

# HOUSTON PLANNING COMMISSION

## AGENDA

THURSDAY, JULY 23, 2020  
2:30PM



VIRTUAL ELECTRONIC MEETING

Via: [Join Microsoft Teams Meeting](#)

WEB: <https://bit.ly/2ZBbAHR>

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

CONFERENCE ID: 285 411 221#

SUBMIT WRITTEN COMMENTS OR SIGN UP TO SPEAK AT:

[speakercomments.pc@houstontx.gov](https://speakercomments.pc@houstontx.gov)

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

# PLANNING COMMISSION MEMBERS



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

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

## **ALTERNATE MEMBERS**

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

## **EX- OFFICIO MEMBERS**

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

## **SECRETARY**

Margaret Wallace Brown



## Meeting Policies and Regulations

### Order of Agenda

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

### Public Participation

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

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

9. Time limits will not apply to elected officials.

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

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

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

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

### Limitations on the Authority of the Planning Commission

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

### Contacting the Planning Commission

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

### Contacting the Planning Department

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

Mailing address is:

P.O. Box 1562

Houston, Texas 77251-1562

Website is [www.houstonplanning.com](http://www.houstonplanning.com)

E-mail us at:

Planning and Development

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

Plat Tracker Home Page:

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



## PLANNING & DEVELOPMENT DEPARTMENT

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

# SPEAKER GUIDELINES

WELCOME to a meeting of the City's Planning and Development Department. Your input is valued. Commissioners take action according to established standards; see rules or policies for details. Staff is available to help orient you on meeting procedures. **For the City's I SPEAK language line, including traducción en Español, call (832) 393-3000.**

**Virtual Electronic Meeting Rules:** See adjustments for remote meeting participation on our web pages [www.houstonplanning.com](http://www.houstonplanning.com). You may now submit comments 24 hours in advance, which will be read into the record by staff. Call 832-393-6624 for details or email comments to: [Speakercomments.pc@houstontx.gov](mailto:Speakercomments.pc@houstontx.gov). The Chair may also choose to recognize speakers during the meeting.

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

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

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

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

**Commission or Group:**

## SPEAKER SIGN IN FORM

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

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

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

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

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

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

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

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

To join the July 23, 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/2ZBbAHR>); or
- Join via Phone: [+1 936-755-1521](tel:+19367551521) Conference ID: 285 411 221#

Visit website ([ftp://edrc.houstontx.gov/2020/2020-15\\_DraftAgenda.pdf](ftp://edrc.houstontx.gov/2020/2020-15_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 23, 2020 2:30 p.m. via Microsoft Teams**

#### **Call to Order**

**Director's Report**

**Approval of the July 9, 2020 Planning Commission Meeting Minutes**

- I. Presentation and Consideration of the July 2020 Semi-Annual Water/Wastewater Impact Fee Report**  
(Deidre VanLangen)
- II. Presentation and Consideration of the July 2020 Drainage Impact Fee Report** (Deidre Van Langen)
- III. Platting Activity (Subdivision and Development plats)**
  - a. Consent Subdivision Plats (John Cedillo)
  - b. Replats (John Cedillo)
  - c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Devin Crittle, Lyndy Morris, John Cedillo, Aracely Rodriguez)
  - d. Subdivision Plats with Variance Requests (Aracely Rodriguez, Devin Crittle, Tammi Williamson, Geoff Butler)
  - e. Subdivision Plats with Special Exception Requests
  - f. Reconsiderations of Requirement (Lyndy Morris)
  - g. Extensions of Approval (John Cedillo)
  - h. Name Changes (John Cedillo)
  - i. Certificates of Compliance (John Cedillo)
  - j. Administrative
  - k. Development Plats with Variance Requests (Homero Guajardo Alegria, Jose Mendoza)
- IV. Establish a public hearing date of August 20, 2020**
  - a. Alpha Team Manor replat no 1
  - b. Brookhaven Addition replat no 1 partial replat no 1
  - c. Dian Street Villas
  - d. Fondren Southwest Northfield Sec 7 and 8 partial replat no 2
  - e. Home Owned Estates Sec 5 partial replat no 1
  - f. Honeycomb Ridge replat no 2
  - g. Houstons Skyscraper Shadows Sec 2 partial replat no 5
  - h. Long Point Acres partial replat no 7
  - i. Martinez Gardens replat no 1
  - j. Peek Entrepreneurs replat no 1
  - k. Pinemont Villas partial replat no 1
  - l. Spring Oaks replat no 1 partial replat no 4
  - m. Wrenwood partial replat no 1
- V. Consideration of an Off-Street Parking Variance for a property located at 620 W. 27<sup>th</sup> Street** (Eric Pietsch)

- VI. Consideration of an Off-Street Parking Variance for a property located at 3820 Wilcrest Drive (Homero Guajardo Alegria)**
- VII. Consideration of a Landscape Variance for a property located at 600 Louisiana street (Eric Pietsch)**
- VIII. Excuse the absence of Commissioner Rodriguez**
- IX. Public Comment**
- X. Adjournment**

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

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

**July 9, 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 Absent

Susan Alleman

Bill Baldwin

Antoine Bryant

Lisa Clark Absent

Rodney Heisch

Randall L. Jones

Lydia Mares

Paul R. Nelson

Linda Porras-Pirtle Absent

Kevin Robins

Ileana Rodriguez Absent

Ian Rosenberg Left at 5:09 p.m. during item 105

Megan R. Sigler

Zafar Tahir

Meera D. Victor

Scott Cain for

Commissioner James Noack

Maggie Dalton for Left at 4:06 p.m. during item 95

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 25, 2020 PLANNING COMMISSION MEETING MINUTES**

Commission action: Approved the June 25, 2020 Planning Commission meeting minutes.

Motion: **Garza**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

### **I. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 78)**

Staff recommendation for item **40** was changed from Approve to Defer.

Items removed for separate consideration: **1, 2, 4, 5, 6, 7, 8, 9, 10, 14, 16, 25, 29, 40, 44, 45, 46, 47, 50, and 52.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 78 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 78 subject to the CPC 101 form conditions.

Motion: **Baldwin**

Second: **Mares**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **1, 2, 4, 5, 6, 7, 8, 9, 10, 14, 16, 25, 29, 40, 44, 45, 46, 47, 50, and 52**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for **1, 2, 4, 5, 6, 7, 8, 9, 10, 14, 16, 25, 29, 40, 44, 45, 46, 47, 50, and 52**, subject to the CPC 101 form conditions.

Motion: **Baldwin**

Second: **Mares**

Vote: **Unanimous**

Recusing: **Alleman, Dalton, Heisch and Sigler**

### **C PUBLIC HEARINGS**

#### **79 Acre Villa of Park Place partial replat no 1**

**C3N**

**Disapprove**

Staff recommendation: Disapprove the plat.

Commission action: Disapproved the plat.

Motion: **Sigler**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

#### **80 Arcade on Spencer replat no 1**

**C3N**

**Approve**

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

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

Motion: **Alleman**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

#### **81 Braeburn Terrace Sec 1 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: **Nelson**

Second: **Garza**

Vote: **Unanimous**

Abstaining: **None**

#### **82 Braeburn Terrace Sec 1 partial replat no 3**

**C3N**

**Defer**

Staff recommendation: Defer the application for two weeks per Council Member Kamin's request.

Commission action: Deferred the application for two weeks per Council Member Kamin's request.

Motion: **Smith**

Second: **Nelson**

Vote: **Unanimous**

Abstaining: **None**

Speaker: Janice Waldon – opposed.

#### **83 Cypress Creek Plaza partial replat no 1**

**C3N**

**Approve**

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

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

Motion: **Alleman**

Second: **Jones**

Vote: **Unanimous**

Abstaining: **None**

Speakers: Dawn Chamorro and Danielle Gibson - position not stated.

**84 Francis Oak Landing 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**

**85 Glendower Court partial replat no 4 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Alleman** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

**86 Hyde Park partial replat no 10 C3N Defer**  
Staff recommendation: Defer the application for two weeks per Council Member Kamin's request.  
Commission action: Deferred the application for two weeks per Council Member Kamin's request.  
Motion: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**  
Speakers: Bartt Thompson – opposed; Barry Baumgarten – position not stated.

**87 Hyde Park partial replat no 9 C3N Defer**  
Staff recommendation: Defer the application for two weeks per Council Member Kamin's request.  
Commission action: Deferred the application for two weeks per Council Member Kamin's request.  
Motion: **Jones** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**  
Speakers: Barry Baumgarten and Bartt Thompson – position not stated.

**88 Lantana Sec 4 partial replat no 1 C3N Approve**  
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Jones** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

**89 Melbourne Place Sec 1 partial replat no 2 C3N Defer**  
Staff recommendation: Defer the application for two weeks for further study and review.  
Commission action: Deferred the application for two weeks for further study and review.  
Motion: **Garza** Second: **Sigler** Vote: **Unanimous** Abstaining: **None**

**90 Melbourne Place Sec 1 Partial Replat No 3 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: **Bryant** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

**91 Real Street Homes 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: Edward Trevino – position not stated; Jake Patrick, applicant – supportive.

3:38 p.m. Chair Marty Stein, stepped away from the meeting and Vice Chair, Sonny Garza presided over the meeting.

**92 Riverside Terrace 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: **Robins** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**  
Speakers: Clark Sterner – position not stated; Emily Wroczynski - opposed; Brad Fisher, applicant – supportive.

**93 Saint Charles Quarter 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: **Nelson** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**  
Speaker: John Paramore - position not stated.

3:57 p.m. Chair, Marty Stein returned.

**94 Victoria Court replat no 1 C3N Approve**  
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.  
Commission action: Approved the plat subject to the CPC 101 form conditions.  
Motion: **Jones** Second: **Garza** Vote: **Unanimous** Abstaining: **None**  
Speakers: Sarah Malik's comments were read by staff.

**95 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: **Baldwin** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**  
Speakers: Chris Rothfelder, Charles Brown, Carolyn Brown, Daphne Brown, Candice Brown, Rodney Brisco and Tanya DeBose – opposed; Roderick Glass, Beatrice Chapman, Jeffrey Eernisse, Kasey Barnett, Fred McGowen, John C. Gibbs and Kelvin Chatman - position not stated; Caelei Henderson, Matthew Sigmon, applicant – supportive.

## **D VARIANCES**

Item 96 and 97 were taken together at this time.

**96 Bellfort Farms GP GP Defer**  
**97 Bellfort Farms Sec 1 C3P Defer**  
Staff recommendation: Defer the applications for two weeks per the applicant's request.  
Commission action: Deferred the applications for two weeks per the applicant's request.  
Motion: **Jones** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

Items 98, 99, 100, 101 and 102 were taken together at this time.

**98 Bridgeland Prairieland Crossing SP Approve**  
**Street Dedication**  
**99 Bridgeland Prairieland Village GP GP Approve**  
**100 Bridgeland Prairieland Village Sec 5 C3P Approve**  
**101 Bridgeland Prairieland Village Sec 6 C3P Approve**  
**102 Bridgeland Prairieland Village Sec 7 C3P Approve**  
Staff recommendation: Approve the plats subject to the CPC 101 form conditions.  
Commission action: Approved the plats subject to the CPC 101 form conditions.  
Motion: **Baldwin** Second: **Garza** Vote: **Unanimous** Recusing: **Heisch**



**103 Development at Telge South C2 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: **Mares** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

**104 Harris County MUD 165 Wastewater Treatment Plant no 2 C2 Defer**  
Staff recommendation: Defer the application for two weeks for further study and review.  
Commission action: Deferred the application for two weeks for further study and review.  
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**105 Homestead Industrial Park GP GP 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: **Smith** Second: **Mares** Vote: **Unanimous** Abstaining: **None**  
Speakers: Yvonne Anderson, Kadir Wakkiluddin – position not stated.

**106 Navigation Mill C2R Defer**  
Staff recommendation: Defer the application for two weeks to give the applicant time to submit additional information.  
Commission action: Deferred the application for two weeks to give the applicant time to submit additional information.  
Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**  
Speaker: Cynthia Mendez – position not stated.

**107 Nueces Park Place South 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: **Sigler** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**

**108 Refuge Temple Ministries GP GP Approve**  
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.  
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.  
Motion: **Garza** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**109 Rejuvenate Houston Lyons C2R Approve**  
Staff recommendation: Deny the variance(s) to allow a 0' building line and grant the variance to not extend or terminate Opelousas St. with a cul-de-sac and approve the plat subject to CPC 101 form conditions.  
Commission action: Denied the variance(s) to allow a 0' building line and grant the variance to not extend or terminate Opelousas St. with a cul-de-sac and approved the plat subject to CPC 101 form conditions.  
Motion: **Jones** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**

**E SPECIAL EXCEPTIONS**

**110 Emerald Meadows GP GP Approve**  
 Staff recommendation: Deny the special exception(s) and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Denied the special exception(s) and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Garza** Second: **Alleman** Vote: **Unanimous** Abstaining: **None**

**F RECONSIDERATION OF REQUIREMENTS**

**111 Hockleywood Business Park CP3 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** Abstaining: **None**

**112 Valley Ranch East Reserves 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: **Cain** Second: **Mares** Vote: **Unanimous** Recusing: **Heisch**

**113 Ventana Lakes East Sec 5 C3F Approve**  
 Staff recommendation: Grant the reconsideration of requirement and approve the plat subject to the CPC 101 form conditions.  
 Commission action: Granted the reconsideration of requirement and approved the plat subject to the CPC 101 form conditions.  
 Motion: **Alleman** Second: **Bryant** Vote: **Unanimous** Abstaining: **None**  
 Speaker: Christopher Browne, applicant – supportive.

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

**G EXTENSIONS OF APPROVAL**

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

**H NAME CHANGES  
NONE**

**I CERTIFICATES OF COMPLIANCE**

<b>119</b>	<b>26056 Cambridge Boulevard</b>	<b>COC</b>	<b>Approve</b>
<b>120</b>	<b>19776 White Oak Drive</b>	<b>COC</b>	<b>Approve</b>

Staff recommendation: Approve staff's recommendation for items 114-120.  
 Commission action: Approved staff's recommendation for items 114-120.

Motion: **Nelson**    Second: **Jones**    Vote: **Unanimous**    Abstaining: **Heisch 116 & 117**

**J ADMINISTRATIVE  
NONE**

## K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

121	6261 Ella Lee Lane	DPV	Approve
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Staff recommendation: Grant the variance(s) and approve the development plat 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.

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

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

122	4501 Garrow Street	DPV	Defer
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Staff recommendation: Defer the application for two weeks for further study and review.

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

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

**123 3203 Underwood Street DPV Approve**

Staff recommendation: Grant the variance(s) and approve the development plat to allow a 10' building line, in lieu of the ordinance required 25' building line, along Buffalo Speedway, a major thoroughfare.

Commission action: Granted the variance(s) and approved the development plat to allow a 10' building line, in lieu of the ordinance required 25' building line, along Buffalo Speedway, a major thoroughfare.

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

124	1136 Woodland Street	DPV	Deny
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Staff recommendation: Deny the application.

Commission action: Denied the application.

Motion: **Alleman**      Second: **Mares**      Vote: **Carries**      Opposing: **Baldwin, Jones**

Speakers: Ashley Allison – position not stated; Bradley Smith, applicant – supportive; Yuhayna Mahmud, Metro and HoJin Lin, Houston Public Works.

## II. ESTABLISH A PUBLIC HEARING DATE OF AUGUST 6, 2020 FOR:

- 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

Staff recommendation: Establish a public hearing date of August 6, 2020 for item II a-e.

Commission action: Established a public hearing date of August 6, 2020 for item II a-e.

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

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

**IV. PUBLIC COMMENT**  
**NONE**

**V. ADJOURNMENT**

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 6:09 p.m.

Motion: **Nelson**

Second: **Alleman**

Vote: **Unanimous**

Abstaining: **None**

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**Martha L. Stein, Chair**

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**Margaret Wallace Brown, Secretary**

**July 2020**  
**Semiannual Report of the**  
**Capital Improvements Advisory**  
**Committee**  
**On Water and Wastewater Impact Fees**

**Planning Commission**  
**Acting as the**  
**Capital Improvements Advisory Committee**

**Martha L. Stein, Chair**

**City of Houston**  
**Houston Public Works**  
**Houston Water**

**JULY 2020 SEMIANNUAL REPORT OF THE**  
**CAPITAL IMPROVEMENTS ADVISORY COMMITTEE**  
**ON IMPACT FEES**

## I. PURPOSE OF THIS REVIEW

Cities imposing impact fees on new development must comply with Chapter 395 of the Texas Local Government Code. In accordance with Chapter 395, City Council adopted Ordinances 90-675 and 90-676 to establish procedures to administer the City's water and wastewater impact fees programs, respectively. Approval of Motion 90-0614 by the City Council appointed the Planning Commission as the Capital Improvements Advisory Committee. Under State law, the Committee is charged with the following responsibilities:

- Assisting and advising the City in adopting land-use assumptions;
- Reviewing the IFCIP and filing written comments;
- Monitoring and evaluating the implementation of the IFCIP;
- Filing semiannual reports on the progress of the plan;
- Reporting actual or perceived inequities in plan implementation or the application of impact fees; and
- Recommending updates or revisions to the plan or any impact fees

This documentation fulfills the State requirement of the semiannual report on the progress of the plan. Preparation and conveyance of this report complies with City Council Motion 90-0614 to file a report by January and July of each year. This report documents changes that occurred between the period of **November 1, 2019-April 30, 2020**, of the 2010-2020 Impact Fees Program.

## II. FINDINGS AND RECOMMENDATIONS

The Planning Commission, acting in its capacity as the Capital Improvements Advisory Committee, finds the following for this period:

- A total of **339** single-family residence (SFR) building permit application exemptions (from paying impact fees) were granted to single-family residences below the median housing price for the City of Houston between **November 1, 2019 and April 30, 2020**. The unit cost range for considering residences below the median housing price was from **\$239,741.00-\$243,802.00**. The range is published by the Real Estate Center at Texas A & M University. A total of **27,504** exemptions have been applied for since the ordinance was adopted in 1997.
- A total of **\$12,224,840.86** generated from revenues and interest for water and wastewater impact fees accrued in the impact fees accounts between **November 1, 2019 and April 30, 2020**, the **second half of the ninth year** of the 2010-2020 Impact Fees Program. The program has an all-time total income of **\$452,320,931.32**.

**Based on these findings, the CIAC recommends the following actions:**

- The total amount of the revenues and interest generated from water and wastewater impact fees during the reporting period in the sum of **\$12,224,840.86** should be authorized for appropriation to debt retirement.

### **III. BACKGROUND**

The City of Houston established an impact fees program in June 1990, and adopted updates beginning in July of 2010 in compliance with State legislative requirements. The Planning Commission, acting in the capacity of the Capital Improvements Advisory Committee, oversees the program. The program institutes a method to collect fees for new development applications for water and/or sanitary sewer service. The fees offset a portion of costs associated with capital improvements for providing water and wastewater facilities to meet the new demand.

According to State legislation, estimates of new demand and needed facilities must be based on approved land-use assumptions. Maximum chargeable impact fees, the maximum fees the City can charge, are calculated from the estimated cost of the facilities and the capacity of the system. City Council determines the impact fees collection rates, which cannot exceed the maximum chargeable fees. These are the actual rates paid by the developer upon request for service. The City applies collected fees to the cost of the capacity needed by new development for designated water and wastewater capital improvements. These capital improvements are identified in the IFCIP. (Note that the IFCIP is not the City's five year Capital Improvement Plan.)

### **IV. EVALUATION OF IMPACT FEE PROGRAM COMPONENTS**

#### **A. Land Use Assumptions**

Review of the Land Use Assumptions (LUA) consists of monitoring the following components: population and employment, and water and wastewater service units. Population and employment projections were distributed among census tracts, followed by calculation of water demand and wastewater generation for the projected growth within each census tract.

##### **1. Population and Employment**

Population and employment projections provide the foundation to develop forecasts of future land use. The 2010-2020 Impact Fee Program is based on population and employment projections using Traffic Analysis Zone (TAZ) data from the Houston-Galveston Area Council.

##### **2. Service Units**

The second method of analysis involves a comparison of service units projected in IFCIP to service units generated by actual development. Service units provide a method for converting demand from different land uses to a common unit of measure. Adopted units of measure are based on the average daily demands for a single-family residence, which are 250 gallons for water and 250 gallons for sewer in the current 2010-2020 Impact Fee Program. Service unit analysis compares prorated ten-year growth projections in service units with service units generated by actual development. The number of projected service units was calculated for each ten-year planning period.

The maximum impact fee for each service unit calculated in the IFCIP is based on the prorated cost of projects divided by the capacity of the system. For both water and wastewater, the maximum rate is not time sensitive since it was calculated as the average cost per gallon for the entire system. Without a change to project costs or capacities in that IFCIP, maximum fees per service unit will not change.

Growth projections anticipate citywide demands will increase to **217,461** service units for water and **108,384** service units for wastewater between 2010 and 2020. Using an interpolation of proportionate service unit consumption, **213,836** service units for water and **106,575** service units for wastewater were projected to be consumed through this period of the updated program (November 1, 2019 and April 30, 2020). Service unit data was compiled from actual permit applications and totaled for the entire service area. Actual service units generated during this 6-month period totaled **6,480** water service units and **5,783** wastewater service units for a cumulative total of **139,236** water service units and **124,718** wastewater service units (See Table 1).

Table 1 shows that historically the percentage of actual growth has been slower than projected through each reporting period. The current consumption of service units for this reporting period is **65%** for water and **117%** for wastewater. This shows slower growth for water and consistent growth for wastewater compared to the linear projection, resulting that sufficient capacity remains in the systems for new development through 2020, the end of the ten-year reporting period. Since the rate of growth for wastewater is slightly higher than the linear projection at this point in the 2010-2020 Impact Fee Program, the wastewater system demand is being evaluated with the Houston Water.



**TABLE 1**  
**November 1, 2019 to April 30, 2020**  
**Percent of Actual to Prorated Projected Service Units (s.u.)**

Semiannual Report	Duration (months)	Water			Wastewater		
		Prorated s.u.	Actual s.u.	%	Prorated s.u.	Actual s.u.	%
January 2011	4	7,255	1,471	20	3,613	1,516	42
July 2011	10	18,122	7,011	39	9,032	5,467	61
January 2012	16	28,995	17,025	59	14,451	10,037	69
July 2012	22	39,868	21,089	53	19,870	14,213	72
January 2013	28	50,741	26,621	52	25,289	20,205	80
July 2013	34	61,614	33,728	55	30,709	25,968	85
January 2014	40	72,487	43,016	59	36,128	34,686	96
July 2014	46	83,360	51,865	62	41,547	43,016	104
January 2015	52	94,233	62,480	66	46,966	53,129	113
July 2015	58	105,106	71,091	68	52,385	61,192	117
January 2016	64	115,979	78,472	68	57,804	67,563	117
July 2016	70	126,852	83,440	66	63,223	72,480	115
January 2017	76	137,725	89,247	65	68,642	78,167	114
July 2017	82	148,598	94,157	63	74,061	82,950	112
January 2018	88	159,471	100,990	63	79,480	89,230	112
July 2018	94	170,344	108,348	64	84,899	94,927	112
January 2019	100	181,217	116,393	64	90,318	102,742	114
July 2019	106	192,090	123,809	64	95,737	110,342	115
January 2020	112	202,963	132,756	65	101,156	118,935	118
July 2020	118	213,836	139,236	65	106,575	124,718	117

### 3. Impact Fees Capital Improvement Plan (IFCIP)

An update of the Impact Fees Capital Improvement Plan (IFCIP) has been performed in the 2010-2020 Impact Fee Program. The combined Water and Wastewater impact fee of **\$1,989.66** per service unit has been effective since **July 1, 2019** under the program. Examination of data regarding service unit consumption from **November 1, 2019 through April 30, 2020**, indicates significant capacity remains in the water and wastewater systems to support future demand.

### 4. Maximum Chargeable Impact Fees

The maximum fees are derived by using the formula given in Chapter 395 of the Texas Local Government Code. The City of Houston has evaluated the changes in the 2010-2020 Impact Fee Program and determined that the maximum allowable fees have increased, and that the fees the City has adopted are sufficiently below the maximum as proscribed by Chapter 395.

## 5. Findings:

- The 2010-2020 Impact Fee Program has been implemented and is acceptable for continued administration through the next reporting period.
- Review of service unit data indicates excess capacity in both the water and wastewater systems sufficient to accommodate new development through the next scheduled report in **January of 2021**.
- Water and wastewater facilities identified in the IFCIP are adequate to meet anticipated demand through **October 31, 2020**, the end of the next reporting period.

## V. SUMMARY OF IMPACT FEE ACCOUNTS

### A. Impact Fees Rates

Impact Fee rates are set by City Council in accordance with Chapter 395 of the Texas Local Government Code. A summary of the maximum allowable Impact Fees collectable and the rates adopted for the 2010-2020 Impact Fee Program is provided in Table 2. The Water/Wastewater impact fee for the reporting period has been effective since **July 1, 2019** with the implementation of the 2010-2020 Impact Fee Program. The current Water/Wastewater impact fee of **\$1,989.66** per service unit for water and wastewater is **27.40%** of the maximum fees allowed by current law.

**TABLE 2**  
Maximum and Adopted Impact Fees

<b>2010-2020 Program</b>	<b><u>Wastewater</u></b>	<b><u>Water</u></b>	<b><u>Total</u></b>
Maximum Impact Fee/Residential Equivalent	<b>\$3,427.07</b>	<b>\$3,835.44</b>	<b>\$7,262.51</b>
<b>Adopted Fee</b>	<b>\$1,199.11</b>	<b>\$790.55</b>	<b>\$1,989.66</b>

### B. Current Status of Fees

The City maintains separate accounts for recording revenues received from water and wastewater impact fees. The funds may be expended for design and construction services, and/or retiring debt service. As of **April 30, 2020**, the City has accrued **\$464,545,772.18** since implementing the impact fees ordinances in 1990. A total of **\$452,320,931.32** has been transferred to the revenue bond debt service fund. The amount of **\$12,224,840.86** is available for transfer to the debt service fund from impact fees accounts. Table 3 provides a summary of impact fee revenues and account balances.

**TABLE 3**  
**Status of Impact Fees Accounts**

	<u><b>Wastewater</b></u>	<u><b>Water</b></u>	<u><b>Totals</b></u>
<b><i>1990-2000 Program Total Income</i></b>	<b>\$44,115,871.05</b>	<b>\$19,557,816.07</b>	<b>\$63,673,687.12</b>
<b><i>Transfers to Debt Service:</i></b>	<b>\$44,115,871.05</b>	<b>\$19,557,816.07</b>	<b>\$63,673,687.12</b>
<b><i>2000-2010 Program Total Income</i></b>	<b>\$121,439,622.12</b>	<b>\$43,094,284.12</b>	<b>\$164,533,906.24</b>
<b><i>Transfers to Debt Service:</i></b>	<b>\$121,439,622.12</b>	<b>\$43,094,284.12</b>	<b>\$164,533,906.24</b>
<b><i>2010-2020 Program Collections InCome (7/1/2010 - 4/30/2020)</i></b>	<b>\$149,549,135.85</b>	<b>\$85,132,320.63</b>	<b>\$234,681,456.48</b>
<b><i>Interest Income (7/1/2010 - 4/30/2020)</i></b>	<b>\$1,047,469.03</b>	<b>\$609,253.31</b>	<b>\$1,656,722.34</b>
<b><i>Total Income:</i></b>	<b>\$150,596,604.88</b>	<b>\$85,741,573.94</b>	<b>\$236,338,178.82</b>
<b><i>Transfers to Debt Service:</i></b>	<b>\$143,565,976.10</b>	<b>\$80,547,361.86</b>	<b>\$224,113,337.96</b>
<b><i>Not Transferred to Debt Service:</i></b>	<b>\$7,030,628.78</b>	<b>\$5,194,212.08</b>	<b>\$12,224,840.86</b>
<b><i>All-Time Total Income (6/1/1990 - 4/30/2020)</i></b>	<b>\$316,152,098.05</b>	<b>\$148,393,674.13</b>	<b>\$464,545,772.18</b>
<b><i>TOTAL AVAILABLE FOR TRANSFER</i></b>	<b>\$7,030,628.78</b>	<b>\$5,194,212.08</b>	<b>\$12,224,840.86 *</b>

\*Total Available for Transfer reflects dollars to be transferred less payments made with insufficient funds.

### **C. Finding**

- A total of **\$12,224,840.86** in the impact fee requires authorization for transfer to the revenue bond debt service fund.

## **VI. REVIEW OF PROGRAM IMPLEMENTATION**

### **A. Analysis of Inequities**

- Implementation: The Committee finds no inequitable implementation of the plan during this reporting period.
- Application of Fees: Impact fees for water and wastewater are based on a uniform usage standard calculated in single-family residential equivalents, i.e. 250 gallons per day (gpd) for water and 250 gpd for wastewater. City Council adopted the current single-family residential equivalent unit, and a standard conversion table (Impact Fee Service Unit Equivalent Table) which applies to the types of land uses, with the implementation of the 2010-2020 Impact Fee Program on July 1, 2010.

### **B. Reporting Period Activity**

Provided by Ordinance 97-442, applicants qualify for a single-family residence (SFR) impact fee exemption as approved by Houston Public Works if the purchase price of the house does not exceed the latest available average of median prices for the past twelve months for single-family housing in the city as published by the Real Estate Center at Texas A&M University. The Maximum Exempt Unit Cost for the reporting period ranged from **\$239,741.00-243,802.00**.

### **C. Findings**

- The Impact Fees Program continues to be implemented in an equitable manner.
- For this reporting period, 339 exemptions from impact fees have been applied for, and 27,504 impact fee exemptions for SFR building permits have been applied for since Ordinance 97-442 was enacted in April 1997.

**July 2020**  
**Semiannual Report of the**  
**Capital Improvements Advisory**  
**Committee**  
**On Drainage Impact Fees**

**Planning Commission**  
**Acting as the**  
**Capital Improvements Advisory Committee**

**Martha L. Stein, Chair**

**City of Houston**  
**Houston Public Works**  
**Houston Water**

**July 2020 SEMIANNUAL REPORT OF THE**  
**CAPITAL IMPROVEMENTS ADVISORY COMMITTEE**  
**ON DRAINAGE IMPACT FEES**

## A. Background

In accordance with Chapter 395 Texas Local Government Code, City Council adopted Ordinances to establish procedures to administer the City's impact fee programs. Approval of Motion 90-0614 by City Council appointed the Planning Commission as the Capital Improvements Advisory Committee.

On November 2, 2010, Houston voters approved an amendment to the City Charter known as Proposition 1 on the ballot, commonly referred to as "ReBuild Houston", to "provide for the enhancement, improvement and ongoing renewal of Houston's drainage and streets by creating a Dedicated Pay-As-You-Go Fund for Drainage and Streets".

On February 7, 2012, City Council passed Ordinance No. 2012-0097, which authorized a professional services agreement enabling an engineering consulting firm to perform the *City of Houston Drainage Impact Fee Study* (Study).

Ordinance No. 2013-281 adopted Drainage Impact Fees based on recommendations made in the Study in accordance with Chapter 395 of the Texas Local Government Code. The Ordinance also amended Chapter 47 of the Code of Ordinances of Houston, Texas by adding Article XV entitled *Drainage Impact Fees*, as well as providing any additional findings and provisions that may be related to implementation and collection of Drainage Impact Fees.

## B. Drainage Impact Fee Rates By Service Area

The purpose of the Study was to determine the maximum impact fee per unit of new development allowed by state law. Based on the recommendations provided in the Study, City Council adopted the following drainage impact fees per service unit, as shown in Table 4 below. These fees show the increase as required in the ordinance to begin on July 1, 2019.

**TABLE 4 Impact Fees Per Service Area**

<u>Service Area<sup>1</sup></u>	<u>Impact Fees per Service Units</u>
Addicks Reservoir	\$0.00
Barker Reservoir	\$0.00
Brays Bayou	\$9.41
Buffalo / White Oak	\$17.85
Clear Creek	\$0.43
Greens Bayou	\$14.62
Hunting Bayou	\$11.16
San Jacinto	\$0.00
Ship Channel	\$0.00
Sims / Vince	\$19.31

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<sup>1</sup>**Service Area:** geographic section within the boundary of the City of Houston in which all watersheds drain to a common outfall point.

<sup>2</sup>**Service Unit:** a measure of use of the Capital Improvement facilities within the Service Area, specifically defined as an additional 1,000 square feet of impervious cover.

### C. Drainage Impact Fees Purchased

The total fees purchased by Service Area are shown in Table 5 below.

**TABLE 5**  
**Total Drainage Impact Fees Purchased Per Service Area**  
**November 1, 2019 through April 30, 2020**

<u>Service Area<sup>1</sup></u>	<u>Drainage Impact Fees</u>
Addicks Reservoir	\$0.00
Barker Reservoir	\$0.00
Brays Bayou	\$27,088.10
Buffalo Bayou	\$54,528.72
White Oak Bayou	\$82,272.79
Clear Creek	\$338.30
Greens Bayou	\$33,706.10
Hunting Bayou	\$3,621.80
San Jacinto	\$0.00
Ship Channel	\$0.00
Sims Bayou	\$49,185.89
Vince Bayou	\$0.00
<b>TOTAL</b>	<b>\$250,741.70</b>

*\*Fees to be reallocated to correct service area.*

### D. Findings

- A total of **\$250,741.70** in Drainage Impact Fees was purchased between **November 1, 2019 through April 31, 2020**.
- A total of **\$3,106,712.99** was purchased since program inception.

Item No.	Subdivision Plat Name	App		PC Action
		Type	Deferral	
A-Consent				
1	AMC Realty Development	C2		Approve the plat subject to the conditions listed
2	Arcade on Spencer replat no 1	C3F		Approve the plat subject to the conditions listed
3	Avondale Square partial replat no 2	C3F	DEF2	Approve the plat subject to the conditions listed
4	Becker Trace GP	GP		Defer Additional information reqd
5	Becker Trace Sec 1	C3P		Defer Additional information reqd
6	Braeburn Terrace Sec 1 partial replat no 2	C3F		Approve the plat subject to the conditions listed
7	Bridgeland Prairieland Village Sec 8	C3P		Approve the plat subject to the conditions listed
8	Bridgeland Westgreen Boulevard Sec 5	SP		Defer per Harris County additional info required
9	Cresmere Place partial replat no 3	C3F		Approve the plat subject to the conditions listed
10	Cypress Creek Plaza partial replat no 1	C3F		Approve the plat subject to the conditions listed
11	Cypress Green Sec 1	C3P		Approve the plat subject to the conditions listed
12	Cypress Green Sec 2	C3P		Approve the plat subject to the conditions listed
13	Cypress Green Sec 3	C3P		Defer Chapter 42 planning standards
14	Cypress Green Sec 5	C3P		Approve the plat subject to the conditions listed
15	Cypress Green Sec 6	C3P		Approve the plat subject to the conditions listed
16	Dellrose Sec 12	C3P		Approve the plat subject to the conditions listed
17	Dunham Pointe Model Court Sec 1	C3P		Defer per Harris County Eng. request
18	Edgewood Village Sec 8	C3P		Approve the plat subject to the conditions listed
19	Edgewood Village Sec 9	C3P		Approve the plat subject to the conditions listed
20	Forever Families GP	GP		Approve the plat subject to the conditions listed
21	Grant Road Commercial	C2		Defer Additional information reqd
22	Groves Sec 31	C3F		Approve the plat subject to the conditions listed
23	Holiday Pines Apartments	C2		Approve the plat subject to the conditions listed
24	Homestead Industrial Park GP	GP	DEF1	Defer Harris County request
25	Humble ISD North Agricultural Barn	C2		Defer Additional information reqd
26	Jackrabbit Business Park	C2		Approve the plat subject to the conditions listed
27	Katy Crossing Sec 8	C3F		Defer Additional information reqd
28	Katy Pointe Sec 4	C3F		Approve the plat subject to the conditions listed
29	Lantana Sec 4 partial replat no 1	C3F		Approve the plat subject to the conditions listed
30	Lantana Sec 7	C3F	DEF1	Defer Additional information reqd
31	Larkspur Crossing	C3F		Defer Chapter 42 planning standards
32	Lozano Estate	C2		Approve the plat subject to the conditions listed



Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
33	Oaks of Lakewood Village Sec 1 replat no 1	C3F		Approve the plat subject to the conditions listed
34	Oaks of Lakewood Village Sec 2 replat no 1	C3F		Approve the plat subject to the conditions listed
35	Pinecrest Sec 5	C3F		Approve the plat subject to the conditions listed
36	Plaza 290 Boulevard Estate	C3P		Approve the plat subject to the conditions listed
37	Rapid All Auto	C2		Approve the plat subject to the conditions listed
38	Real Street Homes replat no 1	C3F		Approve the plat subject to the conditions listed
39	Reinerman Station	C2		Defer Additional information reqd
40	Reserve at Becker and Cumberland	C2	DEF1	Approve the plat subject to the conditions listed
41	Saint Charles Quarter	C3F		Approve the plat subject to the conditions listed
42	Southside Buffalo Bayou	C2		Approve the plat subject to the conditions listed
43	Story Lindsey Tract GP	GP	DEF2	Approve the plat subject to the conditions listed
44	Towne Lake Sec 55	C3F		Approve the plat subject to the conditions listed
45	Turner Drive Estates	C2		Approve the plat subject to the conditions listed
46	Tuscan Terrace Drive and Holderreith Road Street Dedication	C3P		Defer Chapter 42 planning standards
47	Victoria Court replat no 1	C3F		Approve the plat subject to the conditions listed
48	Wells Addition partial replat no 1	C3F		Approve the plat subject to the conditions listed
49	Westheimer Gardens Extension partial replat no 10	C3F		Approve the plat subject to the conditions listed
50	Woodland Lakes Sec 5	C3F		Approve the plat subject to the conditions listed

**B-Replats**

51	Almeda View	C2R		Approve the plat subject to the conditions listed
52	Balbo Court	C2R		Approve the plat subject to the conditions listed
53	Brandon Terrace	C2R		Disapprove
54	Brinkley Duplex	C2R	DEF1	Approve the plat subject to the conditions listed
55	Brunner Addition partial replat no 4	C2R		Approve the plat subject to the conditions listed
56	Cadillac Street Development	C2R		Defer Additional information reqd
57	Conley Estates	C2R		Approve the plat subject to the conditions listed
58	Donovan Gardens	C3R		Approve the plat subject to the conditions listed
59	Dreyfus Estates	C2R		Defer Chapter 42 planning standards
60	Eado at Luna Inspiration	C2R	DEF1	Approve the plat subject to the conditions listed
61	Eado District	C2R		Approve the plat subject to the conditions listed
62	Eastwood Addition partial replat no 2	C2R		Defer for further study and review

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
63	Ei Village	C2R	DEF1	Approve the plat subject to the conditions listed
64	Enclave on Calhoun	C2R	DEF1	Defer Applicant request
65	First Union of Jutland	C2R		Approve the plat subject to the conditions listed
66	Homes on Peden	C2R		Approve the plat subject to the conditions listed
67	House of David	C2R	DEF1	Approve the plat subject to the conditions listed
68	Land of Bee Kay	C2R		Disapprove
69	Legacy Acres Park	C2R		Defer Chapter 42 planning standards
70	Legacy Acres Parrot	C2R		Defer Chapter 42 planning standards
71	Leverkuhn Landing	C2R		Approve the plat subject to the conditions listed
72	Lindale Medical Plaza replat and extension	C2R		Approve the plat subject to the conditions listed
73	Mangum Sherwood Properties	C2R		Approve the plat subject to the conditions listed
74	Marbella at Del Rio	C2R		Approve the plat subject to the conditions listed
75	Meade Development	C2R		Approve the plat subject to the conditions listed
76	Mykawa Estates	C2R	DEF2	Approve the plat subject to the conditions listed
77	Nagle Village	C2R	DEF1	Approve the plat subject to the conditions listed
78	Pearland Parkway Village partial replat no 1	C2R		Approve the plat subject to the conditions listed
79	Serenity Grove at Beall	C2R		Defer Chapter 42 planning standards
80	Southern Village Sec 1 partial replat 1	C2R		Defer Applicant request
81	Terrance Plaza	C2R		Approve the plat subject to the conditions listed
82	UG Waterworks Highline South	C2R		Approve the plat subject to the conditions listed
83	Vera Place	C2R	DEF1	Defer Chapter 42 planning standards
84	Waterworks Highline UG	C2R		Disapprove
85	White Oak Balconies	C3R		Defer Chapter 42 planning standards
86	Yalda Real Estate Group LLC	C2R		Approve the plat subject to the conditions listed

**C-Public Hearings Requiring Notification**

87	Agua Estates Commercial	C3N		Defer Applicant request
88	Atwood Villas partial replat no 2	C3N		Defer Additional information reqd
89	Augusta Addition partial replat no 3	C3N		Approve the plat subject to the conditions listed
90	Bayou Oaks partial replat no 1	C3N		Approve the plat subject to the conditions listed
91	Blossom Hotel and Suites replat no 2	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed
92	Blue Bonnet Estates partial replat no 3	C3N		Withdrawn
93	Braeburn Terrace Sec 1 partial replat no 3	C3N	DEF2	Approve the plat subject to the conditions listed
94	Briargate Sec 10 partial replat no 1	C3N		Defer per Council Member request

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
95	Hardy Terrace	C3N		Approve the plat subject to the conditions listed
96	Hyde Park partial replat no 9	C3N	DEF1	Defer per Council Member's request
97	Hyde Park partial replat no 10	C3N	DEF1	Defer per Council Member's request
98	Melbourne Place Sec 1 partial replat no 2	C3N	DEF1	Approve the plat subject to the conditions listed
99	Melbourne Place Sec 1 partial replat no 3	C3N	DEF1	Approve the plat subject to the conditions listed
100	Saxxon Park	C3N		Disapprove
101	Stogner partial replat no 2	C3N		Defer Chapter 42 planning standards
102	Washington Terrace partial replat no 5	C3N		Withdrawn
103	West Bend Sec 1 partial replat no 1	C3N		Approve the plat subject to the conditions listed
104	Westfield Sec 4 partial replat no 1	C3N		Grant the requested variance(s) and Approve the plat subject to the conditions listed
105	Whitney Place West partial replat no 1	C3N	DEF2	Withdrawn
106	Willowcreek Ranch Sec 9 partial replat no 1	C3N		Withdrawn

## D-Variances

107	Bellfort Farms GP	GP	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
108	Bellfort Farms Sec 1	C3P	DEF1	Approve the plat subject to the conditions listed
109	Development at Telge South	C2	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
110	GBP Business Park	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
111	Harris County MUD 165 Wastewater Treatment Plant no 2	C2	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
112	Independence Heights partial replat no 1	C2R		Defer Additional information reqd
113	Navigation Mill	C2R	DEF1	Defer for further study and review

## E-Special Exceptions

None

## F-Reconsideration of Requirements

114	Emerald Meadows GP	GP		Grant the requested variance(s) and Approve the plat subject to the conditions listed
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## G-Extensions of Approval

115	Century Court	EOA		Approved
116	Cypress Station Townhomes	EOA		Approved
117	Northcrest Industrial	EOA		Approved

**Platting Summary****Houston Planning Commission****PC Date: July 23, 2020**

Item No.	Subdivision Plat Name	App		PC Action
		Type	Deferral	
118	South Heights Reserve at White Oak	EOA	Approved	
119	Tavola Sec 23	EOA	Approved	
120	Tavola Sec 27	EOA	Approved	
121	Wayside Village Detention Reserve	EOA	Approved	
122	Yalamanchili Complex	EOA	Approved	

**H-Name Changes**

123	Elyson Boulevard Street Dedication Sec 2 (prev. Elyson Boulevard Street Dedication Sec 2)	NC	Approved	
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**I-Certification of Compliance**

None

**J-Administrative**

None

**K-Development Plats with Variance Requests**

124	5119 Airport Boulevard	DPV	Approve	
125	4501 Garrow Street	DPV	Approve	

**Off-Street Parking Variance Requests**

V	620 W 27th Street	PV	Withdraw	
VI	3820 Wilcrest Drive	PV	Approve	

**Landscape Variance Requests**

VII	600 Louisiana Street	LV	Approve	
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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 1  
**Action Date:** 07/23/2020  
**Plat Name:** AMC Realty Development  
**Developer:** AMC Realty, LLC  
**Applicant:** Doshi Engineering & Surveying Company  
**App No / Type:** 2020-1083 C2

Total Acreage:	0.3231	Total Reserve Acreage:	0.3231
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77041	450A	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)
- Add deed restricted building line note and add "and by this plat" to the 30' building line caption.

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/23/2020**

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:** 1  
**Action Date:** 07/23/2020  
**Plat Name:** AMC Realty Development  
**Developer:** AMC Realty, LLC  
**Applicant:** Doshi Engineering & Surveying Company  
**App No / Type:** 2020-1083 C2

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

HPW- TDO- Traffic: 07-14-2020

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

3. Driveway Placement on Corner Lot (Commercial)

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

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

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

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

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

Parks and Recreation: Does not 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 &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 2  
**Action Date:** 07/23/2020  
**Plat Name:** Arcade on Spencer replat no 1  
**Developer:** Arcade Development  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No / Type:** 2020-1227 C3F

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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492H	City

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

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

HPW- TDO- Traffic: 07-14-2020  
 No comments.



**Agenda Item:** 2  
**Action Date:** 07/23/2020  
**Plat Name:** Arcade on Spencer replat no 1  
**Developer:** Arcade Development  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No / Type:** 2020-1227 C3F

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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.

Per ordinance 42-145 "The shared driveway shall intersect with a public street that has a roadway width 18 feet or more as measured at the narrowest point of the roadway adjacent to the tract"  
Here is the link [https://library.municode.com/tx/houston/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH42SUDEPL\\_ARTIIIPLST\\_DIV2STSHDR\\_SDBSHDR\\_S42-145GELAARALSHDR](https://library.municode.com/tx/houston/codes/code_of_ordinances?nodeId=COOR_CH42SUDEPL_ARTIIIPLST_DIV2STSHDR_SDBSHDR_S42-145GELAARALSHDR)

2. Driveway approach must be a minimum 18 feet width and then taper pass the property line. (IDM Table 15.08.01 driveway design Criteria) page 15-40.

3. 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>

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

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

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

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





## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 2  
**Action Date:** 07/23/2020  
**Plat Name:** Arcade on Spencer replat no 1  
**Developer:** Arcade Development  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No / Type:** 2020-1227 C3F

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 3  
**Action Date:** 07/23/2020  
**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
- 203. Provide complete Recordation Package when submitting plat for recordation. Chapter 42
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Chapter 42

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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



**Agenda Item:** 3  
**Action Date:** 07/23/2020  
**Plat Name:** Avondale Square partial replat no 2  
**Developer:** Lovett Homes  
**Applicant:** Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP  
**App No / Type:** 2020-1048 C3F

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HPW- TDO- Traffic: 06.18.2020

No comments.

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

2. New sidewalks are required along Kempwood Drive and Rosefield Drive. (COH IDM Chapter 10, sec 10.06-H)

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

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

3. New ADA one-way ramp at the street intersection is required as per City (Detail # 02775-02).

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

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

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

Solid Waste: I can "approve with the conditions"... conditions being COH Solid Waste Collection services not provided

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 4  
**Action Date:** 07/23/2020  
**Plat Name:** Becker Trace GP  
**Developer:** Friendswood Development Company  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2020-1135 GP

Total Acreage:	33.4650	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	325A	ETJ

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

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

Subject tract includes a section submitted as a consent item that involves a replat of a recorded subdivision. Defer to place this item under the replat section for the following Planning Commission agenda.

#### **Commission Action:**

Defer Additional information reqd



**Action Date:**  
**07/23/2020**

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:** 4  
**Action Date:** 07/23/2020  
**Plat Name:** Becker Trace GP  
**Developer:** Friendswood Development Company  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2020-1135 GP

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HPW-HW- IDS: Approve

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

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

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

GP is being deferred to show d alignment for Becker Road

Minimum 60 feet of ROW for subdivision entrances

Subdivision entrances will need to conform with county median spacing guidelines

UVE and ROW will be checked when section plats are submitted.

Limited scope TIA will be required to determine left turn lane requirements on adjacent major thoroughfares at entry roads to the subdivision at the time the property is ready for development. (HC-permit regs, 12.02)

GP is requested to be deferred.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 5  
**Action Date:** 07/23/2020  
**Plat Name:** Becker Trace Sec 1  
**Developer:** Friendswood Development Company  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2020-1136 C3P

Total Acreage:	17.2100	Total Reserve Acreage:	4.1900
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:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	325A	ETJ

#### Conditions and requirements for approval:

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

#### Commission Action:

Defer Additional information reqd



**Action Date:**  
**07/23/2020**

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:** 5  
**Action Date:** 07/23/2020  
**Plat Name:** Becker Trace Sec 1  
**Developer:** Friendswood Development Company  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2020-1136 C3P

---

HPW-HW- IDS: Approve

Addressing: Becker Hollow TRACE DRIVE contains a street type (TRACE) in its name. Please choose an appropriate name for segments.

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)

Minimum recommended ROW width for intersection with major thoroughfare is 60 feet

Distance from Becker Hollow Trace Drive to Bauer Hockley Drive will need to meet county median spacing requirements

This is a replat of Harris county school Lands four Leagues plat

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

Limited scope TIA will be required to determine left turn lane requirements on Becker Road at Becker Hollow Trace Drive at the time the property is ready for development. (Chapter 10-COH geometric design guidelines, 10-23)

Plat is requested to be deferred to incorporate d alignment for Becker Road

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 6  
**Action Date:** 07/23/2020  
**Plat Name:** Braeburn Terrace Sec 1 partial replat no 2  
**Developer:** Ashkelon, LLC  
**Applicant:** The Interfield Group  
**App No / Type:** 2020-1201 C3F

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:**

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

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

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

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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





**Agenda Item:** 6  
**Action Date:** 07/23/2020  
**Plat Name:** Braeburn Terrace Sec 1 partial replat no 2  
**Developer:** Ashkelon, LLC  
**Applicant:** The Interfield Group  
**App No / Type:** 2020-1201 C3F

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HPW- TDO- Traffic: 07-16-2020

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. A new sidewalk is required along Holly Street and Dunlap 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. 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:** 7  
**Action Date:** 07/23/2020  
**Plat Name:** Bridgeland Prairieland Village Sec 8  
**Developer:** Bridgeland Development L.P.  
**Applicant:** LJA Engineering, Inc - (Woodlands Office)  
**App No / Type:** 2020-1190 C3P

Total Acreage:	12.5400	Total Reserve Acreage:	2.2200
Number of Lots:	42	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:	HCWCID
County	Zip	Key Map ©	City / ETJ
Harris	77433	365K	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. Cocoon Lane, Shimmering Fields Drive, Fluttering Flight Drive, Caterpillar Lake Drive, Prairieland Crossing Drive, and Peek Road starting at Shimmering Fields Drive going south to Bridgeland Creek Parkway 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:**  
07/23/2020

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:** 07/23/2020  
**Plat Name:** Bridgeland Prairieland Village Sec 8  
**Developer:** Bridgeland Development L.P.  
**Applicant:** LJA Engineering, Inc - (Woodlands Office)  
**App No / Type:** 2020-1190 C3P

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

HPW- TDO- Traffic: 07-16-2020

No Comments.

HPW-HW- IDS: APPROVE

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

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

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

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

Sec 5 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. (Chapter 10-COH geometric design guidelines, 10-23)

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 8  
**Action Date:** 07/23/2020  
**Plat Name:** Bridgeland Westgreen Boulevard Sec 5  
**Developer:** Bridgeland Development LP  
**Applicant:** Costello, Inc.  
**App No / Type:** 2020-1157 SP

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Total Acreage:	5.8170	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	366X	ETJ

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

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

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

#### **Commission Action:**

Defer per Harris County additional info required



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with 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:** 8  
**Action Date:** 07/23/2020  
**Plat Name:** Bridgeland Westgreen Boulevard Sec 5  
**Developer:** Bridgeland Development LP  
**Applicant:** Costello, Inc.  
**App No / Type:** 2020-1157 SP

---

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)  
INO letter will be needed for pipeline crossing prior to plan approval  
Ensure that street connections are accurate between RG Miller and Costello plats. RG Miller shows dedication to westgreen ROW line from sec 49  
Maintenance agreement may be needed for non standard ROW width  
Plat name must match application. COH is to verify plat name  
Easements outside of plat boundary will need to be recorded prior to plat recordation (Chapter 42-212)  
TIA will be required to address developer responsibility for roadway construction including left turn lanes and traffic signal installations.  
Traffic Signal modifications plan (Project Number 2001220170) has not been approved.  
County is to verify street stub spacings between Tuckerton and Adventurous Way  
Plat is recommended to be deferred

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 9  
**Action Date:** 07/23/2020  
**Plat Name:** Cresmere Place partial replat no 3  
**Developer:** 2015 Milford  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No / Type:** 2020-1161 C3F

Total Acreage:	0.4100	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77098	492Z	City

#### **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:** 9  
**Action Date:** 07/23/2020  
**Plat Name:** Cresmere Place partial replat no 3  
**Developer:** 2015 Milford  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No / Type:** 2020-1161 C3F

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HPW- TDO- Traffic: 07-16-2020  
No comments.

HPW-OCE-Traffic: 1. Alley Access for Residential property (COH IDM Chapter 10, Section 10.3.03.G):  
Residential properties can have access from either Public use alley or Private Rights of access alley. Please  
comply with the IDM requirements for alley access.

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

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

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

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required for this Project.  
When applying for wastewater and water capacity for your proposed project, please attach a copy of the  
proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)  
The expedited reservation application will address point of connection for water and wastewater. Please direct  
all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).  
HPW-OCE- Drainage and Utility: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.  
Parks and Recreation: Must include Park Table.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 10  
**Action Date:** 07/23/2020  
**Plat Name:** Cypress Creek Plaza partial replat no 1  
**Developer:** Mendoza Auto  
**Applicant:** RP & Associates  
**App No / Type:** 2020-1195 C3F

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.

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

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

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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





## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 10  
**Action Date:** 07/23/2020  
**Plat Name:** Cypress Creek Plaza partial replat no 1  
**Developer:** Mendoza Auto  
**Applicant:** RP & Associates  
**App No / Type:** 2020-1195 C3F

---

HPW-HW- IDS: APPROVE

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

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

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 11  
**Action Date:** 07/23/2020  
**Plat Name:** Cypress Green Sec 1  
**Developer:** LT Cypress Green 634, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2020-1196 C3P

Total Acreage:	20.1900	Total Reserve Acreage:	0.5620
Number of Lots:	123	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	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.
- 052. Tuscan Terrace Drive and Holderreith Road Street Dedication must be recorded prior to or simultaneously with this plat.
- 053. Change street name(s) as indicated on the file copy to avoid duplication.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

#### **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:** 11  
**Action Date:** 07/23/2020  
**Plat Name:** Cypress Green Sec 1  
**Developer:** LT Cypress Green 634, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2020-1196 C3P

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

HPW-HW- IDS: APPROVE

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

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

Addressing: TERRAGONA DRIVE - Warning - Sound-alike duplicate streets found: TARRAGON, Source = ADDRESS POINTS TARRAGON, Source = DRC Street Names TARRAGON, Source = ROADS

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)

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

UVE should be checked at Scarlino Drive at Tuscan Terrace Drive. (Chapter 10-COH geometric design guidelines, 10-23)

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 12  
**Action Date:** 07/23/2020  
**Plat Name:** Cypress Green Sec 2  
**Developer:** LT Cypress Green 634, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2020-1197 C3P

Total Acreage:	20.8400	Total Reserve Acreage:	0.9725
Number of Lots:	92	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	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.
- 052. Cypress Green Section 1 and Tuscan Terrace Drive and Holderreith Road Street Dedication must be recorded prior to or simultaneously with this plat.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/23/2020**

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:** 12  
**Action Date:** 07/23/2020  
**Plat Name:** Cypress Green Sec 2  
**Developer:** LT Cypress Green 634, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2020-1197 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**

Addressing: BEL TERRA street name sounds too similar to already existing BELLA TERRA. Please choose a more unique name to avoid confusion during emergencies.

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 and Tuscan Terrace Drive will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)

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

UVE should be checked at Scarlino Drive and Tuscan Terrace Drive, and at Bel Terra Drive and Tuscan Terrace Drive.(Chapter 10-COH geometric design guidelines, 10-23)

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 13  
**Action Date:** 07/23/2020  
**Plat Name:** Cypress Green Sec 3  
**Developer:** LT Cypress Green 634, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2020-1207 C3P

Total Acreage:	27.9300	Total Reserve Acreage:	3.3481
Number of Lots:	128	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	285U	ETJ

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

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 052. Cypress Green Section 2 and Tuscan Terrace Drive and Holderreith Road Street Dedication must be recorded prior to or simultaneously with this plat.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
- Coordinate the proper alignment of major thoroughfare, Holderreith Road, and existing Hopfe Road with Harris County Engineer's Office.

#### **Commission Action:**

Defer Chapter 42 planning standards



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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 13  
**Action Date:** 07/23/2020  
**Plat Name:** Cypress Green Sec 3  
**Developer:** LT Cypress Green 634, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2020-1207 C3P

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

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

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 2 and Tuscan Terrace Drive will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)  
Easements outside of plat boundary will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-212)  
UVE should be checked at Bel Terra Drive and Tuscan Terrace Drive.(Chapter 10-COH geometric design guidelines, 10-23)  
Plat is requested to be deferred per alignment adjustment for Holderrieth Road

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 14  
**Action Date:** 07/23/2020  
**Plat Name:** Cypress Green Sec 5  
**Developer:** LT Cypress Green 634, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2020-1198 C3P

Total Acreage:	9.4800	Total Reserve Acreage:	0.8810
Number of Lots:	39	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	285U	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. Tuscan Terrace Drive and Holderreith Road Street Dedication must be recorded prior to or simultaneously with this plat.

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

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

HCFCF Channel must be platted with the adjacent section(s) to the east.

The crossing of the HCFCF Channel by Artemis Drive must occur with the adjacent section 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:**





## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 14  
**Action Date:** 07/23/2020  
**Plat Name:** Cypress Green Sec 5  
**Developer:** LT Cypress Green 634, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2020-1198 C3P

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

Harris County Flood Control District: -HCFCD will need a 180' ROW dedicated by separate instrument  
-Call out the channel as L112-00-00  
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)  
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 Athena Drive and Tuscan Terrace Drive. (Chapter 10-COH geometric design guidelines, 10-23)

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 15  
**Action Date:** 07/23/2020  
**Plat Name:** Cypress Green Sec 6  
**Developer:** LT Cypress Green 634, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2020-1199 C3P

Total Acreage:	7.7600	Total Reserve Acreage:	0.6980
Number of Lots:	27	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	285Q	ETJ

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

- 014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 052. Tuscan Terrace Drive and Holderreith Road Street Dedication must be recorded prior to or simultaneously with this plat.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

The HCFCD Channel must be platted with the adjacent section(s) 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:**



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 15  
**Action Date:** 07/23/2020  
**Plat Name:** Cypress Green Sec 6  
**Developer:** LT Cypress Green 634, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2020-1199 C3P

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

HPW- TDO- Traffic: 07-16-2020

No Comments.

Harris County Flood Control District: -HCFCD will need a 180' drainage ROW dedicated by separate instrument  
-Call out the channel as L112-00-00

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

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

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

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

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

UVE should be checked at Chianti Green Drive and Tuscan Terrace Drive. (Chapter 10-COH geometric design guidelines, 10-23)

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



**PLANNING &  
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DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 16  
**Action Date:** 07/23/2020  
**Plat Name:** Dellrose Sec 12  
**Developer:** Cypress 600 Development Partners LP  
**Applicant:** META Planning + Design, LLC  
**App No / Type:** 2020-1208 C3P

Total Acreage:	10.6000	Total Reserve Acreage:	1.5100
Number of Lots:	73	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Harris County MUD 317
County	Zip	Key Map ©	City / ETJ
Harris	77447	325K	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. Dellrose Sec 10 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)
- Submit revise General Plan with d street patterns prior to any future sections of Dellrose

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/23/2020**

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:** 16  
**Action Date:** 07/23/2020  
**Plat Name:** Dellrose Sec 12  
**Developer:** Cypress 600 Development Partners LP  
**Applicant:** META Planning + Design, LLC  
**App No / Type:** 2020-1208 C3P

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

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

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 8 and Sec 10 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)  
UVE should be checked at Karamea Drive and Samuel Oaks Drive. (Chapter 10-COH geometric design guidelines, 10-23)  
County approves 4-plex lot configuration on condition that parking is prohibited outside of garage

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



**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 17  
**Action Date:** 07/23/2020  
**Plat Name:** Dunham Pointe Model Court Sec 1  
**Developer:** Mason Westgreen LP, a Texas limited partnership  
**Applicant:** BGE, Inc. - Land Planning  
**App No / Type:** 2020-1149 C3P

Total Acreage:	2.9520	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	366A	ETJ

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

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

206. Staff recommendation is defer per Harris County Eng. office.

1) Coordinate with Harris County Eng. regarding the median opening location along Mason Road.

#### **Commission Action:**

Defer per Harris County Eng. request



**Action Date:**  
**07/23/2020**

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:** 17  
**Action Date:** 07/23/2020  
**Plat Name:** Dunham Pointe Model Court Sec 1  
**Developer:** Mason Westgreen LP, a Texas limited partnership  
**Applicant:** BGE, Inc. - Land Planning  
**App No / Type:** 2020-1149 C3P

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HPW- TDO- Traffic: 07-16-2020  
No comments.

HPW-HW- IDS: Approve  
Harris County Flood Control District: Flood Control review - No comments.  
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)  
Mason Road will need to be dedicated prior to or simultaneously with this plat (COH-Chapter 42-120)  
SB left turn lane will be required on Mason Road at Douglas Pointe Lane. (COH geometric Design guidelines, 10-25)  
Location of Douglas Pointe Lane should meet Geometric Design Guidelines. There should be minimum of 500' from Jack Road.  
Intersection of Douglas Pointe Lane and Via Casa Laura Drive should meet roundabout design standard.  
Traffic should be contacted to check the design before ROW could be approved.  
County recommends deferral.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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:** 07/23/2020  
**Plat Name:** Edgewood Village Sec 8  
**Developer:** Woodmere Development Co., LTD.  
**Applicant:** IDS Engineering Group  
**App No / Type:** 2020-1205 C3P

Total Acreage:	10.2960	Total Reserve Acreage:	0.7980
Number of Lots:	57	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	NORTHEAST HARRIS COUNTY MUD 1

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

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

- 012.2.1 Dead-end utility easements are not permitted.
- 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:**





**PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 18  
**Action Date:** 07/23/2020  
**Plat Name:** Edgewood Village Sec 8  
**Developer:** Woodmere Development Co., LTD.  
**Applicant:** IDS Engineering Group  
**App No / Type:** 2020-1205 C3P

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

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

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 7 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 Tundra Swan Drive and Reservoir Ave. (Chapter 10-COH geometric design guidelines, 10-23)  
Corner ROW radius C5 at Tundra Swan drive and Reservoir Ave should be 30' for acute angle. (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:** 19  
**Action Date:** 07/23/2020  
**Plat Name:** Edgewood Village Sec 9  
**Developer:** Woodmere Development Co., LTD.  
**Applicant:** IDS Engineering Group  
**App No / Type:** 2020-1209 C3P

Total Acreage:	14.7210	Total Reserve Acreage:	2.3620
Number of Lots:	70	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	NORTHEAST HARRIS COUNTY MUD 1

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

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

- 012.2.1 Dead-end utility easements are not permitted.
- 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. \_\_\_\_ 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:**  
07/23/2020

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



**PLANNING &  
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## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 19  
**Action Date:** 07/23/2020  
**Plat Name:** Edgewood Village Sec 9  
**Developer:** Woodmere Development Co., LTD.  
**Applicant:** IDS Engineering Group  
**App No / Type:** 2020-1209 C3P

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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: 07-16-2020

TDO/Traffic Management interposes no objection.

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

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

Addressing: NORTHERN CARDINAL LANE - Duplicate street name found: NORTHERN CARDINAL LANE. Please change street name to something more unique.

OLIVE SPARROW LANE - Ch. 41 Code of Ordinance states that a street name shall have the same street name as existing street name of extension of street. Street name also shows BLACK SWIFT LANE. Please change either street name to match.

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

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

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

Sec 8 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)

Northern Cardinal Lane is a street name duplication. choose another name (Chapter 42)

Uniform ROW should be maintained for Northern Cardinal Lane, N. of Surfbird Lane. There will be no transition before the intersection. What is the reason for transition? Where will this street be connected to?

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



**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 20  
**Action Date:** 07/23/2020  
**Plat Name:** Forever Families GP  
**Developer:** Forever Families Inc.  
**Applicant:** Landtech, Inc.  
**App No / Type:** 2020-1098 GP

Total Acreage:	5.1700	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	Fort Bend County MUD 23
County	Zip	Key Map ©	City / ETJ
Fort Bend	77545	651A	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.

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)

099. Add Multi-family Parking and Open Space Table to the face of the plat. (230)

1. Address HPW Traffic's markup with future sections.

#### **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:** 20  
**Action Date:** 07/23/2020  
**Plat Name:** Forever Families GP  
**Developer:** Forever Families Inc.  
**Applicant:** Landtech, Inc.  
**App No / Type:** 2020-1098 GP

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

HPW- TDO- Traffic: 07-16-2020

Public street termination- please clarify turn around dimension from centerlane to meet City of Houston Code of Ordinance Chapter 42- Section 235, Performance Standards. Subdivision Plat layout does not provide clear dimensions.

Fort Bend Engineer: 1) This project will require variances through Fort Bend County. Please contact [Development@fortbendcountytexas.gov](mailto:Development@fortbendcountytexas.gov) to begin coordination.

2) Submit FP to FBC for formal review

HPW-HW- IDS: Approve

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 &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 21  
**Action Date:** 07/23/2020  
**Plat Name:** Grant Road Commercial  
**Developer:** SITE PREP  
**Applicant:** Tetra Surveys  
**App No / Type:** 2020-1224 C2

Total Acreage:	0.9988	Total Reserve Acreage:	0.9988
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	369E	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)

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

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

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

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

1. Dimension Grant Road at 2 points.
2. Provide all record information for Grant Road. Dedication may be required.

#### **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:** 21  
**Action Date:** 07/23/2020  
**Plat Name:** Grant Road Commercial  
**Developer:** SITE PREP  
**Applicant:** Tetra Surveys  
**App No / Type:** 2020-1224 C2

---

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

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

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

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

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

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

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c)

(<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email [wastewater@hcpid.org](mailto:wastewater@hcpid.org). For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org). (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

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)

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



**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 22  
**Action Date:** 07/23/2020  
**Plat Name:** Groves Sec 31  
**Developer:** LH Groves, LLC, a Delaware limited liability company  
**Applicant:** BGE, Inc.  
**App No / Type:** 2020-1146 C3F

Total Acreage:	29.9700	Total Reserve Acreage:	21.8200
Number of Lots:	31	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77346	376M	ETJ

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

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



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





## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 22  
**Action Date:** 07/23/2020  
**Plat Name:** Groves Sec 31  
**Developer:** LH Groves, LLC, a Delaware limited liability company  
**Applicant:** BGE, Inc.  
**App No / Type:** 2020-1146 C3F

---

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

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

HPW-HW- IDS: Approve

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

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

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

Construction plan (Project Number 2005040010) has not been approved.

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



**PLANNING &  
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# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 23  
**Action Date:** 07/23/2020  
**Plat Name:** Holiday Pines Apartments  
**Developer:** Parionovo  
**Applicant:** Hovis Surveying Company Inc.  
**App No / Type:** 2020-1233 C2

Total Acreage:	2.8672	Total Reserve Acreage:	2.8672
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 1 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452F	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)
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 1. Provide a correct vicinity map.

#### **Commission Action:**

Approve the plat subject to the conditions listed



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



**Agenda Item:** 23  
**Action Date:** 07/23/2020  
**Plat Name:** Holiday Pines Apartments  
**Developer:** Parionovo  
**Applicant:** Hovis Surveying Company Inc.  
**App No / Type:** 2020-1233 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.

Parks and Recreation: - Park table must be included if proposing dwelling units

- Incorrect park sector

- If no dwelling units proposed, must use different park notes

HPW- TDO- Traffic: 07-15-2020

Reserve A Holiday Pines Apartment does not indicate a reserved area for parking.

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 Wheatley Street. (COH IDM Chapter 10, sec 10.06-H)

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

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

3. Proposed driveway located near the median opening must be either center with median opening. If not possible it must be 75 feet from the median nose.

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 24  
**Action Date:** 07/23/2020  
**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)

209. Harris County Engineering Department, on behalf of HCFCF, has requested that this item be deferred for two weeks. More time is needed to allow further coordination between the applicant and HCFCF to address drainage requirements.

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



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with 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:** 24  
**Action Date:** 07/23/2020  
**Plat Name:** Homestead Industrial Park GP  
**Developer:** Skymark Development Company, Inc.  
**Applicant:** Skymark Development Co., Inc.  
**App No / Type:** 2020-0977 GP

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

Harris County Flood Control District: - A drainage evaluation will need to be provided for this plat.

HPW- TDO- Traffic: 07-02-2020  
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 Mossy Oaks 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: Approve

Parks and Recreation: Doesn't apply to parks

HPW-OCE- Drainage and Utility: In the floodplain, need drainage plan.  
Stormwater quality permit is required.

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)  
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)  
Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation of section plats (.TLGC-242.001h)  
UVE and ROW will be checked when section plats are submitted.  
Traffic Impact Analysis will be required addressing, but not limited to, that 2nd point of access will not go through residential subdivision.  
Stub streets has to be terminated at cul-de-sac or extension should be shown to confirm that it will not go



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 24  
**Action Date:** 07/23/2020  
**Plat Name:** Homestead Industrial Park GP  
**Developer:** Skymark Development Company, Inc.  
**Applicant:** Skymark Development Co., Inc.  
**App No / Type:** 2020-0977 GP

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through residential subdivision.  
County requests deferral on behalf of flood control for coordination between applicant and flood control.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 25  
**Action Date:** 07/23/2020  
**Plat Name:** Humble ISD North Agricultural Barn  
**Developer:** Humble ISD  
**Applicant:** Goodwin-Lasiter-Strong  
**App No / Type:** 2020-0960 C2

Total Acreage:	6.9110	Total Reserve Acreage:	6.9110
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
MULTIPLE	77365	297J	City/ETJ

#### Conditions and requirements for approval:

030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (162)
047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
146. Identify, dimension and provide square footage for all right-of-way dedications. "xx s.f. are hereby dedicated to the public for right-of-way purposes.
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
1. Dedicate specified area to public for ROW purposes.
  2. Provide record info for Ford Road as further dedication may be required.
  3. Coordinate with OCE-Traffic regarding TIA requirements.

#### Commission Action:

Defer Additional information reqd



**Action Date:**  
**07/23/2020**

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:** 25  
**Action Date:** 07/23/2020  
**Plat Name:** Humble ISD North Agricultural Barn  
**Developer:** Humble ISD  
**Applicant:** Goodwin-Lasiter-Strong  
**App No / Type:** 2020-0960 C2

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

HPW- TDO- Traffic: 07-16-2020

No Comments.

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

2. A new sidewalk is required along Mills Branch 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. Substandard Street: Mills Branch 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.

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.

Also Storm Water Quality Permit is Required.

Parks and Recreation: N/A

Questions concerning the informational comments should be directed to the agency's author. Planning and 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:** 26  
**Action Date:** 07/23/2020  
**Plat Name:** Jackrabbit Business Park  
**Developer:** Fer Properties LLC  
**Applicant:** Hovis Surveying Company Inc.  
**App No / Type:** 2020-1217 C2

Total Acreage:	2.4160	Total Reserve Acreage:	2.4160
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	77095	408Q	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.
- 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.**



**Agenda Item:** 26  
**Action Date:** 07/23/2020  
**Plat Name:** Jackrabbit Business Park  
**Developer:** Fer Properties LLC  
**Applicant:** Hovis Surveying Company Inc.  
**App No / Type:** 2020-1217 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-OCE- Drainage and Utility: Detention is required.

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

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and 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:** 07/23/2020  
**Plat Name:** Katy Crossing Sec 8  
**Developer:** Pulte Homes of Texas, L.P.  
**Applicant:** LJA Engineering, Inc. - (West Houston Office)  
**App No / Type:** 2020-1151 C3F

Total Acreage:	35.0020	Total Reserve Acreage:	11.9480
Number of Lots:	122	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	404Y	ETJ

#### Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
067. Street Dedication plat shall conform to the previously approved General Plan. Reference the GP for the street location (s) and width(s). (25)
137. Reverse curves for collector and local streets shall have a minimum centerline radius of 300 feet and be separated by a tangent distance of not less than 50 feet. (132)
151. Revise the public street system as indicated on the marked file copy.
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
1. Provide required tangent for reverse curve on Rock Head Ranch Trail.
  2. Extend stub street Pixton Park Street into southern boundary of plat.

#### Commission Action:

Defer Additional information reqd



**Action Date:**  
**07/23/2020**

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:** 27  
**Action Date:** 07/23/2020  
**Plat Name:** Katy Crossing Sec 8  
**Developer:** Pulte Homes of Texas, L.P.  
**Applicant:** LJA Engineering, Inc. - (West Houston Office)  
**App No / Type:** 2020-1151 C3F

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

HPW- TDO- Traffic: 07-16-2020  
No comments.

HPW-HW- IDS: Approve  
Harris County Flood Control District: Flood Control review - Label Drainage Easement as Channel U101-11-01 at the southern boundary of the plat.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 28  
**Action Date:** 07/23/2020  
**Plat Name:** Katy Pointe Sec 4  
**Developer:** TELEPHONE INVESTMENTS, INC.  
**Applicant:** LJA Engineering, Inc. - (West Houston Office)  
**App No / Type:** 2020-1152 C3F

Total Acreage:	17.6650	Total Reserve Acreage:	0.4950
Number of Lots:	91	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	445E	ETJ

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

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 28  
**Action Date:** 07/23/2020  
**Plat Name:** Katy Pointe Sec 4  
**Developer:** TELEPHONE INVESTMENTS, INC.  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No / Type:** 2020-1152 C3F

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

HPW-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:** 29  
**Action Date:** 07/23/2020  
**Plat Name:** Lantana Sec 4 partial replat no 1  
**Developer:** Beazer Homes Texas, LP  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No / Type:** 2020-1154 C3F

Total Acreage:	8.9500	Total Reserve Acreage:	8.9500
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	77449	406S	ETJ

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

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
052. Westgreen Boulevard Street Dedication Sec 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. (Sec 42-41)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45)

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 29  
**Action Date:** 07/23/2020  
**Plat Name:** Lantana Sec 4 partial replat no 1  
**Developer:** Beazer Homes Texas, LP  
**Applicant:** LJA Engineering, Inc. - (West Houston Office)  
**App No / Type:** 2020-1154 C3F

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

HPW-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)  
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)

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 07/23/2020  
**Plat Name:** Lantana Sec 7  
**Developer:** Beazer Homes Texas, LP  
**Applicant:** LJA Engineering, Inc. - (West Houston Office)  
**App No / Type:** 2020-1066 C3F

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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

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**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 &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 30  
**Action Date:** 07/23/2020  
**Plat Name:** Lantana Sec 7  
**Developer:** Beazer Homes Texas, LP  
**Applicant:** LJA Engineering, Inc. - (West Houston Office)  
**App No / Type:** 2020-1066 C3F

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

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

HPW-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:** 07/23/2020  
**Plat Name:** Larkspur Crossing  
**Developer:** CAS Consultants, LLC  
**Applicant:** CAS Consultants, LLC  
**App No / Type:** 2020-1156 C3F

Total Acreage:	0.2312	Total Reserve Acreage:	0.0000
Number of Lots:	4	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:**

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

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

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

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)

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday. The applicant is required to provide a current CPL for all areas being re-platted. This is a replat of Lots 1-3 and Reserves A-C, Block 1, of Flower City partial replat no 2. A CPL was not provided for Reserves A thru C.

#### **Commission Action:**

Defer Chapter 42 planning standards



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



**Agenda Item:** 31  
**Action Date:** 07/23/2020  
**Plat Name:** Larkspur Crossing  
**Developer:** CAS Consultants, LLC  
**Applicant:** CAS Consultants, LLC  
**App No / Type:** 2020-1156 C3F

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***For Your Information:***

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

Parks and Recreation: - Need to change title of Parks table to "Parks and Open Space Table"  
- Need to add "I hereby certify that the information provided is true"

HPW- TDO- Traffic: 07-14-2020  
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-OCE- Drainage and Utility: Detention is required.

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

Addressing: LURKSPUR AVENUE - Please correct spelling to LARKSPUR AVENUE on Plat.

HPW-HW- IDS: To reserve the Wasterwater and water capacity for four lots a Wastewater and Water Capacity Reservation letter is required.

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

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 32  
**Action Date:** 07/23/2020  
**Plat Name:** Lozano Estate  
**Developer:** Emilio F. Lozano  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No / Type:** 2020-1143 C2

Total Acreage:	0.4176	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77076	453C	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)
- Correct note 19.

#### **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:** 32  
**Action Date:** 07/23/2020  
**Plat Name:** Lozano Estate  
**Developer:** Emilio F. Lozano  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No / Type:** 2020-1143 C2

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HPW- TDO- Traffic: 07-16-2020  
No comments.

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

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

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

Parks and Recreation: Missing one park note. Number in notes #19 should match "C" in table.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 33  
**Action Date:** 07/23/2020  
**Plat Name:** Oaks of Lakewood Village Sec 1 replat no 1  
**Developer:** Oaks of Lakewood Village, LTD  
**Applicant:** Century Engineering, Inc  
**App No / Type:** 2020-1169 C3F

Total Acreage:	15.3623	Total Reserve Acreage:	3.0044
Number of Lots:	66	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HARRIS COUNTY MUD 410
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. 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.



**Agenda Item:** 33  
**Action Date:** 07/23/2020  
**Plat Name:** Oaks of Lakewood Village Sec 1 replat no 1  
**Developer:** Oaks of Lakewood Village, LTD  
**Applicant:** Century Engineering, Inc  
**App No / Type:** 2020-1169 C3F

---

Parks and Recreation: - Add "I hereby certify that the information provided is true" in parks table  
- Change from "net" to "incremental" in parks table  
- Incorrect DU in park notes 5  
HPW- TDO- Traffic: 07-16-2020  
No comments.

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

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

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

2. A new sidewalk is required along Feland Street, Living Street, Oak grove Church Street, Hilda Oaks drive, Wilkins Oaks Drive, J.C. Oaks circle and Lar-Ree oaks Circle. (COH IDM Chapter 10, sec 10.06-H)  
6 ft wide sidewalk shall be installed along major thoroughfares and Transit Corridor and 5 ft wide sidewalk shall be installed along all other streets. All sidewalks shall comply with Chapter 10 of the Design Manual.  
<https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards#agency-links-1471>

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required for this Project.  
When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [houstonpermittingcenter.org](https://www.houstonpermittingcenter.org)  
The expedited reservation application will address point of connection for water and wastewater. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).  
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:** 34  
**Action Date:** 07/23/2020  
**Plat Name:** Oaks of Lakewood Village Sec 2 replat no 1  
**Developer:** Oaks of Lakewood Village, LTD  
**Applicant:** Century Engineering, Inc  
**App No / Type:** 2020-1170 C3F

Total Acreage:	11.3260	Total Reserve Acreage:	0.0000
Number of Lots:	63	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HARRIS COUNTY MUD 410
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. Chapter 42
- 203. Provide complete Recordation Package when submitting plat for recordation. Sec 42-45
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Sec 42-45

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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



**Agenda Item:** 34  
**Action Date:** 07/23/2020  
**Plat Name:** Oaks of Lakewood Village Sec 2 replat no 1  
**Developer:** Oaks of Lakewood Village, LTD  
**Applicant:** Century Engineering, Inc  
**App No / Type:** 2020-1170 C3F

---

Parks and Recreation: - Add "I hereby certify that the information provided is true" in parks table  
- Change from "net" to "incremental" in parks table  
- Incorrect DU in park notes 5  
HPW- TDO- Traffic: 07-16-2020  
No comments.

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

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

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

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

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required for this Project. When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed replat and the latest site survey to the wastewater and water capacity reservation application.  
Submit applications online at [houstonpermittingcenter.org](https://www.houstonpermittingcenter.org)  
The expedited reservation application will address point of connection for water and wastewater. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

Questions concerning the informational comments should be directed to the agency's author. Planning and 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:** 07/23/2020  
**Plat Name:** Pinecrest Sec 5  
**Developer:** Meritage Homes of Texas, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2020-1234 C3F

Total Acreage:	14.2400	Total Reserve Acreage:	1.8600
Number of Lots:	178	Number of Multifamily Units:	0
COH Park Sector:	10	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	77080	450K	City

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

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 052. Drainage area to the south must be recorded prior to or simultaneously with this plat.
- 185. Appendix A: Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/23/2020**

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:** 35  
**Action Date:** 07/23/2020  
**Plat Name:** Pinecrest Sec 5  
**Developer:** Meritage Homes of Texas, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2020-1234 C3F

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

HPW- TDO- Traffic: 07-15-2020  
No comments.

HPW-OCE-Traffic: 1. Proposed driveway located near the median opening must be either center with median opening. If not possible it must be 75 feet from the median nose.

2. A new sidewalk is required along Clay 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

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

Parks and Recreation: Park notes 3 doesn't match table

Addressing: UPLAND OAKS LANE - Sound-alike duplicate streets found: UPLAND OAK

RESTING RIDGE LANE - Sound-alike duplicate streets found: CRESTING RIDGE

HERITAGE WOODS LANE - Sound-alike duplicate streets found: HERITAGE WOOD

COLONY MEADOWS LANE - Sound-alike duplicate streets found: COLONY MEADOW

Please change street names above to something more unique.

UPLAND TRAILS DRIVE - TRAIL is a reserved street type. Please change street name to something without reserved street type as part of street name.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 36  
**Action Date:** 07/23/2020  
**Plat Name:** Plaza 290 Boulevard Estate  
**Developer:** jesus ortega  
**Applicant:** Replat Specialists  
**App No / Type:** 2020-1040 C3P

Total Acreage:	3.0000	Total Reserve Acreage:	0.0000
Number of Lots:	2	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	286W	ETJ

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

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 36  
**Action Date:** 07/23/2020  
**Plat Name:** Plaza 290 Boulevard Estate  
**Developer:** jesus ortega  
**Applicant:** Replat Specialists  
**App No / Type:** 2020-1040 C3P

---

HPW- TDO- Traffic: 07-16-2020  
No comments.

HPW-HW- IDS: Approve

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

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

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

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and 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:** 07/23/2020  
**Plat Name:** Rapid All Auto  
**Developer:** Advance Surveying  
**Applicant:** Advance Surveying, Inc.  
**App No / Type:** 2020-1167 C2

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Total Acreage:	0.4816	Total Reserve Acreage:	0.4816
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77071	570F	City

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#### **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:** 37  
**Action Date:** 07/23/2020  
**Plat Name:** Rapid All Auto  
**Developer:** Advance Surveying  
**Applicant:** Advance Surveying, Inc.  
**App No / Type:** 2020-1167 C2

---

HPW- TDO- Traffic: 07-14-2020

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 South Gessner 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.

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](mailto: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:** 38  
**Action Date:** 07/23/2020  
**Plat Name:** Real Street Homes replat no 1  
**Developer:** Bayou Fifth LLC  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No / Type:** 2020-1159 C3F

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.
- 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:** 38  
**Action Date:** 07/23/2020  
**Plat Name:** Real Street Homes replat no 1  
**Developer:** Bayou Fifth LLC  
**Applicant:** Vernon G. Henry & Associates, Inc.  
**App No / Type:** 2020-1159 C3F

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HPW- TDO- Traffic: 07-16-2020  
No comments.

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

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

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required for this Project.  
When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)  
The expedited reservation application will address point of connection for water and wastewater. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).  
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.

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

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



**Agenda Item:** 39  
**Action Date:** 07/23/2020  
**Plat Name:** Reinerman Station  
**Developer:** David Ward Partners  
**Applicant:** Hovis Surveying Company Inc.  
**App No / Type:** 2020-1162 C2

---

Total Acreage:	0.1398	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492G	City

---

**Conditions and requirements for approval:**

047. Make minor corrections and additions as indicated on the marked file copy.
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)
079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)
127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. (162)
- 134.14. Add to general notes on face of plat: This property(s) is located in Park Sector number 14.
208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
- Plat application must be change to a C2R plat application.

**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:** 39  
**Action Date:** 07/23/2020  
**Plat Name:** Reinerman Station  
**Developer:** David Ward Partners  
**Applicant:** Hovis Surveying Company Inc.  
**App No / Type:** 2020-1162 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.



**Agenda Item:** 39  
**Action Date:** 07/23/2020  
**Plat Name:** Reinerman Station  
**Developer:** David Ward Partners  
**Applicant:** Hovis Surveying Company Inc.  
**App No / Type:** 2020-1162 C2

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HPW- TDO- Traffic: 07-14-2020

No comments.

HPW-OCE-Traffic: 1. A new sidewalk is required along Allen Street and Reinerman 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 Placement on Corner Lot (Residential)

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

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

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

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

Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

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

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

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

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

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

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

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

Parks and Recreation: Incorrect Park Sector. Missing 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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 40  
**Action Date:** 07/23/2020  
**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:	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	325J	ETJ

#### Conditions and requirements for approval:

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

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

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

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

#### Commission Action:

Approve the plat subject to the conditions listed



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

#### For Your Information:

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 40  
**Action Date:** 07/23/2020  
**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](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

UVE 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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 41  
**Action Date:** 07/23/2020  
**Plat Name:** Saint Charles Quarter  
**Developer:** Abcott Property Group  
**Applicant:** Richard Grothues Designs  
**App No / Type:** 2020-1221 C3F

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.

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

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

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

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 41  
**Action Date:** 07/23/2020  
**Plat Name:** Saint Charles Quarter  
**Developer:** Abcott Property Group  
**Applicant:** Richard Grothues Designs  
**App No / Type:** 2020-1221 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: 07-15-2020  
No comments.

HPW-OCE-Traffic: 1. A new sidewalk is required along St. 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>

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

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

Parks and Recreation: Approve if there are no existing DU's claimed  
CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.  
HPW-OCE- Drainage and Utility: Detention is required.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 42  
**Action Date:** 07/23/2020  
**Plat Name:** Southside Buffalo Bayou  
**Developer:** MASSOUD MOHAMAD  
**Applicant:** SEM SERVICES  
**App No / Type:** 2020-1186 C2

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	493U	City

#### Conditions and requirements for approval:

- 012.2. Coordinate utility easements with CenterPoint Energy. Go to <http://www.centerpointenergy.com/> for Electricity, Builders and Developers, Electric Safety.
047. Make minor corrections and additions as indicated on the marked file copy.
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:**  
**07/23/2020**

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

#### For Your Information:



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 42  
**Action Date:** 07/23/2020  
**Plat Name:** Southside Buffalo Bayou  
**Developer:** MASSOUD MOHAMAD  
**Applicant:** SEM SERVICES  
**App No / Type:** 2020-1186 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: 07-16-2020

No Comments.

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

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

Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-HW- IDS: Approve

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

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

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

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



**Agenda Item:** 43  
**Action Date:** 07/23/2020  
**Plat Name:** Story Lindsey Tract GP  
**Developer:** Concourse Development  
**Applicant:** META Planning + Design, LLC  
**App No / Type:** 2020-0958 GP

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

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**Conditions and requirements for approval:**

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

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

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

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

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

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

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

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

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

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:**

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:** 43  
**Action Date:** 07/23/2020  
**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)

Use of roundabout will need to be evaluated by HCED-Transportation and Planning

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.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 44  
**Action Date:** 07/23/2020  
**Plat Name:** Towne Lake Sec 55  
**Developer:** CW SCOA West, L.P., a Texas Limited Partnership  
**Applicant:** EHRA  
**App No / Type:** 2020-1212 C3F

Total Acreage:	10.3770	Total Reserve Acreage:	1.9513
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:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	367J	ETJ

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

012.2. Coordinate utility easements with CenterPoint Energy. Go to <http://www.centerpointenergy.com/> for Electricity, Builders and Developers, Electric Safety.

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

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

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

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

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/23/2020**

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:** 44  
**Action Date:** 07/23/2020  
**Plat Name:** Towne Lake Sec 55  
**Developer:** CW SCOA West, L.P., a Texas Limited Partnership  
**Applicant:** EHRA  
**App No / Type:** 2020-1212 C3F

---

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

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

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)  
Required UVEs have shown on the Plat and should be shown on construction plan also. (Chapter 10-COH geometric design guidelines, 10-23)  
SB left turn lane will be required on Greenhouse Road at Lavender Meadow Way. (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:** 45  
**Action Date:** 07/23/2020  
**Plat Name:** Turner Drive Estates  
**Developer:** Advance Surveying  
**Applicant:** Advance Surveying, Inc.  
**App No / Type:** 2020-1174 C2

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Total Acreage:	3.2147	Total Reserve Acreage:	3.1213
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77093	454A	City

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**Conditions and requirements for approval:**

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
065. Update plat to 2 reserves and 1 block near legal description.
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:** 45  
**Action Date:** 07/23/2020  
**Plat Name:** Turner Drive Estates  
**Developer:** Advance Surveying  
**Applicant:** Advance Surveying, Inc.  
**App No / Type:** 2020-1174 C2

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

Parks and Recreation: - Add a plat note indicating the park sector  
HPW- TDO- Traffic: 07-14-2020

No comments.

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

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

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

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

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

Stormwater quality permit is required.

Also Missing B.L.

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 46  
**Action Date:** 07/23/2020  
**Plat Name:** Tuscan Terrace Drive and Holderreith Road Street Dedication  
**Developer:** LT Cypress Green 634, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2020-1202 C3P

Total Acreage:	8.5100	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	285U	ETJ

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

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

Harris County recommends that the centerline tie to Hopfe occur within this plat. It is common practice for platted roads to centerline tie into existing roads outside of the plat boundary. Shifting the responsibility of a centerline tie westward for future road expansion along Hopfe would be an unnecessary burden on the county. I recommend that we defer this plat for the centerline adjustment.

#### **Commission Action:**

Defer Chapter 42 planning standards



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

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



**Agenda Item:** 46  
**Action Date:** 07/23/2020  
**Plat Name:** Tuscan Terrace Drive and Holderreith Road Street Dedication  
**Developer:** LT Cypress Green 634, LLC  
**Applicant:** Jones|Carter - Woodlands Office  
**App No / Type:** 2020-1202 C3P

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Addressing: BEL TERRA street name sounds too similar to already existing BELLA TERRA. Please change street name to match adjacent of OCEANIA SHORES DRIVE.  
HOLDERREITH ROAD - 2019 Thoroughfare Plan shows this section of road as a continuation of HOPFE ROAD.

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)  
Hopfe Road is a major thoroughfare westward. Need to adjust Holderrieth alignment to centerline tie to Hopfe (Chapter 42)  
Show Hopfe road to the south  
100' tangent on Holderrrieth Road at the approach to Tuscan Terrace Drive is recommended. This will make 140' tangent to the C/L of Tuscan Terrace Drive (Traffic)  
Corner ROW radii (C14, C15, C16 and C19) at Holderreith Road and Tuscan Terrace Drive, and corner ROW Radii (C1 & C29) at Tuscan Terrace Drive and FM 2920 should be revised to 25'x25' cutbacks as the intersection may be signalized in the future. (COH geometric Design guidelines, 10-22)  
Documentation of TXDOT approval for street tie-in should be submitted with construction plans. (HC permit regs, 5.06)  
Traffic Impact Analysis will be required before plan review to address developer responsibilities for roadway construction including left turn lanes and traffic signal installation. (HC-permit regs, 12.02)  
Perform an alignment analysis on Holderrieth between Tuscan Terrace Drive to east GP boundary for county review  
Determine if a tangent can be designed along Holderrieth at Hopfe with an acceptable curve radii  
County recommends deferral for adjustment of Holderrieth Road alignment

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



**Agenda Item:** 47  
**Action Date:** 07/23/2020  
**Plat Name:** Victoria Court replat no 1  
**Developer:** Gotham Development, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2020-1211 C3F

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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

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**Conditions and requirements for approval:**

012.2. Coordinate utility easements with CenterPoint Energy. Go to <http://www.centerpointenergy.com/> for Electricity, Builders and Developers, Electric Safety.

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)

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

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

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

222. Identify a 4 foot garage setback adjacent to the shared driveway where the garage entry is located and reference note.

**Commission Action:**

Approve the plat subject to the conditions listed



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 47  
**Action Date:** 07/23/2020  
**Plat Name:** Victoria Court replat no 1  
**Developer:** Gotham Development, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2020-1211 C3F

---



**Action Date:**  
**07/23/2020**

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

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**Agenda Item:** 47  
**Action Date:** 07/23/2020  
**Plat Name:** Victoria Court replat no 1  
**Developer:** Gotham Development, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2020-1211 C3F

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HPW- TDO- Traffic: 07-15-2020

As per City of Houston Code of Ordinance Sec. 42-146. - Optional performance standards for reduction in shared driveway width.

Distance between lot5 and lot 3 must be at least 32feet wide

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 Penden 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)

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: In Parks Table, needs to say "Incremental Number of dwelling units" for C.

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:** 48  
**Action Date:** 07/23/2020  
**Plat Name:** Wells Addition partial replat no 1  
**Developer:** HAUCDC  
**Applicant:** CAS Consultants, LLC  
**App No / Type:** 2020-1142 C3F

Total Acreage:	0.1235	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493V	City

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

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)

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:**  
**07/23/2020**

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:** 48  
**Action Date:** 07/23/2020  
**Plat Name:** Wells Addition partial replat no 1  
**Developer:** HAUCDC  
**Applicant:** CAS Consultants, LLC  
**App No / Type:** 2020-1142 C3F

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

HPW- TDO- Traffic: 07-13-2020  
No comments.

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

2. Driveway Placement on Corner Lot (Residential)  
Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

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

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

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 Webster AVENUE to Webster STREET in accordance to COH Addressing, Starmap Addressing, 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.





**Agenda Item:** 49  
**Action Date:** 07/23/2020  
**Plat Name:** Westheimer Gardens Extension partial replat no 10  
**Developer:** CIVE  
**Applicant:** Paksima Group1  
**App No / Type:** 2020-1185 C3F

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Total Acreage:	0.4946	Total Reserve Acreage:	0.4946
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77057	491T	City

---

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

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

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

059. Provide the total acreage within the subdivision and the number of lots, blocks and reserves being platted. (Sec 42-41)

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

134.09. Add to general notes on face of plat: This property(s) is located in Park Sector number 9. (Sec 42-1)

185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph). (Recd\_pkg.doc)

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

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

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

***Commission Action:***

Approve the plat subject to the conditions listed



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 49  
**Action Date:** 07/23/2020  
**Plat Name:** Westheimer Gardens Extension partial replat no 10  
**Developer:** CIVE  
**Applicant:** Paksima Group1  
**App No / Type:** 2020-1185 C3F

---



**Action Date:**  
**07/23/2020**

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:** 49  
**Action Date:** 07/23/2020  
**Plat Name:** Westheimer Gardens Extension partial replat no 10  
**Developer:** CIVE  
**Applicant:** Paksima Group1  
**App No / Type:** 2020-1185 C3F

---

HPW- TDO- Traffic: 07-16-2020  
No Comments.

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

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

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

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

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

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

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

2. A new sidewalk is required along Winsome Road. (COH IDM Chapter 10, sec 10.06-H)

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

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

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

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

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

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](mailto: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.



**Agenda Item:** 50  
**Action Date:** 07/23/2020  
**Plat Name:** Woodland Lakes Sec 5  
**Developer:** WL Woodland Lakes LLC  
**Applicant:** META Planning + Design, LLC  
**App No / Type:** 2020-1165 C3F

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Total Acreage:	22.8453	Total Reserve Acreage:	2.4700
Number of Lots:	134	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77336	338M	City

---

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

041. 150' wide drainage easement must be recorded prior to the recordation of this plat.

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.

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)

Continue the street name Emerald Thicket Lane into Sec 6.

***Commission Action:***

Approve the plat subject to the conditions listed



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 50  
**Action Date:** 07/23/2020  
**Plat Name:** Woodland Lakes Sec 5  
**Developer:** WL Woodland Lakes LLC  
**Applicant:** META Planning + Design, LLC  
**App No / Type:** 2020-1165 C3F

---



**Action Date:**  
**07/23/2020**

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

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 51  
**Action Date:** 07/23/2020  
**Plat Name:** Almeda View  
**Developer:** ALMEDA SWIFT PROPERTIES, LLC  
**Applicant:** replats.com  
**App No / Type:** 2020-1216 C2R

Total Acreage:	2.6046	Total Reserve Acreage:	2.6046
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	FIVE CORNERS IMPROVEMENT DIST

County	Zip	Key Map ©	City / ETJ
Harris	77053	572T	City/ETJ

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

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 139. Provide 5' for widening of Anderson Road. (122)
- 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:**  
07/23/2020

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:** 51  
**Action Date:** 07/23/2020  
**Plat Name:** Almeda View  
**Developer:** ALMEDA SWIFT PROPERTIES, LLC  
**Applicant:** replats.com  
**App No / Type:** 2020-1216 C2R

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

HPW- TDO- Traffic: 07-15-2020  
No comments.

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

"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 Waterloo Drive only. (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)(Waterloo Drive)

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: N/A

Questions concerning the informational comments should be directed to the agency's author. Planning and 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:** 07/23/2020  
**Plat Name:** Balbo Court  
**Developer:** Juan Pedro Velez  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2020-1171 C2R

Total Acreage:	0.9350	Total Reserve Acreage:	0.0000
Number of Lots:	12	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	451D	City

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

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 139. Provide 5' for widening of Mansfield Street, a local street. (122)
- 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:** 52  
**Action Date:** 07/23/2020  
**Plat Name:** Balbo Court  
**Developer:** Juan Pedro Velez  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2020-1171 C2R

---

HPW- TDO- Traffic: 07-16-2020  
No comments.

HPW-OCE-Traffic: 1.Driveway Placement on Corner Lot (Residential): LOT 1  
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](http://houstonpermittingcenter.org)  
The expedited reservation application will address point of connection for water and wastewater. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).  
CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.  
HPW-OCE- Drainage and Utility: Detention 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:** 07/23/2020  
**Plat Name:** Brandon Terrace  
**Developer:** AHB Development LLC  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No / Type:** 2020-1150 C2R

Total Acreage:	0.1600	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412Q	City

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

#### **Commission Action:**

Disapprove



**Action Date:**  
**07/23/2020**

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:** 53  
**Action Date:** 07/23/2020  
**Plat Name:** Brandon Terrace  
**Developer:** AHB Development LLC  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No / Type:** 2020-1150 C2R

---

HPW- TDO- Traffic: 07-16-2020  
No comments.

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

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

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

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

Parks and Recreation: Please change "D" to read "Incremental number of DUs"

Questions concerning the informational comments should be directed to the agency's author. Planning and 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:** 07/23/2020  
**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:**

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.
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)
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:** 54  
**Action Date:** 07/23/2020  
**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 must remain tangential for a minimum of 20 feet past the property line. (IDM Manuel page 15-39, g. (8) ) 7-1-2019. Keep 4 feet distance from the neighbor property line.

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 Brinkley 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.

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.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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:** 07/23/2020  
**Plat Name:** Brunner Addition partial replat no 4  
**Developer:** CREATECHSOLUTIONS  
**Applicant:** replats.com  
**App No / Type:** 2020-1230 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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492H	City

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

- 047. Make minor corrections and additions as indicated on the marked file copy. Chapter 42
- 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:** 55  
**Action Date:** 07/23/2020  
**Plat Name:** Brunner Addition partial replat no 4  
**Developer:** CREATECHSOLUTIONS  
**Applicant:** replats.com  
**App No / Type:** 2020-1230 C2R

---

HPW- TDO- Traffic: 07-15-2020  
No comments.

HPW-OCE-Traffic: 1. 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.

2. Alley (Residential) access requirements must be follow as per (IDM 10.3.03.G, pages 10-30 through 10-31).

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

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

Parks and Recreation: Include "I certify that the above information provided herein is true" under 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.



**Agenda Item:** 56  
**Action Date:** 07/23/2020  
**Plat Name:** Cadillac Street Development  
**Developer:** STEVE DEEB  
**Applicant:** Hussam Ghuneim  
**App No / Type:** 2020-0956 C2R

---

Total Acreage:	0.2365	Total Reserve Acreage:	0.2365
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533L	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)

115. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat does not include residential lots): Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot. 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. 42-161

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

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

**Commission Action:**

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:** 56  
**Action Date:** 07/23/2020  
**Plat Name:** Cadillac Street Development  
**Developer:** STEVE DEEB  
**Applicant:** Hussam Ghuneim  
**App No / Type:** 2020-0956 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:** 56  
**Action Date:** 07/23/2020  
**Plat Name:** Cadillac Street Development  
**Developer:** STEVE DEEB  
**Applicant:** Hussam Ghuneim  
**App No / Type:** 2020-0956 C2R

---

HPW- TDO- Traffic: 07-16-2020

Proposed subdivision plat layout does not indicate a designated area for parking as required per City of Houston Code of Ordinance, Sec. 42-186. Parking for Single-Family/Residential uses.

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 Luca Street and Cadilac 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 (Residential)

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

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

Solid Waste: Please provide a valid solid waste plan to determine COH solid waste collection eligibility.

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:** 57  
**Action Date:** 07/23/2020  
**Plat Name:** Conley Estates  
**Developer:** MA Hasnie LLC  
**Applicant:** RP & Associates  
**App No / Type:** 2020-1172 C2R

---

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	533M	City

---

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

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 57  
**Action Date:** 07/23/2020  
**Plat Name:** Conley Estates  
**Developer:** MA Hasnie LLC  
**Applicant:** RP & Associates  
**App No / Type:** 2020-1172 C2R

---

Parks and Recreation: - Incorrect park sector in park notes  
- Add "I hereby certify that the information provided is true" to parks table  
HPW- TDO- Traffic: 07-14-2020

No comments.

HPW-OCE-Traffic: 1. Driveway Placement on Corner Lot: LOT 1 (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.  
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](http://houstonpermittingcenter.org)  
The expedited reservation application will address point of connection for water and wastewater. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).  
HPW-OCE- Drainage and Utility: Detention 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:** 58  
**Action Date:** 07/23/2020  
**Plat Name:** Donovan Gardens  
**Developer:** URBAN LIVING  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2020-1188 C3R

Total Acreage:	2.4954	Total Reserve Acreage:	0.0321
Number of Lots:	43	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	77091	452H	City

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

047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
139. Provide r.o.w widening of 10' along Donovan Street.
- All city liens must be paid 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:**



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Action CPC 101 Form**

**Platting Approval Conditions**

**Agenda Item:** 58  
**Action Date:** 07/23/2020  
**Plat Name:** Donovan Gardens  
**Developer:** URBAN LIVING  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2020-1188 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.



**Agenda Item:** 58  
**Action Date:** 07/23/2020  
**Plat Name:** Donovan Gardens  
**Developer:** URBAN LIVING  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2020-1188 C3R

---

Parks and Recreation: - Please provide water letter/ demo permit dated within the past 12 months for existing DU claim  
HPW- TDO- Traffic: 07-16-2020

A turnaround is required on the south end of Donovan Garden Lane, as per City of Houston Code of Ordinance Section 42-126. - Intersections.

HPW-OCE-Traffic: 1. Substandard Street: West Donovan 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 West Donovan 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. The 28 feet PAE Donovan Gardens Lane requires a turnaround inside the property as per fire code requirements. (IDM Figure 10.11- Type 2 Permanent Access Easement)page 10-49, 07-01-2020.

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](mailto:wcrtechs@houstontx.gov).

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

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

Stormwater quality permit is required.

10'x20'W.M.E. need to change to 15'X25'W.M.E. due to two private F.H..

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



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 58  
**Action Date:** 07/23/2020  
**Plat Name:** Donovan Gardens  
**Developer:** URBAN LIVING  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2020-1188 C3R

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 59  
**Action Date:** 07/23/2020  
**Plat Name:** Dreyfus Estates  
**Developer:** Tusk Home Builders LLC  
**Applicant:** RP & Associates  
**App No / Type:** 2020-1173 C2R

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533Q	City

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

047. Make minor corrections and additions as indicated on the marked file copy.
- 207.1. Staff requests a two week deferral per chapter 42 standards.

#### **Commission Action:**

Defer Chapter 42 planning standards



**Action Date:**  
**07/23/2020**

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:** 59  
**Action Date:** 07/23/2020  
**Plat Name:** Dreyfus Estates  
**Developer:** Tusk Home Builders LLC  
**Applicant:** RP & Associates  
**App No / Type:** 2020-1173 C2R

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Parks and Recreation: - Add "I hereby certify the information provided is true" to parks table  
HPW- TDO- Traffic: 07-16-2020  
No comments.

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

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

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required for this Project.  
Two lots, one block . When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)  
The expedited reservation application will address point of connection for water and wastewater. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).  
CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.  
HPW-OCE- Drainage and Utility: Detention 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:** 60  
**Action Date:** 07/23/2020  
**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
- 203. Provide complete Recordation Package when submitting plat for recordation. Chapter 42
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. Chapter 42

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

The below comments were made by other agencies during this review period. These comments 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:** 60  
**Action Date:** 07/23/2020  
**Plat Name:** Eado at Luna Inspiration  
**Developer:** N/A  
**Applicant:** The Interfield Group  
**App No / Type:** 2020-1118 C2R

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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:** 61  
**Action Date:** 07/23/2020  
**Plat Name:** Eado District  
**Developer:** Cityside Homes, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2020-1121 C2R

Total Acreage:	2.1897	Total Reserve Acreage:	0.1082
Number of Lots:	51	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494K	City

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

- 030. Add Visibility Triangle note to the plat. (162)
  - 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 (short replat paragraph).
  - 202. Include Harris County Road Law certificate to Appendix A: Owners Acknowledgement. (Record.doc)42-45
  - 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc) 42-45(2)
- Coordinate with Houston Public Works prior to the recordation of this plat.  
Please provide certificate of completion at the time of recordation,  
Emile St paving is less than 18'.

#### **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:** 61  
**Action Date:** 07/23/2020  
**Plat Name:** Eado District  
**Developer:** Cityside Homes, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2020-1121 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: 07-16-2020

Based on existing conditions Amboy Street is not a public access street, therefore turn around on shared driveways are required.

HPW-OCE-Traffic: 1. Per Planning Department's policy, If the roadway is less then 18ft then the street must be widened to 20ft for the entire block. This is supported by the Planning's policy letter:

[https://www.houstontx.gov/planning/DevelopRegs/docs\\_pdfs/Street\\_paving-18'\\_shared\\_driveway.pdf](https://www.houstontx.gov/planning/DevelopRegs/docs_pdfs/Street_paving-18'_shared_driveway.pdf)

Substandard Street: Emile Street (17')(COH IDM Chapter 15, sec 15.08.C.1.g.1)

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

2. 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 Emile Street and Buck 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)

This project will require Joint Referral Committee action for the abandonment/relocation of the existing 2-inch water line on-site.

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

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

Master W.M.E. is required for all 18' shared driveway.

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

Stormwater quality permit is required.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Action CPC 101 Form**

**Platting Approval Conditions**

**Agenda Item:** 61  
**Action Date:** 07/23/2020  
**Plat Name:** Eado District  
**Developer:** Cityside Homes, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2020-1121 C2R

---

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:** 62  
**Action Date:** 07/23/2020  
**Plat Name:** Eastwood Addition partial replat no 2  
**Developer:** ACI Construction  
**Applicant:** Tetra Surveys  
**App No / Type:** 2020-1218 C2R

---

Total Acreage:	0.2503	Total Reserve Acreage:	0.0000
Number of Lots:	1	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:**

030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (162)
047. Make minor corrections and additions as indicated on the marked file copy.
- 207.1. Staff requests a two week deferral for further study and review.

#### **Commission Action:**

Defer for further study and review



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

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

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





**Agenda Item:** 62  
**Action Date:** 07/23/2020  
**Plat Name:** Eastwood Addition partial replat no 2  
**Developer:** ACI Construction  
**Applicant:** Tetra Surveys  
**App No / Type:** 2020-1218 C2R

---

HPW- TDO- Traffic: 07-15-2020  
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.

4. A new sidewalk is required along South Lockwood Drive and Walker 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%.

Parks and Recreation: Must provide proof of existing DU's with a water letter, demo permit, or an existing survey showing DU and must be dated within the last 12 months

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 63  
**Action Date:** 07/23/2020  
**Plat Name:** Ei Village  
**Developer:** Ei Development Group LLC  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No / Type:** 2020-0880 C2R

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:**

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 63  
**Action Date:** 07/23/2020  
**Plat Name:** Ei Village  
**Developer:** Ei Development Group LLC  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No / Type:** 2020-0880 C2R

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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](http://houstonpermittingcenter.org)

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

Parks and Recreation: Need Parks Table and more notes referring to Parks and Open Space ordinance

Questions concerning the informational comments should be directed to the agency's author. Planning and 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:** 07/23/2020  
**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
209. Applicant has requested that this item be deferred for two weeks.

#### **Commission Action:**

Defer Applicant request



**Action Date:**  
**07/23/2020**

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:** 64  
**Action Date:** 07/23/2020  
**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](http://houstonpermittingcenter.org)

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

HPW-OCE- Drainage and Utility: Detention 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:** 65  
**Action Date:** 07/23/2020  
**Plat Name:** First Union of Jutland  
**Developer:** N/A  
**Applicant:** E.I.C. Surveying Company  
**App No / Type:** 2020-1192 C2R

Total Acreage:	0.2887	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	77033	533Z	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)14
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) See parks comment regarding dwelling table
  - 2) revise Jutland Street to Jutland road

#### Commission Action:

Approve the plat subject to the conditions listed



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

#### For Your Information:

The below comments were made by other agencies during this review period. These comments 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:** 65  
**Action Date:** 07/23/2020  
**Plat Name:** First Union of Jutland  
**Developer:** N/A  
**Applicant:** E.I.C. Surveying Company  
**App No / Type:** 2020-1192 C2R

---

Parks and Recreation: - Need to add "I hereby certify that the information provided is true" for parks table  
-Park notes number 5: dwelling units does not match table

HPW- TDO- Traffic: 07-14-2020

No comments.

HPW-OCE-Traffic: 1. A new sidewalk is required along Jutland 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>

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 Jutland STREET to Jutland ROAD, in accordance to COH Addressing, Starmap Addressing, 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.



**Agenda Item:** 66  
**Action Date:** 07/23/2020  
**Plat Name:** Homes on Peden  
**Developer:** Karim Nasreddin  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2020-1179 C2R

---

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77006	493N	City

---

**Conditions and requirements for approval:**

047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
069. Provide the complete Plat Legend that includes the type of plat; subdivision name; acreage; legal description of the property; county name; survey and abstract number; number of blocks, lots and reserves; owner and engineer; drawing scale and north arrow. (Plat\_Legend.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed

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





**Agenda Item:** 66  
**Action Date:** 07/23/2020  
**Plat Name:** Homes on Peden  
**Developer:** Karim Nasreddin  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2020-1179 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.

Parks and Recreation: - On park table, needs to say "incremental DU" instead of "net"  
- Table and notes on plat don't reflect existing DU's application details and survey show 1 existing unit, please adjust numbers accordingly  
HPW- TDO- Traffic: 07-15-2020  
No comments.

HPW-OCE-Traffic: 1. A new sidewalk is required along Peden 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 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:** 67  
**Action Date:** 07/23/2020  
**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)
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:**

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:** 67  
**Action Date:** 07/23/2020  
**Plat Name:** House of David  
**Developer:** house of david  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No / Type:** 2020-1062 C2R

---

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

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

HPW-HW- IDS: Approve

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

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

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 (HC-permit regs)

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 68  
**Action Date:** 07/23/2020  
**Plat Name:** Land of Bee Kay  
**Developer:** Plan Express  
**Applicant:** PlanExpress  
**App No / Type:** 2020-1203 C2R

Total Acreage:	0.1537	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533L	City

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

206. Staff recommendation is disapproval for the following reason. The subject property is part of a subdivision that was limited by deed restrictions to residential use for not more than two residential units per lot. Subdivision replat is subject to the notification provisions of Chapter 42. (Sec 42-49)

#### **Commission Action:**

Disapprove



**Action Date:**  
**07/23/2020**

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 68  
**Action Date:** 07/23/2020  
**Plat Name:** Land of Bee Kay  
**Developer:** Plan Express  
**Applicant:** PlanExpress  
**App No / Type:** 2020-1203 C2R

---

HPW- TDO- Traffic: 07-06-2020  
No Comments.

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

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

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

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

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

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



**Agenda Item:** 69  
**Action Date:** 07/23/2020  
**Plat Name:** Legacy Acres Park  
**Developer:** Core Design Impact  
**Applicant:** Tetra Surveys  
**App No / Type:** 2020-1206 C2R

Total Acreage:	0.5166	Total Reserve Acreage:	0.2151
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412P	City

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

010.1 Add the following note to the face of the plat (SWD): The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides. (Sec 42-40)

014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)

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

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

139. Provide for widening of Tower local street. (Sec 42-122)

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

Provide the paving section width in the existing conditions survey. A shared driveway shall intersect with a roadway width of 18 feet or more. (Sec 42-56 and Sec 42-145)

Provide 3' emergency access easement on each plat boundary that does not abut a public street. (Sec 42-145)

***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.**



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 69  
**Action Date:** 07/23/2020  
**Plat Name:** Legacy Acres Park  
**Developer:** Core Design Impact  
**Applicant:** Tetra Surveys  
**App No / Type:** 2020-1206 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:** 69  
**Action Date:** 07/23/2020  
**Plat Name:** Legacy Acres Park  
**Developer:** Core Design Impact  
**Applicant:** Tetra Surveys  
**App No / Type:** 2020-1206 C2R

---

HPW- TDO- Traffic: 07-14-2020  
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 Tower street.(COH IDM Chapter 10, sec 10.06-H)  
6 ft wide sidewalk shall be installed along major thoroughfares and Transit Corridor and 5 ft wide sidewalk shall be installed along all other streets. All sidewalks shall comply with Chapter 10 of the Design Manual.  
<https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards#agency-links-1471>

3. Substandard Street: Tower 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.

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

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

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

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

Solid Waste: The SWP depicts container placement between High Bank Lines marked on the existing survey. In accordance with CHPT. 39-63 of the Municipal Code of Ordinances, containers placement must be "on a flat surface free of physical features such as utility poles, trees, and other obstructions." Due to the proposed placement area, the development does not qualify for COH solid waste collection services.





## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 69  
**Action Date:** 07/23/2020  
**Plat Name:** Legacy Acres Park  
**Developer:** Core Design Impact  
**Applicant:** Tetra Surveys  
**App No / Type:** 2020-1206 C2R

---

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



**Agenda Item:** 70  
**Action Date:** 07/23/2020  
**Plat Name:** Legacy Acres Parrot  
**Developer:** Core Design Impact  
**Applicant:** Tetra Surveys  
**App No / Type:** 2020-1213 C2R

Total Acreage:	0.9999	Total Reserve Acreage:	0.0494
Number of Lots:	16	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77088	412N	City

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

010.1 Add the following note to the face of the plat (SWD): The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides. (Sec 42-40)

014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)

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

047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40 and Sec 42-44) This application is a C3R and was submitted as a C2R.

053. Change street name(s) as indicated on the file copy to avoid duplication. (Sec 41-22 and Sec 42-133)

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

093.1. Add the following note for subdivision plats with private water systems: 'The subdivision has a private water system. It is not a public water system, nor has it been constructed with any public funds. The water line and fire hydrants to serve this subdivision are private and will be maintained by the owner and/or owners management association.'

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

139. Provide for widening of Tower local street. (Sec 42-122)

180.1. Add this note to the face of the plat: This subdivision contains one or more permanent access easements that have not been dedicated to the public or accepted by the City of Houston or any other local government agency as public rights-of-way. The City of Houston has no obligation, nor does any other local government agency have any obligation, to maintain or improve any permanent access easement within the subdivision, which obligation shall be the sole responsibility of the owners of property in this subdivision. (Sec 42-188)

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedictory 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.



## PLANNING & DEVELOPMENT DEPARTMENT

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 70  
**Action Date:** 07/23/2020  
**Plat Name:** Legacy Acres Parrot  
**Developer:** Core Design Impact  
**Applicant:** Tetra Surveys  
**App No / Type:** 2020-1213 C2R

---

Provide parking table on face of the plat.

#### ***Commission Action:***

Defer Chapter 42 planning standards



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

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

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



**Agenda Item:** 70  
**Action Date:** 07/23/2020  
**Plat Name:** Legacy Acres Parrot  
**Developer:** Core Design Impact  
**Applicant:** Tetra Surveys  
**App No / Type:** 2020-1213 C2R

---

HPW- TDO- Traffic: 07-15-2020  
No comments.

HPW-OCE-Traffic: 1. Substandard Street: Tower 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 Tower Street. (COH IDM Chapter 10, sec 10.06-H)

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

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

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

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

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

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

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

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

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

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

HPW-OCE- Drainage and Utility: Master W.M.E. which is required for all 28' PVT/PAE.  
Also need to call out all private F.H.. No building is allowed within any public utilities.

Solid Waste: The SWP depicts container placement between High Bank Lines marked on the existing survey. In accordance with CHPT. 39-63 of the Municipal Code of Ordinances, containers placement must be "on a flat surface free of physical features such as utility poles, trees, and other obstructions." Due to the proposed placement area, the development does not qualify for COH solid waste collection services.

Addressing: W LEGACY LANE - Duplicate, sound-alike existing street name: S Legacy Drive. Please change street name to something more unique.

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 71  
**Action Date:** 07/23/2020  
**Plat Name:** Leverkusen Landing  
**Developer:** AVA Custom Homes  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2020-1180 C2R

Total Acreage:	0.1115	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492M	City

#### Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation. (Sec 42-41)
127. Provide Visibility Triangle plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground. (Sec 42-161)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45)

#### Commission Action:

Approve the plat subject to the conditions listed



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



**Agenda Item:** 71  
**Action Date:** 07/23/2020  
**Plat Name:** Leverkusn Landing  
**Developer:** AVA Custom Homes  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2020-1180 C2R

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

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

HPW- TDO- Traffic: 07-16-2020  
No Comments.

HPW-OCE-Traffic: 1. Driveway Placement on Corner Lot: lot 1 (Residential)  
Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

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

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

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

HPW-HW- IDS: A Wastewater and Water Capacity Reservation letter is required for this Project.  
When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application. Submit applications online at [houstonpermittingcenter.org](https://www.houstonpermittingcenter.org)  
The expedited reservation application will address point of connection for water and wastewater. Please direct all questions to (832) 394-8888 or [wcrtechs@houstontx.gov](mailto:wcrtechs@houstontx.gov).

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 72  
**Action Date:** 07/23/2020  
**Plat Name:** Lindale Medical Plaza replat and extension  
**Developer:** Lindale Medical Plaza, LLC  
**Applicant:** Morales Engineering Associates, LLC  
**App No / Type:** 2020-1168 C2R

Total Acreage:	0.7573	Total Reserve Acreage:	0.7573
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77022	453Q	City

#### Conditions and requirements for approval:

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

#### Commission Action:

Approve the plat subject to the conditions listed



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

#### For Your Information:

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



**Agenda Item:** 72  
**Action Date:** 07/23/2020  
**Plat Name:** Lindale Medical Plaza replat and extension  
**Developer:** Lindale Medical Plaza, LLC  
**Applicant:** Morales Engineering Associates, LLC  
**App No / Type:** 2020-1168 C2R

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HPW- TDO- Traffic: 07-16-2020  
No comments.

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

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

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

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

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

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

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

2. A new sidewalk is required along Reid 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 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](mailto:wcrtechs@houstontx.gov).

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

Parks and Recreation: Doesn't apply to parks

Addressing: Please change Reid AVENUE to Reid STREET, in accordance with COH Addressing, Starmap Addressing, GHC911 Roads, and HEC Roads. (Also Helmers STREET)

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 73  
**Action Date:** 07/23/2020  
**Plat Name:** Mangum Sherwood Properties  
**Developer:** Advance Surveying  
**Applicant:** Advance Surveying, Inc.  
**App No / Type:** 2020-1176 C2R

Total Acreage:	0.4898	Total Reserve Acreage:	0.4898
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77092	451R	City

#### Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- Remove note 7.
- Add long replat paragraph.

#### Commission Action:

Approve the plat subject to the conditions listed



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

#### For Your Information:

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



**Agenda Item:** 73  
**Action Date:** 07/23/2020  
**Plat Name:** Mangum Sherwood Properties  
**Developer:** Advance Surveying  
**Applicant:** Advance Surveying, Inc.  
**App No / Type:** 2020-1176 C2R

---

HPW- TDO- Traffic: 07-14-2020  
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 Sherwood lane and along Mangum 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.  
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](mailto: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:** 74  
**Action Date:** 07/23/2020  
**Plat Name:** Marbella at Del Rio  
**Developer:** Marbella Homes, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2020-1178 C2R

Total Acreage:	0.4591	Total Reserve Acreage:	0.0000
Number of Lots:	9	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	533L	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:** 74  
**Action Date:** 07/23/2020  
**Plat Name:** Marbella at Del Rio  
**Developer:** Marbella Homes, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2020-1178 C2R

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Parks and Recreation: - Change from net to incremental number of DU on Parks table  
HPW- TDO- Traffic: 07-16-2020  
No comments.

HPW-OCE-Traffic: 1. Driveway Placement on Corner Lot: Lot 1 and Lot 7(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.  
(Multiple lots)When applying for wastewater and water capacity for your proposed project, please attach a copy of the proposed re-plat and the latest site survey to the wastewater and water capacity reservation application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)  
The expedited reservation application will address point of connection for water and wastewater. Please direct all questions to (832) 394-8888 or [wcrtechs@houston.tx.gov](mailto:wcrtechs@houston.tx.gov).

CenterPoint: As required by law, safe working and permanent clearances are to be maintained. The proposed development would not meet said clearances as indicated on the proposed plat and developer/applicant must coordinate with CenterPoint Energy for adherence and resolution.  
HPW-OCE- Drainage and Utility: Detention 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:** 75  
**Action Date:** 07/23/2020  
**Plat Name:** Meade Development  
**Developer:** Hawash Meade  
**Applicant:** Windrose  
**App No / Type:** 2020-1187 C2R

Total Acreage:	0.9127	Total Reserve Acreage:	0.9127
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77076	453A	City

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

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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



**Agenda Item:** 75  
**Action Date:** 07/23/2020  
**Plat Name:** Meade Development  
**Developer:** Hawash Meade  
**Applicant:** Windrose  
**App No / Type:** 2020-1187 C2R

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HPW- TDO- Traffic: 07-14-2020

No comments.

HPW-OCE-Traffic: 1. Access Management Form (If accessing along Red Ripple Road) (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 Red Ripple 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. 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](https://houstonpermittingcenter.org)

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

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

HPW-OCE- Drainage and Utility: In the floodplain, need drainage plan.

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:** 76  
**Action Date:** 07/23/2020  
**Plat Name:** Mykawa Estates  
**Developer:** HEAR DESIGN  
**Applicant:** hear design  
**App No / Type:** 2020-0818 C2R

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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

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**Conditions and requirements for approval:**

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
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)
139. Provide for widening of 5 feet local street (South Acres Drive). (122)
161. Provide for widening of thoroughfare. See Major Thoroughfare and Freeway Plan. (122) (MTF name)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

**Commission Action:**

Approve the plat subject to the conditions listed



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 76  
**Action Date:** 07/23/2020  
**Plat Name:** Mykawa Estates  
**Developer:** HEAR DESIGN  
**Applicant:** hear design  
**App No / Type:** 2020-0818 C2R

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**Action Date:**  
**07/23/2020**

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:** 76  
**Action Date:** 07/23/2020  
**Plat Name:** Mykawa Estates  
**Developer:** HEAR DESIGN  
**Applicant:** hear design  
**App No / Type:** 2020-0818 C2R

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HPW- TDO- Traffic: 06.18.2020

No comments.

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

2. 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.

4.Substandard Street: South Acres Drive and Mykawa Road.(COH IDM Chapter 15, sec 15.08.C.1.g.1)

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

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.

Parks and Recreation: Approved

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 77  
**Action Date:** 07/23/2020  
**Plat Name:** Nagle Village  
**Developer:** 2606 Clay Street LLC  
**Applicant:** M2L Associates, Inc.  
**App No / Type:** 2020-1125 C2R

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.

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

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

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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

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



**Agenda Item:** 77  
**Action Date:** 07/23/2020  
**Plat Name:** Nagle Village  
**Developer:** 2606 Clay Street LLC  
**Applicant:** M2L Associates, Inc.  
**App No / Type:** 2020-1125 C2R

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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:** 78  
**Action Date:** 07/23/2020  
**Plat Name:** Pearland Parkway Village partial replat no 1  
**Developer:** Target Corporation c/o Property Commerce  
**Applicant:** Terra Surveying Company, Inc.  
**App No / Type:** 2020-1124 C2R

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Total Acreage:	9.9940	Total Reserve Acreage:	9.9940
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	77075	575Y	City

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

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
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:** 78  
**Action Date:** 07/23/2020  
**Plat Name:** Pearland Parkway Village partial replat no 1  
**Developer:** Target Corporation c/o Property Commerce  
**Applicant:** Terra Surveying Company, Inc.  
**App No / Type:** 2020-1124 C2R

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HPW- TDO- Traffic: 07-14-2020  
No comments.

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

4. 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-OCE- Drainage and Utility: Detention is required.  
Also Storm Water Quality Permit is Required.

Parks and Recreation: Does not apply to parks  
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:** 79  
**Action Date:** 07/23/2020  
**Plat Name:** Serenity Grove at Beall  
**Developer:** Septunum, LLC  
**Applicant:** ICMC GROUP INC  
**App No / Type:** 2020-1111 C2R

Total Acreage:	0.4591	Total Reserve Acreage:	0.0091
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:	Storm Sewer	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.

076. Existing conditions survey shall identify all applicable features listed in Sec 42-56. Include a note listing the items that are not applicable to your site. (Sec 42-56)

079. Add 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 (8 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.

218. The shared driveway shall intersect with a public street that has a roadway width 18 feet or more. (Sec 42-145)

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

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

If they have a 5' BL:

- 1) 42-157-C-2 Each dwelling Unit on a Lot adjacent to public ROW must have front door facing public row with pedestrian access to public street.
- 2) Coordinate with HPW-OCE as 10' clearance is required between Water line and building foundation

If ROW Pavement width is less than 18'-

- 1) Coordinate with HPW-OCE. Widen Pavement for abutting ROW Street along the entire block to 20' and provide Certificate of Completion at recordation. Refer to online guide for process and standards.

***Commission Action:***

Defer Chapter 42 planning standards



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 79  
**Action Date:** 07/23/2020  
**Plat Name:** Serenity Grove at Beall  
**Developer:** Septunum, LLC  
**Applicant:** ICMC GROUP INC  
**App No / Type:** 2020-1111 C2R

---



**Action Date:**  
**07/23/2020**

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:** 79  
**Action Date:** 07/23/2020  
**Plat Name:** Serenity Grove at Beall  
**Developer:** Septunum, LLC  
**Applicant:** ICMC GROUP INC  
**App No / Type:** 2020-1111 C2R

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Parks and Recreation: - Dwelling units in park notes does not match parks table  
HPW- TDO- Traffic: 07-15-2020  
No comments.

HPW-OCE-Traffic: 1. Per Planning Department's policy, If the roadway is less then 18ft then the street must be widened to 20ft for the entire block. This is supported by the Planning's policy letter:  
[https://www.houstontx.gov/planning/DevelopRegs/docs\\_pdfs/Street\\_paving-18'\\_shared\\_driveway.pdf](https://www.houstontx.gov/planning/DevelopRegs/docs_pdfs/Street_paving-18'_shared_driveway.pdf)

Substandard Street: Beall Street (17')(COH IDM Chapter 15, sec 15.08.C.1.g.1)  
A driveway shall not connect to a sub-standard street. If the roadway abutting the proposed development is substandard, then the applicant must widen the street pavement to the IDM standards for the entire block in order to proceed with the development.

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

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

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

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

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

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

Solid Waste: The SWP depicts container placement blocking a sidewalk. Chpt 39-63 prohibits container placement from blocking sidewalks. The proposed development does not qualify for COH solid waste collection services.





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## **Houston Planning Commission**

### **Action CPC 101 Form**

### **Platting Approval Conditions**

**Agenda Item:** 79  
**Action Date:** 07/23/2020  
**Plat Name:** Serenity Grove at Beall  
**Developer:** Septunum, LLC  
**Applicant:** ICMC GROUP INC  
**App No / Type:** 2020-1111 C2R

---

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 80  
**Action Date:** 07/23/2020  
**Plat Name:** Southern Village Sec 1 partial replat 1  
**Developer:** INDIVIDUAL  
**Applicant:** RED CONSULTANTS  
**App No / Type:** 2020-1182 C2R

Total Acreage:	0.1639	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77021	533M	City

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

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

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

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

079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (183)

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

#### **Commission Action:**

Defer Applicant request



**Action Date:**  
**07/23/2020**

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:** 80  
**Action Date:** 07/23/2020  
**Plat Name:** Southern Village Sec 1 partial replat 1  
**Developer:** INDIVIDUAL  
**Applicant:** RED CONSULTANTS  
**App No / Type:** 2020-1182 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.

Parks and Recreation: - Need to add "I hereby certify that the information provided is true" to Parks table  
- Incorrect park sector  
- Park notes 5 incremental units does not match table

HPW- TDO- Traffic: 07-14-2020

No comments.

HPW-OCE-Traffic: 1. A new sidewalk is required along Dixie 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>

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

Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

HPW-HW- IDS: APPROVE

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

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 81  
**Action Date:** 07/23/2020  
**Plat Name:** Terrance Plaza  
**Developer:** Western Group Consultants  
**Applicant:** Western Group Consultants  
**App No / Type:** 2020-1145 C2R

Total Acreage:	0.4136	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	FIVE CORNERS IMPROVEMENT DIST

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

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

- 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. Provide the total acreage within the subdivision and the number of lots, blocks and reserves being platted. (41)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd\_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

#### **Commission Action:**

Approve the plat subject to the conditions listed



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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 81  
**Action Date:** 07/23/2020  
**Plat Name:** Terrance Plaza  
**Developer:** Western Group Consultants  
**Applicant:** Western Group Consultants  
**App No / Type:** 2020-1145 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: 07-16-2020  
No comments.

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

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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:** 82  
**Action Date:** 07/23/2020  
**Plat Name:** UG Waterworks Highline South  
**Developer:** Urban Genesis  
**Applicant:** MBCO Engineering  
**App No / Type:** 2020-1147 C2R

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Total Acreage:	0.3870	Total Reserve Acreage:	0.3870
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	77008	452V	City

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**Conditions and requirements for approval:**

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (152)
047. Make minor corrections and additions as indicated on the marked file copy.
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.
127. Provide Visibility Triangle at intersections and add plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. (162)
- 134.12. Add to general notes on face of plat: This property(s) is located in Park Sector number 12.

**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:** 82  
**Action Date:** 07/23/2020  
**Plat Name:** UG Waterworks Highline South  
**Developer:** Urban Genesis  
**Applicant:** MBCO Engineering  
**App No / Type:** 2020-1147 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:** 82  
**Action Date:** 07/23/2020  
**Plat Name:** UG Waterworks Highline South  
**Developer:** Urban Genesis  
**Applicant:** MBCO Engineering  
**App No / Type:** 2020-1147 C2R

---

Parks and Recreation: - Add park sector in plat notes  
HPW- TDO- Traffic: 07-16-2020  
No comments.

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

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

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

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

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

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

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

2. A new sidewalk is required along West 21th street and North Shepherd Street.(COH IDM Chapter 10, sec 10.06-H)

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

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

3.Substandard Street: West 21st 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.

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.

5. Alley (2020 IDM Chapter 10)section 10.3.03.G page 10-30 through 10-31.

(If accessing from the alley)

Commercial Property: A commercial property shall only connect to a Public use Alley. Please refer to the new 2020 IDM Alley Access requirements on chapter 10.

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.





## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 82  
**Action Date:** 07/23/2020  
**Plat Name:** UG Waterworks Highline South  
**Developer:** Urban Genesis  
**Applicant:** MBCO Engineering  
**App No / Type:** 2020-1147 C2R

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



**Agenda Item:** 83  
**Action Date:** 07/23/2020  
**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:** 83  
**Action Date:** 07/23/2020  
**Plat Name:** Vera Place  
**Developer:** CARTA GOMEZ INTERNATIONAL LLC  
**Applicant:** CARTA GOMEZ INTERNATIONAL LLC  
**App No / Type:** 2020-1086 C2R

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

***For Your Information:***

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

HPW- TDO- Traffic: 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:** 84  
**Action Date:** 07/23/2020  
**Plat Name:** Waterworks Highline UG  
**Developer:** Urban Genesis  
**Applicant:** MBCO Engineering  
**App No / Type:** 2020-1148 C2R

Total Acreage:	0.1500	Total Reserve Acreage:	0.1500
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	77008	452V	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.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
088. Minimum reserve size shall be 5000 square feet having 60' frontage along at least one public street with a right-of-way not less than 60 feet. (192)
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:**

Disapprove



**Action Date:**  
**07/23/2020**

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:** 84  
**Action Date:** 07/23/2020  
**Plat Name:** Waterworks Highline UG  
**Developer:** Urban Genesis  
**Applicant:** MBCO Engineering  
**App No / Type:** 2020-1148 C2R

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

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



**Agenda Item:** 85  
**Action Date:** 07/23/2020  
**Plat Name:** White Oak Balconies  
**Developer:** New Skies Ventures  
**Applicant:** The Interfield Group  
**App No / Type:** 2020-1229 C3R

Total Acreage:	1.0159	Total Reserve Acreage:	0.0990
Number of Lots:	20	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493C	City

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

010.1 Add the following note to the face of the plat (SWD): The residential units or lots encompassed by the plat are ineligible for solid waste collection services provided by the city at the time of the filing of the plat. The obligation to provide solid waste collection services shall be the sole responsibility of the owners of property in the subdivision. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides. (Sec 42-40)

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

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

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

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

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation. (Sec 42-41)

079. Revise the Lot Size and Coverage Table as indicated on the marked file copy. (Sec 42-184)

085. The minimum acceptable lot width shall be 20 feet. (Sec 42-185)

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

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

224. Maximum length of a shared driveway from the intersection of a public street shall not exceed 200 feet. (Sec 42-145)

The applicant is required to provide proof of an approved Drainage Plan from Houston Public Works, Floodplain Management Office prior to submittal of a final plat in accordance with City of Houston Code of Ordinances, Chapter 19, Sec. 13.

The garage entry door on each lot must be parallel to the length of the shared driveway. (Sec 42-145)

Coordinate with the City Engineer and provide approval for proposed ROW dedication along Booth Street.

***Commission Action:***



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 85  
**Action Date:** 07/23/2020  
**Plat Name:** White Oak Balconies  
**Developer:** New Skies Ventures  
**Applicant:** The Interfield Group  
**App No / Type:** 2020-1229 C3R

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Defer Chapter 42 planning standards



**Action Date:**  
**07/23/2020**

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:** 85  
**Action Date:** 07/23/2020  
**Plat Name:** White Oak Balconies  
**Developer:** New Skies Ventures  
**Applicant:** The Interfield Group  
**App No / Type:** 2020-1229 C3R

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HPW- TDO- Traffic: 07-15-2020  
No comments.

HPW-OCE-Traffic: 1. Substandard Street: Booth Street (15'-17')(COH IDM Chapter 15, sec 15.08.C.1.g.1)  
A driveway shall not connect to a sub-standard street. If the roadway abutting the proposed development is substandard, then the applicant must widen the street pavement to the IDM standards for the entire block in order to proceed with the development.

Per ordinance 42-145 "The shared driveway shall intersect with a public street that has a roadway width 18 feet or more as measured at the narrowest point of the roadway adjacent to the tract"  
Here is the link [https://library.municode.com/tx/houston/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH42SUDEPL\\_ARTIIIIPLST\\_DIV2STSHDR\\_SDBSHDR\\_S42-145GELAARALSHDR](https://library.municode.com/tx/houston/codes/code_of_ordinances?nodeId=COOR_CH42SUDEPL_ARTIIIIPLST_DIV2STSHDR_SDBSHDR_S42-145GELAARALSHDR)

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

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

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

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

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

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

Harris County Flood Control District: Flood Control review - The bayou shown on the plat is not White Oak Bayou, it is tributary channel E101-00-00 it has to be shown and labeled as such with top of banks and also HCFCF Fees (see uploaded PDF).

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 86  
**Action Date:** 07/23/2020  
**Plat Name:** Yalda Real Estate Group LLC  
**Developer:** Yalda Real Estate Group LLC  
**Applicant:** Hovis Surveying Company Inc.  
**App No / Type:** 2020-1220 C2R

Total Acreage:	2.5112	Total Reserve Acreage:	2.5046
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:	MEADOWHILL REGIONAL MUD
County	Zip	Key Map ©	City / ETJ
Harris	77388	291U	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:**  
**07/23/2020**

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:** 86  
**Action Date:** 07/23/2020  
**Plat Name:** Yalda Real Estate Group LLC  
**Developer:** Yalda Real Estate Group LLC  
**Applicant:** Hovis Surveying Company Inc.  
**App No / Type:** 2020-1220 C2R

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

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 87  
**Action Date:** 07/23/2020  
**Plat Name:** Agua Estates Commercial  
**Developer:** Crown Castle  
**Applicant:** Vincent Gerard & Associates, Inc.  
**App No / Type:** 2020-0861 C3N

Total Acreage:	0.0550	Total Reserve Acreage:	0.0550
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	FIVE CORNERS IMPROVEMENT DIST

County	Zip	Key Map ©	City / ETJ
Harris	77045	571H	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.

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

Applicant has to provide additional information concerning the variance request and the placement of the cell tower.

Legal has determined that this replat will violate restrictions.

Legal has determined that this plat violates restrictions. We have to recommend disapproval however you can request a deferral and we can defer the plat per the applicant's request to have your deed restriction attorney confer with Legal concerning the deed restrictions. Send me an email in writing requesting a deferral.

#### **Commission Action:**

Defer Applicant request



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

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



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 87  
**Action Date:** 07/23/2020  
**Plat Name:** Agua Estates Commercial  
**Developer:** Crown Castle  
**Applicant:** Vincent Gerard & Associates, Inc.  
**App No / Type:** 2020-0861 C3N

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

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

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

Parks and Recreation: Does not apply to parks

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

Addressing: HIRAM CLARK ROAD does not appear to be Proposed or extended in document, as it only runs adjacent to the Replat property.

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

# Houston Planning Commission

**ITEM: 87**

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Agua Estates Commercial

Applicant: Vincent Gerard & Associates, Inc.



**C – Public Hearings with Variance      Site Location**

# Houston Planning Commission

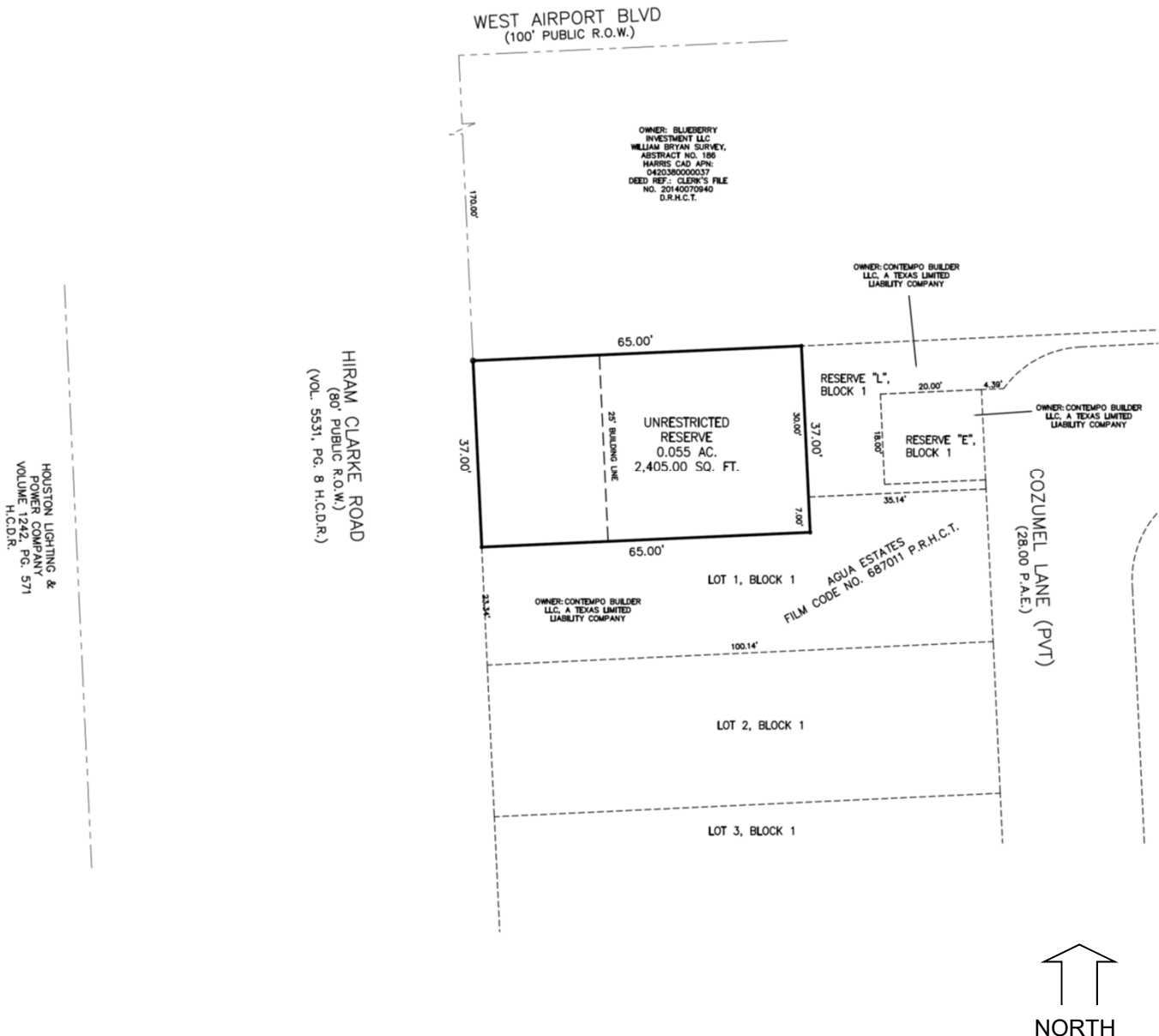
## ITEM: 87

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Agua Estates Commercial

Applicant: Vincent Gerard & Associates, Inc.



C – Public Hearings with Variance

Subdivision



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# Houston Planning Commission

## ITEM: 87

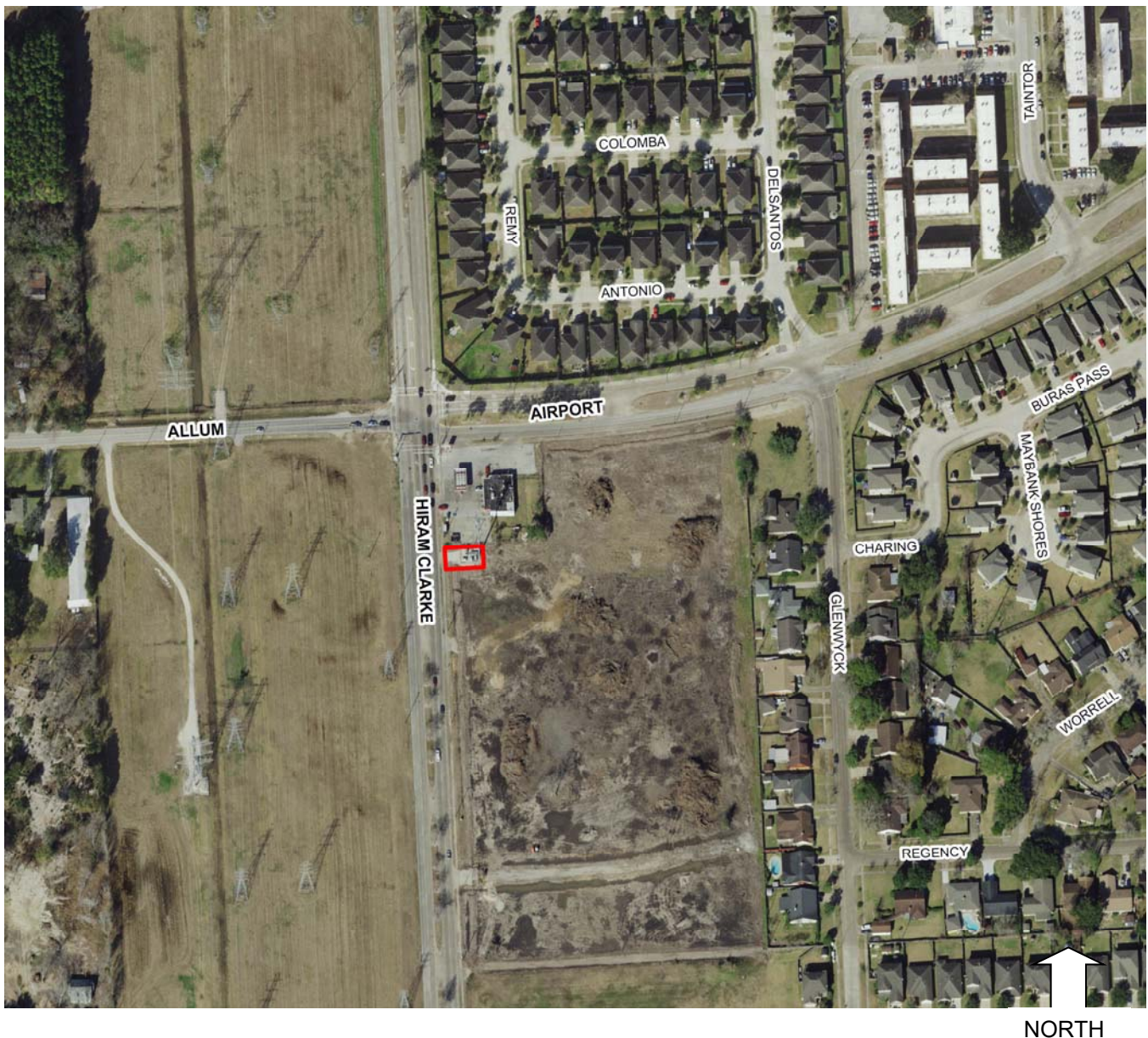
Planning and Development Department

Meeting Date: 07/23/2020

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Subdivision Name: Agua Estates Commercial

Applicant: Vincent Gerard & Associates, Inc.



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C – Public Hearings with Variance

Aerial

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**Application Number:** 2020-0861

**Plat Name:** Agua Estates Commercial

**Applicant:** Vincent Gerard & Associates, Inc.

**Date Submitted:** 05/18/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

**Specific Variance is being sought and extent of variance:**

We request a variance from Ch. 42-190 for not meeting the minimum size and frontage requirement for an unrestricted reserve and to allow an unrestricted reserve to be 2,405 sq. ft. instead of the minimum size requirement of 5,000 sq. feet and provide 37 feet of frontage instead of the required 60 feet.

**Chapter 42 Section: 190**

**Chapter 42 Reference:**

(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

### 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**

Yes, due to a land lease document from the land owner granting rights to use the land by the cell tower company that predates the original Aqua Estates subdivision approval application, recorded and noted on the subdivision document. Not allowing the variance will deprive the applicant of the reasonable use of the land because it would create a non-conforming use. The use of the cell tower is an existing use, and the reserve "L" on which it was build upon should have been an unrestricted reserve and not a restricted reserve limited to open space only.

**(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;**

No, the land on which the cell tower was created was subsequently platted after the lease document was created by the land owner and the lease grantee. The original subdivision designer, recognizing the existing land use, as noted on the subdivision document, references the cell tower company lease on the original Aqua Estates. However, the use for the lot was established as a restricted reserve "L", which limits the land use to open space only, and cell towers are not allowed in restricted reserves, only unrestricted reserves. Furthermore, we propose to create a new restricted reserve while replatting the restricted reserve "L" and lot 1. The second reason we need to create a new parcel of land separate from the two existing parcels is because the cell tower construction encroached over the single family use 7 feet along 65 feet of lot 1, block 1, which was an error on part of the applicant, we do not deny an error did not occur on the applicant's part as well.

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



Yes, apart from the request for our two variances, for not meeting the minimum frontage width, and not meeting the minimum size requirement for an unrestricted reserve, all other portions of chapter 42 are in compliance.

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

No, we do not believe that the granting of the two variances for not meeting the minimum frontage requirements will cause injury because there is sufficient room to pass for a technician to access the site from their vehicle. Also, the cell tower complex is an unmanned, uninhabitable use for the proposed unrestricted reserve, where the technician will only access the site for regular maintenance.

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

No, economic hardship is not the sole justification for the request of this variance. We request an application for a replat because of two reasons, two different errors that occurred by two parties, one on the part of the designer of the plat because Reserve "L", Block 1, should have been marked on the plat as an unrestricted reserve, and not a restricted reserve. Restrictive Reserve limits the land use to Open Space when the cell tower was an existing land lease, of which the lease document is shown and recorded on the plat. The second error occurred on the part of the developer because the as-built survey of the equipment shows that 7 feet of Lot 1, Block 1, a single-family residential lot, with a single family only restriction, was encroached on. In order to correct both of these errors we are submitting this replat application to create a new parcel and reduce the size of the two other parcels, called Lot 1, Block 1 and Reserve L, a restricted reserve.



**Application Number:** 2020-0861

**Plat Name:** Agua Estates Commercial

**Applicant:** Vincent Gerard & Associates, Inc.

**Date Submitted:** 05/18/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

**Specific Variance is being sought and extent of variance:**

We request a variance from Sect. Code 42-193 to replat a portion of a lot and an open space reserve into an unrestricted reserve for the purpose of changing the land use from a landscape area to a cell tower use.

**Chapter 42 Section: 42-193c**

**Chapter 42 Reference:**

(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**

Yes, due to a land lease document from the land owner granting rights to use the land by the cell tower company that predates the original Agua Estates subdivision approval application, noted on the subdivision, not allowing the variance will deprive the applicant of the reasonable use of the land because it would create a non-conforming use. The use of the cell tower is an existing use, and the reserve "L" on which it was built upon should have been an unrestricted reserve and not a restricted reserve limited to open space only.

**(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;**

No, the land on which the cell tower was created was subsequently platted after the lease document was created by the land owner and the lease grantee. The original subdivision designer, recognizing the existing land use, as noted on the subdivision document, references the cell tower company lease on the original Agua Estates. However, the use for the lot was established as a restricted reserve "L", which limits the land use to open space only, and cell towers are not allowed in restricted reserves, only unrestricted reserves.

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

Yes, we request the variance to convert an open space reserve landscape area into an unrestricted reserve, for the purpose of changing the land use to a cell tower.

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

The cell tower will not be injurious to the public health, safety or welfare. Also, the cell tower complex is an unmanned, uninhabitable use, where the technician will only access the site for regular maintenance.

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

No, economic hardship is not the sole justification for the request of this variance. We request this variance due to a hardship of having an existing cell tower that was built and permitted. However, the land use requires a public hearing and we are trying to bring the land use to conformance. The knowledge of the cellular tower use and land lease was noted on the restricted reserve "L" as was permitted, and was noted on the plat document. With this application, we replat the individual parcel as Agua Estates Commercial, and create a new unrestricted reserve, the only land use which allows for a cellular tower. The cell tower is currently constructed, and is fully operational at this time.



Application No: 2020-0861

Agenda Item: 87

PC Action Date: 07/23/2020

Plat Name: Agua Estates Commercial

Applicant: Vincent Gerard & Associates, Inc.

Staff Recommendation: [Defer Applicant request](#)

Chapter 42 Sections: [190](#); [190](#); [42-193c](#)

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

We would like to request a variance from Ch. 42-190, to allow a Unrestricted Reserve to provide 37 feet of frontage instead of the required 60 feet.;

We request a variance from Ch. 42-190 for not meeting the minimum size and frontage requirement for an unrestricted reserve and to allow an unrestricted reserve to be 2,405 sq. ft. instead of the minimum size requirement of 5,000 sq. feet and provide 37 feet of frontage instead of the required 60 feet.;

We request a variance from Sect. Code 42-193 to replat a portion of a lot and an open space reserve into an unrestricted reserve for the purpose of changing the land use from a landscape area to a cell tower use. ;

**Basis of Recommendation:**

The site is located along Hiram Clarke Road south of West Airport Boulevard in Houston Corporate Limits. The reason for replat is to create one unrestricted reserve. The applicant is seeking two variances. (1) To allow an unrestricted reserve to be 2,405 sq. ft. instead of the required minimum size requirement of 5,000 sq.ft. and provide 37 feet of frontage instead of the required 60 ft. and (2) To replat a portion of a lot and an open space reserve into an unrestricted reserve for the purpose of changing the land use from an open space area to a cell tower use. Legal Review has determined that this plat will violate restrictions. The applicant has requested that this plat be deferred to confer with legal. Staff would like to also like for the applicant to provide additional information concerning the history of the cell tower on the site and information concerning the variance request. Staff's recommendation is to Defer the plat per the applicant's request.

**Statement of Facts**

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

[n/a](#)

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

n/a



**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

July 1, 2020

Dear Property Owner:

**Reference Number: 2020-0861, Agua Estates Commercial;** replatting a portion of Lot 1 and Reserve L, block 1, as recorded at Film Code No. 687011 of the Harris County Map Records.

The property is located at east along Hiram Clarke Road south of West Airport Boulevard.

The purpose of the partial replat is to create an unrestricted reserve. .

The applicant, Elizabeth Carrera, with Vincent Gerard & Associates, Inc., on behalf of Crown Castle, can be contacted at 512-328-2693.

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 23, 2020 at 2:30 PM**

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

[www.houstonplanning.com](http://www.houstonplanning.com)

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

1. Send email to: [Speakercomments.pc@houstontx.gov](mailto:Speakercomments.pc@houstontx.gov)

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

For additional information, you may also contact staff with the Planning and Development Department regarding this notice via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

**NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.**

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

### ***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
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- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

- 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:** 07/23/2020  
**Plat Name:** Atwood Villas partial replat no 2  
**Developer:** Harris Kirmani  
**Applicant:** SEM SERVICES  
**App No / Type:** 2020-0944 C3N

Total Acreage:	0.1706	Total Reserve Acreage:	0.1706
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77027	491Z	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.

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

Applicant has to provide a site plan and a parking analysis for the proposed project.

If this Public Hearing (C3N) plat is deferred, it is the applicant's responsibility to update the sign to the new date for Commission Action, and email a picture to staff no later than Monday morning following the Planning Commission deferral. (Refer to Policy clarification document - Notification for replats requiring Public Hearings found under the following link: <https://www.houstontx.gov/planning/DevelopRegs/> )

#### **Commission Action:**

Defer Additional information reqd



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

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





**Agenda Item:** 88  
**Action Date:** 07/23/2020  
**Plat Name:** Atwood Villas partial replat no 2  
**Developer:** Harris Kirmani  
**Applicant:** SEM SERVICES  
**App No / Type:** 2020-0944 C3N

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

Parks and Recreation: - Incorrect park sector in park notes  
- Must add parks table if a dwelling unit will be added

HPW- TDO- Traffic: 07-22-2020

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 Ingersoll 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 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.

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

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

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

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

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

# Houston Planning Commission

**ITEM: 88**

Planning and Development Department

Meeting Date: 07/23/2020

**Subdivision Name: Atwood Villas partial replat no 2**

**Applicant: Sem Services**



**C – Public Hearings with Variance      Site Location**

# Houston Planning Commission

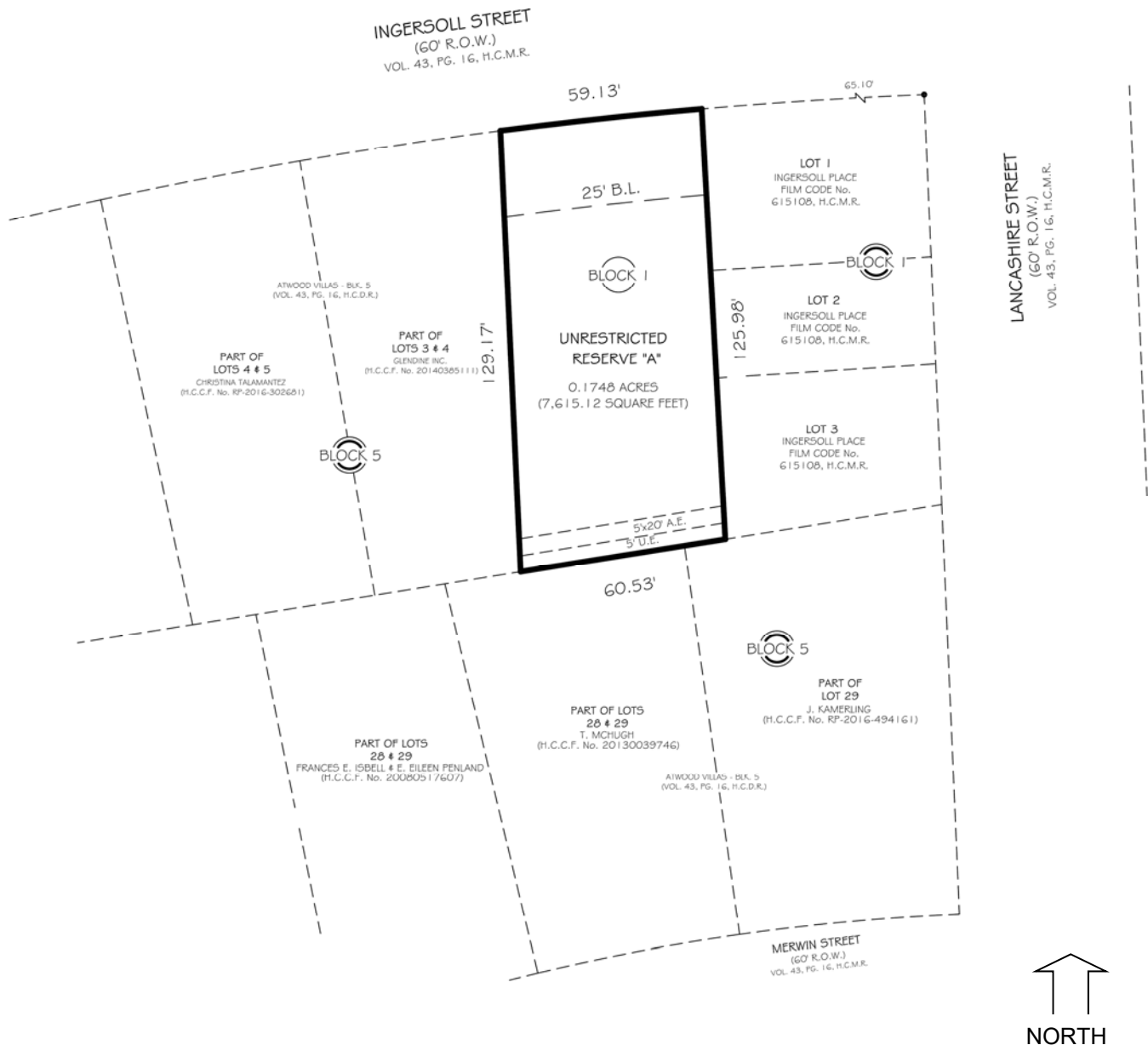
## ITEM: 88

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Atwood Villas partial replat no 2

Applicant: Sem Services



C – Public Hearings with Variance

Subdivision

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# Houston Planning Commission

## ITEM: 88

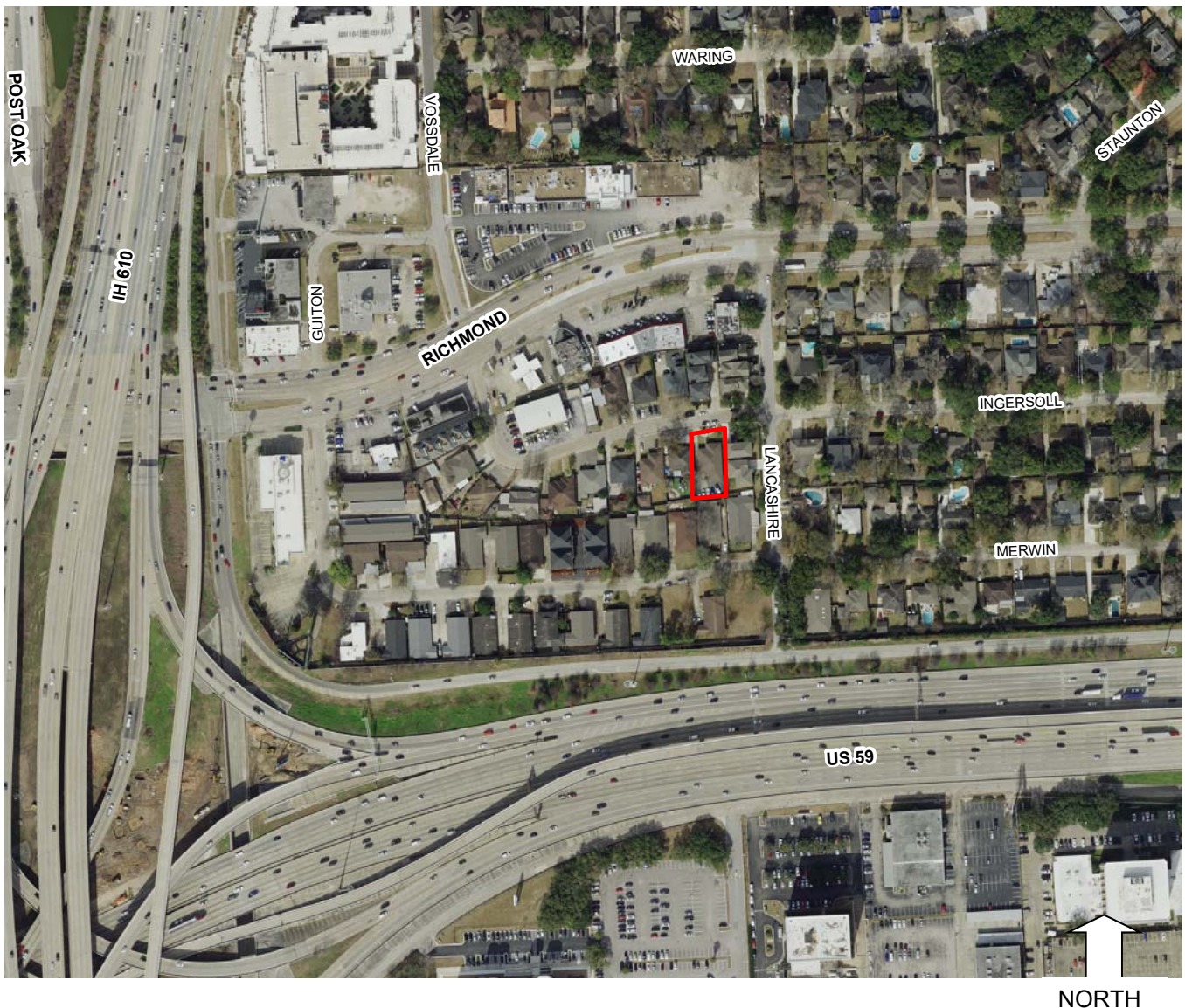
Planning and Development Department

Meeting Date: 07/23/2020

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Subdivision Name: Atwood Villas partial replat no 2

Applicant: Sem Services



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**C – Public Hearings with Variance**

**Aerial**

---





**Application Number:** 2020-0944

**Plat Name:** Atwood villas partial replat no 2

**Applicant:** SEM SERVICES

**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:**

1. To allow an unrestricted reserve to have 59.12 feet of street frontage instead of the required 60 feet.

**Chapter 42 Section:** 42-190

**Chapter 42 Reference:**

The site is located at south of the intersection of Richmond Avenue and Lancaster Street, near the corner of Ingersoll Street and Lancaster Street. The applicant is requesting one variance: 1. To allow an unrestricted reserve to have 59.12 feet of street frontage instead of the required 60 feet. The subject tract is located near the corner of Ingersoll Street and Lancaster Street. Ingersoll Street is 60' ROW with a 27' paving section. The subject tract is being proposed to be an unrestricted reserve. More than half of the properties along Ingersoll Street are of mixed-used character. Meeting Chapter 42 minimum ROW street requirements, the subject site is landlocked and unable to buy additional land to meet the minimum unrestricted reserve width requirements. This unrestricted reserve is part of the recorded Atwood Villas, which created lots that are less than 60' in width per the recorded document. This has left this site with less the required 60' of frontage, thus as future redevelopment occurs in this evolving mixed-used subdivision. Not only this proposed unrestricted reserve, but also all future ones will not meet Chapter 42 requirements. Based on the existing character of the Atwood Villas mixed-use neighborhood, we request Planning Commission to allow this unrestricted reserve have 59.12' of street frontage of the required 60'. As it is less a foot of difference and it is certain no additional land is available to meet the ordinance requirement.

### **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 imposition of the rules within Chapter 42 of an unrestricted reserve required to have 60' street frontage is depriving this development of reasonable use of the land. This unrestricted reserve is part of the recorded Atwood Villas, which created lots that are less than 60' in width per the recorded document. This has left this site with less the required 60' of frontage, thus as future redevelopment occurs in this evolving mixed-used subdivision. Not only this proposed unrestricted reserve, but also all future ones will not meet Chapter 42 requirements. Based on the existing character of the Atwood Villas mixed-use neighborhood, we request Planning Commission to allow this unrestricted reserve have 59.12' of street frontage of the required 60'. As it is less a foot of difference and it is certain no additional land is available to meet the ordinance requirement.

**(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 main justification for granting the requested variance is based on the existing adjacent development and the unique configuration of the subject tract.

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

The intent and general purposes of this chapter will be preserved and maintained. All adjacent land has proper frontage as required the ordinance.

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

The granting of the variance will not be injurious to the public health, safety or welfare. All adjacent land has proper frontage as required the ordinance.

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

The granting of the variance will not be injurious to the public health, safety or welfare. All adjacent land has proper frontage as required the ordinance.



Application No: 2020-0944

Agenda Item: 88

PC Action Date: 07/23/2020

Plat Name: Atwood Villas partial replat no 2

Applicant: SEM SERVICES

Staff Recommendation: [Defer Additional information reqd](#)

**Chapter 42 Sections: 42-190**

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

1. To allow an unrestricted reserve to have 59.12 feet of street frontage instead of the required 60 feet.;

**Basis of Recommendation:**

The site is located along Ingersoll Street west of Lancashire Street south of Richmond Avenue. The reason for replat is to create one unrestricted reserve. The applicant is also seeking a variance to allow an unrestricted reserve to have 59.12 feet of street frontage instead of the required 60 feet. Review by Legal indicates that this plat will not violate restrictions on the face of the plat or those file separately. Staff would like the applicant to provide additional information to examine the parking requirements for this proposal and the potential impacts of on street parking in the neighborhood. Staff's recommendation is to defer the plat for additional information and for the applicant can provide revised information by noon next Wednesday.

**Statement of Facts**

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

[n/a](#)

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

[n/a](#)

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[n/a](#)

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[n/a](#)

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

[n/a](#)



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



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

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 29, 2020

Dear Property Owner:

**Reference Number: 2020-0944, Atwood villas partial replat no 2;** replatting of a portion of lots **2 & 3, Block 5** of Atwood Villas as recorded at Film Code No. **Volume 43 Page 16** of the Harris County Map Records.

The property is located at **south of Richmond Avenue, east of 610**. The purpose of the partial replat is to **create one unrestricted reserve**. The applicant, **STEPHANIE RIVERA-LOPEZ**, with **SEM SERVICES**, on behalf of **Harris Kirmani**, can be contacted at **832-986-8208**.

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

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 89  
**Action Date:** 07/23/2020  
**Plat Name:** Augusta Addition partial replat no 3  
**Developer:** South by Northwest, LP  
**Applicant:** Karen Rose Engineering and Surveying  
**App No / Type:** 2020-0950 C3N

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Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494G	City

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

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

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/23/2020**

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.**

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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.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

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**Developer:** South by Northwest, LP  
**Applicant:** Karen Rose Engineering and Surveying  
**App No / Type:** 2020-0950 C3N

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HPW- TDO- Traffic: 07-21-2020

No comments.

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

Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

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

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

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

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

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

# Houston Planning Commission

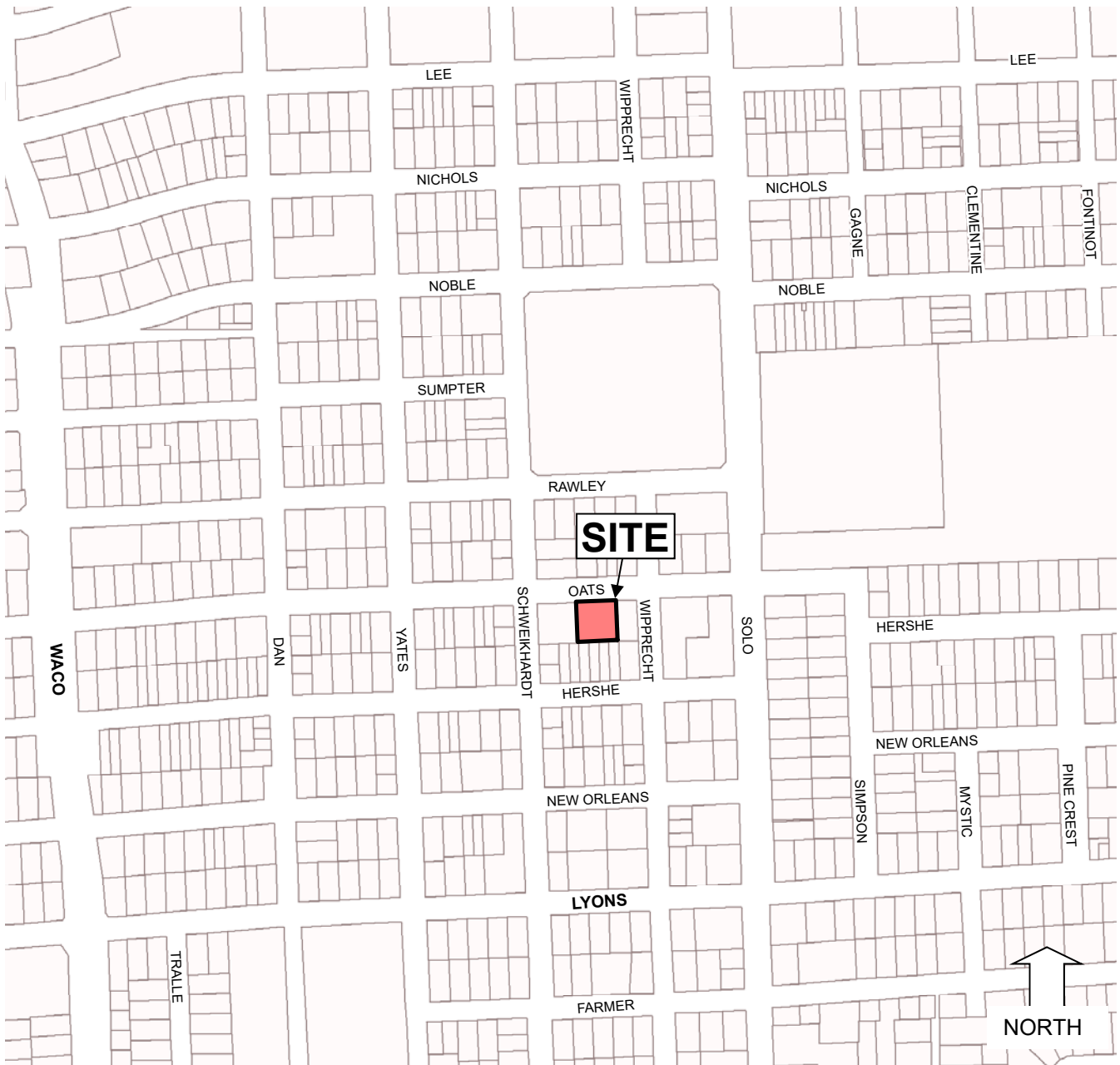
**ITEM: 89**

Planning and Development Department

Meeting Date: 07/23/2020

**Subdivision Name: Augusta Addition partial replat no 3**

**Applicant: Karen Rose Engineering and Surveying**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

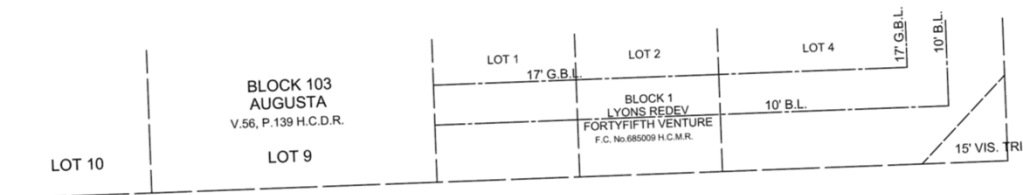
## ITEM: 89

Planning and Development Department

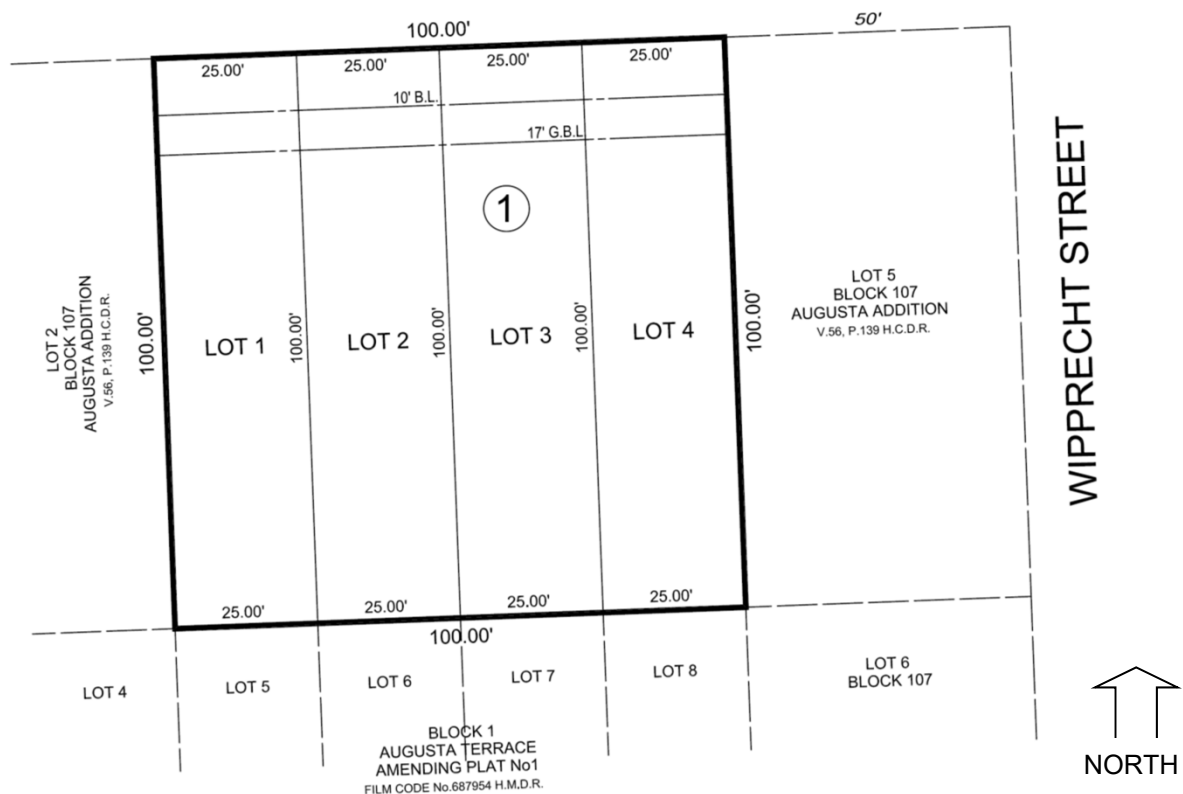
Meeting Date: 07/23/2020

Subdivision Name: Augusta Addition partial replat no 3

Applicant: Karen Rose Engineering and Surveying



**OATS STREET**  
(PLATTED AS 26th STREET)  
60' R-O-W  
V.56, P.139 H.C.D.R.



**C – Public Hearings**

**Subdivision**



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# Houston Planning Commission

## ITEM: 89

Planning and Development Department

Meeting Date: 07/23/2020

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**Subdivision Name: Augusta Addition partial replat no 3**

**Applicant: Karen Rose Engineering and Surveying**



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

T. 832.393.6600  
F. 832.393.6661  
[www.houston.tx.gov](http://www.houston.tx.gov)

July 1, 2020

Dear Property Owner:

**Reference Number: 2020-0950; "Augusta Addition partial replat no 3";** partial replatting of Augusta Addition. This proposal includes the replatting of lot 3 and 4, in Block 107, as recorded in Vol. 56, Pg. 139 of the Harris County Deed Records.

The property is located south along Oaks road, between Schweikhart street and Wippecht street south of Lyons Avenue. The purpose of the replat is to create four (4) single-family residential lot. The applicant, Karen Rose, with Karen Rose Engineering and Surveying, can be contacted at 713-522-1244.

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

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

**Virtual Planning Commission Meeting**

**Thursday, July 23, 2020 at 2:30 PM**

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

[www.houstonplanning.com](http://www.houstonplanning.com)

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

1. Send email to: [Speakercomments.pc@houston.tx.gov](mailto:Speakercomments.pc@houston.tx.gov)

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

For additional information, you may also contact staff with the Planning and Development Department regarding this notice via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

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

***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

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- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 90  
**Action Date:** 07/23/2020  
**Plat Name:** Bayou Oaks partial replat no 1  
**Developer:** Universal Church of God In Christ  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2020-1007 C3N

Total Acreage:	0.6730	Total Reserve Acreage:	0.6730
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	77087	534Z	City

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

- 030. Provide a fully dimensioned 15' x 15' visibility triangle at each street intersection. Add Visibility Triangle note to the plat. (162)
- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 45)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 45)2

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/23/2020**

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: 90**

Planning and Development Department

Meeting Date: 07/23/2020

**Subdivision Name: Bayou Oaks partial replat no 1**

**Applicant: Owens Management Systems, LLC**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

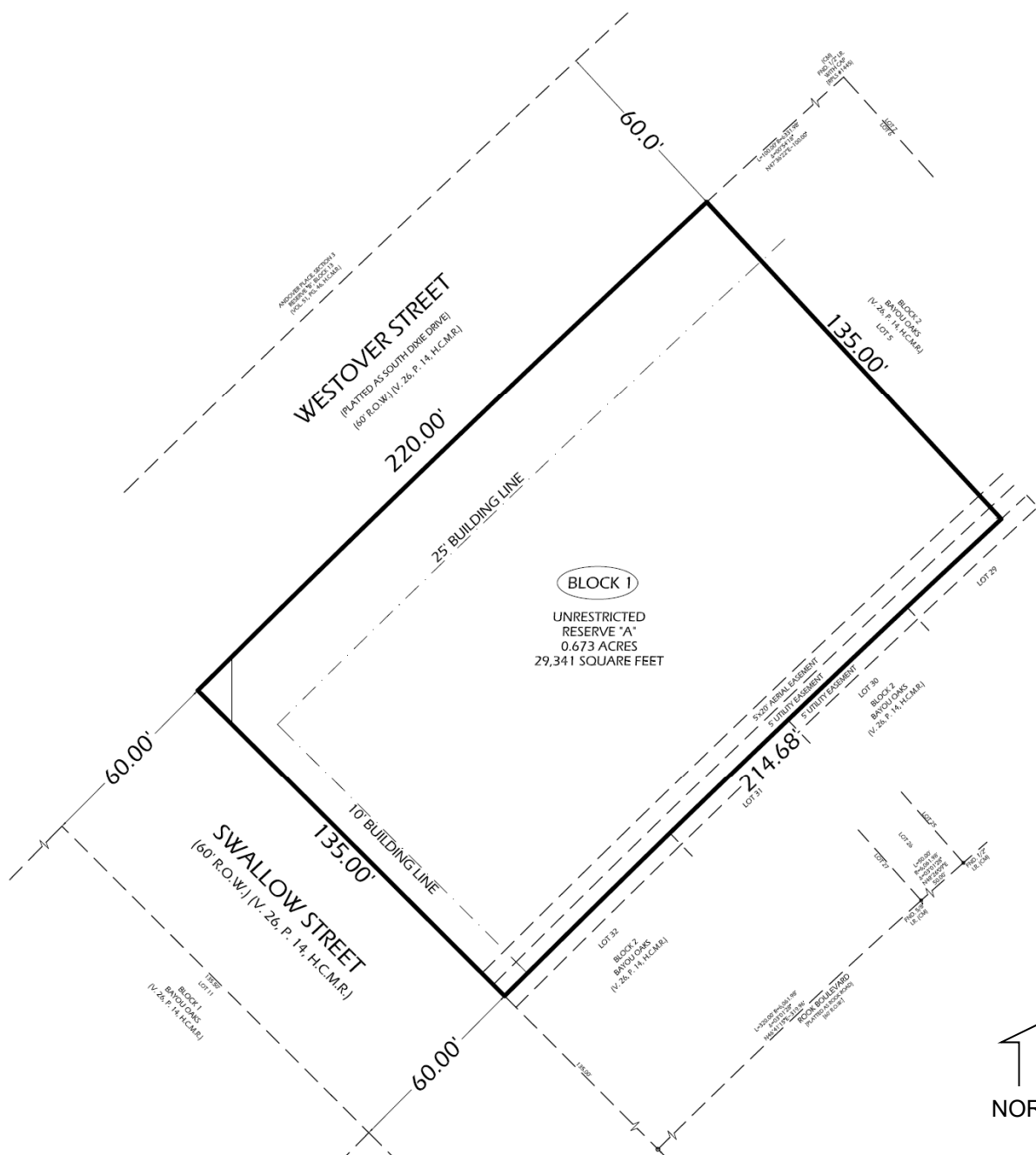
## ITEM: 90

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Bayou Oaks partial replat no 1

Applicant: Owens Management Systems, LLC



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 90

Planning and Development Department

Meeting Date: 07/23/2020

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Subdivision Name: Bayou Oaks partial replat no 1

Applicant: Owens Management Systems, LLC



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562  
  
T. 832.393.6600  
F. 832.393.6661  
[www.houston.tx.gov](http://www.houston.tx.gov)

June 30, 2020

Dear Property Owner:

**Reference Number: 2020-0950; "Bayou Oaks partial replat no 1";** partial replatting of **"Augusta Addition"**. This proposal includes the replatting of lots 1- 4, in Block 2, as recorded in Vol. 26, Pg. 14 of the Harris County Map Records.

The property is located at the northeast intersection of Westover street and Swallow street. The purpose of the replat is to create one (1) unrestricted reserve. The applicant, Joyce Owens, with Owens Management Systems, LLC, can be contacted at 713-643-6333.

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 91  
**Action Date:** 07/23/2020  
**Plat Name:** Blossom Hotel and Suites replat no 2  
**Developer:** Zhejiang Blossom Tourism Group Houston, LLC  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**App No / Type:** 2020-0811 C3N

Total Acreage:	0.9183	Total Reserve Acreage:	0.9183
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	77030	532M	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)

187. Appendix C: Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)42-42(45)

The Planning Commission granted a variance to allow a 0' dual building line for a canopy along Bertner Ave, subject to providing 3" caliper street trees and a 6' side walk along Bertner Ave, listed on 07/23/2020. The variance approval was contingent on the site plan and supporting drawings submitted with the plat application. Any modifications to the site plan would make the variance approval invalid and the plat must meet all applicable building lines per the ordinance.

#### **Commission Action:**

Grant the requested variance(s) and 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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**Action Date:** 07/23/2020  
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**App No / Type:** 2020-0811 C3N

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

HPW- TDO- Traffic: 07-14-2020  
No comments.

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

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

2. Driveway Placement on Corner Lot (Commercial)

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

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

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

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

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

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

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

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

PWEACCESSFORM@HOUSTONTX.GOV

4. A new sidewalk is required along St. Agnes street, Cecil Street, and Lehall 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>

5. The proposed street cut back parking/ off will required to be dimension as per new 2020 IDM under section 10.3.03.I page 10-33 applies to all curb cutback parking/street parking. Please revise the minimum distance and minimum parking stall dimensions.

Traffic operations group will have to review and approve the proposed street cut back parking first. Please contact the person below for their review & approval.

Ms. Paula Hunter from Traffic Operations at [Paula.Hunter2@houstontx.gov](mailto:Paula.Hunter2@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)





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 91  
**Action Date:** 07/23/2020  
**Plat Name:** Blossom Hotel and Suites replat no 2  
**Developer:** Zhejiang Blossom Tourism Group Houston, LLC  
**Applicant:** Civil-Surv Land Surveying, L.C.  
**App No / Type:** 2020-0811 C3N

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

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

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

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# Houston Planning Commission

## ITEM: 91

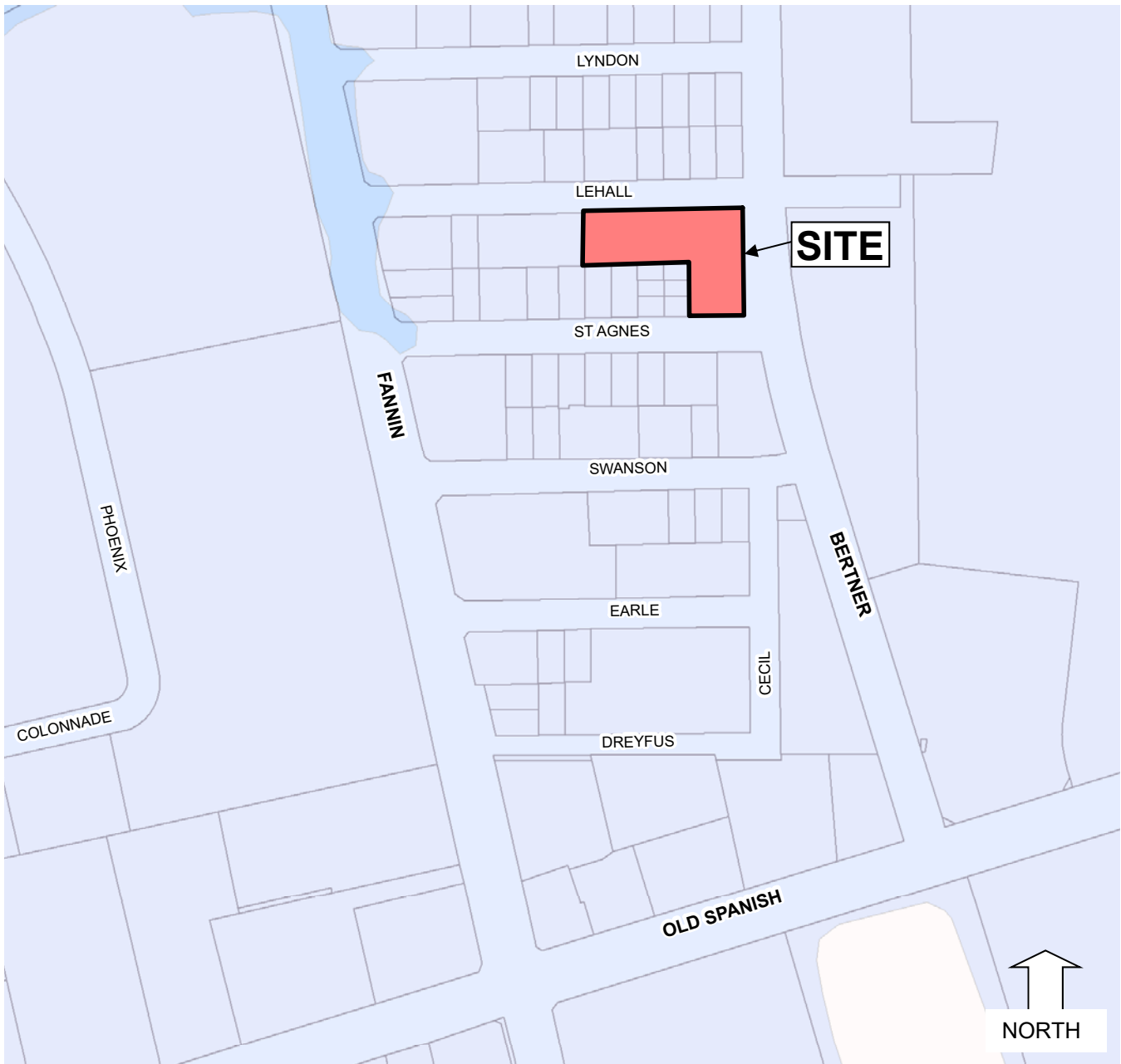
Planning and Development Department

Meeting Date: 07/23/2020

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**Subdivision Name: Blossom Hotel and Suites replat no 2**

**Applicant: Civil-Surv Land Surveying, L.C.**



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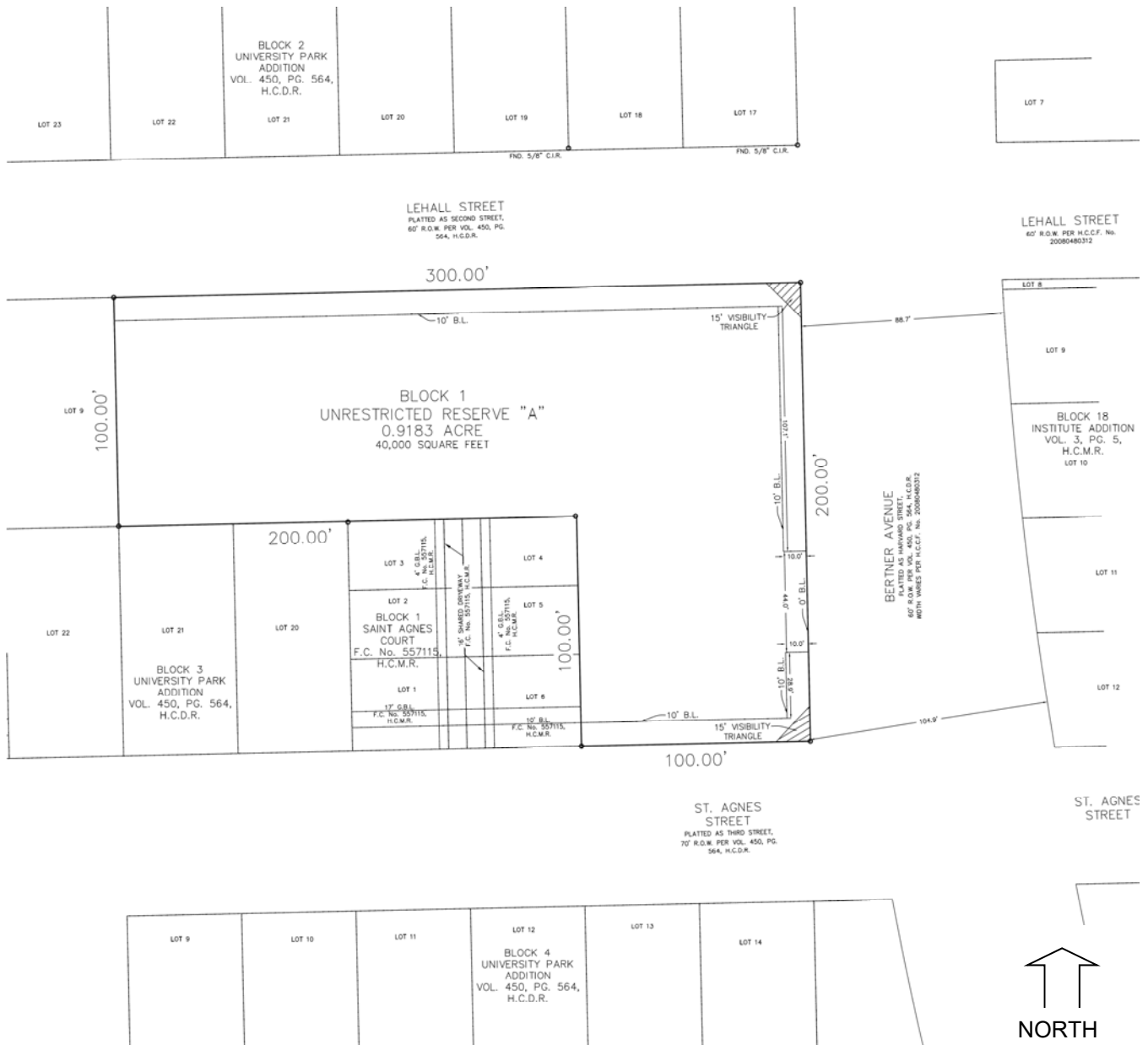
**C – Public Hearings with Variance      Site Location**

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**ITEM: 91**

**Meeting Date: 07/23/2020**

**Applicant: Civil-Surv Land Surveying, L.C.**



## Subdivision

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# Houston Planning Commission

## ITEM: 91

Planning and Development Department

Meeting Date: 07/23/2020

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Subdivision Name: Blossom Hotel and Suites replat no 2

Applicant: Civil-Surv Land Surveying, L.C.



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**C – Public Hearings with Variance**

**Aerial**

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**Application Number:** 2020-0811

**Plat Name:** Blossom Hotel and Suites replat no 2

**Applicant:** Civil-Surv Land Surveying, L.C.

**Date Submitted:** 05/18/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

**Specific Variance is being sought and extent of variance:**

A 0' dual building line variance is being sought along a portion of the property fronting Bertner Avenue/Cecil Street.

**Chapter 42 Section:** 150

**Chapter 42 Reference:**

An improvement that requires a building permit shall not be constructed within the building line requirement established by this article. Each subdivision plat and development plat shall show all applicable building lines and the following note: "Unless otherwise indicated, the building lines [b.l.], whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time."

### 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;**

New construction building structure will have an attached metal structure, clad in prefinished aluminum metal panels and a TPO roof system on top. Canopy structure shall be fully supported by the building using a cantilever design and suspension rods with no post supports located under the canopy. The canopy shall be drained with internal drains that tie to vertical drain pipes mounted against the building façade. Canopy shall extend no further than 10 feet beyond the face of the building finish with an overall finished length of 43'-4". Canopy shall be installed with the bottom of canopy structure at 12'-0" above the finish floor elevation of the hotel. Height of canopy above the sidewalk will be approximately 13'-6". The over all architectural design composition and aesthetic of this modified existing structure relies on all the design components submitted to support the intended design concept of the project composition as a whole. The physical positioning of these components is necessary to present and define the project as whole composition to the Bertner Street Frontage.

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

Existing conditions drive context of the state of the area referred to and are not the result of a hardship created or imposed by the applicant. The applicant did not create this hardship the existing site conditions limit the available area for the canopy.

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

The intent and general purposes of this chapter will be preserved and maintained, as there will be no additional structures built and the cantilevered canopy will conform to the newly established building lines. The canopy will improve the appearance of the street and building façade and will conform with all architectural guidelines.

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

All proposed architectural design submissions would follow all municipal safety requirements and considerations reviewed and governed by the City of Houston and at no time would be injurious to the public health, safety or welfare.

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

The architectural design aesthetic is driven by/relies on all the design components and cannot be compromised based on economic considerations.



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**  
Mayor

## Public Hearing Notice



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

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 29, 2020

Dear Property Owner:

**Reference Number: 2020-0811, Blossom Hotel and Suites replat no 2;** replatting of Unrestricted Reserve A, Block 1 of Blossom Hotel and Suites replat no 1 and extension as recorded at Film Code No. 679332 of the Harris County Map Records.

The property is located at the southwest corner of Lehall Street and Bertner Avenue. The purpose of the replat is to create one unrestricted reserve and to reduce the building setback line along Bernter Avenue. The applicant, Chris Rhodes, with Civil-Surv Land Surveying, on behalf of Zhejiang Blossom Tourism Group Houston, LLC, can be contacted at 713-839-9181.

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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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.**

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- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **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.



**Application No:** 2020-0811

**Agenda Item:** 91

**PC Action Date:** 07/23/2020

**Plat Name:** Blossom Hotel and Suites replat no 2

**Applicant:** Civil-Surv Land Surveying, L.C.

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections:** 150

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

A 0' dual building line variance is being sought along a portion of the property fronting Bertner Avenue/Cecil Street. ;

**Basis of Recommendation:**

The site is located in the city limits along Bertner St at the intersection of St.Agnus and Lehall St.

The applicant proposes an unrestricted reserve and requesting a 0' dual B.L for a proposed canopy along Bertner Street. Staff is in support of the request.

This site is located near the medical district and has been replatted many time over the past few years. Previous replats restricted the property to unrestricted use. The most recent plat was recorded in July 2016 and received permit to start construction on a 16 story hotel.

Since then , the developer has decided to propose a canopy above the main entrance of the hotel along Bertner St. The canopy will be supported by a cantilever design with suspension rods that require no support columns. It will sit 12' from the ground, is 10' in width and will span 43' in length.

This will help shelter guests as they enter the building from the drop off zone along Bertner Ave. The site plan shows exit only traveling southbound on Bertner street, which limits the access near the drop off zone. The back of curb distance to the face of the building ranges from 20.8" to 35". Within that space will a 6' sidewalk and a landscaping buffer ranging from about 5' to 15'. Allowing for the canopy encroachment will not be injurious to the public's health & safety due to the distance from travel lanes and being clear of physical contact.

Houston Public Works and Engineering has voiced no objection to this requested

Staff recommendation is to Grant the requested Variance for the dual building canopy, subject to provide 6' sidewalks along Bertner street and 3" calliper street trees.

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## Statement of Facts

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

The approved building footprint of the hotel is close to the building line. Any structure added to the building at this point in the design would encroach into the building line. Providing the canaopy up to building would not reach the goal of protecting guest from the elements from Houston's weather.

**(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;**

An unrestricted reserve was recorded on this site in July of 2016. At that time, the developer received permits and approval to begin construction on the 16 story hotel. It was after the approval of the hotel, the developer decided to request the additional canopy encroachment.

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

The intent and general purposes of this chapter will be preserved and maintained, as there will be no additional structures built and the cantilevered canopy will conform to the newly established building lines. The canopy will improve the appearance of the street and building façade and will conform with all architectural guidelines.

**(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 back of curb distance to the canopy is sufficient in width, along with a landscaping buffer. The canopy will comply with any all engineering and safety requirement.

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

Economic hardship is not the sole justification of the variance, the property has already been approved for the constructions of the hotel.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 92  
**Action Date:** 07/23/2020  
**Plat Name:** Blue Bonnet Estates partial replat no 3  
**Developer:** Mapex Enterprises, LLC  
**Applicant:** PLS CONSTRUCTION LAYOUT, INC  
**App No / Type:** 2020-1002 C3N

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

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#### **Commission Action:**

Withdrawn



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

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

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

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

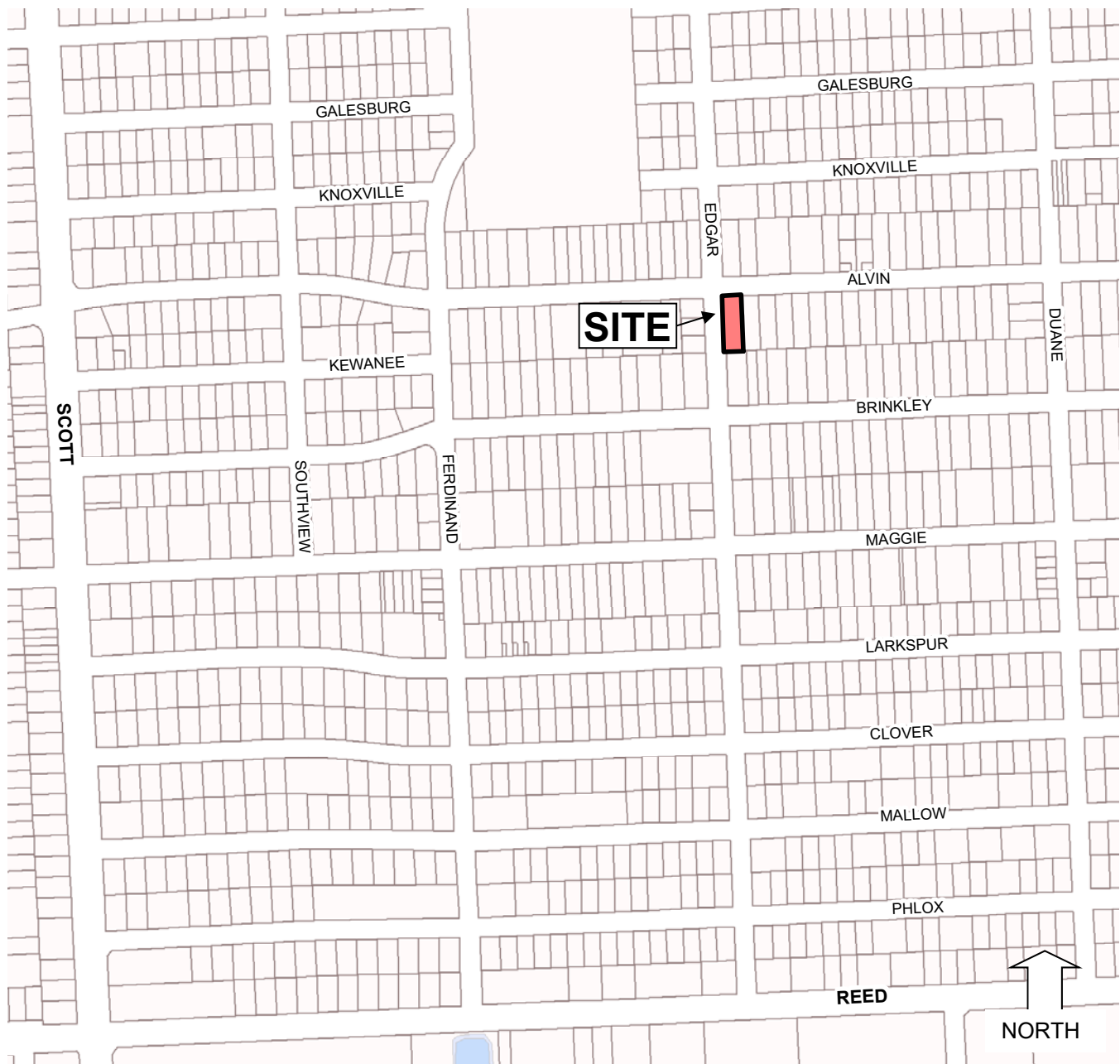
**ITEM: 92**

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Blue Bonnet Estates partial replat no 3

Applicant: PLS CONSTRUCTION LAYOUT, INC



**C – Public Hearings**

**Site Location**

## Subdivision



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# Houston Planning Commission

## ITEM: 92

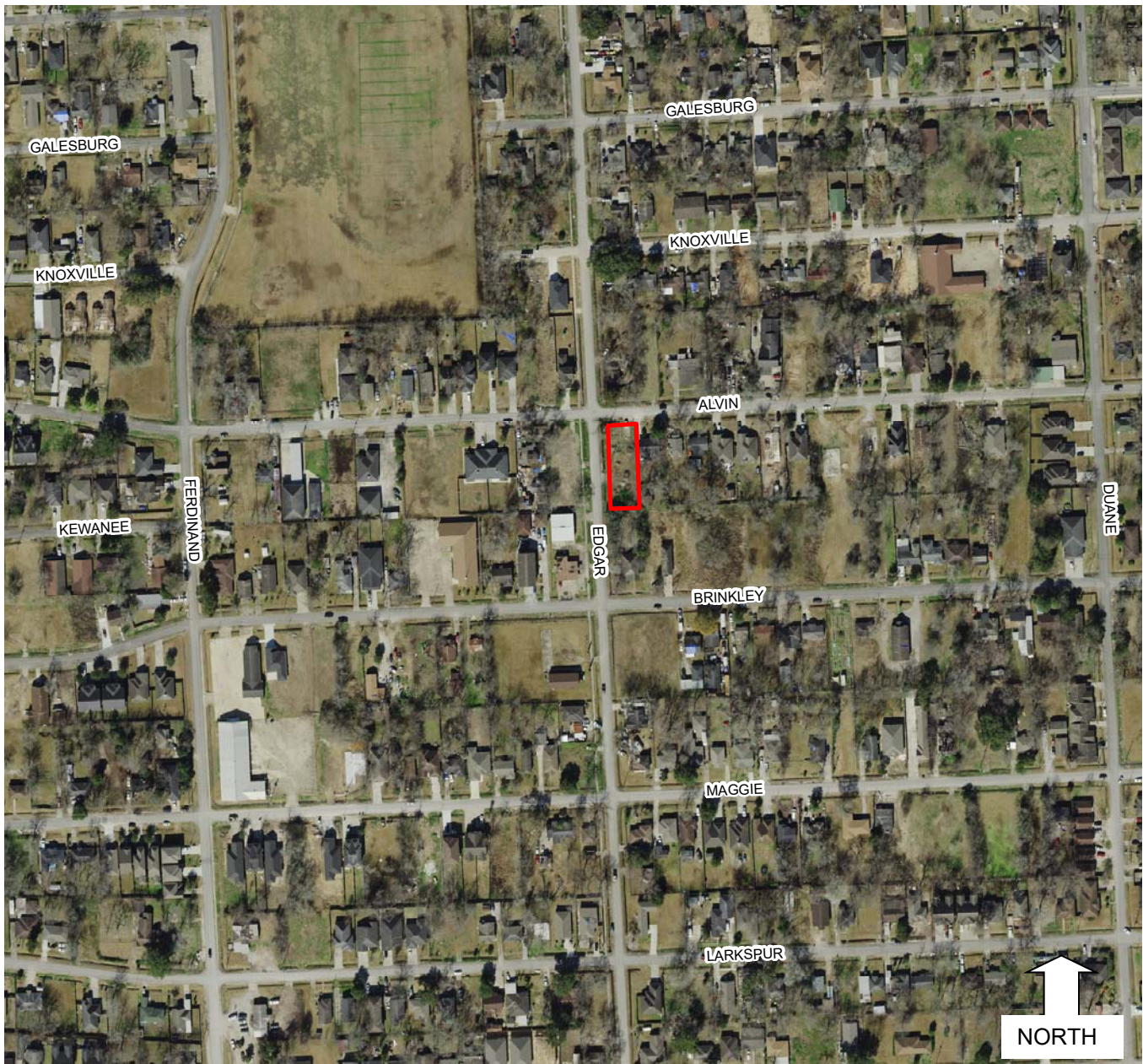
Planning and Development Department

Meeting Date: 07/23/2020

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Subdivision Name: Blue Bonnet Estates partial replat no 3

Applicant: PLS CONSTRUCTION LAYOUT, INC



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

July 1, 2020

Dear Property Owner:

**Reference Number: 2020-1002; Blue Bonnet Estates partial replat no 3;** replatting of Lot 15, Block 5 of "Blue Bonnet Estates 1" as recorded in Volume 998 Page 713 of the Harris County Deed Records.

The property is located at the southeast intersection of Edgard Street and Alvin Street, south of Bellfort Boulevard and west of Cullen Boulevard. The purpose of the replat is to create three (3) single-family residential lots. The applicant, Uriel Figueroa, with PLS Construction Layout Inc., on behalf of Mapex Enterprises LLC, can be contacted at 713-480-4075.

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

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

**Virtual Planning Commission Meeting**

**Thursday, July 23, 2020 at 2:30 PM**

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

[www.houstonplanning.com](http://www.houstonplanning.com)

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1. Send email to: [Speakercomments.pc@houstontx.gov](mailto:Speakercomments.pc@houstontx.gov)

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.



For additional information regarding this project, please call Uriel Figueroa with PLS Construction Layout, Inc., on behalf of Metro Living, at 713-480-4075. You may also contact staff with the Planning and Development Department regarding this notice via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

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

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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 93  
**Action Date:** 07/23/2020  
**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 Drainage Plan from PWE, Floodplain Management and Engineering Services offices prior to submittal of a final plat. This is consistent w/ Chapter 19-13. Submit drainage plan to First Floor, 611 Walker.

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

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

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

#### **Commission Action:**

Approve the plat subject to the conditions listed



**Action Date:**  
**07/23/2020**

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:** 93  
**Action Date:** 07/23/2020  
**Plat Name:** Braeburn Terrace Sec 1 partial replat no 3  
**Developer:** Legion Builders, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2020-0852 C3N

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The below comments were made by other agencies during this review period. These comments 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 Cypress Street. (COH IDM Chapter 10, sec 10.06-H)

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

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

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

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

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

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

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

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

# Houston Planning Commission

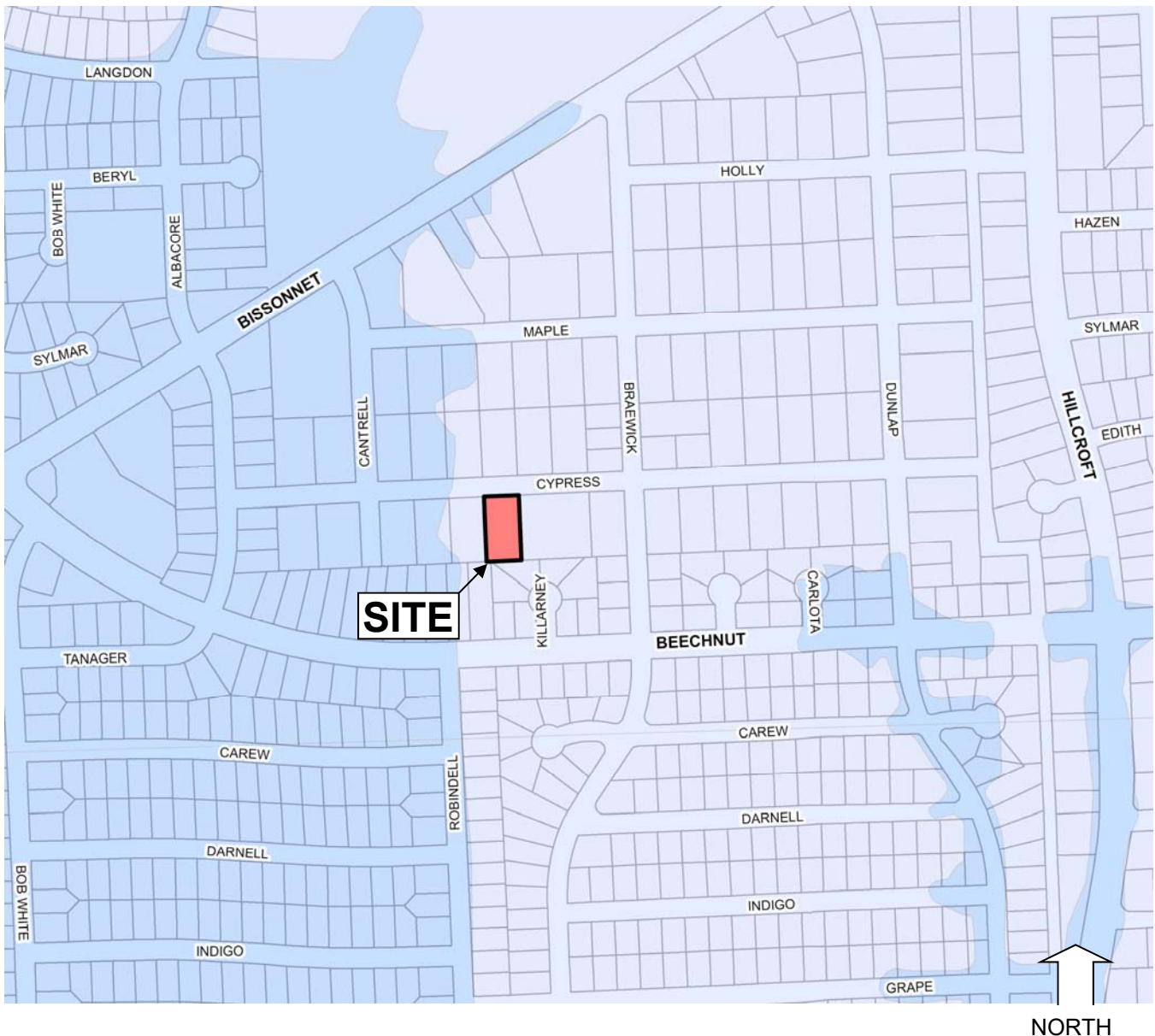
**ITEM: 93**

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Braeburn Terrace Sec 1 partial replat no 3 (DEF 2)

Applicant: Total Surveyors, Inc.



**C – Public Hearings**

**Site Location**

## Subdivision



# Houston Planning Commission

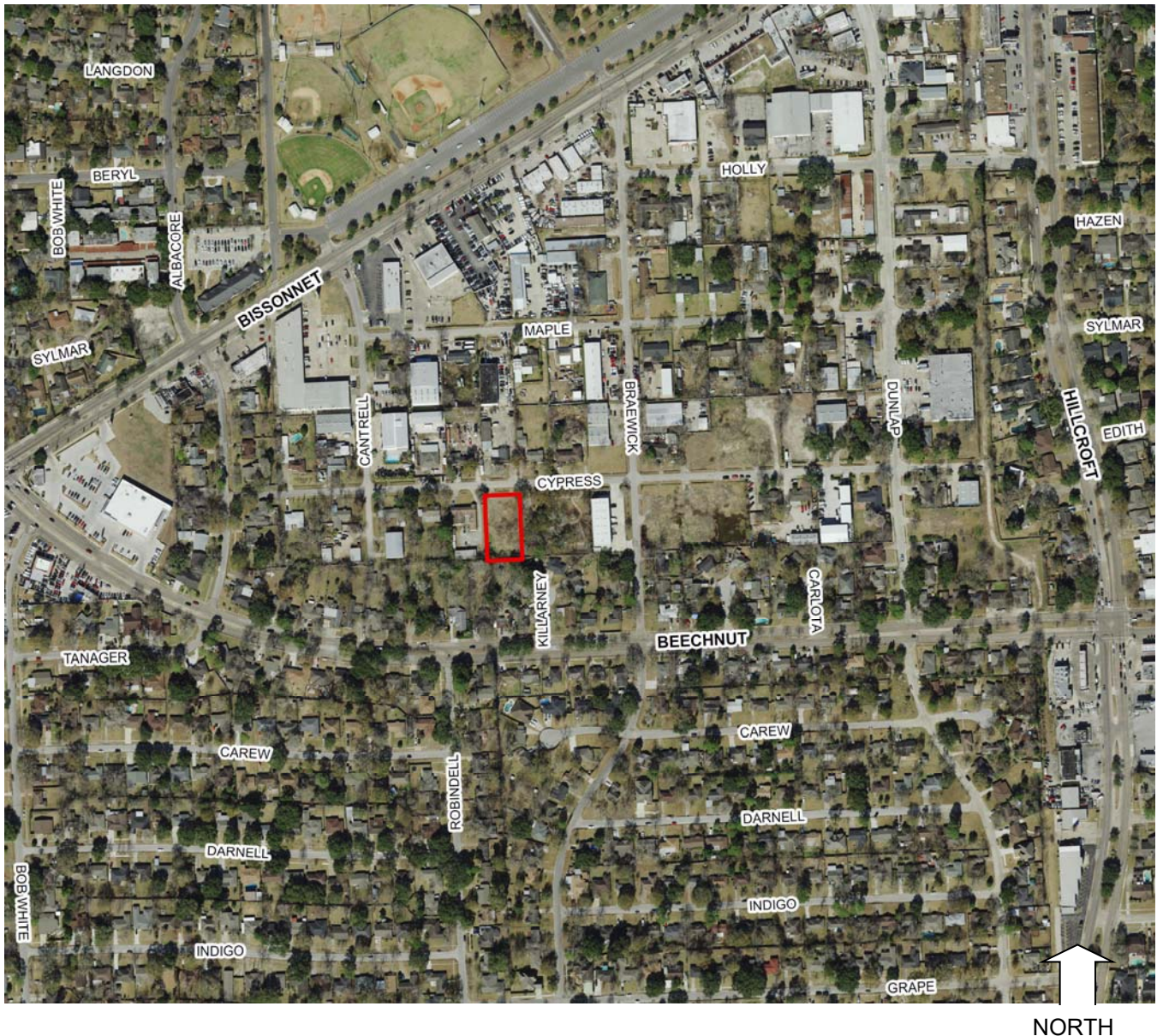
**ITEM: 93**

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Braeburn Terrace Sec 1 partial replat no 3 (DEF 2)

Applicant: Total Surveyors, Inc.



**C – Public Hearings**

**Aerial**



# Abbie Kamin

Houston City Council Member, District C

June 21, 2020

Houston Planning Commission  
P.O. Box 1562  
Houston, Texas 77251-1562

RE: Items 93 (Braeburn Terrace Sec 1 partial replat), 96 (Hyde Park partial replat no 9), and 97 (Hyde Park partial replat no 10)

Dear Members of the Planning Commission:

I write to you regarding several replats on the agenda this week, which the City's Legal Department has determined do not violate any applicable deed restrictions. I understand that, per state law, as long as the proposed replat meets the requirements of Chapter 42 and does not include a variance, the Planning Commission is obligated to approve the replat. However, as a district council member representing the communities impacted by this, I am extremely disappointed and fully understand the frustration of these neighborhoods, who worked hard to put these deed restrictions in place to protect the character and quality of life of their communities. They are now having to unfairly confront violations of both the intent and the spirit of their deed restrictions.

Since Houston lacks zoning, deed restrictions are one of the only tools available to maintain and preserve neighborhoods. The process of updating or renewing them is burdensome, to the point of being practically impossible in some neighborhoods. While there may be nothing specifically that this Commission can do to change that, as a council member I must represent the neighborhoods in advocating for the Commission to consider and uphold the intent of their deed restrictions. We, as a City, must do better in helping neighborhoods identify these problems proactively instead of late in the process, like with these replats. We must also pursue a conversation with State Representatives to discuss what changes may be necessary under state law to make the deed restriction process work better for neighborhoods.

Please know that I have great respect for the Planning Commission and the difficult, complex work that you do for the City. I also understand the constraints that the Commission operates under, including the fact that many of these legal constraints are at the state level, not the City's. But I must also emphasize that this process is clearly not working for neighborhoods, and surely no one knows that better than the members of the Planning Commission. I welcome conversations with any Commissioner who wishes to pursue this issue about how to expand options and improve the process for neighborhood protections in the City of Houston.

Sincerely,

Abbie Kamin





**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

T. 832.393.6600  
F. 832.393.6661  
[www.houston.tx.gov](http://www.houston.tx.gov)

June 2, 2020

Dear Property Owner:

**Reference Number: 2020-0852; Braeburn Terrace Sec 1 partial replat no 3;** replatting of Lot 11 of "Braeburn Terrace Sec 1 " as recorded in Volume 23 Page 72 of the Harris County Map Records.

The property is located south along Cypress Street, north of Beechnut Street and southeast of Bissonnet Street. The purpose of the replat is to create twelve (12) single-family residential lots and two (2) reserves along a shared driveway. The applicant, Kevin Kolb, with Total Surveyors Inc., on behalf of Legion Builders LLC, can be contacted at 281-479-8719.

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

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**Virtual Planning Commission Meeting**

**Thursday, June 25, 2020 at 2:30 PM**

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

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**Agenda Item:** 94  
**Action Date:** 07/23/2020  
**Plat Name:** Briargate Sec 10 partial replat no 1  
**Developer:** KASMANI COSTRUTIONS LLC  
**Applicant:** ONE STOP REALTY SERVICE.  
**App No / Type:** 2020-0889 C3N

Total Acreage:	1.6870	Total Reserve Acreage:	0.0577
Number of Lots:	10	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
Fort Bend	77489	571W	City

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

010.2 Add the following note to the face of the plat (SWD): The residential units or lots located in this subdivision are eligible for solid waste collection services by the city at the time or the filing of the plat. Notwithstanding the foregoing, the city reserves the right to amend the level of solid waste collection services it provides.

010.3. Add the following note to the face of the plat (SWD): No heavy or oversize trash collection service shall be provided to residential units eligible for collection pursuant to item 2 of Sec. 39-65 of the Code of Ordinances.

028. A minimum 5-foot building line is required adjacent to a private street or type 2 permanent access esmt. (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)

123. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat includes residential lots): Further, the owners hereby certify that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions.

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

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

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

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

Add note: "No land is being established as Private Park or dedicated to the public for Park purposes."



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 94  
**Action Date:** 07/23/2020  
**Plat Name:** Briargate Sec 10 partial replat no 1  
**Developer:** KASMANI COSTRCTIONS LLC  
**Applicant:** ONE STOP REALTY SERVICE.  
**App No / Type:** 2020-0889 C3N

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#### ***Commission Action:***

Defer per Council Member request



**Action Date:**  
**07/23/2020**

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:** 94  
**Action Date:** 07/23/2020  
**Plat Name:** Briargate Sec 10 partial replat no 1  
**Developer:** KASMANI COSTRCTIONS LLC  
**Applicant:** ONE STOP REALTY SERVICE.  
**App No / Type:** 2020-0889 C3N

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HPW- TDO- Traffic: 07-21-2020

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 Chimney Rock. (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.

Master W.M.E. is required.

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

Addressing: SHOBY STREET - Ch. 41 Code of Ordinance states that a street name shall change at a 90 degree bend. Please add a street name to the section of Shoby Street opposite the bend.

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

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

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# Houston Planning Commission

## ITEM: 94

Planning and Development Department

Meeting Date: 07/23/2020

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**Subdivision Name: Briargate Sec 10 partial replat no 1**

**Applicant: ONE STOP REALTY SERVICE**



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**C – Public Hearings with Variance      Site Location**

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# Houston Planning Commission

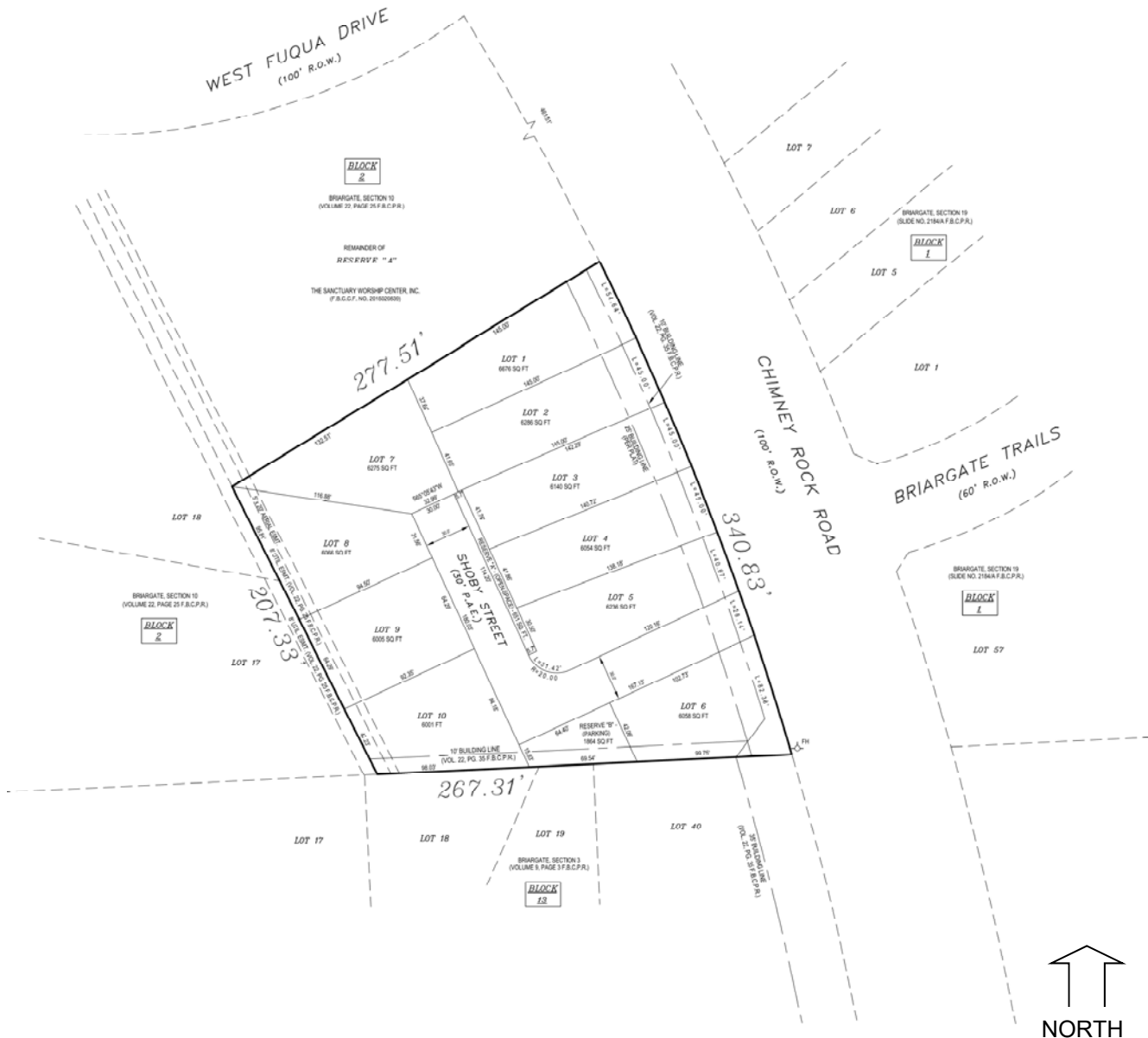
ITEM: 94

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Briargate Sec 10 partial replat no 1

Applicant: ONE STOP REALTY SERVICE



C – Public Hearings with Variance

Subdivision



# Houston Planning Commission

**ITEM: 94**

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Briargate Sec 10 partial replat no 1

Applicant: ONE STOP REALTY SERVICE



**C – Public Hearings with Variance**

**Aerial**



**Application Number:** 2020-0889

**Plat Name:** Briargate Sec 10 partial replat no 1

**Applicant:** ONE STOP REALTY SERVICE.

**Date Submitted:** 05/31/2020

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:**

Allow single-family residential lots to be less than 1 acre in size and to take direct vehicular access from Chimney Rock Street, a major thoroughfare.

**Chapter 42 Section: 188**

**Chapter 42 Reference:**

Sec. 42-188. - Lot access to streets. (a) Each lot shall have access to a street or shared driveway that meets the requirements of this chapter and the design manual, subject to the limitations of this section. (b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless: (1) The lot takes vehicular access to a major thoroughfare through a shared driveway that meets the requirements of subdivision B of division II of this article; or (2) The lot is greater than one acre in size and the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major thoroughfare.

### Statement of Facts

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

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

There are several homes in same thoroughfare Chimney rock street using as driveway access. This street has mild traffic and mostly serving only residential home owners. We are planning to build affordable price homes to enhance subdivision's growth and best use of the land which was sitting un-developed since last 7-10 years. If all standards, condition applies then it will be hard to use of land within deed restrictions.

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

As you know, Houston and Missouri City is fastest growing city. This subdivision was developed in 1970-1980 and lots of home owners are willing to upgrade homes or looking to purchase at affordable price for their growing family. This variance is not result of hardship or imposed by applicant. Granting this variance will help provide best solution and use of land in efficient manner.

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

Yes. We assure city and neighbor from our end that this we will preserve and maintain the intent and general purpose of this chapter. As developer we will make sure that all home owners rights are protected.

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

There are several homes in same subdivision who already using Chimney rock access for driveway since 1970-1980 and have not found any incident which alarm any public health safety or welfare. We also assure that this variance will not effect any public safety, health or welfare.

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

Only sole justification of this variance is to enhance subdivision's growth and best use of the 1.69 acre land, and provide better and affordable housing to cater the need of home owners who are looking to upgrade or purchase new home for their future generation. This variance is not only economic hardship. It is practical from all aspects. It is best of everyone interest.





Application No: 2020-0889

Agenda Item: 94

PC Action Date: 07/23/2020

Plat Name: Briargate Sec 10 partial replat no 1

Applicant: ONE STOP REALTY SERVICE.

Staff Recommendation: [Defer per Council Member request](#)

**Chapter 42 Sections: 188**

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

[Allow single-family residential lots to be less than 1 acre in size and to take direct vehicular access from Chimney Rock Street, a major thoroughfare. ;](#)

**Basis of Recommendation:**

The site is located in the city limits within Fort Bend County, west of Chimney Rock and south of Fuqua. The reason for replat is to create ten single-family lots and two reserves. Review by Legal indicates that the proposed plat will not violate restrictions subject to approval by the Architectural Control Committee and a 15-foot rear building line and 5-foot interior building line.

The applicant is requesting a variance to allow six lots less than an acre in size to take direct access from Major Thoroughfare, Chimney Rock Road.

Vice Mayor Pro-Tem Castex-Tatum has requested that this item be deferred for two weeks. Therefore, staff recommendation is to defer the plat per Council Member request.

Staff has received multiple advanced comments for this application concerning the deed restrictions, lot size, and density.

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**Statement of Facts**

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

[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

## Public Hearing Notice



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

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 29, 2020

Dear Property Owner:

**Reference Number: 2020-0889, "Briargate Sec 10 partial replat no 1";** replatting of a portion of Reserve A, of **"Briargate Sec 10"** as recorded in Vol. 22, Pg. 35 of Fort Bend County Plat Records.

The property is located along and west of Chimney Rock Road, south of W Fuqua Street and north of Ponsot Drive. The purpose of the replat is to create 10 single-family residential lots and 2 restricted reserves. The applicant, Shoaib Hussain, with One Stop Realty Service, on behalf of Kasmani Constructions LLC, can be contacted at 713-459-6655.

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 23, 2020 at 2:30 PM**

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

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

1. Send email to: [Speakercomments.pc@houstontx.gov](mailto:Speakercomments.pc@houstontx.gov)

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

For additional information, you may also contact staff with the Planning and Development Department regarding this notice via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

**NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.**

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

### ***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

### ***Planning Department Staff Authority and Obligation***

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





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 95  
**Action Date:** 07/23/2020  
**Plat Name:** Hardy Terrace  
**Developer:** CE Engineers & Development Consultants  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No / Type:** 2020-0851 C3N

Total Acreage:	0.2295	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453V	City

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

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

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

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

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

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

123. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat includes residential lots): Further, the owners hereby certify that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions.

#### **Commission Action:**

Approve the plat subject to the conditions listed



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



**Agenda Item:** 95  
**Action Date:** 07/23/2020  
**Plat Name:** Hardy Terrace  
**Developer:** CE Engineers & Development Consultants  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No / Type:** 2020-0851 C3N

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***For Your Information:***

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

Parks and Recreation: - Change from "net" to "incremental" on parks table

HPW- TDO- Traffic: 07-21-2020

No comments.

HPW-OCE-Traffic: 1. A new sidewalk is required along Tarley Street and along Hardy 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 Placement on Corner Lot: LOT 4 (Residential)

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

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

Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

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

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

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

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

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

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

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

# Houston Planning Commission

**ITEM: 95**

Planning and Development Department

Meeting Date: 07/23/2020

**Subdivision Name: Hardy Terrace**

**Applicant: CE Engineers & Development Consultants, Inc.**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

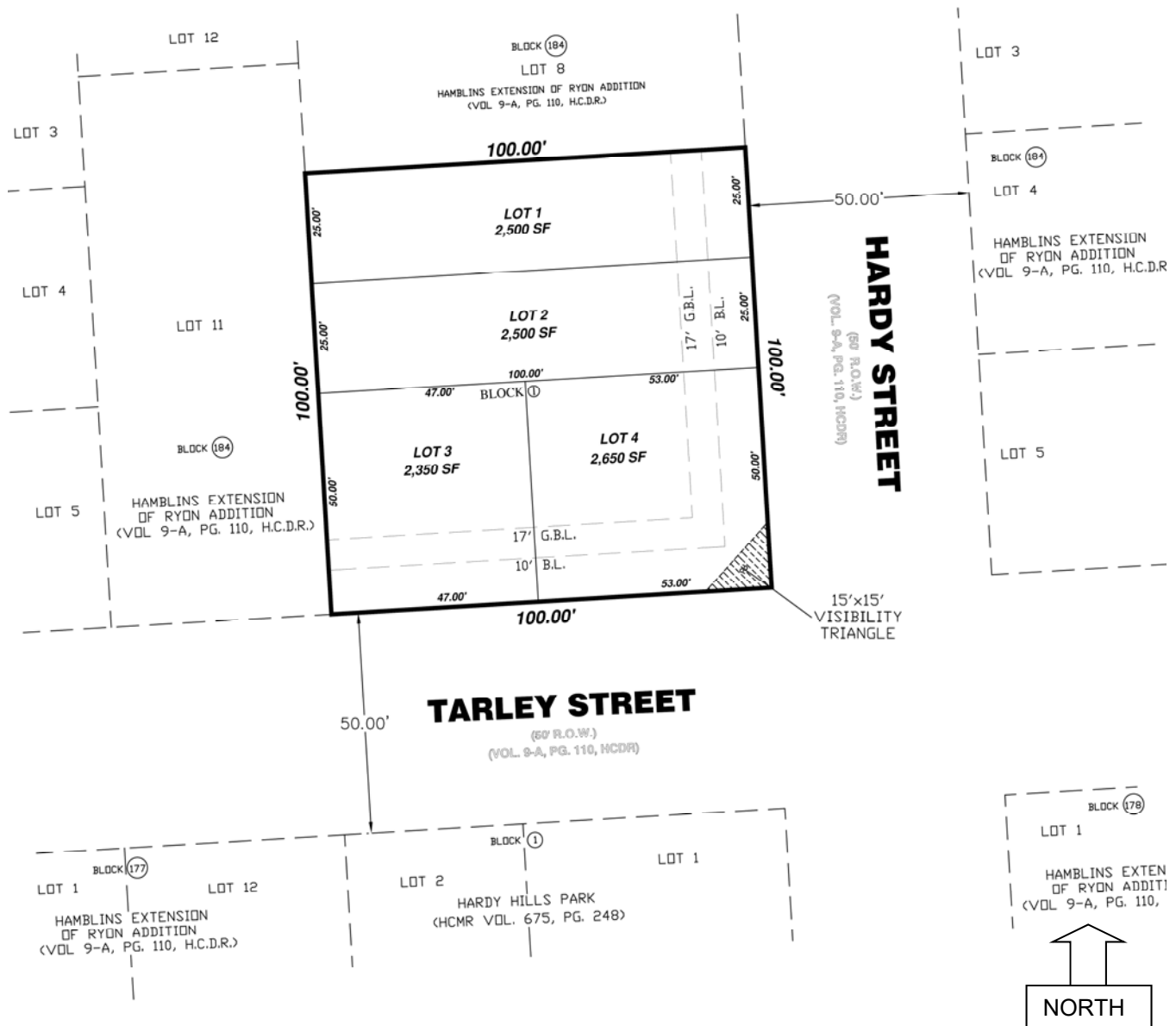
ITEM: 95

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Hardy Terrace

Applicant: CE Engineers & Development Consultants, Inc.



C – Public Hearings

Subdivision



# Houston Planning Commission

**ITEM: 95**

Planning and Development Department

Meeting Date: 07/23/2020

**Subdivision Name: Hardy Terrace**

**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](http://www.houston.tx.gov)

June 26, 2020

Dear Property Owner:

**Reference Number: 2020-0851; "Hardy Terrace";** full replatting of Hardy Yard Villas. This proposal includes the replatting of all of Lots 1-4, in Block 1, as recorded at Film Code No. 678779 of the Harris County Map Records.

The property is located at the northwest intersection of Hardy Street and Tarley Street. The purpose of the replat is to create four (4) single-family residential lots. The applicant, Chen Wang, with CE Engineers & Development Consultants, Inc., 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.

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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Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

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

#### ***Terminology***

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#### ***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- 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:** 96  
**Action Date:** 07/23/2020  
**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:

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.

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/> )

Council Member Kamin and Alcorn has requested that this item be deferred to give the neighborhood time to review the information provided by Legal.

#### 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:** 96  
**Action Date:** 07/23/2020  
**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](http://houstonpermittingcenter.org)

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

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

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# Houston Planning Commission

## ITEM: 96

Planning and Development Department

Meeting Date: 07/23/2020

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**Subdivision Name:** Hyde Park partial replat no 9 (DEF 1)

**Applicant:** The Interfield Group



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**C – Public Hearings**

**Site Location**

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# Houston Planning Commission

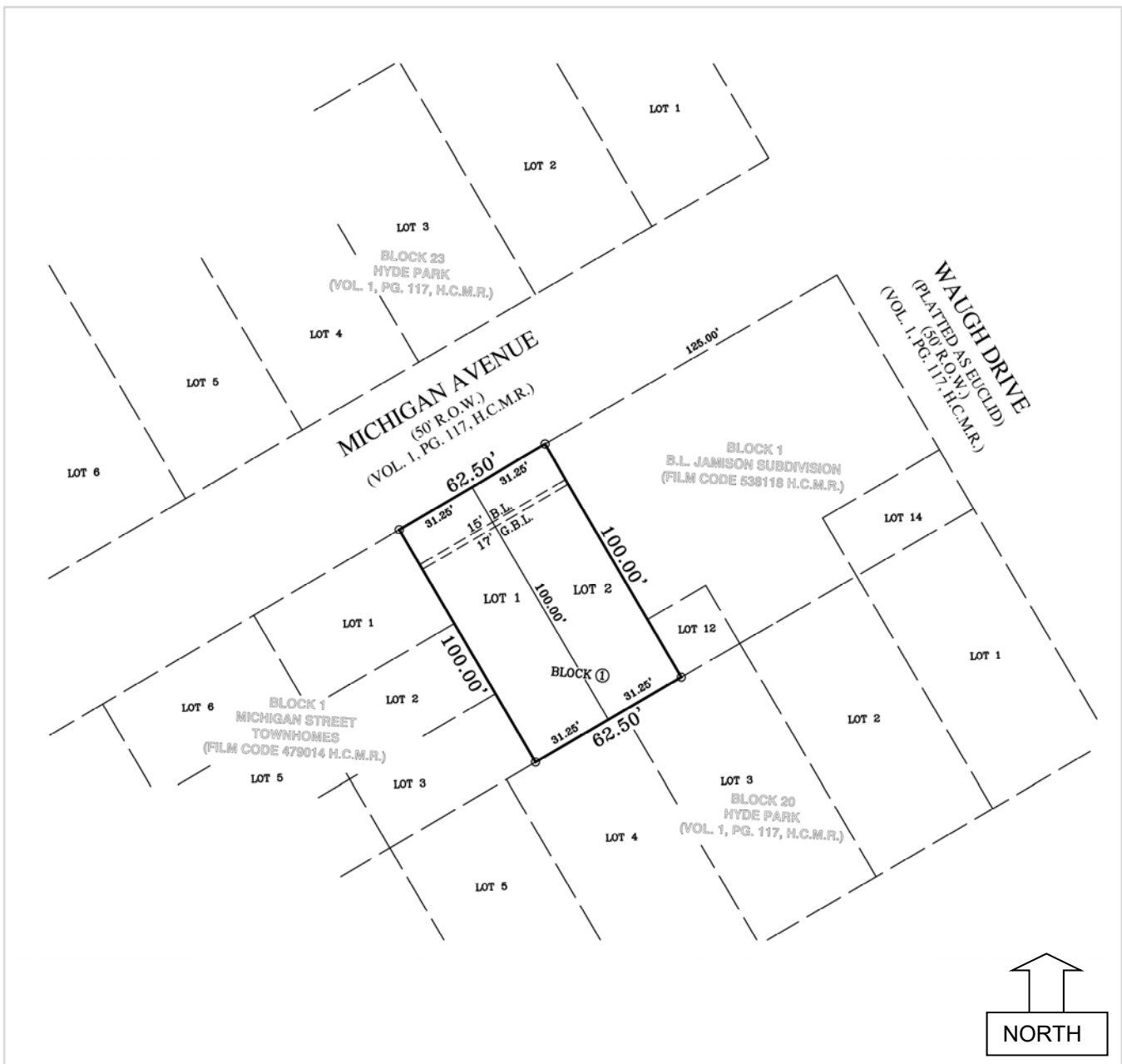
## ITEM: 96

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Hyde Park partial replat no 9 (DEF 1)

Applicant: The Interfield Group



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 96

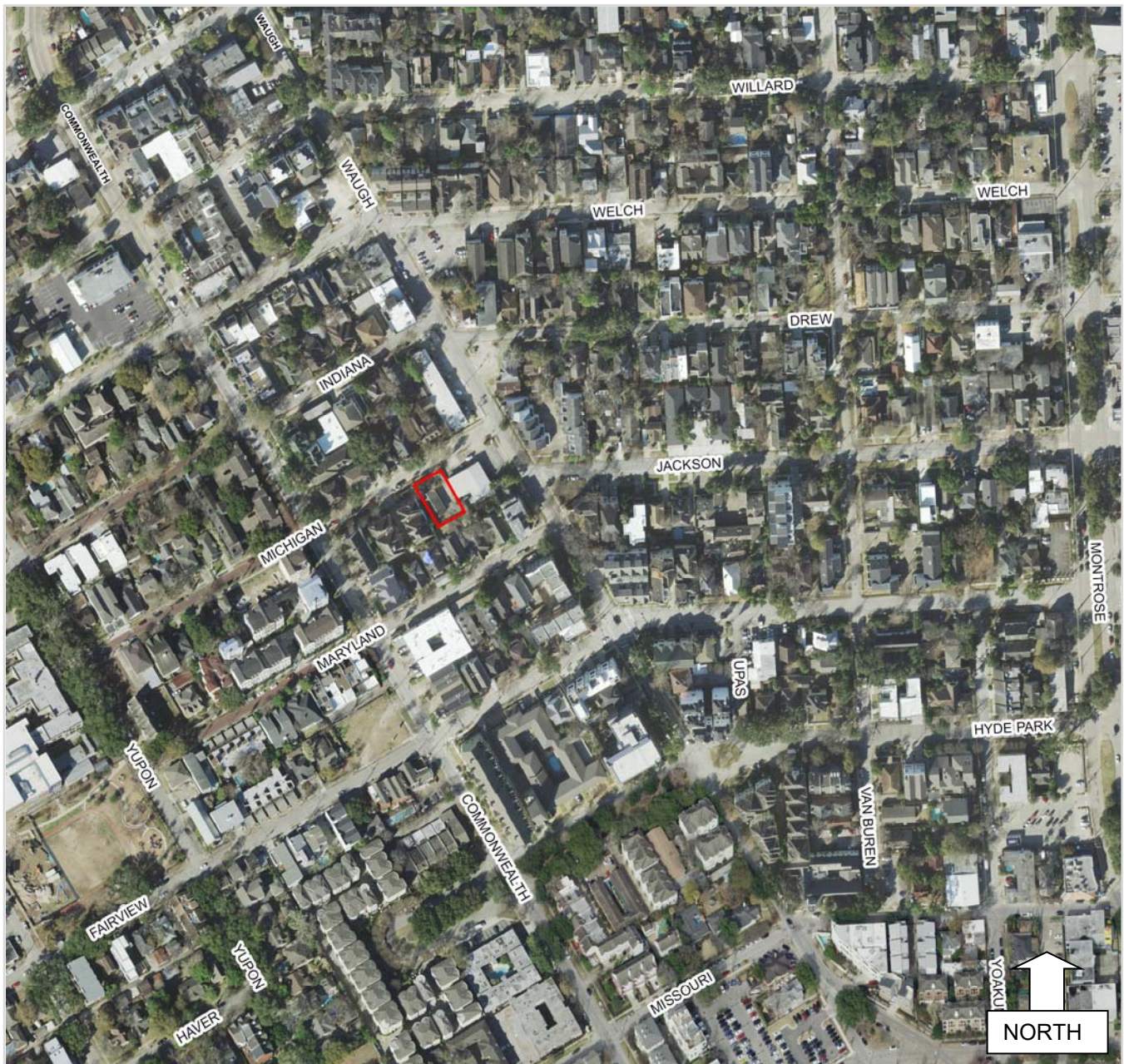
Planning and Development Department

Meeting Date: 07/23/2020

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Subdivision Name: Hyde Park partial replat no 9 (DEF 1)

Applicant: The Interfield Group



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**C – Public Hearings**

**Aerial**

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# Abbie Kamin

Houston City Council Member, District C

June 21, 2020

Houston Planning Commission  
P.O. Box 1562  
Houston, Texas 77251-1562

RE: Items 93 (Braeburn Terrace Sec 1 partial replat), 96 (Hyde Park partial replat no 9), and 97 (Hyde Park partial replat no 10)

Dear Members of the Planning Commission:

I write to you regarding several replats on the agenda this week, which the City's Legal Department has determined do not violate any applicable deed restrictions. I understand that, per state law, as long as the proposed replat meets the requirements of Chapter 42 and does not include a variance, the Planning Commission is obligated to approve the replat. However, as a district council member representing the communities impacted by this, I am extremely disappointed and fully understand the frustration of these neighborhoods, who worked hard to put these deed restrictions in place to protect the character and quality of life of their communities. They are now having to unfairly confront violations of both the intent and the spirit of their deed restrictions.

Since Houston lacks zoning, deed restrictions are one of the only tools available to maintain and preserve neighborhoods. The process of updating or renewing them is burdensome, to the point of being practically impossible in some neighborhoods. While there may be nothing specifically that this Commission can do to change that, as a council member I must represent the neighborhoods in advocating for the Commission to consider and uphold the intent of their deed restrictions. We, as a City, must do better in helping neighborhoods identify these problems proactively instead of late in the process, like with these replats. We must also pursue a conversation with State Representatives to discuss what changes may be necessary under state law to make the deed restriction process work better for neighborhoods.

Please know that I have great respect for the Planning Commission and the difficult, complex work that you do for the City. I also understand the constraints that the Commission operates under, including the fact that many of these legal constraints are at the state level, not the City's. But I must also emphasize that this process is clearly not working for neighborhoods, and surely no one knows that better than the members of the Planning Commission. I welcome conversations with any Commissioner who wishes to pursue this issue about how to expand options and improve the process for neighborhood protections in the City of Houston.

Sincerely,

Abbie Kamin





July 4, 2020

City of Houston Planning Commission  
Attn: Martha L. Stein, Chair  
P.O. Box 1562  
Houston, Texas 77251-1562

Via E-mail: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov)

Re: Hyde Park Civic Association ("HPCA") Objection to:  
Reference Number 2020-0776; Hyde Park partial replat no. 9; re-platting 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 and commonly known as **1407 Michigan St.**, Houston, Tx 77006

Honorable Members of the Planning Commission:

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.

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.

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.

The undersigned Chair of the Deed Restrictions Committee of the Hyde Park Civic Association, on behalf of the Association, objects to the above referenced proposed re-platting and hereby gives Notice to the Honorable Members of this City of Houston Planning Commission that the Deed Restrictions filed of record under HCCF No. P530899 on November 1, 1993 have not been complied with by the Applicant, according to the express restrictions recited therein, and the law, and respectfully requests the Application be denied.

Respectfully submitted,

/s/ Michael H. McKann

Michael H. McKann, Chair  
Deed Restrictions Committee  
Hyde Park Civic Association  
Email: [deedrestrictions@hydeparkhouston.org](mailto:deedrestrictions@hydeparkhouston.org)



***Houston Planning Commission***

***Ref. No. 2020-0776***

***Page 2***

cc's: Members of the Houston Planning Commission: E-mail: [Speakercomments.pc@houstontx.gov](mailto: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

Margaret Wallace Brown, Acting Director  
Planning and Development Department: E-mail: [planningdepartment@houstontx.gov](mailto:planningdepartment@houstontx.gov)

cc: Ronald Lewis, City Attorney E-mail: [ronald.lewis@houstontx.gov](mailto: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](mailto:atlarge5@houstontx.gov)

cc: Council Member Abbie Kamin E-mail: [districtc@houstontx.gov](mailto:districtc@houstontx.gov)

cc: Council Member Mike Knox E-mail: [atlarge1@houstontx.gov](mailto:atlarge1@houstontx.gov)

cc: Council Member Michael Kubosh E-mail: [atlarge3@houstontx.gov](mailto:atlarge3@houstontx.gov)

cc: Council Member Letitia Plummer E-mail: [atlarge4@houstontx.gov](mailto:atlarge4@houstontx.gov)

cc: Council Member David Robinson E-mail: [atlarge2@houstontx.gov](mailto:atlarge2@houstontx.gov)

***Houston Planning Commission***

***Ref. No. 2020-0776***

***Page 3***

cc: Nirja Aiyer, Director  
City of Houston Legal Dept.,  
Neighborhood Services (Deed Restrictions)

E-mail: [nirja.aiyer@houstontx.gov](mailto:nirja.aiyer@houstontx.gov)

cc: Hyde Park Civic Association  
Attn: Chris Delphin, President  
Attn: Board of Directors

E-mail: [president@hydeparkhouston.org](mailto:president@hydeparkhouston.org)

E-mail: [board@hydeparkhouston.org](mailto:board@hydeparkhouston.org)



**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**

Mayor

**Public Hearing Notice**



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

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 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.

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**

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

[www.houstonplanning.com](http://www.houstonplanning.com)

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

1. Send email to: [Speakercomments.pc@houstontx.gov](mailto:Speakercomments.pc@houstontx.gov)

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

You may also contact staff with the Planning and Development Department regarding this notice via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

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

#### ***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

#### ***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

#### ***Planning Department Staff Authority and Obligation***

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 97  
**Action Date:** 07/23/2020  
**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.

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

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/> )

Council Member Kamin and Alcorn has requested that this item be deferred to give the neighborhood time to review the information provided by Legal.

#### 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.



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

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**Action Date:** 07/23/2020  
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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>

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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: 97**

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Hyde Park partial replat no 10 (DEF 1)

Applicant: Pearl Developments



**C – Public Hearings**

**Site Location**



# Houston Planning Commission

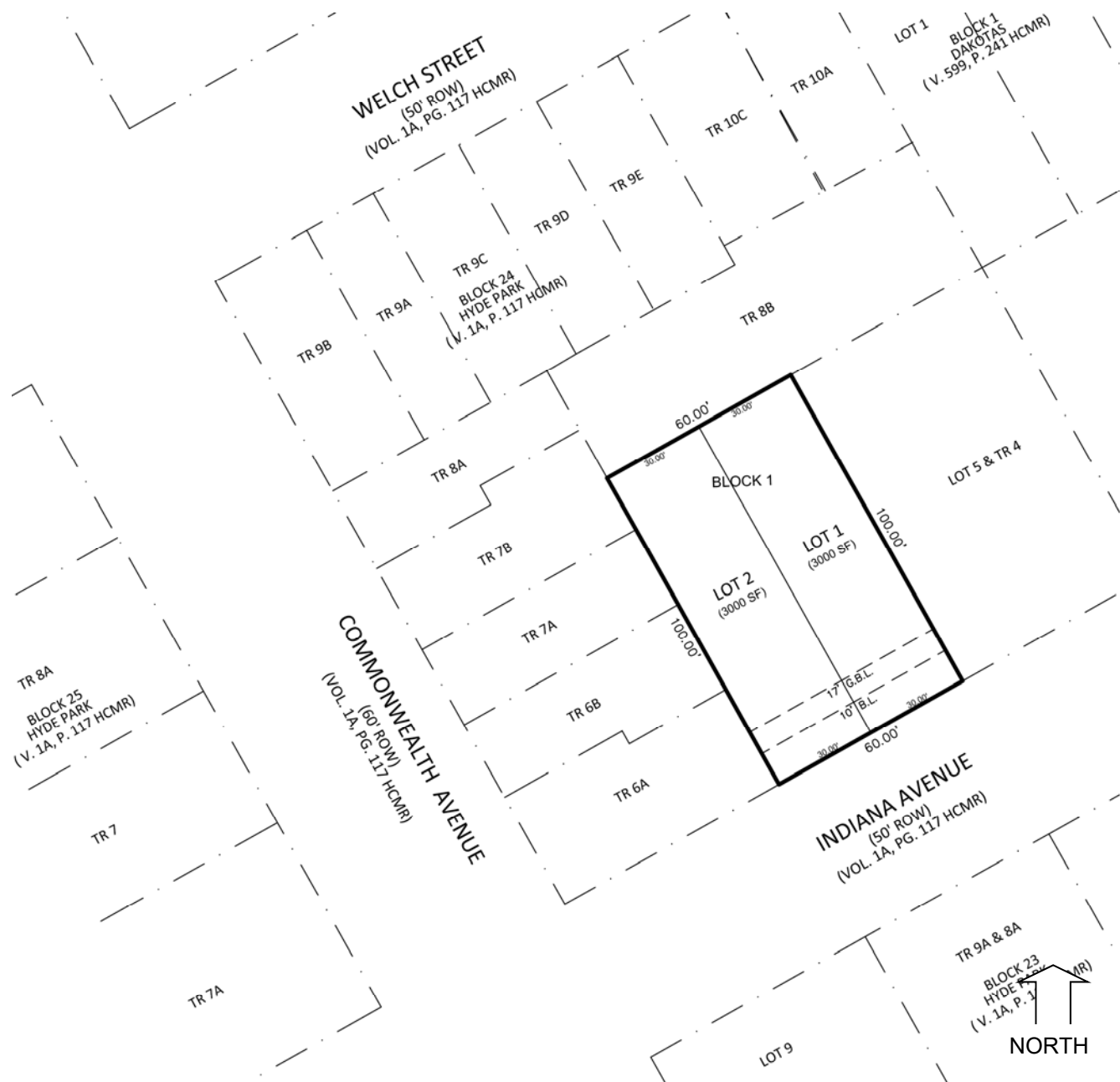
## ITEM: 97

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Hyde Park partial replat no 10 (DEF 1)

Applicant: Pearl Developments



**C – Public Hearings**

**Subdivision**

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# Houston Planning Commission

## ITEM: 97

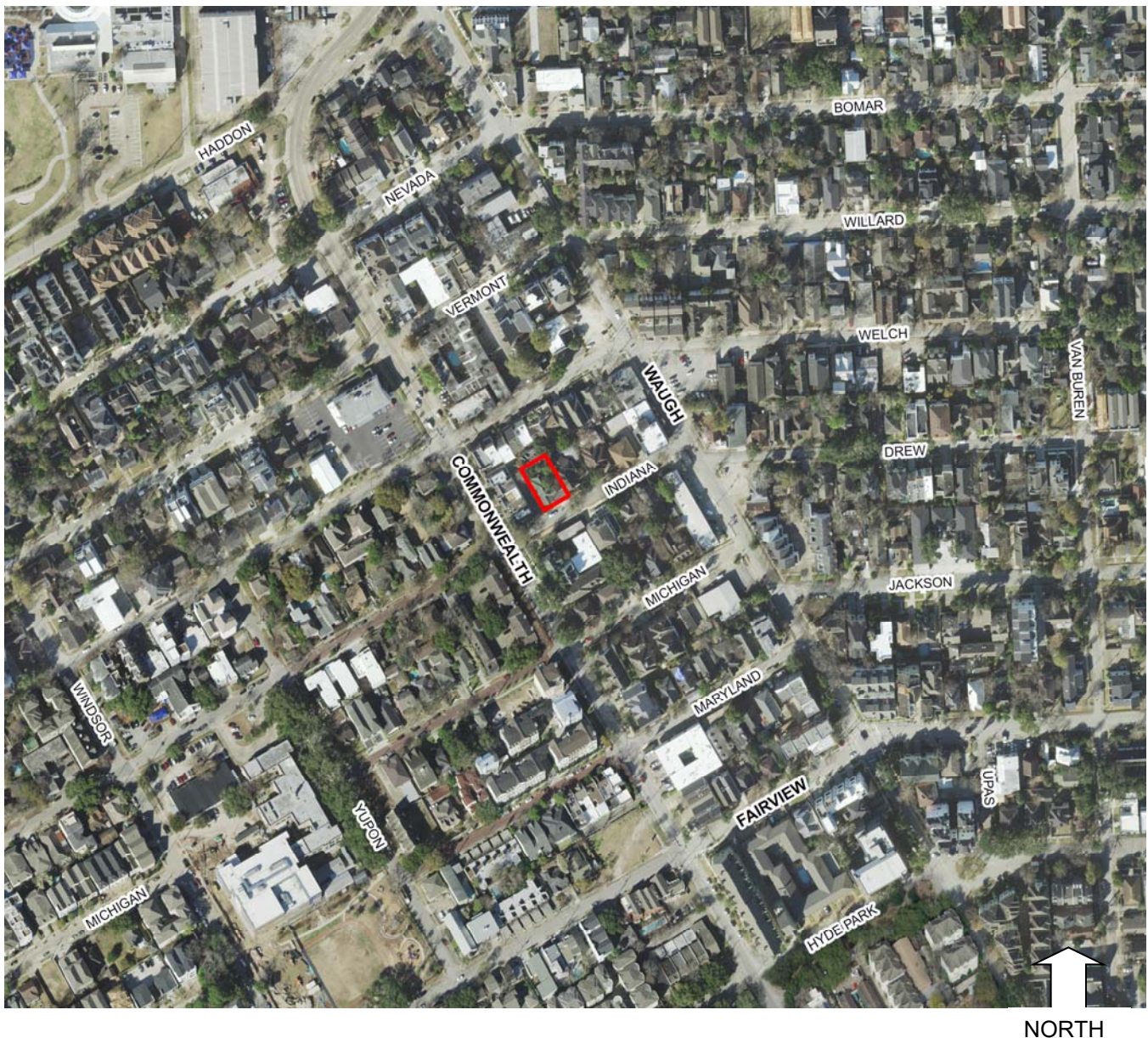
Planning and Development Department

Meeting Date: 07/23/2020

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Subdivision Name: Hyde Park partial replat no 10 (DEF 1)

Applicant: Pearl Developments



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**C – Public Hearings**

**Aerial**

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# Abbie Kamin

Houston City Council Member, District C

June 21, 2020

Houston Planning Commission  
P.O. Box 1562  
Houston, Texas 77251-1562

RE: Items 93 (Braeburn Terrace Sec 1 partial replat), 96 (Hyde Park partial replat no 9), and 97 (Hyde Park partial replat no 10)

Dear Members of the Planning Commission:

I write to you regarding several replats on the agenda this week, which the City's Legal Department has determined do not violate any applicable deed restrictions. I understand that, per state law, as long as the proposed replat meets the requirements of Chapter 42 and does not include a variance, the Planning Commission is obligated to approve the replat. However, as a district council member representing the communities impacted by this, I am extremely disappointed and fully understand the frustration of these neighborhoods, who worked hard to put these deed restrictions in place to protect the character and quality of life of their communities. They are now having to unfairly confront violations of both the intent and the spirit of their deed restrictions.

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Please know that I have great respect for the Planning Commission and the difficult, complex work that you do for the City. I also understand the constraints that the Commission operates under, including the fact that many of these legal constraints are at the state level, not the City's. But I must also emphasize that this process is clearly not working for neighborhoods, and surely no one knows that better than the members of the Planning Commission. I welcome conversations with any Commissioner who wishes to pursue this issue about how to expand options and improve the process for neighborhood protections in the City of Houston.

Sincerely,

Abbie Kamin





July 4, 2020

City of Houston Planning Commission  
Attn: Martha L. Stein, Chair  
P.O. Box 1562  
Houston, Texas 77251-1562

Via E-mail: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov)

Re: Hyde Park Civic Association ("HPCA") Objection to:  
Reference Number 2020-0776; Hyde Park partial replat no. 9; re-platting 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 and commonly known as **1407 Michigan St.**, Houston, Tx 77006

Honorable Members of the Planning Commission:

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.

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.

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.

The undersigned Chair of the Deed Restrictions Committee of the Hyde Park Civic Association, on behalf of the Association, objects to the above referenced proposed re-platting and hereby gives Notice to the Honorable Members of this City of Houston Planning Commission that the Deed Restrictions filed of record under HCCF No. P530899 on November 1, 1993 have not been complied with by the Applicant, according to the express restrictions recited therein, and the law, and respectfully requests the Application be denied.

Respectfully submitted,

/s/ Michael H. McKann

Michael H. McKann, Chair  
Deed Restrictions Committee  
Hyde Park Civic Association  
Email: [deedrestrictions@hydeparkhouston.org](mailto:deedrestrictions@hydeparkhouston.org)

***Houston Planning Commission***

***Ref. No. 2020-0776***

***Page 2***

cc's: Members of the Houston Planning Commission: E-mail: [Speakercomments.pc@houstontx.gov](mailto: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

Margaret Wallace Brown, Acting Director  
Planning and Development Department: E-mail: [planningdepartment@houstontx.gov](mailto:planningdepartment@houstontx.gov)

cc: Ronald Lewis, City Attorney E-mail: [ronald.lewis@houstontx.gov](mailto: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](mailto:atlarge5@houstontx.gov)

cc: Council Member Abbie Kamin E-mail: [districtc@houstontx.gov](mailto:districtc@houstontx.gov)

cc: Council Member Mike Knox E-mail: [atlarge1@houstontx.gov](mailto:atlarge1@houstontx.gov)

cc: Council Member Michael Kubosh E-mail: [atlarge3@houstontx.gov](mailto:atlarge3@houstontx.gov)

cc: Council Member Letitia Plummer E-mail: [atlarge4@houstontx.gov](mailto:atlarge4@houstontx.gov)

cc: Council Member David Robinson E-mail: [atlarge2@houstontx.gov](mailto:atlarge2@houstontx.gov)

cc: Nirja Aiyer, Director  
City of Houston Legal Dept.,  
Neighborhood Services (Deed Restrictions)

E-mail: [nirja.aiyer@houstontx.gov](mailto:nirja.aiyer@houstontx.gov)

cc: Hyde Park Civic Association  
Attn: Chris Delphin, President  
Attn: Board of Directors

E-mail: [president@hydeparkhouston.org](mailto:president@hydeparkhouston.org)

E-mail: [board@hydeparkhouston.org](mailto:board@hydeparkhouston.org)



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**  
Mayor

## Public Hearing Notice



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

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

**May 15, 2020**

Dear Property Owner:

Reference Number: 2020-0790; "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](http://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](http://www.houstonplanning.com)

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

1. Send email to: [Speakercomments.pc@houstontx.gov](mailto:Speakercomments.pc@houstontx.gov)

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.



For additional information regarding this project, please call 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](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

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

***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

***Planning Department Staff Authority and Obligation***

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



**Agenda Item:** 98  
**Action Date:** 07/23/2020  
**Plat Name:** Melbourne Place Sec 1 partial replat no 2  
**Developer:** TCT Real Estate Investments  
**Applicant:** Windrose  
**App No / Type:** 2020-0870 C3N

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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:**

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

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

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

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

181. Subdivision replat is subject to the notification provisions of the Local Government Code, Section 212.015.

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

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

**Commission Action:**

Approve the plat subject to the conditions listed

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 98  
**Action Date:** 07/23/2020  
**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.

HPW- TDO- Traffic: 07-21-2020

No comments.

HPW-OCE-Traffic: 1. Substandard Street: Unimproved Sterlingshire 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 Radius (COH IDM Chapter 15, sec 15.08-1.g.5)

Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

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

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: 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

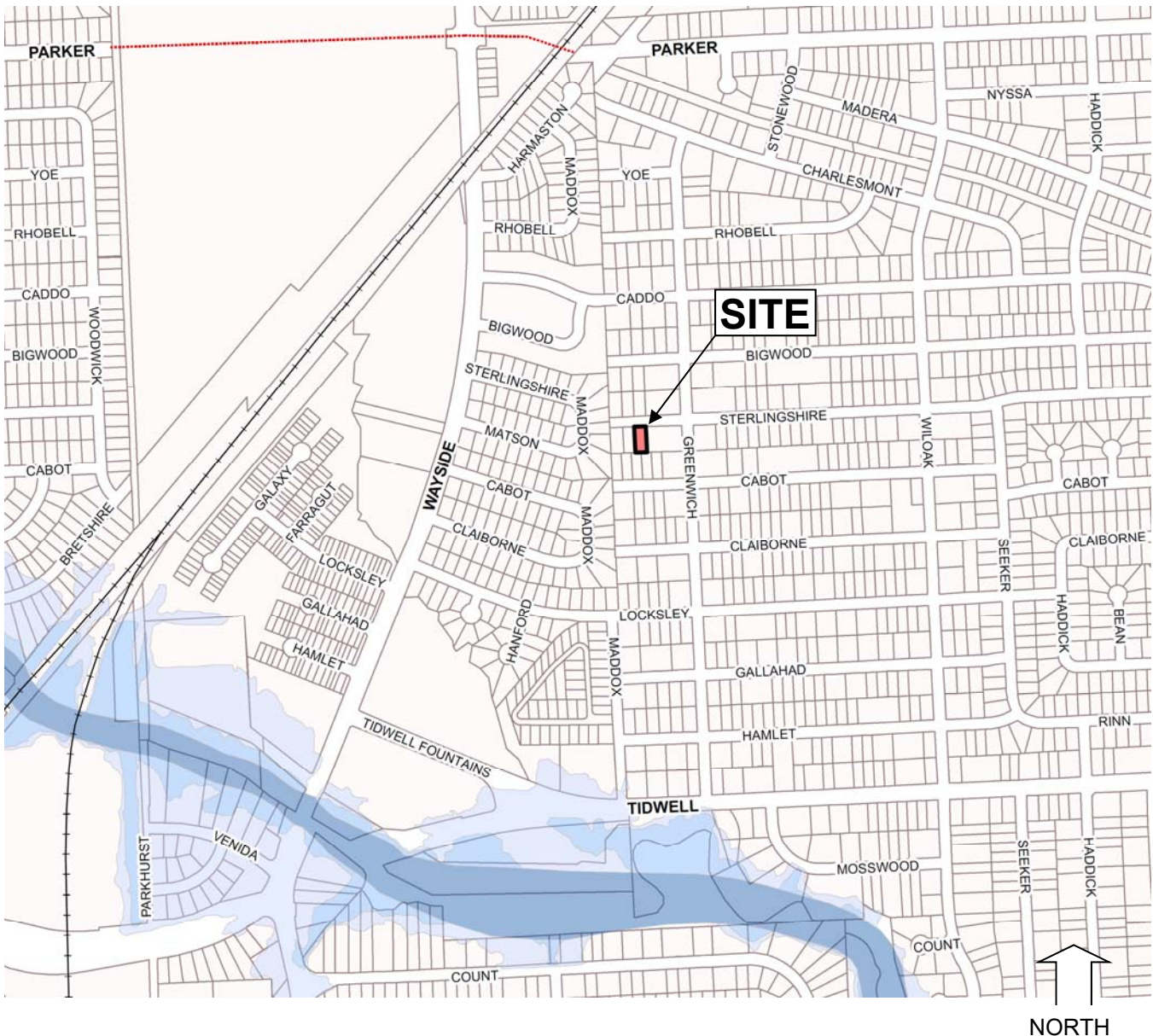
**ITEM: 98**

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Melbourne Place Sec 1 partial replat no 2 (DEF 1)

Applicant: Windrose



**C – Public Hearings**

**Site Location**

# Houston Planning Commission

ITEM: 98

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Melbourne Place Sec 1 partial replat no 2 (DEF 1)

Applicant: Windrose



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 98

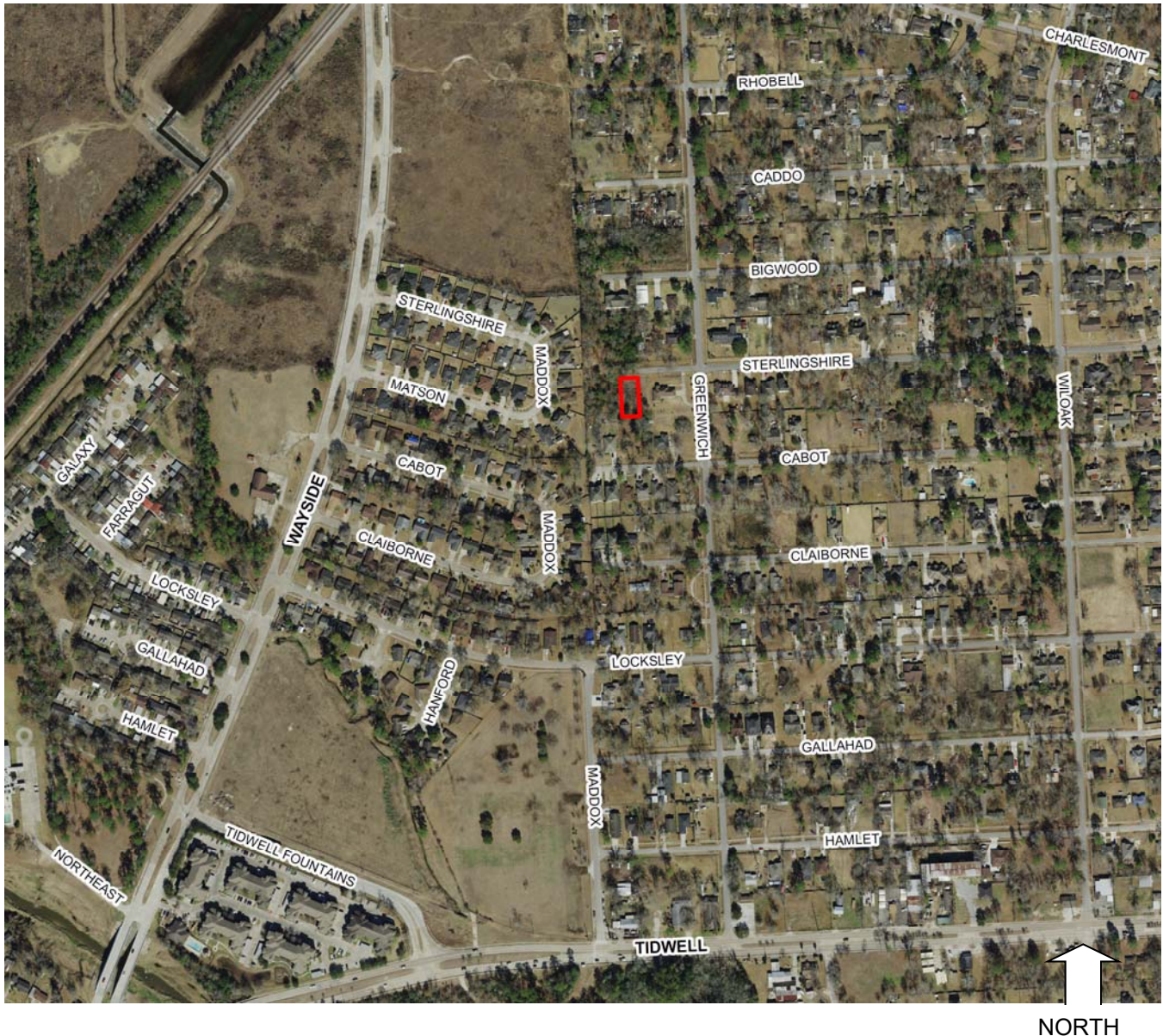
Planning and Development Department

Meeting Date: 07/23/2020

---

Subdivision Name: Melbourne Place Sec 1 partial replat no 2 (DEF 1)

Applicant: Windrose



---

C – Public Hearings

Aerial

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# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**  
Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562  
T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 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.

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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
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**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 99  
**Action Date:** 07/23/2020  
**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:**

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.

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#### **Commission Action:**

Approve the plat subject to the conditions listed



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



**Agenda Item:** 99  
**Action Date:** 07/23/2020  
**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.

**HPW- TDO- Traffic: 07-21-2020**

The end of Sterlingshire turnaround must have a turnaround radius of 50feet

**HPW-OCE-Traffic: 1. Substandard Street: Unimproved SterlingShire 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 Radius (COH IDM Chapter 15, sec 15.08-1.g.5)**

Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

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

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

**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:** For "parks fees required" on plat data, it should say "yes"

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# Houston Planning Commission

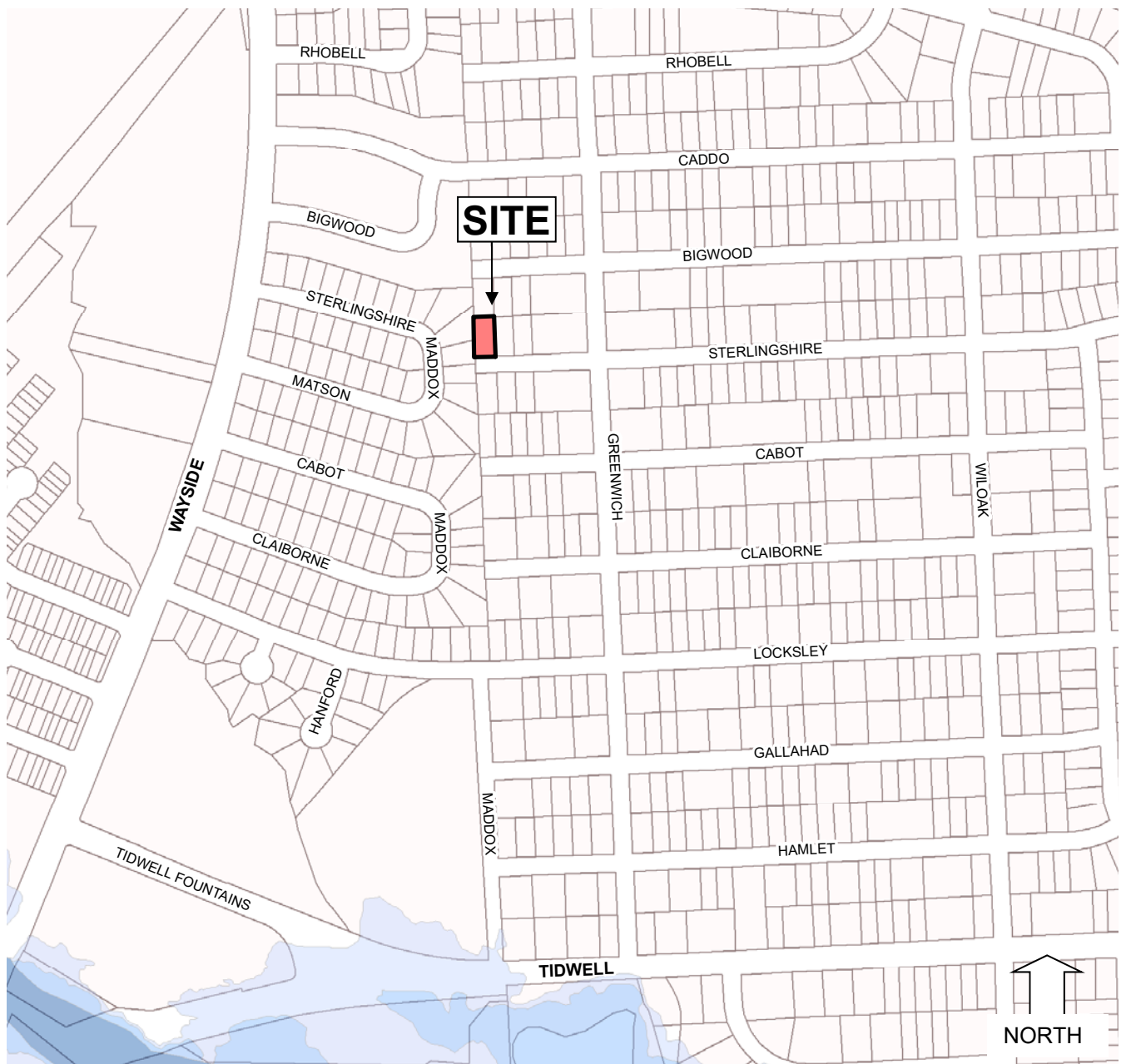
**ITEM: 99**

Planning and Development Department

Meeting Date: 07/23/2020

**Subdivision Name: Melbourne Place Sec 1 partial replat no 3 (DEF 1)**

**Applicant: Windrose**



**C – Public Hearings**

**Site Location**

# Houston Planning Commission      ITEM: 99

**ITEM: 99**

## Planning and Development Department

**Meeting Date: 07/23/2020**

**Subdivision Name: Melbourne Place Sec 1 partial replat no 3 (DEF 1)**

**Applicant: Windrose**



## C – Public Hearings

## Subdivision



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# Houston Planning Commission

## ITEM: 99

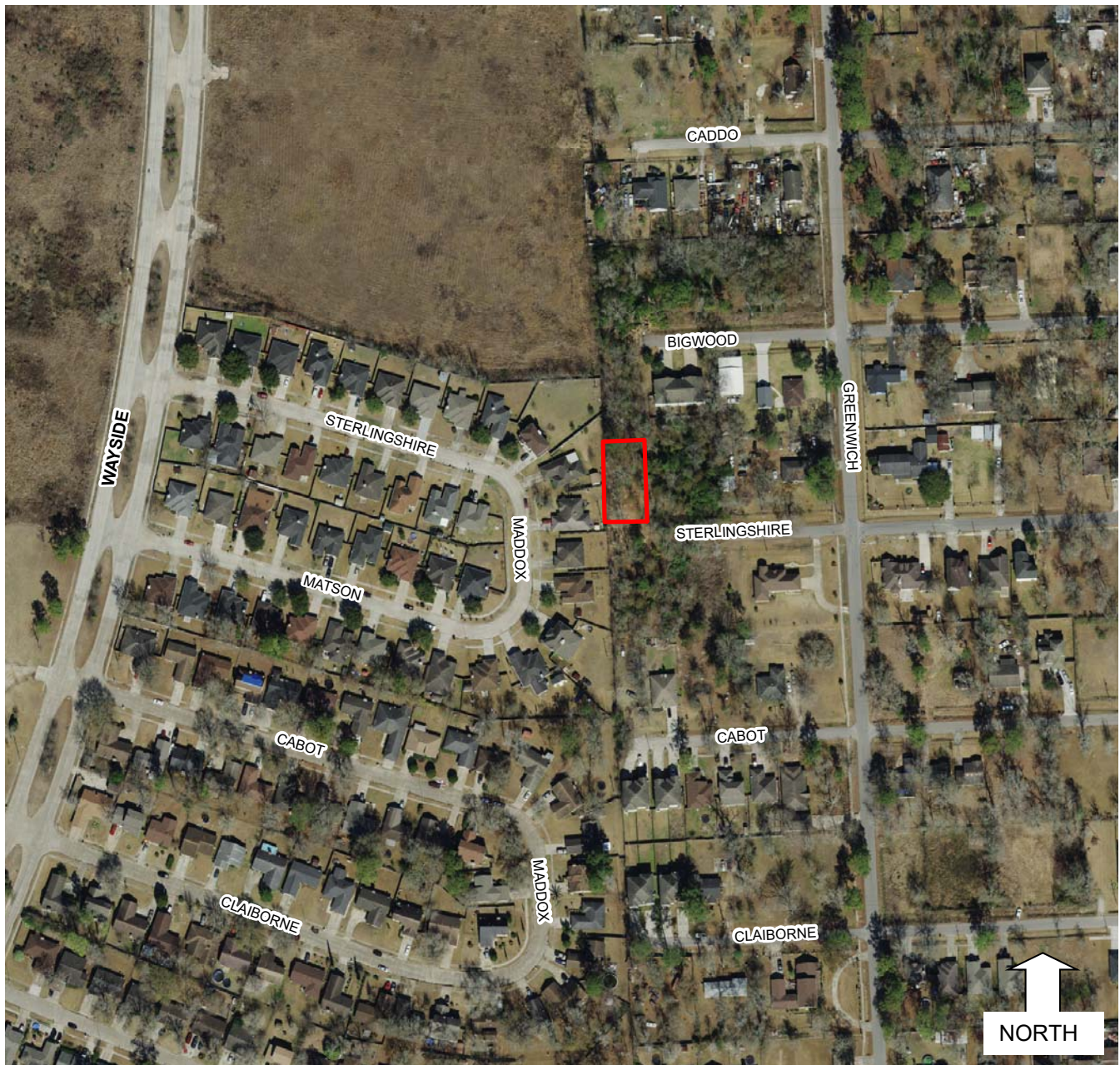
Planning and Development Department

Meeting Date: 07/23/2020

---

Subdivision Name: Melbourne Place Sec 1 partial replat no 3 (DEF 1)

Applicant: Windrose



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**C – Public Hearings**

**Aerial**

---



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**  
Mayor

## Public Hearing Notice



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

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 15, 2020

Dear Property Owner:

**Reference Number: 2020-0872 ; Melbourne Place Sec 1 partial replat no 3;** replatting of all of Lot 7, Block 2 of "Melbourne Place Sec 1" as recorded in Volume 38, Page 36 of the Harris County Map Records.

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.

The applicant, Jeff Boutte, with Windrose Land Services Inc., can be contacted at 713-458-2281.

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- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

### ***Planning Department Staff Authority and Obligation***

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 100  
**Action Date:** 07/23/2020  
**Plat Name:** Saxxon Park  
**Developer:** SAXXON HOMES  
**Applicant:** Field Data Service, Inc  
**App No / Type:** 2020-0969 C3N

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	14	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493G	City

#### Conditions and requirements for approval:

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

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

206. Staff recommendation is disapproval for the following reasons.

1. Provide record information showing Winter Street along southern boundary is public ROW.
2. Access to Lot 3 must come from Hickory Street.
3. Disapproved as Notification requirements were not met.

#### Commission Action:

Disapprove



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

#### For Your Information:

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 100  
**Action Date:** 07/23/2020  
**Plat Name:** Saxxon Park  
**Developer:** SAXXON HOMES  
**Applicant:** Field Data Service, Inc  
**App No / Type:** 2020-0969 C3N

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Parks and Recreation: - Incorrect park sector in park notes  
- Dwelling units in notes 13 does not match parks table  
HPW- TDO- Traffic: 07-16-2020

No Comments.

HPW-OCE-Traffic: 1. Substandard Street: Unimproved Winter Street(COH IDM Chapter 15, sec 15.08.C.1.g.1)  
Does not meet IDM standards for a new street for the access for lot 3.

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

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

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

HPW-OCE- Drainage and Utility: Detention is required.  
There is no frontage for lot 3.  
Addressing: Must provide access to Lot 3 from Hickory Street.

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

# Houston Planning Commission

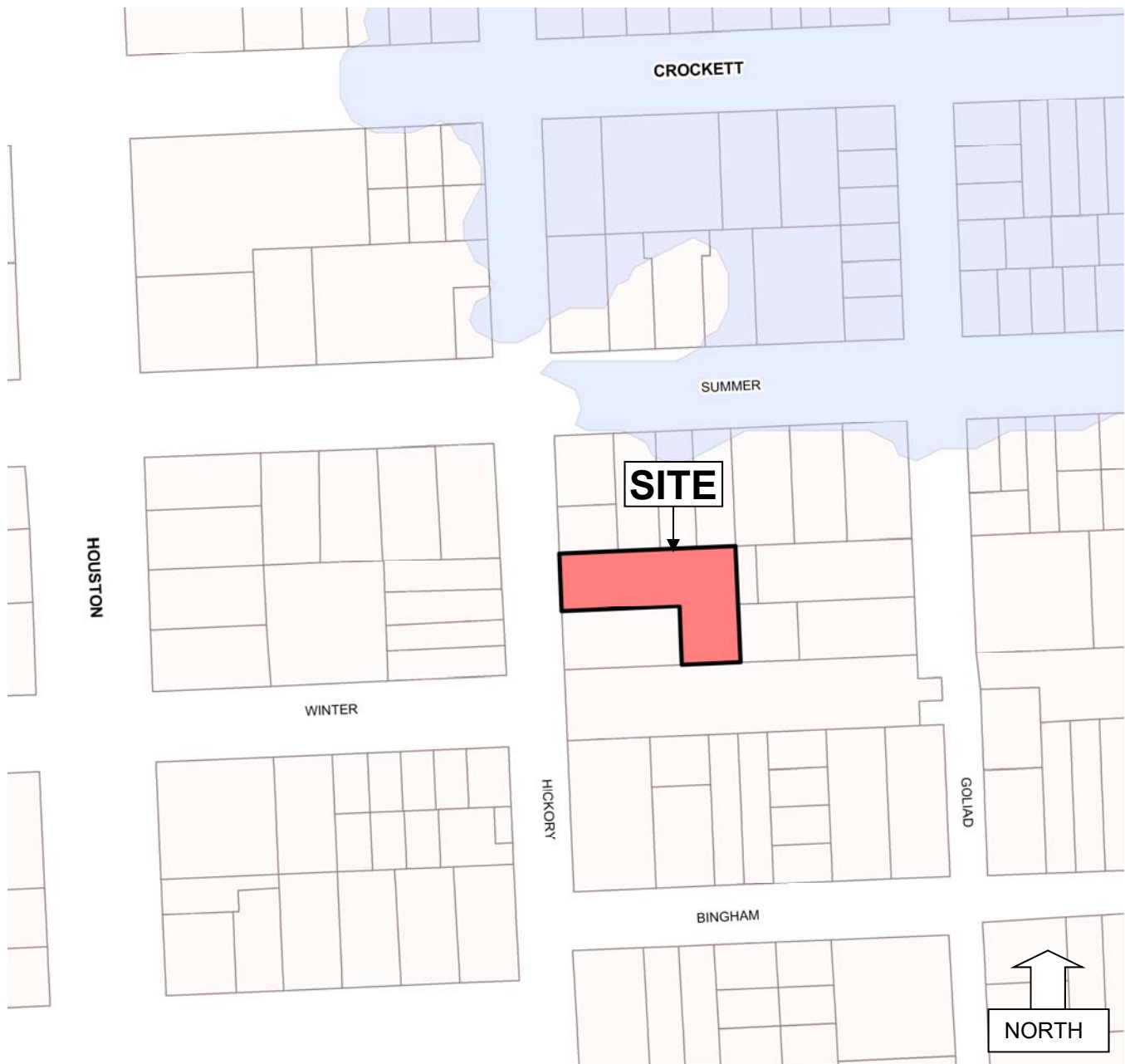
**ITEM: 100**

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Saxxon Park

Applicant: Field Data Service, Inc



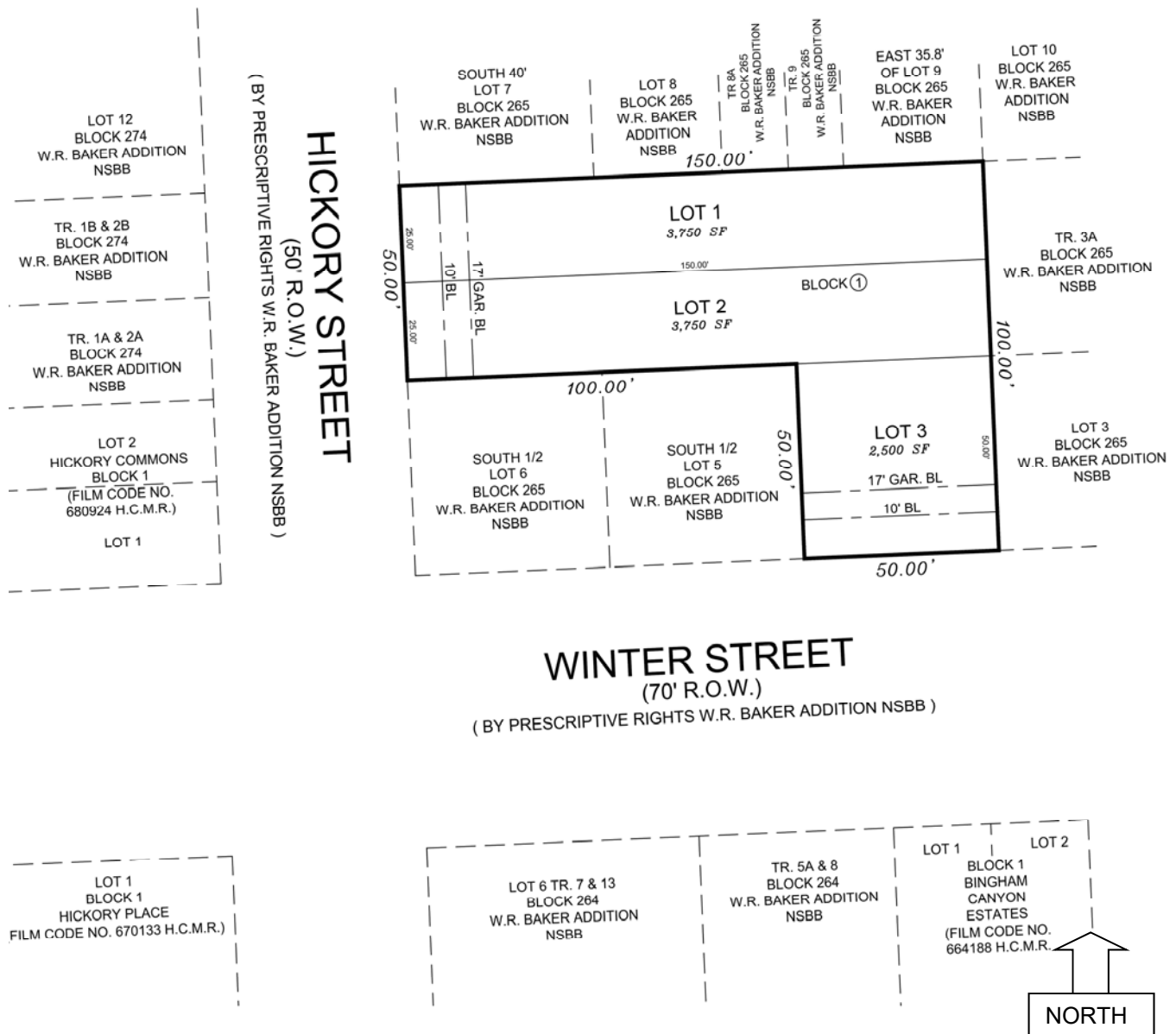
**C – Public Hearings**

**Site Location**

**ITEM: 100**

**Meeting Date: 07/23/2020**

**Applicant: Field Data Service, Inc**



## Subdivision



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# Houston Planning Commission

## ITEM: 100

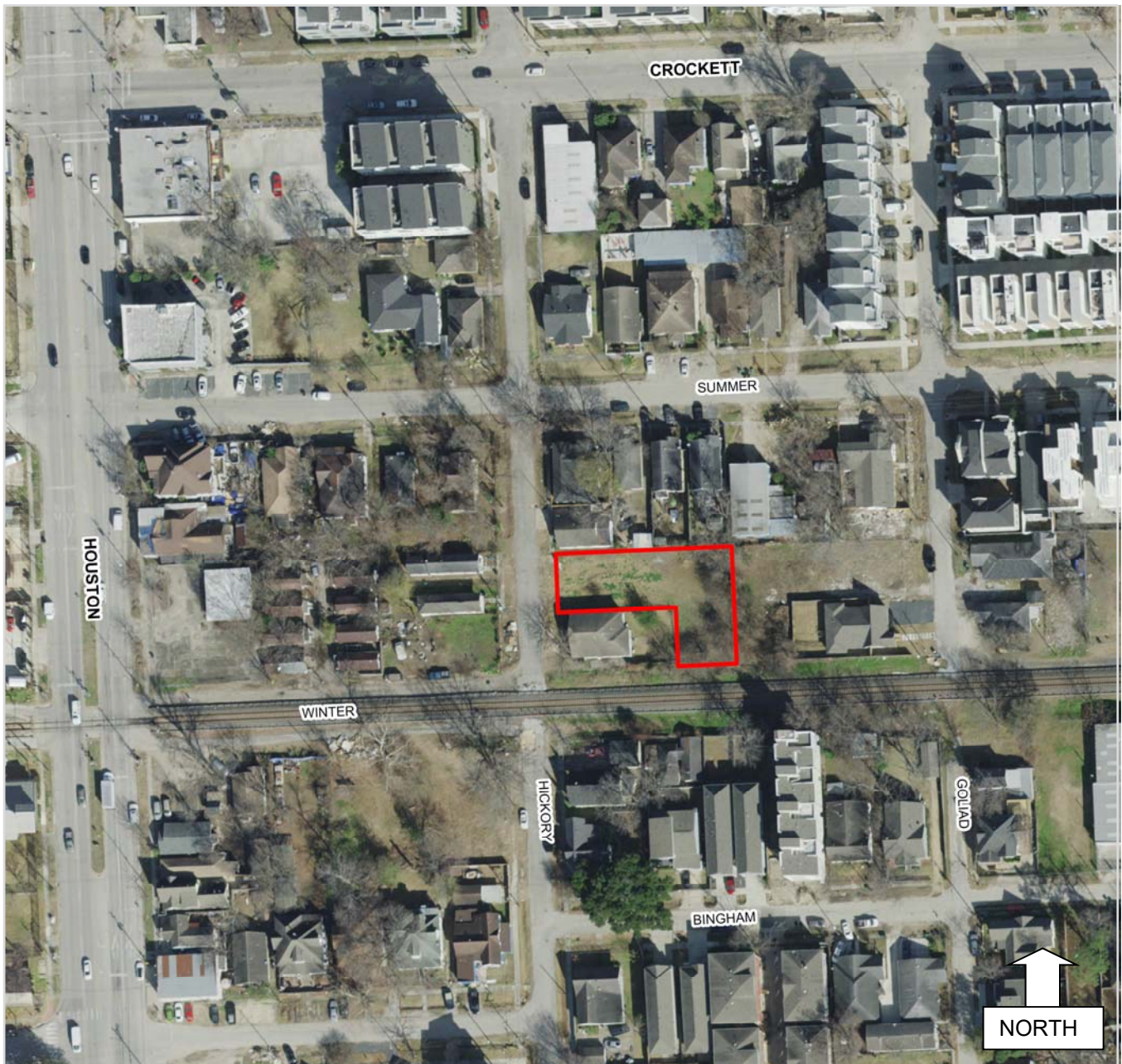
Planning and Development Department

Meeting Date: 07/23/2020

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Subdivision Name: Saxxon Park

Applicant: Field Data Service, Inc



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

July 1, 2020

Dear Property Owner:

**Reference Number: 2020-0969; "Saxxon Park";** replatting of "Townhomes on Hickory." This proposal includes the replatting of Lots 1-6, block 1, as recorded at Film Code No. 665228 of the Harris County Map Records.

The property is located at east along Hickory Street, north along Winter Street, east of Houston Avenue and south of Crockett Street.

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

The applicant, Dominic Tijerina, with Field Data Service, Inc, on behalf of Saxxon Homes, can be contacted at 281-793-5192.

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 23, 2020 at 2:30 PM**

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[www.houstonplanning.com](http://www.houstonplanning.com)

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

1. Send email to: [Speakercomments.pc@houstontx.gov](mailto:Speakercomments.pc@houstontx.gov)

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.



2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

For additional information, you may also contact staff with the Planning and Development Department regarding this notice via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

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

***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
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***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- 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:** 101  
**Action Date:** 07/23/2020  
**Plat Name:** Stogner partial replat no 2  
**Developer:** Stoneworks, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2020-0922 C3N

Total Acreage:	1.5904	Total Reserve Acreage:	0.0227
Number of Lots:	24	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.

175.1. A shared driveway must intersect with a public street at a 90 degree angle (145(b)2). The four feet offset must remain tangential for a minimum of 20 feet past the property line.

182. 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. Houston Public Works Department also requested a deferral.

#### **Commission Action:**

Defer Chapter 42 planning standards



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

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



**Agenda Item:** 101  
**Action Date:** 07/23/2020  
**Plat Name:** Stogner partial replat no 2  
**Developer:** Stoneworks, LLC  
**Applicant:** Total Surveyors, Inc.  
**App No / Type:** 2020-0922 C3N

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

Parks and Recreation: - Change "net" to incremental in parks table  
- Incorrect park sector in park notes  
HPW- TDO- Traffic: 07-21-2020

At the end of Wheathley Hollow Lane and Wheatley Spring (between lot 14 and lot 15) a turnaround is required as per City of Houston Code of Ordinance Sec.42-325 Performance Standards, for street termination treatment types.

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 Wheatley Street. (COH IDM Chapter 10, sec 10.06-H)

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

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

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

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

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

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

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

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

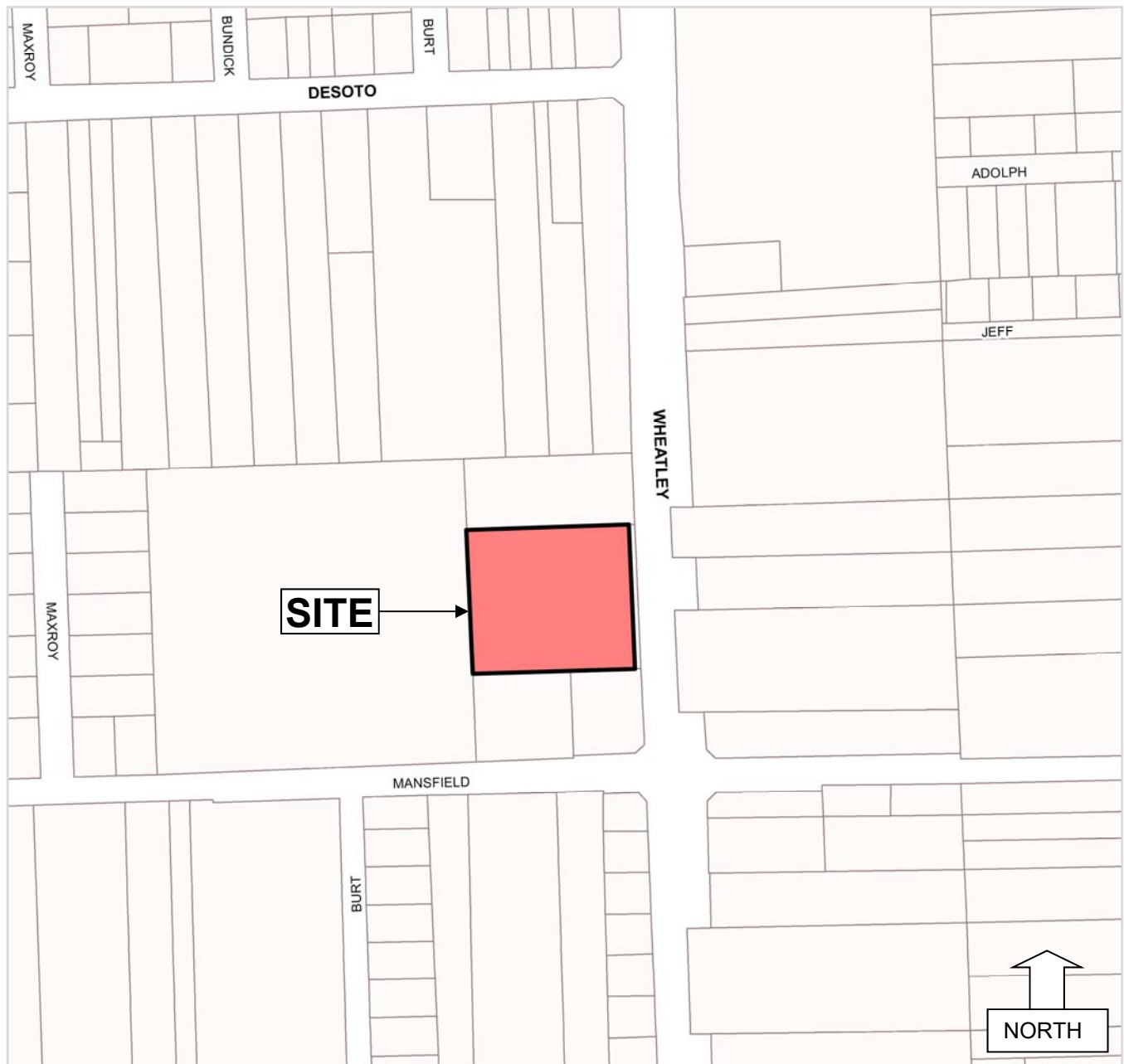
# Houston Planning Commission      ITEM: 101

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Stogner partial replat no 2

Applicant: Total Surveyors, Inc.



**C – Public Hearings with Variance      Site Location**

## Subdivision



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# Houston Planning Commission

## ITEM: 101

Planning and Development Department

Meeting Date: 07/23/2020

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Subdivision Name: Stogner partial replat no 2

Applicant: Total Surveyors, Inc.



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**C – Public Hearings with Variance**

**Aerial**

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## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2020-0922

**Plat Name:** Stogner partial replat no 2

**Applicant:** Total Surveyors, Inc.

**Date Submitted:** 06/01/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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

**Specific Variance is being sought and extent of variance:**

To allow a replat to create single family lots, from a reserve, restricted to "Church or related uses".

**Chapter 42 Section:** 42-193 c

**Chapter 42 Reference:**

(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**

This tract of land is located along the west side Wheatley Street, north of Mansfield Street, in the City of Houston. Wheatley Street is Classified as a Major Thoroughfare. The area surrounding this site is predominately single-family residences, of varying lots sizes, with a few commercial developments mixed in. This tract of land was unplatted until February of 2004, when Stogner Plat was recorded. The Stogner Plat created 3 large single family lots, with single family restrictions. In August of 2005, 2 of the single family lots were replatted into a Restricted Reserve, restricted to "Church or Related uses". Nothing was ever constructed on this site and this site remains undeveloped. The intent of the new development is to create 24 single family lots on a 28' P.A.E., with dedicated residential parking. This proposed replat will include all of the land within the Stogner Subdivision Partial Replat No 1, which created the church Restriction. The original plat, Stogner Plat, was restricted to single family, and the intent of this replat will go back to single family. If we were replatting the original 2 single family lots of the Stogner Plat, a variance would not be required. In this case, the proposed replat does include all of the property of the replat which created the "Nonresidential use". The goal of this project is to construct a visually pleasing and well-built development, but at the same time creating an enhanced pedestrian environment along Wheatley Street. We feel that this development combined with the enhancements to the walkable areas along Wheatley Street will benefit the City and serve as an example to future developments along Wheatley Street.

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

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

The pattern of development has been long established many years prior to this developer owning the site. This variance request is based on the fact that the majority of the development surrounding this site is single family and the desire to be consistent with the nearby developments, as wells as to improve the pedestrian realm to create a pleasing development.



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

The intent and purposes of Chapter 42 include the establishment of developments appropriate to an area and situation, recognizing the differences in design framework of various areas, encouraging the efficiency of land development patterns. The proposed pedestrian improvements, landscaping, sidewalks and fencing will help preserve the intent of Chapter 42.

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

The variance will not be injurious to public health, safety or welfare. This site will observe all building lines and other development requirement of Chapter 42.

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

The justification of this variance is to obtain approval through the planning commission of a desirable residential project consistent with the character and circumstances of its surroundings. The existing conditions surrounding the property are the justification of the variance.



Application No: 2020-0922

Agenda Item: 101

PC Action Date: 07/23/2020

Plat Name: Stogner partial replat no 2

Applicant: Total Surveyors, Inc.

Staff Recommendation: Defer Chapter 42 planning standards

Chapter 42 Sections: 42-193 c

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

To allow a replat to create single family lots, from a reserve, restricted to "Church or related uses". ;

Basis of Recommendation:

The site is located along Wheatley Street north of Mansfield Street in Houston Corporate limits. The reason for replat is to create 24 lots and two reserves. The applicant is also seeking a variance to a replat to create single family lots from a reserve restricted to Church or related uses. Review by Legal indicates that this plat will not violate restrictions filed separately. Staff's recommendation is to defer the plat per Chapter 42 standards and Houston Public Works request.

## Statement of Facts

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a



**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

July 1, 2020

Dear Property Owner:

**Reference Number: 2020-0922, Stogner Subdivision partial replat no 2;** replatting of all restricted Reserve A, block 1 of Stogner Subdivision partial replat no 1, as recorded at Film Code No. 590065 of the Harris County Map Records.

The property is located at east along Hiram Clarke Road south of West Airport Boulevard.

The purpose of the partial replat is to create 24 single family lots, 2 parking reserves and 2 PAEs (private streets). The applicant, Kevin Kolb, with Total Surveyors Inc., on behalf of Stoneworks, LLC, can be contacted at 281-479-8719.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a 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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212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

**NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.**

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

### ***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

### ***Planning Department Staff Authority and Obligation***

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 102  
**Action Date:** 07/23/2020  
**Plat Name:** Washington Terrace partial replat no 5  
**Developer:** Noble Real Estate Services  
**Applicant:** Noble Real Estate Services  
**App No / Type:** 2020-0963 C3N

Total Acreage:	0.1263	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	2
COH Park Sector:	15	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	City

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

#### **Commission Action:**

Withdrawn



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

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

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



**Agenda Item:** 102  
**Action Date:** 07/23/2020  
**Plat Name:** Washington Terrace partial replat no 5  
**Developer:** Noble Real Estate Services  
**Applicant:** Noble Real Estate Services  
**App No / Type:** 2020-0963 C3N

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HPW- TDO- Traffic: 07-21-2020

Lot#2 has an existing overhead that is encroaching on the right-of way recommend assistance from Joint Referral Committee.

<https://www.publicworks.houstontx.gov/joint-referral-committee>

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. Garage Set back line (Sec. 42-157 of the Code of Ordinances) Please show and label the 17' garage set back line on the site plan.

OR

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. A new sidewalk is required along Delano and Eagle 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>

5. Driveway Placement on Corner Lot (Residential)  
Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

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

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



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# Houston Planning Commission

## ITEM: 102

Planning and Development Department

Meeting Date: 07/23/2020

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**Subdivision Name: Washington Terrace partial replat no 5**

**Applicant: Noble Real Estate Services**



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**C – Public Hearings**

**Site Location**

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# Houston Planning Commission

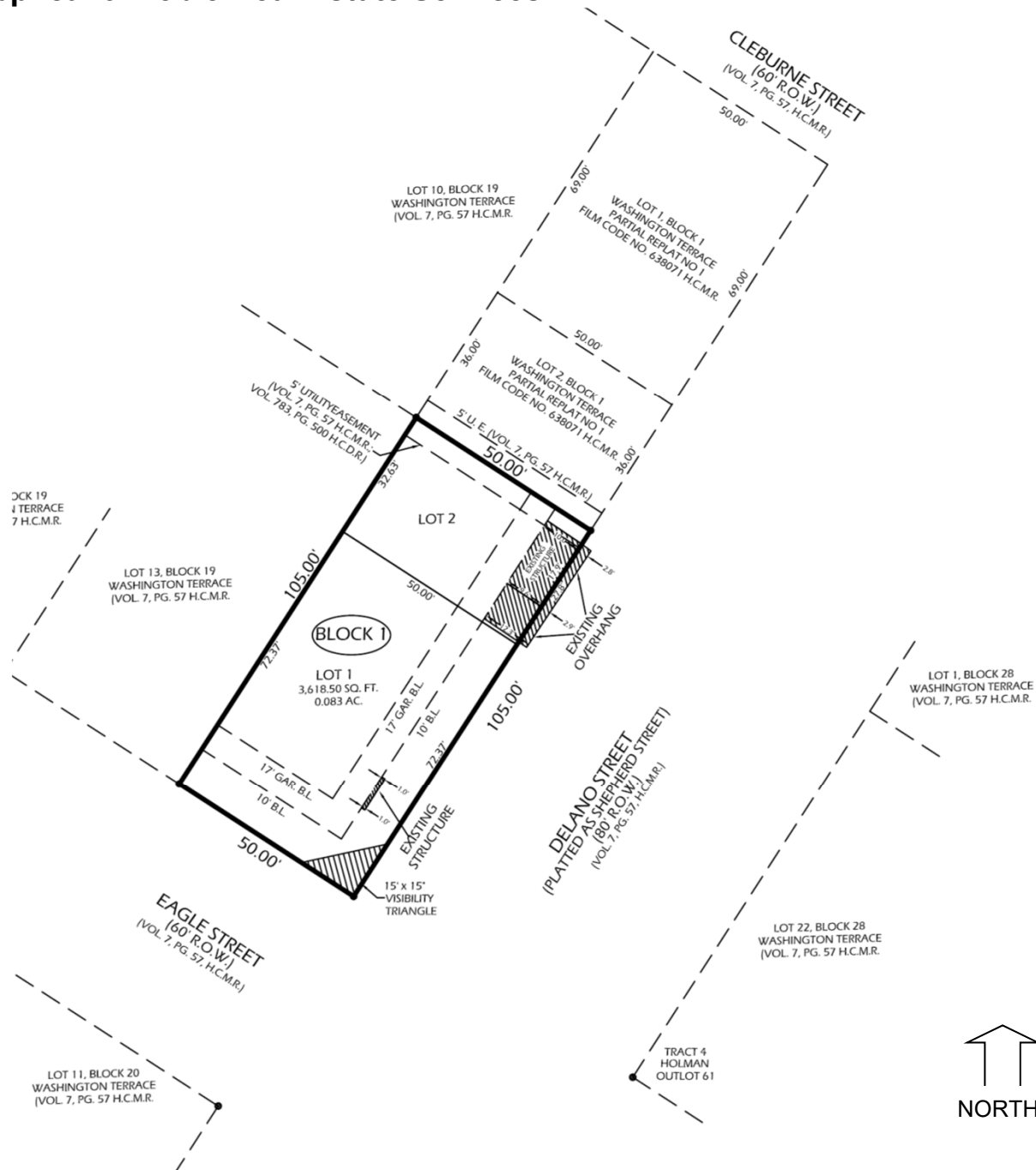
## ITEM: 102

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Washington Terrace partial replat no 5

Applicant: Noble Real Estate Services



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 102

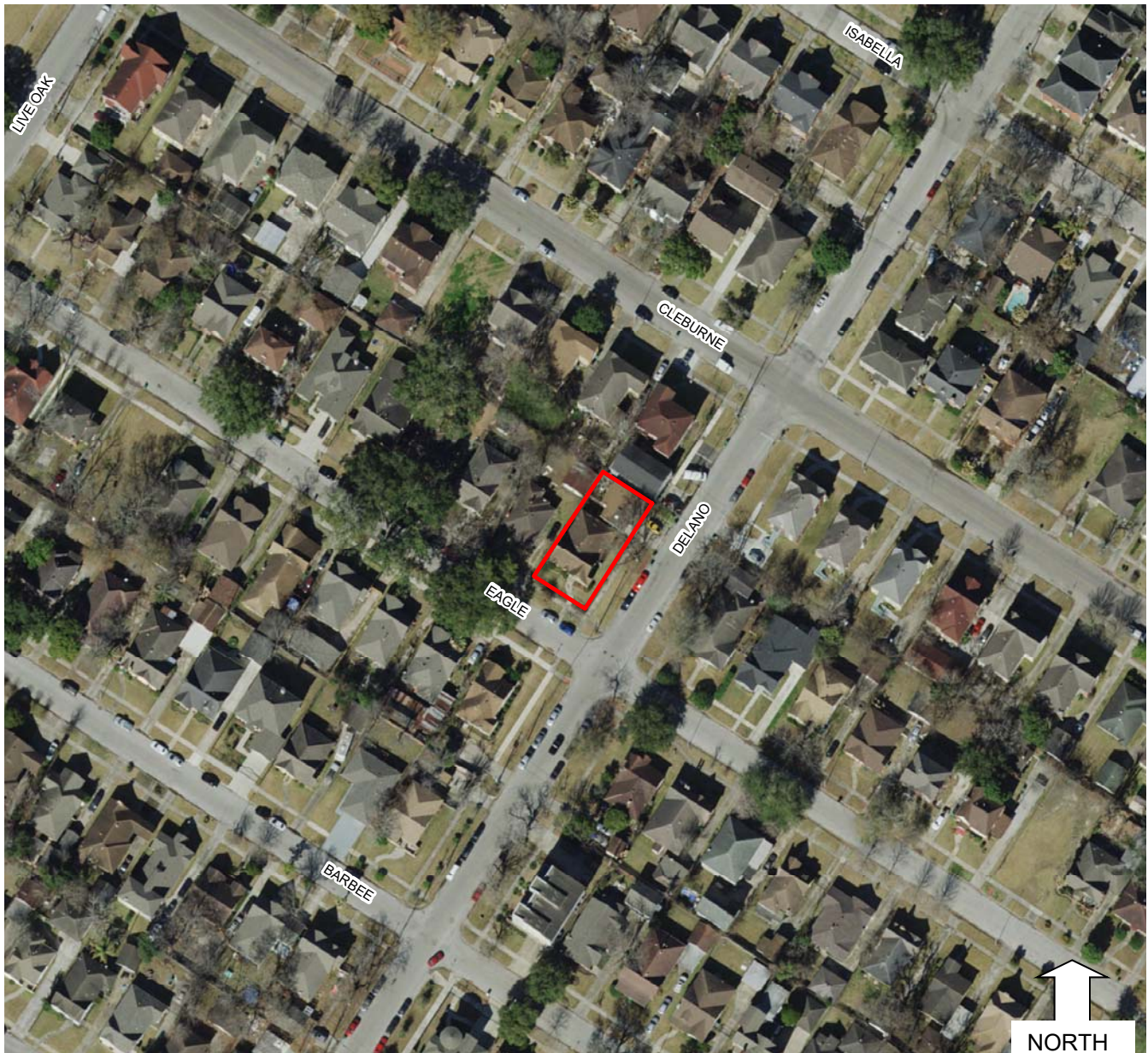
Planning and Development Department

Meeting Date: 07/23/2020

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**Subdivision Name: Washington Terrace partial replat no 5**

**Applicant: Noble Real Estate Services**



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**C – Public Hearings**

**Aerial**

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**Agenda Item:** 103  
**Action Date:** 07/23/2020  
**Plat Name:** West Bend Sec 1 partial replat no 1  
**Developer:** n/a  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No / Type:** 2020-0795 C3N

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Total Acreage:	0.2209	Total Reserve Acreage:	0.0000
Number of Lots:	1	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 120
County	Zip	Key Map ©	City / ETJ
Harris	77082	528A	ETJ

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**Conditions and requirements for approval:**

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

022. Single-family residential lots in a suburban area shall have minimum 20-foot front building lines along the local street. Should a lot side or back a local street a 10-foot side or rear building line will be required. (158)

023. Single-family residential lots in the suburban area shall have minimum 20-foot front building lines along the local street. Should the lot side or back a local street a 10-foot side or rear building line will be required. A further reduction in the front building line shall be allowed when using the typical lot layout. Add BL 158 illustration and notes on the plat. (158)

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.

123. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat includes residential lots): Further, the owners hereby certify that this amending plat does not attempt to alter, amend, or remove any covenants or restrictions.

190.2. Add 'Martha L. Stein, Chair' as Chair in the Planning Commission certificate.

1. Add Adequate wastewater note.

**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:** 103  
**Action Date:** 07/23/2020  
**Plat Name:** West Bend Sec 1 partial replat no 1  
**Developer:** n/a  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No / Type:** 2020-0795 C3N

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

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

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

HPW- TDO- Traffic: 07-16-2020

No Comments.

HPW-HW- IDS: Approve

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

No building is allowed within any public easement.

Harris County Flood Control District: Flood Control review - Show and label Drainage Channel D100-00-00

'Brays Bayou' with top of banks (see uploaded PDFs).

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

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

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

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



# Houston Planning Commission

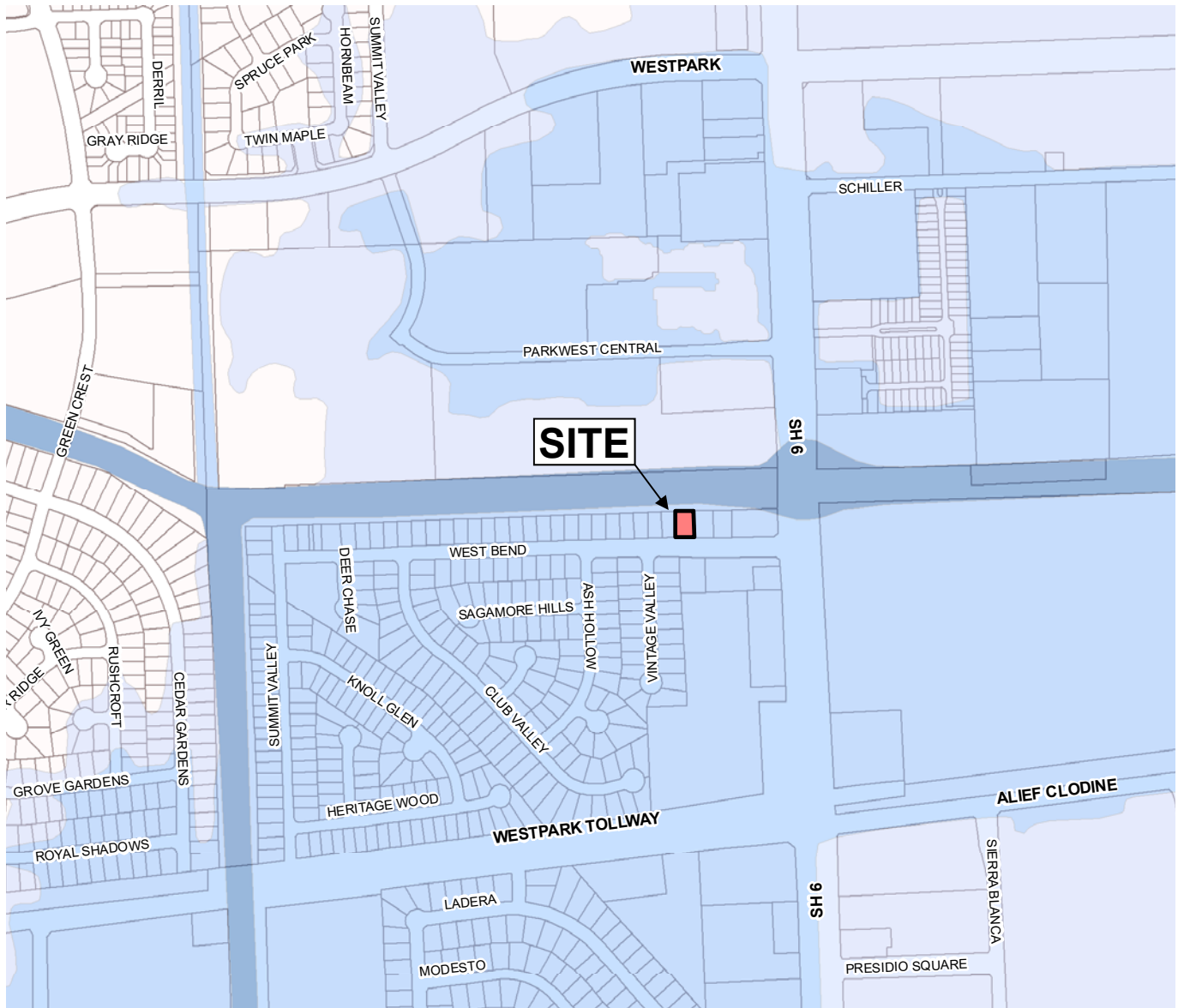
ITEM: 103

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: West Bend Sec 1 partial replat no 1

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Site Location

# Houston Planning Commission

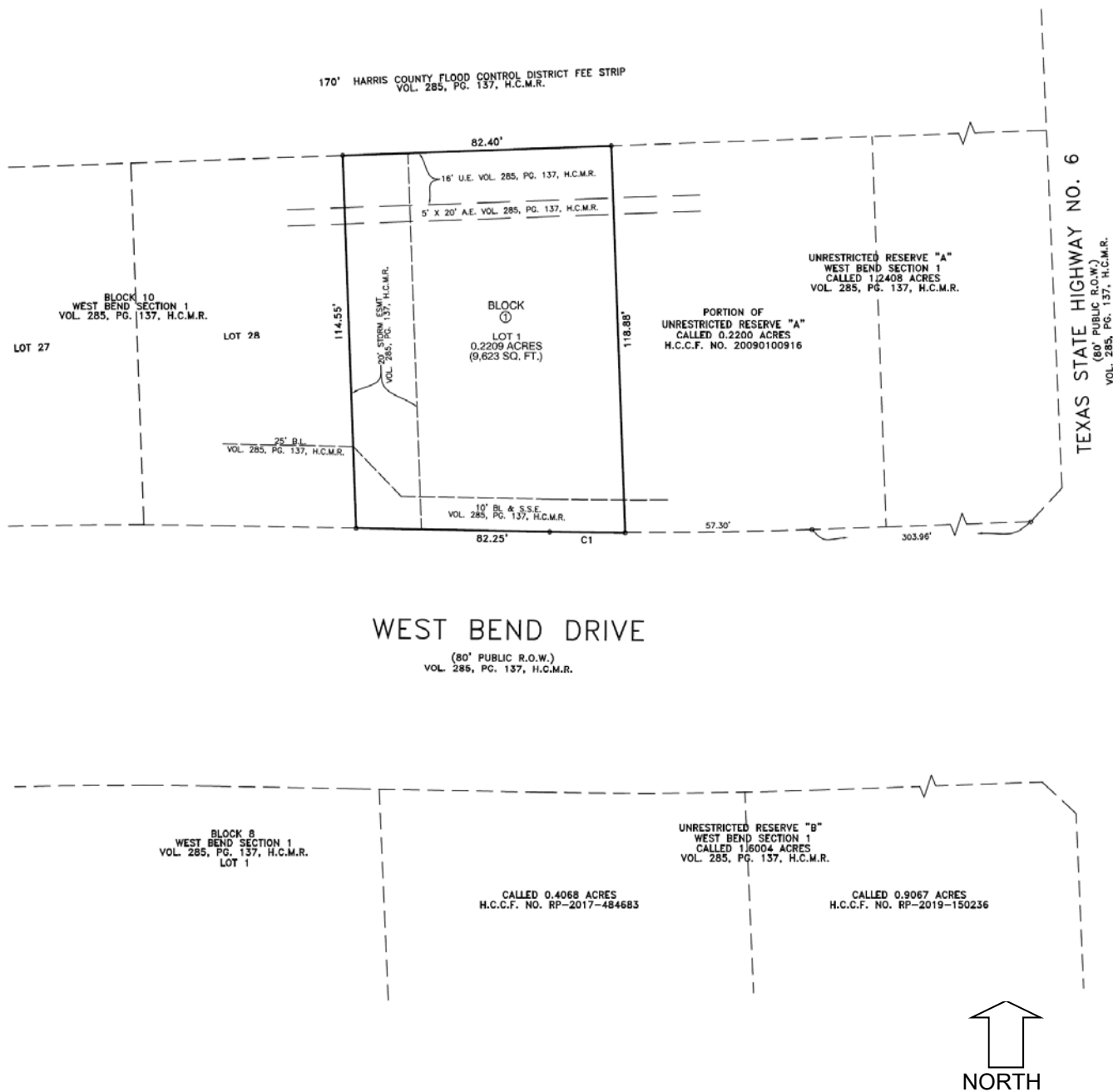
## ITEM: 103

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: West Bend Sec 1 partial replat no 1

Applicant: South Texas Surveying Associates, Inc.



C – Public Hearings

Subdivision



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# Houston Planning Commission

## ITEM: 103

Planning and Development Department

Meeting Date: 07/23/2020

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**Subdivision Name: West Bend Sec 1 partial replat no 1**

**Applicant: South Texas Surveying Associates, Inc.**



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



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

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 26, 2020

Dear Property Owner:

**Reference Number: 2020-0795; "West Bend Sec 1 partial replat no 1";** partial replatting of West Bend Section 1. This proposal includes the replatting of a portion of Unrestricted Reserve A, in Block 10, as recorded in Vol. 285, Pg. 137 of the Harris County Map Records.

The property is located along and north of West Bend Drive, west of State Highway 6. The purpose of the replat is to create one (1) single-family residential lot. 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.

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 23, 2020 at 2:30 PM**

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

[www.houstonplanning.com](http://www.houstonplanning.com)

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

1. Send email to: [Speakercomments.pc@houstontx.gov](mailto:Speakercomments.pc@houstontx.gov)

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

For additional information, you may also contact staff with the Planning and Development Department regarding this notice via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

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

***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
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- **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.
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***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
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***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- 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:** 104  
**Action Date:** 07/23/2020  
**Plat Name:** Westfield Sec 4 partial replat no 1  
**Developer:** CE Engineers & Development Consultants, INC  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No / Type:** 2020-1021 C3N

Total Acreage:	3.2378	Total Reserve Acreage:	3.2378
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:	RICEWOOD MUD
County	Zip	Key Map ©	City / ETJ
Harris	77449	446L	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.

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.

Provide corner cutback dedication at the street intersection as indicated on the marked file copy.

#### Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed  
 Planning Commission granted a variance to change the use of a reserve from landscape and driveway access to unrestricted.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with 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:** 104  
**Action Date:** 07/23/2020  
**Plat Name:** Westfield Sec 4 partial replat no 1  
**Developer:** CE Engineers & Development Consultants, INC  
**Applicant:** CE Engineers & Development Consultants, INC  
**App No / Type:** 2020-1021 C3N

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

HPW-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 - Show and label drainage channel U101-03-00 with top of banks and concrete lining (see uploaded aerial PDF). Also include a Vicinity Map on the plat.

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

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

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

25'x25' ROW cutback will be required at corner of Misty Cove Drive and Fry Road. (COH geometric Design guidelines, 10-22)

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.

## C – Public Hearings with Variance      Site Location



# Houston Planning Commission

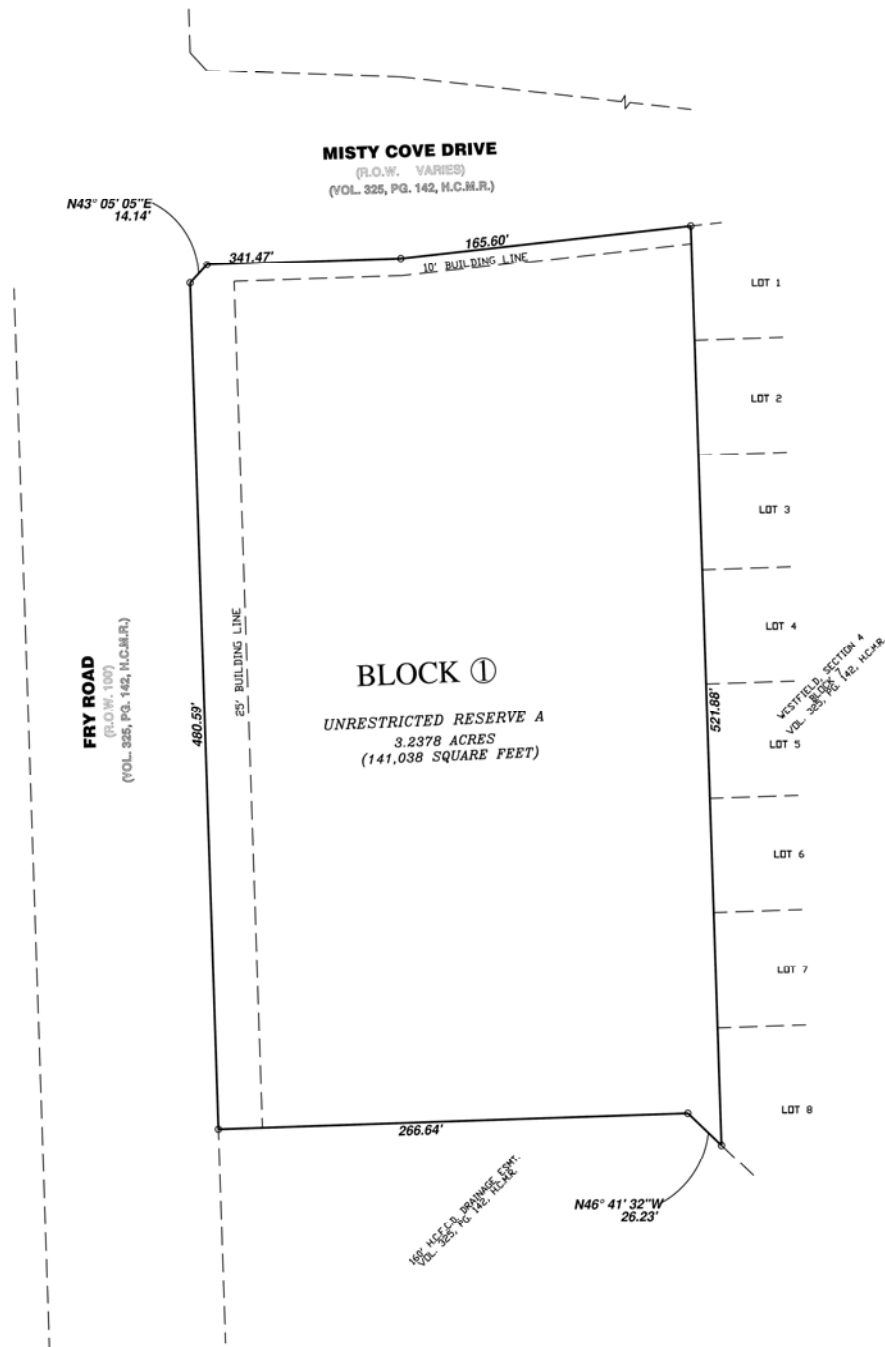
## ITEM: 104

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Westfield Sec 4 partial replat no 1

Applicant: CE Engineers & Development Consultants, INC



C – Public Hearings with Variance

Subdivision

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# Houston Planning Commission

## ITEM: 104

Planning and Development Department

Meeting Date: 07/23/2020

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Subdivision Name: Westfield Sec 4 partial replat no 1

Applicant: CE Engineers & Development Consultants, INC



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**C – Public Hearings with Variance**

**Aerial**

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**Application Number:** 2020-1021

**Plat Name:** Westfield Sec 4 partial replat no 1

**Applicant:** CE Engineers & Development Consultants, INC

**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 replat a reserve restricted to landscaping and driveway into an unrestricted reserve

**Chapter 42 Section:** 193

**Chapter 42 Reference:**

The reference is at Chapter 42, Section 193. (c) Property within a subdivision plat that contains lots restricted to singlefamily 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**

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

The developer is planning to build a retail development of 3 buildings. Per the requirement of City of Houston Ordinance Chapter 42-193, the plat which was restricted to landscape use cannot be converted to commercial use. The reason for the variance is because the developer wants to utilize this area to turn into commercial and combine it with the adjacent reserves, as in the two unrestricted reserve "A". This way, it can better serve the community by increasing the parking capacity but while still keeping part of the landscape, including the monument wall. Hence, the developer is seeking the variance of allowing to convert the unrestricted reserve "C" into an unrestricted reserve for commercial use.

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

The circumstances in that area are not caused by the result of a hardship created by the applicant. Since Fry Road is a major road, it will better serve the community to convert to commercial use. For the aforementioned reasons we are requesting to convert the landscape and driveway reserve to be used for an unrestricted commercial reserve.

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

The developer is promising to strictly adhere to the above-mentioned criteria and follow the intent and general purpose of Chapter 42. Our main purpose for this development is to not only create commercial buildings which will benefit the neighborhood, but also to comply with the City's requirements and make the reserve a more user-friendly by providing more parking spaces. We understand that the commission is authorized to impose any condition on this variance we are requesting, and we will follow all those conditions.

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

We will not cause any injuries to the public health, safety and welfare because of this project for we are only trying to change a part of the property which is restricted to landscaping and driveway access into an unrestricted reserve.

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

The proposed plat will provide a better and more efficient development to which economic hardship is not the sole justification of the variance. Please note that even though Restricted Reserve "C" is restricted to landscape and driveway access, we are not taking away the main landscaping monuments, such as the corner wall, and we will only use part of this reserve as parking and the rest as landscaping. With more space for parking, we can better serve the community of Westfield.



**Application No:** 2020-1021

**Agenda Item:** 104

**PC Action Date:** 07/23/2020

**Plat Name:** Westfield Sec 4 partial replat no 1

**Applicant:** CE Engineers & Development Consultants, INC

**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 landscaping and driveway into an unrestricted reserve;

**Basis of Recommendation:**

The site is located in Houston's ETJ, in Harris County, at the southeastern intersection of Fry Road and Misty Cove Drive, south of Clay Road.

The subject property is part of Westfield Sec 4 that was recorded in July 1984. The purpose of the replat is to combine two reserves into one unrestricted reserve.

The applicant is requesting a variance to address Sec 42-193 to change the use of a reserve from landscape and driveway access to unrestricted. Staff is in support of the request.

At the intersection of Fry Road and Misty Cove Drive, a narrow reserve, restricted to landscape and driveway access, was created along the edge of an unrestricted reserve. The purpose of this restricted reserve is to provide access to the unrestricted reserve while maintaining landscaping.

At this time, the applicant would like to create one unrestricted reserve to develop a commercial site with adequate parking while maintaining landscaping and the existing monument wall located at the intersection. Therefore, granting of the variance would still meet and preserve the intent of the ordinance as the subject site will continue to have access to both adjacent public streets.

Harris County Engineering Department has no objection to the request.

Review by legal department indicates that this plat does not violate any restrictions on the face of the plat or those filed separately.

Staff's recommendation is to grant the requested variance and approve the plat subject to the CPC 101 form conditions.

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**Statement of Facts**

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

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

At the intersection of Fry Road and Misty Cove Drive, a narrow reserve, restricted to landscape and driveway access, was created along the edge of an unrestricted reserve. The purpose of this restricted reserve is to provide access to the unrestricted reserve while maintaining landscaping. At this time, the applicant would like to combine these two reserves into one unrestricted reserve to develop a commercial site with adequate parking while maintaining landscaping.

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

At the intersection of Fry Road and Misty Cove Drive, a reserve, restricted to landscape and driveway access, was created along the edge of an unrestricted reserve. The applicant proposes to combine these two reserves into one unrestricted reserve. The property will continue to be an unrestricted site with adequate access to public streets.

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

The reserve, restricted to landscape and driveway was, was created along the boundary of an unrestricted reserve. The purpose of this restricted reserve was to provide access to the unrestricted reserve. Granting of the variance would still maintain and preserve the intent of the ordinance as the proposed unrestricted reserve would continue to have access to both adjacent public streets.

**(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 subject site will have adequate access and frontage on public streets as required per the ordinance.

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

Economic hardship is not the sole justification of the variance. The applicant would like to create one unrestricted reserve to develop a commercial site with adequate parking while maintaining landscaping.





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



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

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

July 1, 2020

Dear Property Owner:

**Reference Number: 2020-1021; Westfield Sec 4 partial replat no 1;** replatting of Unrestricted Reserve A and Restricted Reserve C of **"Westfield Sec 4"**. as recorded at Vol 325 pg 142 of the Harris County Map Records. The new subdivision name is **"Westfield Sec 4 partial replat no 1"**.

The property is located at southeast intersection of Fry Road and Misty Cove Drive. The purpose of the replat is to one unrestricted reserve. The applicant, **Chen Wang**, with **CE Engineers & Development Consultants, INC**, on behalf of **CE Engineers & Development Consultants, INC**, 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.

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 23, 2020 at 2:30 PM**

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

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

1. Send email to: [Speakercomments.pc@houstontx.gov](mailto:Speakercomments.pc@houstontx.gov)

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

You may also contact staff with the Planning and Development Department regarding this notice via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

**NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.**

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

### ***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

### ***Planning Department Staff Authority and Obligation***

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



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 105  
**Action Date:** 07/23/2020  
**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

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

#### **Commission Action:**

Withdrawn



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

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

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



**Agenda Item:** 105  
**Action Date:** 07/23/2020  
**Plat Name:** Whitney Place West partial replat no 1  
**Developer:** Rencon LTD  
**Applicant:** Texas Legal Media  
**App No / Type:** 2020-0663 C3N

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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

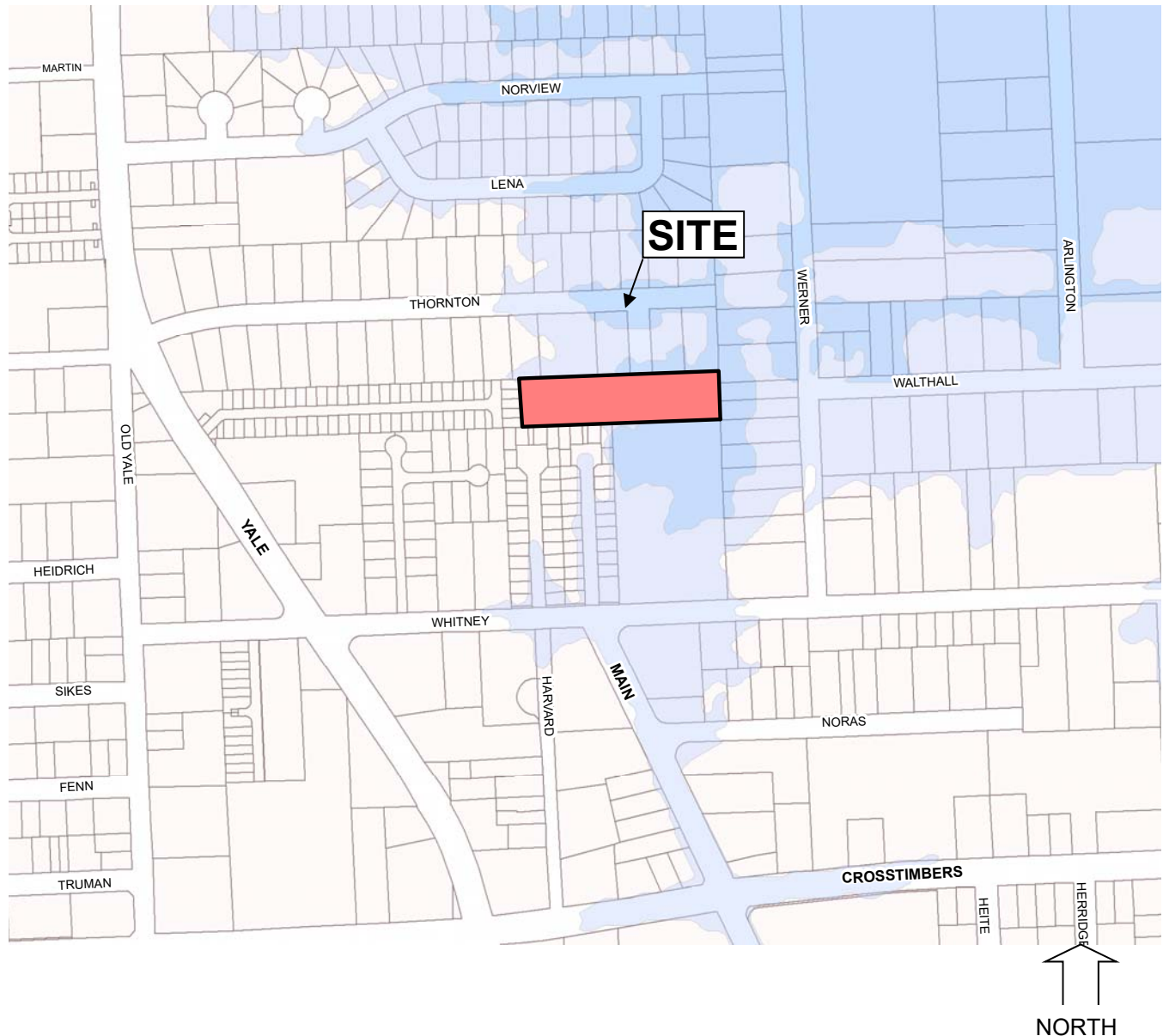
## ITEM: 105

Planning and Development Department

Meeting Date: 07/23/2020

**Subdivision Name:** Whitney Place West partial replat no 1 (DEF 2)

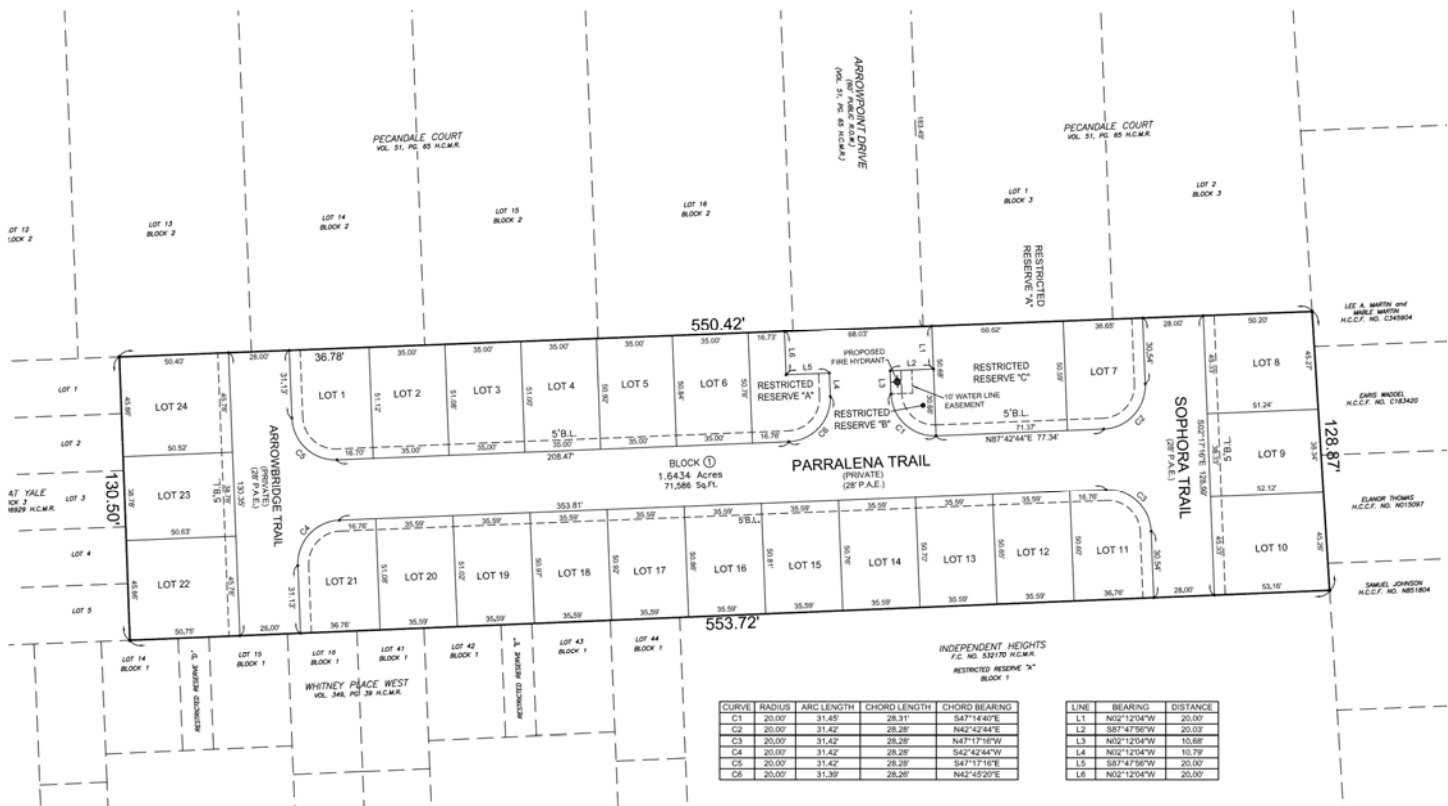
**Applicant:** Texas Legal Media



**C – Public Hearings with Variance      Site Location**

**Meeting Date: 07/23/2020**

**Applicant: Texas Legal Media**



## C – Public Hearings with Variance Subdivision



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# Houston Planning Commission **ITEM: 105**

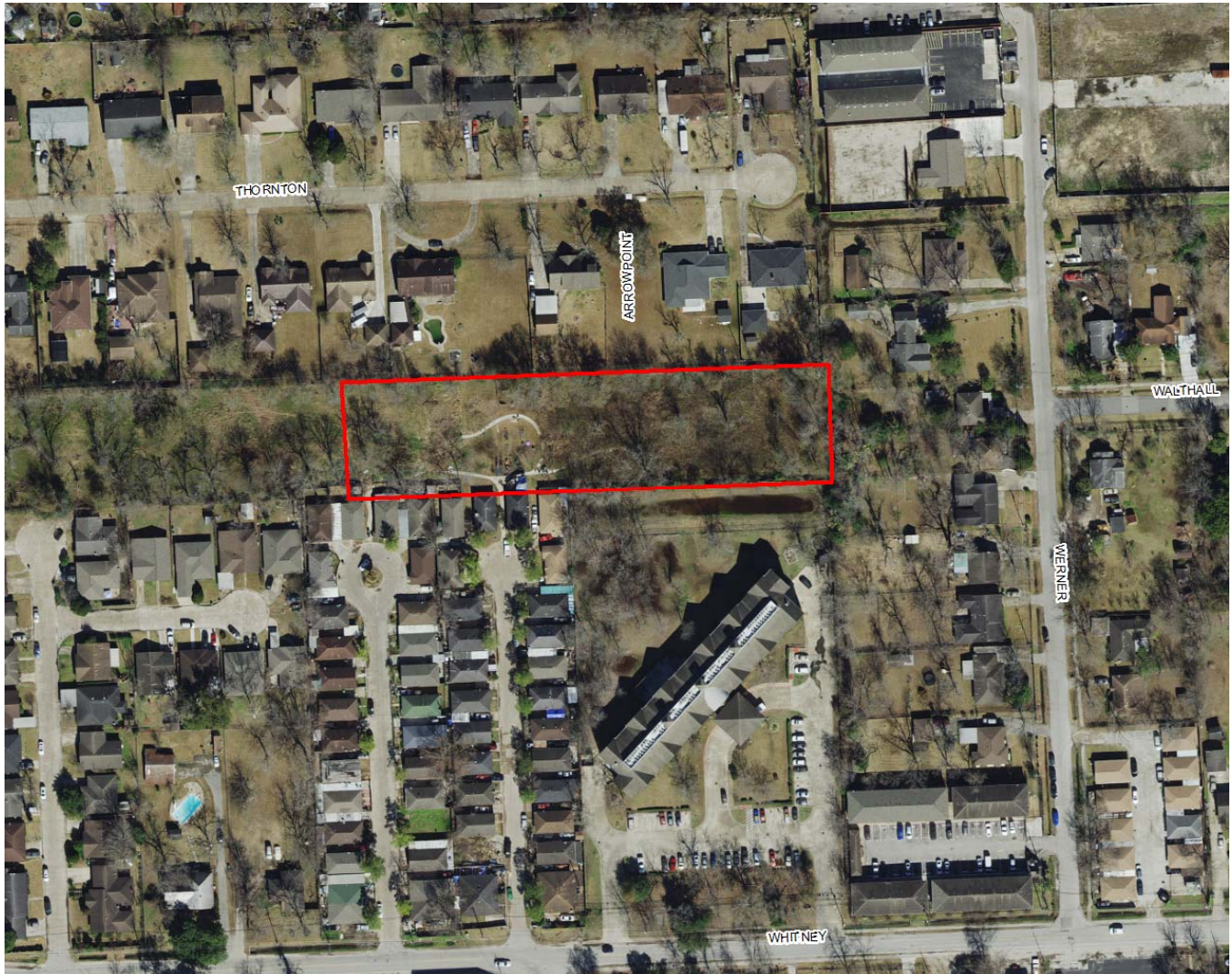
Planning and Development Department

Meeting Date: 07/23/2020

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**Subdivision Name: Whitney Place West partial replat no 1 (DEF 2)**

**Applicant: Texas Legal Media**



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**C – Public Hearings with Variance**

**Aerial**

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**KARLA CISNEROS**  
Houston City Council Member, District H

July 15, 2020

City of Houston Planning Commission  
Planning & Development Department  
611 Walker Street, 6<sup>th</sup> Floor  
Houston, Texas 77002

**RE: Whitney Place West Partial Replat No 1 (#2020-0663)**

Dear Planning Commission,

As City Council Member for District H, I write to express the concerns of numerous constituents regarding the Whitney Place West Partial Replat No 1 (#2020-0663). I appreciate the hard work residents are doing to advocate for the quality of life in Independence Heights and express their concerns to the commission. Below are the main issues the community has raised.

1. Thornton has always been prone to flooding. Constituents are afraid of additional drainage problems that could be caused.
2. The street is narrow and lacks sufficient infrastructure to support additional vehicles. Large vehicles during construction and regular traffic thereafter.
3. The potential for speeding poses a safety hazard for families.

I cannot in good faith support the Whitney Place West Partial Replat and urge the Planning Commission to deny the request. Should you have further questions regarding this matter, please contact my office.

Sincerely,

Karla Cisneros  
City Council Member, District H



**ATTORNEYS AT LAW**

CHRISTOPHER W. ROTHFELDER  
[crothfelder@rothfelderfalick.com](mailto:crothfelder@rothfelderfalick.com)

1201 LOUISIANA  
SUITE 550  
HOUSTON, TEXAS 77002

TELEPHONE: 713-220-2288  
FACSIMILE: 713-658-8211  
[WWW.ROTHFELDERFALICK.COM](http://WWW.ROTHFELDERFALICK.COM)

July 21, 2020

Martha L. Stein, Chair  
City of Houston Planning Commission  
Planning & Development (P&D) Dept.  
611 Walker Street, 6th Floor  
Houston, Texas 77002

**Via Email** [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov)

**RE: Variance Requests of Texas Legal Media, Application Number 2020-0663 –  
Opposition of Pecandale Court; Our File No. 1042-1.**

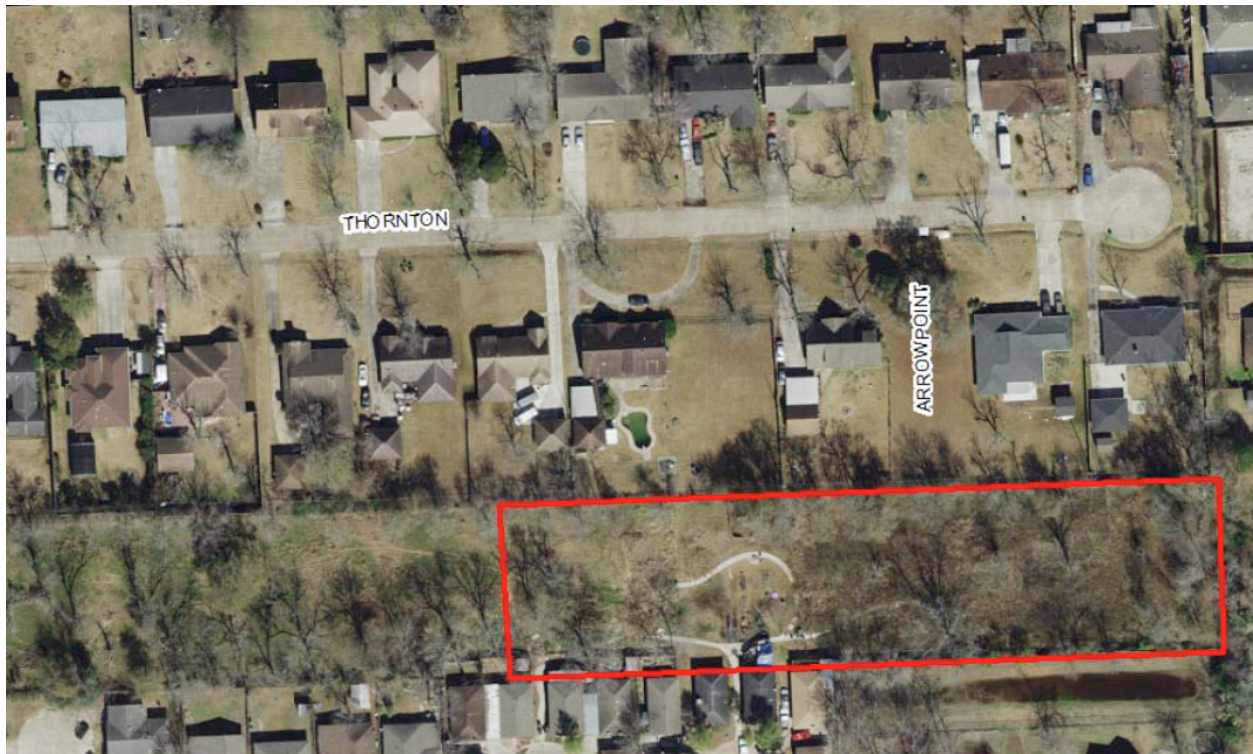
Dear Ms. Stein and Members of the City of Houston Planning Commission:

The law firm of Rothfelder & Falick, L.L.P. represents the residents of Pecandale Court in connection with their opposition to the partial replat application and the three variance requests of Matthew Sigmon on behalf of Rencon LTD, and/or Texas Legal Media (collectively, the “Applicant”), Application Number 2020-0663. As further explained herein, the Applicant has not satisfied the requirements of Chapter 212 of the Texas Local Government Code for a partial replat, or the conditions of Section 42-81 of the City of Houston Code of Ordinances for the issuance of variances. Therefore, Pecandale Court respectfully requests that the Commission deny the Applicant’s partial replat and requests for variances.

**I. Background**

The Applicant’s client (a real estate developer) wants to build a high-density, gated development of twenty-five townhomes on what is currently an undivided 1.6-acre reserve that is part of Whitney Place West subdivision. The Applicant has therefore filed the partial replat application. The reserve is located immediately to the south of Pecandale Court subdivision. One of the three variance requests concerns the size of the proposed lots and compensating open space in the reserve. The other two variance requests concern Arrowpoint Drive, which the developer wants to pave in Pecandale Court and use for access to his proposed development in Whitney Place West. The following aerial photo from the Applicant’s variance applications depicts part of Pecandale Court and the part of Whitney Place West that the Applicant proposes to develop (delineated in red):





As this photo suggests, Pecandale Court is an attractive, quiet, secluded and well-maintained residential subdivision that consists of thirty-five large, detached single-family homes on large lots, all on one public street – E. Thornton Road – which runs east from Yale Street and dead ends at a cul-de-sac. In contrast, Whitney Place West is two parallel streets that extend north from Whitney Street, and has about fifty very small homes (many of which are in disrepair and some of which appear vacant) on very small lots, and the subdivision does not feel secluded from nearby industrial properties on Whitney St. As discussed below, Pecandale Court's better aesthetics, and the developer's desire to market the proposed townhomes as upscale, and thereby maximize his return on his investment in Whitney Place West, has motivated his desire to route all access to his proposed development through Pecandale Court, instead of through Whitney Place West.

Due to the proximity of the reserve to Pecandale Court, and due to the Applicant's proposal to route all vehicular and pedestrian access to the proposed development through Pecandale Court, instead of through Whitney Place West, approval of the partial replat and variances would be injurious to the persons and property of owners and residents of Pecandale Court. As set forth below in detail, the partial replat application and variance requests should be denied for those reasons, as well as for the Applicant's failure to comply with prerequisites for replatting and for variances. Additionally, as discussed below, the street variances should be denied due to an inference of the City's abandonment of Arrowpoint Drive and the rights of the neighboring property owners in Pecandale Court to seek ownership of the property where the road would be.

II. The Applicant is not authorized to apply for a partial replat:

The Applicant's proposed replat includes only the part of Whitney Place West that is the reserve that the Applicant owns. At the Planning Commission hearing on July 9, 2020, the Planning Department (with advice from the Legal Department) stated that it intends to recommend denial of the partial replat and variances, in part due to the Applicant's submission of an application for approval of a partial replat instead of a full replat of Whitney Place West. Pecandale Court hereby adopts the Planning Department's arguments in opposition to the partial replat application and herein incorporates those arguments by reference.

Further, Pecandale Court opposes the Applicant's proposed partial replat, and respectfully requests denial of the partial replat application and variance requests, because the Applicant has failed to satisfy replatting conditions and requirements of Chapter 212 of the Local Government Code, including but not limited to provisions designed to protect interests of other property owners, and to prevent re-classification of property for a use for which it is not suitable. *See, e.g.,* Tex. Loc. Gov't Code §§ 212.013–.0146 (precluding partial replat under various circumstances and requiring all subdivision owners to apply for vacation of existing plat before application for full replat may be considered).

III. The Applicant fails to satisfy the prerequisites for variances:

The Applicant has submitted three variance requests. The first request relates to Section 42-129(d) of the City's Code of Ordinances, which states, "A type 2 permanent access easement may not be a direct straight-line extension of a public street." Second, the Applicant is seeking a variance from Section 42-134(a), which states, "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 ...". Finally, the Applicant is seeking a variance from Section 42-183, which requires a minimum amount of compensating open space if minimum lot size requirements are not met.

Pursuant to Section 42-81 of the City's Code, in order to grant a variance, the Commission must determine by a majority vote that all of the following five conditions exist:

(1) Either:

- a. 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
- b. 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;
- (3) 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; and
- (5) Economic hardship is not the sole justification for the variance.

The Applicant would have to satisfy all of these conditions to be granted variances, but the Applicant is unable to satisfy any one of these conditions for the following reasons.

A. There is no undue hardship, except one self-imposed by the Applicant:

The Applicant asserts that complying with the Code of Ordinances would create an undue hardship depriving the developer of the reasonable use of the land, make the developer's proposed project infeasible due to unusual physical characteristics, or create an impractical development or one otherwise contrary to sound public policy. These arguments by the Applicant are misplaced, as the Code of Ordinances is not creating any hardship for the developer at all. Instead, a purported hardship has been self-imposed by the Applicant's effort to circumvent the Local Government Code.

Complying with the Local Government Code would require the Applicant (with the cooperation of the other owners of Whitney Place West), prior to applying for a full replat, to obtain the Commission's approval to construct the proposed development on what is currently a reserve. Reserves generally are not suitable or appropriate for division into lots (*see* Code of Ordinances §§ 42-1 & -190), so the Applicant would not likely be able to obtain approval. But since that issue has not been properly brought before the Commission, the variance requests must be denied.

Unless and until the reserve classification on the property is changed (which is unlikely, and which Pecandale Court would vigorously oppose, in light of injuries to its owners' and residents' persons and property that the proposed development would cause), construction of a townhome community on the property is not a suitable or reasonable use of the land, and the variances should be denied. *See* Code of Ordinances § 42-81(1); *Ferris v. City of Austin*, 150 S.W.3d 514, 523 (Tex. App.—Austin 2004, no pet.) (issuance of variance proper only when applicant submitted evidence that strict application of the ordinance would deprive applicant "of the reasonable use of the property").

Further, there are no unusual physical characteristics affecting the property in question that would constitute a hardship. A hardship "must relate to the very property for which variance is sought, i.e., a condition unique, oppressive, and not common to other property." *See Town of*



*S. Padre Island Texas ex rel. Bd. of Adjustment v. Cantu*, 52 S.W.3d 287, 290 (Tex. App.—Corpus Christi 2001, no pet.). The developer’s property is an ordinary rectangular shaped lot, similar to numerous other properties in the area. *Cf. Currey v. Kimple*, 577 S.W.2d 508, 512–13 (Tex. Civ. App.—Texarkana 1978, writ ref’d n.r.e.) (where lot is oddly shaped, setback requirements create hardships that are not personal in nature and are thus appropriate candidates for variances). The property does not contain any unique physical attributes necessitating the issuance of a variance to accommodate the development or use of the property. There simply is no undue hardship, other than a purported one that has been created or imposed by the Applicant’s own conduct in failing to comply with replat procedure, so the variances must be denied. *See* Code of Ordinances §§ 42-81(1) & (2).

B. Variances would be injurious and would not uphold the Code’s intents and purposes:

According to Section 42-2 of the Code of Ordinances, the goal of Chapter 42 is “to promote the health, safety, morals and general welfare of the city and the safe, orderly and healthful development of the city.” These intents and general purposes of Chapter 42 would not be preserved and maintained if the Applicant’s variance requests were granted, and variances would be injurious to the health, safety, and welfare of the residents of Pecandale Court.

The street variances that the Applicant seeks (which would permit access to the proposed development through Pecandale Court) would drastically increase traffic flow through Pecandale Court and be injurious to the health and safety of residents. There is no park in the subdivision, and the existing and only street running through Pecandale Court (E. Thornton Road) is narrow and does not have shoulders or sidewalks, so residents bike the street and walk it with their children and pets. Elderly residents navigate their wheelchairs on the narrow street. Children play ball in the street. Although the street is barely wide enough for cars to pass each other, the volume of traffic on the street has always been light enough that residents could maintain their lifestyle of outdoor recreation.

If variances were issued, roughly fifty vehicles (assuming two per townhome) traveling into and out of the townhome community would have to pass though almost the full length of Pecandale Court on a regular, if not daily basis. For the first time, the subdivision would experience traffic congestion. Personal injuries and property damage would be inevitable. During development of the townhome community, heavy, oversized construction vehicles would damage E. Thornton Rd., collide with low hanging tree branches, and terrify residents. Variances would render the street unusable for recreation and forever change the lifestyle and enjoyment that the residents of Pecandale Court have enjoyed for over fifty years. Without question, such a negative impact would not uphold the intents and purposes of the Code of Ordinances. *See* Code of Ordinances §§ 42-2 & -81(3)&(4).

Construction of Arrowpoint Dr. would exacerbate the problem. The Applicant acknowledges that a permanent access easement (PAE) that is a direct straight-line extension of a right of way is generally not safe but tries to justify the street variances with conclusory and self-serving statements. For example, without any study or other substantiation, the Applicant claims

that the length of the right of way or level of visibility, would make it “impossible to build any kind of speed or not notice the gate”, and that his proposed “hammerhead turn around” (which is only vaguely described in the application and not identified on the map provided with the requests) would somehow obviate the hazard. These conclusory and self-serving statements do not reflect the circuitous route that drivers would have to navigate to get from the entrance of Pecandale Court to residences in the proposed development, and the safety hazards that the route would create.

The distance from E. Thornton Rd. to the proposed gate would be sufficient for drivers to accumulate what would be excessive speed in a residential area, and the configuration of streets that the Applicant proposes would encourage speeding. To reach the proposed development from the entrance of Pecandale Court, drivers would have to travel almost the full length of E. Thornton Rd. (two long blocks on a very narrow road) to reach Arrowpoint Dr., then turn onto the proposed Arrowpoint Dr. and travel to and through the proposed gate, then travel to and turn onto the proposed Parralena Trail. Any driver’s patience would be challenged by this narrow and circuitous route, and unsafe driving would prevail.

Drivers who would travel the circuitous route unintentionally and find that there was no way out would then have to reverse course and travel back to the entrance of Pecandale Court, after having to navigate the proposed “hammerhead turn around,” which would exacerbate the hazard by requiring vehicles to execute three or five point turns in the middle of the right of way, which would cause traffic jams both on E. Thornton Rd. and the proposed Arrowpoint Dr., as vehicles would have to stop and wait while other vehicles executed the turn around. To make up time upon reversing course, drivers would travel back down E. Thornton Rd. like airplanes on a runway. It simply is not safe or reasonable for entry to Whitney Place West to require traveling through Pecandale Court, and the Planning Commission should not allow it. Due to the hazards that the street variances would create, they should be denied. *See* Code of Ordinances §§ 42-2 & 42-81(3)&(4).

Although Arrowpoint Dr. appears on the map of Pecandale Court, the street otherwise has never existed and was never paved. As the platting was done over fifty years ago, the width of the property where Arrowpoint Drive would be unlikely to comply with current street width and sidewalk width requirements, or requirements for distances between streets and homes. Informational comments in the Planning Department’s Staff Notes indicate that issues exist with regard to whether the space is adequate. The Applicant does not address these issues at all in his variance requests. As noted below, the Applicant admits ignorance of applicable codes and regulations, so it is quite possible that the Applicant has not taken these issues into account, and that his proposal for Arrowpoint Dr. would be impossible due to current regulatory requirements, the boundaries of the Pecandale Court residential lots on each side of the street, and the placement of the homes on those lots. In light of the Applicant’s failure to address space issues and ensure that the intents and purposes of the Code of Ordinances would be maintained, the street variances should be denied. *See* Code of Ordinances §§ 42-2 & 42-81(3)&(4).

The street variances, as well as a variance from Section 42-183, which concerns minimum lot sizes and compensating open space, would fail to uphold the intents and purposes of the Code of Ordinances, and would be injurious to owners and residents in Pecandale Court. Other than statements regarding aesthetics, the Applicant does not address the purposes of compensating open space. Yet, especially where townhomes are at issue, efficiency of public works is a factor. Streets and foundations for townhome developments result in impervious coverage of almost all greenspace and contribute to drainage issues. Residents' homes and yards already experience flooding and property damage. New construction of foundations and streets in the proposed development will create less greenspace for water to drain and cause increased flooding of homes and yards in Pecandale Court. Moreover, the loss in greenspace would lead to the removal of decades-old trees and property erosion, so the variances should be denied. *See* Code of Ordinances §§ 42-2 & 42-81(3)&(4).<sup>1</sup>

Importantly, the higher density development next to Pecandale Court would diminish neighboring property values, and thus result in increased property values for the Applicant and a corresponding decrease in property values for the residents of Pecandale Court, thereby harming the residents of Pecandale Court. Further, the proposed townhome development would be inconsistent with the character and design of Pecandale Court, which consists of detached single-family homes. Many of the homes in Pecandale Court have stood since construction in the 1960's. The residents should not have to suffer a loss in their property values or a change in their lifestyle to the benefit of high-density development, so the variances should be denied. *See* Code of Ordinances §§ 42-2 & 42-81(3)&(4).

C. Economic loss is the Applicant's sole justification for variances:

A purported economic hardship is actually the sole justification that the Applicant offers for variances. The Applicant states that the first variance from Section 42-129(d) is sought because compliance "would require us to lose 6-7 of the 25 proposed lots, making the development unremunerative ...". Thus, the Applicant admits the goal of maximizing the developer's return on his investment in Whitney Place West by maximizing the number of townhomes he builds and sells. In fact, that goal is the primary basis for all three of the Applicant's variance requests. Extending Arrowpoint Dr. into his proposed development and terminating it in a cul-de-sac would allow him to comply with Sections 42-129 and 42-134, but doing so would require a reduction in the number of townhomes and reduce the developer's return on his investment. Similarly, complying with Section 42-183's minimum lot sizes or the required amount of compensating open space would require a reduction in the number of townhomes and reduce the developer's investment return.

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<sup>1</sup> The Applicant states that until a couple of weeks ago, he was ignorant of the compensating open space regulation from which he seeks a variance. He suggests that the City is to blame for not informing him of the requirement, and that the Planning Commission should grant a variance because the City owes him a favor. Yet, it was not the City's obligation to educate a developer on land use regulations, and the mere suggestion that the City should do him a favor is outrageous and certainly does not provide grounds for a variance.

Additionally, and as noted above, the Applicant proposes that the only vehicular and pedestrian access to the proposed development would be through Pecandale Court, instead of through Whitney Place West, and seeks the two street variances for that purpose. The Applicant characterizes the proposed development as upscale and apparently believes that entry through Whitney Place West would sully that image and deter prospective purchasers.<sup>2</sup> Thus, purported economic hardship is the sole reason for the variance requests.

“A financial hardship does not constitute an unnecessary hardship sufficient to support a variance request.” *Bd. of Adjustment of City of Piney Point Vill. v. Solar*, 171 S.W.3d 251, 255 (Tex. App.—Houston [14th Dist.] 2005, pet. denied). Courts have long held that the requirement to show an unnecessary hardship, apart from a mere financial interest, is not to be taken lightly:

The criterion of ‘unnecessary hardship’ is whether the use restriction, viewing the property in the setting of its environment, is so unreasonable as to constitute an arbitrary and capricious interference with the basic right of private property. Is the environment such that the lot is not reasonably adapted to a conforming use? It is not per se a sufficient reason for a variation that the nonconforming use is more profitable to the landowner.

*Bd. of Adjustment v. Stovall*, 218 S.W.2d 286, 288 (Tex. Civ. App.—Fort Worth 1949, no writ). Thus, as the primary reason for the Applicant’s variance requests is that compliance with the regulations would reduce the number of townhomes that he could build and sell, economic hardship is actually the sole justification for the variance requests, and they must be denied. *See* Code of Ordinances §§ 42-2 & 42-81(5).

IV. The street variances should be denied due to an inference of abandonment:

Long continued failure to use a road gives rise to an inference of the City’s intent to abandon it. *See Hicks v. City of Houston*, 524 S.W.2d 539, 544 (Tex. Civ. App.—Houston 1975, writ ref’d n.r.e.). Since Pecandale Court was platted about sixty years ago, Arrowpoint Dr. has never been paved or used, and notably, a tree that is probably more than half a century old stands in the middle of where a road would be. The City has never made any indication of an intent to use the road, which exists only on the map of the subdivision. Under these circumstances, the neighboring property owners in Pecandale Court, who have always maintained the property where the road would be as if it were a part of their yards, may become owners of the road pursuant to Section 2-237 of the City’s Code of Ordinances. Due to these circumstances, the Applicant should not be entitled to pave the road as access to the proposed development, as no such potential for ownership extends to the Applicant’s client, and the Planning Commission should not grant variances with respect to the road. Thus, the street variances should be denied.

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<sup>2</sup> The Applicant claims that access to the reserve through Whitney Place West is unavailable but has not produced documentation of any effort to obtain access through Whitney Place West. Since the Applicant probably did not have to give notice of his application for partial replat to the other owners of property in Whitney Place West they may be entirely unaware of the Applicant’s development plan.

V. Conclusion

“The power to vary conditions of zoning ordinances should be sparingly exercised, and such power should be exercised only for the benefit of the public and with due regard for the preservation of the rights of others acquired under original zoning ordinances.” *Weaver v. Ham*, 149 Tex. 309, 317, 232 S.W.2d 704, 708–09 (Tex. 1950). The Commission is respectfully urged to consider the rights and well-being of the residents of Pecandale Court in the Commission’s review of the Applicant’s requests. My client and I thank you for your consideration of these concerns, and the residents of Pecandale Court respectfully request that you deny the application for a partial replat and the variance requests of the Applicant for the foregoing reasons. Please contact me if you have any questions or if I can provide further information.

Very truly yours,

/s/ Christopher W. Rothfelder

Christopher W. Rothfelder

CWR:mr



**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: 105

PC Action Date: 07/23/2020

Plat Name: Whitney Place West partial replat no 1

Applicant: Texas Legal Media

Staff Recommendation: Withdraw

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. The applicant has requested that this plat be withdrawn. Staff's recommendation is to withdraw the plat per the applicant's request.

## Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

n/a

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

n/a

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

n/a

(3) The intent and general purposes of this chapter will be preserved and maintained;

n/a

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

n/a



**(5) Economic hardship is not the sole justification of the variance.**

n/a



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

## Public Hearing Notice



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 3, 2020

Dear Property Owner:

**Reference Number: 2020-0663; Whitney Place West partial replat no 1;** partial replatting of "Whitney Place West", Reserve F, Block 1 as recorded at Vol. 349, page 39 H.C.M.R.

The property is located south along Arrowpoint Drive south of East Thornton Road east of Yale Street. The purpose of the replat is to create 24 single family residential lots and 2 reserves. The applicant, Matthew Sigmon, with Whitney Place West partial replat no 1, on behalf of Rencon LTD, can be contacted at 281-645-6600.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, the Planning Commission has switched its meetings to an electronic virtual meeting format. Thus, this item is scheduled for public hearing and consideration at a

### Virtual Planning Commission Meeting

**Thursday, June 25, 2020 at 2:30 PM**

The Planning Commission will hold its next meeting through a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

[www.houstonplanning.com](http://www.houstonplanning.com)

You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

1. Send email to: [Speakercomments.pc@houstontx.gov](mailto:Speakercomments.pc@houstontx.gov)

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

You may also contact staff with the Planning and Development Department regarding this notice via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

**NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.**

**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

### ***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

### ***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

### ***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 106  
**Action Date:** 07/23/2020  
**Plat Name:** Willowcreek Ranch Sec 9 partial replat no 1  
**Developer:** CC Telge Road, L.P., A Texas Limited Partnership  
**Applicant:** EHRA  
**App No / Type:** 2020-1018 C3N

Total Acreage:	6.1900	Total Reserve Acreage:	2.2700
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	288S	ETJ

210. Applicant has requested that this item be withdrawn at this time.

#### **Commission Action:**

Withdrawn



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 106  
**Action Date:** 07/23/2020  
**Plat Name:** Willowcreek Ranch Sec 9 partial replat no 1  
**Developer:** CC Telge Road, L.P., A Texas Limited Partnership  
**Applicant:** EHRA  
**App No / Type:** 2020-1018 C3N

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HPW-HW- IDS: Approve

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)-  
UVE should be checked at Three Bars Trail and Holderrieth Rd (Chapter 10-COH geometric design guidelines, 10-23)

HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

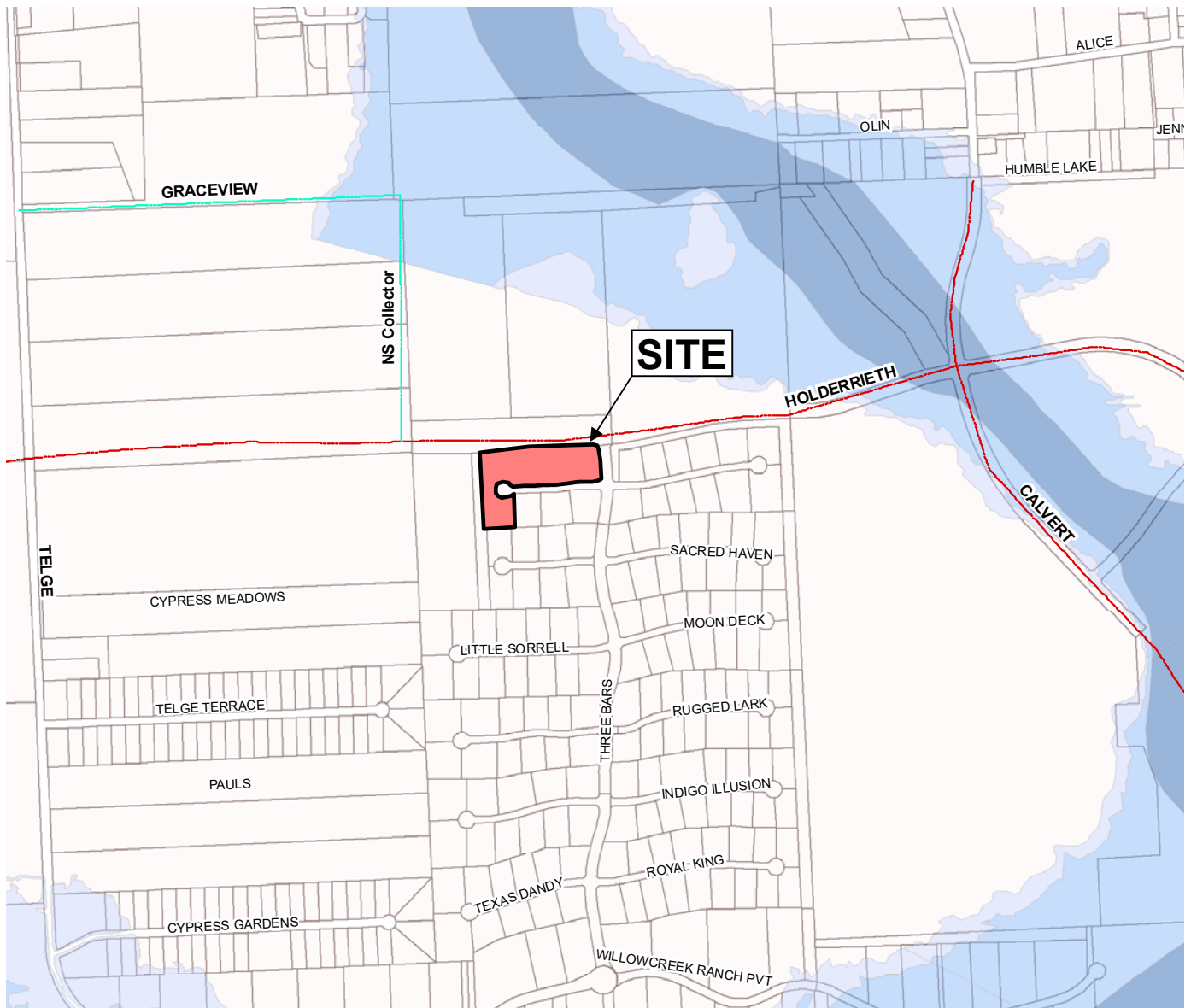
**ITEM: 106**

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Willowcreek Ranch Sec 9 partial replat no 1

Applicant: EHRA



**C – Public Hearings**

**Site Location**



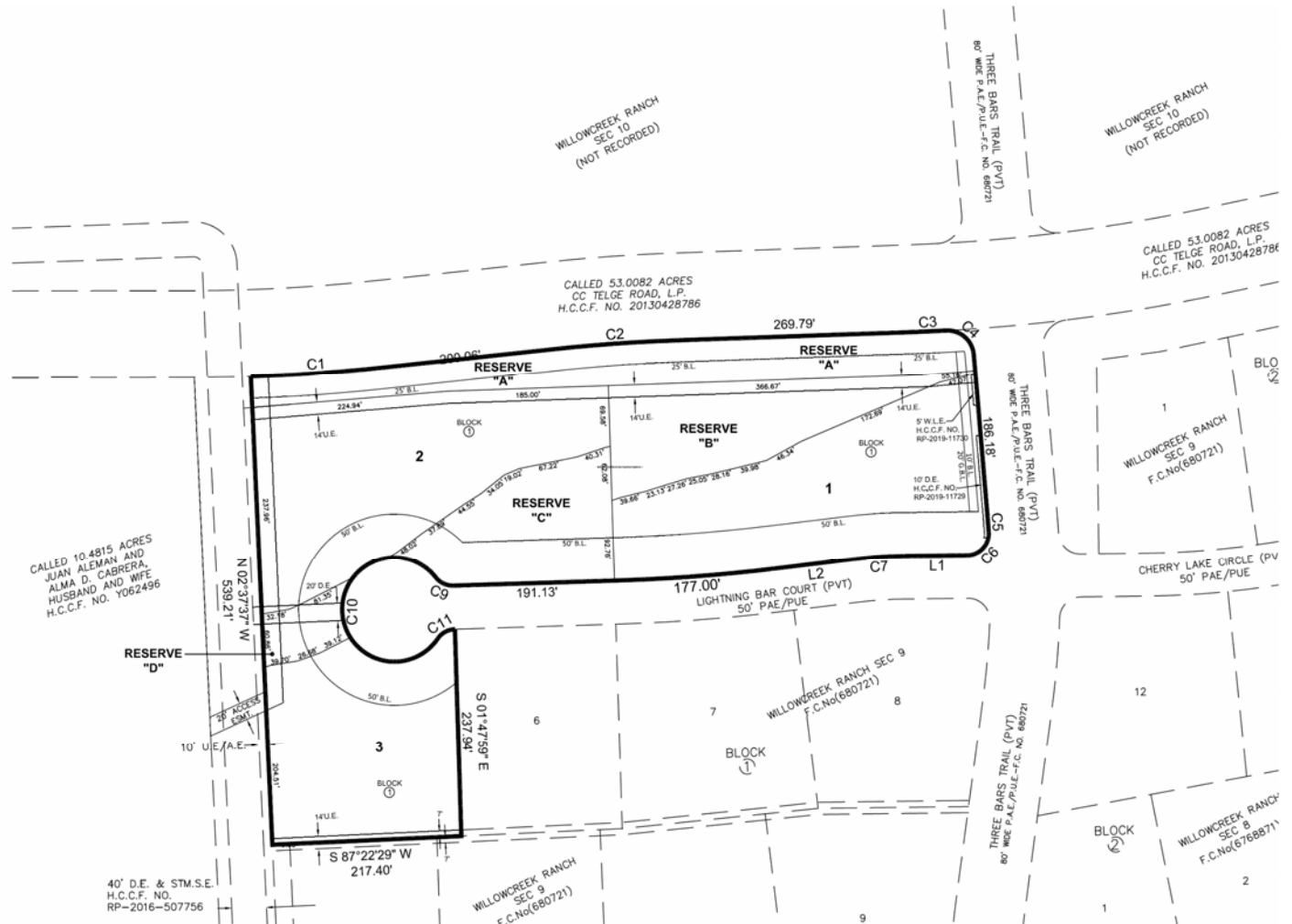
# Houston Planning Commission ITEM: 106

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Willowcreek Ranch Sec 9 partial replat no 1

Applicant: EHRA



C – Public Hearings

Subdivision

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# Houston Planning Commission

## ITEM: 106

Planning and Development Department

Meeting Date: 07/23/2020

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Subdivision Name: Willowcreek Ranch Sec 9 partial replat no 1

Applicant: EHRA



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**C – Public Hearings**

**Aerial**

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**CITY OF HOUSTON**  
Planning and Development

**Sylvester Turner**  
Mayor

**Public Hearing Notice**



Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

June 29, 2020

Dear Property Owner:

**Reference Number: 2020-1018; Willowcreek Ranch Sec 9 partial replat no 1;** partial replatting of "Willowcreek Ranch Sec 9," Lots 1-5 and Reserve A, Block 1, as recorded at Film Code No. 680721 of the Harris County Map Records.

The property is located along Lightning Bar Court, west of Tree Bars Trail and east of Telge Road. The purpose of the partial replat is to create three (3) single family residential lots and four (4) reserves. The applicant, Christopher Browne, with EHRA, on behalf of CC Telge Road, L.P., a Texas Limited Partnership, can be contacted at 713-784-4500 Ext 2259.

Pursuant to Local Government Code 212.015 and the City of Houston's Code of Ordinances, Chapter 42 the Planning Commission has established a public hearing date for this item. As required, the Planning Department is sending you written notice of the public hearing. The requirements for notification specify that this notice be mailed to all owners of property within 250' of the boundary of the plat and all parcels along or across from a blockface that abuts any street or private roadway extending 500 feet from the plat as measured along the centerline of any street or private roadway that abuts the boundary of the plat.

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, the Planning Commission has switched its meetings to an electronic virtual meeting format. Thus, this item is scheduled for public hearing and consideration at a

**Virtual Planning Commission Meeting**

**Thursday, July 23, 2020 at 2:30 PM**

The Planning Commission will hold its next meeting through a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

[www.houstonplanning.com](http://www.houstonplanning.com)

You will find a link to participate in the meeting and you may also submit comments or sign up as speakers in the following ways:

1. Send email to: [Speakercomments.pc@houstontx.gov](mailto:Speakercomments.pc@houstontx.gov)

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.



2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

You may also contact staff with the Planning and Development Department regarding this notice via email at [planning.publichearing@houstontx.gov](mailto:planning.publichearing@houstontx.gov) or call (832)393-6600.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

**THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL**

**Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.**

***Terminology***

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

***Planning Commission Body, Authority and Obligation***

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

***Planning Department Staff Authority and Obligation***

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 107  
**Action Date:** 07/23/2020  
**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:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	525Z	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)

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)

No further variances for lots exceeding 150 will be permitted south of the creek.

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:

Grant the requested variance(s) and Approve the plat subject to the conditions listed  
 Planning Commission granted a variance to exceed intersection spacing along the western GP boundary.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 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:** 107  
**Action Date:** 07/23/2020  
**Plat Name:** Bellfort Farms GP  
**Developer:** Meritage Homes  
**Applicant:** Pape-Dawson Engineers  
**App No / Type:** 2020-1012 GP

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#### ***For Your Information:***

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 06.18.2020

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

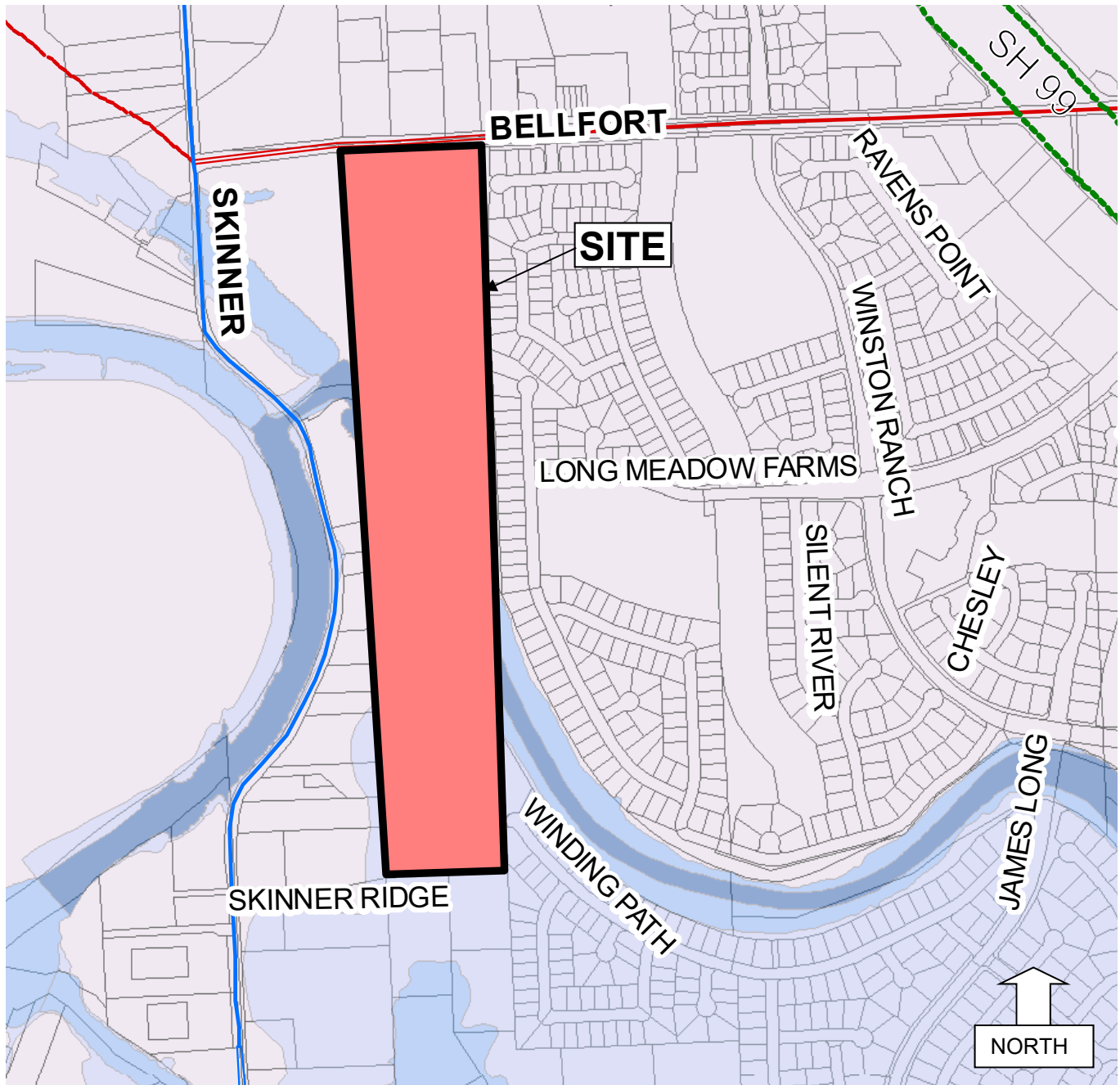
**ITEM: 107**

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Bellfort Farms GP (DEF 2)

Applicant: Pape-Dawson Engineers



**D – Variances**

**Site Location**

# Houston Planning Commission

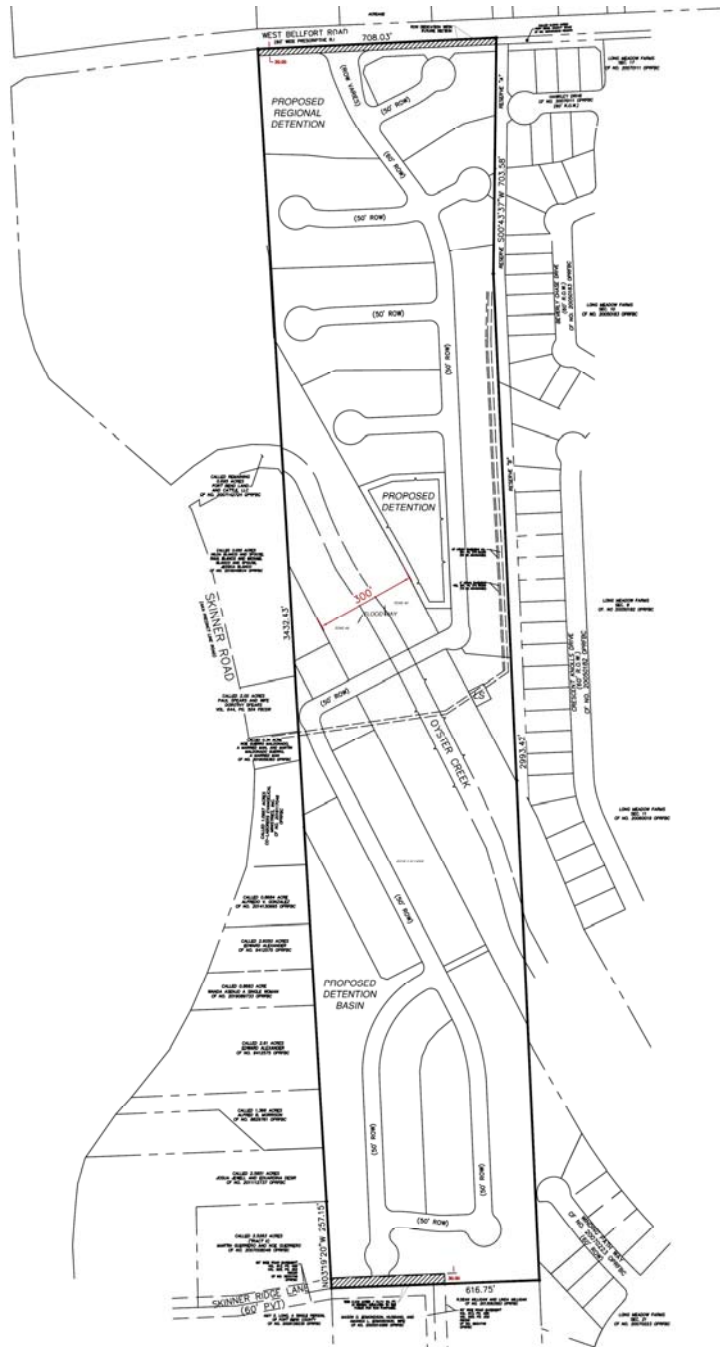
ITEM: 107

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Belfort Farms GP (DEF 2)

Applicant: Pape-Dawson Engineers



D – Variances

Subdivision



# Houston Planning Commission

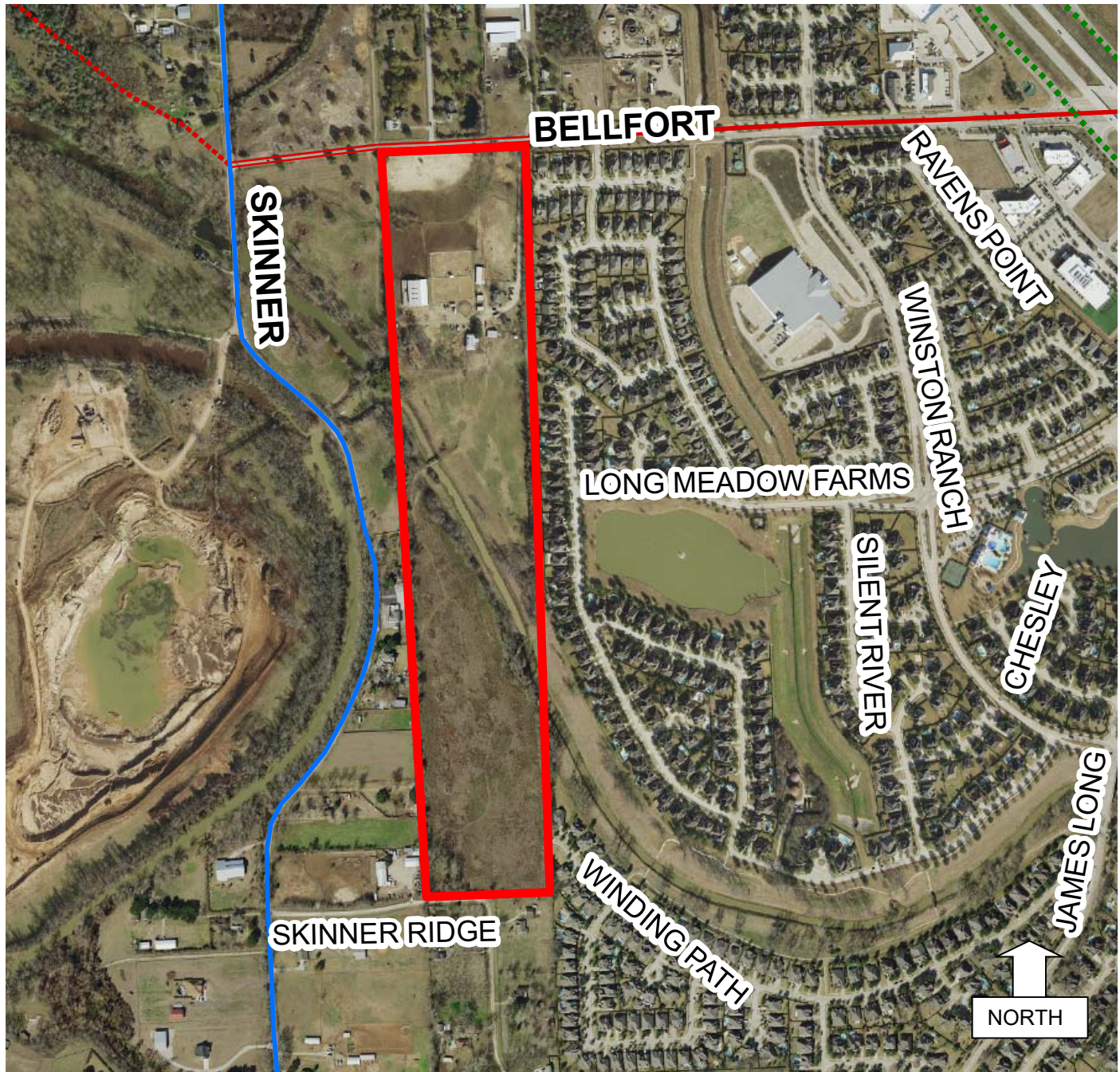
ITEM: 107

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Bellfort Farms GP (DEF 2)

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 boundary.

**Chapter 42 Section: 128**

**Chapter 42 Reference:**

Sec. 42-128. - Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet;

### 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;**

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. 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 the proposed drainage we are not providing a stub street to the west. The current General Plan is proposing a second point of access along the southern boundary with a public to private connection at Skinner Ridge Lane. There is an existing 60' road easement that splits our boundary line and is for utility easements, pedestrian, and vehicular traffic between the Fee Tract and Skinner Lane.

**(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. In addition, any additional street extending west would extend into a proposed regional detention pond and existing unplatted acreage for residential and church related uses.

**(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:** 107

**PC Action Date:** 07/23/2020

**Plat Name:** Belfort Farms GP

**Applicant:** Pape-Dawson Engineers

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections: 128**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

To exceed intersection spacing along the western boundary.;

**Basis of Recommendation:**

The site is located in Houston's ETJ, in Fort Bend County, along and south of W Belfort Street, east of Skinner Lane and southwest of W Grand Parkway S. The applicant is requesting a variance to exceed intersection spacing along the western GP boundary. Staff is in support of the request.

On May 2019, Planning Commission granted a variance to exceed intersection spacing along the western and eastern boundaries and denied a variance to not extend Winding Path Way into the site. The extension of Winding Path Way was vital to provide a second point of access to the proposed GP as majority of the site is within the floodplain areas.

On October 2019, Fort Bend Commissioners Court abandoned portions of Winding Path Way and terminated it with a cul-de-sac after determining that portions of the street were not necessary and that of the public interest would be better served. As a result, the applicant is no longer required to address intersection spacing along the eastern boundary or extend Winding Path Way into the site.

The applicant is still requesting a variance to exceed 1400' intersection spacing along the western GP boundary. Due to the existing residential development to the east and the abandonment of portions of Winding Path Way, the required street connection can no longer be extended further east, therefore, would not significantly improve the overall traffic circulation in this vicinity.

Additionally, the proposed general plan will be limited to 150 lots and will provide a second point of access with a street connection to Skinner Ridge Lane to the south. This second point of access will be private for the use of the residents of the site.

Staff's recommendation is to grant the requested variance 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 applicant is required to provide two east-west public streets along the western GP boundary. Due to the existing residential development to the east and the abandonment of portions of Winding Path Way, the east/west street(s) can no longer be extended further east, therefore, would not significantly improve the overall traffic circulation in this area.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**



Fort Bend County Commissioners Court abandoned portions of Winding Path Way and terminated it with a cul-de-sac. The applicant is no longer required to extend Winding Path Way into the site. Requiring a street connection along the western boundary would not significantly improve the overall traffic circulation in this area.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The proposed general plan will be limited to 150 lots and would provide a second point of access with a street connection to Skinner Ridge Lane to the south.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The proposed general plan will be limited to 150 lots and would provide a second point of access with a street connection to Skinner Ridge Lane to the south.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. Granting of the variance is based on the existing physical conditions of the surrounding areas.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 108  
**Action Date:** 07/23/2020  
**Plat Name:** Bellfort Farms Sec 1  
**Developer:** Meritage Homes  
**Applicant:** Pape-Dawson Engineers  
**App No / Type:** 2020-1080 C3P

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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

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#### **Conditions and requirements for approval:**

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)

#### **Commission Action:**

Approve the plat subject to the conditions listed



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 108  
**Action Date:** 07/23/2020  
**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

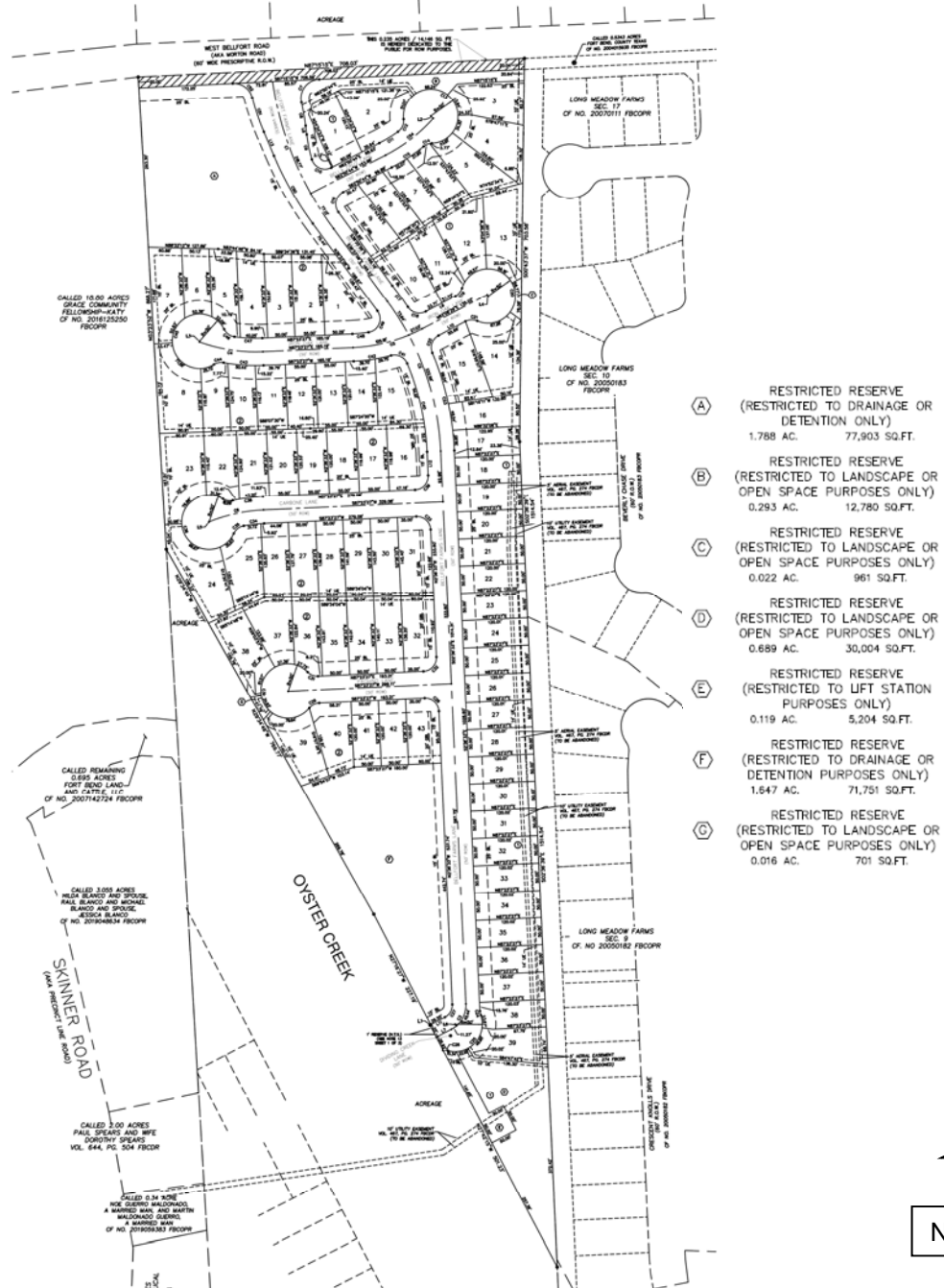
## ITEM: 108

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Bellfort Farms Sec 1 (DEF 1)

Applicant: Pape-Dawson Engineers



D – Variances

Subdivision



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 109  
**Action Date:** 07/23/2020  
**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:

- 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:

Grant the requested variance(s) and Approve the plat subject to the conditions listed

The Planning Commission granted a variance to allow four (4) unrestricted reserves to take access from a 26' access easement subject to constructing the easement as an all weather surface and the easement must be recorded at the time of recordation, listed on 07/23/2020.

The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

#### For Your Information:



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 109  
**Action Date:** 07/23/2020  
**Plat Name:** Development at Telge South  
**Developer:** AmeriCasa  
**Applicant:** Windrose  
**App No / Type:** 2020-1138 C2

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The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 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](mailto:wastewater@hcpid.org) . For drainage analysis related questions, please email [civildevel@hcpid.org](mailto:civildevel@hcpid.org) . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

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

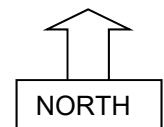
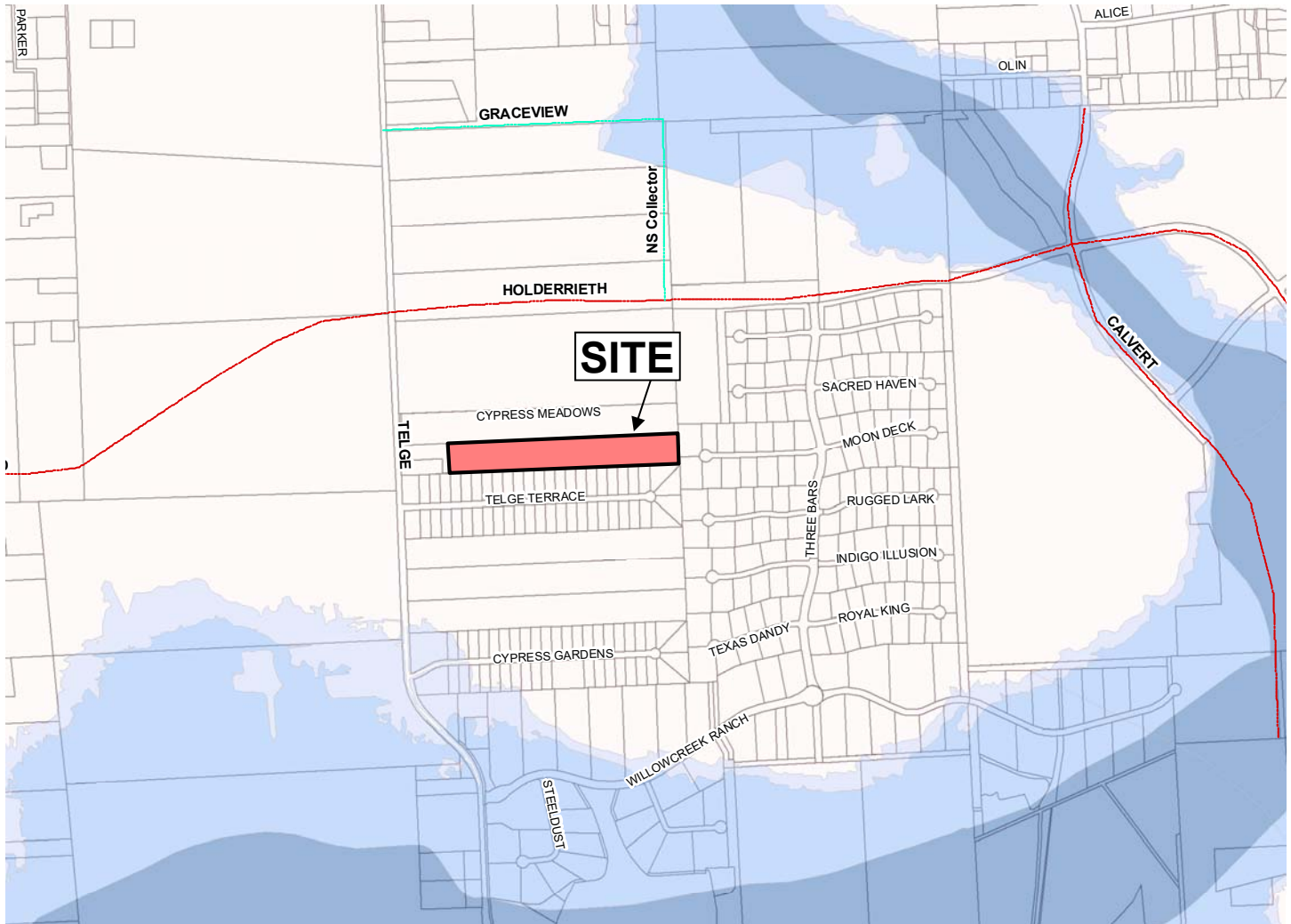
**ITEM: 109**

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Development at Telge South (DEF 2)

Applicant: Windrose



**D – Variances**

**Site Location**

# Houston Planning Commission      ITEM: 109

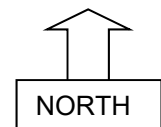
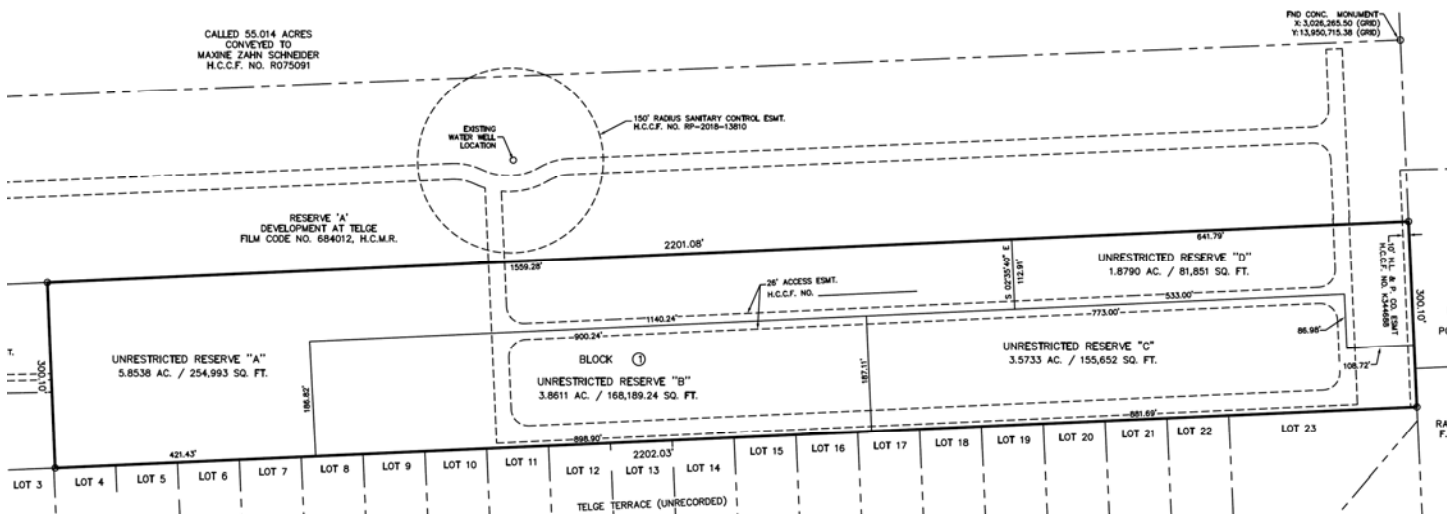
**ITEM: 109**

## Planning and Development Department

**Meeting Date: 07/23/2020**

**Subdivision Name: Development at Telge South (DEF 2)**

**Applicant: Windrose**



## D – Variances

## Subdivision

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# Houston Planning Commission

## ITEM: 109

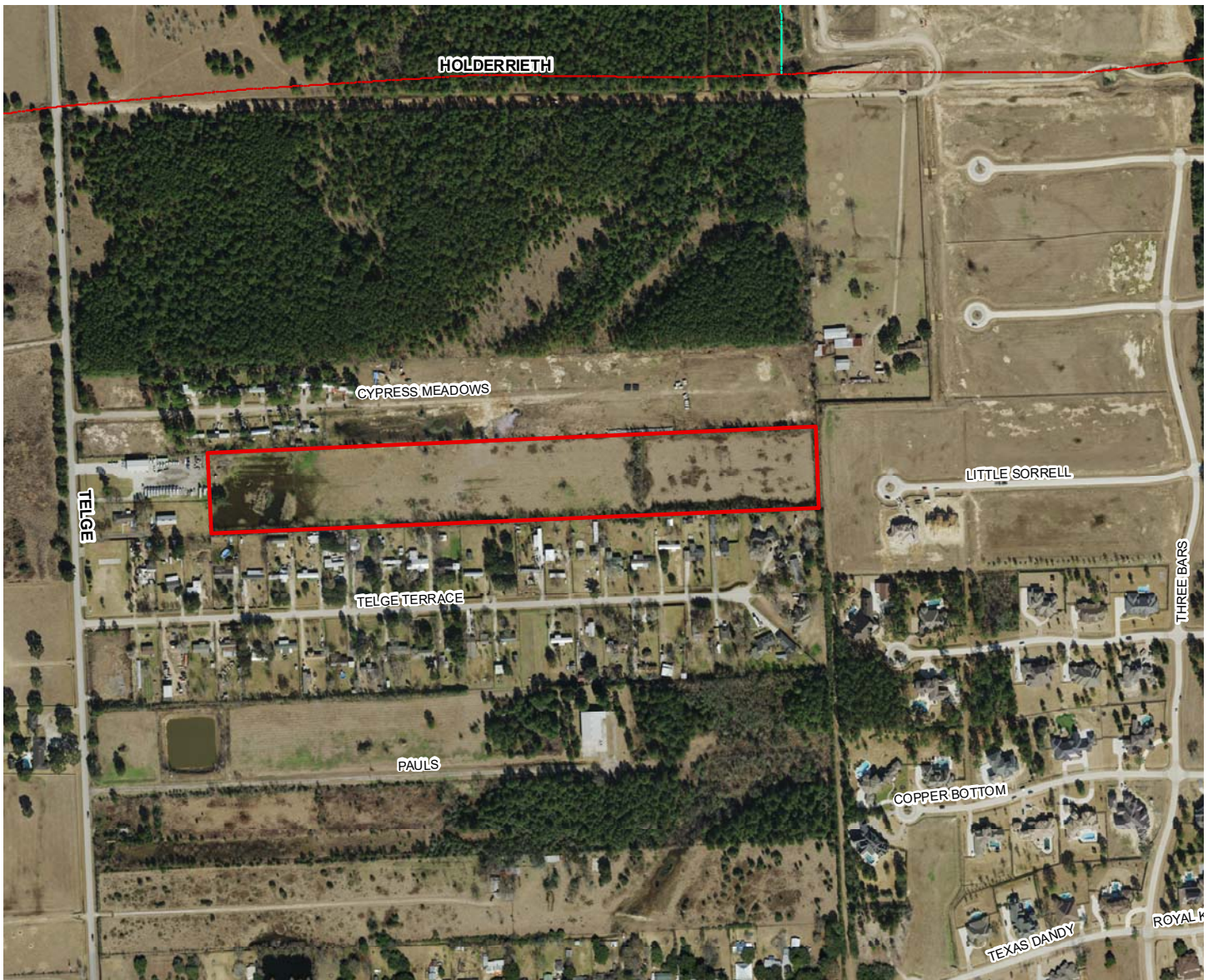
Planning and Development Department

Meeting Date: 07/23/2020

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Subdivision Name: Development at Telge South (DEF 2)

Applicant: Windrose



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**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:** 109

**PC Action Date:** 07/23/2020

**Plat Name:** Development at Telge South

**Applicant:** Windrose

**Staff Recommendation:** Approve the plat subject to the conditions listed

**Chapter 42 Sections:** 190

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

Applicant is requesting to allow an Unrestricted reserve to take access from a 26' access easement.;

**Basis of Recommendation:**

The site is located in Harris County ETJ along Telge Rd, south of proposed MTF Holderrieth .

The applicant is requesting a variance to allow four unrestricted reserves to take access from a 26' access easement.

Staff is in support of the request.

A variance was recently granted in 2019 to the reserve directly north of this tract. The approved variance required no N-S and E-W through the proposed mobile home park. Since then, the plat was resubmitted to include the southern tract in front of you today and was approved but never recorded.

Due to TCEQ permitting requirements, the mobile home park could not be submitted as one larger reserve and then split by meets and bounds at a later time. As a result, the expansion of the mobile home park must be developed in phases. Developing the mobile home park in multiple reserves allows for the septic permits to be pulled individually for each reserve.

The site is located within a low-density area with large tracts of land, with an established residential neighborhood to the south. Allowing for the access easement ensures traffic from the established neighborhood would not mix with traffic from the mobile home park. A sufficient street grid will still be maintained with the proposed major thoroughfares and dedicated right of ways. Harris County Engineering has posed no object to this request.

Therefore, staff recommends granting the requested to allow a reserve to take access from an easement subject to recording the access easement prior to recordation with the condition that the easement must be constructed as an all weather surface and must be recorded at the time of recordation.

**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

Due to TCEQ permitting requirements, the mobile home park could not be submitted as one larger reserve and then subdivided at later time. As a result, the expansion of the mobile home park must be developed in phases which allows for the septic permits to be pulled individually for each reserve.

**(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;**



The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. The requirements of TCEQ which require platting this property as a stand-alone plat with four reserves as opposed to being an extension of the previously approved plat to the north

**(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 because the site is located within a low-density area with large tracts of land, with an established residential neighborhood to the south.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The site is located within a low-density area with large tracts of land, with an established residential neighborhood to the south. Allowing for the access easement ensures traffic from the established neighborhood would not mix with traffic from the mobile home park.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance, the developer has platted the property multiple times. Due to the TCEQ requirement, one large reserve will not allow for septic permits to be pulled individually.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 110  
**Action Date:** 07/23/2020  
**Plat Name:** GBP Business Park  
**Developer:** Project Storm LLC  
**Applicant:** Texas Engineering And Mapping Company  
**App No / Type:** 2020-1164 C2

Total Acreage:	30.3789	Total Reserve Acreage:	30.3789
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HC MUD 189
County	Zip	Key Map ©	City / ETJ
Harris	77090	332T	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)

Meet requirements of Sec 42-134(b) at stub streets. \*\*

If variances are granted, provide note on the face of the plat: "The Planning Commission granted a variance to allow excessive intersection spacing by not providing an east-west street and by not extending stub streets Forest Way Drive and Moonglow Drive, and terminating the stub streets with a cul-de-sac, subject to specific conditions on 7/23/2020. 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 exceed intersection spacing by not requiring an east-west street and not require the extension of Forest Way Drive and Moonglow Drive, nor terminate the stub streets 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.**



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 110  
**Action Date:** 07/23/2020  
**Plat Name:** GBP Business Park  
**Developer:** Project Storm LLC  
**Applicant:** Texas Engineering And Mapping Company  
**App No / Type:** 2020-1164 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: 07-16-2020

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)

County has no objections to variance.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

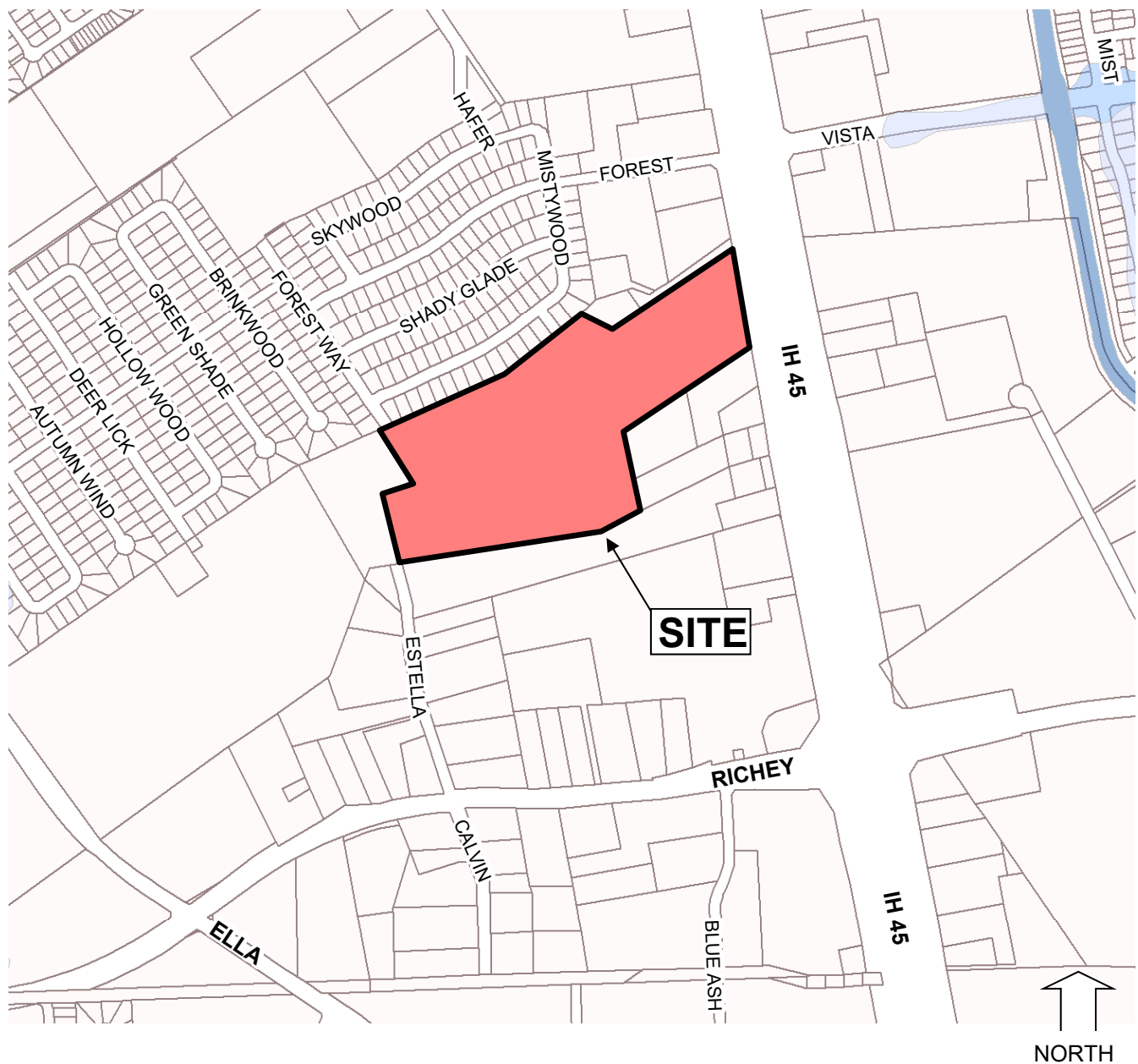
**ITEM: 110**

Planning and Development Department

Meeting Date: 07/23/2020

**Subdivision Name: GBP Business Park**

**Applicant: Texas Engineering and Mapping Company**



**D – Variances**

**Site Location**

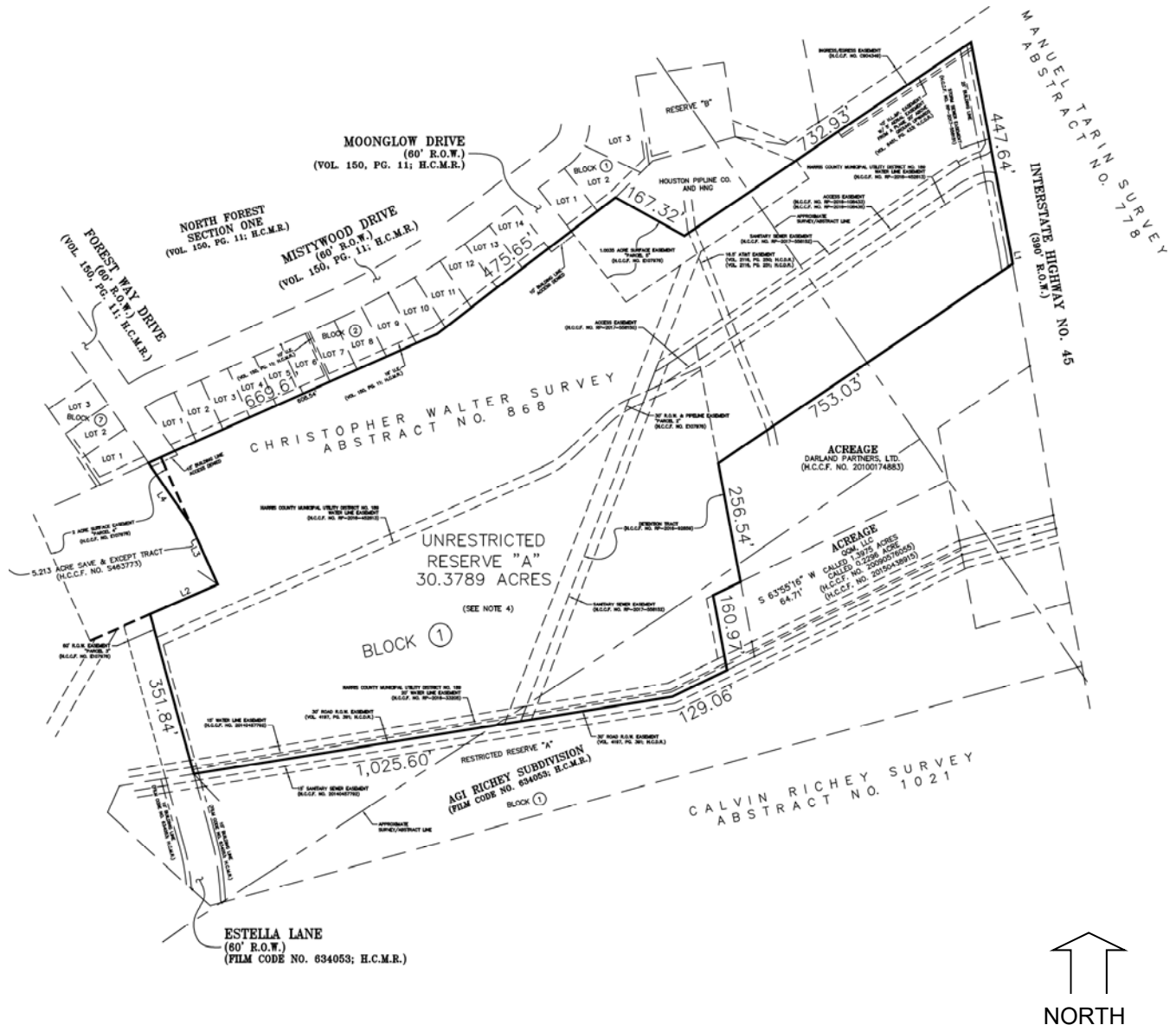
# Houston Planning Commission ITEM: 110

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: GBP Business Park

Applicant: Texas Engineering and Mapping Company



D – Variances

Subdivision



# Houston Planning Commission

ITEM: 110

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: GBP Business Park

Applicant: Texas Engineering and Mapping Company



NORTH

D – Variances

Aerial



YOUNG & BROOKS  
ATTORNEYS AT LAW  
10000 MEMORIAL DRIVE, SUITE 260  
HOUSTON, TEXAS 77024

J. RON YOUNG  
MARK W. BROOKS  
COURTNEY L. YOUNG  
ASSOCIATE

(713) 951-0800  
FAX (713) 951-9605

August 9, 2016

City of Houston Planning Department  
Houston, Texas

RE: Proposed Plat of GBP Business Park; Request Regarding Forest Way Drive;  
North Forest Municipal Utility District

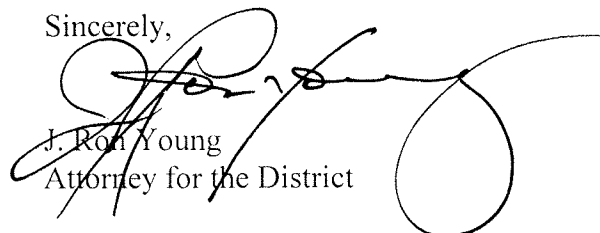
Dear Sir or Madam:

This letter is written at the request of my client, North Forest Municipal Utility District. It has come to the attention of the District's Board of Directors that in connection with a plat submission, your Department is requiring the extension of Forest Way Drive, South into the proposed GBP Business Park, connecting with the residential neighborhood contained within the District, as shown in the attached drawing. Please be advised that this extension is not desired by the District's Board of Directors, and the Board believes, by the residents of the District.

Extension of Forest Way Drive beyond the existing residential areas would increase cut-through traffic, create noise, give crime a new avenue into the residential area, and endanger pedestrians using neighborhood roads. The District hereby requests that the road not be extended into the District.

Thank you for your attention to this matter. If you have any questions, please let me know.

Sincerely,



J. Ron Young  
Attorney for the District

cc: Board of Directors, North Forest Municipal Utility District



## North Forest C.I.A., Inc.

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June 27, 2016

RE: Forest Way Drive

To Whom It May Concern:

The North Forest subdivision in Harris County is represented by a five-member "Board of Trustees" as specified in the "BY-LAWS" and "DEED RESTRICTIONS", duly elected and of current standing as documented below by signatures. Our subdivision is small with only 491 homes.

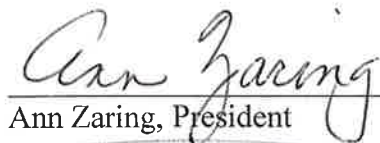
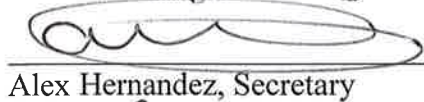
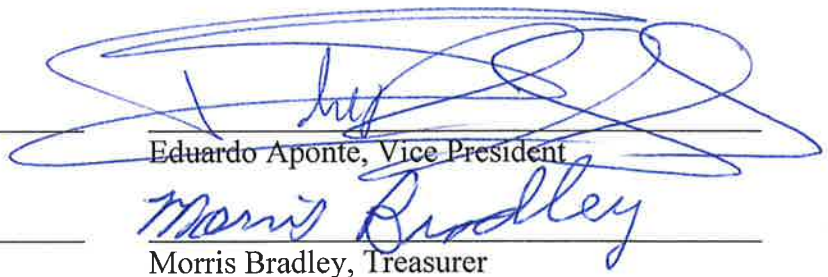
The property along the south side of our subdivision is in the process of being developed for commercial use. We are informed that the platting of this area indicates that the street, Forest Way Drive, is to be opened as a through street in this event. We request that this designation be changed.

Our neighborhood is very old as it was started in the early 1970's. Many residents have lived here for a long time and have adult children staying with them causing more automobile congestion in our streets which are only 24 feet wide without any parking lanes. Also, our subdivision includes Meyer Elementary School (Spring ISD) on the north end of Forest Way where the street dead-ends into the school. We already have two through streets adding to the neighborhood traffic problems and safety issues. Many children are walked to and from school and many are driven in addition to the school bus traffic.

It is this Board's opinion that opening Forest Way Drive on the south side of the neighborhood to through-traffic would be a major aggravation and impact to the safety of our residents and we would like it designated as permanently closed as long as the subdivision exists.

Best regards,

The Board

  
\_\_\_\_\_  
Ann Zaring, President  
\_\_\_\_\_  
Alex Hernandez, Secretary  
\_\_\_\_\_  
John South, Board Member  
\_\_\_\_\_  
Eduardo Aponte, Vice President  
\_\_\_\_\_  
Morris Bradley, Treasurer

**JDH Association Management, Inc.**

Corporate: 15201 East Freeway # 108 • Channelview • Texas 77530 • Office 281.457.5341 • Fax 281.457.5343  
Woodlands: 1776 Woodstead Ct # 103 • The Woodlands • Texas 77380 • Office: 281.296.7000 • Fax: 281.882.8086  
PO Box 96046 • Houston • Texas 77213 • Toll Free: 1.888.454.2108  
[www.jdhamc.com](http://www.jdhamc.com)



## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2020-1164

**Plat Name:** GBP Business Park

**Applicant:** Texas Engineering And Mapping Company

**Date Submitted:** 07/10/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

Variance to not extend Forest Way Drive and Estella Lane to connect through this subdivision. This variance was approved as part of our previous plat submittal in 2017. The plat was timed out by property tax issues and we are looking to get this variance re-approved.

**Chapter 42 Section:** 42-128

**Chapter 42 Reference:**

42-128(a)(1) Intersections of local streets

### 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 strict application of the requirements of this chapter would create a road connection for this area that would not be in the best interests of the property owners within this block for the following reasons: (1) the AGI Richey development adjoining the south property line of the GBP Business Park is planning a driveway from I-45 feeder road through their development. If they connect to Estella Lane, more cut-through traffic will occur through the North Forest subdivision. (2) Estella Lane is now a driveway and will probably never be built to public road standards. (3) if this roadway is built, GBP Business Park could also connect their driveways to it. This would further increase the cut-through traffic to the North Forest community and the residents along Estella Lane. (4) since the North Forest residential community was developed so long ago, the highest and best use of this land has changed. This creates access/roadway problems between the different land uses. Not installing this connection would alleviate those concerns. (5) all parties already have adequate access within this block. This connection of these streets would just aggravate the long time residents along the existing streets.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

This request is not the result of a hardship created by the developer of the subject property. The developer is trying to accommodate the wishes of the adjoining residential subdivision that have been enjoying peace along Forest Way Drive and Moonglow Drive since the early 1970's. This request will also relieve the potential traffic increased to the residents along Estella Lane. Furthermore, the driveway constructed on the Estella Lane right-of-way will not need to be upgraded with public funds to public street standards.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The approval of this variance will keep the general intent and purpose of Chapter 42 by separating the commercial traffic within this block from the old neighborhood residential traffic. An adequate street system already exists to accommodate the various uses within the block. Only one tract remains to be developed and it has good access to Ella Blvd. and, if residential, to North Forest subdivision and possibly Estella Lane.

**(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 diminished due to the granting of this variance. Conversely, not granting this variance may be harmful to the mature residential subdivision of North Forest and the residents along Estella Lane. The commercial nature of this development is just not conducive to street connections between these residential communities.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship was not considered in this variance request. The unique features of the surrounding properties with the different land uses and the desires of the long time residents of the adjoining subdivisions prompted this variance request.



**Application No:** 2020-1164

**Agenda Item:** 110

**PC Action Date:** 07/23/2020

**Plat Name:** GBP Business Park

**Applicant:** Texas Engineering And Mapping Company

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections:** 128, 134

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

Variance to not extend Forest Way Drive and Estella Lane to connect through this subdivision, nor for Moonglow Drive to be extended through this subdivision nor terminated with a cul-de-sac.;

**Basis of Recommendation:**

The site is located within Houston's ETJ in Harris County, east and along of IH 45 and north of Richey Road. The applicant is requesting a variance to exceed intersection spacing by not providing an east-west street and to exceed intersection spacing by not extending two stub streets along the plat's northern boundary, Forest Way Drive and Moonglow Drive, and not to terminate those streets with a cul-de-sac. Staff is in support of the request.

The 30-acre site is proposed to be developed into a business park. In 2015, the Planning Commission granted the requested variance not to provide an east/west street, north south street, and not to extend or terminate with a cul-de-sac Moon Glow Drive. This submittal proposed Forest Way Drive to extend south and west to form a future connection with Estella Lane. Both the North Forest HOA to the north and the MUD submitted letters against this connection due to potential safety concerns and mix of incompatible uses. Then, with a resubmittal, the Planning Commission granted the variance in 2017 not to extend or terminate in a cul-de-sac both Forest Way Drive and Moonglow Drive. This application has since expired, and thus the application is resubmitted again for approval.

The intersection spacing along IH 45 is approximately 2790 feet, which represents a 7% modification and is not disproportionate to the requirement. Providing an east-west street through the subject site would not substantially improve traffic circulation. Although the extension of Forest Way Drive could provide future connection south, the same justification still stands: the extension of the stub streets from the single family subdivision could potentially mix incompatible land uses and facilitate commercial traffic through the residential neighborhood. Access will be denied to the stub streets.

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 an east-west street and not requiring the extension of Forest Way Drive and Moonglow Drive, nor terminating the stub streets with a cul-de-sac, and to approve the plat subject to CPC 101 form conditions.

**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

The applicant is proposing a business park and extending the stubs streets from the single-family subdivision could mix incompatible land uses. Requiring an east-west public street through the tract will bisect the property, creating an impractical development. Both North Forest Boulevard and Richey Road allow for east-west traffic circulation to Interstate 45 and Ella Boulevard.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The existing and proposed land uses and the existing major thoroughfare grid are the main circumstance supporting the granting of the variance.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

Both North Forest Boulevard and Richey Road allow for east-west traffic circulation to Interstate 45 and Ella Boulevard. Additionally, the current intersection spacing along IH 45 is a 7% modification – less than 10%, and therefore not disproportionate to the standard. The major thoroughfare system can provide sufficient traffic circulation.

**(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 major thoroughfare grid provides for adequate circulation, and the proposed development is denied vehicular access to the stub streets.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance.





**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 111  
**Action Date:** 07/23/2020  
**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.
- 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)2

#### **Commission Action:**

Grant the requested variance(s) and Approve the plat subject to the conditions listed

The Planning Commission granted a variance to allow a reserve restricted to wastewater treatment to take access from a 40' access easement, subject to constructing the easement as an all-weather surface road and other specific conditions on 07/23/2020. The variance approval was contingent on the proposed land use. Any change of land use would make the variance approval invalid and may require a replat.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

#### **For Your Information:**

The below comments were made by other agencies during this review period. These comments 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:** 111  
**Action Date:** 07/23/2020  
**Plat Name:** Harris County MUD 165 Wastewater Treatment Plant no 2  
**Developer:** Ally General Solutions, LLC  
**Applicant:** Owens Management Systems, LLC  
**App No / Type:** 2020-1037 C2

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HPW- TDO- Traffic: 06.18.2020

No comments.

HPW-OCE- Drainage and Utility: Detention is required.

Harris County Flood Control District: Flood Control review - No comments.

Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)

Coordinate with HCFCD to determine if any additional drainage easements are required. Provide INO letter at recordation (.TLGC-242.001h)

County has no objections to variance.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

# Houston Planning Commission

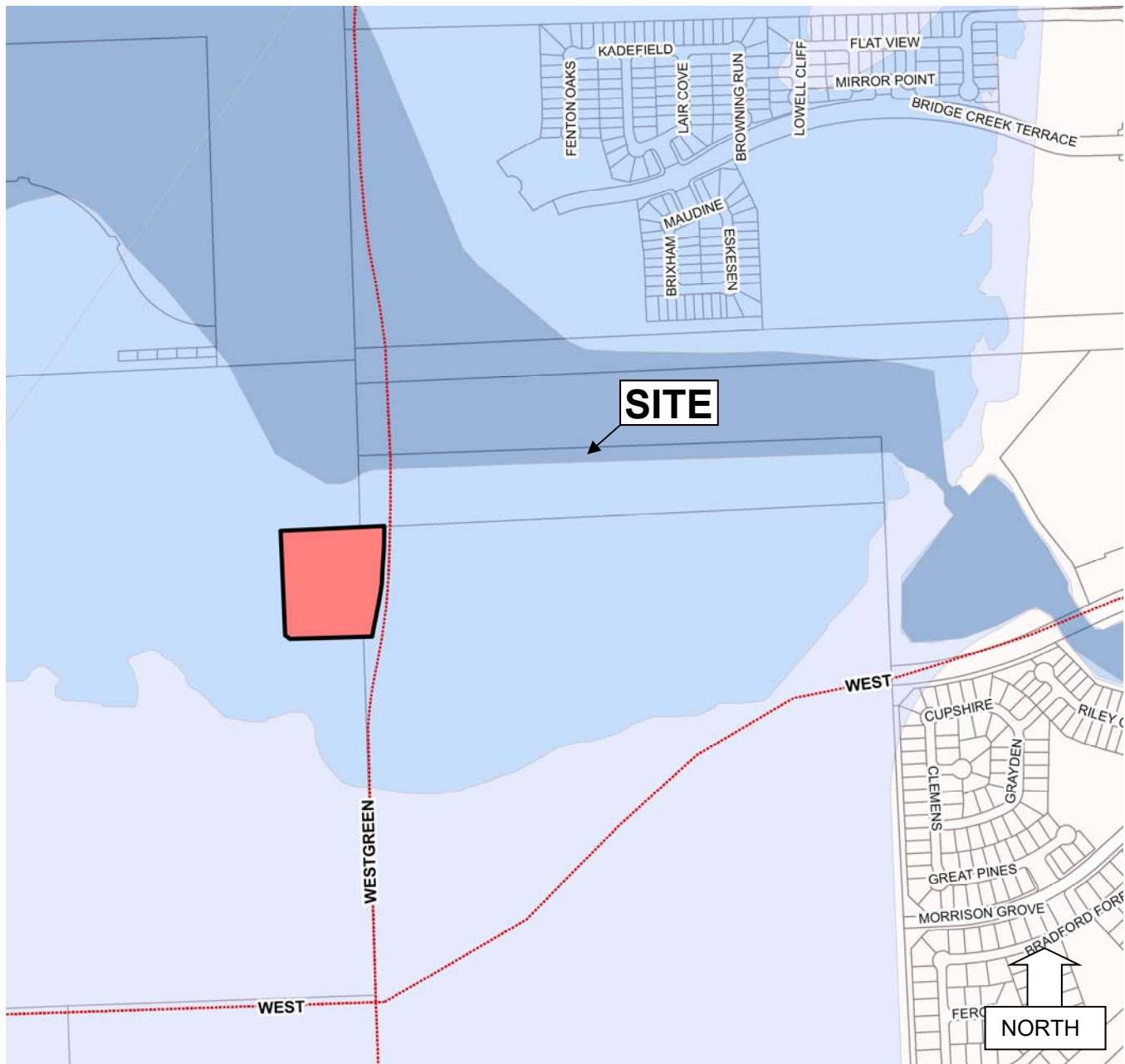
**ITEM: 111**

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Harris County MUD 165 Wastewater Treatment Plant no 2  
(DEF 2)

Applicant: Owens Management Systems, LLC

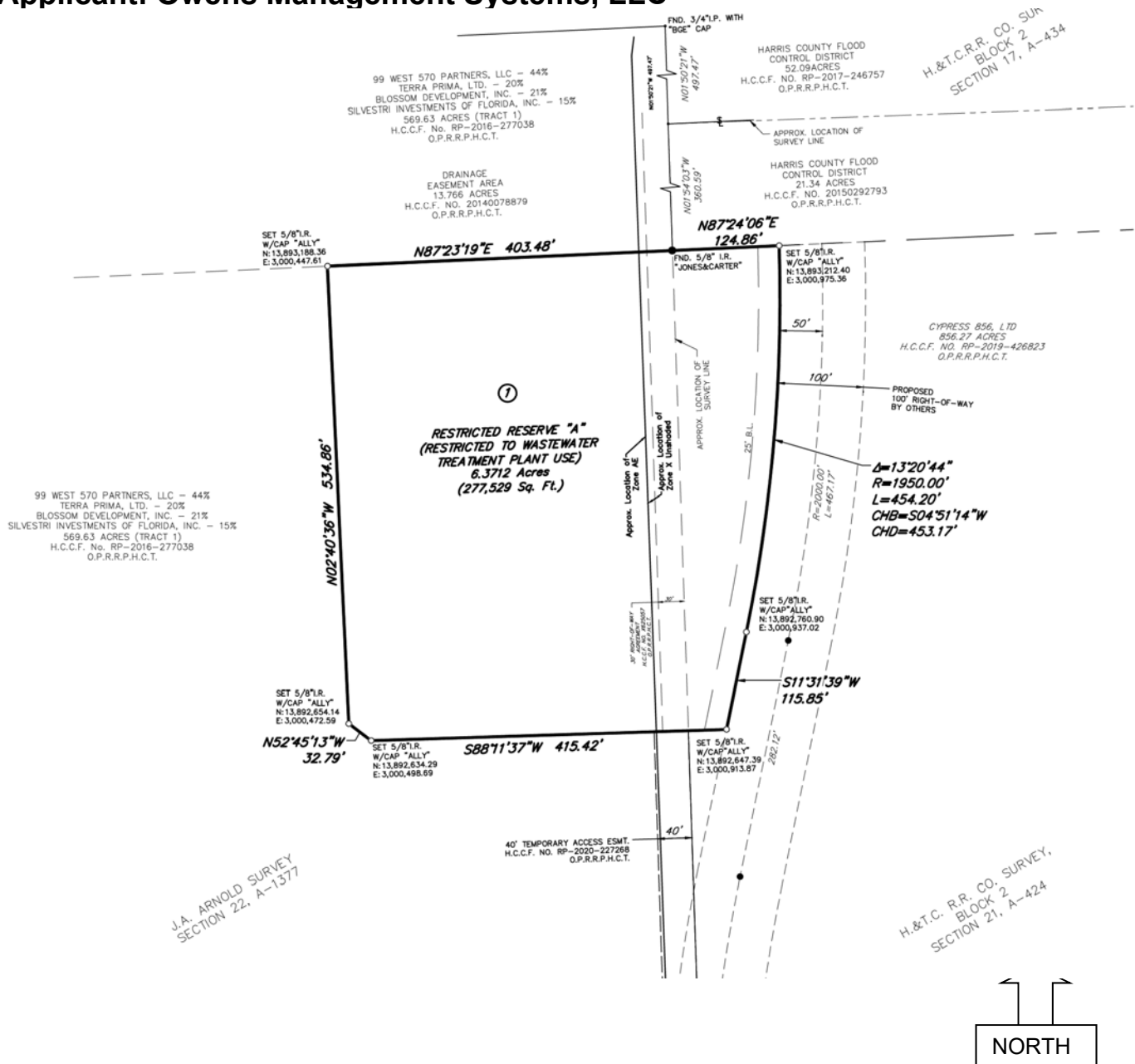


**D – Variances**

**Site Location**

**Meeting Date: 07/23/2020**

**Applicant: Owens Management Systems, LLC**



## Subdivision

# Houston Planning Commission **ITEM: 111**

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Harris County MUD 165 Wastewater Treatment Plant no 2  
(DEF 2)

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:** 111

**PC Action Date:** 07/23/2020

**Plat Name:** Harris County MUD 165 Wastewater Treatment Plant no 2

**Applicant:** Owens Management Systems, LLC

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections:** 190

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

A variance is sought for a wastewater treatment plant to take access from a 40' easement instead of the required 50' easement. ;

**Basis of Recommendation:**

The site is located in Houston's ETJ, in Harris County, along the west side of proposed Westgreen road and North of proposed West Road.

The applicant is requesting a variance to allow a proposed Wastewater Treatment Plant to have frontage and access via a temporary 40-foot wide access easement instead of the required public street or Type 1 street requirement. Staff is in support of the request.

The subject site is part of an approved general plan, Matzinger GP. According to the approved GP, the proposed wastewater treatment plant will eventually have frontage along a future public right-of-way as required per the ordinance. The alignment of the temporary access easement follows the MTF street pattern and terminates at a recorded r.o.w. The wastewater treatment plant is necessary to provide service to the adjacent homes in the Avalon at Bridge Creek development. The granting of the variance will not be injurious to public health, safety or welfare. The temporary access easement will be an all-weather road, as required by the Texas Commission on Environmental Quality (TCEQ). As the adjacent sections are platted, the temporary access easement will automatically terminate, the water plant will then have access and proper frontage on a public street as required per the ordinance.

Harris County Engineering Department poses no objection to the request. Staff's recommendation is to grant the requested variance to allow access to the water plan via access easement and approve the plat subject to the CPC 101 form conditions.

**Statement of Facts**

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

Strict application of the ordinance would require the dedication of all the adjacent public streets to provide access to the proposed Water Plant station. As the surrounding develops, the public rights-of-way will be dedicated, providing the reserve with access and frontage on a public street.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

na

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The proposed wastewater plant is needed to provide service to the future single-family residential homes in adjacent areas. It's common for the infrastructure to be put in place prior to the subdivision being constructed and or developed.

The proposed wastewater plant is needed to provide service to the future single-family residential homes in adjacent areas. It's common for the infrastructure to be put in place prior to the subdivision being constructed and or developed.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The wastewater treatment plant is necessary to provide service to the adjacent homes in the Avalon at Bridge Creek development.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The proposed wastewater plant will be accessible via a temporary access easement that will be an all-weather road as required by the Texas Commission on Environmental Quality (TCEQ). Harris County Engineering Department poses no objection to the variance.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance. As the surrounding subdivision develops, the right-of-ways will be dedicated, providing the reserve with access and frontage on a public street as required by the ordinance.



**Agenda Item:** 112  
**Action Date:** 07/23/2020  
**Plat Name:** Independence Heights partial replat no 1  
**Developer:** TERAN GPOUP  
**Applicant:** Teran Group LLC  
**App No / Type:** 2020-0995 C2R

Total Acreage:	0.1055	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77018	452R	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)

079. Add the Lot Size and Coverage Table, Dwelling Unit Density Table and plat notes to the plat. (Sec 42-181)

115. Add Owners Certification of Restrictions note to face of replat or amending plat (when plat does not include residential lots): Further, the owners hereby certify that this replat or amending plat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the area covered by the previous plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

127. Provide Visibility Triangle plat note: The building line for property adjacent to two intersecting streets shall not encroach into any visibility triangle. This area shall assure adequate visibility sight lines for vehicular traffic approaching the intersection. The maximum height of the visibility triangle shall be 20 feet as measured vertically from the ground. (Sec 42-161)

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

1. Existing conditions survey must provide accurate information.

33rd Ave is currently 50' wide. Survey shows 55'. Verify and confirm the ROW width for Yale Street. Two different dimensions are provided.

2. Provide ROW supporting documents to verify the ROW width for Yale Street.

3. Additional information is needed on the site plan and cross-section as indicated on the marked file copy. Dimensions must be consistent throughout all plans.

4. Provide minimum 5' unobstructed sidewalk along E 33rd Street and minimum 6' wide unobstructed sidewalk along Yale Street. Provide sidewalk easement on face of the plat if sidewalk is located within private property.

***Commission Action:***

Defer Additional information reqd



## Houston Planning Commission

### Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 112  
**Action Date:** 07/23/2020  
**Plat Name:** Independence Heights partial replat no 1  
**Developer:** TERAN GPOUP  
**Applicant:** Teran Group LLC  
**App No / Type:** 2020-0995 C2R

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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:** 112  
**Action Date:** 07/23/2020  
**Plat Name:** Independence Heights partial replat no 1  
**Developer:** TERAN GPOUP  
**Applicant:** Teran Group LLC  
**App No / Type:** 2020-0995 C2R

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HPW- TDO- Traffic: 07-16-2020  
No Comments.

HPW-OCE-Traffic: 1. Driveway Placement on Corner Lot (Residential)  
Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

Yale street is a major thoroughfare street and requires planning department approval for access prior to traffic approval.

2. A new sidewalk is required along Yale street and East 33rd Street. (COH IDM Chapter 10, sec 10.06-H)  
6 ft wide sidewalk shall be installed along major thoroughfares and Transit Corridor and 5 ft wide sidewalk shall be installed along all other streets. All sidewalks shall comply with Chapter 10 of the Design Manual.  
<https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards#agency-links-1471>

3. Driveway Radius (COH IDM Chapter 15, sec 15.08-1.g.5)  
Residential: Minimum driveway radius is 4 feet on each side of the driveway. The distance from the driveway to the nearest property line must be greater than or equal to the driveway radius to prevent encroachment into the neighboring property. No driveway radius shall encroach on abutting property or corner radius.

4. New ADA ramps at the street intersection are required as per City (Detail # 02775-02).

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.  
Submit applications online at [houstonpermittingcenter.org](http://houstonpermittingcenter.org)

Parks and Recreation: Add "I hereby certify that the information provided is true" to parks table

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.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



# Houston Planning Commission

**ITEM: 112**

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Independence Heights partial replat no 1

Applicant: Teran Group LLC



**D –Variance**

**Site Location**

# Houston Planning Commission

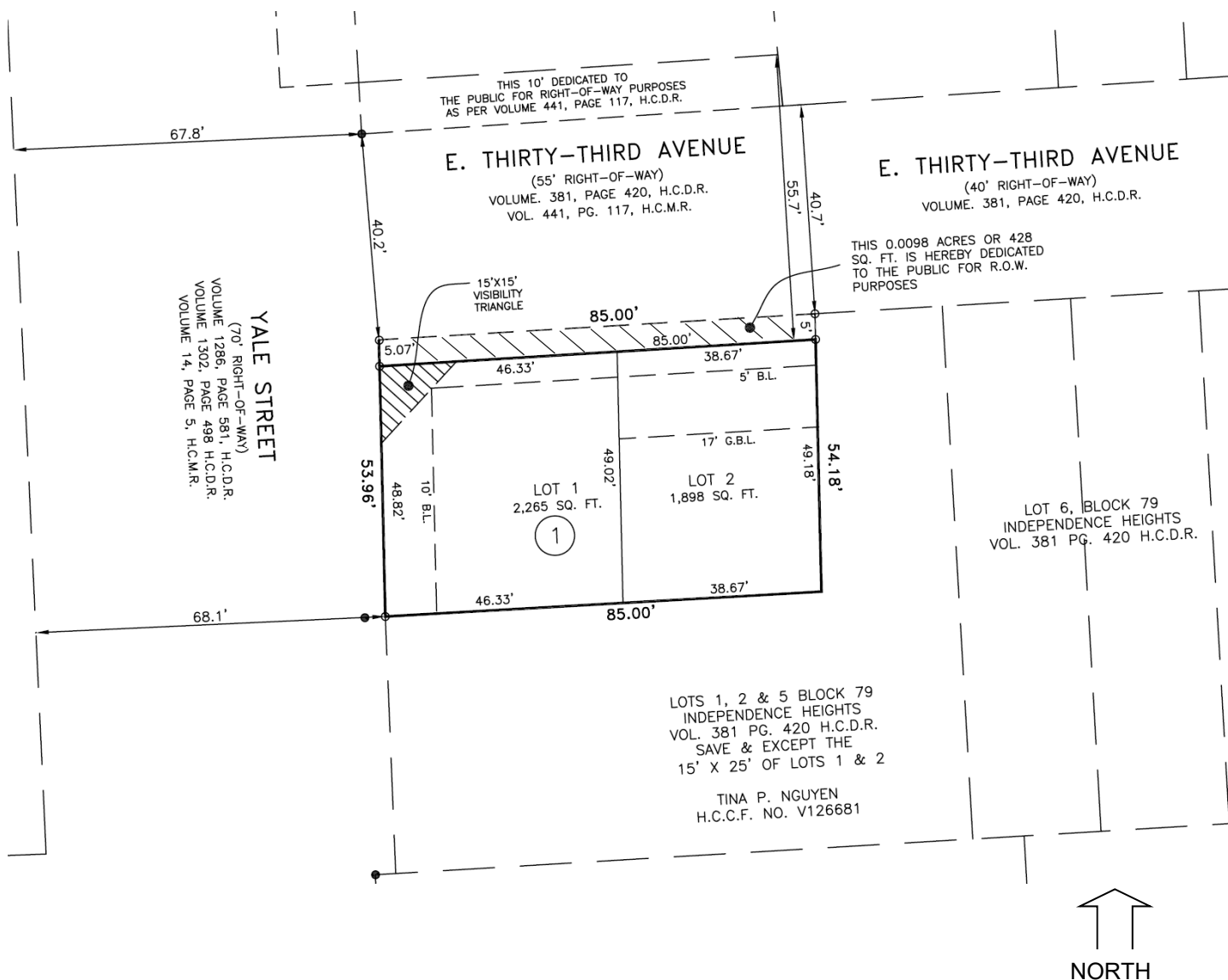
## ITEM: 112

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Independence Heights partial replat no 1

Applicant: Teran Group LLC



D - Variance

Subdivision

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# Houston Planning Commission

## ITEM: 112

Planning and Development Department

Meeting Date: 07/23/2020

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Subdivision Name: Independence Heights partial replat no 1

Applicant: Teran Group LLC



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**D – Variance**

**Aerial**

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ALVARADO GROUP, LLC

5710 W. 34th St. Suite E  
Houston, TX 77052

Phone: 832-831-0996

Fax: 832-831-0996

alvaradogroupllc.com

DRAWN BY:

EDUARDO ALVARADO

CONTACT INFO:

832-203-2275

eduardo.agile@ave.com

SEAL:

NEW RESIDENCE

3208 YALE ST.  
HOUSTON TX 77018

PROJECT NAME:

PLOT DATE:

10/31/19

SCALE:

1/8" = 1'-0"

JOB NO:

006

SHEET NAME:

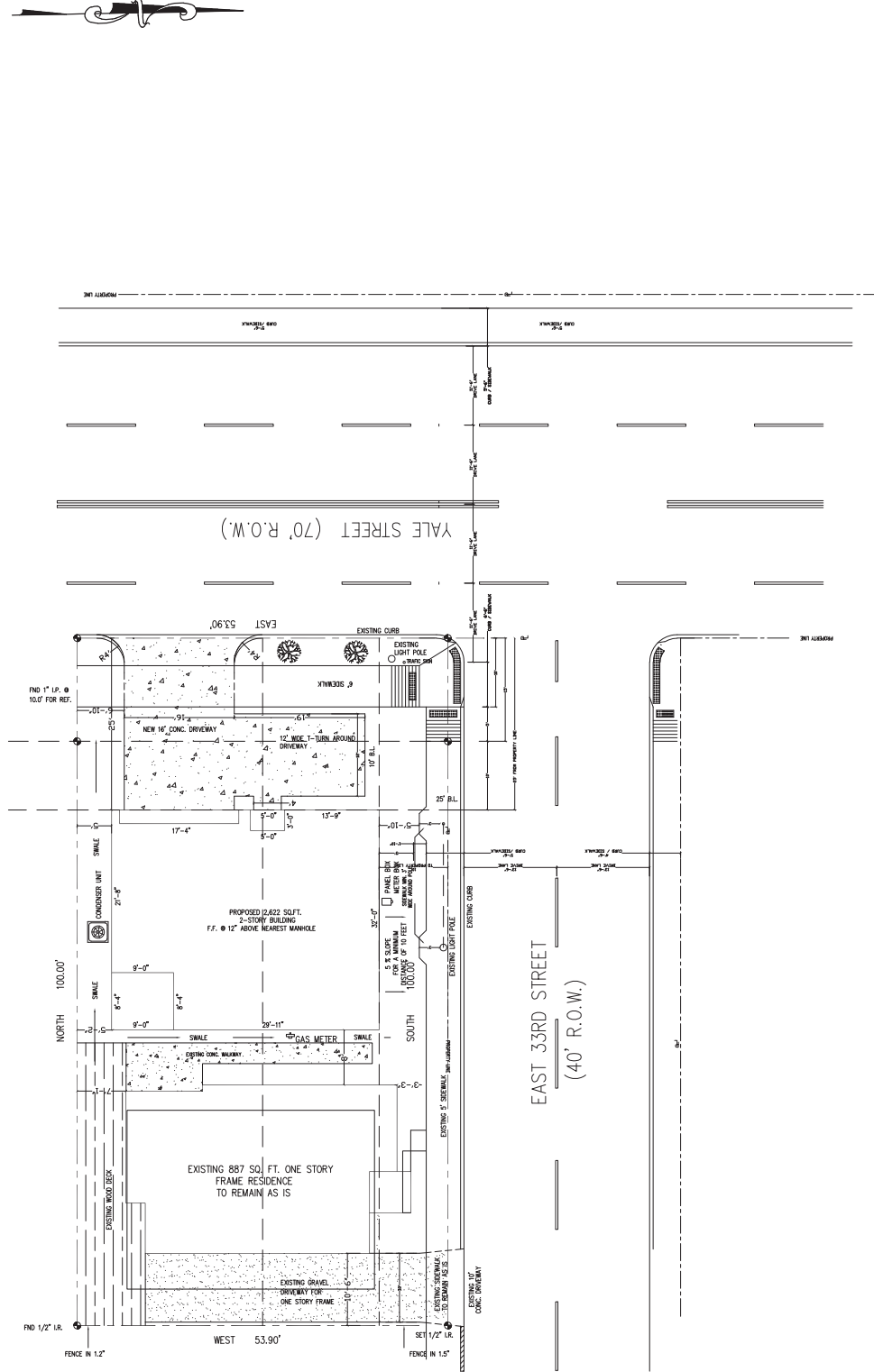
SITE PLAN

SHEET #:

C-1

VERIFY ALL DIMENSIONS, DROPS, OFFSETS,  
BLOCK LEGES, INSERTS AND OPENINGS WITH  
OWNER / GENERAL CONTRACTOR

THE MEASUREMENTS, DIMENSIONS AND OTHER SPECIFICATIONS SHOWN ON  
THIS DOCUMENT ARE GUIDELINES FOR CONSTRUCTION USE ONLY. THE ACTUAL  
SPECIFICATIONS OF THE FINISHED STRUCTURE MAY VARY.





ALVARADO GROUP, LLC

5710 W. 34th St. Suite E  
Houston, TX 77092

Fax: 832-831-0996  
alvaradogroupllc.com

DRAWN BY:

EDUARDO ALVARADO

CONTACT INFO:

- 832-203-2275  
- eduardo.agile@ave.com

SEAL:

# FRONT SECTION ELEVATION

3208 YALE ST.  
HOUSTON TX 77018

PROJECT NAME:

PLOT DATE:

10/31/19

SCALE:

1/8" = 1'-0"

JOB No:

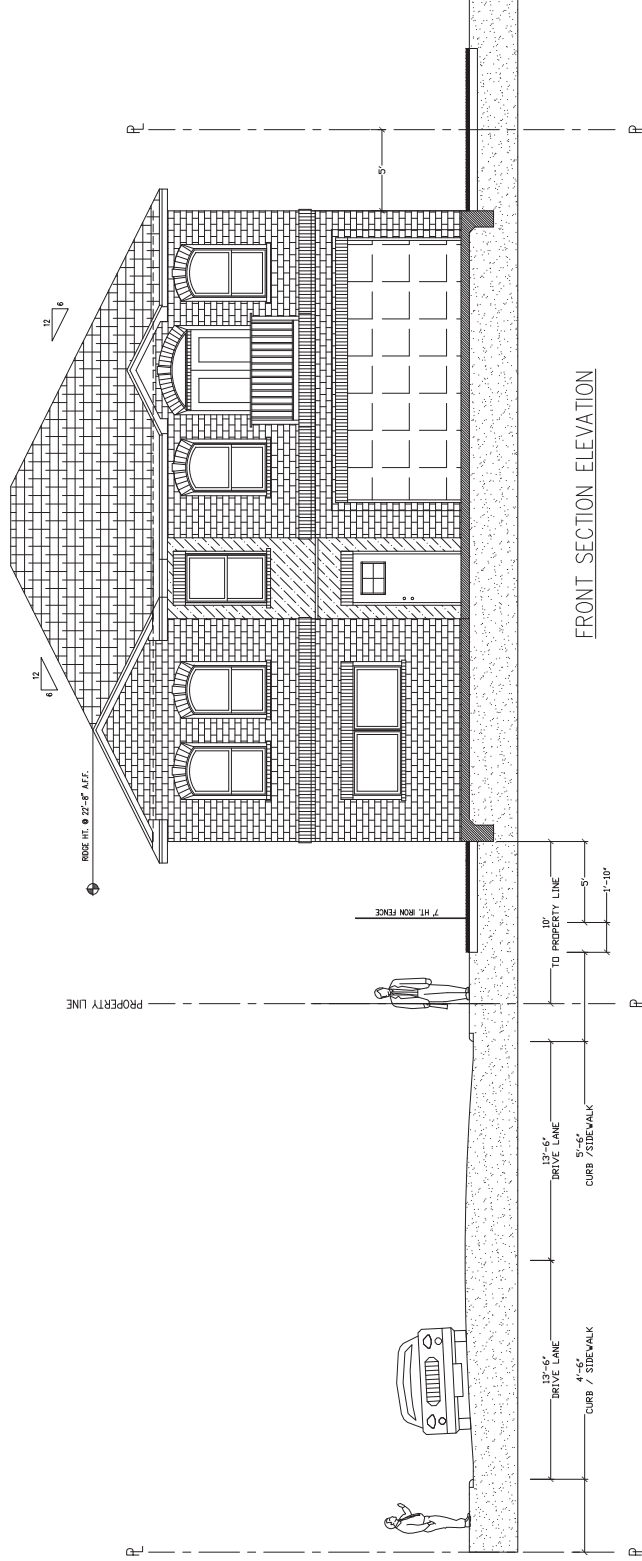
006

SHEET NAME:

ELEVATION PLAN

SHEET #:

A-1







ALVARADO GROUP, LLC

5710 W. 34th St. SUITE E  
Houston, TX 77092

Fax: 832-831-0996

alvaradogroupllc.com

DRAWN BY:

EDUARDO ALVARADO

CONTACT INFO:

- 832-203-2575

- eduardo.agile@agllc.com

SEAL

# LEFT SECTION ELEVATION

3208 YALE ST.  
HOUSTON TX 77018

PROJECT NAME:

PLOT DATE:

10/31/19

SCALE:

1/8" = 1'-0"

JOB No:

006

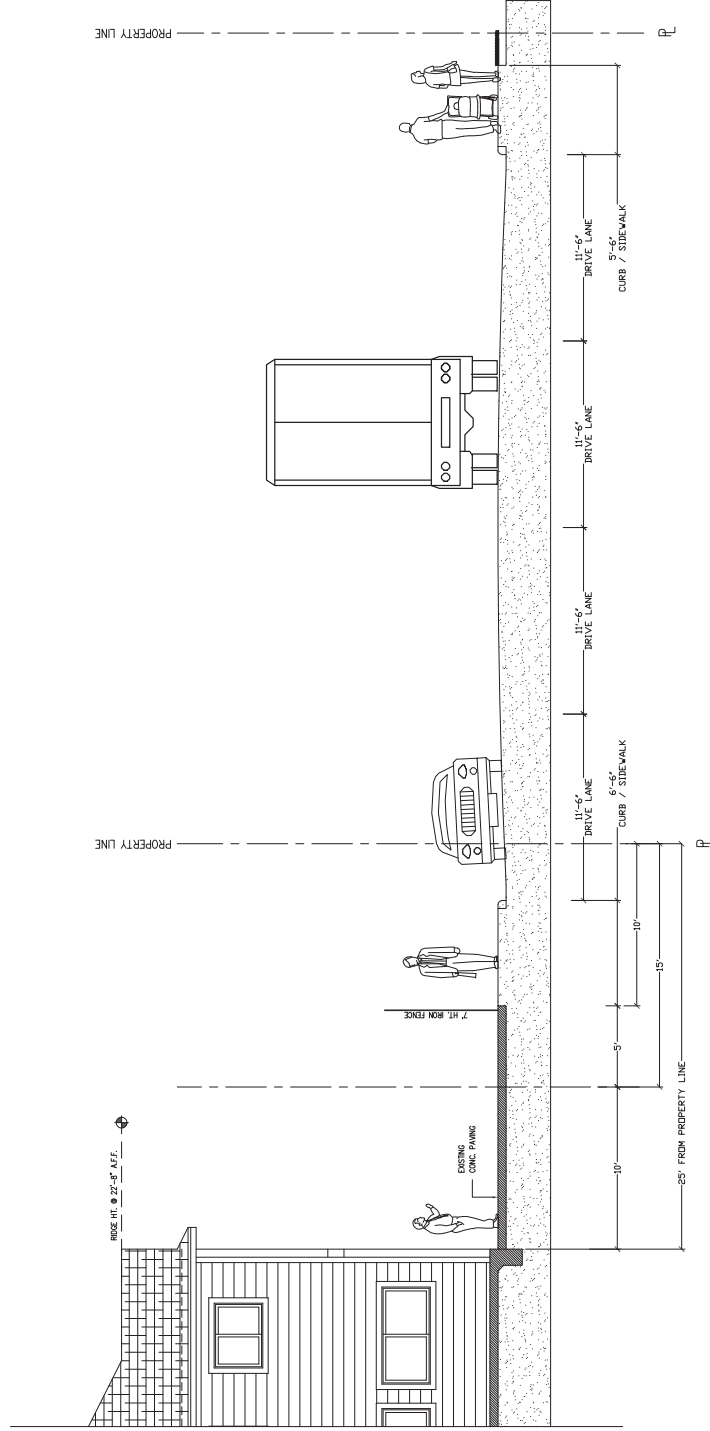
SHEET NAME:

ELEVATION PLAN

SHEET #:

A-2

## LEFT SECTION ELEVATION







**Application Number:** 2020-0995

**Plat Name:** Independence Heights partial replat no 1

**Applicant:** Teran Group 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:**

To allow a reduced building setback line of 10 feet along Yale Street as opposed to the required 25 foot setback line. To allow a reduced building setback line of 5 feet along E 33rd Street as opposed to the required 10 foot setback line. To allow a reduced right-of-way dedication of 5 feet as opposed to the required 10 feet

**Chapter 42 Section: 150 and 122**

**Chapter 42 Reference:**

Sections 42-150 "Building Line Requirement" Sec. 42-122. - Right-of-way widths. The minimum right-of-way required for each of the following types of streets or public alleys shall be as follows, subject only to the street width exception areas established pursuant to section 42-123 of this Code: Local streets: (1) 50 feet if adjacent to exclusively single-family residential lots; or (2) 60 feet if adjacent to any other development.

## Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

This property is a corner lot and has frontage on Yale Street, a major thoroughfare and a side street on E. Thirty-Third Avenue, a local street. According to the City of Houston Ordinance No. 85-1878 and amended by Ordinance No. 1999-262 recorded under Harris County Clerk's File No. N253886, the building setback line along a major thoroughfare should be 25 feet and 10 feet along a minor or local street. According to the map of Independence Heights recorded in Vol. 381, Pg. 420 H.C.D.R., Lot 3 in Block 79 of Independence Heights have a frontage of 25 feet in width along Yale Street (70' R.O.W. per Vol. 1286, Pg. 581 and Vol. 1302, Pg. 498, H.C.D.R.) and a length of 100 feet. Running parallel with E. 33rd Avenue (from 40' R.O.W. per Vol. 381, PG. 420, H.C.D.R. and widened to 50' per the plat of Eagle Distribution recorded in Vol. 441, Pg. 117, H.C.M.R.). Lot 4 in Block 79 of Independence heights have a frontage of 28.9 feet along Yale Street and 100 feet along the south right-of-way line of E. 33rd Avenue. This property have an existing house facing E. 33rd Avenue and was built some 30 years ago with a square footage of less than 900. The owner submitted the Construction Plans at the City of Houston Permitting Department to build a second Single Family Residence on the vacant portion of Lots 3 and 4 fronting Yale Street with an address of 3208 Yale Street last December, 2018 and received a building permit at the City of Houston Permitting Department with a Boundary Survey showing a lot dimensions of 53.90 feet in width fronting Yale Street and 100.00 feet in length along E. 33rd Avenue and showing 25' B.L. along Yale Street and 10' B.L. along E. Thirty-Third Avenue. And the 2nd single-family residence was then completed last August, 2019. The Owner wanted now to put the newly built house in the market to sell but all prospective buyer(s) wants a clean legal description not just by Metes and Bounds but by re-platting to show 2 Single Family Residential Lots. In the process of doing an Existing Boundary Survey showing all improvements therein and with a Title search done for this site, there was a 15 foot wide conveyed to Harris County recorded in Volume 1302, Page 498 of the Deed records of Harris County, Texas along Yale Street. So the new dimension of the property have been reduced from 100.00 feet to 85.00 feet in length although he was and still is paying for the original lot size of 53.90 feet in width and 100.00 feet in length. Also it is showing that the back of curb is 2 feet as opposed to a normal 11 feet from the property line along the south right-of-way line of E. 33rd Street and the public sidewalk is inside the boundary of this site by 2.7 feet. Since this Single Family Residence is now existing having a 10 foot right-of-way dedication along E 33rd Avenue with a 10 foot building setback line required by the Ordinance on E. 33rd Avenue and a 25 foot building setback line along Yale Street will be impossible meet.

**(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 variance request is consistent with the general layout of the immediate residential block fare and area. The goal is to create a traditional neighborhood design with "Urban" development, providing a pedestrian-friendly setting through enhanced street paving, sidewalks and landscape treatments. Reducing the building setback line to 10 foot along Yale Street and a 5' building setback line along E. 33rd Avenue with a reduced right-of-way dedication from 10' to 5' and creating a more inviting and encumbered pedestrian experience.

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The overall development plan for the proposed plat is designed to enhance the pedestrian district by creating a safe and inviting place to walk. By reducing the building setback line from 25 foot to 10 foot along Yale Street and from 10 foot to 5 foot along E. 33rd Avenue with a 5 foot instead of 10 foot right-of-way dedication, the existing Single Family Residence was built before doing a partial replat in this subdivision to observe and comply with the applicable City of Houston Ordinances.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The Owner of the existing single family residence will be consistent with the theme of this neighborhood and compatible with the pedestrian-friendly urban setting. The development of this neighborhood will keep the compatible location and character of the homes. The wrought iron fence along the Yale Street and E. 33rd Avenue through an enhanced sidewalks and landscape treatments provides a pedestrian-friendly setting and the design is in keeping with the approved planning standards in creating a more Urban pedestrian friendly environment.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

Granting the 10 foot reduced building setback line variance along the Yale Street, a major thoroughfare and a 5 foot reduced building setback line variance along E. 33rd Avenue will not be injurious to the public. Since the residences in this neighborhood has been built some 30 years ago with the observance of 25 foot building setback line along Yale Street that has been widened to 70 feet per Vol. 1302, Pg. 498, H.C.D.R. The building line of 10 foot along Yale Street and 5 foot along E. 33rd Avenue is consistent with the general layout of the immediate residential block fare.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification for the variance request. The existing structure was built last 2019 based on the Boundary Survey and Site Plan presented to the City of Houston Permitting Department and was permitted at the City of Houston last December 2018.



Application No: 2020-0995

Agenda Item: 112

PC Action Date: 07/23/2020

Plat Name: Independence Heights partial replat no 1

Applicant: Teran Group LLC

Staff Recommendation: [Defer Additional information reqd](#)

**Chapter 42 Sections: 150 and 122**

**Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)**

To allow a reduced building setback line of 10 feet along Yale Street as opposed to the required 25 foot setback line. To allow a reduced building setback line of 5 feet along E 33rd Street as opposed to the required 10 foot setback line. To allow a reduced right-of-way dedication of 5 feet as opposed to the required 10 feet ;

**Basis of Recommendation:**

The site is located in the city limits, at the southeast intersection of Yale Street and E 33rd Street.

The applicant is requesting three variances:

1. To allow a 10' B.L. instead of the required 25' B.L. along Yale Street, a designated major thoroughfare.
2. To allow a 5' right-of-way dedication instead of the required 10' along E 33rd Street, a local street.
3. To allow a 5' B.L. instead of the required 10' B.L. along E 33rd Street.

Staff's recommendation is to defer the plat to allow the applicant to provide revised information by noon next Wednesday.

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**Statement of Facts**

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[n/a](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[n/a](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[n/a](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[n/a](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[n/a](#)

(5) Economic hardship is not the sole justification of the variance.

[n/a](#)



# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6661  
[www.houstontx.gov](http://www.houstontx.gov)

July 16, 2020

## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** Independence Heights partial replat no 1

**REFERENCE NUMBER:** 2020-0995



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located at the southeast intersection of Yale Street and E. 33<sup>rd</sup> Ave. 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 allow a reduced building setback line of 10 feet along Yale Street as opposed to the required 25 foot setback line, a reduced building setback line of 5 feet along E 33<sup>rd</sup> Street as opposed to the required 10 foot setback line and to allow a reduced right-of-way dedication of 5 feet as opposed to the required 10 feet. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site. This item is currently being scheduled for consideration at a

### Virtual Planning Commission Meeting

**Thursday, July 23, 2020, at 2:30 p.m.**

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, The Planning Commission will hold a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

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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 submit comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov),

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to speak will be allowed to make their comments during the meeting.

2. Call the Planning Department at: 832-393-6624. A staff member will take your comments. Your comments will be read into the record and made part of the meeting record.

For additional information regarding this project, please call **Orlando Teran with Teran Group LLC at 713-244-9795**. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at [planning.variances@houstontx.gov](mailto:planning.variances@houstontx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

## TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
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- 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.

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- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

## CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

## PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.







**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 113  
**Action Date:** 07/23/2020  
**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:

\*Provide a wider sidewalk along Canal Street. If matching the 9' sidewalk provided along Navigation is infeasible, consider providing a 7' sidewalk to accommodate the higher volume of pedestrian traffic.

\*Consider removing the surface parking spaced facing Navigation Boulevard.

\*Coordinate with Planning staff to determine the impacts of the proposed freeway realignment adjacent to this property. Additional dedication along Runnels may be required.

#### Commission Action:

Defer for further study and review



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

#### For Your Information:



**Agenda Item:** 113  
**Action Date:** 07/23/2020  
**Plat Name:** Navigation Mill  
**Developer:** Kimley-Horn  
**Applicant:** Windrose  
**App No / Type:** 2020-1119 C2R

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The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 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@Ridemetrol.org](mailto:busstops@Ridemetrol.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

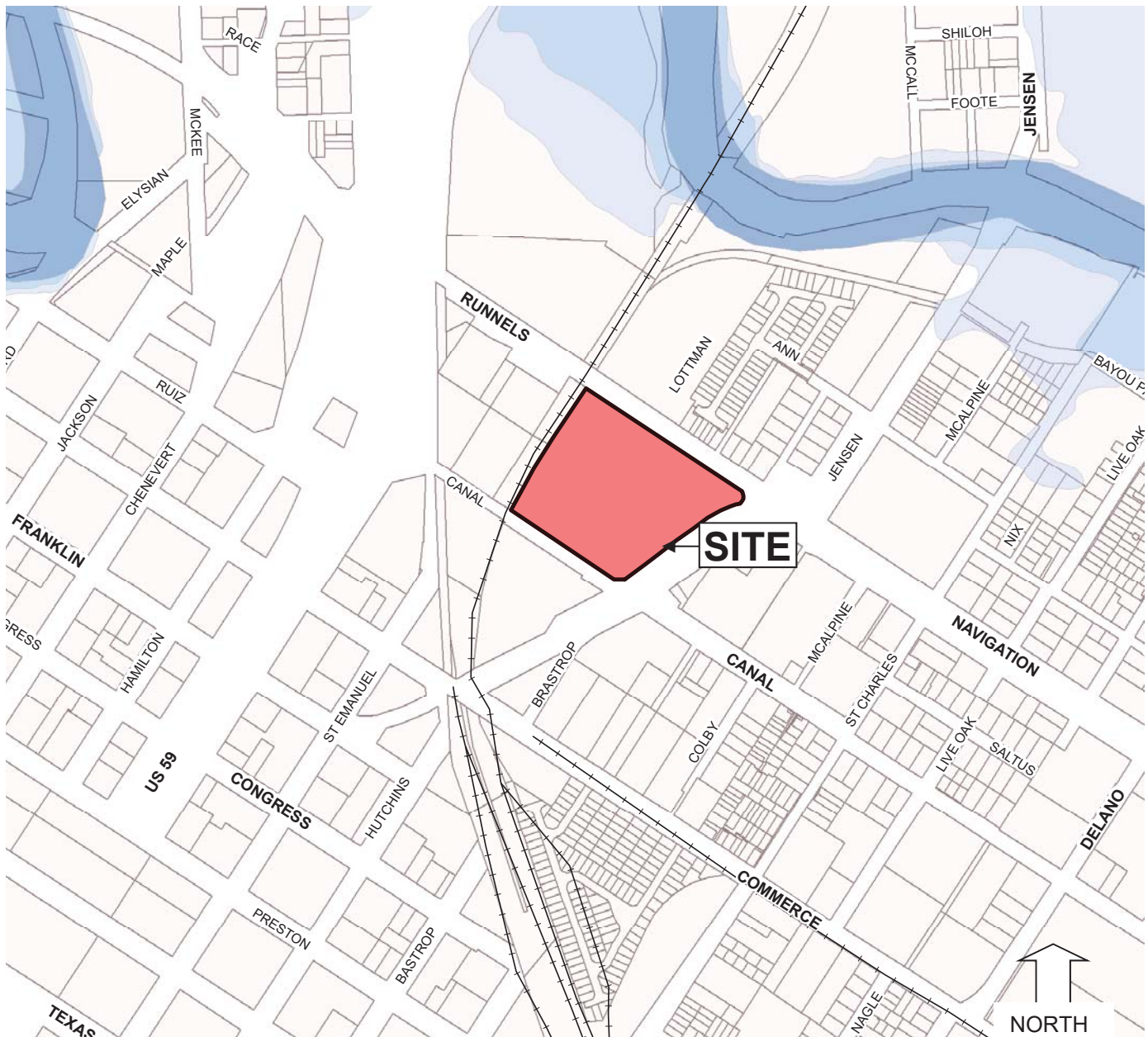
**ITEM: 113**

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Navigation Mill (DEF 1)

Applicant: Windrose



**D – Variances**

**Site Location**

# Houston Planning Commission

## ITEM: 113

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Navigation Mill (DEF 1)

Applicant: Windrose



D – Variances

Subdivision



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# Houston Planning Commission

# ITEM: 113

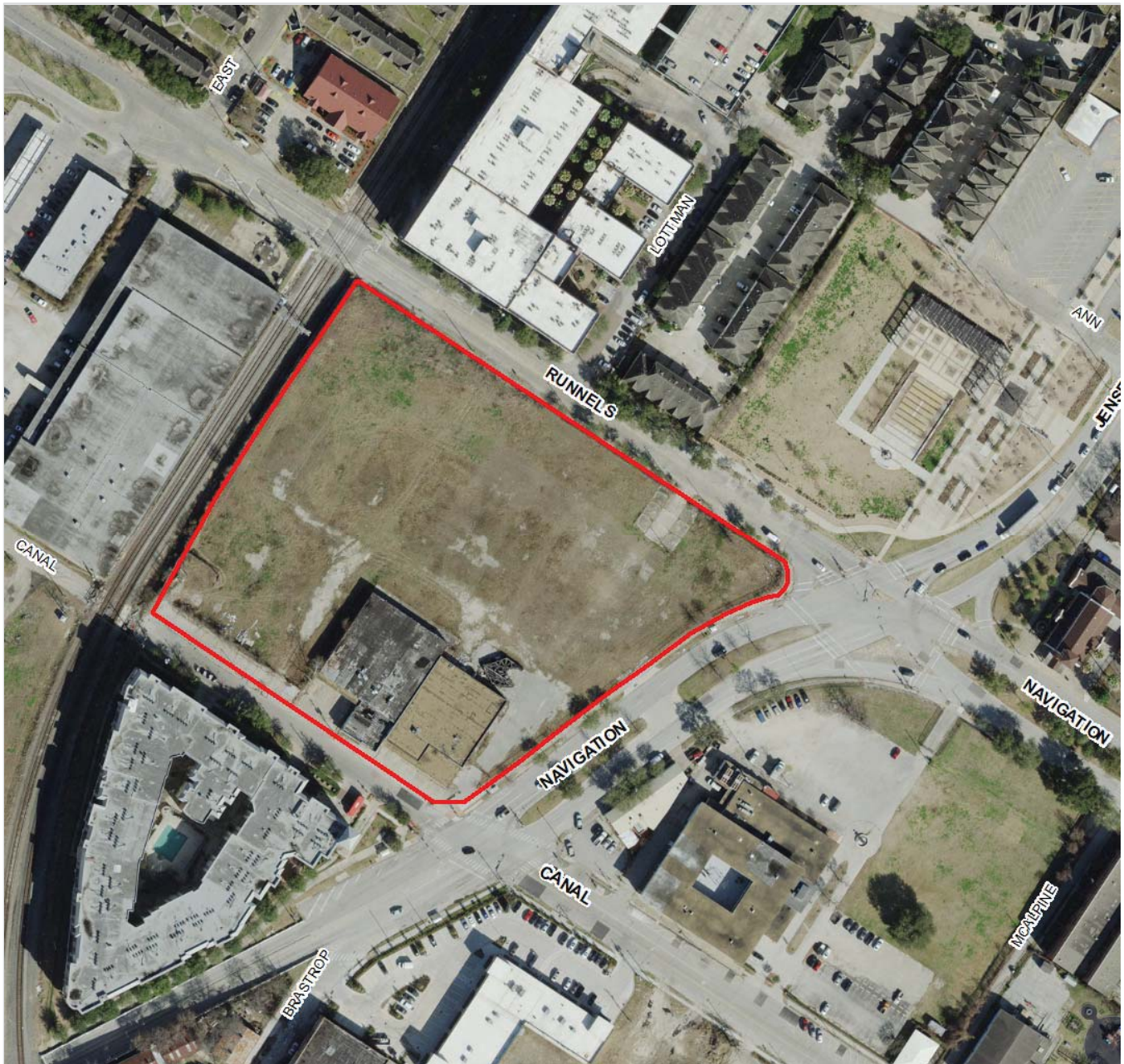
Planning and Development Department

Meeting Date: 07/23/2020

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Subdivision Name: Navigation Mill (DEF 1)

Applicant: Windrose



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**D – Variances**

**Aerial**

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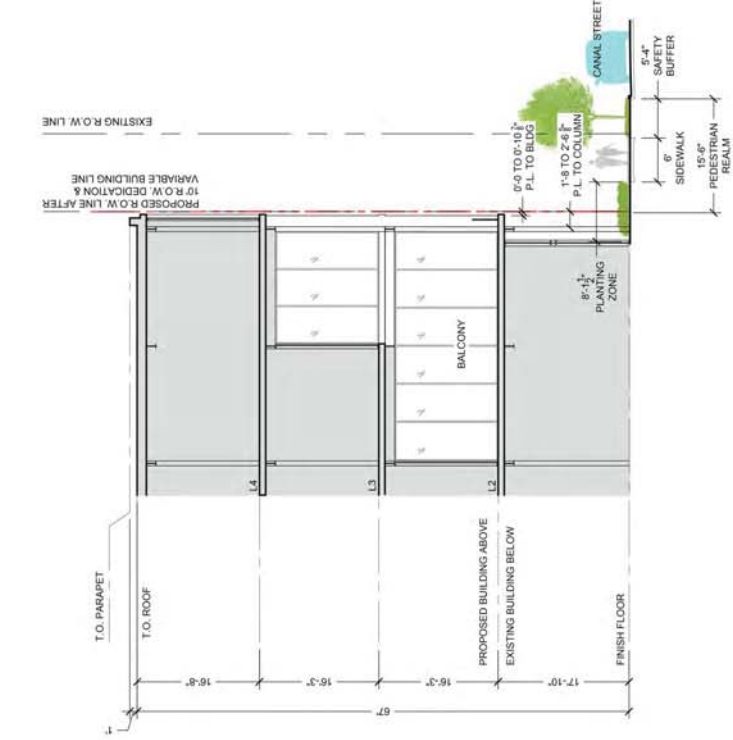
Street Trees (T=6x20)			
Street Name	Length (ft)	Trees Required	Trees in Plan
Navigation	533.5	17	17
Runnels	125.0	4	4
Canal	666.0	22	22
<b>Total</b>		<b>43</b>	<b>43</b>

Planting Lot Trees (1 Tree / 10 Spaces)			
Species	Spaces	Trees Required	Trees in Plan
	40	4	4
<b>Total</b>		<b>4</b>	<b>4</b>

Shrub (T x 10)			
Species	Shrubs Required	Shrubs Provided	
	54	54	
<b>Total</b>		<b>54</b>	

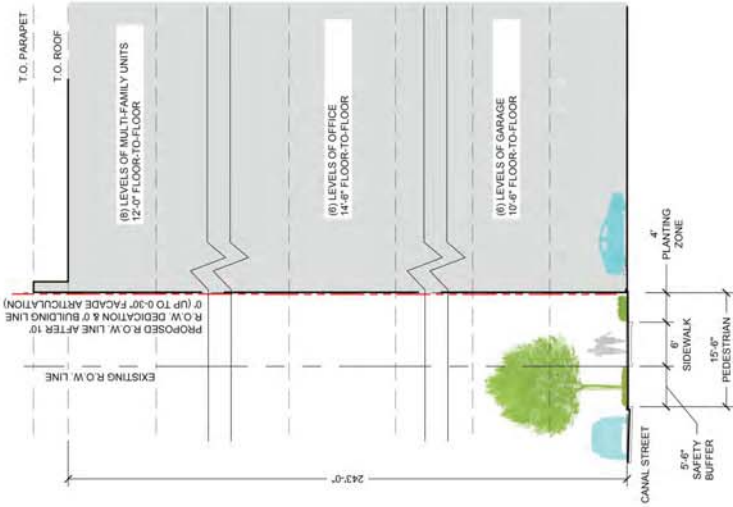






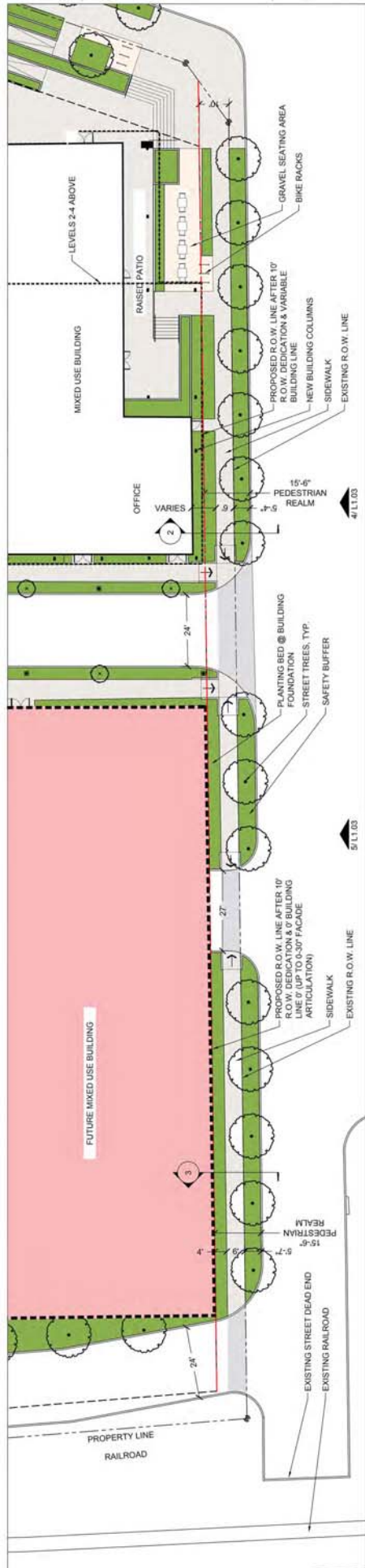
2 SECTION AT PHASE 1 OFFICE LOOKING EAST

SCALE: 1/8" = 1'-0"



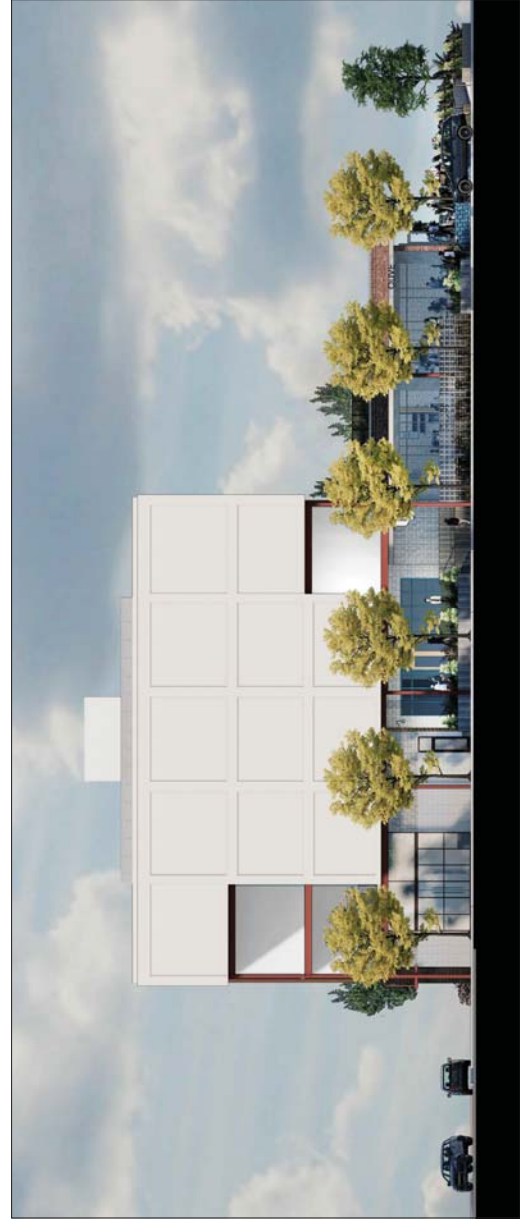
3 SECTION AT PHASE 2 MIXED USE LOOKING WEST

SCALE: 1/8" = 1'-0"

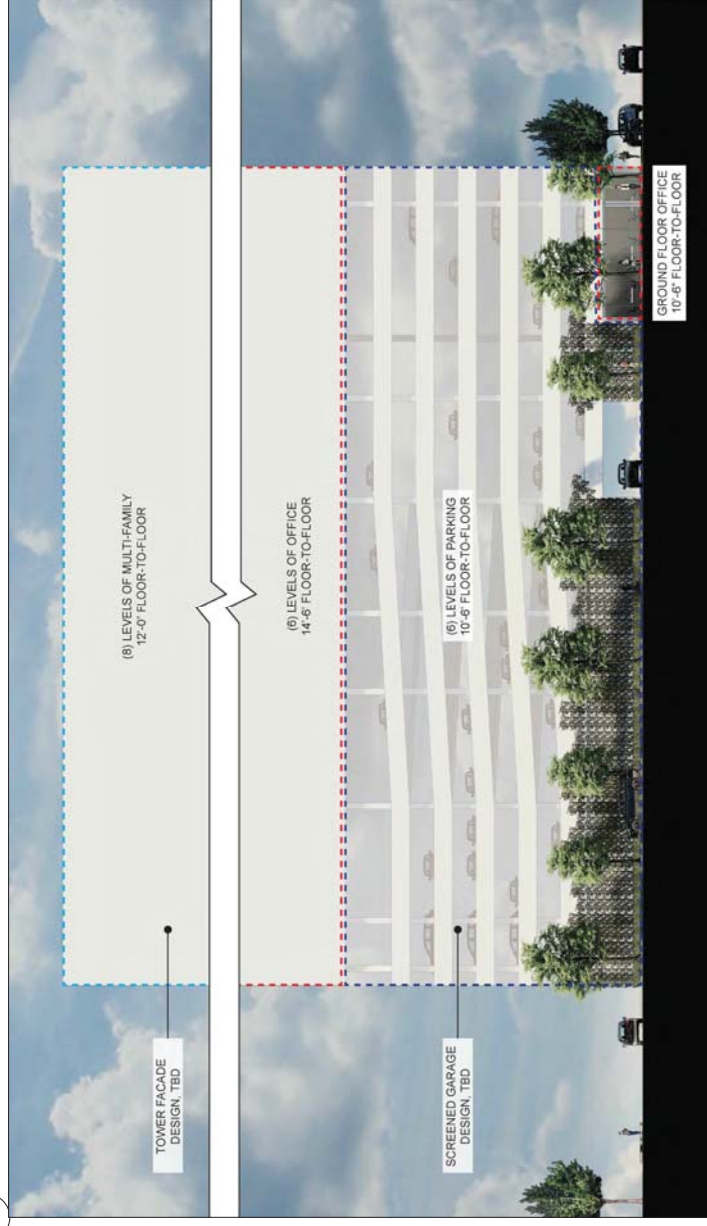


1 CANAL STREET PLAN ENLARGEMENT

SCALE: 8\"/>



4 SECTION AT PHASE 1 MIXED USE & OFFICE LOOKING NORTH  
SCALE: 1/8" = 1'-0"



5 SECTION AT PHASE 2 MIXED USE BUILDING LOOKING NORTH  
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' to 0.91' 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;**

NA

**(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

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Application No: 2020-1119

Agenda Item: 113

PC Action Date: 07/23/2020

Plat Name: Navigation Mill

Applicant: Windrose

### Staff Recommendation:

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;

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# CITY OF HOUSTON

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July 15, 2020

## NOTICE OF VARIANCE REQUEST

**PROJECT NAME:** Navigation Mill  
**REFERENCE NUMBER:** 2020-1119



Dear Property Owner:

***This notification letter is being sent to correct errors on the previous correspondence dated July 1, 2020. Please refer to this letter for information regarding the above referenced variance request.***

The Planning and Development Department has received a subdivision application with a variance request for a property located along Navigation Boulevard between Runnels and Canal Streets. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow for a variable reduced building along Canal Street as opposed to the required 10'. Enclosed are copies of the variance request and the proposed subdivision plat submitted by the applicant.

The Planning and Development Department staff is currently reviewing this application and will present a recommendation to the Houston Planning Commission. The Commission is the non-legislative body authorized to review and render decisions on subdivision applications and requests. The meeting at which this item will first be considered is listed below. A sign with this information has also been posted on the project site. This item is currently being scheduled for consideration at a

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2. Call the Planning Department at: 832-393-6624. A staff member will take your comments. Your comments will be read into the record and made part of the meeting record.

For additional information regarding this project, please call **Arica Bailey of Windrose** at **713-458-2281**. You may also contact Lyndy Morris with the Planning and Development Department regarding this notice via email at [planning.variances@houston.tx.gov](mailto:planning.variances@houston.tx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

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## PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

# Houston Planning Commission

## Action CPC 101 Form

### Platting Approval Conditions

**Agenda Item:** 114  
**Action Date:** 07/23/2020  
**Plat Name:** Emerald Meadows GP  
**Developer:** Meritage Homes  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No / Type:** 2020-1200 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:**

045. The alignment and width of all major thoroughfares within or adjacent to the proposed General Plan shall conform to the requirements of the most recent Major Thoroughfare and Freeway Plan. (24)

046. General Plan approval is for street patterns as shown on the plat only. (24)

046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.

047. Make minor corrections and additions as indicated on the marked file copy.

056. Sections of a subdivision shall be identified numerically and sequentially.

Identify northern stub street as Rosecroft instead of "proposed public street" when this section is submitted for review.

#### **Commission Action:**

Grant the requested variance(s) and Approve the plat subject to the conditions listed

Planning Commission approved the requested variance for excessive intersection spacing by not requiring an intersection along the western boundary with Webcrest Road.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with 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:** 114  
**Action Date:** 07/23/2020  
**Plat Name:** Emerald Meadows GP  
**Developer:** Meritage Homes  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No / Type:** 2020-1200 GP

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The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

Parks and Recreation: - Because this is a general plan, please have all required park notes and table on face of plat prior to plat submission  
HPW- TDO- Traffic: 07-16-2020

No Comments.

HPW-OCE-Traffic: 1. Access Management Form (COH IDM Chapter 15, sec 15.04-A)

"An Access Form is required for all commercial developments with the exception of developments with no change in use and/or size. Alterations to roadway access points may result in significant site plan revisions. For this reason, Access Forms should be submitted prior to or during plat submittal. If platting is not required, this form shall be approved prior to submitting plans for permitting."

"If a TIA is required or the applicant chooses to prepare a TIA, the completed TIA may be submitted at any time prior to or during the plat submittal. If platting is not required, a TIA shall be approved prior to submitting plans for permitting. TIA review may result in significant site plan revisions"

The form can be found at Chapter 15 of the Design Manual: <https://www.houstonpermittingcenter.org/office-city-engineer/design-and-construction-standards>

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2019))

Email subject should read: Access Management Form Request/ Project Number/ Address

Provide completely filled Access Management Form and provide a dimension site plan to  
PWEACCESSFORM@HOUSTONTX.GOV

2. A new sidewalk is required along Madden Street and MLK BLVD (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 width & radius (COH IDM Chapter 15, sec 15.08-1 [a to g])

Proposed driveway needs to be of consistent width within the right of way and can taper or flare into desired width inside the property line. Driveways must remain tangential for a minimum of 20 ft. past the property line. The driveway width and radius in the right of way must comply with Chapter 15 (Table 15.08.01). No driveway radius shall encroach on abutting property or corner radius.

4. Call out the existing Metro bus stop along MLK BLVD. If there are conflicts with the metro bus stop, then please coordinate with Metro. Please contact Kenneth Brown at 713-739-6014. Provide letter of concurrence from Metro.

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: No comments

# Houston Planning Commission

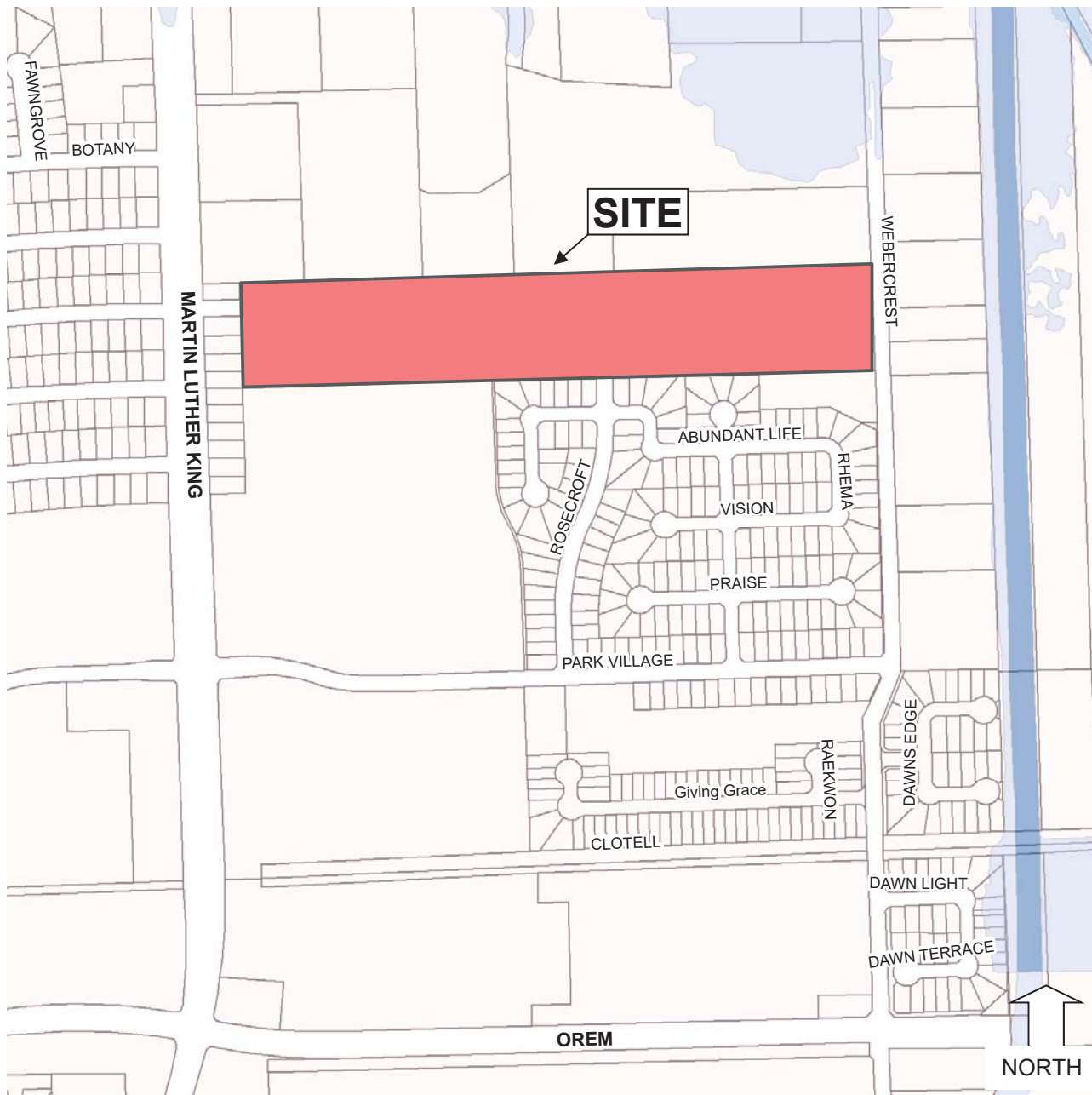
ITEM: 114

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Emerald Meadows GP

Applicant: LJA Engineering, Inc.



F- Reconsideration of Requirements

Site Location

# Houston Planning Commission

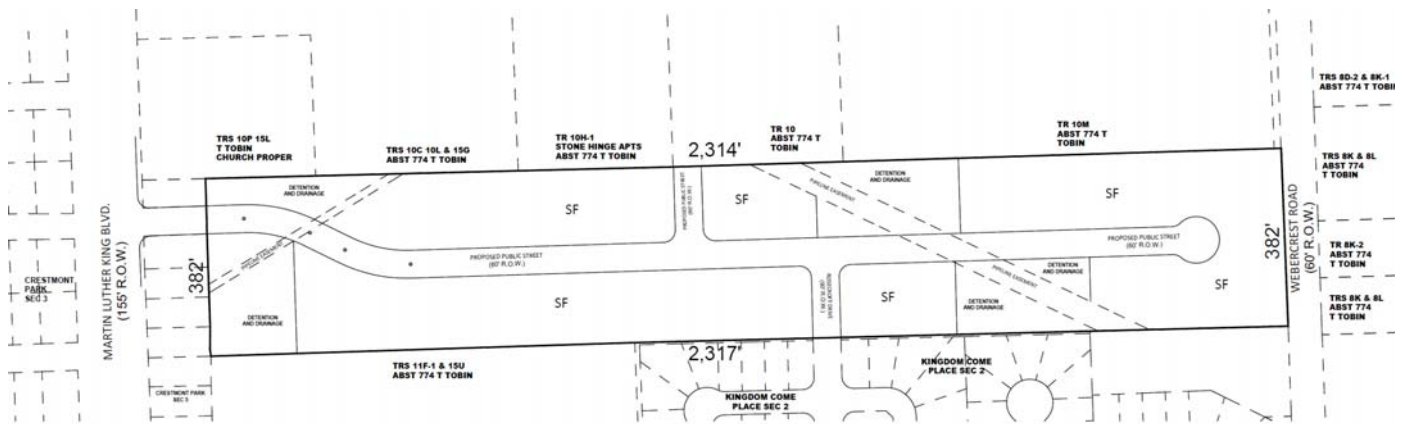
ITEM: 114

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Emerald Meadows GP

Applicant: LJA Engineering, Inc.



F- Reconsideration of Requirements

Subdivision



# Houston Planning Commission

ITEM: 114

Planning and Development Department

Meeting Date: 07/23/2020

Subdivision Name: Emerald Meadows GP

Applicant: LJA Engineering, Inc.



F- Reconsideration of Requirements

Aerial







**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**APPLICANT'S  
Reconsideration Of Requirement Request Form**

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**Application No:** 2020-1200  
**Plat Name:** Emerald Meadows GP  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**Date Submitted:** 07/13/2020

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The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

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**(Sec. 42-47 and Sec. 42-81)**

**Specific requirement or condition being sought:**

To exceed maximum intersection spacing allowed for local streets by 2950 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.

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:**

Due to lack of stub street on property to the north between Park Village Drive and Selinsky Road, a variance is the more appropriate process.



## PLANNING & DEVELOPMENT DEPARTMENT

## APPLICANT'S Variance Request Form

**Application Number:** 2020-1200

**Plat Name:** Emerald Meadows GP

**Applicant:** LJA Engineering, Inc.- (West Houston Office)

**Date Submitted:** 07/13/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

**(Sec. 42-47 and Sec. 42-81)**

**Specific Variance is being sought and extent of variance:**

To exceed maximum intersection spacing allowed for local streets by 1618 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

**(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**

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 and a distance of 3018' from Park Village Drive to Selinsky Road to the north. There are no existing stub streets between Park Village and Selinsky Road. A variance 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. There will also be a sub street provided to the north so that when those tracts develop, additional access will be provided. 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.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

**(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant as Webercrest road is an existing public road that has not been improved by the City or County.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter will be preserved and maintained as the subdivision will have sufficient access points from other 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 as the subdivision will have sufficient access points from other areas.

**(5) Economic hardship is not the sole justification of the variance.**

Economic hardship is not the sole justification of the variance as Webercrest Road is an existing public road that has not been improved by the City or County.





Application No: 2020-1200

Agenda Item: 114

PC Action Date: 07/23/2020

Plat Name: Emerald Meadows GP

Applicant: LJA Engineering, Inc.- (West Houston Office)

**Staff Recommendation:** Grant the requested variance(s) and Approve the plat subject to the conditions listed

**Chapter 42 Sections:** 128

**Specific variance is being sought and extent of variance:** (Sec. 42-47 and Sec. 42-81)

To exceed maximum intersection spacing allowed for local streets by 1618 feet.;

**Basis of Recommendation:**

The site is located within Houston's corporate limit located south of Selinski Road, north of Park Village Drive, and east of Martin Luther King Boulevard.

The applicant proposes a 20 acre general plan for a single-family residential development and is requesting reconsideration of the requirement to create an intersection with Webcrest Road at the property's eastern boundary in order to satisfy intersection spacing regulations.

Staff is in support of this request.

The site consists of an acreage tract accessible by extending two abutting stub streets; one from the south and one from the west. These will connect the proposed single-family development with the existing street grid through Rosecroft Drive and MLK Boulevard. Additional connectivity will be provided when the acreage tracts to the north are developed and the proposed stub street to the north provided will provide access to Selinski Road. The presence of the existing street system and proposed stub streets will allow for adequate traffic circulation in lieu of a third connection to Webcrest Road, meeting the intent of the intersection spacing section of Chapter 42.

Staff recommends granting the variance and approving the plat per the CPC 101 form conditions.

### Statement of Facts

**(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR**

Access to the adjacent street system and a proposed north racing stub street justify the applicant's request to not create a 3rd connection at Webcrest Road.

**(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

NA

**(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 justified by the existing established street grid and the applicant's proposed points of access. This does not represent a hardship created by or imposed by the applicant.

**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The site consists of an acreage tract accessible by extending two abutting stub streets; one from the south and one from the west. These will connect the proposed single-family development with the existing street grid through Rosecroft Drive and MLK Boulevard. Additional connectivity will be provided when the acreage tracts to the north are developed and the proposed stub street to the north provided will provide access to Selinski Road. The presence of the existing street system and proposed stub streets will allow for adequate traffic circulation in lieu of a third connection to Webcrest Road, meeting the intent of the intersection spacing section of Chapter 42.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The proposed development will feature multiple points of access to the adjacent street system allowing for safe traffic circulation.

**(5) Economic hardship is not the sole justification of the variance.**

Granting the variance is justified by the existing established street grid and the applicant's proposed points of access. This does not represent a financial hardship.





# CITY OF HOUSTON

Planning and Development

**Sylvester Turner**

Mayor

Margaret Wallace Brown  
Director  
P.O. Box 1562  
Houston, Texas 77251-1562

T. 832.393.6600  
F. 832.393.6662  
[www.houstontx.gov](http://www.houstontx.gov)

July 16, 2020

## NOTICE OF SPECIAL EXCEPTION REQUEST

**PROJECT NAME:** Emerald Meadows GP

**REFERENCE NUMBER:** 2020-1200



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a reconsideration of requirements with a variance 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 reconsideration of requirements with a variance to exceed maximum intersection spacing allowed for local streets on the eastern boundary between Park Village Drive and Selinsky Road by 2950 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 23, 2020, at 2:30 p.m.**

Due to the COVID 19 emergency, and the Mayor's directives on social distancing and limits on public gatherings, The Planning Commission will hold a video conference via Microsoft Teams. The video conference will allow for a two-way video/ audio communication with Houston Planning Commission. To join the meeting, visit our website:

[www.houstonplanning.com](http://www.houstonplanning.com)

You may also submit comments or sign up as speakers in the following ways:

1. Send email to: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov),

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

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@houston.tx.gov](mailto:planning.variances@houston.tx.gov) or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to [www.houstonplanning.com](http://www.houstonplanning.com). Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

#### TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

#### PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

#### PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

#### CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

#### PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Extension of Approval Approval Conditions

**Agenda Item:** 115  
**Action Date:** 07/23/2020  
**Original Action Date:** 07/25/2019  
**Plat Name:** Century Court  
**Developer:** titan investors  
**Applicant:** South Texas Surveying Associates, Inc.  
**App No :** 2019-1053  
**App Type:** C2R

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Total Acreage:	4.0000	Total Reserve Acreage:	3.9540
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HARRIS COUNTY MUD 36
County	Zip	Key Map ©	City / ETJ
Harris	77073	332Z	ETJ

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**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

**Commission Action:**

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

Questions concerning the informational comments should be directed to the agency's author. Planning and 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:** 116  
**Action Date:** 07/23/2020  
**Original Action Date:** 07/25/2019  
**Plat Name:** Cypress Station Townhomes  
**Developer:** n/a  
**Applicant:** Texas Engineering And Mapping Company  
**App No :** 2019-1297  
**App Type:** C3F

Total Acreage:	2.6667	Total Reserve Acreage:	0.7557
Number of Lots:	30	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	C N P UTILITY DISTRICT
County	Zip	Key Map ©	City / ETJ
Harris	77090	332K	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:** 117  
**Action Date:** 07/23/2020  
**Original Action Date:** 08/08/2019  
**Plat Name:** Northcrest Industrial  
**Developer:** Sage Interests, Inc.  
**Applicant:** Windrose  
**App No :** 2019-1304  
**App Type:** C2

Total Acreage:	64.5660	Total Reserve Acreage:	64.5660
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	77389	290M	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:** 07/23/2020  
**Original Action Date:** 08/08/2019  
**Plat Name:** South Heights Reserve at White Oak  
**Developer:** Lot 14 and 15 Purchase Company LLC.  
**Applicant:** M2L Associates, Inc.  
**App No :** 2019-1336  
**App Type:** C2R

Total Acreage:	0.2870	Total Reserve Acreage:	0.2870
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	493A	City

**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:** 119  
**Action Date:** 07/23/2020  
**Original Action Date:** 07/25/2019  
**Plat Name:** Tavola Sec 23  
**Developer:** Lennar Homes of Texas Land and Construction, LTD  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No :** 2019-1213  
**App Type:** C3F

Total Acreage:	15.4440	Total Reserve Acreage:	0.6610
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:	East Montgomery Co MUD 6
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257F	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:** 120  
**Action Date:** 07/23/2020  
**Original Action Date:** 07/25/2019  
**Plat Name:** Tavola Sec 27  
**Developer:** Lennar Homes of Texas Land and Construction, LTD  
**Applicant:** LJA Engineering, Inc.- (West Houston Office)  
**App No :** 2019-1214  
**App Type:** C3F

Total Acreage:	20.1710	Total Reserve Acreage:	4.8780
Number of Lots:	66	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 6
County	Zip	Key Map ©	City / ETJ
Montgomery	77357	257F	ETJ

**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

**Commission Action:**

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Extension of Approval Approval Conditions

**Agenda Item:** 121  
**Action Date:** 07/23/2020  
**Original Action Date:** 09/05/2019  
**Plat Name:** Wayside Village Detention Reserve  
**Developer:** STARLIGHT HOMES TEXAS, LLC  
**Applicant:** Pape-Dawson Engineers  
**App No :** 2019-1548  
**App Type:** C2

Total Acreage:	28.6870	Total Reserve Acreage:	28.6870
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HC MUD 439
County	Zip	Key Map ©	City / ETJ
Harris	77016	415X	City

**Extension of Approval Notes:**

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

**Commission Action:**

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

## Houston Planning Commission

### Action CPC 101 Form

### Extension of Approval Approval Conditions

**Agenda Item:** 122  
**Action Date:** 07/23/2020  
**Original Action Date:** 07/25/2019  
**Plat Name:** Yalamanchili Complex  
**Developer:** Adara Communities  
**Applicant:** Owens Management Systems, LLC  
**App No :** 2019-1166  
**App Type:** C2

Total Acreage:	2.9690	Total Reserve Acreage:	1.1230
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77065	369J	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

### Subdivision Name Change Approval Conditions

**Agenda Item:** 123  
**Action Date:** 07/23/2020  
**Plat Name:** Elyson Boulevard Street Dedication Sec 2  
**Original Action Date:** 01/09/2020  
**Original Plat Name:** Elyson Boulevard Street Dedication Sec 2  
**Developer:** Nash FM 529, LLC, a Delaware limited liability company  
**Applicant:** BGE, Inc.  
**App No :** 2019-2344  
**App Type:** SP

Total Acreage:	2.9970	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	405J	ETJ

**Subdivision Name Change 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.



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3<sup>rd</sup> floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
TERRY ALLEYNE	TERRY ALLEYNE	832-217-8065	MYSALTRIVER@GMAIL.COM		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
5119 AIRPORT BLVD	20030208	77048	5452B	573H	D

HCAD ACCOUNT NUMBER(S):	102450000001
PROPERTY LEGAL DESCRIPTION:	LOT 1 BLOCK 2 OF SIMS BAYOU VISTA SECTION 1
PROPERTY OWNER OF RECORD:	TERRY ALLEYNE
ACREAGE (SQUARE FEET):	2,280 SQ FT
WIDTH OF RIGHTS-OF-WAY:	Airport Boulevard 100'
EXISTING PAVING SECTION(S):	Airport Boulevard 48'
OFF-STREET PARKING REQUIREMENT:	Complies
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Vacant
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	New Single-Family Residence-1985 SF

**PURPOSE OF VARIANCE REQUEST:** To allow a 13.5' building line along Airport Boulevard, a major thoroughfare in lieu of the required 25' building line, for a new single-family residence.

**CHAPTER 42 REFERENCE(S):** 42-152(a): Building line requirements along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

## DEVELOPMENT PLAT VARIANCE





## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):** LOT SIZE 30X78

I DO NOT OWN ENOUGH LOT TO GIVE UP 25' BUILDING LINE. IF I PUT DRIVEWAY 20FT AND GIVE UP 8FT UIL LINE REQUESTING 13.5'FT.

*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**

Based on the property being 30x78 with an old building line of 10ft, is hard to give up 25ft. to start building new house it won't work lot too small.

- (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;**

Giving up 8ft UIL line, and 20 ft. on left side of driveway and 18 feet on right of it I cannot reduce anymore square footage the land is not square its designed at an angle making it hard to give exact 20 feet driveway and 25 building line as required.

- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Yes, it is the lot being 30x78 I'm giving up 20 feet driveway and 8 feet utility line in the back preventing me from building off the 25-foot building line.

- (3) The intent and general purposes of this chapter will be preserved and maintained;**

The intent of this chapter will be preserved based on me building 18 feet which gives me 60 feet from the main street and the old building line used to be 10 feet

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of of this variance will not be injurious to danger or health,safety because we will hold all safety precautions needed and notify any public within the vicinity of the project to upload the welfare and safety.

**(5) Economic hardship is not the sole justification of the variance.**

However, with me buying a property with only 30x78 I'm limited to uphold all the new code requirements based on the lot being too small I'm required to put a 20x20 driveway and a 25-foot building line and 8 feet utility line in the back with my proposal it shows that I'm trying to upkeep every code as best as I can based on lot size but not at the actual requirement

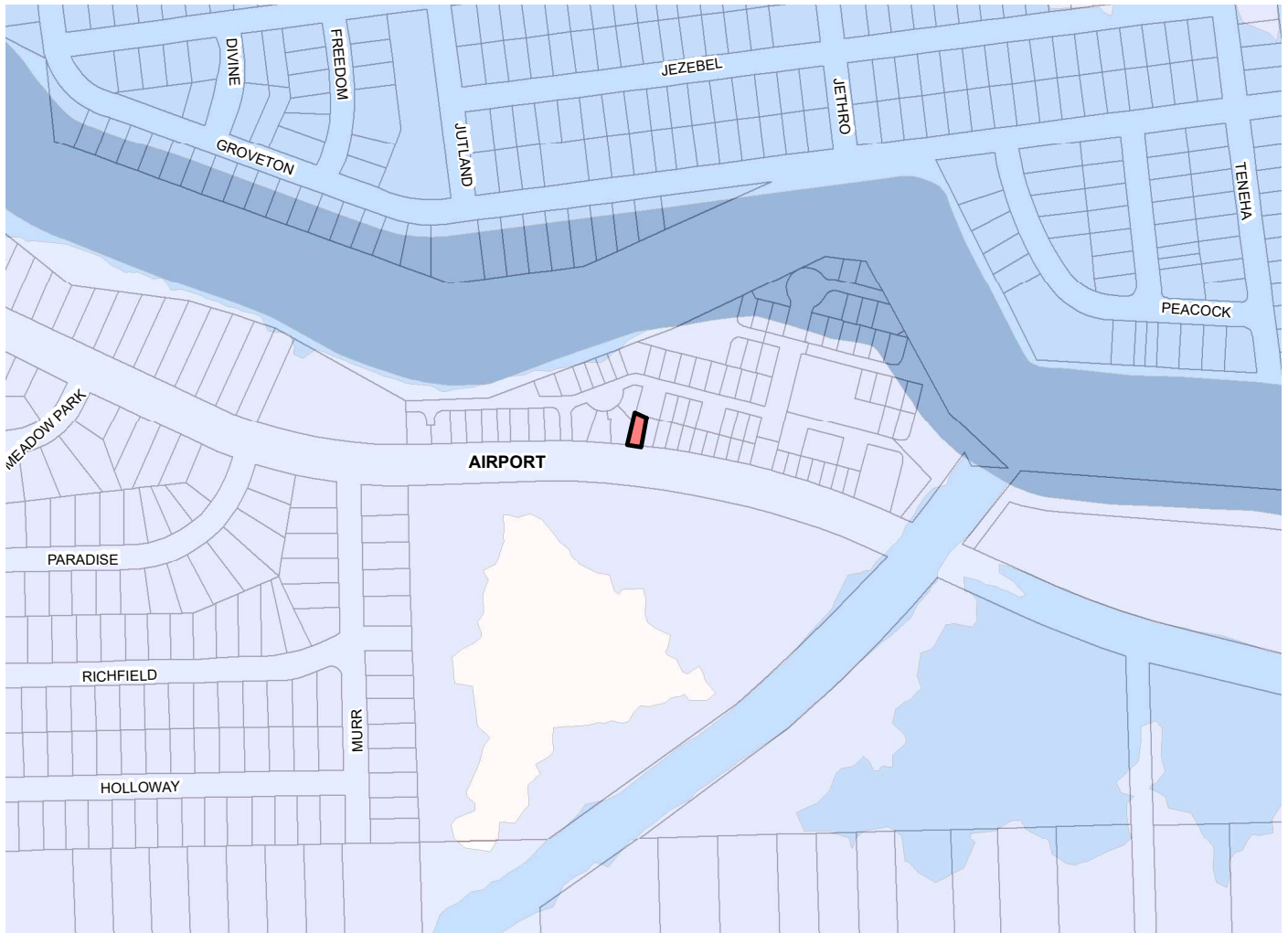
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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

Location Map



# DEVELOPMENT PLAT VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 124**

Meeting Date: 07/23/2020

## Houston Planning Commission

Aerial Map



# DEVELOPMENT PLAT VARIANCE





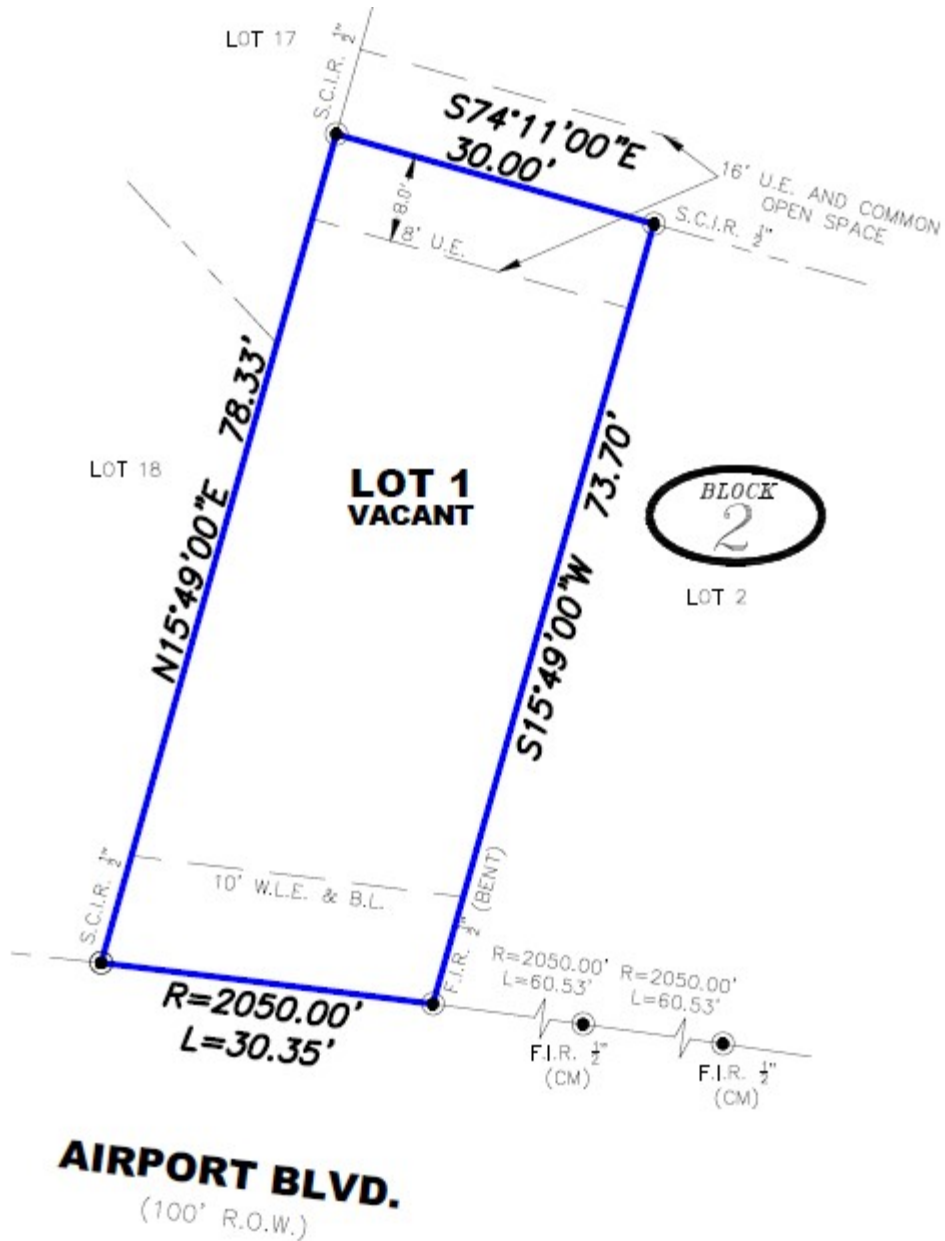






## Houston Planning Commission

Survey



## DEVELOPMENT PLAT VARIANCE

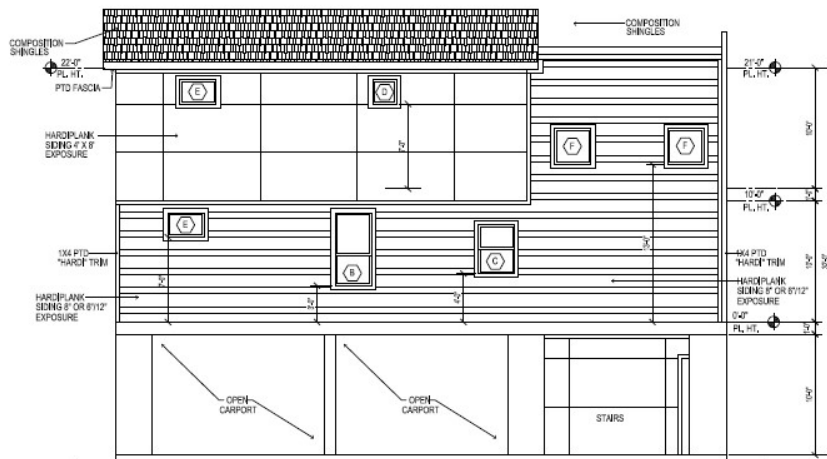


## Houston Planning Commission

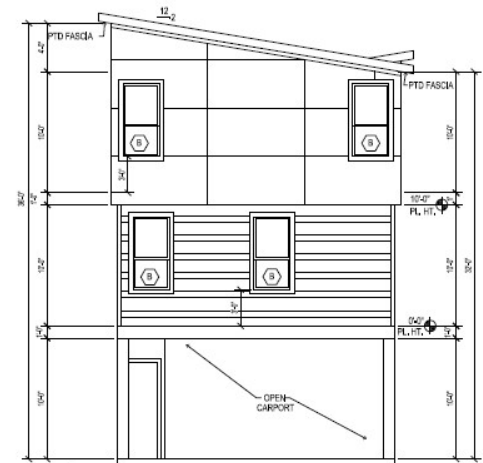
**ITEM: 124**

Meeting Date: 07/23/2020

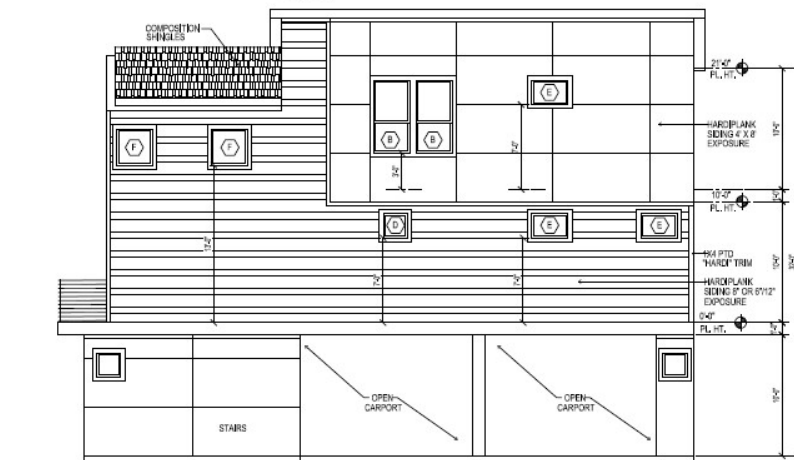
### Elevations



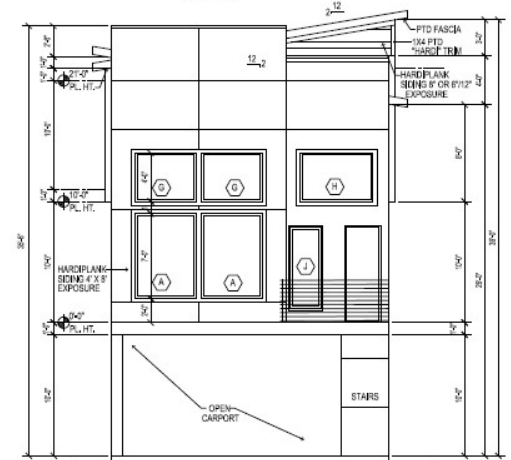
**4 LEFT ELEVATION**  
1/8"=1'-0"



**3 BACK ELEVATION**  
1/8"=1'-0"



**2 RIGHT ELEVATION**  
1/8"=1'-0"



**1 FRONT ELEVATION**  
1/8"=1'-0"

# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### STAFF REPORT

**Staff Recommendation:** Approved

**Basis of Staff Recommendation:** The site is located along Airport Boulevard east of Cullen Boulevard. The applicant is proposing a three-story house with a carport on the first floor and requesting a reduced building line of 13.5 feet in lieu of the required 25 feet building line by the ordinance. Staff is in support of the request. The subject site is out of SIMS Bayou Vista Section One recorded in 1969. Airport Boulevard became a major thoroughfare in 1972. The subject site dimensions are 30 by 78 feet with an 8 feet Utility easement on the back. The distance from the back of curb to the closest portion of the proposed house is 28.5 feet. The carport area is set back 17 feet from the property line. Strict application of the ordinance will create an unpractical development because of the size of the lot and the setback constraints. The applicant has provided a turnaround area at the front of the lot with an exhibit showing how a car can turn around to avoid backing out into the major thoroughfare. Houston Public Works has voiced no objections to this request. Staff recommendation is to grant the requested variance.



**PLANNING COMMISSION ACTION:** Approved

**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 3<sup>rd</sup> floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Windrose Land Services	Jeff Boutte	713-458-2281	jeff.boutte@windroseservices.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
4501 Garrow St. Houston, TX 77011	19017748	77011	5457D	494T	H
HCAD ACCOUNT NUMBER(S):		0280240000009			
PROPERTY LEGAL DESCRIPTION:		TRS 9 & 10 BLK 21 OAK LAWN			
PROPERTY OWNER OF RECORD:		MOTURI EDWIN			
ACREAGE (SQUARE FEET):		.0818 AC (3565) SF			
WIDTH OF RIGHTS-OF-WAY:		Garrow Street 50'; Super street 60'			
EXISTING PAVING SECTION(S):		Garrow Street 22'; Super street 22.7'			
OFF-STREET PARKING REQUIREMENT:		Complies			
OFF-STREET PARKING PROVIDED:		Complies			
LANDSCAPING REQUIREMENTS:		Complies			
LANDSCAPING PROVIDED:		Complies			
EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:		Existing Residence			
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:		New 2202 SF single-family residence			

**PURPOSE OF VARIANCE REQUEST:** (1) to allow a 2.6' building line along Garrow Street, in lieu of the ordinance required 10' building line. (2) to allow a 1.1' building line along Super Street, in lieu of the ordinance required 10' building line and (3) to encroach into the visibility triangle with a new single-family residence.

**CHAPTER 42 REFERENCE(S):** 42-156(b): Building line requirement along Collector and Local Streets. Except as otherwise required or authorized by this chapter, the building line requirement for a lot restricted to single-family residential use along a local street that is not an alley shall be 20 feet along the front of a lot and 10 feet along the back and side of a lot adjacent to a local street.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### APPLICANT'S STATEMENT OF FACTS

**SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):** The subject property is a single-family residential dwelling located at the northeast corner of Garrow Street and Super Street. The property is a portion of Lots 9 and 10, Block 21, Oak Lawn Addition. The applicant received a permit from the City of Houston to repair damages caused by Hurricane Harvey. After the home was completed, the applicant applied for their certificate of occupancy. At that time, it was discovered that neither the applicant nor City permit reviewers accounted for building setbacks along the adjacent rights-of-way. The applicant is requesting a variance to allow the single-family residential structure to encroach into the front and side building setbacks to prevent the existing home from being demolished and depriving the applicant of reasonable use of their land.

*The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.*

- (1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**

The subject property is a single-family residential dwelling located at the northeast corner of Garrow Street and Super Street. The property is a portion of Lots 9 and 10, Block 21, Oak Lawn Addition. The applicant received a permit from the City of Houston to repair damages caused by Hurricane Harvey. After the home was completed, the applicant received inspections for HVAC, plumbing, and electrical – all inspections passed and the applicant then applied for their certificate of occupancy. At that time, it was discovered that neither the applicant nor City permit reviewers accounted for building setbacks along the adjacent rights-of-way. The applicant is requesting a variance to allow the single-family residential structure to encroach into the front and side building setbacks to prevent the existing home from being demolished and depriving the applicant of reasonable use of their land.

- (1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**
- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

The justifications for the variance are the unfortunate circumstances surrounding the applicant's building permit and the existing development pattern of the area, neither of which were willfully self-imposed. When the building permit was applied for and issued, it did not contemplate building setbacks along either adjacent roadway. The applicant thought nothing of this oversight, as the surrounding area is generally characterized by reduced and zero-foot building setbacks. Homes and businesses along Garrow Street and Super Street, even those adjacent to and on the same blocks as the subject site, are located on the property line or within a few feet of the property line. Forcing the applicant's home to be demolished to meet the 10-foot building setbacks would represent a significant hardship and it is not necessary to match the area's development pattern.

## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

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**(3) The intent and general purposes of this chapter will be preserved and maintained;**

The City's regulations promote safe and orderly development that is compatible with the surrounding area. The building encroachments will not negatively affect the health, safety and general welfare of the community - discussed further below. Regarding whether the proposed variance is compatible with the area's development pattern, the proposed reduction in building setbacks would be highly compatible with the other development in the area. The Oak Lawn Addition is a very established neighborhood with a definite pattern of reduced building setbacks. As an example, the homes along the same block north of the site are built on or within a few feet of the property line. Also, both lots that are adjacent to the subject property have structures on the common lot line.

**(4) The granting of the variance will not be injurious to the public health, safety or welfare;**

The proposed building encroachments do not present any threat to the general public's health, safety or welfare. While the applicant is requesting to encroach 8.9 feet on Super Street and 6.6 feet along Garrow Street, the roadside bar ditches and sidewalks provide more than adequate separation between the driving surface and the single-family home. Further, there is more than adequate clearance at the intersection to maintain an open sight visibility triangle and safe turning movements to both streets. The configuration of the house also promotes good site visibility at the intersection as the main structure steps back at the northwest corner of the property. The applicant has considered moving the structure to reduce the encroachment, but that is not possible or in the best interests of the neighboring properties. Even though the home is on a pier and beam foundation, the lot is only 46 feet wide and 77 feet deep and there is only 7.2 feet between the home and the eastern property line. The home at 4503 Garrow Street sits on the common lot line with the applicant's property, so the 7.2 feet of space is essential to maintain reasonable and adequate spacing. The same issue prevents moving the home further north, as the neighbor's storage building sits on the common lot line.

**(5) Economic hardship is not the sole justification of the variance.**

Without the variance, the applicant would have to demolish the newly constructed home as there is no way to reposition the structure on-site due to the size of the lot and structures to the north and south that sit on the common lot lines. If the applicant would have known that setbacks were an issue, or if the City would have flagged the position of the home during the permit review process, the home would not have been purchased and constructed in its current location. This inadvertent oversight regarding the building setbacks, including a lack of enforcement during the permit review process, is totally understandable from both sides as the neighborhood is characterized by reduced and zero-foot setbacks. Now that the structure has been constructed, there is no path forward other than demolition or a variance. Because the current placement of the home matches so well with the development character of the area and no threat is posed to the health, safety and welfare of the general public, the variance is justified and the applicant humbly requests that they be granted the certificate of occupancy so they can move in to their new home.

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## DEVELOPMENT PLAT VARIANCE





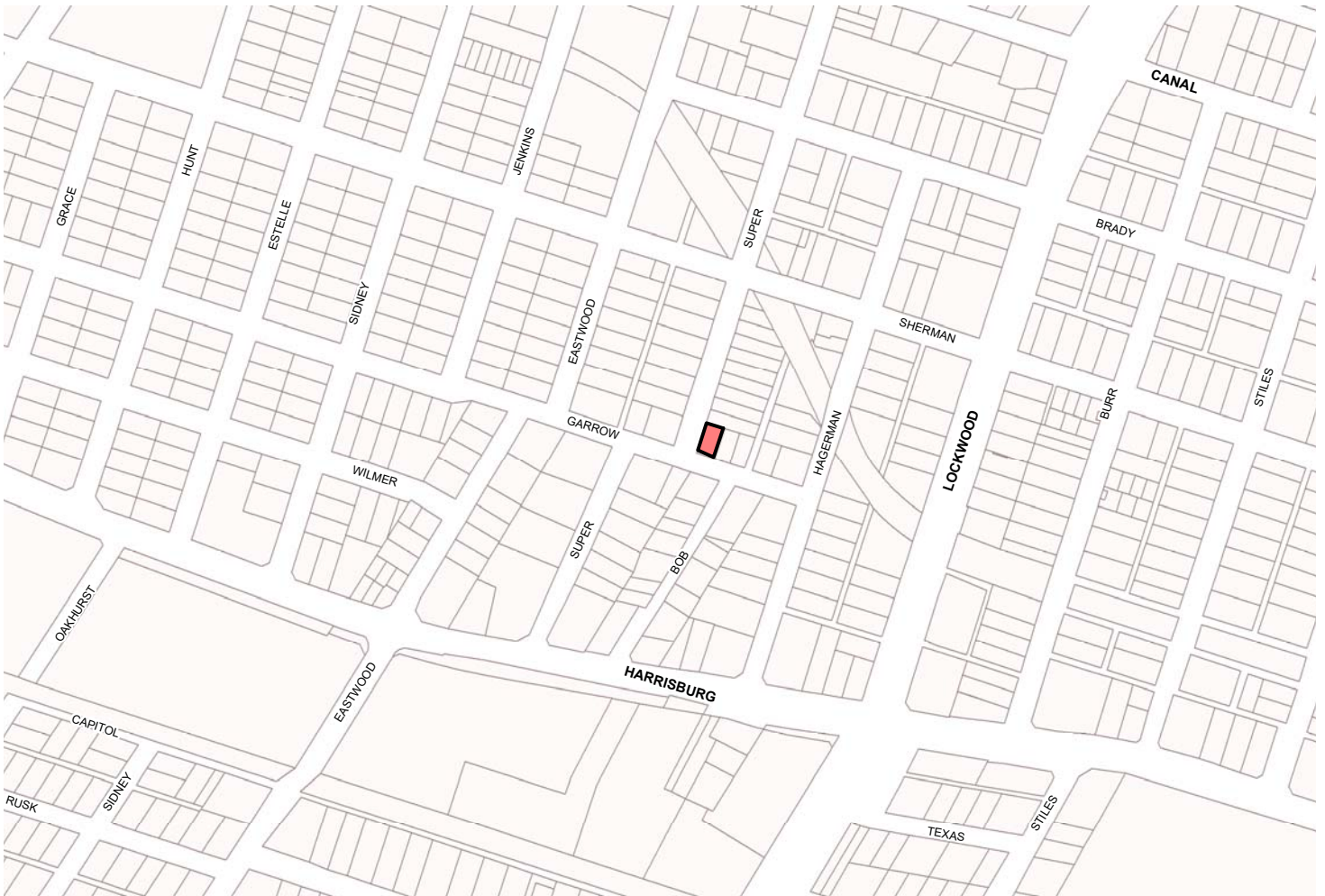
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 125**

Meeting Date: 07/23/2020

## Houston Planning Commission

Location Map



# DEVELOPMENT PLAT VARIANCE





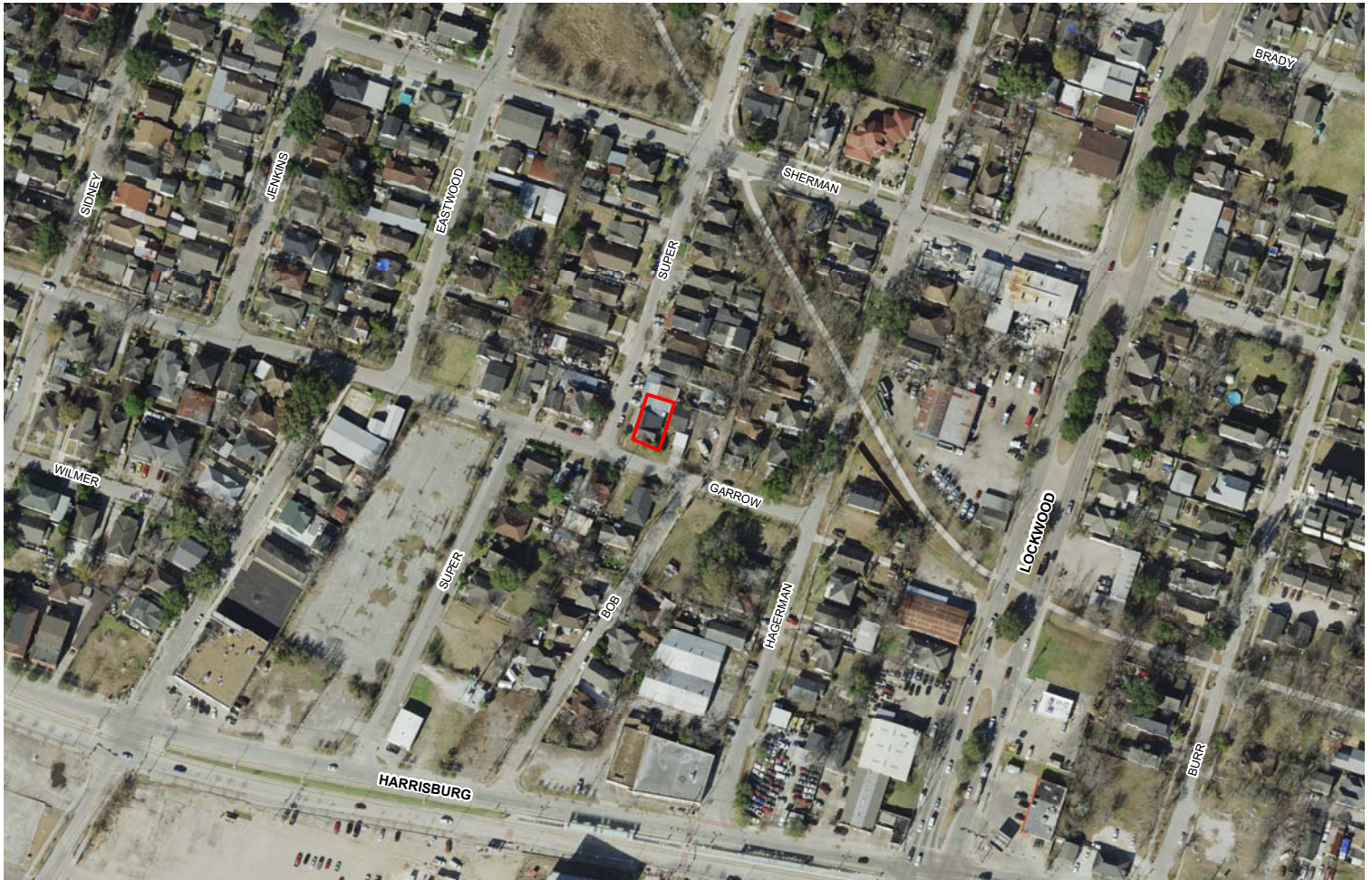
PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 125**

Meeting Date: 07/23/2020

## Houston Planning Commission

Aerial Map

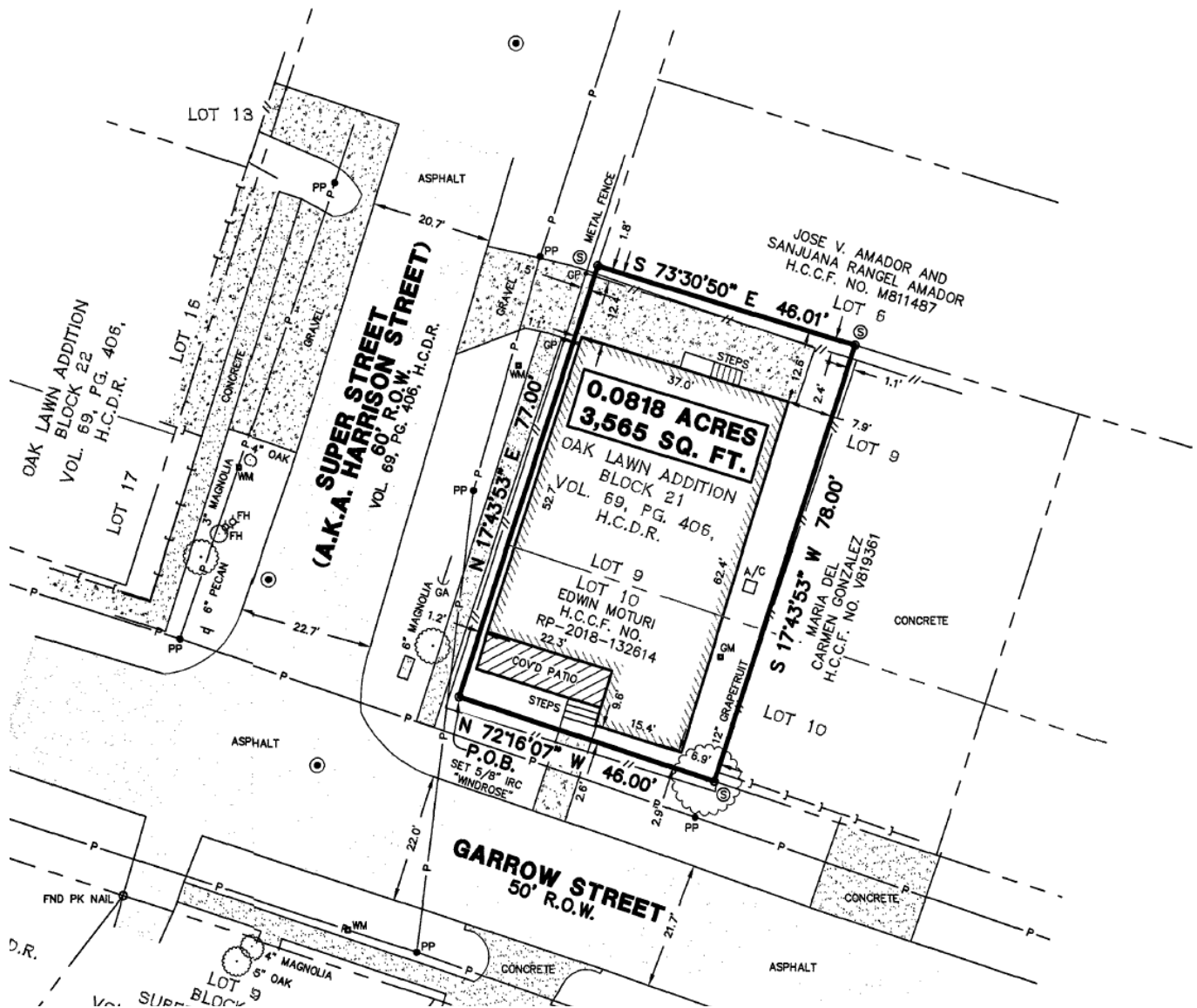


# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### Survey

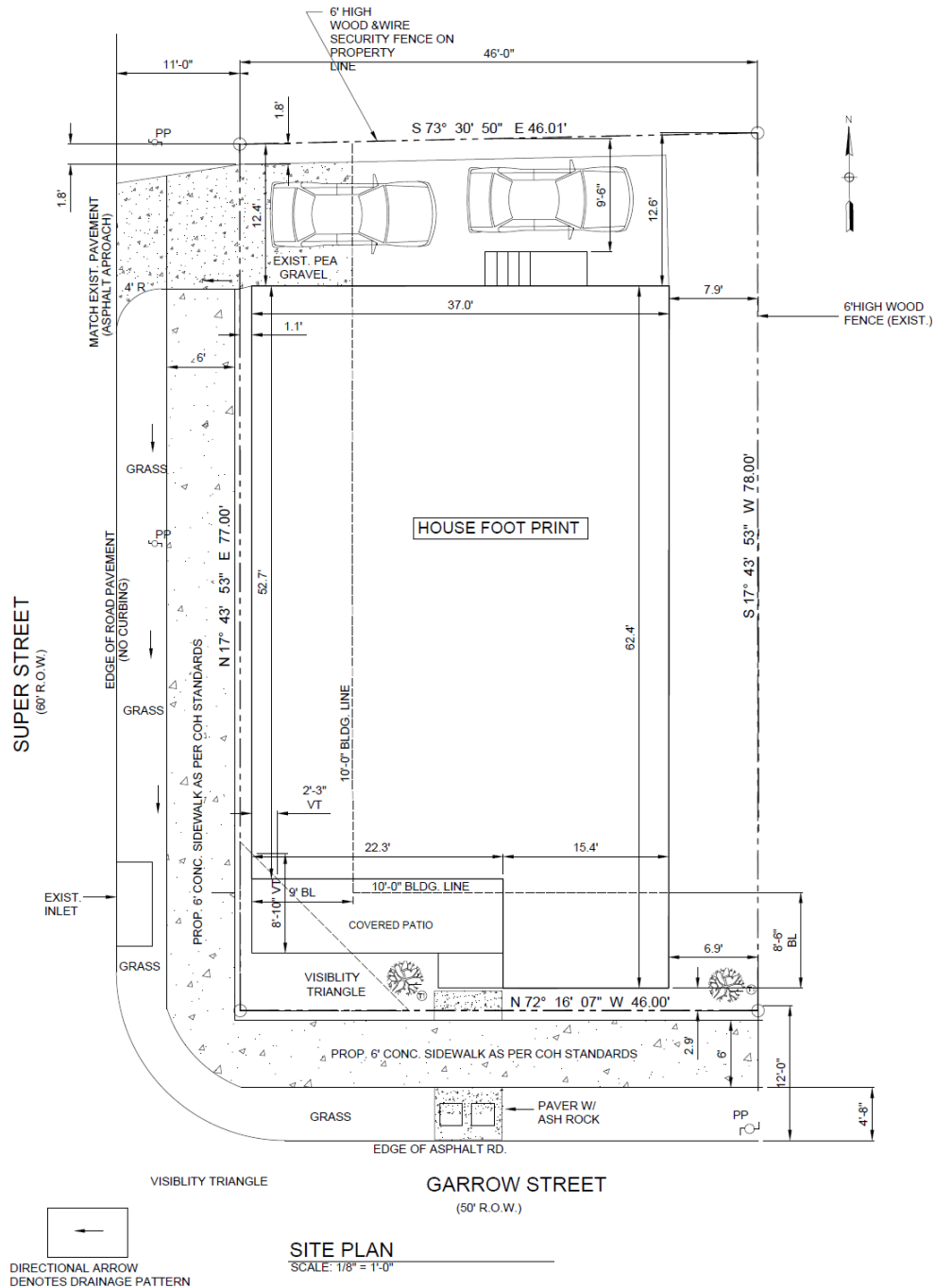


## DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

Site Plan



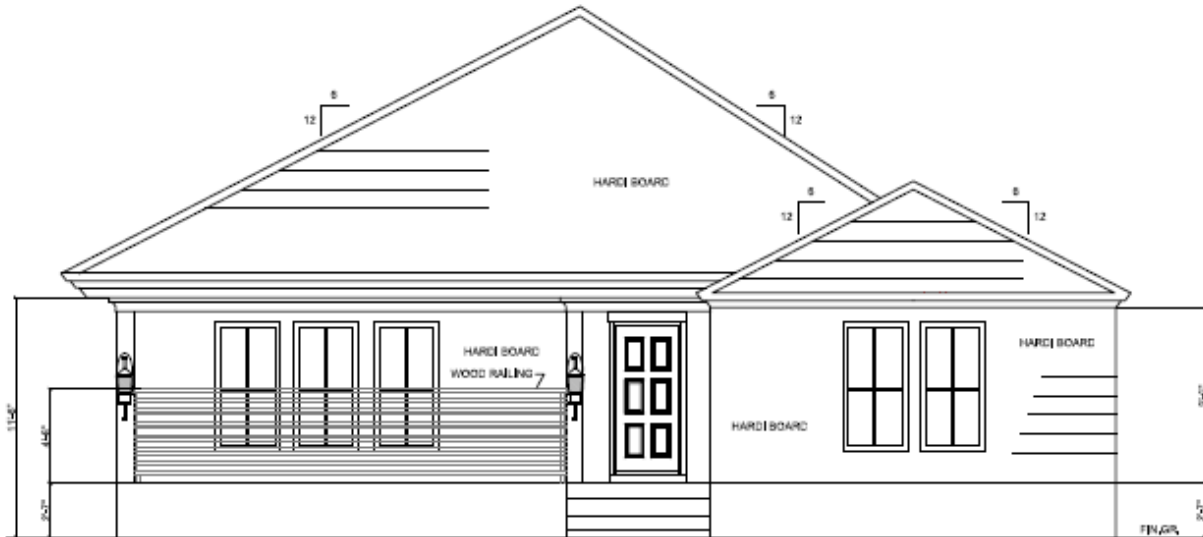
# DEVELOPMENT PLAT VARIANCE





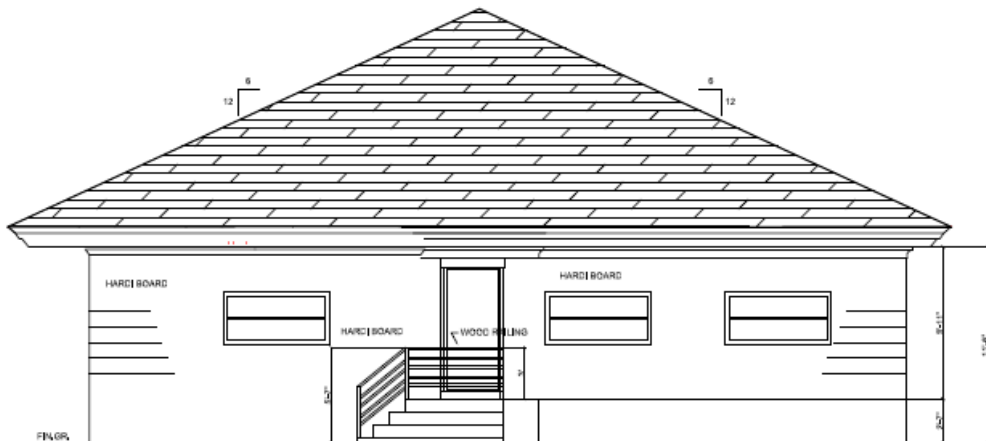
## Houston Planning Commission

### 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:** Approve

**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 by 8.8' along Garrow street & 2.2' along Super street with a new single-family residence. Staff is in support of the request.

The subject site is a corner lot that was created by the Oak Lawn Addition subdivision in 1893 with no platted building lines along Garrow Street, and Super Street. Garrow and Super are both local streets lined with single-family residential lots. The distance from back of curb to the proposed structure along Garrow Street is 14.6' & the distance from back of curb to the proposed structure along Super Street is 12.1'. In April 11, 2018, this property obtained repair permits as part of Hurricane Harvey storm reconstruction. In February 8, 2019 The City of Houston Inspections department perform a site visit for construction without permits on the property. During the site visit by a COH inspector it was notice that the original footprint of the house had changed. Roof lines changed, new windows, siding, footings, a front porch was added, and an existing side porch had been enclosed; ultimately increasing the size of the original residence from 1403 square feet to 2202 square feet. At this point the residence was coded to be a new single-family residence by Houston Public Works, and new building permits had to be obtained. Building plans for the new residence were submitted on February 18, 2019, to the Houston Permitting Center. However, since the structure was now coded as a new single-family residence, building line encroachments were not grandfathered, and compliance could not be met. After several plan reviews, the applicant submitted the variance request on June 15, 2020.

The applicant proposes to improve the surrounding pedestrian realm with new 6' unobstructed sidewalks along Garrow & Super Streets, a 4.7' safety buffer along Garrow, a 5' safety buffer along Super street and larger caliper street trees. In addition, the property to the north of the site, has existing encroachments into this property's driveway, which must be remove prior to final inspection, in order to accommodate the require two off-street parking spaces for the subject site. The proposal is consistent with the existing neighborhood, as many of the residences in the area were built prior to the ordinance building line requirements and are setback closer than the current 10' building line. Based on the back-of-curb distances, and given that Garrow & Super are local streets, the intent of the ordinance is met for the visibility triangle encroachment.

## DEVELOPMENT PLAT VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: 125**

Meeting Date: 07/23/2020

## Houston Planning Commission

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Staff recommends approving the requested variances (1) to allow a 2.6' building line along Garrow Street, (2) to allow a 1.1' building line along Super Street, and (3) to encroach into the visibility triangle by 8.8' along Garrow street & 2.2' along Super street with a new single-family residence.

**Planning Commission Action:** Approve, with conditions.

**Basis of Planning Commission Action:** *(see above staff evaluation)*

Fence along property line must be removed, house crawl space must be skirted, and front stairs move into front porch if possible.

**Additional Findings by Planning Commission:**



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# DEVELOPMENT PLAT VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3<sup>rd</sup> floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
R McIntyre Services	Mac McIntyre	832-600-4869	mac@mcintyreservices.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
620 W. 27 <sup>th</sup> Street	19080543	77008	5259	452V	C

**HCAD ACCOUNT NUMBER(S):** 0200200000007  
**PROPERTY LEGAL DESCRIPTION:** Lots 7 & 8 Houston Heights  
**PROPERTY OWNER OF RECORD:** 620 W 27th LLC  
**ACREAGE (SQUARE FEET):** 6,550 square feet  
**WIDTH OF RIGHTS-OF-WAY:** W. 27<sup>th</sup> Street (70 feet)  
**EXISTING PAVING SECTION(S):** W. 27<sup>th</sup> Street (22 feet)  
**OFF-STREET PARKING REQUIREMENT:** 9 spaces  
**OFF-STREET PARKING PROVIDED:** 4 spaces  
**LANDSCAPING REQUIREMENTS:** N/A

**EXISTING STRUCTURE(S) [SQ. FT.]:** 4,000 square feet (HCAD) & 4,147 square feet (architectural plans)

**PROPOSED STRUCTURE(S) [SQ. FT.]:** N/A

**PURPOSE OF VARIANCE REQUEST:** To allow 4 parking spaces, in lieu of the ordinance-required 9 parking spaces, for a proposed wine production and tasting facility.

**CHAPTER 26 REFERENCE(S):** 26-492 Class 7(f) – Tavern or pub. 10.0 parking spaces for every 1,000 square feet of gross floor area and outdoor decks, patio and seating areas; and

26-492 Class 4(d) – Light manufacturing assembly and research and development. 2.5 parking spaces per 1,000 square feet of gross floor area of office space; and 1.0 parking space per 1,500 square feet of gross floor area of assembly space.

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### APPLICANT STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Houston Winery build out plans for an interior remodel of an existing building were submitted under project #19080543. This is for a winery production area with small tasting and retail spaces. The architectural designer of record and permit runner met with the Planning Department following our last resubmittal to discuss Planning comments received regarding the parking count. The parking count, so far, has been calculated by area usage, with Retail Store at 4.6 spaces, Production at 1.4 spaces, and Storage at 0.2 spaces, for a total of 6 spaces. A 5-slot bike rack reduced that to 5 spaces. These calculations are shown on the architectural site plan sheet A1.01.

After consulting with supervisors, the Planning Department emailed us their determination (please see attached email)- Parking should be calculated as winery/brewery, with the retail/tasting area as 10 per 1,000 and the rest of the building calculated as light manufacturing. These calculations result in 9 parking spaces needed for the proposed build out. The existing building and property line conditions only allow for 4 spaces.

This building was constructed in 1984. Anyone who attempts to occupy it in its current state or remodel it would be prohibited from doing so due to present day parking requirements. The existing building hasn't been expanded by the owner, nor did he replat to revise property lines. He's only able to provide the maximum number of parking spaces possible, which is 4. The owner has made efforts to reserve parking from his neighbors before applying for this variance. The surrounding businesses and residents: 1) don't have paved and/or striped parking, 2) not enough spaces to lease out, and 3) have not responded to the owner's inquiries to enter shared or leased parking agreements.

Though city ordinance requires 9 parking spaces, 4 are adequate for the business conducted there. The retail area is small, and only 1-2 people are expected to be in the retail/tasting space at any given time. 1-2 employees are expected to be there as well. The 4 parking spaces and 5 slot bike rack, along with 1-2 off-site parking options, will be sufficient for business operations and use. All parking and bike slot spaces will be available to employee and/or patrons.

The owner is making every effort to provide as much parking as possible, as demonstrated above. He is an owner of a small business seeking to make use of an existing building. Anyone who owns this building and seeks a build out permit, even with no exterior or building footprint, would be in this situation as well. A parking variance would be the best and most cost-efficient option for this building to be occupied as is. The only other options for this 4,000 square foot building would be to demolish a portion of the building just to reduce parking requirements or sell it and limit its use by one that requires 4 parking spaces or less.

#### APPLICANT'S STATEMENT OF FACTS:

*The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.*

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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- (1) **The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;**

This building was constructed in 1984. Anyone who attempts to occupy it in its current state or remodel it would be prohibited from doing so due to present-day parking requirements.

- (2) **That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;**

The existing building hasn't been expanded by the owner, nor did he replat to revise property lines. He's providing the maximum number of parking spaces possible, 4.

- (3) **The intent of this article is preserved;**

Though city ordinance requires 9 spaces, 4 are adequate for business conducted there. The retail area is small, and only 1-2 people are expected to be in the space at any given time. The 4 parking spaces and 5-slot bike rack, along with 1-2 off-site parking options, will be sufficient for business operations and use.

- (4) **The parking provided will be sufficient to serve the use for which it is intended;**

The proposed use is a winery with a small tasting area. They will have 2-4 people working depending on the day of the week and season. The hours of operation are planned at 12-8 pm Tuesday-Friday, 12-6 pm Saturday-Sunday, and closed on Monday. Deliveries won't be needed on a constant regular basis. They'll be scheduled during non-business hours so as to not interfere with customer parking. The client and his business partner will be the employees most often working at the winery and will carpool together.

Based on the last 7 years that Houston Winery has been in business, they expect 4-6 customers at a time, at most, visiting for tasting and purchasing bottles. Customers stop by, sometimes do a tasting of a few wines, then get bottles to go. Since there is very little seating area, private parties and prolonged visits will not be permitted. 4 spaces are the maximum that can be provided. A 5-space bike rack will also be provided for employee and/or patron use.

- (5) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**

The owner is seeking to provide as much parking as possible. When parking is broken down by floor area use, as shown on 16/A1.01, only 5 parking spaces are required. This demonstrates a lower number of parking spaces that would actually serve the building sufficiently.

- (6) **For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.**

As stated in the first response of this section, this would be the maximum number of spaces that can be provided to anyone seeking to occupy and make use of this building.

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## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

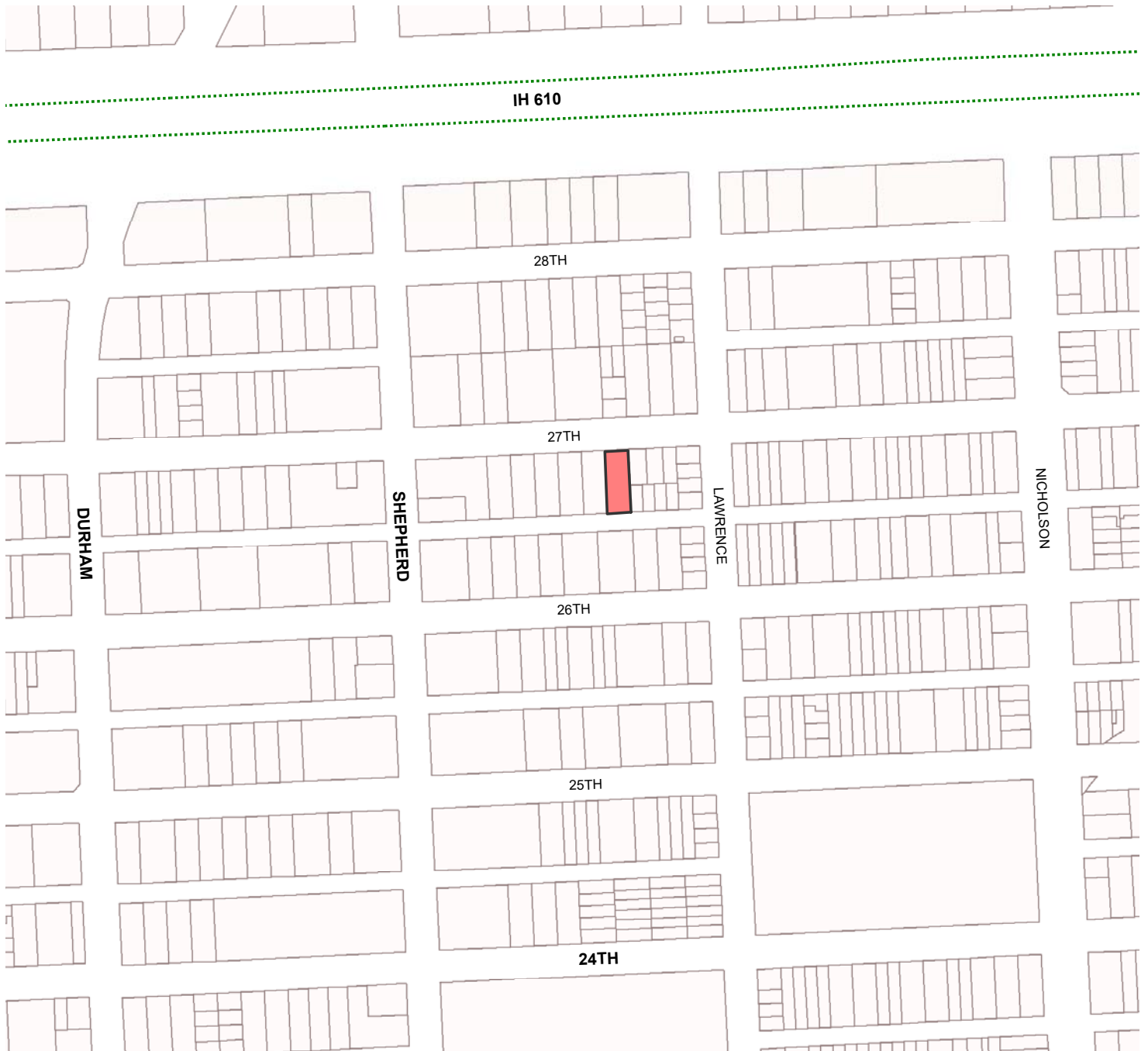
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

Location Map



# OFF-STREET PARKING VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: V**

Meeting Date: 07/23/2020

## Houston Planning Commission

Aerial Map

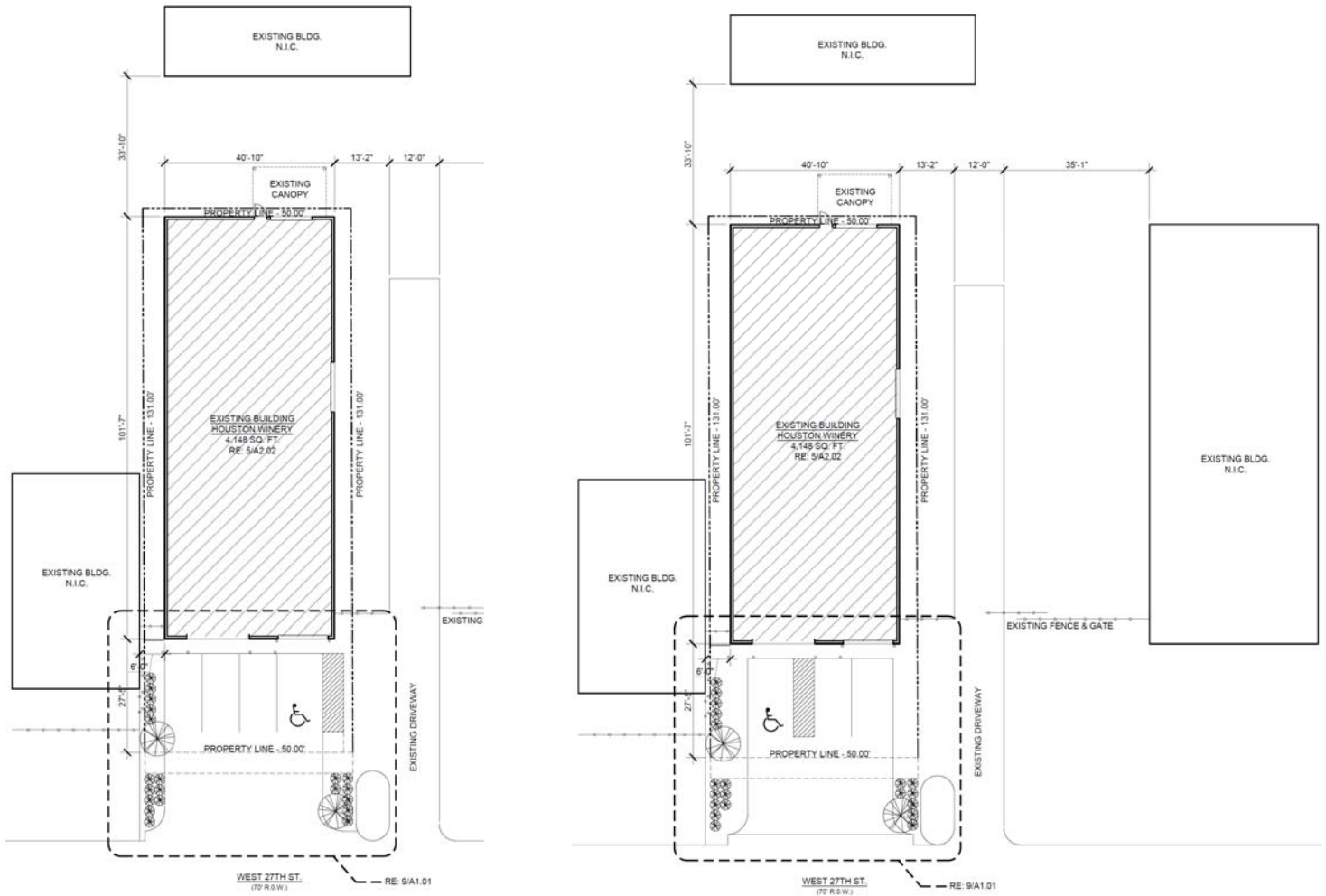


# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### Former Site Plan/Revised Site Plan



# OFF-STREET PARKING VARIANCE



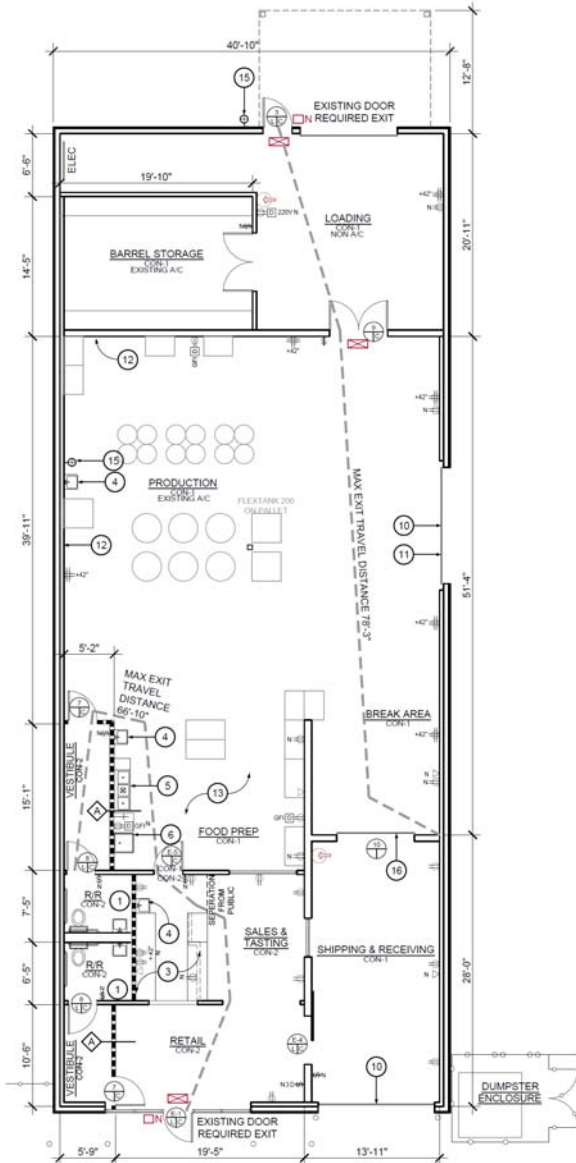


## Houston Planning Commission

**ITEM: V**

Meeting Date: 07/23/2020

### Former Floor Plan/Revised Floor Plan

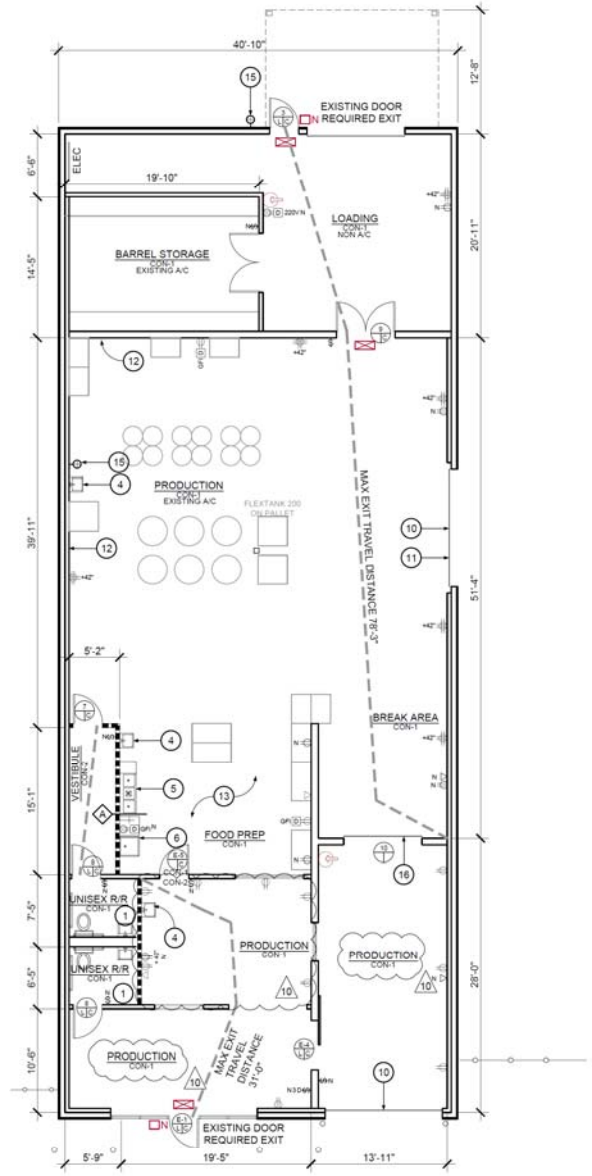


NOTE: DOOR IS AT GRADE. PROVIDE HANDICAP SIGNAGE AT INTERIOR AND EXTERIOR DISPLAYING INTERNATIONAL SYMBOL AND WORDING INDICATING ACCESSIBILITY. REFER TO CIVIL PLANS FOR SIDEWALKS AND LANDINGS AT GRADE. MAINTAIN SAME ELEVATION BOTH SIDES OF THRESHOLD PER IBC SECTION 1008. THRESHOLD MUST NOT EXCEED 1/2" IN HEIGHT.

WINERY FLOOR PLAN

5

1/8" = 1'-0"



NOTE: DOOR IS AT GRADE. PROVIDE HANDICAP SIGNAGE AT INTERIOR AND EXTERIOR DISPLAYING INTERNATIONAL SYMBOL AND WORDING INDICATING ACCESSIBILITY. REFER TO CIVIL PLANS FOR SIDEWALKS AND LANDINGS AT GRADE. MAINTAIN SAME ELEVATION BOTH SIDES OF THRESHOLD PER IBC SECTION 1008. THRESHOLD MUST NOT EXCEED 1/2" IN HEIGHT.

WINERY FLOOR PLAN

5

1/8" = 1'-0"

# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### Former Parking Analysis/Revised 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

#### PARKING CALCULATIONS - CITY OF HOUSTON

PRODUCTION: 1 SPACE / 1,500 SF  
CALC:  $4,147 / 1,500 = 3$  PARKING SPACES

TOTAL PARKING SPACES REQUIRED = 3

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 = 3  
TOTAL PARKING SPACES PROVIDED = 3

TOTAL ACCESSIBLE PARKING SPACES REQUIRED = 1  
TOTAL ACCESSIBLE PARKING SPACES PROVIDED = 1

\* PARKING VARIANCE HAS BEEN SUBMITTED

## OFF-STREET PARKING VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: V**

Meeting Date: 07/23/2020

## Houston Planning Commission

### STAFF REPORT

**Staff Recommendation:** Withdraw

**Basis of Staff Recommendation:** Application withdrawn per the applicant's request.

Per the revised site plan and parking analysis, attached, the proposed development provides 3 parking spaces for the 3 spaces required for a wine production facility. The wine tasting component (bar/tavern use classification) has been removed.

**PLANNING COMMISSION ACTION:** Withdrawn

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**



## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to the Planning & Development Department at 1002 Washington Avenue 3<sup>rd</sup> floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Method Architecture	Jackie Rye	713-842-7500	jrye@methodarchitecture.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3830 Wilcrest Drive	20038082	77082	4955	529C	F

HCAD ACCOUNT NUMBER(S):	1254290010005
PROPERTY LEGAL DESCRIPTION:	Reserve A2-A Block 1, Westpark Private Mini Storage
PROPERTY OWNER OF RECORD:	SKYC, LLC
ACREAGE (SQUARE FEET):	1.000 acre or 43,560 square feet
WIDTH OF RIGHTS-OF-WAY:	Wilcrest Drive (100 feet)
EXISTING PAVING SECTION(S):	Wilcrest Drive (100 feet)
OFF-STREET PARKING REQUIREMENT:	53 spaces (or) 48 vehicle spaces & 5 bicycle racks (20 bicycle spaces)
OFF-STREET PARKING PROVIDED:	45 vehicle spaces and 5 bicycle racks (21 bicycle spaces)
LANDSCAPING REQUIREMENTS:	Parking lot trees - 1 tree per 10 spaces
STREET TREES:	1 tree per 30 feet of frontage
SHRUBS:	10 per every required street tree

EXISTING STRUCTURE(S) [SQ. FT.]: None

PROPOSED STRUCTURE(S) [SQ. FT.]: One-story, 10,619 GFA (A-3) pre-engineered metal building with open exercise spaces, offices, showers, small check-in/check-out desk, and a mezzanine dedicated to offices and meeting rooms.

PURPOSE OF VARIANCE REQUEST: Due to limited space on site, the desired use, adjacency to bus stop and nearby dedicated bike lane, we are requesting to allow 45 off-street vehicle parking spaces, and 21 bicycle spaces in lieu of the ordinance-required 48 vehicle parking spaces for the proposed A-3 (gym) building.

CHAPTER 26 REFERENCE(S): 26-492 Class 6(f) – Sports club or health spa. 5.0 parking spaces for every 1,000 square feet of gross floor area; and 26-497 – Reduced parking space requirement for additional bicycle spaces.

## OFF-STREET PARKING VARIANCE





## Houston Planning Commission

### APPLICANT STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Our project is proposing a new one-story gym with mezzanine for offices. The building will offer fitness and sports training services. The intention is to utilize the site to its fullest potential and provide a project that enhances the neighborhood by creating a sense of community amongst its patrons.

In addition to on-site car parking, we are proposing bike racks and 6' wide sidewalk for patrons utilizing the nearby bus stop and bike trails. The required parking is 48 spaces after applying all available deductions.

Due to the constraints of the size of the lot, the dedicated footprint required for detention and our inability to come to an agreement for shared parking with our neighbors, there is a hardship to fully accommodate the parking requirements. Therefore, we are requesting a variance to reduce the parking requirements by 3 for a total of 45 required spaces.

#### APPLICANT'S STATEMENT OF FACTS:

*The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.*

- (1) **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;**

The current off-street parking requirements do not allow the owner to fully utilize the land to the fullest. In addition, the property is located in a flood plain that requires detention area as drawn. We do not have the ability to reduce the pond and still meet the City of Houston's detention 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 circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. In order to meet the increased detention requirements, the pond size was increased, which caused a hardship on the owner to have adequate space for the required parking. The impact of providing the additional 3 parking spaces would not allow the pond to hold the required capacity.

- (3) **The intent of this article is preserved;**

We maintain the intent and general purposes of this chapter. Our intent is to promote a pedestrian friendly environment and create a building with a design that aims to enhance and improve the neighborhood.

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

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**(4) The parking provided will be sufficient to serve the use for which it is intended;**

We plan on providing enough parking to support our anticipated client volume. The purpose of the project is fitness, and the expectation and probability of site arrival by walking from a bus stop or bicycle is in line with the lifestyle of the clientele using this facility. The gym will also be primarily be used under a membership agreement with scheduled classes and limited availability of equipment and space. Therefore, reduced parking will not negatively impact the use and viability of the project.

**(5) The granting of such a variance will not be injurious to the public health, safety or welfare; and**

The granting of the variance will not be injurious to the public health, safety or welfare. The site has existing public sidewalks to the north and south and dedicated bike lanes along the north and south lanes of Wilcrest Drive, both of which will allow patrons using alternate means of transportation to arrive to the site safely. Also, due to the limited class sizes, the 45 spaces are adequate to accommodate the number of expected clients. Therefore, we do not anticipate parking overflow problems.

I respectfully ask the City of Houston to allow for our requested variance.

**(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.**

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# OFF-STREET PARKING VARIANCE



## Houston Planning Commission

### STANDARDS FOR VARIANCES

(a) The commission is authorized to consider and grant variances from the provisions of this article by majority vote of those members present and voting, when the commission determines that the first five of the following conditions exist, and if applicable, the sixth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this article would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

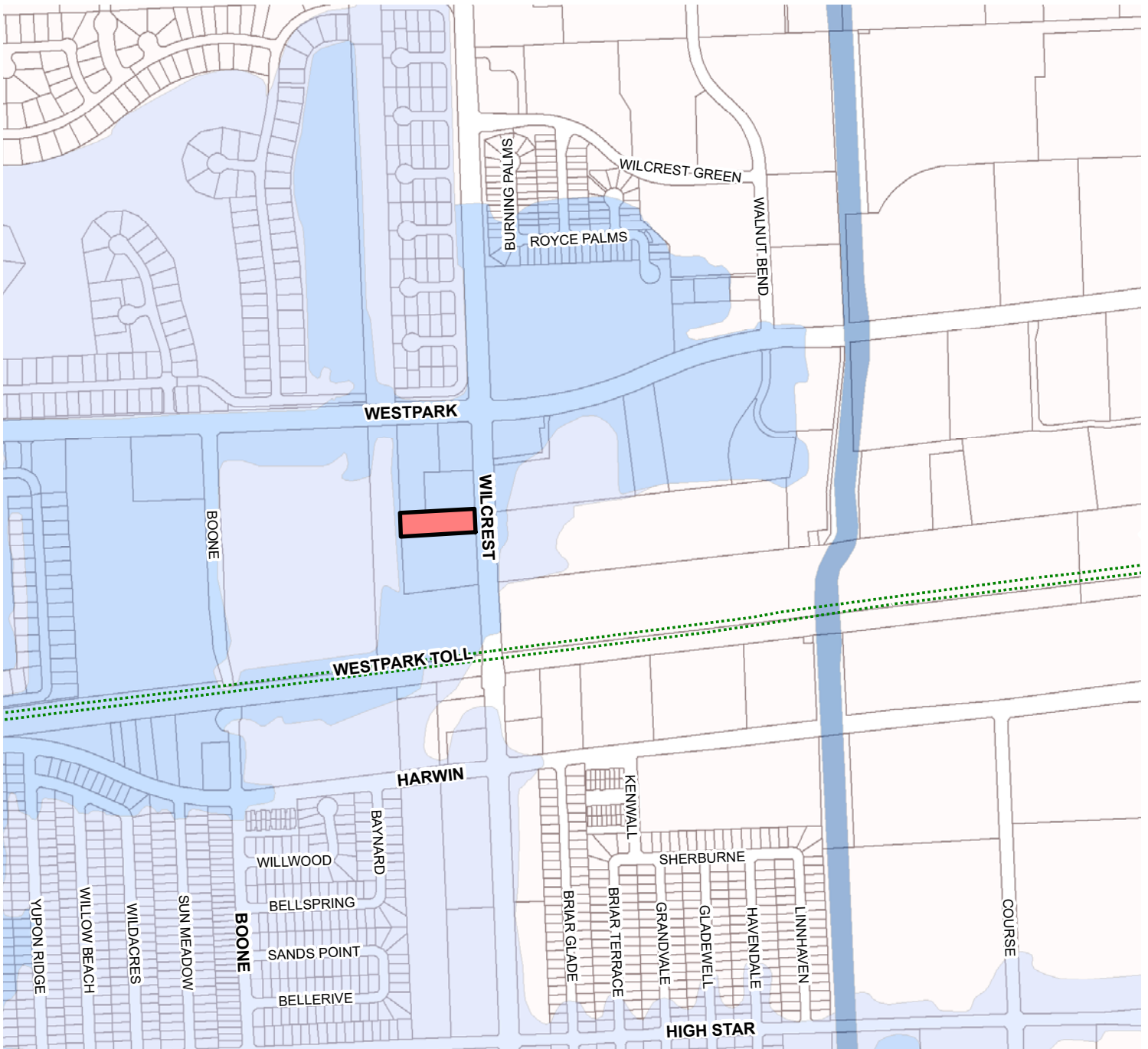
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

## OFF-STREET PARKING VARIANCE



## Houston Planning Commission

Location Map



# OFF-STREET PARKING VARIANCE





PLANNING &  
DEVELOPMENT  
DEPARTMENT

**ITEM: VI**

Meeting Date: 7/23/2020

## Houston Planning Commission

Aerial Map



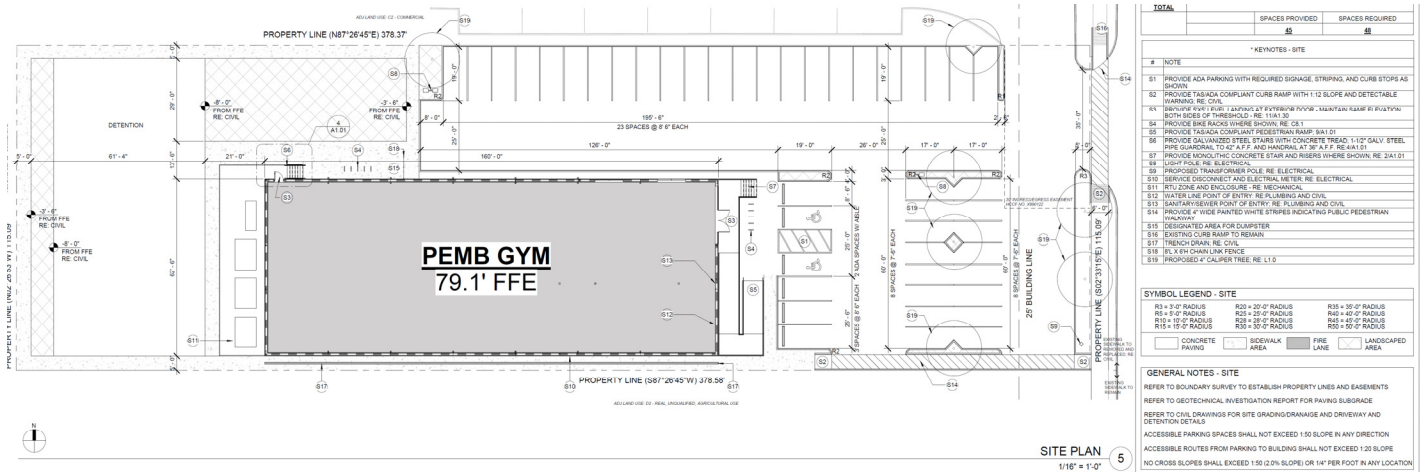
# OFF-STREET PARKING VARIANCE

**Meeting Date: 7/23/2020**





## Site Plan & Parking Analysis



### PARKING CALCULATION

A	5 SPACE PER 1000 SQUARE FEET OF GFA SPACE		
	GFA	CALCULATION	SPACES REQUIRED
	10,619	5 (10,619 / 1000)	53
BIKE	4 BIKE SPACES / 1 PARKING SPACE (10% MAX)		
	PARKING SPACES	CALCULATION	BIKE SPACES PROVIDED
	53	(53x10%) 4	21
BIKE REDUC.	10% MAX REDUCTION WITH PROVIDED BIKE SPACES		
	PARKING SPACES	CALCULATION	SPACES REQUIRED
	53	53 - (53x10%)	48
COMPACT	35% MAX OF TOTAL AFTER BIKE REDUCTION		
	PARKING SPACES	CALCULATION	COMPACT SPACES PROVIDED
	48	48x35%	17
ADA	PER IBC 1106.1		
	PARKING SPACES	CALCULATION	ADA SPACES REQUIRED
	48	26 TO 50	2
<b>TOTAL</b>			
		SPACES PROVIDED	SPACES REQUIRED
		<b>45</b>	<b>48</b>

# OFF-STREET PARKING VARIANCE



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

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**ITEM: VI**

Meeting Date: 7/23/2020



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# OFF-STREET PARKING VARIANCE



Kinitro Fitness  
9889 Bellaire Blvd., Ste. 124A  
Houston, TX 77036  
281-870-0599  
johnding@kinitrofitness.com

To whom it may concern,

Please find our current class schedule as listed below:

Monday – Friday:

10:00 AM – 11:00 AM | 11:30 AM – 12:30 PM | 5:00 PM – 6:00 PM | 6:30 PM – 7:30 PM

Saturday:

10:00 AM – 11:00 AM

Each of our classes currently has a 7 person limit to ensure quality instruction and equipment availability. In the new location, we plan to increase this to a 10 person limit.

Outside of these class times, we also have scheduled blocks for open gym during which members can come and use the facility on their own. Each of these blocks also have a 7 person limit, which we plan to increase to 10 as well. Please find the open gym schedule as listed below:

Monday – Friday:

6:00 AM – 7:30 AM | 1:00 PM – 2:30 PM | 3:00 PM – 4:30 PM | 8:00 PM – 9:30 PM | 10:00 PM – 11:30 PM

Saturday:

11:30 AM – 12:30 PM | 1:00 PM – 2:30 PM | 3:00 PM – 4:30 PM

Sunday:

10:00 AM – 11:30 AM | 12:00 PM – 1:30 PM | 2:00 PM – 3:30 PM

Please note that there is a 30 minute window between each class/open gym block time to allow for the cleaning and disinfecting of the gym before the next group arrives. During this window, there will be a single staff member on site to handle these cleaning duties.

Thank you for your consideration in this matter.

Sincerely,  
John Ding, CPPS, CSCS



## Houston Planning Commission

### STAFF REPORT

**Staff Recommendation:** Approved

**Basis of Staff Recommendation:** The site is located along Wilcrest south of Westpark. The applicant is proposing a one-story GYM with a mezzanine and requesting a parking variance to provide 45 parking spaces instead of the required 48 parking spaces after the allowed deductions. Staff is in support of the request.

The site is surrounded by commercial property and land restricted to commercial use. Adjacent to it there is a hotel with whom it is going to share the driveway for the site. The applicant tried to get a shared parking agreement with the hotel, but the hotel didn't agree to it. The applicant is providing six foot sidewalks, four-inch caliper trees and bike racks to allow members of the GYM to use different modes of transportation. There is an existing bikeway along Wilcrest and future planned bikeways close to the site. Also, there is a bus stop at 300 feet from the site with a 30-minute frequency. The neighborhoods to the north and south are within walking distance which would allow for nearby residents to use this facility without the need to drive to it. The applicant has provided information about the business model use on another location that will be implemented to this proposed GYM. The GYM will have scheduled classes with a maximum of ten people. They will also have scheduled blocks for open GYM with the same maximum number of people. There will be an interval of 30 minutes between classes to allow for cleaning and for the transition between people leaving the GYM and people arriving to it. The maximum number of people that the establishment will have during the scheduled classes and open GYM blocks will be 20 to 22 people with members and staff combined. After looking at the land use within the area of the site, the distance to existing neighborhoods, the transportation infrastructure and the business model that this establishment will have, staff recommendation is to grant the requested variance.

**PLANNING COMMISSION ACTION:** Approved

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**



## OFF-STREET PARKING VARIANCE

# PAGEL, DAVIS & HILL, P.C.

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*Business Lawyers First*

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Fax: (713) 951-0662  
Website: [www.pdhlaw.com](http://www.pdhlaw.com)

July 22, 2020

City of Houston  
Planning Commission  
Attn: Martha L. Stein, Chair  
P.O. Box 1562  
Houston, Texas 77251-1562

Via: [speakercomments.pc@houstontx.gov](mailto:speakercomments.pc@houstontx.gov)

RE: File Number 2003-8082, Project Address: 3830 Wilcrest Drive;  
Applicant: Method Architecture  
Property Owner: SKYC, LLC;

**Variance Request: Parking**

**Opposed Adjacent Neighbor: 10830 Bellaire Blvd, Inc, a Texas Corp.**

Greetings:

My client, 10830 Bellaire Blvd, Inc, a Texas Corporation, Opposes the Requested Variance. As a brief history, my client sold the 1 acre tract which is the subject of this Variance Request to SKYC, LLC (the current Property Owner requesting the Variance) in December, 2019 out of a larger tract, which now leaves my client with 3.459 acres sharing a common boundary with the SKYC Applicant.

My client is Opposed to the requested variance because SKYC's lack of parking capacity will necessarily burden my client's remaining, adjacent property with parking congestion, overutilization, and conflict caused by SKYC's intended operations. Given the property location and intended use, it is highly unlikely that the City's parking requirements will be replaced by customers walking, using the bus service, or riding bicycles. Such customers commuting by vehicle, without adequate parking on the SKYC property, will likely park on my client's adjacent property as that property is developed – therefore unfairly burdening my client, future development, and likely future tenants. Such excess parking demand is likely to cause vehicle towing conflicts, and can be anticipated to be injurious to the health, safety and welfare of SKYC's customers who will be in conflict with the intended customers of my client as the remaining property is developed.

My client's understanding at the time of the sale of the subject property to SKYC is that the buyer (Applicant SKYC) intended a much smaller facility, which could easily be supported by more than adequate parking. SKYC could have purchased sufficient land to accommodate the intended purpose, but instead pursued a strategy to overutilize the purchased property by pushing SKYC's customers onto the remaining land owned by my client. The decision to buy a smaller piece of property and then overutilize



it resulted from the intentional decisions by SKYC, which thereby created its own alleged hardship. Simply put, the alleged "hardship" was entirely self-made.

SKYC cannot possibly demonstrate that adherence to the City of Houston's parking standards deprives the owner of the reasonable use of the land or building. SKYC's prior, initial design of a smaller facility provided for more than adequate parking.

My client's fear that SKYC's customers will park on my client's remaining property after development is further revealed by the Reciprocal Easement Agreement executed by SKYC and my client in December, 2019, contemporaneous with closing on the property (See copy attached). The Reciprocal Easement Agreement does, in fact, grant my client (&/or its future tenants) the right to tow customers of SKYC who park in parking spots designated by my client, and vice versa. However, the conflict associated with such towing is not desirous, can lead to violence, and in any event, is bad for public relations. It is actually in everyone's best interest, including the City of Houston and the customers who visit all businesses in this area, to be assured of adequate parking and to minimize conflict.

For those reasons my client asks that the Planning Commission reject this application and require that SKYC provide adequate parking for its customers.

Sincerely,



Martyn B. Hill

Counsel to 10830 Bellaire Blvd, Inc,  
(a Texas Corporation)

Attachment: Reciprocal Easement Agreement, dated Dec.18, 2019

Cc: Dr. Nancy Mai, [mai.nancy@yahoo.com](mailto:mai.nancy@yahoo.com)  
10830 Bellaire Blvd, Inc  
Shawn Nguyen, Assistant [shawnnnguyen\\_2000@yahoo.com](mailto:shawnnnguyen_2000@yahoo.com)



## RECIPROCAL EASEMENT AGREEMENT

This RECIPROCAL EASEMENT AGREEMENT (this "Agreement") is dated as of the 18 day of DECEMBER, 2019 (the "Effective Date"), by and between **10830 BELLAIRE INC.**, a Texas corporation ("BELLAIRE") and **SKYC, LLC**, a Texas limited liability company ("SKYC").

### WITNESSETH:

WHEREAS, the following statements are true and correct and form the basis for and are a part of this Agreement:

A. BELLAIRE is the owner of certain real property herein described as Tract A save and except Tract B (hereinafter defined).

B. SKYC is the owner of certain real property herein described as Tract B (hereinafter defined).

C. The survey for the tracts are shown as attached EXHIBIT C, SURVEY.

D. BELLAIRE and SKYC have determined that the best and most efficient use of the Property (hereinafter defined) requires a reciprocal access easement, as is more particularly described herein.

E. The parties hereto further acknowledge and agree that any easements on the Property shall be permanent appurtenances to the Property.

### AGREEMENT:

NOW, THEREFORE, for and in consideration of the mutual and dependent covenants herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto covenant and agree as follows:

### ARTICLE I DEFINITIONS

Section 1.1 Additional Definitions. In addition to the other terms herein defined, the following terms shall have the meanings set forth in this Article I.

(a) "Default Rate" means and refers to the lesser of (i) 18% per annum or (ii) the maximum rate of interest permitted under applicable law.

(b) "Easement Area" means parking areas, drives, walkways, curb cuts, and access ways to dumpsters and trash facilities, as they may exist from time to time over and across the Property.

(c) "Owner" or "Owners" means each person or entity that holds fee title to any portion of the Property and any heir, successor and assign of such person or entity acquiring fee title from such person or entity.

(d) "Property" means and refers to Tract A and Tract B together.

(e) "Tract" means and refers to, as the context requires, either Tract A or Tract B.

(f) "Tract A" shall mean and refer to that certain real property in the City of Houston, Harris County, Texas, as more fully described on Exhibit A attached hereto and incorporated herein by this reference.

(g) "Tract B" shall mean and refer to that certain real property in the City of Houston, Harris County, Texas, as more fully described on Exhibit B attached hereto and incorporated herein by this reference.

(h) "TxDOT" means the Texas Department of Transportation.

## ARTICLE II RECIPROCAL ACCESS EASEMENT

Section 2.1 Easement. BELLAIRE and SKYC have GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents do GRANT, BARGAIN, SELL AND CONVEY to each other, their successors and assigns, and each such successors' and assigns' respective employees, agents, contractors, invitees, licensees and guests, a mutual, reciprocal, nonexclusive, perpetual and continuous easement on, over and across the Easement Area as may be necessary and applicable for pedestrian and vehicular ingress and egress to and from Tract A and Tract B (provided, however, that each party reserves the right to designate a portion of the Easement Area that may not be utilized for use by commercial delivery and construction vehicular ingress and egress), including the right of vehicles and pedestrians to enter upon and exit such area; provided, however, each party hereby reserves the right to designate parking on their respective Tracts for the exclusive use of their guests and invitees (and, in this regard, may erect signage to such effect and enforce such exclusive rights). All signage related to any parking described in this section shall be erected at the sole cost and expense of the party making such parking designation, and comply with all applicable governmental regulations and ordinances. The non-designating party shall not be responsible for, and hereby expressly disclaims any obligation with respect to, the enforcement of any such parking restriction described in this section (it being hereby acknowledged and agreed that the designating party shall be solely responsible for any such enforcement, at their sole risk and expense, and shall do so only in accordance with all applicable laws, rules, and ordinances). No person shall park, or cause or permit to be parked on the Easement Area, any vehicle, trailer, or equipment of any kind, or use or permit the use of the Easement Area by vehicles exceeding any load limitations in effect with respect to the Easement Area. No person shall block access to or free passage over the Easement Area (except by way of the parking of vehicles in designated parking spaces from time to time) or use or permit the use of the Easement Area as a through road for use by the general public; provided, however, nothing herein shall prohibit the construction or erection of

traffic control signs. The parties further reserve unto themselves the right to temporarily limit access to the Easement Area as required for maintenance and/or improvement, thereof, at and for such times as in the parties' reasonable discretion may be necessary, prudent and/or desirable, or in the event of an emergency requiring such limitation of access; provided, however, that the duration of such limitation of access shall not exceed a reasonable period in relation to the purpose therefor.

Section 2.1.1 Share Driveway. Bellaire and Skyc hereby grants, conveys and assigns unto each tract a mutual perpetual, non-exclusive access easement over and across the Driveway of each tract. ("Shared Driveway")

Section 2.2 TxDOT. SKYC agrees to release any portion of Tract A from the effect of this Agreement, upon request and without consideration, in order for BELLAIRE to convey any portion of Tract A to TxDOT.

Section 2.3 Permits. Each party shall properly obtain, comply with and keep in effect all permits, licenses and approvals which are required to be obtained from governmental bodies in order to construct, occupy and operate their respective buildings. Each party shall maintain its property in compliance with all applicable codes, laws, statutes, rules, regulations and ordinances enacted, issued or promulgated by any governmental body, or agency, unit, instrumentality or department thereof.

Section 2.4 Repairs and Maintenance. The Owners covenant and agree with each other, with respect to their respective Tracts, (a) to comply with all laws, rules, statutes, regulations and requirements of all public and governmental authorities affecting their respective Tracts; and (b) to maintain, in good condition and repair, or to cause to be maintained and kept in good condition and repair the portion of the Shared Driveway located on its respective Tract. The Shared Driveway shall be maintained, used and enjoyed among the Owners, any future owners of their respective Tracts, and their respective successors, assigns, lessees, sublessees, invitees, guests, licensees and patrons, as contiguous and homogenous common and mutual access ways. The obligation of each Owner to maintain, repair and keep in good condition the portion of the Shared Driveway located on its respective Tract shall include (but shall not be limited to) the following: (i) maintaining the paved surfaces at such grades and levels so that they may be used and enjoyed by all parties described above, with the type of surfacing material originally installed or of a similar quality, use and durability; (ii) cleaning and sweeping as necessary; and (iii) resurfacing and restriping as necessary. Each of the Owners of the Tracts shall maintain in good condition and repair the Shared Driveway for the joint benefit of the Owners.

### ARTICLE III MISCELLANEOUS PROVISIONS

Section 3.1 Default. If a party defaults in its obligations hereunder, any nondefaulting party may give notice of such default hereunder to the defaulting party, and the defaulting party shall thereupon have thirty (30) days to commence correction of such default and diligently and

continuously pursue such correction until completion. If correction of such default has not commenced within such thirty (30) day period or if the defaulting party has not diligently and continuously pursued the correction of such default, the nondefaulting party, after notifying the defaulting party, shall have the right, but not the obligation, to undertake correction and cure of such default, and the nondefaulting party shall be promptly reimbursed for all sums reasonably expended in connection therewith, together with interest thereon at the Default Rate from the date of demand by the nondefaulting party for reimbursement until paid, together with all costs of collection thereof, including reasonable attorneys' fees and disbursements. No default hereunder, however, shall entitle any party to terminate this Agreement.

Section 3.2 Ad Valorem Taxes. All ad valorem real estate taxes and assessments assessed against any Easement Area shall be the sole responsibility of the owner of fee title to the applicable Tract burdened by such Easement Area.

Section 3.3 INDEMNITY. EACH PARTY PERFORMING CONSTRUCTION, REPAIR OR MAINTENANCE WORK IN ANY EASEMENT AREA HEREBY AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE OTHER PARTY FROM ALL LOSS, EXPENSE (INCLUDING ATTORNEYS' FEES AND DISBURSEMENTS), DAMAGES AND CLAIMS ARISING OUT OF ANY INJURIES TO PERSONS OR DAMAGES TO PROPERTY ON OR ABOUT SUCH EASEMENT AREA, OTHER THAN THOSE CAUSED BY THE GROSS NEGLIGENCE OF THE OTHER PARTY.

Section 3.4 Condemnation. In the event of a taking of all or part of any of the Easement Area by condemnation or other eminent domain proceedings pursuant to any law, general or special, each party's interest hereunder in the Easement Area or the part thereof taken shall cease and terminate, and any portion of the condemnation award or other proceeds from such proceedings relating to the taking of all or any portion of the land underlying the Easement Area shall be paid to the party (subject to the option of the holder of any lien covering such land to apply such award or proceeds in reduction of the indebtedness secured by such lien), in the proportion determined by such condemning authority that each such party is entitled thereto. Notwithstanding the foregoing, SKYC agrees to release any portion of Tract A from the effect of this Agreement, upon request and without consideration, in order for BELLAIRE to convey any portion of Tract A to TxDOT.

Section 3.5 Relocation of Easement Area. In the event the taking of all or part of an Easement Area by condemnation or other eminent domain proceedings requires a relocation of such Easement Area or any portion thereof, and provided that any such relocation shall not unreasonably interfere with the enjoyment of the use, rights and privileges granted hereunder, the parties' consent to such relocation as may be required to maintain the enjoyment of the use, rights and privileges granted hereunder and shall, together with the holders of any liens on the Property, execute all documents reasonably required to relocate the Easement Area, including specifically, but without limitation, an amendment to this Agreement reflecting such relocation.

Section 3.6 Covenants Run With the Land. The easements, rights, obligations and benefits established pursuant to this Agreement shall create mutual benefits and servitudes upon the Tracts and shall run with the land and shall be binding upon each Owner or lessees of a Tract.

This Agreement shall bind and inure to the benefit the parties, any owners and their respective heirs, tenants, successors and assigns.

Section 3.7 Nonexclusive Rights. The easements and other rights and benefits herein created are not exclusive, and each party expressly reserves the right, without the prior written consent of the other party, to grant such other easements, rights, benefits or privileges to such persons and for such purposes as such party, in its sole and absolute discretion, may elect, so long as such purposes do not unreasonably interfere with the easements and other rights and benefits granted herein.

Section 3.8 Subordination. Any mortgage, deed of trust, ground lease or other lease hereafter granted or entered into with respect to the Property shall be subject, subordinate and inferior to the easements, rights, benefits and obligations created hereby, and the foreclosure under any such mortgage or deed of trust shall not extinguish or impair the easements, rights, benefits and obligations created by this Agreement.

Section 3.9 Notices. All notices and other communications provided for in this Agreement shall be given or made by in writing and mailed by certified mail return receipt requested, or delivered in person to the intended recipient at the address for notices specified below; or, as to any party at such other address as shall be designated by such party in a notice to each other party given in accordance with this section. Except as otherwise provided in this Agreement, all such communications shall be deemed to have been duly given when personally delivered or, in the case of a mailed notice, when duly deposited in the mails, in each case given or addressed as aforesaid. Rejection of or the refusal to accept any notice or the inability to deliver any notice because of a change of address of which no notice was given shall not affect the effective date of or validity of such notice. Any party shall have the right from time to time and at any time until the termination hereof to change their respective addresses, and each shall have the right to specify its address to any other address.

Each notice to BELLAIRE shall be addressed as follows:

10830 BELLAIRE INC.  
13194 Bellaire Blvd.  
Houston, TX 77072

Each notice to SKYC shall be addressed as follows:

SKYC, LLC  
2309 McClendon St.  
Houston, TX 77030

Section 3.10 Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas.

Section 3.11 Severability. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect,

such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provisions had never been contained herein.

Section 3.12 Limitation on Obligations. Subject to the reimbursement obligations set forth in this Agreement, the obligations of each party hereunder shall be limited to those obligations accruing during their respective times of ownership, and upon the conveyance of any portion of the Property by any party, such party's obligations with respect to the portion of the Property so conveyed shall cease and terminate effective as of and from and after the date of such conveyance, except for liabilities and obligations which had accrued as of such date.

Section 3.13 Recording. This Agreement shall be recorded in the Real Property Records of Harris County, Texas.

Section 3.14 No Partnership. The parties do not intend by this Agreement to create a partnership or joint venture or other business association or entity of any nature among themselves. No party to this Agreement is authorized to act as agent for any other party or to otherwise act on behalf of any other party except as may be otherwise expressly provided herein.

Section 3.15 Final Agreement. THIS AGREEMENT EMBODIES THE FINAL, ENTIRE AGREEMENT BETWEEN THE PARTIES HERETO AND SUPERSEDES ANY AND ALL PRIOR COMMITMENTS, AGREEMENTS, REPRESENTATIONS, AND UNDERSTANDINGS, WHETHER WRITTEN OR ORAL, RELATING TO THE SUBJECT MATTER HEREOF AND THEREOF AND MAY NOT BE CONTRADICTED OR VARIED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OR DISCUSSIONS OF THE PARTIES HERETO OR THERETO. THERE ARE NO ORAL AGREEMENTS AMONG THE PARTIES HERETO OR THERETO.


Section 3.16 Amendments. The provisions of this Agreement may be amended or waived only by an instrument in writing signed by the respective parties to such documents.

*[The remainder of this page is intentionally left blank.]*



IN WITNESS WHEREOF, this Agreement has been executed and delivered effective as of the Effective Date.

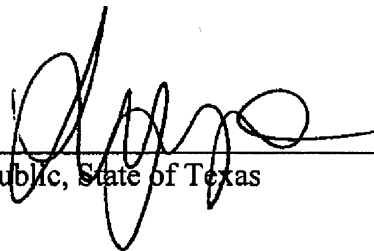
**10830 BELLAIRE INC.,**  
a Texas corporation

By:   
Hoa T. Mai aka Nancy Ann Mai

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

This instrument was ACKNOWLEDGED before me on the 18 day of DEC, 2019, by HOA T. MAI, PRESIDENT OF 10830 BELLAIRE INC., a Texas corporation, on behalf of said entity.



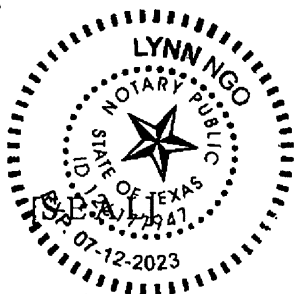
  
Notary Public, State of Texas

SKYC, LLC,  
a Texas limited liability company

By: [Signature]  
Name: John Ding  
Title: Manager

STATE OF TEXAS       §  
                                 §  
COUNTY OF HARRIS   §

This instrument was ACKNOWLEDGED before me on the 18 day of DEC., 2019, by John Ding, Manager of SKYC, LLC, a Texas limited liability company, on behalf of said entity.



[Signature]  
Notary Public, State of Texas

EXHIBITS:

- Exhibit A:     Legal Description of Tract A
- Exhibit B:     Legal Description of Tract B
- Exhibit C:     Legal Description of Tract C

EXHIBIT A

Legal Description of Tract A

BELLAIRE TRACT

# EXHIBIT **A**

3.459 ACRES  
150,679 SQUARE FEET  
HENRY WOODRUFF SURVEY  
ABSTRACT No. 844  
HARRIS COUNTY, TEXAS

FIELD NOTE DESCRIPTION of a 3.459 acre tract of land located in the Henry Woodruff Survey, Abstract Number 844, City of Houston, Harris County, Texas and being out of and a part of a called 7.36 acre tract conveyed to Private Mini Storage Realty, L.P., recorded under Harris County Clerk's File (H.C.C.F.) Number W657927 and Restricted Reserve "A", West Park Private Mini Storage, a subdivision recorded under Film Code number 558184, Harris County Map Records, said 3.459 acre tract being more particularly described as follows: (The bearings described herein are oriented to the Texas State Plane Coordinate System, South Central Zone (NAD-83.)

COMMENCING, at the northerly end of the southwest outback line of the intersection of Westpark Drive (100 feet wide) and Wilcrest Drive (100 feet wide) and the most northerly northeast corner of said Private Mini Storage Realty, L.P. tract, said Restricted Reserve "A" and a called 0.976 acre tract, described in the deed to Kinghurst Investments, Inc. recorded under H.C.C.F. No. X990125, from which a found 5/8-inch iron rod bears, South 05°14'42" West, 0.37 feet;

THENCE, South 47°43'32" East, along said southwest cutback line, for a distance of 21.21 feet, to a 3/4-inch iron rod with an orange plastic cap stamped "West Belt Surveying Inc" found in the west Right-of-Way (R.O.W.) line of said Wilcrest Drive marking the most easterly northeast corner of said Private Mini Storage Realty, L.P. tract, said Restricted Reserve "A" and said 0.976 acre tract;

THENCE, South 02°33'15" East, along the west R.O.W. line of said Wilcrest Drive, at a distance of 235.22 feet, passing a 5/8-inch iron rod with an orange plastic cap stamped "West Belt Surveying Inc" found marking the common east corner of a said 0.976 acre tract, described in the deed to Kinghurst Investments, Inc. recorded under H.C.C.F. No. X990125 and a called 1.148 acre tract described in the deed to Jin Hak Kim and wife Soo Ryung Kim recorded under H.C.C.F. No. Y033909, continuing on for a total distance of 435.07 feet, to a 5/8-inch iron rod with an orange plastic cap stamped "West Belt Surveying Inc" found marking the southeast corner of said 1.148 acre tract, the POINT OF BEGINNING, and the northeast corner of the herein described tract;

THENCE, South 02°33' 15" East, continuing along the west R.O.W. line of said Wilcrest Drive, for a distance of 383.08 feet, to an "X" cut in concrete found marking the common east corner of a called 15.675 acre tract described in the deed to Houston Lighting and Power Company recorded in Volume 1229, Page 312 of the Harris County Deed Records and the aforesaid called 7.36 acre Private Mini Storage Realty, L.P. tract, and the southeast corner of the herein described tract;

THENCE, South 82°59'33" West, departing the west R.O.W. line of said Wilcrest Drive and along the common line of said 15.675 acre Houston Lighting and Power Company tract and said called 7.36 acre Private Mini Storage Realty, L.P. tract, a distance of 380.28 feet, to a 5/8-inch iron rod with a cap found marking an interior angle in said 15.675 acre Houston Lighting and Power Company tract common with the southwest corner of said called 7.36 acre Private Mini Storage Realty, L.P. tract and the southwest corner of the herein described tract;

THENCE, North 02°26'53" West, continuing along the common line of said 15.675 acre Houston Lighting and Power Company tract and said called 7.36 acre Private Mini Storage Realty, L.P. tract, a distance of 412.61 feet, to a 5/8-inch iron rod with an orange plastic cap stamped "West Belt Surveying Inc" set marking the northwest corner of the

herein described tract;

THENCE, North 87°26'45" East, departing the common line of said 15.675 acre Houston Lighting and Power Company tract and said called 7.36 acre Private Mini Storage Realty, L.P. tract, at a distance of 128.00 feet passing a 5/8-inch iron rod with an orange plastic cap stamped "West Belt Surveying Inc" found marking the southwest corner of the aforesaid called 1.148 acre Jin Hak Kim and wife Soo Ryung Kim tract, continuing along the south line of said called 1.148 acre Jin Hak Kim and wife Soo Ryung Kim tract, a total distance of 378.37 feet to the POINT OF BEGINNING and containing a computed area of 3.459 acre (150,679 square feet) as depicted in the Land Title Survey of 3.459 acres, dated December 18, 2005, prepared by West Belt Surveying, Inc., Project No. S6470064A.

## EXHIBIT B

### Legal Description of Tract B SKYC TRACT

Being a tract or parcel containing 1.000 acres (43,560 square feet) of land situated in the Henry Woodruff Survey, Abstract Number 844, Harris County, Texas, being out of and a portion of Restricted Reserve "A", Block 1 of Westpark Private Mini Storage, as recorded at Film Code Number 558184 of the Map Records of Harris County, Texas, and being out of and a portion of a called 3.459 acre tract conveyed to 10830 Bellaire Inc., as recorded under Harris County Clerk's File Number 20150473095, said 1.000 acre tract being more particularly described by metes and bounds as follows (bearings referenced herein are based on the recorded plat of said Westpark Private Mini Storage):

COMMENCING at a point in the North end of a cutback line at the intersection of the South right-of-way line of Westpark Drive (100 feet wide), as recorded at Volume 338, Page 123 of the Map Records of Harris County, Texas, with the West right-of-way line of Wilcrest Drive (100 feet wide), as recorded under Harris County Clerk's File Number S991893, being the most Northerly Northeast corner of said Restricted Reserve "A" and of a called 0.9757 acre tract conveyed to NISSA Investment Inc., as recorded under Harris County Clerk's File Number 20150036785, from which a found 5/8-inch iron rod bears South 85°28'41" East, 0.22 feet;

THENCE South 47°43'32" East, along said cutback line, a distance of 21.21 feet to a point for the South end of said cutback line, being in the West right-of-way line of said Wilcrest Drive and being the Southerly Northeast corner of said Restricted Reserve "A" and of said called 0.9757 acre tract;

THENCE South 02°33'15" East, along the West right-of-way line of said Wilcrest Drive and the East line of said Restricted Reserve "A", at a distance of 235.22 feet pass a 5/8-inch iron rod with cap stamped "Westbelt" found marking the Southeast corner of said called 0.9757 acre tract and being the Northeast corner of a called 1.148 acre tract conveyed to BVMA Properties, LLC, as recorded under Harris County Clerk's File Number 20140531767, continuing in all a total distance of 435.07 feet to a 5/8-inch iron rod with cap stamped "Westbelt" found marking the POINT OF BEGINNING, being the Southeast corner of said called 1.148 acre tract and being the Northeast corner of the aforesaid 3.459 acre tract and of the herein described tract;

THENCE South 02°33'15" East, along the East line of said Restricted Reserve "A" and of said called 3.459 acre tract, a distance of 115.09 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set in the West right-of-way line of said Wilcrest Drive, being the Southeast corner of the herein described tract;

THENCE South 87°26'45" West, over and across said Restricted Reserve "A" and said called 3.459 acre tract, a distance of 378.58 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set in the East line of the residue of a called 15.675 acre tract conveyed to Houston Lighting and Power Company, as recorded at Volume 1229, Page 312 of the Deed Records of Harris County, Texas and the West line of said Restricted Reserve "A", being the Southwest



corner of the herein described tract, from which a found 5/8-inch iron rod with cap stamped "Survcon" found marking the Northwest corner of an easement for road, road drainage and other related purposes, as recorded under Harris County Clerk's File Number V112353, bears South 02°26'53" East, 247.42 feet;

THENCE North 02°26'53" West, along the East line of said residue of a called 15.675 acre tract and West line of said Restricted Reserve "A", a distance of 115.09 feet to 5/8 inch iron rod with cap stamped "Terra Surveying" set in the West line of said Restricted Reserve "A" and being the Northwest corner of said called 3.459 acre tract and of the herein described tract, from which a found 5/8-inch iron rod with cap stamped "Miller Survey Group" bears North 49°30'33" West, 0.86 feet and from which a 5/8-inch iron rod with cap stamped "Miller Survey Group" found in the South right-of-way line of the aforesaid Westpark Drive bears North 02°26'53" West, 450.91 feet;

THENCE North 87°26'45" East, along the North line of said called 3.459 acre tract, at a distance of 128.00 feet pass a point marking the Southeast corner of a called 1.780 acre tract conveyed to Cube HHF Limited Partnership, as recorded under Harris County Clerk's File Number 20130618298 and the Southwest corner of the aforesaid called 1.148 acre tract, from which a found 5/8-inch iron rod with cap stamped "Miller Survey Group" bears North 72°02'54" West, 0.64 feet, continuing in all a total distance of 378.37 feet to the POINT OF BEGINNING and containing 1.000 acres (43,560 square feet).

EXHIBIT "C"

SURVEY

**EXHIBIT C**

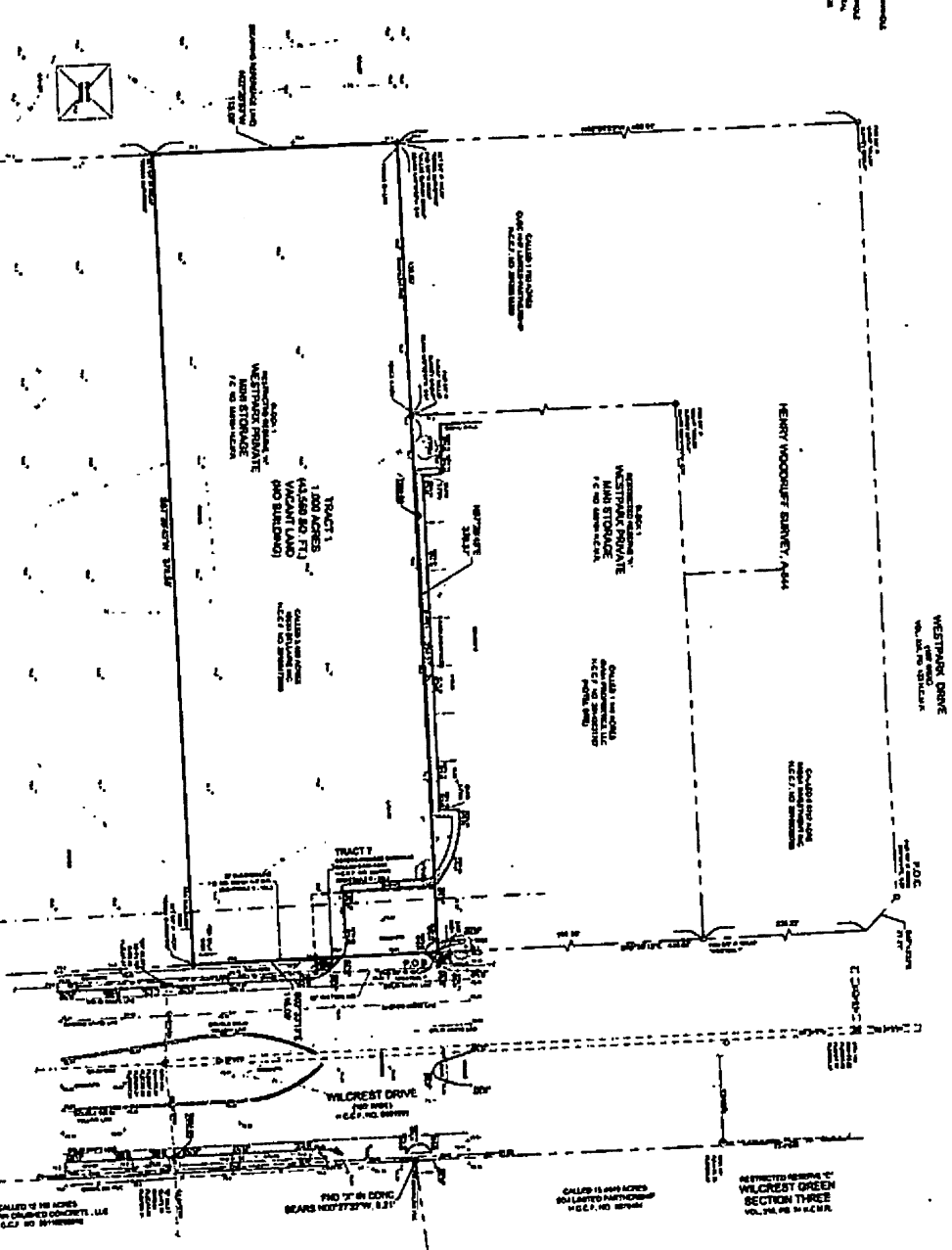
## CONCLUSIONS

- |      |                 |     |            |
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| 3A   | Blackboard Case | 3   | Blackboard |
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| 6A   | Blackboard Case | 6   | Blackboard |
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**Abstract**

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RE HOUSE OF A  
CALLED IN 1979 ABOUT  
HOUSTON LIGHTING & POWER COMPANY  
NO. 1100 PG. 1044 CDR



CALLING OF THE NORTH  
SOUTHERN CHURCHES CONCRETE. L.A.

CALLED 13 0044 MORE  
 501 LIMITED PARTNERSHIP  
 W.C.P. NO. 10744

RESTRICTED MEMORANDUM  
WILCREST GREEN  
SECTION THREE  
VOL. 314, Pgs. 24 U.C.M.R.

more

[illegible]

**REMARKS:**

**RECEIVED**  
 The following study results from your submission for publication have been accepted for publication in the journal *Journal of the American Academy of Child and Adolescent Psychiatry*.  
 Study ID: 12345678901234567890  
 Title: EFFECTS OF TREATMENT ON CHILDREN WITH DISORDER  
 Author: J. Doe, M.D., et al.  
 Date: 12/15/2023

**THE**  
**NEW YORK PUBLIC LIBRARY**

This is not the last time we will be working together. In a second round of negotiations, the ERM began signing four agreements with the U.S. Treasury, the IMF, the World Bank, and the OECD. The outcome was expected to be similar to that of the first round.

Case No. 11-11-15



GRAPHIC SCALE

0 10 20 30 40 50 60 70 80 90 100

1 cm = 20 ft



## Houston Planning Commission

### VARIANCE REQUEST APPLICATION

An applicant seeking a variance to the Tree, Shrub and Landscape Standards of Chapter 33 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@houston.tx.gov](mailto:planning.variances@houston.tx.gov) prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at [www.houstonplanning.com](http://www.houstonplanning.com).

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Houston First	Kristi Gollwitzer	713-853-8362	kristi.gollwitzer@houstonfirst.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
600 Louisiana Street	20027727	77002	5457	493L	I

<b>PROJECT NAME:</b>	Lynn Wyatt Square for the Performing Arts
<b>HCAD ACCOUNT NUMBER(S):</b>	0010650000001
<b>PROPERTY LEGAL DESCRIPTION:</b>	Lots 1 through 12, Block 65 SSBB (South Side Buffalo Bayou)
<b>PROPERTY OWNER OF RECORD:</b>	City of Houston
<b>ACREAGE (SQUARE FEET):</b>	62,290 square feet
<b>WIDTH OF RIGHTS-OF-WAY:</b>	Louisiana Street (80 feet); Texas Avenue (100 feet); Smith Street (80 feet); Capitol Street (80 feet)
<b>EXISTING PAVING SECTION(S):</b>	Louisiana Street (52 feet); Texas Avenue (60 feet); Smith Street (48 feet); Capitol Street (42 feet)
<b>OFF-STREET PARKING REQUIREMENT:</b>	Market Based – 90 spaces for a new restaurant
<b>OFF-STREET PARKING PROVIDED:</b>	90 existing parking spaces in parking garage below
<b>EXISTING STRUCTURE(S) [SQ. FT.]:</b>	2,922 square feet
<b>PROPOSED STRUCTURE(S) [SQ. FT.]:</b>	10,298 square feet

**PURPOSE OF VARIANCE REQUEST:** To not provide the full requirement of 8 street trees along Capitol and Smith Streets, either within the public rights-of-way or within the setback requirement.

**CHAPTER 33 REFERENCE(S):** 33-126(a) Street trees required. Street trees shall be planted within the public street rights-of-way, or on private property within ten feet parallel and adjacent to a local street right-of-way, or on private nonresidential property within 25 feet parallel and adjacent to a major thoroughfare, or in the esplanade pursuant to the requirements of section 33-129(b)...

## LANDSCAPE PLAN VARIANCE



## Houston Planning Commission

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The number of street trees planted shall equal the total number of trees (T) required under the following formula:

$T = (X/30)$ , where X shall represent the length in linear feet measured along each side of the property line on the public street(s).

### APPLICANT STATEMENT OF FACTS

#### SUMMARY OF VARIANCE CONDITIONS:

Street tree requirements per Section 33-126 require 1 street tree per 30 linear feet of property line measured along each street. This yields the following requirements for our project:

Louisiana Street: 8 trees required

Texas Avenue: 8 trees required

Capitol Street: 8 trees required

Smith Street: 8 trees required

All streets comply with this requirement, except Capitol Street. To be in compliance with Chapter 33, the landscape design must include eight 1.5" caliper trees, or an alternative of four 4" caliper trees within the 25' setback along Capitol Street to be considered as street trees. The current design contains two 4" caliper trees within the 25' setback along Capitol Street. Please see the attached site plan.

Due to constraints of the existing below-ground parking garage underneath Jones Plaza, it is not structurally feasible to plant more than the two 4" trees shown within the 25' setback. The location of trees is guided by the existing column location to be able to support the trees and their future growth. Additionally, soil depth within the setback is insufficient to support a healthy future root mass. One of the non-compliant trees is located 2'-7" from setback line; two others are located 6'-5" from the setback line.

The request is for a variance allowing for trees to be planted outside the 25' setback to be counted toward the street tree requirement.

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#### 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.*

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## LANDSCAPE PLAN VARIANCE



## Houston Planning Commission

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- (1) **The imposition of the terms, rules, conditions, policies and standards of this division would deprive the owner or applicant of the property of reasonable use of the land or building;**

The structural limitation of the existing garage structure below limits strict compliance to the terms, rules, conditions, policies and standards of this division.

- (2) **The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant, and the general purposes of this division are observed and maintained;**

The basic circumstances of this variance request are not imposed by this project. The general purpose of this division is observed and maintained by providing required street trees as close to the street as structurally possible to maintain long term tree growth health, to protect the structural integrity of the garage, and for the benefit of the public health and welfare.

- (3) **The intent of this article is preserved;**

The intent of this article is preserved as the project provides tree-covered walkways for pedestrian comfort and enjoyment along the street edges or through the project. The tree plantings provide benefit for reducing urban heat island effect, improving air quality and providing for carbon sequestration, general benefit of urban tree plantings.

- (4) **The granting of such a variance will not be injurious to the public health, safety or welfare; and**

This request of variance will allow the project to better serve short and long-term viability of the trees planted and to maintain the structural integrity of the existing garage structure below. This project will be directly contributing to the better public safety and improved health and welfare of the public that this project will serve.

- (5) **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 of chapter 33 of this Code.**

The granting of the variance is not necessary to accomplish the purpose of a certificate of appropriateness issued pursuant to article VII of chapter 33 of the Code.

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# LANDSCAPE PLAN VARIANCE





## Houston Planning Commission

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### STANDARDS FOR VARIANCES

#### **Sec. 33-136. Standards for variance.**

(a) The commission is authorized to consider and grant variances from the provisions of this division by majority vote of those members present and voting, when the commission determines that the first four of the following conditions exist, and if applicable, the fifth condition, exists:

- (1) The imposition of the terms, rules, conditions, policies and standards of this division would deprive the owner or applicant of the property of reasonable use of the land or building;
- (2) The circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant, and the general purposes of this division are observed and maintained; and
- (3) The intent of this article is preserved;
- (4) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (5) 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 of chapter 33 of this Code.

#### **Sec. 33-137. Applicability of variance.**

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. 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.

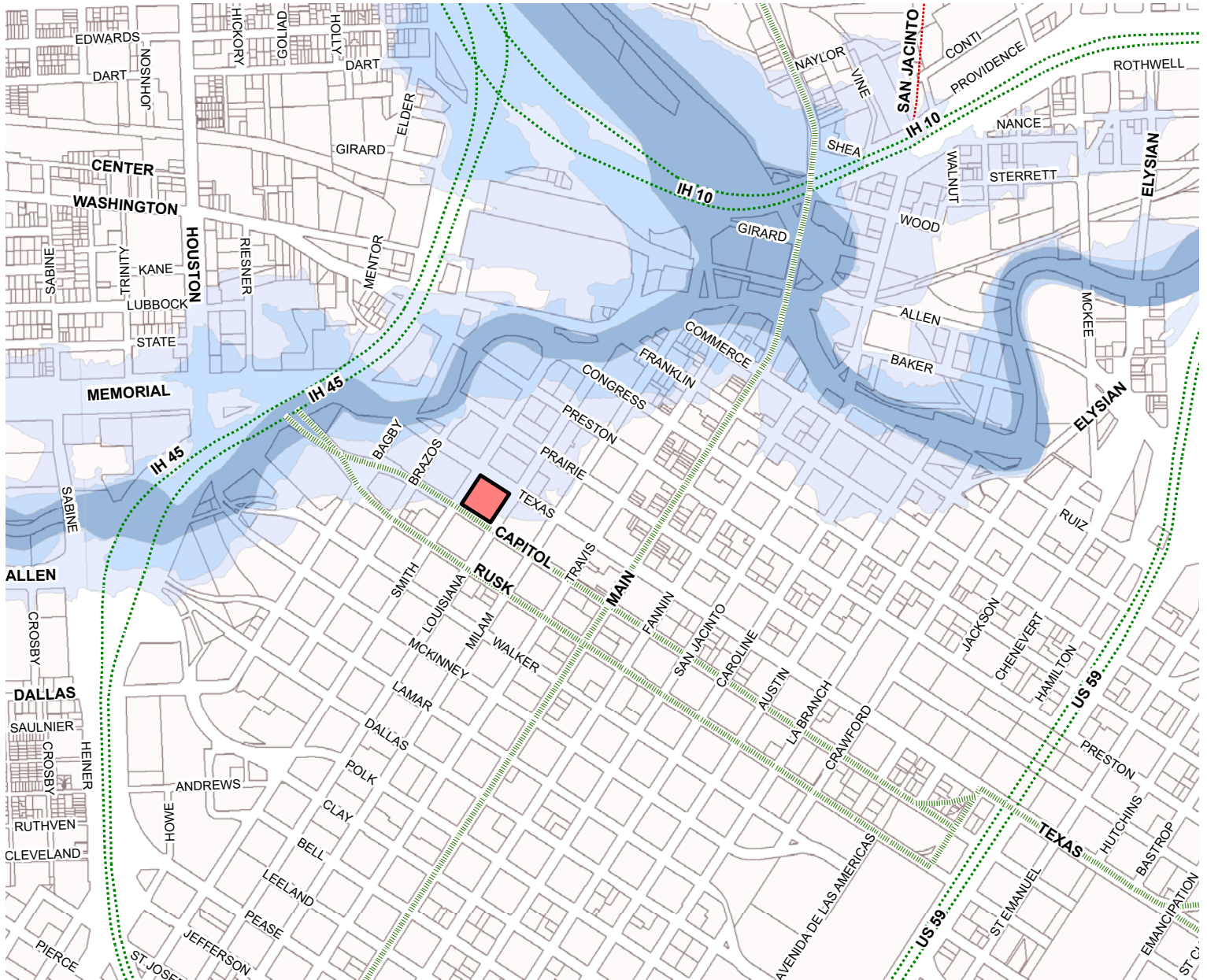
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## LANDSCAPE PLAN VARIANCE



## Houston Planning Commission

### Location



# LANDSCAPE PLAN VARIANCE





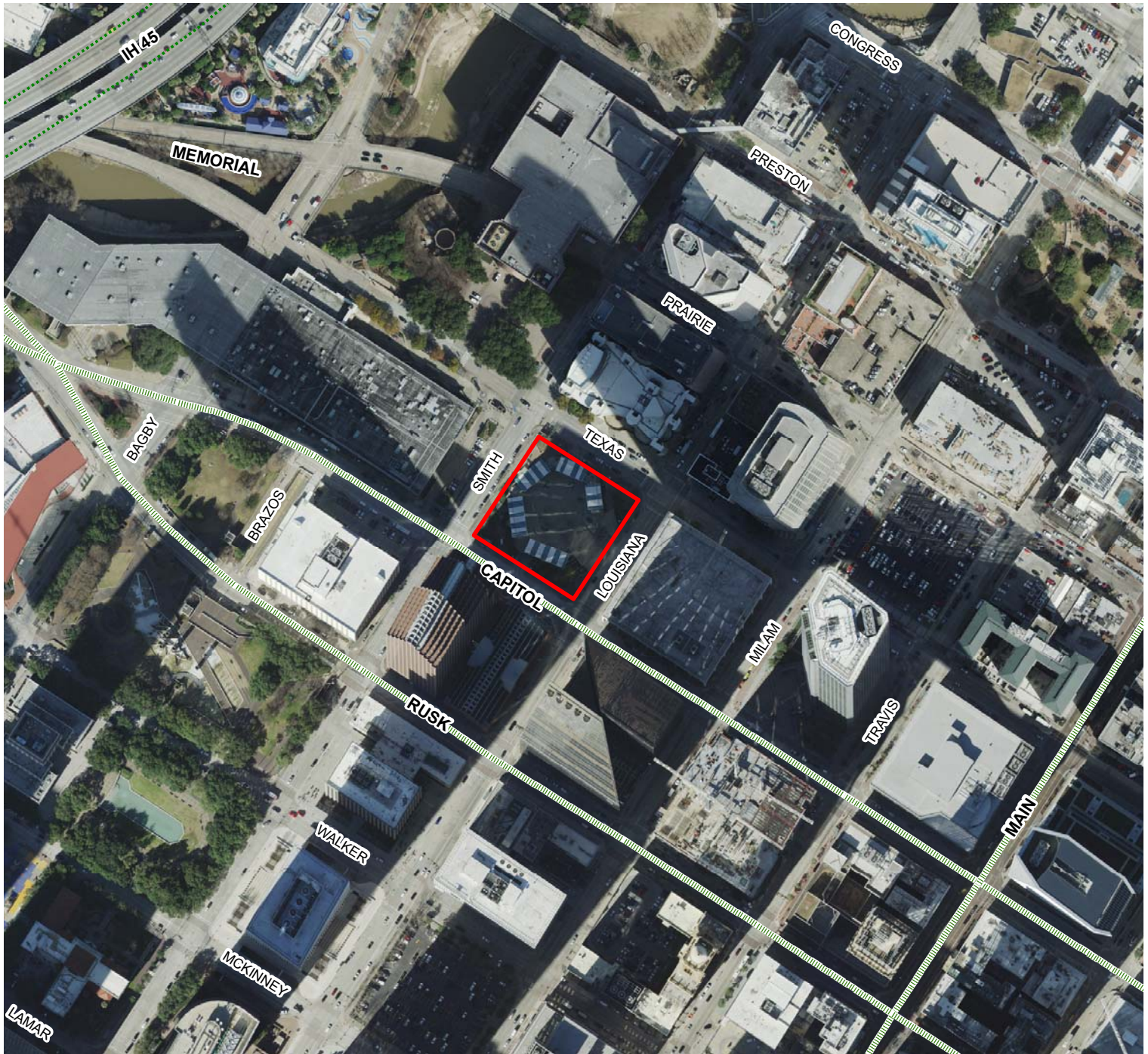
PLANNING &  
DEVELOPMENT  
DEPARTMENT

## Houston Planning Commission

### ITEM: VII

Meeting Date: 7/23/2020

Aerial



# LANDSCAPE PLAN VARIANCE



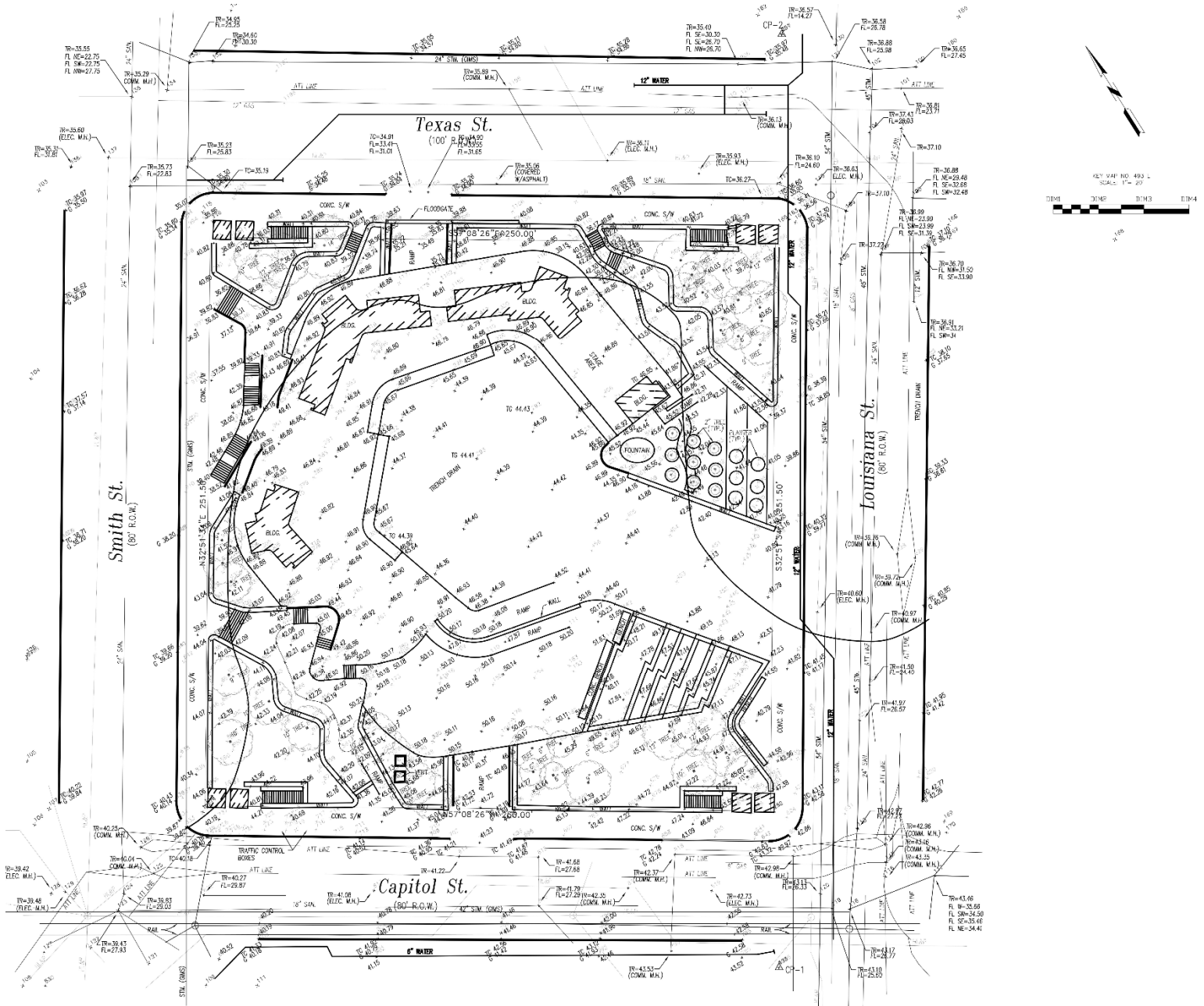


# Houston Planning Commission

ITEM: VII

Meeting Date: 7/23/2020

## Survey



# LANDSCAPE PLAN VARIANCE







## Houston Planning Commission

### STAFF REPORT

**Staff Recommendation:** Approve

**Basis of Staff Recommendation:** The site is located within the Central Business District, between Smith and Louisiana Streets, and Capitol Street and Texas Avenue. The applicant is requesting a variance to not provide the full requirement of 8 street trees along Capitol and Smith Streets, either within the public rights-of-way or within the setback requirement. Staff is in support of the request.

The square block site is Jones Plaza, which opened in 1966 as a public park green space in close proximity to the Theater District, City Hall, Market Square District, Main Street Corridor, and other entertainment venues. Below the park is the Theater District municipal parking garage, a structure that extends beyond the property lines and into the public rights-of-way below the sidewalk and street surfaces. Due to this unique infrastructure, there is only 4 to 8 inches between the top of the garage lid and the top of the sidewalks, a depth that is not feasible for planting street trees.

The alternative is to plant the required trees within the property, between the property line and setback line. The location of the trees is guided by the existing garage column locations which will be able to support the trees and their future growth, while protecting the structural integrity of the parking garage. Each tree planted is 4" in caliper size. Per the ordinance, 4" caliper trees count as two trees, so each block face requires a total of four street trees.

A new restaurant building is proposed within the square at the corner of Capitol and Smith Streets. Along Capitol, two street trees meet the setback location requirement, while the remaining two are placed in close proximity beyond the setback.

Three street trees are planted along Smith Street with the fourth accounted for along Texas Avenue.

The planting sequence along Louisiana Street complies with the ordinance except for the excessive gap at the middle of the block.

Along Texas Avenue, the location of the edge of the underground garage allows for tree plantings fully within the right-of-way. The eight, 4"-caliper trees exceed the requirement along this block face.

As a major component and focal point of the Theater District and Bagby Street Corridor revitalization projects, the improvements to Jones Plaza are intended to reactivate the outdoor venue as a point of interest surrounded by vibrant, walkable, transit-oriented, and ultimately livable downtown streets.

Therefore, staff recommends approving the requested landscape variance at Jones Plaza.

**PLANNING COMMISSION ACTION:** Approve

**BASIS OF PLANNING COMMISSION ACTION:** (SEE ABOVE STAFF EVALUATION)

**ADDITIONAL FINDINGS BY PLANNING COMMISSION:**



## LANDSCAPE PLAN VARIANCE



# **HOUSTON PLANNING COMMISSION**

## **SPEAKER COMMENTS**

**THURSDAY, JULY 23, 2020  
2:30PM**

Agenda #	Subdivision Name	Name	Organization	Comment
				To whom this may concern:
				We own property at 4714 Merwin which is within 250' of the property at issue and are not in favor of the partial replatting of a portion of lots 2 & 3, Block 5 of Atwood Villas as recorded at Film Code N. Volume 43 Page 16 of the Harris County Map Records.
88	Atwood Villas partial replat no 2	Frances Hadjigeorge	NA	<p>Please make note of our opposition to this variance that would result in the subject tract becoming an unrestricted reserve.</p> <p>Thank you,</p> <p>Frances Hadjigeorge HADCKO, LLC</p> <p>Dear Planning Commission,</p> <p>We are submitting these comments in regards to the Re platting of the Atwood Villas no 2. Reference number 2020-0944.</p> <p>We (John Daniels and Keri Schadler of 4702 Ingersoll Street, Houston TX 77027, the neighbor of the property in question), are opposed to any changes in status to this property. The traffic on this street and the amount of available street parking is an issue as many of the buildings are also housing businesses. Changing the zoning/re platting of this property will add undue stress on the existing road and storm drain infrastructure in the neighborhood which is already consumed with current levels. The street Ingersoll is in a state of disrepair and adding constructing vehicles, traffic and more population density to this part of the neighborhood would stress an already stressed system. The road is also unsafe, multiple accidents have occurred on this street and with the Lancashire St acting as bypass road coming from the 610 feeder, traffic is already unusually high for a residential neighborhood. This proposed re-platting would give the owner of the property the flexibility to use this property for either commercial or residential uses. Either would increase traffic and any new construction would increase the amount of stormwater drain off onto the street. Currently there are potholes, cracks and undrainable lakes and puddles on this street, any additional construction in this area would exacerbate the problem making it worse as well as add congestion to the area while any project is being worked on. We understand that progress must be made by investing in new construction and raising tax base in our community, we only ask that</p> <p>I don't have anything specifically to say.</p> <p>I just wanted to let you know that I am participating by means of Microsoft Teams and will be available for questions.</p>
88	Atwood Villas partial replat no 2	John Daniels	NA	
89	Augusta Addition partial replat no 3	Karen Rose	NA	<p>Karen Rose, PE, RPLS KRE&amp;S Karen Rose Engineering &amp; Surveying 2113 Driscoll Street Houston, Texas 77019 713-522-1197</p>

91	Blossom Hotel and Suites replat no 2	Dr. Carmen Kamas	NA
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Dear Planning Commission, I am writing this email in response to the Blossom Hotel (ref.#2020-0811) variance meeting coming up on Thursday, July 23 at 2:30 p.m. I co-own property at 1123 Lehall, across the street from the Blossom, since 1988. I am totally against the cantilever awning variance on Bertner being proposed by the Blossom. Back in early 2000, property east of Bertner was imminent domain to make a major thoroughfare for the Texas Medical Center to move cars and traffic rapidly from the Med Center out to 610 Loop. It was made from a little side street into a major road to achieve this. Also a bridge was built over the bayou to get in and out of the Med Center. If the Blossom makes an awning/entrance off of Bertner, there will be a lot more traffic accidents on Bertner. This is because one of the main entrances/exits for M.D.Anderson Mid Campus is at Bertner and Lehall. This is a major intersection with cars barreling out of the parking garage at M.D.Anderson and turning onto Bertner. It will be a major problem if cars will be stopping or loading customers for the Blossom under this proposed awning/loading zone. I have seen 2 major accidents there at Bertner and Lehall (right in front of the Blossom) in the last 6 months. The Blossom should shift their entrance onto the St. Agnes side where there is significantly less traffic and businesses at that corner and NOT on a major thorough way. This cantilever awning will be a safety issue with traffic on Bertner with customers loading and unloading on Bertner with cars zooming by trying to get to the Med Center. Also there have been two bicycle accidents at the intersection of Bertner and Lehall in the past two years with ambulances involved. There is NO sidewalk on the other side of Bertner, so bicyclists use the sidewalk on the Blossom side riding to and

92	Blue Bonnet Estates partial replat no 3	Chad Brawley	NA
92	Blue Bonnet Estates partial replat no 3	Abiola Wabara	NA

Called POD line to speak  
 Called POD line to speak  
 Dear City Planners,

Thank you for accepting my comments on the matter of approving a project planned for a high occupancy housing at 6013 Cypress St. I am a home owner, registered nurse and live and work around the corner from the planned high occupancy project. I walk the streets every morning of my quaint yet complex neighborhood of homes and businesses (without sidewalks). I am asking to you to please consider the consequences of the decisions you make on those that live and work here.

93	Braeburn Terrace Sec 1 partial replat no 3	Gwin Young	NA
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Please take into consideration the impact on the neighborhood and the existing residents that this project would have as it would increase number of vehicles, people, demand on an already aged and outdated infrastructure, as well as an increase in more concrete and less green place.

Even with today's rains our neighbors driveways and yards are flooded and have standing water. Additional water displacement would be less than beneficial. Please also note the number of car accidents that have occurred at Beechnut and Braewick. This area would increase the traffic demand on an area that already has existing issues.

I thank you for your service and consideration as our city planners and appreciate the importance of the job you do.

Take care,

				<p>Dear Members of the Planning Commission:</p> <p>I write to you regarding several replats on the agenda this week, which the City's Legal Department has determined do not violate any applicable deed restrictions. I understand that, per state law, as long as the proposed replat meets the requirements of Chapter 42 and does not include a variance, the Planning Commission is obligated to approve the replat. However, as a district council member representing the communities impacted by this, I am extremely disappointed and fully understand the frustration of these neighborhoods, who worked hard to put these deed restrictions in place to protect the character and quality of life of their communities. They are now having to unfairly confront violations of both the intent and the spirit of their deed restrictions.</p>
93	Braeburn Terrace Sec 1 partial replat no 3	Councilmember Abbia Kamin	NA	<p>Since Houston lacks zoning, deed restrictions are one of the only tools available to maintain and preserve neighborhoods. The process of updating or renewing them is burdensome, to the point of being practically impossible in some neighborhoods. While there may be nothing specifically that this Commission can do to change that, as a council member I must represent the neighborhoods in advocating for the Commission to consider and uphold the intent of their deed restrictions. We, as a City, must do better in helping neighborhoods identify these problems proactively instead of late in the process, like with these replats. We must also pursue a conversation with State Representatives to discuss what changes may be necessary under state law to make the deed restriction process work better for neighborhoods.</p> <p>Please know that I have great respect for the Planning Commission and (Labor Day?) I have documented proof of all mentioned here including lesser famous but Consistent FLOODING in this entire area! Rescue Air Boats were used by HFD at the end of Cypress St. and Albacore St. in 2017. We Can Not Tolerate any more FLOOD PLAIN VIOLATIONS as in this case of Speculative Venture of FOREIGN Investment.</p> <p>Simply stated, this subdivision BTS-1 will not/ can not support any MORE INCREASED DRAINS on our SHARED UTILITIES that are ALREADY struggling to support Current Demands from the Commercial Businesses popping up. Increasing Floods on a regular basis, ruining cars and our Homes, skyrocketing Insurance rates , Destroying our Neighborhood.</p> <p>We NOW suffer from LOW WATER PRESSURE continuously day and night. We experience regular Brown Outs and Low Voltages, increasingly slow internet speeds and our streets, already narrow, become Single File ONLY, when a car is Parked on the Street.</p> <p>We feel this New Addition of 12 units on a SINGLE LOT will ONLY Greatly Exacerbate 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 ,</p>
93	Braeburn Terrace Sec 1 partial replat no 3	JD Phillips	NA	

93	Braeburn Terrace Sec 1 partial replat no 3	Janice Walden	NA	<p>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 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, two weeks from now, based on this violation and these other factors:</p> <p>I represent Friends of Don Greene, <a href="http://www.friendsofdongreene.org">www.friendsofdongreene.org</a>, a public charity founded to work with Harris County Pct. 3 (Commissioner Steve Radack) to maintain and improve the Don Greene Nature Park at 6009 Cypress Street, the one-acre property east of and adjacent to the 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 Street as a boy (1952-1966), then as an adult (1989 to his death August 18, 2014), we helped establish the Don Greene Nature Park as a county park four years ago.</p> <p>On a weekly basis, we work with the county to maintain and improve this nature park. We are also in active negotiations with Legion Home Builders, owners of the subject property, to acquire and/or have donated 6013 Cypress Street for park expansion.</p> <p>Hello again,</p> <p>First, thank you Councilpersons, Sallie Alcorn, Micheal Knox, Martha Castex-Tatum and Micheal Kramer who I think is in the planning department for your response to my earlier communication.</p> <p>As previously advised, I am a homeowner in Houston Fort Bend County writing in regard of the new development in the Briargate community in Houston Fort Bend County on the agenda for today's planning and development meeting. I decided to appeal to you again in this regard.</p> <p>Recently, a dear friend that lives on Chimney Rock and is also is an original homeowner, reached out to me to vent about the proposed development on her street. She is raising her grandson as are several other seniors on her street and in her community. She emotionally spoke about the joy her grandson gives her as well as the challenges. While she is content and fulfilled, she is concerned about how the new proposed addition would affect the tranquility of Chimney Rock and Briargate. She spoke of the joy she felt watching him run down the block and how the neighbors looked out for each other and how the community was planned for individual homes and the new development is for ten houses on a lot that was originally intended for one family. She told me that she had recently been advised of the aforementioned development and felt that no one cared how the homeowners in our area feel.</p> <p>Our conversation reminded me of my call to her over two years ago</p>
94	Briargate Sec 10 partial replat no 10	Jackie Pipkins	NA	

94	Briargate Sec 10 partial replat no 10	Sarah Harper	NA	<p>The Briargate community has Declarations that spell out the requirement and restrictions for all properties and land in the community. This replat would be in violation of our Declaration, would be an increase in density, is a violation of the minimum lot requirement for a residential structure, and that per the requirement only one residential property can be placed on a lot, and requires the prior approval from the Briargate HOA.</p> <p>There is a Notice of Virtual Public Hearing for Briargate Sec 10 Partial Replat 1 to create 10 Residential Lots &amp; 2 reserves in Briargate Section 10. We have three new facilities currently under construction in this same area. There is currently the Edison Lofts 7100 West Fuqua (less than a mile away), the Huntington 16360 Chimney Rock, and the Tramonti 16330 Chimney Rock both of which are on the same street within blocks of the replat/variance request. These 330 single-family residential properties are creating too much density.</p> <p>According to the Supplemental Declaration of Covenants, Conditions and Restrictions for Briargate Section Ten (10):</p> <p>Article III Use and building Restrictions – Section 1 Land Use and Building Type</p> <p>All lots shall be known, described and used as lots for residential purposes only (hereinafter sometime referred to as “residential Lots”) and no structure shall be erected, altered, placed, or permitted to remain on any residential Lot other than one single-family dwelling not to exceed two (2) stories in height, a detached or an attached garage</p> <p>It appears to me that this property, being less than 1 acre, does not provide ample space for 10 homes and 2 small retention ponds to be built.</p> <p>I would like the following questions to be addressed:</p> <ol style="list-style-type: none"> <li>1. Will these homes have one-car, two-car, or no garages?</li> <li>2. Will there be mailboxes required in front of each dwelling or will there be a key/ combination lock box for mail at a central location?</li> <li>3. Is there a floor plan available for public viewing?</li> <li>4. Are tax credits being given to the realty company who is investing in this project?</li> <li>5. Are these homes for purchase, rental or both?</li> <li>6. How is One Stop Realty Service involved in this project?</li> <li>7. What criteria are required for purchasers of these homes?</li> <li>8. Will there be only 1 street used to exit to Chimney Rock? If more than one, how many?</li> <li>9. Does the community have the power to approve or deny the "Special Request" made or is this no more than a public hearing informing the community of what has already been approved?</li> <li>10. Why is a "Special Request" required for a partial replat of this property?</li> </ol> <p>Thank you.</p> <p>Audrey Williams (281) 642-6718</p>
94	Briargate Sec 10 partial replat no 10	Audrey Williams	NA	



94	Briargate Sec 10 partial replat no 10	Cheryl Hughes	NA	<p>My name is Cheryl Hughes and I am writing to submit my comments on the Briargate Section 10 Partial Replat 1. The Briargate community has Declarations that spell out the requirement and restrictions for all properties/land in the community. This replat would be in violations of our Declaration, increase density, violation the minimum lot requirement for a residential structure, the requirement that only one residential property can be placed on a lot, as well as the prior approval from the Briargate HOA. Please do not violate our Governing Documents in allowing this to occur.</p> <p>There is a Notice of Virtual Public Hearing for Briargate Sec 10 Partial Replat 1 to create 10 Residential Lots &amp; 2 reserves in Briargate Section 10. We have three new facilities currently under construction in this same area. There is currently the Edison Lofts 7100 West Fuqua (less than a mile away), the Huntington 16360 Chimney Rock, (which will next to this potential project) and the Tramonti 16330 Chimney Rock (which is also located next to this potential project). These 330 single-family residential properties are creating too much density.</p> <p>According to the Supplemental Declaration of Covenants, Conditions and Restrictions for Briargate Section Ten (10):</p> <p>Article III Use and building Restrictions – Section 1 Land Use and Building Type</p> <p>All lots shall be known, described and used as lots for residential purposes only (hereinafter sometime referred to as “residential Lots”) and no structure shall be erected, altered, placed, or permitted to remain on any residential Lot other than one single-family dwelling not to exceed two (2) stories in height, a detached or an attached garage not to exceed on (1) story for not less than two (2) or more than three</p> <p>My name is Shirley McGinty and I was informed about the City of Houston Planning Department referencing the Briargate Section 10 partial replat no 1. I live at ____6902____ Castlevue Lane, Missouri City, Texas 77489 in Fort Bend/Houston.</p> <p>I read the Statement of Facts and on the following questions I need to address:</p> <p>1a) One of the requirements of purchasing property is to make sure you are aware of any and all deed restrictions and the HOA Governing documents. Therefore upon purchasing this property the owner is made aware of these requirements and they are mailed out to the property owners. The issue of creating an undue hardship by depriving the applicant of the reasonable use of the land is not applicable because the owner is aware of our HOA requirement and should have requested information from the HOA to get a release.</p> <p>2) The variance will result in hardship by the applicant due to three newly approved developments currently being built in our area. The Edison Lofts 7100 West Fuqua, the Huntington 16360 Chimney Rock, and the Tramonti 16330 Chimney Rock, these 330 single-family residential properties are creating too much density. This increased traffic on Chimney Rock along with the Daycare and Willowridge High School traffic will further cause additional hardships.</p> <p>5) The statement of only sole justification of this variance is to enhance subdivision's growth and best use of the 1.69-acre land, and provide</p>
94	Briargate Sec 10 partial replat no 10	Shirley	NA	

				<p>My name is Yolanda Hargrove and I am writing to submit my comments on the Briargate Section 10 Partial Replat 1. The Briargate community has Declarations that spell out the requirement and restrictions for all properties/land in the community. This replat would be in violation of our Declaration, increase density, violates the minimum lot requirement for a residential structure, the requirement that only on residential property can be placed one a lot, as well as the prior approval from the Briargate HOA.</p> <p>There is a Notice of Virtual Public Hearing for Briargate Sec 10 Partial Replat 1 to create 10 Residential Lots &amp; 2 reserves in Briargate Section 10. We have three new facilities currently under construction in this same area. There is currently the Edison Lofts 7100 West Fuqua (less than a mile away), the Huntington 16360 Chimney Rock, (which will be next to this potential project) and the Tramonti 16330 Chimney Rock (which is also located next to this potential project). These 330 single-family residential properties are creating too much density.</p> <p>According to the Supplemental Declaration of Covenants, Conditions and Restrictions for Briargate Section Ten (10):</p> <p>Article III Use and building Restrictions – Section 1 Land Use and Building Type</p> <p>All lots shall be known, described and used as lots for residential purposes only (hereinafter sometime referred to as "Residential Lots") and no structure shall be erected, altered, placed, or permitted to remain on any residential Lot other than one single-family dwelling not</p>
94	Briargate Sec 10 partial replat no 10	Yolanda Shaw-Hargrove	NA	<p>Called POD line to speak</p> <p>Dear Members of the Planning Commission:</p> <p>I write to you regarding several replats on the agenda this week, which the City's Legal Department has determined do not violate any applicable deed restrictions. I understand that, per state law, as long as the proposed replat meets the requirements of Chapter 42 and does not include a variance, the Planning Commission is obligated to approve the replat. However, as a district council member representing the communities impacted by this, I am extremely disappointed and fully understand the frustration of these neighborhoods, who worked hard to put these deed restrictions in place to protect the character and quality of life of their communities. They are now having to unfairly confront violations of both the intent and the spirit of their deed restrictions.</p>
95	Hardy Terrace	Robin Paoli	NA	<p>Since Houston lacks zoning, deed restrictions are one of the only tools available to maintain and preserve neighborhoods. The process of updating or renewing them is burdensome, to the point of being practically impossible in some neighborhoods. While there may be nothing specifically that this Commission can do to change that, as a council member I must represent the neighborhoods in advocating for the Commission to consider and uphold the intent of their deed restrictions. We, as a City, must do better in helping neighborhoods identify these problems proactively instead of late in the process, like with these replats. We must also pursue a conversation with State Representatives to discuss what changes may be necessary under state law to make the deed restriction process work better for neighborhoods.</p>
96	Hyde Park partial replat no 9	Councilmember Abbia Kamin	NA	<p>Please know that I have great respect for the Planning Commission and 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>
96	Hyde Park partial replat no 9	Jorge Diaz	NA	

96	Hyde Park partial replat no 9	Timothy Guhlin	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.
96	Hyde Park partial replat no 9	David Taylor	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.
96	Hyde Park partial replat no 9	Kelly Avery	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.
96	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 Indiana Street in violation of deed restrictions.
96	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 Indiana Street in violation of the deed restrictions. Honorable Members of the Houston Planning Commission: 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).
96	Hyde Park partial replat no 9	Barry Baumgarten	Hyde Park Civic Association	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." No such approval has been given. 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. The Restrictions are covenants which run with the land subject of the proposed replat application, binding all subsequent owners. Further, the

96	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 Indiana Street in violation of the deed restrictions.
96	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 Indiana Street in violation of the deed restrictions.
96	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 Indiana Street in violation of the deed restrictions.
96	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 Indiana Street in violation of the deed restrictions.
96	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 Indiana Street in violation of the deed restrictions.
96	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 Indiana Street in violation of the deed restrictions.
96	Hyde Park partial replat no 9	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 Indiana Street in violation of the deed restrictions.
96	Hyde Park partial replat no 9	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 Indiana Street in violation of the deed restrictions.
96	Hyde Park partial replat no 9	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 Indiana Street in violation of the deed restrictions.
96	Hyde Park partial replat no 9	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 Indiana Street in violation of the deed restrictions.

96	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 the deed restrictions.</p>
96	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>
97	Hyde Park partial replat no 10	Jorge Diaz	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> <p><del>Our members of the Planning Commission</del></p> <p>I write to you regarding several replats on the agenda this week, which the City's Legal Department has determined do not violate any applicable deed restrictions. I understand that, per state law, as long as the proposed replat meets the requirements of Chapter 42 and does not include a variance, the Planning Commission is obligated to approve the replat. However, as a district council member representing the communities impacted by this, I am extremely disappointed and fully understand the frustration of these neighborhoods, who worked hard to put these deed restrictions in place to protect the character and quality of life of their communities. They are now having to unfairly confront violations of both the intent and the spirit of their deed restrictions.</p>
97	Hyde Park partial replat no 10	Abbie Kamin	NA	<p>Since Houston lacks zoning, deed restrictions are one of the only tools available to maintain and preserve neighborhoods. The process of updating or renewing them is burdensome, to the point of being practically impossible in some neighborhoods. While there may be nothing specifically that this Commission can do to change that, as a council member I must represent the neighborhoods in advocating for the Commission to consider and uphold the intent of their deed restrictions. We, as a City, must do better in helping neighborhoods identify these problems proactively instead of late in the process, like with these replats. We must also pursue a conversation with State Representatives to discuss what changes may be necessary under state law to make the deed restriction process work better for neighborhoods.</p> <p>Please know that I have great respect for the Planning Commission and the difficult, complex work that you do for the City. I also understand</p>
97	Hyde Park partial replat no 10	Dave Strickland	NA	<p>I, Dave Strickland, am the applicant for this item. I would like to speak, only if needed, and after all others have spoken about this item. I can be reached at (281) 705-4297, if you have any questions.</p> <p>Thanks, Dave</p>
97	Hyde Park partial replat no 10	Timothy Guhlin	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>

97	Hyde Park partial replat no 10	David Taylor	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>
97	Hyde Park partial replat no 10	Kelly Avery	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> <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"> <li>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.</li> <li>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.</li> <li>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.</li> </ol> <p>We strongly believe that mitigation of the impacts on storm drainage</p>
97	Hyde Park partial replat no 10	Alison Haddock and Mason Perino	NA	
97	Hyde Park partial replat no 10	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>
97	Hyde Park partial replat no 10	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>
97	Hyde Park partial replat no 10	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>



97	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 Indiana Street in violation of the deed restrictions.
97	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 Indiana Street in violation of the deed restrictions.
97	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 Indiana Street in violation of the deed restrictions.
97	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 Indiana Street in violation of the deed restrictions.
97	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 Indiana Street in violation of the deed restrictions.
97	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.
97	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.
97	Hyde Park partial replat no 10	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 Indiana Street in violation of the deed restrictions.
97	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 the deed restrictions.
97	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.

				<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.</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'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>
97	Hyde Park partial replat no 10	Barry Baumgarten	NA	
97	Hyde Park partial replat no 10	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>There is a sign advising of a public hearing pertaining to replatting the corner lot at Misty Cove and Fry Rd. from "restricted to landscaping and driveway" into "unrestricted".</p> <p>As a property owner of a house which is adjacent to Misty Cove and who would be adversely affected by any increased traffic, noise, and litter along Misty Cove, I object to the lot being replatted. While that may seem like a minimal inconvenience, there are no compelling reasons to approve the replat.</p> <p>In addition, the timing of recent repairs to the adjacent drainage bayou appears to be more than coincidental and gives the impression the decision may have been part of a quid pro quo for a decision made in advance.</p>
104	Westfield Sec 4 partial replat no 1	John Thomas	NA	
105	Whitney Place West partial replat no 1		NA	

				<p>This week Pecandale Court retained the law firm of Rothfelder &amp; 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 water has</p>
105	Whitney Place West partial replat no 1	Chris Rothfelder	Rothfelder Falick LLP	
105	Whitney Place West partial replat no 1	Beatrice Chatman	NA	
105	Whitney Place West partial replat no 1	Melva Miles	NA	
105	Whitney Place West partial replat no 1	John Gibbs	NA	Requested to speak at the Planning Commission on agenda item 95

105	Whitney Place West partial replat no 1	Jeffrey M. Eernisse	NA	<p>I am unequivocally opposed to the Planning Commission's approving these variances. I am a resident of Pecandale Court to the north of this proposed development, and the havoc that it will wreak on our neighborhood is unconscionable. I am sorry for the trouble that the Commission's not granting these variances might cause the developer, but we are talking about the good of a single developer, weighed against the good of an entire neighborhood of residents who have lived here for two and three generations. It's unfair; it's gentrification, plain and simple—it's the privileging of money and "progress" over the well-being of families and neighborhood quality; and it's honestly just bad for the environment—not only for the humans in the area, but for the other living things with which we share our neighborhood—decades-old trees as well as wild animals. Our street can't bear the increased traffic the development will bring, the neighborhood drainage can't bear the increased concrete, and the neighborhood water, sewer, and electrical system won't be up to managing the increased burden that 25 new housing units will bring. What our neighborhood needs is not a new development. What our neighborhood needs, frankly, is not gentrification but revitalization in the form of the regrading the drainage and improving electrical and sewer services. If the city really wants to see the land that the developer would turn into a new road put to legitimate good use, let it be as a community garden or a pocket park for the children of the neighborhood. That's what we need, not more concrete and more traffic!</p> <p>Dear Commisioners,</p> <p>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.</p> <p>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.</p>
105	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>
105	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>

105	Whitney Place West partial replat no 1	Kelvin Chatman	NA	<p>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.</p>
105	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>
105	Whitney Place West partial replat no 1	Martha Johnson	NA	<p>Residents who live behind Thornton have indicated opposition and had concerns regarding flooding in this area</p>
114	Emerald Meadows GP	Yzetta Flix	NA	<p>Hi, My Name is Yzetta Flix. This would be a great decision to help revitalized this area which is much needed. I have lived in this community for over thirty year's and this decision is do well deserved. I personally hope there more to come for this area. Great decision City of Houston Development Team.</p>

				<p>Questions and Concerns I have about the above project that I would like answered at today's meeting:</p> <p>1) Based on the plans I have seen why does this project not have an exit route to Webercrest Road?</p> <p>2) A concern I have is the amount of construction traffic and regular traffic after construction is done along Rosecroft Drive. This is a narrow street with residential housing facing it. Many of the residents along this street park their vehicles on the street. Making Rosecroft Drive a primary entry/exit way into the Emerald Meadows subdivision would bring too much traffic, auto accidents and "opportunities" to commit crime to the residents of this street. Negatively affecting the quality of life. Rosecroft Drive was not designed to handle that much traffic. Multiple other subdivisions and HOA's have already constructed their entry/exit way to Webercrest. If the condition of Webercrest is a concern to Emerald Meadows maybe they can join with Kingdom Come Place HOA and the other subdivision along Webercrest to put some pressure on the city to improve the street.</p> <p>Thank you, James Lawrence</p>
114	Emerald Meadows GP	James Lawrence	NA	
VI	3820 Wilcrest Drive	Martyn B Hill	NA	<p>Attached please find our materials for the Virtual Planning Commission Meeting scheduled for 2:30pm tomorrow regarding the Parking Variance Request, Project Address at 3830 Wilcrest Drive. Shawn Nguyen, with my client 10830 Bellaire Blvd, Inc, a Texas Corporation, had notified you on July 16, 2020 per the string email below of our desire to speak on the issue of the Variance Request. I've now submitted with this request a 2 page cover letter and a copy of a Reciprocal Easement Agreement dealing with this same property and why we object to such Variance as it will adversely impact Our remaining property and its use, plus create conflict with customers of both properties identified within the Reciprocal Easement Agreement.</p> <p>Please confirm receipt of the materials as some emails kick back if attachments are too large.</p> <p>Thanks, Marty Hill</p>
VII	600 Louisiana Street	Kristi Gollwitzer	NA	<p>I am registering as a speaker in case there are questions regarding the Landscape Variance we are requesting in item VII.</p>