line, and (2) permission to allow vehicular access from a major thoroughfare, Studewood St.</p> <p>The variance application appears incomplete, because the applicant's statement of facts does not address all matters set forth in Sections 47-47(a) and 42-81(a). This honorable Commission should refrain from granting the requested variances at least until such time as the applicant amends its application to comply with the Code. The apparent deficiencies including the following:</p> <ol style="list-style-type: none"> 1. The applicant has failed to specify any hardship, as required by
124	1136 Woodland Street	Emily Williams	Woodland Heights Civic Association	

Powe-Phlegm, Dorianne - PD

From: PD - Planning Public
Sent: Monday, July 6, 2020 1:38 PM
To: Powe-Phlegm, Dorianne - PD
Subject: FW: Ref. No. 2020-0790; Hyde Park Civic Association ("HPCA") Objections to proposed "Hyde Park partial replat no. 10" (1410 Indiana St., Houston, TX 77006); Hearing Date: July 9, 2020 @ 2:30 p.m.
Attachments: 1410 Indiana-COH Planning Replat Application Protest-Final.1.mmrev.bbrev (7.4.2020).pdf; 1. HPCA DRC Denial - 7.3.20 Gmail - 1410 Indiana - Proposed Subdivision.pdf; 2. Exh B to DRs (Option to Include 1410 Indiana) (FC No. 173-58-0181).pdf; 3. Notice to Purchaser - 1410 Indiana - HCCF R525176.pdf; 4. Notice to Purchasers - Deed Restrictions - 1410 Indiana - HCCF RP-2020-101779.pdf

Dorianne, for your attention.

Teresa Geisheker, City of Houston Planning & Development Department **832-393-6543**

From: Barry Baumgarten <baumgartenlaw@gmail.com>
Sent: Sunday, July 5, 2020 8:38 PM
To: PD - PC Speaker Comments <speakercomments.pc@houstontx.gov>
Cc: PD - Planning Public <planningdepartment@houstontx.gov>; Lewis, Ronald - LGL <Ronald.Lewis@houstontx.gov>; CNL District C <DistrictC@houstontx.gov>; CNL At Large 5 <AtLarge5@houstontx.gov>; CNL At Large 1 <AtLarge1@houstontx.gov>; CNL At Large 3 <ATLRG3@houstontx.gov>; CNL At Large 4 <AtLarge4@houstontx.gov>; CNL At Large 2 <AtLarge2@houstontx.gov>; Aiyer, Nirja - LGL <Nirja.Aiyer@houstontx.gov>; president@hydeparkhouston.org; Hyde Park Board <board@hydeparkhouston.org>; deedrestrictions@hydeparkhouston.org; deedrestrictionschair@hydeparkhouston.org
Subject: Ref. No. 2020-0790; Hyde Park Civic Association ("HPCA") Objections to proposed "Hyde Park partial replat no. 10" (1410 Indiana St., Houston, TX 77006); Hearing Date: July 9, 2020 @ 2:30 p.m.

[Message Came from Outside the City of Houston Mail System]

Honorable Chair and Members of the City of Houston Planning Commission, Acting Director, City Council Members, and City Attorney(s)

The attached are submitted to the City of Houston Planning Commission and its Honorable Members, on behalf of Michael H. McKann, Chair of the Deed Restrictions Committee of the Hyde Park Civic Association ("Association"), in his representative capacity thereof. Responses should be directed to Mr. McKann at deedrestrictions@hydeparkhouston.org or board@hydeparkhouston.org.

The attached July 4, 2020 letter and attachments represents the Association's Objection to the proposed (PC 2020-0790) Hyde Park partial replat no. 10 request, made by or on behalf of the Applicant, Peak Houston Rd, LLC, the current title owner of the subject property, set to be considered at the Planning Commission's July 9, 2020 @ 2:30 p.m. meeting.

This correspondence is directed to the Planning Commission's publicly provided e-mail address (speakercomments.pc@houstontx.gov) with the understanding that it and the attachments will be forwarded thereby to the Hon. Martha L. Stein, Planning Commission Chair, and to each Active, Alternate and Ex-Officio Member thereof, reflected as cc's on page 2 of Mr. McKann's July 4, 2020 Letter, and also listed directly below.

If this is incorrect, please provide the appropriate alternate e-mail address(es) to direct this correspondence to such individuals. Thank you.

cc's: Members of the Houston Planning Commission: E-mail: speakercomments.pc@houstontx.gov
Hon. M. Sonny Garza, Vice Chair
Hon. David Abraham, PhD
Hon. Susan Alleman
Hon. Bill Baldwin
Hon. Antoine Bryant
Hon. Lisa Clark
Hon. Rodney Heisch
Hon. Randall Jones
Hon. Lydia Mares
Hon. Kevin Robins
Hon. Paul R. Nelson
Hon. Linda Porras-Pirtle
Hon. Ileana Rodriguez
Hon. Ian Rosenberg
Hon. Megan R. Sigler
Hon. Zafar Tahir
Hon. Meera D. Victor
Hon. Honorable KP George
Honorable Lina Hidalgo
Commissioner James Noack

Alternate Members:

Hon. J. Stacy Slawinski, P.E.
Hon. Loyd Smith, P.E.
Hon. Scott Cain

Ex-Officio Members:

Carol Lewis, Ph.D.
Carol Haddock
Yuhayna H. Mahmud

As reflected in the additional cc's to Mr. McKann's letter, and the addressees hereof reflected above, Mr. McKann's July 4, 2020 Objection to partial Replat correspondence (including attachments), is being further directed to the following:

cc: Margaret Wallace Brown, Acting Director E-mail: planningdepartment@houstontx.gov
Planning and Development Department:

cc: Ronald Lewis, City Attorney E-mail: ronald.lewis@houstontx.gov
City of Houston Legal Department
P.O. Box 368
Houston, TX 77001-0368

cc: Council Member Sallie Alcorn E-mail: atlarge5@houstontx.gov

cc: Council Member Abbie Kamin E-mail: districtc@houstontx.gov

cc: Council Member Mike Knox E-mail: atlarge1@houstontx.gov

cc: Council Member Michael Kubosh E-mail: atlarge3@houstontx.gov

cc: Council Member Letitia Plummer E-mail: atlarge4@houstontx.gov

cc: Council Member David Robinson

E-mail: atlarge2@houstontx.gov

cc: Nirja Aiyer, Director
City of Houston Legal Dept.,
Neighborhood Services (Deed Restrictions)

E-mail: nirja.aiyer@houstontx.gov

cc: Hyde Park Civic Association
Attn: Chris Delphin, President
Attn: Board of Directors

E-mail: president@hydeparkhouston.org

E-mail: board@hydeparkhouston.org

Thank you for your prompt attention to this matter.

Respectfully Submitted,
on behalf of the Chair of the Deed Restrictions Committee of the Hyde Park Civic Association, on the
Association's behalf,

Barry S. Baumgarten

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