

HOUSTON PLANNING COMMISSION

AGENDA

THURSDAY, OCTOBER 1, 2020
2:30PM



VIRTUAL ELECTRONIC MEETING

Via: [Join Microsoft Teams Meeting](#)

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

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

CONFERENCE ID: 285 411 221#

SUBMIT WRITTEN COMMENTS OR SIGN UP TO SPEAK AT:

speakercomments.pc@houstontx.gov

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

PLANNING COMMISSION MEMBERS



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

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

ALTERNATE MEMBERS

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

EX- OFFICIO MEMBERS

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

SECRETARY

Margaret Wallace Brown

Meeting Policies and Regulations

Order of Agenda

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

Public Participation

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

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

9. Time limits will not apply to elected officials.

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

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

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

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

Limitations on the Authority of the Planning Commission

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

Contacting the Planning Commission

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

Contacting the Planning Department

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

Mailing address is:

P.O. Box 1562

Houston, Texas 77251-1562

Website is www.houstonplanning.com

E-mail us at:

Planning and Development

Anna.Sedillo@houstontx.gov

Plat Tracker Home Page:

www.HoustonPlatTracker.org



PLANNING & DEVELOPMENT DEPARTMENT

www.HoustonPlanning.com or (832) 393-6600

SPEAKER GUIDELINES

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

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

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

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

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

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

Commission or Group:

SPEAKER SIGN IN FORM

DATE: _____

AGENDA ITEM NUMBER _____

AGENDA ITEM NAME _____

YOUR NAME (Speaker) _____

Telephone or email (Optional) _____

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

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

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

To join the October 1, 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/3iZidLo>); or
- Join via Phone: [+1 936-755-1521](tel:+19367551521) Conference ID: 285 411 221#

Visit website (ftp://edrc.houstontx.gov/2020/2020-20_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

October 1, 2020 2:30 p.m. via Microsoft Teams

Call to Order

Director's Report

Approval of the September 17, 2020 Planning Commission Meeting Minutes

I. Platting Activity (Subdivision and Development plats)

- a. Consent Subdivision Plats (John Cedillo)
- b. Replats (John Cedillo)
- c. Replats requiring Public Hearings with Notification (Dorianne Powe-Phlegm, Devin Crittle and John Cedillo)
- d. Subdivision Plats with Variance Requests (Geoff Butler, Devin Crittle, Homero Guajardo Alegria, Tammi Williamson and Geoff Butler)
- e. Subdivision Plats with Special Exception Requests (Aracely Rodriguez)
- f. Reconsiderations of Requirement (Aracely Rodriguez)
- g. Extensions of Approval (John Cedillo)
- h. Name Changes (John Cedillo)
- i. Certificates of Compliance (John Cedillo)
- j. Administrative
- k. Development Plats with Variance Requests (Jose Mendoza and Geoff Butler)

II. Establish a public hearing date of October 29, 2020

- a. Berry Bayou Detention
- b. Eastridge Terrace Sec 1 replat partial replat no 1
- c. Foster Place partial replat no 6
- d. Foster Place partial replat no 7
- e. Northwest Park Sec 1 partial replat no 3
- f. Nottingham Forest Sec 3 partial replat no 2
- g. Oak Estates partial replat no 2 replat no 1
- h. Ruburfield Subdivision no 66 partial replat no 3
- i. Spring Forest Sec 1 partial replat no 1
- j. Toledo Heights
- k. Windermere partial replat no 2

III. Consideration of an Off-Street Parking Variance for a property located at 3209 Montrose Boulevard (Geoff Butler)

IV. Public Hearing and Consideration of a Special Minimum Lot Size Block for the 2100 block of Alabama Street, north side – MLS 770 (David Welch)

V. Excuse the absence of Commissioner Alleman

VI. Public Comment

VII. Adjournment

Minutes of the Houston Planning Commission

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

September 17, 2020

Telephonic/Videoconference Meeting held via Microsoft Teams <https://bit.ly/3hhBh5W>
2:30 p.m.

Call to Order

Chair Martha L. Stein called the meeting to order at 2:31 p.m. with a roll call vote and a quorum present.

Martha L. Stein, Chair

M. Sonny Garza, Vice Chair

David Abraham

Susan Alleman

Absent

Bill Baldwin

Antoine Bryant

Lisa Clark

Rodney Heisch

Randall L. Jones

Lydia Mares

Paul R. Nelson

Linda Porras-Pirtle

Absent

Kevin Robins

Ileana Rodriguez

Ian Rosenberg

Megan R. Sigler

Zafar Tahir

Arrived at 2:42 p.m. during approval of minutes

Meera D. Victor

Scott Cain for

Commissioner James Noack

Maggie Dalton for

Absent

The Honorable KP George

Loyd Smith

The Honorable Lina Hidalgo

EXOFFICIO MEMBERS

Carol A. Lewis

Carol Haddock

Yuhayna H. Mahmud

Executive Secretary

Margaret Wallace Brown, Director, Planning and Development

CHAIR'S REPORT

Chair Martha L. Stein reported on virtual meeting procedures.

DIRECTOR'S REPORT

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

APPROVAL OF THE SEPTEMBER 3, 2020 PLANNING COMMISSION MEETING MINUTES

Commission action: Approved the September 3, 2020 Planning Commission meeting minutes.

Motion: **Tahir**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

I. CONSIDERATION OF THE PROPOSED TRANSIT-ORIENTED DEVELOPMENT STREET MAP

Omitted

II. PLATTING ACTIVITY (Consent and Replat items A and B, 1 – 85)

Items removed for separate consideration: **8, 9, 13, 24, 37, 38 and 71.**

Staff recommendation: Approve staff's recommendations for item(s) 1 - 85 subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for item(s) 1 - 85 subject to the CPC 101 form conditions.

Motion: **Nelson**

Second: **Clark**

Vote: **Unanimous**

Abstaining: **None**

Staff recommendation: Approve staff's recommendation for items **8, 9, 13, 24, 37, 38 and 71**, subject to the CPC 101 form conditions.

Commission action: Approved staff's recommendations for **8, 9, 13, 24, 37, 38 and 71**, subject to the CPC 101 form conditions.

Motion: **Jones**

Second: **Victor**

Vote: **Unanimous**

Recusing: **Baldwin
and Heisch**

C PUBLIC HEARINGS REQUIRING NOTIFICATION

86 Augusta Addition partial replat no 4 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: **Mares**

Second: **Abraham**

Vote: **Unanimous**

Abstaining: **None**

87 Brookhaven Addition replat no 1 C3N Withdrawn

partial replat no 1

88 Craig Woods partial replat no 28 C3N Approve

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

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

Motion: **Baldwin**

Second: **Sigler**

Vote: **Unanimous**

Abstaining: **None**

89 Idleloch partial replat no 1 C3N Defer

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

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

Motion: **Garza**

Second: **Tahir**

Vote: **Unanimous**

Recusing: **Heisch**

90 Jones Estates 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: **Mares**

Second: **Victor**

Vote: **Unanimous**

Abstaining: **None**

91 Joy Development School replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Baldwin** Vote: **Unanimous** Abstaining: **None**
Speakers: Michael Sigman and Douglas Davis – opposed; Shara Bumgarner, applicant and Jeff Boutee – supportive.

92 Lindale Park 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: **Baldwin** Second: **Mares** Vote: **Unanimous** Abstaining: **None**

93 Peek Entrepreneurs replat no 1 C3N Withdrawn

94 Thomas Place partial replat no 1 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**
Speaker: Pastor Ralph Holiday – position not stated.

95 Westheimer Gardens partial replat no 5 C3N Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: **Clark** Second: **Garza** Vote: **Unanimous** Abstaining: **None**

96 Williams on Commerce and Canal C3N Withdrawn

97 Willowcreek Ranch Sec 10 C3N Approve
partial replat no 1
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: **Bryant** Second: **Nelson** Vote: **Unanimous** Abstaining: **None**

98 Woodlands Village of Grogans Mill Lake C3N Defer
Woodlands East Shore Sec 16 replat no 1
Staff recommendation: Defer the application for two weeks per Chapter 42 planning standards.
Commission action: Deferred the application for two weeks per Chapter 42 planning standards.
Motion: **Nelson** Second: **Abraham** Vote: **Unanimous** Abstaining: **None**
Speakers: Leslie Hajdo, Tami Houston and Christian Fernandez – opposed; Scott Cutler – position not stated.

D VARIANCES

99 Alief ISD Early Childhood Center No 2 C2R Approve
Staff recommendation: Grant the variance(s) and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the variance(s) and approved the plat subject to the CPC 101 form conditions.
Motion: **Garza** Second: **Jones** Vote: **Unanimous** Abstaining: **None**

100 Becker Enclave**C2****Approve**

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

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

Motion: **Clark**Second: **Garza**Vote: **Unanimous**Abstaining: **None****101 Bridgeland Central Sec 1****C3P****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: **Abraham**Second: **Mares**Vote: **Unanimous**Recusing: **Heisch****102 Commons at Ella Forest****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: **Sigler**Second: **Jones**Vote: **Unanimous**Abstaining: **None****103 Dangs Estates****C3P****Defer**

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

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

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

Items 104 and 105 were taken together at this time.

104 Grand Oaks South GP**GP****Defer****105 Grand Oaks South Sec 1****C3P****Defer**

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

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

Motion: **Bryant**Second: **Victor**Vote: **Unanimous**Abstaining: **None****106 La Quinta Luna****C2R****Approve**

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

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

Motion: **Garza**Second: **Baldwin**Vote: **Unanimous**Abstaining: **None****107 Magnolia Park Terrace****C2R****Defer**

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

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

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

Speaker: Maria Figueroa – position not stated.

108 Nichols Luxury Living**C2R****Approve**

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

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

Motion: **Clark**Second: **Baldwin**Vote: **Carried**Opposing: **Garza and Mares**

Speaker: Joyce Owens, applicant – supportive.

109 Valley Ranch GP**GP****Defer**

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

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

Motion: **Baldwin**Second: **Jones**Vote: **Unanimous**Recusing: **Heisch****110 York Runnels Villas****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 with a condition added by Commissioner Rosenberg for the applicant to make their "best effort" to build a 6' sidewalk along Runnels Street as opposed to a 5' sidewalk.

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

Speaker: Arica Bailey, applicant – supportive.

E SPECIAL EXCEPTIONS**111 Rosewood 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: **Garza**Second: **Baldwin**Vote: **Unanimous**Recusing: **Heisch****F RECONSIDERATION OF REQUIREMENTS
NONE**

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

G EXTENSIONS OF APPROVAL

112	Greenyard Plaza	EOA	Approve
113	Gutierrez Plaza	EOA	Approve
114	Haven at Seamist	EOA	Approve
115	Hofheinz Heights South	EOA	Approve
116	Hugh Estates	EOA	Approve
117	Katy Lakes Sec 4	EOA	Approve
118	Katy Lakes Sec 5	EOA	Approve
119	Prime Spot Convenience Store on Stuebner Airline	EOA	Approve
120	Ram Airtex North	EOA	Approve
121	Rosehill Business Park at FM 2920	EOA	Approve
122	Westheimer Green Plaza	EOA	Approve

H NAME CHANGES

123	Holiday Pines Townhomes (prev. Holiday Pines Apartments)	NC	Approve
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I CERTIFICATION OF COMPLIANCE

124	20126 and 20130 Ada Lane	COC	Approve
125	19970 Ravenwood Drive	COC	Approve

Staff recommendation: Approve staff's recommendation for items 112-125.

Commission action: Approved staff's recommendation for items 112-125.

Motion: **Clark**Second: **Nelson**Vote: **Carried**Abstaining: **Heisch 114**

**J ADMINISTRATIVE
NONE**

Due to technical issues at 4:32 p.m. a motion was made by Commission Sigler, seconded by Commissioner Mares to adjourn for a recess and resume the meeting at 4:40 p.m. Motion carried unanimously.

Meeting resumed at 4:47 p.m., Chair Martha L. Stein took roll call to verify quorum, with the following Commissioners audible and in attendance: Stein, Garza, Baldwin, Bryant, Heisch, Jones, Mares, Robins, Nelson, Rodriguez, Sigler, Tahir, Victor, Smith, Cain, Wallace Brown.

Chair verified that the following Commissioners were not audible or in attendance at this time: Abraham, Alleman, Clark, Porras-Pirtle, Rosenberg and Dalton.

K DEVELOPMENT PLATS WITH VARIANCE REQUESTS

Items 126, 127, 128, 129 and 130 were taken together at this time.

126	835 Al Gregg Street	DPV	Defer
127	142 Haversham Drive	DPV	Defer
128	2126 Milford Street	DPV	Defer
129	3209 Montrose Boulevard	DPV	Defer
130	2532 Reba Drive	DPV	Defer

Staff recommendation: Defer the applications for two weeks due to technical difficulties.

Commission action: Deferred the applications for two weeks due to technical difficulties.

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

III. ESTABLISH A PUBLIC HEARING DATE OF OCTOBER 15, 2020

- a. Atwood Villas partial replat no 3
- b. Commons of Lake Houston Sec 1 partial replat no 1
- c. Enclave at Longwood Sec 3 partial replat no 1
- d. Porter Ranch Sec 1 partial replat no 1
- e. ~~Spring Forest partial replat no 1~~
- f. West Court partial replat no 10

Staff recommendation: Establish a public hearing date of October 15, 2020 for items III a-d and f.

Commission action: Established a public hearing date of October 15, 2020 for items III a-d and f.

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

**IV. CONSIDERATION OF AN OFF-STREET PARKING VARIANCE FOR PROPERTY
LOCATED AT 3209 MONTROSE BOULEVARD**

Staff recommendation: Defer the application for two weeks due to technical difficulties.

Commission action: Deferred the application for two weeks due to technical difficulties.

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

**V. PUBLIC HEARING AND CONSIDERATION OF A SPECIAL MINIMUM LOT SIZE BLOCK
FOR THE 2100 BLOCK OF ALABAMA STREET, NORTH SIDE – MLS 770**

Staff recommendation: Defer the application for two weeks due to technical difficulties.

Commission action: Deferred the application for two weeks due to technical difficulties.

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

VI. PUBLIC COMMENT
NONE

VII. ADJOURNMENT

There being no further business brought before the Commission, Chair Martha L. Stein adjourned the meeting at 4:54 p.m.

Motion: **Nelson**

Second: **Tahir**

Vote: **Unanimous**

Abstaining: **None**

Martha L. Stein, Chair

Margaret Wallace Brown, Secretary

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
A-Consent				
1	Amira Sec 16	C3F		Approve the plat subject to the conditions listed
2	Bridge Creek Sec 5	C3F		Approve the plat subject to the conditions listed
3	Bridgeland Copper Breaks Crossing Street Dedication	SP		Approve the plat subject to the conditions listed
4	Bridgeland Summit Point Reserve Sec 1	C2		Approve the plat subject to the conditions listed
5	Burr Oak Estates	C3P	DEF2	Disapprove
6	Cottage Grove Lake Sec 2	C3F		Approve the plat subject to the conditions listed
7	Country Colony Sec 7	C3F		Approve the plat subject to the conditions listed
8	Craig Woods partial replat no 28	C3F		Approve the plat subject to the conditions listed
9	Cunningham Falls Trail Street Dedication Sec 1	SP		Defer Applicant request
10	Cunningham Falls Trail Street Dedication Sec 2	SP		Defer Applicant request
11	Cypress Fairbanks ISD Hancock Elementary	C2		Defer Applicant request
12	Cypress Green Sec 7	C3P		Approve the plat subject to the conditions listed
13	Cypress Heights Drive Street Dedication Sec 3	SP		Approve the plat subject to the conditions listed
14	Eado Village	C2		Defer Additional information reqd
15	Elyson Boulevard and Elyson Meadow Drive Street Dedication	SP	DEF2	Approve the plat subject to the conditions listed
16	Forestwood Sec 5	C3F		Approve the plat subject to the conditions listed
17	Forestwood Sec 7	C3F		Approve the plat subject to the conditions listed
18	Freeman Ranch Sec 4	C3F		Approve the plat subject to the conditions listed
19	Grand Mission Estates Sec 28	C3F		Approve the plat subject to the conditions listed
20	Harper Landing	C2	DEF1	Defer Additional information reqd
21	Highland Heights Views	C3F		Approve the plat subject to the conditions listed
22	Iglesia Pentecostal Unida Hispana De Cypress Creek Inc	C2		Approve the plat subject to the conditions listed
23	Imperial Forest Sec 4	C3P		Approve the plat subject to the conditions listed
24	Jones Estates	C3F		Approve the plat subject to the conditions listed
25	Joy Development School replat no 1	C3F		Approve the plat subject to the conditions listed
26	Katy Lakes Sec 4	C3F		Approve the plat subject to the conditions listed
27	Katy Lakes Sec 5	C3F		Approve the plat subject to the conditions listed
28	Lamar Terrace partial replat no 9	C3F		Approve the plat subject to the conditions listed
29	Langston Place Sec 1 partial replat no 1	C3F		Approve the plat subject to the conditions listed
30	LI Estates at Winter Street	C2		Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: October 01, 2020**

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
31	Lindale Park Sec 6 partial replat no 2	C3F		Approve the plat subject to the conditions listed
32	Lone Wolf GP	GP	DEF1	Approve the plat subject to the conditions listed
33	Martinez Acres	C2		Defer Additional information reqd
34	Marvida Terrace Drive Street Dedication Sec 2	SP		Approve the plat subject to the conditions listed
35	Marvida Terrace Drive Street Dedication Sec 3	SP		Approve the plat subject to the conditions listed
36	Marvida Sec 7	C3F		Approve the plat subject to the conditions listed
37	McCrary Meadows Sec 9	C3P	DEF1	Approve the plat subject to the conditions listed
38	Newport Pointe Sec 1	C3F	DEF1	Defer Additional information reqd
39	North Bridgeland Lake Parkway Sec 7 Street Dedication	SP	DEF1	Defer Applicant request
40	Obidi Estates	C2		Approve the plat subject to the conditions listed
41	Riceland Crosby Tract GP	GP	DEF2	Approve the plat subject to the conditions listed
42	Royal Brook at Kingwood Sec 10	C3P		Approve the plat subject to the conditions listed
43	Seven Eleven Blackhawk	C2		Approve the plat subject to the conditions listed
44	South Meadow Place Sec 4	C3F		Approve the plat subject to the conditions listed
45	Southland Place partial replat no 3	C3F		Approve the plat subject to the conditions listed
46	Terra Grezza Reserve	C2		Approve the plat subject to the conditions listed
47	Thomas Place partial replat no 1	C3F		Approve the plat subject to the conditions listed
48	Three Brothers Plaza	C2		Approve the plat subject to the conditions listed
49	Towne Lake Sec 58	C3P		Approve the plat subject to the conditions listed
50	Westgreen Boulevard Street Dedication and Reserves	C3F		Approve the plat subject to the conditions listed
51	Westheimer Gardens partial replat no 5	C3F		Approve the plat subject to the conditions listed
52	Windrow Recreation Center	C3F		Approve the plat subject to the conditions listed
53	Windrow Sec 5	C3P		Defer Chapter 42 planning standards

B-Replats

54	Channelview ISD Cobb Schochler Elementary School	C2R	DEF1	Approve the plat subject to the conditions listed
55	City Gate Detention Reserve Sec 1	C2R		Approve the plat subject to the conditions listed
56	City Gate Detention Reserve Sec 2	C2R		Approve the plat subject to the conditions listed
57	Clan Rayo Plaza	C2R		Approve the plat subject to the conditions listed
58	Connect South	C2R		Approve the plat subject to the conditions listed
59	Delano Garden Estates	C2R	DEF1	Approve the plat subject to the conditions listed

Platting Summary**Houston Planning Commission****PC Date: October 01, 2020**

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
60	Dennis Park	C2R		Approve the plat subject to the conditions listed
61	Dennis Village	C2R		Defer for further study and review
62	Des Chaumes Square	C2R	DEF1	Approve the plat subject to the conditions listed
63	Donovan Park	C2R	DEF2	Approve the plat subject to the conditions listed
64	Drew Manors	C2R		Approve the plat subject to the conditions listed
65	Drew Meadows	C2R		Approve the plat subject to the conditions listed
66	Elysian German Town	C2R	DEF1	Approve the plat subject to the conditions listed
67	Emile District	C2R	DEF1	Approve the plat subject to the conditions listed
68	Escobar Estates	C2R		Approve the plat subject to the conditions listed
69	Fuel Depot MLK	C2R	DEF1	Approve the plat subject to the conditions listed
70	GCIS McLean	C2R		Approve the plat subject to the conditions listed
71	Heavens Point	C2R	DEF1	Approve the plat subject to the conditions listed
72	Heavens Vistas	C2R	DEF1	Approve the plat subject to the conditions listed
73	Highland Heights Villas	C2R		Approve the plat subject to the conditions listed
74	Highland Pointe	C3R	DEF1	Approve the plat subject to the conditions listed
75	Intervale 9002 Crossing	C2R		Defer Chapter 42 planning standards
76	Mangum Sherwood Properties	C2R		Defer further deed rests review reqd
77	Middle Street Landing	C2R		Defer Chapter 42 planning standards
78	Nagle Springs	C2R		Approve the plat subject to the conditions listed
79	Parkhurst Luxury Duplexes	C2R		Defer further deed rests review reqd
80	Pena Addition	C2R	DEF1	Defer Applicant request
81	Rosalie Estates	C2R		Approve the plat subject to the conditions listed
82	RVP Place	C2R		Approve the plat subject to the conditions listed
83	SW Freeway Investment Site A	C2R		Approve the plat subject to the conditions listed
84	TBM Property One	C2R		Approve the plat subject to the conditions listed
85	Vista Del Lago	C2R		Approve the plat subject to the conditions listed
86	West Fuqua at Alrover	C2R	DEF1	Approve the plat subject to the conditions listed
87	Whitfield Estates	C2R		Approve the plat subject to the conditions listed
88	Zeeshons Synott Plaza	C2R		Withdrawn

C-Public Hearings Requiring Notification

89	Ashley Pointe Sec 15 partial replat no 1	C3N		Approve the plat subject to the conditions listed
90	Augusta Addition partial replat no 4	C3N	DEF1	Defer Applicant request

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
91	Idleloch partial replat no 1	C3N	DEF1	Approve the plat subject to the conditions listed
92	Newport Sec 2 partial replat no 1	C3N		Defer for further study and review
93	Taj Residences partial replat no 1	C3N		Withdrawn
94	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16 replat no 1	C3N	DEF1	Withdrawn
95	Wrenwood partial replat no 1	C3N		Approve the plat subject to the conditions listed

D-Variances

96	Bridgeland Central Sec 1	C3P	DEF1	Grant the requested variance(s) and Approve the plat subject to the conditions listed
97	CBM Land Trust	C2		Defer Additional information reqd
98	Dangs Estates	C3P	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed
99	Grand Oaks South GP	GP	DEF1	Defer Chapter 42 planning standards
100	Grand Oaks South Sec 1	C3P	DEF1	Defer Chapter 42 planning standards
101	Jesselton Square	C2R		Defer Additional information reqd
102	Magnolia Park Terrace	C2R	DEF1	Defer Applicant request
103	McCrary Meadows Sec 8	C3P		Grant the requested variance(s) and Approve the plat subject to the conditions listed
104	MP White Oak	C2R		Defer for further study and review
105	Parkside Grand Parkway Reserve partial replat no 1	C2R		Grant the requested variance(s) and Approve the plat subject to the conditions listed
106	Rockin Ranch	C2		Defer Chapter 42 planning standards
107	Schei Homestead	C2		Grant the requested variance(s) and Approve the plat subject to the conditions listed
108	Temenos Development at Gray	C2		Defer Additional information reqd
109	Valley Ranch GP	GP	DEF2	Grant the requested variance(s) and Approve the plat subject to the conditions listed

E-Special Exceptions

110	Allison Park	C3P		Defer Chapter 42 planning standards
111	Rosewood GP	GP	DEF1	Defer Harris Co. Eng. & HCFCF request

F-Reconsideration of Requirements

112	St Vincent De Paul Catholic Church	C2		Defer Additional information reqd
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G-Extensions of Approval

113	Aria at Ralston Apartments	EOA		Approved
114	Augusta Pines Senior Living	EOA		Approved
115	Camillo Lakes Commercial Reserve at Clay Road	EOA		Approved
116	Cypresswood Landing Sec 2	EOA		Approved

Item No.	Subdivision Plat Name	App Type	Deferral	PC Action
117	Emerald Forest Utility District Lift Station no 5	EOA	Approved	
118	Global New Millennium Reserve	EOA	Approved	
119	Gratitude Garden	EOA	Approved	
120	Harris County MUD No 171 Water Well no 3	EOA	Approved	
121	Harris County MUD no 449 Water Plant no 2	EOA	Approved	
122	Harrisburg partial replat no 2	EOA	Approved	
123	Hervey Barlow	EOA	Approved	
124	Sabic Americas Campus Bluebonnet	EOA	Approved	
125	Stone Lake partial replat no 2	EOA	Approved	
126	Stone Lake Substation	EOA	Approved	
127	Wayside Village Sec 6	EOA	Approved	
128	Wayside Village Sec 11	EOA	Approved	

H-Name Changes

129	Escobar Reserve on Lotus (prev. Iglesia de dios reserve on Lotus)	NC	Approved
130	Livin Style Properties (prev. Linin Style Properties)	NC	Approved

I-Certification of Compliance

131	24082 Butterfly Ln	COC	Approved
132	27500 Royal Coach	COC	Approved

J-Administrative

None

K-Development Plats with Variance Requests

133	835 Al Gregg Street	DPV	DEF2	Approved
134	1820 Dismuke Street	DPV		Approved
135	142 Haversham Drive	DPV	DEF2	Approved
136	3244 Huntingdon Place	DPV		Approved
137	2126 Milford Street	DPV	DEF1	Approved
138	3209 Montrose Boulevard	DPV	DEF2	Approved
139	2532 Reba Drive	DPV	DEF1	Denied
140	3859 Tartan Lane	DPV		Approved

Off-Street Parking Variance Requests

III	3209 Montrose Boulevard	PV	Approved
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Agenda Item: 1
Action Date: 10/01/2020
Plat Name: Amira Sec 16
Developer: Beazer Homes Texas, L.P., A Delaware Limited Partnership
Applicant: Costello, Inc.
App No / Type: 2020-1688 C3F

Total Acreage:	30.0300	Total Reserve Acreage:	21.2600
Number of Lots:	33	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286U	ETJ

Conditions and requirements for approval:

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

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

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

052. Holderrieth Rd & Cypress Heights Dr. must be recorded prior to or simultaneously with this plat.

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (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. (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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 1
Action Date: 10/01/2020
Plat Name: Amira Sec 16
Developer: Beazer Homes Texas, L.P., A Delaware Limited Partnership
Applicant: Costello, Inc.
App No / Type: 2020-1688 C3F



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

For Your Information:

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

HPW-HW- IDS: Approve

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)

Holderrieth Road will need to be dedicated when northern property develops (COH-Chapter 42-120)

Sec 11 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)

UVE should be checked at Cypress Heights Drive and Holderrieth Road, and at State Coach Drive and Cypress Heights Drive. (Chapter 10-COH geometric design guidelines, 10-23)

WB left turn lane will be required on Holderrieth Road at Cypress Heights Drive when Holderrieth Road is improved. (COH geometric Design guidelines, 10-25)

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



Agenda Item: 2
Action Date: 10/01/2020
Plat Name: Bridge Creek Sec 5
Developer: WLH Communities- Texas LLC
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-1661 C3F

Total Acreage:	17.9100	Total Reserve Acreage:	3.5000
Number of Lots:	50	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HARRIS COUNTY MUD 165
County	Zip	Key Map ©	City / ETJ
Harris	77433	406A	ETJ

Conditions and requirements for approval:

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.

052. Westgreen Rd., Sections 2 & 3 must be recorded prior to or simultaneously with this plat.

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

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (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. (41)

062. Provide an appropriate numeric and graphic scale in the title block.

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

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

Commission Action:

Approve the plat subject to the conditions listed



Agenda Item: 2
Action Date: 10/01/2020
Plat Name: Bridge Creek Sec 5
Developer: WLH Communities- Texas LLC
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-1661 C3F



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

For Your Information:

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

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

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

HPW-OCE- Drainage and Utility: 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 e-mail at recordation (.TLGC-242.001h)

Sec 2, Sec 3 and Westgreen blvd with reserves 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 (COH-Chapter 42-212)

UVE should be checked at Copan Terrace Drive and Bridge Creek Terrace Drive, and at Bridge Creek Terrace Drive and Westgreen Blvd. (Chapter 10-COH geometric design guidelines, 10-23)

SB left turn lane will be required on Westgreen Blvd at Bridge Creek Terrace Drive. (COH geometric Design guidelines, 10-25)

ALL-WAY Stop Warrant Analysis per TMUTCD Sec 2.07 should be provided to determine traffic control at the intersection of Bridge Creek Terrace Drive and Copan Terrace Drive before the review of construction plan.

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



Agenda Item: 3
Action Date: 10/01/2020
Plat Name: Bridgeland Copper Breaks Crossing Street Dedication
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE, Inc.
App No / Type: 2020-1627 SP

Total Acreage:	2.1810	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

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.

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)

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

052. Tuckerton Rd & Westgreen Blvd. must be recorded prior to or simultaneously with this plat.

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (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. (41)

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

067. Street Dedication plat shall conform to the previously approved General Plan. Reference the GP for the street location (s) and width(s). (25)

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 3
Action Date: 10/01/2020
Plat Name: Bridgeland Copper Breaks Crossing Street Dedication
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE, Inc.
App No / Type: 2020-1627 SP



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

For Your Information:

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

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)

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

Coordinate street connections and naming with Bridgeland Parkland Village Sec 55 and Sec 56 plats (Chapter 42)

25'x25' ROW cutback should be provided at corner of Copper Breaks Crossing and Tuckerton Road for future signalization. (COH geometric Design guidelines, 10-22)

NB left turn lane will be required on Westgreen Blvd at Copper Breaks Crossing. (COH geometric Design guidelines, 10-25)

WB left turn lane will be required on Tuckerton Road at Copper Breaks Crossing (COH geometric Design guidelines, 10-25)

Traffic Signal Warrant Analysis should be provided to determine traffic control at Copper Breaks Crossing and Tuckerton Road, and at Copper Breaks Crossing and Westgreen Blvd.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 10/01/2020
Plat Name: Bridgeland Summit Point Reserve Sec 1
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE, Inc.
App No / Type: 2020-1619 C2

Total Acreage:	17.0600	Total Reserve Acreage:	17.0600
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HARRIS COUNTY MUD 418
County	Zip	Key Map ©	City / ETJ
Harris	77433	365R	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.
057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (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. (41)
187. Appendix C:Lienholders Acknowledgement and Subordination Statement(s) is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Recd.doc)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 4
Action Date: 10/01/2020
Plat Name: Bridgeland Summit Point Reserve Sec 1
Developer: Bridgeland Development, LP, a Maryland limited partnership
Applicant: BGE, Inc.
App No / Type: 2020-1619 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-HW- IDS: Approve

Addressing: Be sure to correctly add the spaces between "BRIDGELAND HIGH SCHOOL DRIVE"

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)

TCEQ exemption may be needed for sanitary control easement encroaching public ROW prior to plat recordation (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)

UVE should be checked at Summit Point Crossing and Bridgeland High School Road, and at Bridgeland High School Road and Bridgeland Creek Pkwy. (Chapter 10-COH geometric design guidelines, 10-23)

25'x25' ROW cutback should be provided at corner of Bridgeland High School Drive and Bridgeland Creek Pkwy as the intersection may be signalized in the future. (COH geometric Design guidelines, 10-22)

Corner ROW radius at Bridgeland High School Road and Summit Point Crossing should be 30' radius for collector/collector intersection. (COH geometric Design guidelines, 10-22)

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

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



Agenda Item: 5
Action Date: 10/01/2020
Plat Name: Burr Oak Estates
Developer: Morris & Associates
Applicant: Gruller Surveying
App No / Type: 2020-1419 C3P

Total Acreage:	50.9810	Total Reserve Acreage:	48.8851
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Montgomery	77354	249D	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.

084. Can not have Unrestricted reserves front on PAE.

087. Unrestricted reserve tracts must be served by wastewater collection service. (192)

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)

088.1. A subdivision plat shall identify each reserve by alphabetical letter and shall show the total acreage of the reserve within the delineated reserve boundaries. The use intended for each reserve shall be noted. A reserve tract for which a use has not been determined shall be identified on the plat as an unrestricted reserve. (192)

088.2. A reserve tract (outside Houston City Limits) for which a use has not been determined shall be identified on the plat as an unrestricted reserve and provide a one-foot reserve along ROW. (192)

171. Type 2 PAEs shall not be direct extensions of local public streets. (129)

179. Minimum intersection spacing along a type 2 PAE shall be 65 feet. (129)

206. Staff recommendation is disapproval. Applicant did not submit revised drawing. Application has been deferred twice.

211. Variance or special exception notification requirements have not be met. (83)

Commission Action:

Disapprove



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 5
Action Date: 10/01/2020
Plat Name: Burr Oak Estates
Developer: Morris & Associates
Applicant: Gruller Surveying
App No / Type: 2020-1419 C3P



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

For Your Information:

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

HPW-HW- IDS: Approve

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development 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: 10/01/2020
Plat Name: Cottage Grove Lake Sec 2
Developer: InTown Homes, LTD
Applicant: Windrose
App No / Type: 2020-1681 C3F

Total Acreage:	9.4842	Total Reserve Acreage:	0.2727
Number of Lots:	171	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77007	492B	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.
057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (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. (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)
223. Indicate the direction of vehicular entry to each garage from the shared driveway (>).

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
10/01/2020

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Agenda Item: 6
Action Date: 10/01/2020
Plat Name: Cottage Grove Lake Sec 2
Developer: InTown Homes, LTD
Applicant: Windrose
App No / Type: 2020-1681 C3F

For Your Information:

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

HPW- TDO- Traffic: 09.23.2020

Cottage Grove Lake sec.2 is not in compliant with Code of Ordinance chapter 42, section 145 (b). General layout and arrangement for all shared driveways

(b)A shared driveway shall not intersect with a type 2 permanent access easement, a private alley, or connect to, or be the extension of, a shared driveway created by an adjacent subdivision. A shared driveway shall intersect with at least one type 1 permanent access easement or public street that is not an alley in accordance with the following requirements:(1)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(2)The shared driveway shall intersect with a type 1 permanent access easement or a public street at a 90-degree angle except as needed to comply with item (3) of this subsection and(3)The shared driveway shall be set back at least four feet from the boundary of the subdivision plat measured at the point of intersection with the public street.

HPW-OCE-Traffic: 1. Driveway must remain tangential for a minimum of 20 feet past the property line. (IDM Manuel page 15-40, 15-41 g. (10)) 7-1-2020

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. The minimum driveway spacing for Non-residential driveway placement is 40 feet. (IDM 2020 page 15-43, Table 15.08.03 Criteria)

4. Street widening requirements: Katy Street

1. For existing roadways with widths in the range of 18ft to less than 20ft, no widening is required, but "no parking" signs are required for the entire block on one side. (applicant would be required to get approval from TDO for installation of "no parking" signs)

Please contact Ms. Paula Hunter from Traffic Operations at Paula.Hunter2@houstontx.gov

2. For roadways with widths in the range of 15ft to less than 18ft, two street widening options are available:

A. Options 1: Widen the road to 18ft in front of the property with "no parking" signs for entire block on both sides (applicant would be required to get approval from TDO for installation of "no parking" signs)

Please contact Ms. Paula Hunter from Traffic Operations at Paula.Hunter2@houstontx.gov

B. Options 2: Widen the roadway to 20ft (only in front of their property)

3. For roadways widths less than 15ft, the roadway must be widened to 15-ft for the entire block and meet the requirements in number 2, options A or B above.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 6
Action Date: 10/01/2020
Plat Name: Cottage Grove Lake Sec 2
Developer: InTown Homes, LTD
Applicant: Windrose
App No / Type: 2020-1681 C3F

attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

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

Addressing: COTTAGE PARK DRIVE - Duplicate street name exists.

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

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

HPW-OCE- Drainage and Utility: Master W.M.E. which is required for all 28' Stormwater quality permit is required.

Also need to call out all 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.



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 7
Action Date: 10/01/2020
Plat Name: Country Colony Sec 7
Developer: Friendswood Development Company
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-1704 C3F

Total Acreage:	16.5600	Total Reserve Acreage:	0.5130
Number of Lots:	80	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:	MC MUD 24
County	Zip	Key Map ©	City / ETJ
Montgomery	77365	297F	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. Ricewood Drive must be recorded prior to or simultaneously with this plat.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

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: 7
Action Date: 10/01/2020
Plat Name: Country Colony Sec 7
Developer: Friendswood Development Company
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-1704 C3F

For Your Information:

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

HPW-HW- IDS: Approve

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 8
Action Date: 10/01/2020
Plat Name: Craig Woods partial replat no 28
Developer: Zenith Urban Homes, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2020-1646 C3F

Total Acreage:	0.2518	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	10	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77055	451X	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 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:
10/01/2020

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: 8
Action Date: 10/01/2020
Plat Name: Craig Woods partial replat no 28
Developer: Zenith Urban Homes, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2020-1646 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: 09.23.2020

No comments.

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

Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required 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 replat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

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

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

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 9
Action Date: 10/01/2020
Plat Name: Cunningham Falls Trail Street Dedication Sec 1
Developer: cunningham interests ii, ltd
Applicant: Costello, Inc.
App No / Type: 2020-1702 SP

Total Acreage:	0.7802	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	445B	ETJ

Conditions and requirements for approval:

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

Commission Action:

Defer Applicant request



Action Date:
10/01/2020

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: 9
Action Date: 10/01/2020
Plat Name: Cunningham Falls Trail Street Dedication Sec 1
Developer: cunningham interests ii, ltd
Applicant: Costello, Inc.
App No / Type: 2020-1702 SP

HPW-HW- IDS: Approve

Harris County Flood Control District: Flood Control review - Need to show location of HCFCF Fee (detention basin) on the plat (see uploaded PDF).

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)

Need INO letter for pipeline crossing prior to plan approval (HC-permit regs)

25'x25' ROW cutback should be provided at corner of Cunningham Falls Trail and Peek Road as intersection may be signalized in the future. (COH geometric Design guidelines, 10-22)

NB left turn lane will be required on Peek Road at Cunningham Falls Trail. (COH geometric Design guidelines, 10-25)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 10
Action Date: 10/01/2020
Plat Name: Cunningham Falls Trail Street Dedication Sec 2
Developer: cunningham interests ii, ltd
Applicant: Costello, Inc.
App No / Type: 2020-1698 SP

Total Acreage:	1.3260	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	445B	ETJ

Conditions and requirements for approval:

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

GP shows it will abut a multi-family residential development and the right-of-way requirement is 60 feet for multi-family development.

Commission Action:

Defer Applicant request



Action Date:
10/01/2020

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: 10
Action Date: 10/01/2020
Plat Name: Cunningham Falls Trail Street Dedication Sec 2
Developer: cunningham interests ii, ltd
Applicant: Costello, Inc.
App No / Type: 2020-1698 SP

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

Addressing: Please change street name of Katy Legacy Drive to Cunningham Falls Trail just to the west of plat boundary, on plat.

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

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

Katy Legacy Drive Street Dedication or Sec 1 plat will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)

ALL-WAY Stop Warrant Study should be provided per TMUTCD Section 2B.07

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 11
Action Date: 10/01/2020
Plat Name: Cypress Fairbanks ISD Hancock Elementary
Developer: Brooks and Sparks
Applicant: West Belt Surveying, Inc.
App No / Type: 2020-1675 C2

Total Acreage:	10.8940	Total Reserve Acreage:	10.8940
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	PRESTONWOOD FOREST UD
County	Zip	Key Map ©	City / ETJ
Harris	77070	369D	ETJ

Conditions and requirements for approval:

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

Commission Action:

Defer Applicant request



Action Date:
10/01/2020

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: 11
Action Date: 10/01/2020
Plat Name: Cypress Fairbanks ISD Hancock Elementary
Developer: Brooks and Sparks
Applicant: West Belt Surveying, Inc.
App No / Type: 2020-1675 C2

Harris Engineer: - This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
- Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (COH-Chapter 42)
- UVE should be checked at Middlebury Ln and Schroeder Rd (Chapter 10-COH geometric design guidelines, 10-23)
- UVE should be checked at Glenclyffe Ln and Schroeder Rd (Chapter 10-COH geometric design guidelines, 10-23)
- need corner ROW cutback at Middlebury Ln and Prestonwood Forest Dr, Middlebury Ln and Schroeder Rd, Glenclyffe Ln and Schroeder Rd (COH geometric Design guidelines, 10-22)
Dedicate 20 feet of ROW along Schroeder Road and adjust building line (Chapter 42)

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

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 12
Action Date: 10/01/2020
Plat Name: Cypress Green Sec 7
Developer: LT Cypress Green 634, LLC
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-1664 C3P

Total Acreage:	10.9600	Total Reserve Acreage:	0.7900
Number of Lots:	55	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	285V	ETJ

Conditions and requirements for approval:

- 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. Cypress Green Sec 4 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.**



Agenda Item: 12
Action Date: 10/01/2020
Plat Name: Cypress Green Sec 7
Developer: LT Cypress Green 634, LLC
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-1664 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-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 e-mail at recordation (.TLGC-242.001h)

Sec 4 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)

Verify if additional ROW is needed or not for Mason Road crossing channel

Mason Road will need to be recorded before or simultaneously when development to the east is platted (COH-Chapter 42-120)

UVE should be checked for making right turn on red by EB traffic on Holderrieth Road onto Mason Road for future signalization. (Chapter 10-COH geometric design guidelines, 10-23) 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 e-mail at recordation (.TLGC-242.001h)

Sec 4 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)

Verify if additional ROW is needed or not for Mason Road crossing channel

Mason Road will need to be recorded before or simultaneously when development to the east is platted (COH-Chapter 42-120)

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

Addressing: VINO GLEN DRIVE - Warning - Sound-alike duplicate streets found: Vina Glen, Source = DRC

Application Streets VINA GLEN, Source = DRC Street Names

Questions concerning the informational comments should be directed to the agency's author. Planning and Development 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: 10/01/2020
Plat Name: Cypress Heights Drive Street Dedication Sec 3
Developer: Beazer Homes Texas, L.P., A Delaware Limited Partnership
Applicant: Costello, Inc.
App No / Type: 2020-1631 SP

Total Acreage:	1.4710	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	

County	Zip	Key Map ©	City / ETJ
Harris	77377	286U	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
 - 059.1. Acreage in title and on plat must match at recordation.
 - 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
 - 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
 - 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- Provide Record Information for Cypress Heights Drive Street Dedication Sec 2.

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 13
Action Date: 10/01/2020
Plat Name: Cypress Heights Drive Street Dedication Sec 3
Developer: Beazer Homes Texas, L.P., A Delaware Limited Partnership
Applicant: Costello, Inc.
App No / Type: 2020-1631 SP

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

HPW-HW- IDS: Approve

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

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

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

Sec 2 Street Dedication plat will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)

WB left turn lane will be required on Holderrieth Road at Cypress Heights Drive when Holderrieth Road is improved in the future. (COH geometric Design guidelines, 10-25)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 14
Action Date: 10/01/2020
Plat Name: Eado Village
Developer: ATD Platinum, LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2020-1679 C2

Total Acreage:	0.2296	Total Reserve Acreage:	0.0045
Number of Lots:	6	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	494F	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 055. Revise subdivision name. This subdivision is not located within the specific geographic area referred to as EADO.
- 079. Revise the Dwelling Unit Density Table. (Sec 42-184)
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
- 5' reduced building line performance standard must meet conditions of Ch 42-157(c)(2).

Commission Action:

Defer Additional information reqd



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

For Your Information:

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



Agenda Item: 14
Action Date: 10/01/2020
Plat Name: Eado Village
Developer: ATD Platinum, LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2020-1679 C2

HPW- TDO- Traffic: 09.23.2020

No comments.

HPW-OCE-Traffic: 1. Offset Distance – Fire Hydrant (COH IDM Chapter 7, Section 7.03-D-3)

The existing fire hydrant must be at least 5 ft away from non-curbed driveways and 3 ft away from curbed driveways.

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, 2020))

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 Hare 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.

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: 15
Action Date: 10/01/2020
Plat Name: Elyson Boulevard and Elyson Meadow Drive Street Dedication
Developer: Nash FM 529, LLC. a Delaware limited liability company
Applicant: BGE, Inc.
App No / Type: 2020-1472 SP

Total Acreage:	4.1370	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	405N	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)

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)

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedictory 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



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with 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: 10/01/2020
Plat Name: Elyson Boulevard and Elyson Meadow Drive Street Dedication
Developer: Nash FM 529, LLC. a Delaware limited liability company
Applicant: BGE, Inc.
App No / Type: 2020-1472 SP

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

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)

NB left turn lane will be required on Porter Road at Elyson Blvd. (COH geometric Design guidelines, 10-25)
Traffic Signal Warrant Analysis at Porter Road and Elyson Blvd should be provided before the review of construction plan.

Easements outside of plat boundary will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-212)

Corner ROW radius at Porter Road and Elyson Blvd should be revised to 25'x25' cutback for future signalization. (Traffic) (COH geometric Design guidelines, 10-22)
ALL-WAY Stop Warrant Study should be provided per TMUTCD Section 2B.07

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



Agenda Item: 16
Action Date: 10/01/2020
Plat Name: Forestwood Sec 5
Developer: Harris Manor Associates, LP
Applicant: Landpoint
App No / Type: 2020-1635 C3F

Total Acreage:	4.9180	Total Reserve Acreage:	0.2800
Number of Lots:	28	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	FOREST HILLS MUD
County	Zip	Key Map ©	City / ETJ
Harris	77038	411D	ETJ

Conditions and requirements for approval:

- 012.2. Coordinate utility easements with CenterPoint Energy.
014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (Sec 42-152 (a))
020. The building lines established along non-major thoroughfares for non-single-family residential properties shall have a 10-foot building line unless otherwise noted. (Sec 42-155)
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
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))
159. Provide centerline tie.
- 184.1 Provide a corner(s) cutback at the street intersection identified in compliance with HPW Infrastructure Design Manual & Harris County Engineering requirements. Coordinate with Harris County Engineering.
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. (Sec 42-45(2))

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: 16
Action Date: 10/01/2020
Plat Name: Forestwood Sec 5
Developer: Harris Manor Associates, LP
Applicant: Landpoint
App No / Type: 2020-1635 C3F



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

For Your Information:

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

Harris Engineer: - This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
- Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (COH-Chapter 42)
- access denied from lots 1-13 along TC Jester
- UVEs shown for Vikram Dr and T C Jester Blvd, T C Jester Blvd and West Rd, Pelican Bay Dr and Vikram Dr have not been approved. UVE exhibits should be sent for review and approval
25' X 25' corner cut at corner of West Road and TC Jester
HPW-HW- IDS: APPROVE
Harris County Flood Control District: Flood Control review - No comments.
HPW-OCE- Drainage and Utility: W.L.E. can't overlap with other U.E..
Make sure that the subdivision has detention.

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



Agenda Item: 17
Action Date: 10/01/2020
Plat Name: Forestwood Sec 7
Developer: Harris Manor Associates, LP
Applicant: Landpoint
App No / Type: 2020-1643 C3F

Total Acreage:	7.9910	Total Reserve Acreage:	0.6580
Number of Lots:	38	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	FOREST HILLS MUD
County	Zip	Key Map ©	City / ETJ
Harris	77038	411D	ETJ

Conditions and requirements for approval:

012.2.1 Dead-end utility easements are not permitted. Coordinate with utility service provider.

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)

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

157. Provide streets names for each street. (Sec 41-22, 42-133)

159. Provide centerline tie.

184.1 Provide a corner(s) cutback at the street intersection identified in compliance with HPW Infrastructure Design Manual & Harris County Engineering requirements. Coordinate with Harris County Engineering.

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. (Sec 42-45(2))

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 17
Action Date: 10/01/2020
Plat Name: Forestwood Sec 7
Developer: Harris Manor Associates, LP
Applicant: Landpoint
App No / Type: 2020-1643 C3F



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

For Your Information:

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

Harris Engineer: - This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
- Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (COH-Chapter 42)
- access denied from lots 12-24 in block 2 and lots 1-7 in block 3 on TC Jester
- UVEs shown for Vikram Dr and T C Jester Blvd, Journey Sky St and T C Jester Blvd have not been approved. UVE exhibits should be sent for review and approval
- corner ROW hypotenuse at West Rd and TC Jester Blvd should be 35.35' for 25' x 25' corner cutback (COH geometric Design guidelines, 10-22)

HPW-HW- IDS: APPROVE

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

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

Addressing: Street name "NEWLAND CREST" is not displayed on the plat but submitted into PLATTRACKER as a proposed street. Please correct

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 18
Action Date: 10/01/2020
Plat Name: Freeman Ranch Sec 4
Developer: LGI Homes - Texas, LLC
Applicant: Pape-Dawson Engineers
App No / Type: 2020-1687 C3F

Total Acreage:	80.0220	Total Reserve Acreage:	39.2340
Number of Lots:	199	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:	Waller County MUD 9
County	Zip	Key Map ©	City / ETJ
Waller	77493	403T	ETJ

Conditions and requirements for approval:

013. Provide release letter from the following pipeline company(s) with Recordation Packages: Humble Oil and Refining Co. (Sec 42-55)
014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat. (Sec 42-210)
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (Sec 42-41(14))
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. (Sec 42-45(2))
205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (Sec 42-45)

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 18
Action Date: 10/01/2020
Plat Name: Freeman Ranch Sec 4
Developer: LGI Homes - Texas, LLC
Applicant: Pape-Dawson Engineers
App No / Type: 2020-1687 C3F



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

For Your Information:

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

HPW-HW- IDS: Approve

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

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 10/01/2020
Plat Name: Grand Mission Estates Sec 28
Developer: 688 Development INC.
Applicant: Jones | Carter
App No / Type: 2020-1674 C3F

Total Acreage:	13.4300	Total Reserve Acreage:	0.3865
Number of Lots:	79	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:	GRAND MISSION MUD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526N	ETJ

Conditions and requirements for approval:

- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat. (Sec 42-210)
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)
157. Provide streets names for each street. (Sec 41-22, 42-133)
203. Provide complete Recordation Package when submitting plat for recordation. (Sec 42-45)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45(2))

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 19
Action Date: 10/01/2020
Plat Name: Grand Mission Estates Sec 28
Developer: 688 Development INC.
Applicant: Jones | Carter
App No / Type: 2020-1674 C3F

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

HPW-HW- IDS:

Fort Bend Engineer: 1) Provide recording information for 5' WLE at the cul-de-sac of Oak Ivy Lane
2) This is not considered a formal review by FBC as not all review comments are provided in this portal
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

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



Agenda Item: 20
Action Date: 10/01/2020
Plat Name: Harper Landing
Developer: Maddox Properties
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2020-1540 C2

Total Acreage:	1.6513	Total Reserve Acreage:	1.6513
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
Montgomery	77380	251Y	ETJ

Conditions and requirements for approval:

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

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

049.4. Add the following plat note for plats located in Montgomery and Liberty counties: The Coordinates shown hereon are Texas Central Zone no. 4203 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale *****.

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

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

146.1. Provide for dedication of cutback(s) as indicated on the marked file copy.

158. Provide for the dedication of widening for Harper Lane as indicated on the marked file copy.

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

Commission Action:

Defer Additional information reqd



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 20
Action Date: 10/01/2020
Plat Name: Harper Landing
Developer: Maddox Properties
Applicant: South Texas Surveying Associates, Inc.
App No / Type: 2020-1540 C2



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

For Your Information:

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

HPW- TDO- Traffic: 09-10-2020

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.

Also Missing B.L.

Addressing: Please correct projection of Registry File.

HPW- TDO- Traffic: 09-10-2020

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.

Also Missing B.L.

Addressing: Please correct projection of Registry File.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 10/01/2020
Plat Name: Highland Heights Views
Developer: Disama Development
Applicant: Total Surveyors, Inc.
App No / Type: 2020-1644 C3F

Total Acreage:	0.9577	Total Reserve Acreage:	0.1456
Number of Lots:	12	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452B	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (Sec 42-41(3))
- 079. Revise the plat notes for reduced lot size in the City performance standard to the plat. (Sec 42-184)
- 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. (Sec 42-45(2))
- 205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (Sec 42-45)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Agenda Item: 21
Action Date: 10/01/2020
Plat Name: Highland Heights Views
Developer: Disama Development
Applicant: Total Surveyors, Inc.
App No / Type: 2020-1644 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: 09.23.2020

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, 2020))

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 Tuskegee 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. Street Widening Requirements:

For existing roadways with widths in the range of 18ft to less than 20ft, no widening is required, but "no parking" signs are required for the entire block on one side. (applicant would be required to get approval from TDO for installation of "no parking" signs)

Please contact Ms. Paula Hunter from Traffic Operations at Paula.Hunter2@houstontx.gov

HPW-HW- IDS: A share driveway project 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)

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

HPW-OCE- Drainage and Utility: Master W.M.E. which is required for all 28' PVT/PAE.

Detention is required.

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



PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 21
Action Date: 10/01/2020
Plat Name: Highland Heights Views
Developer: Disama Development
Applicant: Total Surveyors, Inc.
App No / Type: 2020-1644 C3F

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 22
Action Date: 10/01/2020
Plat Name: Iglesia Pentecostal Unida Hispana De Cypress Creek Inc
Developer: Action Surveying
Applicant: Action Surveying
App No / Type: 2020-1444 C2

Total Acreage:	5.3980	Total Reserve Acreage:	5.3980
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	PONDEROSA FOREST UD
County	Zip	Key Map ©	City / ETJ
Harris	77090	331Q	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (42-41)
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
146. Identify, dimension and provide square footage for all right-of-way dedications. "xx s.f. are hereby dedicated to the public for right-of-way purposes.
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)

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: 22
Action Date: 10/01/2020
Plat Name: Iglesia Pentecostal Unida Hispana De Cypress Creek Inc
Developer: Action Surveying
Applicant: Action Surveying
App No / Type: 2020-1444 C2

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

Harris Engineer: -This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (COH-Chapter 42)
limited scope TIA required to determine driveway location, median openings and left turn lane requirements before review of site development plan (HC-permit regs, 12.02)
Dedicate 25 foot building line in correct location
HPW- TDO- Traffic: 09.23.2020
No comments.
HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 10/01/2020
Plat Name: Imperial Forest Sec 4
Developer: Forestar (USA) Real Estate Group, Inc.
Applicant: Manhard Consulting
App No / Type: 2020-1663 C3P

Total Acreage:	31.1100	Total Reserve Acreage:	3.0390
Number of Lots:	171	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 421
County	Zip	Key Map ©	City / ETJ
Harris	77049	457J	ETJ

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 23
Action Date: 10/01/2020
Plat Name: Imperial Forest Sec 4
Developer: Forestar (USA) Real Estate Group, Inc.
Applicant: Manhard Consulting
App No / Type: 2020-1663 C3P

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 e-mail at recordation. ((.TLGC-242.001h)

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 24
Action Date: 10/01/2020
Plat Name: Jones Estates
Developer: INDIVIDUAL
Applicant: SEM SERVICES
App No / Type: 2020-1685 C3F

Total Acreage:	0.8197	Total Reserve Acreage:	0.8197
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	77088	412T	City

Conditions and requirements for approval:

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

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: 24
Action Date: 10/01/2020
Plat Name: Jones Estates
Developer: INDIVIDUAL
Applicant: SEM SERVICES
App No / Type: 2020-1685 C3F

HPW- TDO- Traffic: 09.23.3030

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, 2020))

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

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

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

3. Driveway Placement on Corner Lot (Commercial)

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

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

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

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 10/01/2020
Plat Name: Joy Development School replat no 1
Developer: WGA
Applicant: Windrose
App No / Type: 2020-1711 C3F

Total Acreage:	2.7320	Total Reserve Acreage:	2.7320
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:	Combination	Utility District:	HCID 11
County	Zip	Key Map ©	City / ETJ
Harris	77006	493W	City

Conditions and requirements for approval:

041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat. 42-210

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
10/01/2020

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

For Your Information:



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 25
Action Date: 10/01/2020
Plat Name: Joy Development School replat no 1
Developer: WGA
Applicant: Windrose
App No / Type: 2020-1711 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: 09.23.3030

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, 2020))

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

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

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

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

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

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

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



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 10/01/2020
Plat Name: Katy Lakes Sec 4
Developer: Mini-B, Inc.
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-1629 C3F

Total Acreage:	70.9780	Total Reserve Acreage:	41.8950
Number of Lots:	107	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	404V	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)42-45
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (42-45)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 26
Action Date: 10/01/2020
Plat Name: Katy Lakes Sec 4
Developer: Mini-B, Inc.
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-1629 C3F

Addressing: "CHAIN LAKE COURT" is using an incorrect street type. "COURT" is designated only to road segments that end in a cul-de-sac. Please change

Street name "FAWN BAY" sounds too similar to already existing "FAWN WAY". Please choose a more unique name to avoid confusion during emergencies.

HPW-HW- IDS: Approve

Harris County Flood Control District: Flood Control review - Need a wider ROW dedication by Drainage Channel U101-00-00 on the Katy Lakes side We request an additional 100 feet wide to the existing 70 feet easement. HCFCF will need the additional ROW for both S. Mayde Creek ultimate ROW and for maintenance access on the north side of the creek and east side of Katy Hockley Cutoff per our PCPM.

HCED need the additional ROW for KHCO Road and they also will note that we will be asking for ROW. HCED will be commenting and that our two requests need to be coordinated.

Need to show and label drainage channel U101-00-00 with top of banks on the plat (see uploaded PDFs).

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 27
Action Date: 10/01/2020
Plat Name: Katy Lakes Sec 5
Developer: Mini-B, Inc.
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-1626 C3F

Total Acreage:	56.6540	Total Reserve Acreage:	17.9310
Number of Lots:	158	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	405S	ETJ

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.

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) 42-45

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

1) record extension of dewberry island drive with future section to the south

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
10/01/2020

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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 27
Action Date: 10/01/2020
Plat Name: Katy Lakes Sec 5
Developer: Mini-B, Inc.
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-1626 C3F

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

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

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

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

Easements outside of plat boundary will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-212)

Sec 3 will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-120)

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 28
Action Date: 10/01/2020
Plat Name: Lamar Terrace partial replat no 9
Developer: Mazen & Tarek El-Afifi
Applicant: Pioneer Engineering, LLC
App No / Type: 2020-1622 C3F

Total Acreage:	0.1515	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	9	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77056	491Y	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
10/01/2020

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: 28
Action Date: 10/01/2020
Plat Name: Lamar Terrace partial replat no 9
Developer: Mazen & Tarek El-Afifi
Applicant: Pioneer Engineering, LLC
App No / Type: 2020-1622 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: 09.23.2020

No comments.

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

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

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

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

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

Submit applications online at houstonpermittingcenter.org

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: 29
Action Date: 10/01/2020
Plat Name: Langston Place Sec 1 partial replat no 1
Developer: All Day Concrete inc
Applicant: Tetra Surveys
App No / Type: 2020-1633 C3F

Total Acreage:	0.5274	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574U	City

Conditions and requirements for approval:

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

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

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

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

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

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

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

1. Provide 17' Garage BL Along Foxtan Rd.
2. Provide 5' Side BL as per HCDR Vol. 2473, Pg. 148.

Commission Action:

Approve the plat subject to the conditions listed



Agenda Item: 29
Action Date: 10/01/2020
Plat Name: Langston Place Sec 1 partial replat no 1
Developer: All Day Concrete inc
Applicant: Tetra Surveys
App No / Type: 2020-1633 C3F



For Your Information:

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

HPW- TDO- Traffic: 09.23.2020

No comments.

HPW-OCE-Traffic: 1. Driveway Placement on Corner Lot: Lot 3 (Residential)

Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required 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 replat and the latest site survey to the wastewater and water capacity reservation application.

Submit applications online at houstonpermittingcenter.org

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

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 30
Action Date: 10/01/2020
Plat Name: LI Estates at Winter Street
Developer: New Era Development
Applicant: New Era Development
App No / Type: 2020-1653 C2

Total Acreage:	0.1022	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	493G	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 051. Tie plat boundary to the nearest intersection of public street rights-of-way.
- 058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 1. Coordinate with PWE & PC regarding the 13' Paving width on Winter Street.

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: 30
Action Date: 10/01/2020
Plat Name: LI Estates at Winter Street
Developer: New Era Development
Applicant: New Era Development
App No / Type: 2020-1653 C2

For Your Information:

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

HPW- TDO- Traffic: 09.23.2020

No comments.

HPW-OCE-Traffic: 1. Obtain a recorded Access Agreement Approval from Southern Pacific Railroad Company along Winter Street. (Private Street)

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-HW- IDS: For a Share Driveway Project. 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

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

Addressing: JOHNSON STREET is misspelled on the plat. Please correct

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: 31
Action Date: 10/01/2020
Plat Name: Lindale Park Sec 6 partial replat no 2
Developer: Tradewinds Homes LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2020-1677 C3F

Total Acreage:	0.1270	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453U	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
1. Show contiguous ownership of remainder of lot 7, Blk 33 of Lindale Park Sec 6

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 31
Action Date: 10/01/2020
Plat Name: Lindale Park Sec 6 partial replat no 2
Developer: Tradewinds Homes LLC
Applicant: Owens Management Systems, LLC
App No / Type: 2020-1677 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: 09.23.2020

No comments.

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

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

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

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

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

Submit applications online at houstonpermittingcenter.org

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 32
Action Date: 10/01/2020
Plat Name: Lone Wolf GP
Developer: 133 Lone Wolf GP, Inc.
Applicant: Landev Engineers, Inc.
App No / Type: 2020-1544 GP

Total Acreage:	135.9670	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77336	338Z	City/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.

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: 32
Action Date: 10/01/2020
Plat Name: Lone Wolf GP
Developer: 133 Lone Wolf GP, Inc.
Applicant: Landev Engineers, Inc.
App No / Type: 2020-1544 GP

HPW- TDO- Traffic: 09-10-2020

show on plat layout cul-de-sac radius at each of the street termination where applies.

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, 2020))

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: APPROVE

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

HPW-OCE- Drainage and Utility: In the floodplain, need drainage plan.

Parks and Recreation: -Please include applicable Park Notes.

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

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

County is responsible for permitting lots within ETJ limits

INO letter may be needed for pipeline crossings prior to plan approval of applicable section plat (HC-permit regs, 5.06)

UVE, ROW and cutbacks will be checked when section plats are submitted. Residential collector street should have a minimum of 60' ROW. 25'x25' corner ROW cutbacks will be required at intersection with major thoroughfares.

Traffic Impact Analysis will be required to address developer responsibilities for roadway construction including left turn lanes and traffic signal installation. (HC-permit regs, 12.02)

Documentation of TXDOT approval for street tie-in should be submitted with site plans.

Prior to submitting the section plat adjacent to FM 2100, provide documentation of TxDOT concurrence regarding the intersection location and layout.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 34
Action Date: 10/01/2020
Plat Name: Marvida Terrace Drive Street Dedication Sec 2
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-1658 SP

Total Acreage:	5.9110	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	406K	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 052. Longenbaugh Road Street Dedication and Reserves must be recorded prior to or simultaneously with this plat.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 1. Address 1400' Intersection Spacing With sections to east of plat between proposed stubs streets Pacifica Shores Drive and Trident Shores Drive.

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: 34
Action Date: 10/01/2020
Plat Name: Marvida Terrace Drive Street Dedication Sec 2
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-1658 SP

For Your Information:

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

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

Previous traffic comment for adjacent plat recommended 25' x 25' cutbacks for future signal at Longenbaugh Road (COH geometric Design guidelines, 10-22)

WB left turn lane will be required on Longenbaugh Road at Marvida Terrace Drive. (COH geometric Design guidelines, 10-25)

Traffic Signal Warrant Analysis will be required at Longenbaugh Road and Marvida Terrace Drive.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 35
Action Date: 10/01/2020
Plat Name: Marvida Terrace Drive Street Dedication Sec 3
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-1659 SP

Total Acreage:	3.8840	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	406P	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.
- 143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- 1. Address 1400' Intersection Spacing with future sections to East and west of Plat.

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: 35
Action Date: 10/01/2020
Plat Name: Marvida Terrace Drive Street Dedication Sec 3
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-1659 SP

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

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

Documentation of TXDOT approval for street tie-in should be submitted with construction plan. (HC-permit regs)

25' x 25' corner cut at FM 529 intersection

HPW-HW- IDS: APPROVE

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

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



Agenda Item: 36
Action Date: 10/01/2020
Plat Name: Marvida Sec 7
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-1660 C3F

Total Acreage:	8.9100	Total Reserve Acreage:	0.3700
Number of Lots:	36	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	406E	ETJ

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
- 041.1. Utility service easements located outside of plat boundary must be recorded by separate instrument prior to submitting this plat for recordation. The recording information for these easements must be shown on the face of the plat.
047. Make minor corrections and additions as indicated on the marked file copy.
052. "Marvida Sec 6" and "Morrison Grove Drive and Caspian Run Drive Street Dedication Sec 1" must be recorded prior to or simultaneously with this plat.
- 059.1. Acreage in title and on plat must match at recordation.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
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)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
1. Coordinate with Harris County Engineer regarding ROW frontage for Lot 12, Block 3.
 2. Extend BL along Newport Glen Lane with abutting Sec to north.

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 36
Action Date: 10/01/2020
Plat Name: Marvida Sec 7
Developer: Cypress 856, Ltd.
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-1660 C3F



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

For Your Information:

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

HPW- TDO- Traffic: 09.23.2020

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

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

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

14.49' is not adequate for 16' driveway w/5' radius on each side. Lot line between Lot 11 and Lot 12, Block 3 should be revised as indicated.

Questions concerning the informational comments should be directed to the agency's author. Planning and 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: 37
Action Date: 10/01/2020
Plat Name: McCrary Meadows Sec 9
Developer: Ventana Development
Applicant: Jones | Carter
App No / Type: 2020-1603 C3P

Total Acreage:	16.4200	Total Reserve Acreage:	1.4195
Number of Lots:	53	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	565G	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 159. Provide centerline tie.
- 1. Coordinate with Fort Bend County Engineer regarding connection of Eastknoll Way to Precinct Line Road.

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
10/01/2020

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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 37
Action Date: 10/01/2020
Plat Name: McCrary Meadows Sec 9
Developer: Ventana Development
Applicant: Jones | Carter
App No / Type: 2020-1603 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.

Fort Bend Engineer: 1) Address markups on the plan set
2) Submit FP to FBC for formal review
3) This is not considered a formal review by FBC as not all review comments are provided in this portal
HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

Addressing: MARLENE MEADOW WAY - Ch. 41 Code of Ordinance states that a street name shall change at a near 90 degree bend. Therefore, please change street name to something different from Callen Circle to Eastknoll Way.

SHERRIE COURT - Duplicate / sound-alike existing street names: SHERRI, SHERRIE. Please change street name to something more unique.

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 38
Action Date: 10/01/2020
Plat Name: Newport Pointe Sec 1
Developer: Newport Pointe, LTD.
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-1531 C3F

Total Acreage:	55.7890	Total Reserve Acreage:	24.3540
Number of Lots:	124	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	77532	379U	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.

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

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

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

1. Provide street name break on New Port Point Drive.
2. Provide new street name for Morningstar Trace Lane
3. Provide new suffix for Rolling Breeze Trace
4. Coordinate with county engineer regarding ROW transition of Newport Pointe Drive across North Diamondhead Blvd.

Commission Action:

Defer Additional information reqd



Action Date:
10/01/2020

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: 38
Action Date: 10/01/2020
Plat Name: Newport Pointe Sec 1
Developer: Newport Pointe, LTD.
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-1531 C3F

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

Addressing: "NEWPORT POINTE DRIVE" appears to divert approximately 90 degrees at the extent of the ROW. According to city code, this segment should be two different streets. Please separate and add a new street name.

"MORNINGSTAR TRACE LANE" has two road types in the name, (TRACE LANE). Please use one per street name.

HPW-HW- IDS: Approve

Harris County Flood Control District: Flood Control review - Need to show and label drainage channel R102-03-00 with top of banks at the southern boundary of the plat (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)

Add new street name at Newport Point Drive curve (COH-Chapter 41)

Easements will need to be recorded prior to or simultaneously with plat (COH-Chapter 42-212)

Change ROW width to 60 feet for Rolling Breeze Trace if it eventually connects FM 2100

Change suffix for Rolling Breeze Trace (COH-Chapter 41)

Construction plan (Project Number 2006040162) 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: 39
Action Date: 10/01/2020
Plat Name: North Bridgeland Lake Parkway Sec 7 Street Dedication
Developer: Bridgeland Development, LP
Applicant: McKim & Creed, Inc.
App No / Type: 2020-1594 SP

Total Acreage:	6.3260	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:	HCWCID
County	Zip	Key Map ©	City / ETJ
Harris	77433	365L	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 056. Sections of a subdivision shall be identified numerically and sequentially.
- 208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.
- 1. Plat must be labeled as Sec 6 to follow plat name requirements and section sequencing.

Commission Action:

Defer Applicant request



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

For Your Information:

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 39
Action Date: 10/01/2020
Plat Name: North Bridgeland Lake Parkway Sec 7 Street Dedication
Developer: Bridgeland Development, LP
Applicant: McKim & Creed, Inc.
App No / Type: 2020-1594 SP

HPW- TDO- Traffic: 09-10-2020
No comments.
HPW-OCE- Drainage and Utility: No comments

HPW- TDO- Traffic: 09-10-2020
No comments.
HPW-HW- IDS: Approve
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)
To be consistent with approved Bridgeland Central GP, ROW from Peek Road to Parler Way is recommended to be 120 feet. ROW is recommended to transition to 140 feet of ROW from Parler Way to Modjeski Crossing continuing a 140 foot ROW section from Modjeski Crossing to Grand Parkway.
Check with COH about plat name. (Chapter 42)
Traffic Impact Analysis will be required to address developer responsibilities for roadway construction including left turn lanes and traffic signal installation. (HC-permit regs, 12.02)
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: 40
Action Date: 10/01/2020
Plat Name: Obidi Estates
Developer: New Era Development
Applicant: New Era Development
App No / Type: 2020-1652 C2

Total Acreage:	0.5245	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	2	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77093	454E	City

Conditions and requirements for approval:

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

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

134.6. The then-current fee in lieu of dedication shall be applied to this number (6 units) of dwelling units.

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)

Revise visibility triangle 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)

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: 40
Action Date: 10/01/2020
Plat Name: Obidi Estates
Developer: New Era Development
Applicant: New Era Development
App No / Type: 2020-1652 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: 09.23.2020
No comments.

HPW-OCE-Traffic: 1. Driveway Placement on Corner Lot: LOT 1 (Residential)
Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required 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

** If applicable. The expedited reservation application will address point of connection for water and wastewater if applicable. Please direct all questions to (832) 394-8888 or wcrtechs@houstontx.gov. Addressing: Be sure to identify that ARKANSAS STREET has the directional prefix "N""NORTH". This can be corroborated by COH Addresses, COH Roads, HEC Roads, GHC911 Roads, and physical street signs

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: 41
Action Date: 10/01/2020
Plat Name: Riceland Crosby Tract GP
Developer: Woodmere Development Co., LTD
Applicant: LJA Engineering, Inc. - (Houston Office)
App No / Type: 2020-1433 GP

Total Acreage:	1893.3000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77532	339Y	ETJ

Conditions and requirements for approval:

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

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

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

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

Commission Action:

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: 41
Action Date: 10/01/2020
Plat Name: Riceland Crosby Tract GP
Developer: Woodmere Development Co., LTD
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-1433 GP

HPW- TDO- Traffic: 09/28/2020

Proposed plat layout does not indicate street boundaries, access to major thoroughfare, roadway geometry and alignment.

HPW-HW- IDS: Approved - To request the availability of COH water or sanitary sewer for this project you must apply for water/ wastewater capacity reservation. When applying please attach a copy of the proposed re-plat with the WCR application.

Submit application online at houstonpermittingcenter.org

Harris County Flood Control District: Flood Control review - Drainage channel Ultimate ROW and easements must be shown on the plat:

186-ft ultimate ROW along Q128-00-00

155-ft ultimate ROW and 35-ft HCFCD easement along R102-00-00

206-ft ultimate ROW and 30-ft HCFCD easement along R102-12-00

Also both 100 Yr. and 500 Yr. Flood Plain (in pink on the PDF map)

see uploaded maps.

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)

Recommend that distance from top of curb to ditch berm for major thoroughfares and collectors adjacent to channel be a sufficient distance that cars can recover onto road and avoid going into ditch

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

INO letters may be needed for pipeline crossings prior to plan approval (HC-permit regs, 5.06)

Recommend to shift alignment of E-W major thoroughfare to the south to align with Louis Road. COH major thoroughfare amendment may be needed.

Provide separate alignment exhibits for Miller Wilson Road and Saddle Creek Farms Roads

Provide alignment exhibit for Ramsey Road at SE portion of GP

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

Traffic Impact Analysis will be required to address, but not limited to, alignment of major thoroughfares, developer responsibilities for roadway construction including left turn lanes and traffic signal installation. (HC-permit regs, 12.02)

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 42
Action Date: 10/01/2020
Plat Name: Royal Brook at Kingwood Sec 10
Developer: Friendswood Development
Applicant: META Planning + Design, LLC
App No / Type: 2020-1684 C3P

Total Acreage:	13.8000	Total Reserve Acreage:	0.8000
Number of Lots:	72	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77365	297K	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)

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:



Agenda Item: 42
Action Date: 10/01/2020
Plat Name: Royal Brook at Kingwood Sec 10
Developer: Friendswood Development
Applicant: META Planning + Design, LLC
App No / Type: 2020-1684 C3P

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

HPW- TDO- Traffic: 09.23.3030

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, 2020))

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 Royal Brook Manor 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)

Harris County Flood Control District: Flood Control review - Need to label Drainage Channel G103-80-03.2A where it says: Future Development (Greenbelt) at the southern boundary of the plat.

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 43
Action Date: 10/01/2020
Plat Name: Seven Eleven Blackhawk
Developer: ALJ Lindsey
Applicant: Windrose
App No / Type: 2020-1657 C2

Total Acreage:	6.9250	Total Reserve Acreage:	6.9250
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77075	575V	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: 43
Action Date: 10/01/2020
Plat Name: Seven Eleven Blackhawk
Developer: ALJ Lindsey
Applicant: Windrose
App No / Type: 2020-1657 C2

HPW- TDO- Traffic: 09.23.2020

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, 2020))

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 Fuqua Street and along Blackhawk 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 at median: Along Fuqua Street (COH IDM Chapter 15, sec 15.08-C.3.7) page 15-42

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.

4. Driveway Placement on Corner Lot (Commercial)

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

HPW-HW- IDS: An unrestrictive Reserve. 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)

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

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

Stormwater quality permit is required.

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 44
Action Date: 10/01/2020
Plat Name: South Meadow Place Sec 4
Developer: Lexington 26, L.P.
Applicant: BGE, Inc.
App No / Type: 2020-1617 C3F

Total Acreage:	12.4400	Total Reserve Acreage:	2.7520
Number of Lots:	70	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:	HC MUD 460
County	Zip	Key Map ©	City / ETJ
Harris	77048	574V	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)
- Add "Parks and Open Space Table" heading and "I hereby Certify that the information provided herein is true" to the Parks Table.

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: 44
Action Date: 10/01/2020
Plat Name: South Meadow Place Sec 4
Developer: Lexington 26, L.P.
Applicant: BGE, Inc.
App No / Type: 2020-1617 C3F

HPW- TDO- Traffic: 09.23.2020

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, 2020))

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 Allison Road and along Mykawa Road. (COH IDM Chapter 10, sec 10.06-H)

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

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

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

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

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

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

Stormwater quality permit is required.

Parks and Recreation: -Please add "I hereby Certify that the information provided herein is true" to the 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: 45
Action Date: 10/01/2020
Plat Name: Southland Place partial replat no 3
Developer: Plan Express
Applicant: PlanExpress
App No / Type: 2020-1613 C3F

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:

- 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: 45
Action Date: 10/01/2020
Plat Name: Southland Place partial replat no 3
Developer: Plan Express
Applicant: PlanExpress
App No / Type: 2020-1613 C3F

HPW- TDO- Traffic: 09/21/2020

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

Our records indicate that there is an active 8-inch public sanitary sewer along the north side of the site. For easement requirements over the existing sewer please contact the Office of City Engineers or for the abandonment/relocation of the sewer contact the Joint Referral Committee.

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development 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: 10/01/2020
Plat Name: Terra Grezza Reserve
Developer: ARCO Design/Build
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2020-1621 C2

Total Acreage:	22.4800	Total Reserve Acreage:	22.4800
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	NORTHEAST HARRIS COUNTY MUD 1

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



Action Date:
10/01/2020

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: 46
Action Date: 10/01/2020
Plat Name: Terra Grezza Reserve
Developer: ARCO Design/Build
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2020-1621 C2

HPW-HW- IDS: Approve

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

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

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

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

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 &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 47
Action Date: 10/01/2020
Plat Name: Thomas Place partial replat no 1
Developer: AHB Development LLC
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2020-1683 C3F

Total Acreage:	0.1600	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	533Y	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
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: 47
Action Date: 10/01/2020
Plat Name: Thomas Place partial replat no 1
Developer: AHB Development LLC
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2020-1683 C3F

HPW- TDO- Traffic: 09.23.3030

No comments.

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

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

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

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

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

Submit applications online at houstonpermittingcenter.org

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

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

Addressing: Please change street type of REED DRIVE to ROAD (REED ROAD). See Replats in Plat Tracker.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development 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: 10/01/2020
Plat Name: Three Brothers Plaza
Developer: THREE YU INVESTMENT LLC
Applicant: TKYL & Associates
App No / Type: 2020-1561 C2

Total Acreage:	0.9019	Total Reserve Acreage:	0.9019
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	Private Well	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	FIVE CORNERS IMPROVEMENT DIST

County	Zip	Key Map ©	City / ETJ
Harris	77085	570M	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.
- 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: 48
Action Date: 10/01/2020
Plat Name: Three Brothers Plaza
Developer: THREE YU INVESTMENT LLC
Applicant: TKYL & Associates
App No / Type: 2020-1561 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: 09.23.2020

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, 2020))

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 Fondren 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 at median (COH IDM Chapter 15, sec 15.08-C.3.7) page 15-42

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.

Parks and Recreation: -Please include Park Note "No land is being established..." in notes.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 49
Action Date: 10/01/2020
Plat Name: Towne Lake Sec 58
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No / Type: 2020-1695 C3P

Total Acreage:	14.7700	Total Reserve Acreage:	1.6200
Number of Lots:	39	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77433	367N	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.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
10/01/2020

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: 49
Action Date: 10/01/2020
Plat Name: Towne Lake Sec 58
Developer: CW SCOA West, L.P., a Texas Limited Partnership
Applicant: EHRA
App No / Type: 2020-1695 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.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 10/01/2020
Plat Name: Westgreen Boulevard Street Dedication and Reserves
Developer: WLH Communities- Texas LLC
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-1662 C3F

Total Acreage:	4.8460	Total Reserve Acreage:	1.5000
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 165
County	Zip	Key Map ©	City / ETJ
Harris	77433	406A	ETJ

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 50
Action Date: 10/01/2020
Plat Name: Westgreen Boulevard Street Dedication and Reserves
Developer: WLH Communities- Texas LLC
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-1662 C3F

Harris County Flood Control District: Flood Control review - Need to show and label drainage channel U100-00-00 with top of banks (see uploaded PDF).

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

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

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

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

Traffic Impact Analysis will be required to address developer responsibilities for roadway construction including left turn lanes and traffic signal installation. (HC-permit regs, 12.02)

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 10/01/2020
Plat Name: Westheimer Gardens partial replat no 5
Developer: Richmond Senior Village, Ltd.
Applicant: Windrose
App No / Type: 2020-1669 C3F

Total Acreage:	1.8440	Total Reserve Acreage:	1.8440
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	491X	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
- 185.1. Appendix A: Add replat language pursuant to the provisions of Chapter 212.014 Local Government Code (short replat paragraph).
- 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:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 51
Action Date: 10/01/2020
Plat Name: Westheimer Gardens partial replat no 5
Developer: Richmond Senior Village, Ltd.
Applicant: Windrose
App No / Type: 2020-1669 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: 09.23.2020

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, 2020))

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

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

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

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

Harris County Flood Control District: Flood Control review - 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: 52
Action Date: 10/01/2020
Plat Name: Windrow Recreation Center
Developer: Pulte Homes of Texas, L.P.
Applicant: Costello, Inc.
App No / Type: 2020-1632 C3F

Total Acreage:	8.2250	Total Reserve Acreage:	6.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	325E	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
052. Windrow Farm Road Street Dedication sec 1 & Windrow Farm Road west must be recorded prior to or simultaneously with this plat.
053. Change street name(s) as indicated on the file copy to avoid duplication.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
063. All appropriate engineering and surveying data shall be shown. (42 & 44)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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



Agenda Item: 52
Action Date: 10/01/2020
Plat Name: Windrow Recreation Center
Developer: Pulte Homes of Texas, L.P.
Applicant: Costello, Inc.
App No / Type: 2020-1632 C3F

For Your Information:

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

Addressing: "WINDROW FARM DR" diverts approximately 90 degrees and continues further southbound according to the GP, please have an intermittent name change for this particular road segment.
HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

CenterPoint: Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.
Harris County Flood Control District: Flood Control review - Need to show and label drainage channel L119-00-00 with top of banks (see uploaded PDF).
Harris Engineer: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
Roadway and utility easements will need to be dedicated prior to plat recordation. (COH-Chapter 42-120)
Windrow Farm Drive street dedication will need to be recorded prior to or simultaneously with this plat. (COH-Chapter 42-120)
See markups about street name changes.
UVE should be checked at Mistflower Spring Drive and Windrow Farm Drive. (Chapter 10-COH geometric design guidelines, 10-23)
TIA will be required to determine traffic control at Windrow Farm Drive and Mistflower Spring Drive/Baleage Lane. (HC-permit regs, 12.02)
41' B-B pavement will be required for Windrow Farm Drive. (HC-permit regs)
Off-street parking analysis will be required for Recreation Center Development. (HC-permit regs)
ALL-WAY Stop Warrant Study should be provided per TMUTCD Section 2B.07

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 53
Action Date: 10/01/2020
Plat Name: Windrow Sec 5
Developer: Costello-7Gen Planning
Applicant: 7gen Planning
App No / Type: 2020-1710 C3P

Total Acreage:	27.8800	Total Reserve Acreage:	2.8538
Number of Lots:	161	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77447	325F	ETJ

Conditions and requirements for approval:

015. The building lines established along a major thoroughfare are required to be 25 ft. unless otherwise noted. (Sec 42-152)

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

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

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

052. Windrow Sec 4 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)

159. Provide centerline tie.

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

This application is a C3R but was submitted as a C3P. A current title report (or City Planning Letter) with copies of all applicable deed restrictions must be submitted with this application. (Sec 42-41)

Dimension right-of-way widths for Bauer Hockley Road as indicated on the marked file copy. Identify proposed re-plat in recorded map. (Sec 42-120)

Label 20' Garage Building Line on all corner lots as indicated on the marked file copy.

Commission Action:

Defer Chapter 42 planning standards



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 53
Action Date: 10/01/2020
Plat Name: Windrow Sec 5
Developer: Costello-7Gen Planning
Applicant: 7gen Planning
App No / Type: 2020-1710 C3P



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

For Your Information:

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

HPW- TDO- Traffic: 09.23.3030
No comments.

HPW-HW- IDS: Approve

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

Harris County Flood Control District: Flood Control review - Need to clarify the location of HCFCD Fee at the eastern boundary of the plat (see uploaded PDF).

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 54
Action Date: 10/01/2020
Plat Name: Channelview ISD Cobb Schochler Elementary School
Developer: Channelview ISD
Applicant: Pacheco Koch Consulting Engineers, Inc.
App No / Type: 2020-1527 C2R

Total Acreage:	35.4170	Total Reserve Acreage:	35.4170
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	77530	458X	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.

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.

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (41)

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
10/01/2020

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: 54
Action Date: 10/01/2020
Plat Name: Channelview ISD Cobb Schochler Elementary School
Developer: Channelview ISD
Applicant: Pacheco Koch Consulting Engineers, Inc.
App No / Type: 2020-1527 C2R

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

HPW-HW- IDS: 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)

Access and force main easement will need to be recorded by separate instrument prior to or simultaneously with this plat

Label 10 foot building line (Chapter 42))

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

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

Traffic Impact Analysis will be required before the review of site development plan. It should address, but not limited to, driveway locations, left turn lane, stacking distance inside the property for student off and pick up and additional parking for holding special event. (HC-permit regs, 12.02)

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 55
Action Date: 10/01/2020
Plat Name: City Gate Detention Reserve Sec 1
Developer: D.R. Horton-Texas, LTD.
Applicant: Pape-Dawson Engineers
App No / Type: 2020-1691 C2R

Total Acreage:	9.7780	Total Reserve Acreage:	9.4650
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	77047	573K	City

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (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. (41)
159. Provide centerline tie.

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 55
Action Date: 10/01/2020
Plat Name: City Gate Detention Reserve Sec 1
Developer: D.R. Horton-Texas, LTD.
Applicant: Pape-Dawson Engineers
App No / Type: 2020-1691 C2R

HPW- TDO- Traffic: 09.23.3030

No comments.

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

Submit applications online at houstonpermittingcenter.org

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

HPW-OCE-Traffic: N/A

HPW-OCE- Drainage and Utility: No comments

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 56
Action Date: 10/01/2020
Plat Name: City Gate Detention Reserve Sec 2
Developer: D.R. Horton-Texas, LTD.
Applicant: Pape-Dawson Engineers
App No / Type: 2020-1693 C2R

Total Acreage:	7.4460	Total Reserve Acreage:	7.4460
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	77047	573P	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.

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (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. (41)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 56
Action Date: 10/01/2020
Plat Name: City Gate Detention Reserve Sec 2
Developer: D.R. Horton-Texas, LTD.
Applicant: Pape-Dawson Engineers
App No / Type: 2020-1693 C2R

HPW- TDO- Traffic: 09.23.3030

No comments.

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

Submit applications online at houstonpermittingcenter.org

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

HPW-OCE-Traffic: n/a

HPW-OCE- Drainage and Utility: No comments

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 10/01/2020
Plat Name: Clan Rayo Plaza
Developer: Clan Rayo Construction
Applicant: JAG Engineering, Inc.
App No / Type: 2020-1697 C2R

Total Acreage:	1.1636	Total Reserve Acreage:	1.1636
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Open Ditch	Utility District:	FB COUNTY FWSD 2
County	Zip	Key Map ©	City / ETJ
Fort Bend	77498	567C	ETJ

Conditions and requirements for approval:

047. Make minor corrections and additions as indicated on the marked file copy.
057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (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. (41)
158. Provide 5 feet for the dedication of widening for McKasle Rd. 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:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 57
Action Date: 10/01/2020
Plat Name: Clan Rayo Plaza
Developer: Clan Rayo Construction
Applicant: JAG Engineering, Inc.
App No / Type: 2020-1697 C2R

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

Fort Bend Engineer: 1) Address redline markups
2) Submit FP to FBC for formal review
3) This is not considered a formal review by FBC as not all review comments are provided in this portal
HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive criteria shall govern.

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



Agenda Item: 58
Action Date: 10/01/2020
Plat Name: Connect South
Developer: Southwest Houston Redevelopment Authority
Applicant: Terra Associates, Inc.
App No / Type: 2020-1680 C2R

Total Acreage:	1.5120	Total Reserve Acreage:	1.5120
Number of Lots:	0	Number of Multifamily Units:	77
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	531E	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.

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.

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (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. (41)

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

186. Appendix B: Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

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

Commission Action:

Approve the plat subject to the conditions listed



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 10/01/2020
Plat Name: Connect South
Developer: Southwest Houston Redevelopment Authority
Applicant: Terra Associates, Inc.
App No / Type: 2020-1680 C2R



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

For Your Information:

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

HPW- TDO- Traffic: 09.23.2020

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, 2020))

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

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

PWEACCESSFORM@HOUSTONTX.GOV

2. Driveway Placement on Corner Lot (Commercial)

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

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.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 58
Action Date: 10/01/2020
Plat Name: Connect South
Developer: Southwest Houston Redevelopment Authority
Applicant: Terra Associates, Inc.
App No / Type: 2020-1680 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: 59
Action Date: 10/01/2020
Plat Name: Delano Garden Estates
Developer: BC Investments, Corp.
Applicant: ICMC GROUP INC
App No / Type: 2020-1556 C2R

Total Acreage:	0.1781	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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493Y	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.

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (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. (41)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Agenda Item: 59
Action Date: 10/01/2020
Plat Name: Delano Garden Estates
Developer: BC Investments, Corp.
Applicant: ICMC GROUP INC
App No / Type: 2020-1556 C2R

HPW- TDO- Traffic: 09-10-2020

No comments.

HPW-OCE-Traffic: 1. Driveway must remain tangential for a minimum of 20 feet past the property line with 4 feet offset from the neighbor property line. (IDM Manuel page 15-40,15-41 g. (10)) 7-1-2020).

2. A new sidewalk is required along Anita 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, 2020))

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

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

PWEACCESSFORM@HOUSTONTX.GOV

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

Parks and Recreation: Incorrect parks sector in park notes

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.

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

Submit applications online at houstonpermittingcenter.org

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 10/01/2020
Plat Name: Dennis Park
Developer: Onyx Land Partners, LLC.
Applicant: ICMC GROUP INC
App No / Type: 2020-1647 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	77004	493Y	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
10/01/2020

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

For Your Information:



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 60
Action Date: 10/01/2020
Plat Name: Dennis Park
Developer: Onyx Land Partners, LLC.
Applicant: ICMC GROUP INC
App No / Type: 2020-1647 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: 09.23.2020

No comments.

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

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

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

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

HPW-HW- IDS: A Wastewater 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

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

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

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 61
Action Date: 10/01/2020
Plat Name: Dennis Village
Developer: Onyx Land Partners, LLC.
Applicant: ICMC GROUP INC
App No / Type: 2020-1671 C2R

Total Acreage:	0.1435	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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77004	493U	City

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 for further study and review



Action Date:
10/01/2020

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: 61
Action Date: 10/01/2020
Plat Name: Dennis Village
Developer: Onyx Land Partners, LLC.
Applicant: ICMC GROUP INC
App No / Type: 2020-1671 C2R

HPW- TDO- Traffic: 09.23.2020

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, 2020))

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 Dennis 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 approach must be a minimum of 18 feet in the right of way, then pass the property line the driveway can taper to 16 feet inside the property. (IDM 2020, Table 15.08.01 driveway design criteria. (page 15 -40)

4. Driveway must remain tangential for a minimum of 20 feet past the property line and 4 feet offset from the neighbor property line. (IDM Manual page 15-40, 15-41 g. (10)) 7-1-2020

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

Submit applications online at houstonpermittingcenter.org

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

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development 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: 10/01/2020
Plat Name: Des Chaumes Square
Developer: Andre Beraud
Applicant: Owens Management Systems, LLC
App No / Type: 2020-1549 C2R

Total Acreage:	0.2590	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:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77026	494A	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.

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (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. (41)

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

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:
10/01/2020

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



Agenda Item: 62
Action Date: 10/01/2020
Plat Name: Des Chaumes Square
Developer: Andre Beraud
Applicant: Owens Management Systems, LLC
App No / Type: 2020-1549 C2R

For Your Information:

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

HPW- TDO- Traffic: 09-10-2020

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

Submit applications online at houstonpermittingcenter.org

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

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
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 10/01/2020
Plat Name: Donovan Park
Developer: Hyo Design & Construction, LLC
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-1301 C2R

Total Acreage:	1.8388	Total Reserve Acreage:	0.2019
Number of Lots:	46	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	452C	City

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
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. (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: 63
Action Date: 10/01/2020
Plat Name: Donovan Park
Developer: Hyo Design & Construction, LLC
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-1301 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: - Change from "net" to "incremental" in parks table
- Please provide proof of existing DUs with water letter, demo permit or survey showing dwelling units within last 12 months. Existing survey shows 3 different structures.

HPW- TDO- Traffic: 08-26-2020
No comments.

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

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

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

2. A new sidewalk is required along Marcella Street and 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>

3. For roadways with widths in the range of 18ft to less than 20ft,(Marcella Street) no widening is required, but "no parking" signs are required for the entire block on one side. (applicant would be required to get approval from TDO for installation of "no parking" signs)

Please contact Ms. Paula Hunter from Traffic operations at 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)

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 - The back of lot 47 is on drainage channel E101-15-00. Need to show the channel with top of banks.

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 63
Action Date: 10/01/2020
Plat Name: Donovan Park
Developer: Hyo Design & Construction, LLC
Applicant: PLS CONSTRUCTION LAYOUT, INC
App No / Type: 2020-1301 C2R

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 64
Action Date: 10/01/2020
Plat Name: Drew Manors
Developer: Onyx Land Partners, LLC.
Applicant: ICMC GROUP INC
App No / Type: 2020-1649 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	77004	493Y	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
10/01/2020

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: 64
Action Date: 10/01/2020
Plat Name: Drew Manors
Developer: Onyx Land Partners, LLC.
Applicant: ICMC GROUP INC
App No / Type: 2020-1649 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: 09.23.2020

No comments.

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

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

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

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

HPW-HW- IDS: A Wastewater 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

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

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

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

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: 10/01/2020
Plat Name: Drew Meadows
Developer: Onyx Land Partners, LLC.
Applicant: ICMC GROUP INC
App No / Type: 2020-1650 C2R

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

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
- 068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid. (42-41(12))
- 073.1. Legal description on face of the plat and in title must match.
- 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. (Sec 42-45(2))

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Agenda Item: 65
Action Date: 10/01/2020
Plat Name: Drew Meadows
Developer: Onyx Land Partners, LLC.
Applicant: ICMC GROUP INC
App No / Type: 2020-1650 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: 09.23.2020

No comments.

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

Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required 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

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

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

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 10/01/2020
Plat Name: Elysian German Town
Developer: RBD Underground Utilites
Applicant: RED CONSULTANTS
App No / Type: 2020-1565 C2R

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493D	City

Conditions and requirements for approval:

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

Commission Action:

Approve the plat subject to the conditions listed



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For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 66
Action Date: 10/01/2020
Plat Name: Elysian German Town
Developer: RBD Underground Utilities
Applicant: RED CONSULTANTS
App No / Type: 2020-1565 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: 09.11.2020

No comments.

HPW-OCE-Traffic: 1. As per the duplex was review and approved by BCE-traffic with project # 18139727 on 4-17-2019 and built and inspected.

As per the re-platting process a recorded shared driveway agreement is required to keep all existing driveway conditions along Elysian Street.

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

Submit applications online at houstonpermittingcenter.org

Parks and Recreation: -Application Details in Plat Tracker says 2 existing, existing survey shows 1, Park Notes and Table show 0. Please make corrections.

-Please add "I hereby Certify that the information provided herein is true" to the 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.

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 10/01/2020
Plat Name: Emile District
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2020-1564 C2R

Total Acreage:	2.1897	Total Reserve Acreage:	0.1104
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:

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.

057. Plat must show all street rights-of-way, shared driveways, alleys, easements, property lines and building lines within the plat boundary. (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. (41)

127. Add 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.

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: 67
Action Date: 10/01/2020
Plat Name: Emile District
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2020-1564 C2R

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



Agenda Item: 67
Action Date: 10/01/2020
Plat Name: Emile District
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2020-1564 C2R

HPW- TDO- Traffic: 09.16.2020

No comments.

HPW-OCE-Traffic: 1. Driveway Placement on Corner Lot: Lot 1 and 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. For existing roadways with widths in the range of 15ft to less than 18ft, two street widening options are available: Emile Street

A. Options 1: Widen the road to 18ft in front of the property with "no parking" signs for entire block on both sides (applicant would be required to get approval from TDO for installation of "no parking" signs)

Please contact Ms. Paula Hunter from Traffic Operations at Paula.Hunter2@houston.tx.gov

B. Options 2: Widen the roadway to 20ft (only in front of their property)

3. A new sidewalk is required along Emile Street and along 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>

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, 2020))

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.

Master W.M.E. is required for each 18' shared driveway.

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

Stormwater quality permit is required.



PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 67
Action Date: 10/01/2020
Plat Name: Emile District
Developer: Cityside Homes, LLC
Applicant: Total Surveyors, Inc.
App No / Type: 2020-1564 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: 68
Action Date: 10/01/2020
Plat Name: Escobar Estates
Developer: CARTA GOMEZ INTERNATIONAL LLC
Applicant: CARTA GOMEZ INTERNATIONAL LLC
App No / Type: 2020-1553 C2R

Total Acreage:	0.6198	Total Reserve Acreage:	0.0000
Number of Lots:	5	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	454E	City

Conditions and requirements for approval:

- 014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
- 043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)
- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 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))
- 059. Provide the total acreage within the subdivision and the number of lots, blocks and reserves being platted. (Sec 42-41(5))
- 073.1. Legal description on face of the plat and in title must match. Provide complete legal description for recorded subdivision (lots/tracts, blocks, subdivision name, record information).
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form. (Sec 42-41(1))
- 134.02. Add to general notes on face of plat: This property(s) is located in Park Sector number 2. (42-1, Division 7)
- 134.6. The then-current fee in lieu of dedication shall be applied to this number (4 units) of dwelling units. (Sec 42-254)
- 203. Provide complete Recordation Package when submitting plat for recordation. (Sec 42-45)
- 204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45(2))

Add deed restricted plat 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(b))"

Commission Action:

Approve the plat subject to the conditions listed



Agenda Item: 68
Action Date: 10/01/2020
Plat Name: Escobar Estates
Developer: CARTA GOMEZ INTERNATIONAL LLC
Applicant: CARTA GOMEZ INTERNATIONAL LLC
App No / Type: 2020-1553 C2R



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

For Your Information:

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

HPW- TDO- Traffic: 09.23.2020

No comments.

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

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

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

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

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

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

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

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



**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 69
Action Date: 10/01/2020
Plat Name: Fuel Depot MLK
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No / Type: 2020-1562 C2R

Total Acreage:	1.9178	Total Reserve Acreage:	1.9178
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:

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment.
047. Make minor corrections and additions as indicated on the marked file copy.
058. Identify adjacent areas, lots, blocks and reserves with building lines, drainage ways, acreage, easements and pipelines. When applicable include record information for these areas. (41)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (45)

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:



Agenda Item: 69
Action Date: 10/01/2020
Plat Name: Fuel Depot MLK
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No / Type: 2020-1562 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: 09.11.2020

No comments.

HPW-OCE-Traffic: 1. Driveway at median: along Martin Luther King Blvd. (COH IDM Chapter 15, sec 15.08-C.3.7) page 15-42

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

2. A new sidewalk is required along Martin Luther King Blvd and along Selinsky 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, 2020))

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

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

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

Submit applications online at houstonpermittingcenter.org

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

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

Stormwater quality permit is required.

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 70
Action Date: 10/01/2020
Plat Name: GCIS McLean
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No / Type: 2020-1614 C2R

Total Acreage:	0.1147	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77051	533Y	City

Conditions and requirements for approval:

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

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: 70
Action Date: 10/01/2020
Plat Name: GCIS McLean
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No / Type: 2020-1614 C2R

HPW- TDO- Traffic: 09.23.2020

No comments.

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

Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

2. A new sidewalk is required along Mclean Street and along Rosemont 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](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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 71
Action Date: 10/01/2020
Plat Name: Heavens Point
Developer: Trinity Homes LLC
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2020-1584 C2R

Total Acreage:	0.1147	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	533Q	City

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5), 44(6))
- 203. Provide complete Recordation Package when submitting plat for recordation. (Sec 42-45)
- 204. Provide current title opinion in complete agreement with the plat dedication. (Sec 42-45(2))

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Agenda Item: 71
Action Date: 10/01/2020
Plat Name: Heavens Point
Developer: Trinity Homes LLC
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2020-1584 C2R

Parks and Recreation: - Change from "net" to "incremental" in parks table

HPW- TDO- Traffic: 09.10.2020

No comments.

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

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

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

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

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

Submit applications online at houstonpermittingcenter.org

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

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

Addressing: Street name "GOOD HOPE" is found as "GOODHOPE" (One word), as referenced by the recorded plat of this subdivision. Please change

Street name "THERWESTER" is found as "TIERWESTER", as referenced by the recorded plat of this subdivision. Please change

Questions concerning the informational comments should be directed to the agency's author. Planning and Development 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: 72
Action Date: 10/01/2020
Plat Name: Heavens Vistas
Developer: Trinity Homes LLC
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2020-1583 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:	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)

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

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

204. Provide current title opinion in complete agreement with the plat dedication. (Sec 42-45(2))

All City of Houston liens must be paid prior to recordation.

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 72
Action Date: 10/01/2020
Plat Name: Heavens Vistas
Developer: Trinity Homes LLC
Applicant: CE Engineers & Development Consultants, INC
App No / Type: 2020-1583 C2R

Parks and Recreation: - Change from "net" to "incremental" in parks table

HPW- TDO- Traffic: 09.10.2020

No comments.

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

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

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

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

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

Submit applications online at houstonpermittingcenter.org

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

HPW-OCE- Drainage and Utility: Detention 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: 73
Action Date: 10/01/2020
Plat Name: Highland Heights Villas
Developer: Disama Development
Applicant: Total Surveyors, Inc.
App No / Type: 2020-1645 C2R

Total Acreage:	0.9993	Total Reserve Acreage:	0.0182
Number of Lots:	19	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.
- 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)

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: 10/01/2020
Plat Name: Highland Heights Villas
Developer: Disama Development
Applicant: Total Surveyors, Inc.
App No / Type: 2020-1645 C2R

HPW- TDO- Traffic: 09.23.2020

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, 2020))

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 Davidson Street and along West Tidwell Road. (COH IDM Chapter 10, sec 10.06-H)

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

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

3. Street Widening Requirements: Davidson Street.

For roadways with widths in the range of 15ft to less than 18ft, two street widening options are available:

A. Options 1: Widen the road to 18ft in front of the property with "no parking" signs for entire block on both sides (applicant would be required to get approval from TDO for installation of "no parking" signs)

Please contact Ms. Paula Hunter from Traffic Operations at Paula.Hunter2@houstontx.gov

B. Options 2: Widen the roadway to 20ft (only in front of their property)

HPW-HW- IDS: A shared driveway project. 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)

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

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

Master W.M.E. is required.

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

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



PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 73
Action Date: 10/01/2020
Plat Name: Highland Heights Villas
Developer: Disama Development
Applicant: Total Surveyors, Inc.
App No / Type: 2020-1645 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: 74
Action Date: 10/01/2020
Plat Name: Highland Pointe
Developer: 1528 Paul Quinn, LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2020-1601 C3R

Total Acreage:	1.9017	Total Reserve Acreage:	0.1577
Number of Lots:	35	Number of Multifamily Units:	0
COH Park Sector:	1	Street Type (Category):	Type 2 PAE
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77091	452B	City

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)
028. A minimum 5-foot building line is required adjacent to a private street or type 2 permanent access esmt. (Sec 42-158)
043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation. (Sec 42-40(c) & 44(1))
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)
- 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.' In addition, a note shall be added to the face of the plat indicating how the subdivision will be served with water and the gallons per minute provided to the subdivision.
- 134.6. The then-current fee in lieu of dedication shall be applied to this number (32 units) of dwelling units. (Sec 42-254(b)(1))

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: 74
Action Date: 10/01/2020
Plat Name: Highland Pointe
Developer: 1528 Paul Quinn, LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2020-1601 C3R



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

For Your Information:

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

HPW- TDO- Traffic: 09-10-2020

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, 2020))

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 Paul Quinn (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)

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

HPW-OCE- Drainage and Utility: Master W.M.E. which is required for all 28' PVT/PAE. Stormwater quality permit is required. Also need to call out all private F.H.. Detention is required.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 74
Action Date: 10/01/2020
Plat Name: Highland Pointe
Developer: 1528 Paul Quinn, LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2020-1601 C3R

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



**PLANNING &
DEVELOPMENT
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Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 10/01/2020
Plat Name: Intervale 9002 Crossing
Developer: Greystone North American Investments, L.L.C.
Applicant: Benchmark Engineering Corporation
App No / Type: 2020-1615 C2R

Total Acreage:	0.9183	Total Reserve Acreage:	0.0000
Number of Lots:	14	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77075	575M	City

Conditions and requirements for approval:

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

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

139. Provide for widening of 5' along local street Judwin and Intervale street. (122)

Commission Action:

Defer Chapter 42 planning standards



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 75
Action Date: 10/01/2020
Plat Name: Intervale 9002 Crossing
Developer: Greystone North American Investments, L.L.C.
Applicant: Benchmark Engineering Corporation
App No / Type: 2020-1615 C2R

HPW- TDO- Traffic: 09.23.2020

No comments.

HPW-OCE-Traffic: 1. Driveway Placement on Corner Lot: lot 14 (Residential)

Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

Minimum frontage length is 36 feet along Judwin Avenue

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

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

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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 76
Action Date: 10/01/2020
Plat Name: Mangum Sherwood Properties
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No / Type: 2020-1668 C2R

Total Acreage:	1.1119	Total Reserve Acreage:	1.1119
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.
- 207.1. Staff requests a two week deferral for further study and legal review of the separately filed deed restrictions.
- 1. Legal review is required to verify status of deed restrictions.

Commission Action:

Defer further deed rests review reqd



Action Date:
10/01/2020

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

For Your Information:

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

HPW- TDO- Traffic: 09.23.2020

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



Agenda Item: 76
Action Date: 10/01/2020
Plat Name: Mangum Sherwood Properties
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No / Type: 2020-1668 C2R

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, 2020))
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 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>

3. Street Widening Requirements: Sherwood Lane.

A. For existing roadways with widths in the range of 18ft to less than 20ft, no widening is required, but "no parking" signs are required for the entire block on one side. (applicant would be required to get approval from TDO for installation of "no parking" signs)

Please contact Ms. Paula Hunter from Traffic Operations at 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)

HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.
No building is allowed within any public utility easement.

Harris County Flood Control District: Flood Control review - No comments.
HPW- TDO- Traffic: 09.23.2020
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>



Agenda Item: 76
Action Date: 10/01/2020
Plat Name: Mangum Sherwood Properties
Developer: Advance Surveying
Applicant: Advance Surveying, Inc.
App No / Type: 2020-1668 C2R

city-engineer/design-and-construction-standards
(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))
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 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>

3. Street Widening Requirements: Sherwood Lane.

A. For existing roadways with widths in the range of 18ft to less than 20ft, no widening is required, but "no parking" signs are required for the entire block on one side. (applicant would be required to get approval from TDO for installation of "no parking" signs)

Please contact Ms. Paula Hunter from Traffic Operations at 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

HPW-OCE- Drainage and Utility: Detention is required.
Stormwater quality permit is required.
No building is allowed within any public utility easement.

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: 77
Action Date: 10/01/2020
Plat Name: Middle Street Landing
Developer: Oracle 601 Middle, LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2020-1673 C2R

Total Acreage:	0.1147	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77003	494J	City

Conditions and requirements for approval:

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)

139. Provide for widening of Fox local street. (Sec 42-122)

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

Commission Action:

Defer Chapter 42 planning standards



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 77
Action Date: 10/01/2020
Plat Name: Middle Street Landing
Developer: Oracle 601 Middle, LLC
Applicant: Pioneer Engineering, LLC
App No / Type: 2020-1673 C2R

HPW- TDO- Traffic: 09.23.2020
No comments.

HPW-OCE-Traffic: 1. A new sidewalk is required along Middle Street and along Fox 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 1 (Residential)
Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required 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.

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: 10/01/2020
Plat Name: Nagle Springs
Developer: Onyx Land Partners, LLC.
Applicant: ICMC GROUP INC
App No / Type: 2020-1651 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	77004	493Y	City

Conditions and requirements for approval:

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)
047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation. (Sec 42-41)
- 134.15. Add to general notes on face of plat: This property(s) is located in Park Sector number 15. (Sec 42-1)
203. Provide complete Recordation Package when submitting plat for recordation. (Recd_pkg.doc)
204. Provide current title opinion in complete agreement with the plat dedication and addressed to the Planning & Development Department. (Sec 42-45)

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: 78
Action Date: 10/01/2020
Plat Name: Nagle Springs
Developer: Onyx Land Partners, LLC.
Applicant: ICMC GROUP INC
App No / Type: 2020-1651 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: 09.23.2020
No comments.

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

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

HPW-HW- IDS: 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.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 10/01/2020
Plat Name: Parkhurst Luxury Duplexes
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No / Type: 2020-1628 C2R

Total Acreage:	0.3418	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77028	455J	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)

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

Commission Action:

Defer further deed rests review reqd



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 79
Action Date: 10/01/2020
Plat Name: Parkhurst Luxury Duplexes
Developer: CAS Consultants, LLC
Applicant: CAS Consultants, LLC
App No / Type: 2020-1628 C2R

Parks and Recreation: -"C" in Park Table and #13 in Notes should match.
-Must provide demo permit or water letter dated within last 12 months for existing DU.

HPW- TDO- Traffic: 09.23.2020
No comments.

HPW-OCE-Traffic: 1. Driveway Placement on Corner Lot: Lot 3 (Residential)
Provide the distance between the driveway and the property line near the street intersection, minimum 20 ft required Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual.

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

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

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

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

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



Agenda Item: 80
Action Date: 10/01/2020
Plat Name: Pena Addition
Developer: Action Surveying
Applicant: Action Surveying
App No / Type: 2020-1437 C2R

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494C	City

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy. (156, 157, 158, 159, 160)
047. Make minor corrections and additions as indicated on the marked file copy.
- 060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation.
068. Provide a vicinity map that locates the subdivision site within the boundaries of an existing major thoroughfare grid.
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form.
146. Identify, dimension and provide square footage for all right-of-way dedications. "xx s.f. are hereby dedicated to the public for right-of-way purposes.
158. Provide for the dedication of widening for Harlem Street and Lee Street as indicated on the marked file copy.
209. Applicant has requested that this item be deferred for two weeks.

Commission Action:

Defer Applicant request



Agenda Item: 80
Action Date: 10/01/2020
Plat Name: Pena Addition
Developer: Action Surveying
Applicant: Action Surveying
App No / Type: 2020-1437 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: 09-10-2020

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 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. If needed or using the alley access, 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.

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

Submit applications online at houstonpermittingcenter.org

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

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

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

Parks and Recreation: -Please change "C" in Parks Table 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: 81
Action Date: 10/01/2020
Plat Name: Rosalie Estates
Developer: Onyx Land Partners, LLC.
Applicant: ICMC GROUP INC
App No / Type: 2020-1648 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	77004	493Y	City

Conditions and requirements for approval:

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

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
10/01/2020

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: 81
Action Date: 10/01/2020
Plat Name: Rosalie Estates
Developer: Onyx Land Partners, LLC.
Applicant: ICMC GROUP INC
App No / Type: 2020-1648 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: 09.23.2020

No comments.

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

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

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

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

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

HPW-HW- IDS: A Wastewater 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

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

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning and Development 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: 82
Action Date: 10/01/2020
Plat Name: RVP Place
Developer: New Era Development
Applicant: New Era Development
App No / Type: 2020-1636 C2R

Total Acreage:	0.2830	Total Reserve Acreage:	0.0000
Number of Lots:	3	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77026	454P	City

Conditions and requirements for approval:

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

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

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

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

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

Commission Action:

Approve the plat subject to the conditions listed



Action Date:
10/01/2020

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: 82
Action Date: 10/01/2020
Plat Name: RVP Place
Developer: New Era Development
Applicant: New Era Development
App No / Type: 2020-1636 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: 09.23.2020

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, 2020))

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 Wayne 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. Street Widening Requirements:

A. For existing roadways with widths in the range of 18ft to less than 20ft, no widening is required, but "no parking" signs are required for the entire block on one side. (applicant would be required to get approval from TDO for installation of "no parking" signs)

Please contact Ms. Paula Hunter from Traffic Operations at Paula.Hunter2@houstontx.gov

B. For roadways with widths in the range of 15ft to less than 18ft, two street widening options are available:

A. Options 1: Widen the road to 18ft in front of the property with "no parking" signs for entire block on both sides (applicant would be required to get approval from TDO for installation of "no parking" signs)

Please contact Ms. Paula Hunter from Traffic Operations at Paula.Hunter2@houstontx.gov

B. Options 2: Widen the roadway to 20ft (only in front of their 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: 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.



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 82
Action Date: 10/01/2020
Plat Name: RVP Place
Developer: New Era Development
Applicant: New Era Development
App No / Type: 2020-1636 C2R

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

HPW-HW- IDS: share driveway project. 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

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

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 83
Action Date: 10/01/2020
Plat Name: SW Freeway Investment Site A
Developer: Khwar & Sons, Inc.
Applicant: The Interfield Group
App No / Type: 2020-1670 C2R

Total Acreage:	1.3250	Total Reserve Acreage:	1.3250
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	530K	City

Conditions and requirements for approval:

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

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.

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:
10/01/2020

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: 83
Action Date: 10/01/2020
Plat Name: SW Freeway Investment Site A
Developer: Khwar & Sons, Inc.
Applicant: The Interfield Group
App No / Type: 2020-1670 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: 09.23.2020

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, 2020))

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 Beechnut Street and along Wednesbury Lane (COH IDM Chapter 10, sec 10.06-H)

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

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

3. Driveway Placement on Corner Lot: Beechnut Street (Commercial)

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

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

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

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

Stormwater quality permit is required.

No building is allowed within any public utility easement.

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

Parks and Recreation: -Please include Park Note "No land is being established..." in notes.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 84
Action Date: 10/01/2020
Plat Name: TBM Property One
Developer: TBM PROPERTY ONE LLC
Applicant: RP & Associates
App No / Type: 2020-1450 C2R

Total Acreage:	0.1377	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	533Q	City

Conditions and requirements for approval:

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

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.

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:
10/01/2020

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: 10/01/2020
Plat Name: TBM Property One
Developer: TBM PROPERTY ONE LLC
Applicant: RP & Associates
App No / Type: 2020-1450 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: 09.23.2020

No comments.

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

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

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

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

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

Submit applications online at houstonpermittingcenter.org

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 add "I hereby Certify that the information provided is true" to 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: 85
Action Date: 10/01/2020
Plat Name: Vista Del Lago
Developer: J. Morales Inc.
Applicant: J. Morales Inc.
App No / Type: 2020-1655 C2R

Total Acreage:	5.2140	Total Reserve Acreage:	5.2140
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	4	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77015	497A	City/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.



Agenda Item: 85
Action Date: 10/01/2020
Plat Name: Vista Del Lago
Developer: J. Morales Inc.
Applicant: J. Morales Inc.
App No / Type: 2020-1655 C2R

HPW- TDO- Traffic: 09.23.2020

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, 2020))

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

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

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

HPW-HW- IDS: APPROVE

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

Stormwater quality permit is required.

Harris County Flood Control District: Flood Control review - Need to show channel top of banks on the plat.

Addressing: Please provide documentation proof of abandonment of section of Grand Oaks Drive through the proposed Reserve.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 86
Action Date: 10/01/2020
Plat Name: West Fuqua at Alrover
Developer: Action Surveying
Applicant: Action Surveying
App No / Type: 2020-1517 C2R

Total Acreage:	3.6640	Total Reserve Acreage:	3.6640
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

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:



Agenda Item: 86
Action Date: 10/01/2020
Plat Name: West Fuqua at Alrover
Developer: Action Surveying
Applicant: Action Surveying
App No / Type: 2020-1517 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: 09.10.2020

No comments.

HPW-OCE-Traffic: 1. Driveway Placement on Corner Lot: Reserve B (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. A new sidewalk is required along West Fuqua Street and along Alrover 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, 2020))

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

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

PWEACCESSFORM@HOUSTONTX.GOV

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

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

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

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel C143-00 -00 with top of banks, also Easements (see uploaded PDF).

HPW- TDO- Traffic: 09.10.2020

No comments.

HPW-OCE-Traffic: 1. Driveway Placement on Corner Lot: Reserve B (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. A new sidewalk is required along West Fuqua Street and along Alrover 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.



Agenda Item: 86
Action Date: 10/01/2020
Plat Name: West Fuqua at Alrover
Developer: Action Surveying
Applicant: Action Surveying
App No / Type: 2020-1517 C2R

<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."

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

(Click Current Infrastructure Design Manual (IDM) (effective July 1, 2020))

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

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

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

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

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

Harris County Flood Control District: Flood Control review - Need to show and label Drainage Channel C143-00 -00 with top of banks, also Easements (see uploaded PDF).

Parks and Recreation: -Incorrect Park Sector shown on plat.

-Needs additional Park Notes.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 87
Action Date: 10/01/2020
Plat Name: Whitfield Estates
Developer: Whitfield LLC
Applicant: RP & Associates
App No / Type: 2020-1641 C2R

Total Acreage:	0.1872	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:

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: 87
Action Date: 10/01/2020
Plat Name: Whitfield Estates
Developer: Whitfield LLC
Applicant: RP & Associates
App No / Type: 2020-1641 C2R

HPW- TDO- Traffic: 09.23.2020

No comments.

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

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

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

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

3. Offset Distance – Fire Hydrant: LOT 2(COH IDM Chapter 7, Section 7.03-D-3)

The existing fire hydrant must be at least 5 ft away from non-curbed driveways and 3 ft away from curbed driveways.

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

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

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

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

Addressing: Please edit the connecting street segment between "CONKLIN" & "RANDOLPH" in the plat as "DE PRIEST 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: 88
Action Date: 10/01/2020
Plat Name: Zeeshons Synott Plaza
Developer: Khwar & Sons, Inc.
Applicant: The Interfield Group
App No / Type: 2020-1672 C2R

Total Acreage:	2.0550	Total Reserve Acreage:	2.0550
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	18	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77099	528Y	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: 88
Action Date: 10/01/2020
Plat Name: Zeeshons Synott Plaza
Developer: Khwar & Sons, Inc.
Applicant: The Interfield Group
App No / Type: 2020-1672 C2R

HPW- TDO- Traffic: 09.23.2020
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, 2020))

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 Synott Road and along West Bellfort 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 Placement on Corner Lot: Reserve B (Commercial)

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

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

Stormwater quality permit is required.

No building is allowed within any public utility easement.

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



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 89
Action Date: 10/01/2020
Plat Name: Ashley Pointe Sec 15 partial replat no 1
Developer: Blackline Engineering LLC
Applicant: Blackline Engineering
App No / Type: 2020-1323 C3N

Total Acreage:	0.2063	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:	CLEAR BROOK CITY MUD
County	Zip	Key Map ©	City / ETJ
Harris	77089	616M	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.

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

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

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: 89
Action Date: 10/01/2020
Plat Name: Ashley Pointe Sec 15 partial replat no 1
Developer: Blackline Engineering LLC
Applicant: Blackline Engineering
App No / Type: 2020-1323 C3N

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

HPW-HW- IDS: Approve

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

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

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

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

Houston Planning Commission

ITEM: 89

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Ashley Pointe Sec 15 partial replat no 1

Applicant: Blackline Engineering



C – Public Hearings

Site Location

Subdivision

Houston Planning Commission

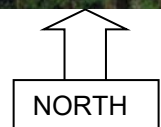
ITEM: 89

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Ashley Pointe Sec 15 partial replat no 1

Applicant: Blackline Engineering



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

September 9, 2020

Dear Property Owner:

Reference Number: 2020-1323; **Ashley Pointe Sec 15 partial replat no 1**; partial replatting of "**Ashley Pointe Sec 15**". This proposal includes the replatting of Reserve C, Block 1, as recorded in Film Code No. 682892 of the Harris County Map Records.

The property is located at the southwest intersection of Tripp Drive and Lott Avenue west of Dixie Farm Road. The purpose of the replat is to create one (1) single family lot. The applicant, Rosalyne Taylor, with Blackline Engineering, on behalf of Blackline Engineering LLC, can be contacted at 832-930-9478 Ext 102.

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, October 1, 2020 at 2:30 PM

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

www.houstonplanning.com

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

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

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

Council Members: Amy Peck Jerry Davis Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany Thomas Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris B. Brown

You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (832)393-6600.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 90
Action Date: 10/01/2020
Plat Name: Augusta Addition partial replat no 4
Developer: CONVERGE DESIGN DEVELOPMENT LLC
Applicant: SEM SERVICES
App No / Type: 2020-1368 C3N

Total Acreage:	0.1148	Total Reserve Acreage:	0.0000
Number of Lots:	2	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77020	494F	City

Conditions and requirements for approval:

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

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

047.3 If this Public Hearing (C3N) plat is deferred, it is the applicant's responsibility to update the sign to the new date for Commission Action, and email a picture to staff no later than Monday morning following the Planning Commission deferral. (Refer to Policy clarification document - Notification for replats requiring Public Hearings found under the following link: <https://www.houstontx.gov/planning/DevelopRegs/>)

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

Review by Legal indicates that this plat violates deed restrictions filed separately. The lot cannot be subdivided.

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:



Agenda Item: 90
Action Date: 10/01/2020
Plat Name: Augusta Addition partial replat no 4
Developer: CONVERGE DESIGN DEVELOPMENT LLC
Applicant: SEM SERVICES
App No / Type: 2020-1368 C3N

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

HPW- TDO- Traffic: 09.15.2020

No comments.

HPW-OCE-Traffic: 1. Driveway Placement on Corner Lot: lot 2 (Residential)

Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.02 of the Infrastructure Design Manual. (page 15-42). 20 feet offset from the property lines.

2. 2. A new sidewalk is required along Farmer 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 15.08.01.g.7)

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

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

Submit applications online at houstonpermittingcenter.org

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

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

Parks and Recreation: -Please correct numbers in Parks Table.

-Please provide Demo Permit or Water Letter dated within last 12 months to provide number of existing 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.

Houston Planning Commission

ITEM: 90

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Augusta Addition partial replat no 4 (DEF 1)

Applicant: SEM Services



C – Public Hearings

Site Location

Houston Planning Commission

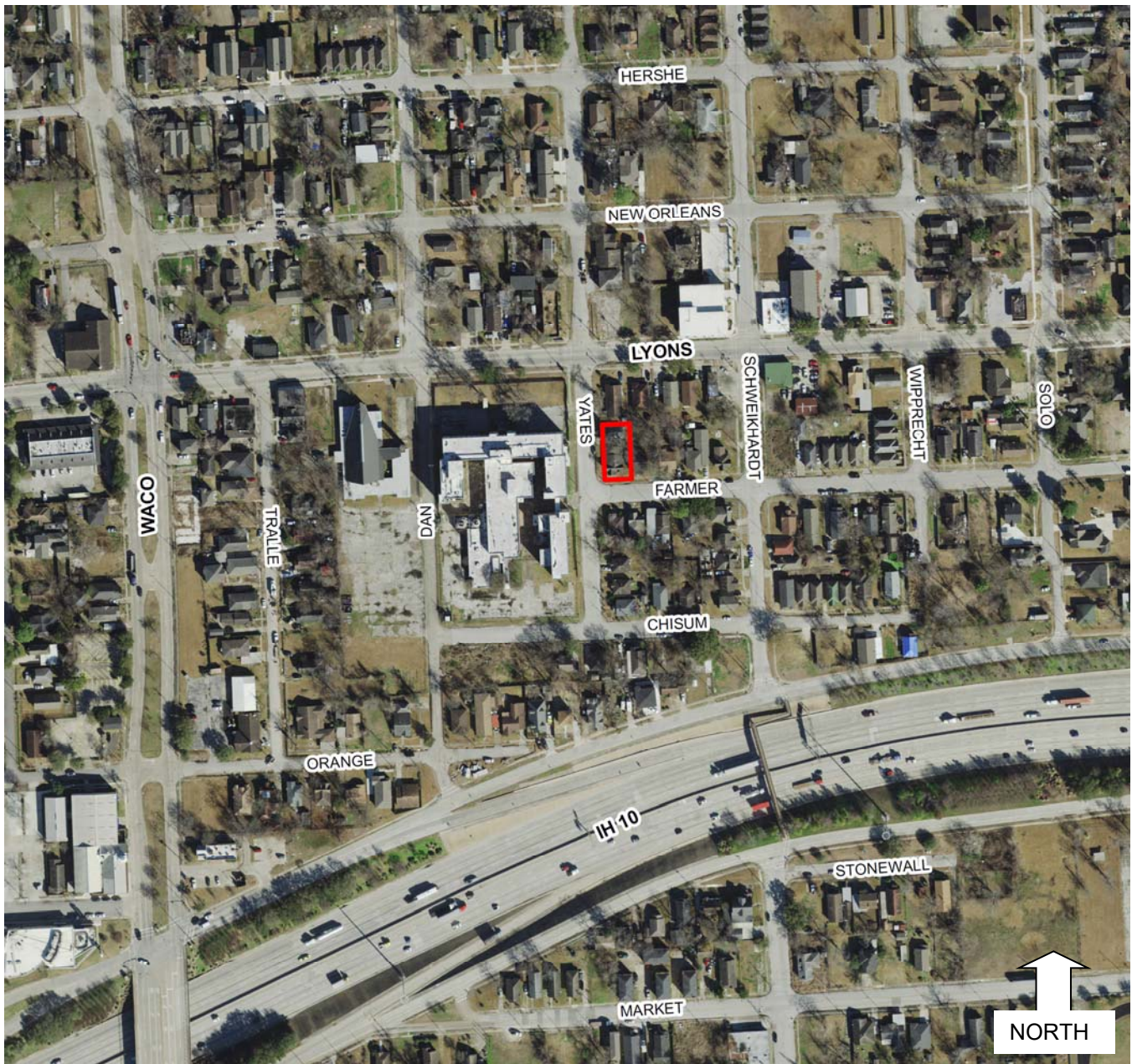
ITEM: 90

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Augusta Addition partial replat no 4 (DEF 1)

Applicant: SEM Services



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 26, 2020

Dear Property Owner:

Reference Number: 2020-1368; Augusta Addition partial replat no 4; replatting of Lot 10, Block 118, of Augusta Addition, as recorded in Vol. 56, Pg. 139 of the Harris County Deed Records.

The property is located at the northeast intersection of Farmer Street and Yates Street, south of Lyons Avenue and east of Waco Street. The purpose of the replat is to create two (2) single-family lots. The applicant, Stephanie Rivera-Lopez, with SEM Services., on behalf of Converge Design Development, LLC, can be contacted at 832-986-8208.

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

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

Virtual Planning Commission Meeting

Thursday, September 17, 2020 at 2:30 PM

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

www.houstonplanning.com

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

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

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (832)393-6600.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 91
Action Date: 10/01/2020
Plat Name: Idleloch partial replat no 1
Developer: Ashton Woods
Applicant: META Planning + Design, LLC
App No / Type: 2020-1421 C3N

Total Acreage:	24.6000	Total Reserve Acreage:	0.9000
Number of Lots:	115	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:	Luce Bayou PUD
County	Zip	Key Map ©	City / ETJ
Harris	77336	299S	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy.
- 047.2. This is a preliminary approval only; a final plat must be approved prior to recordation.
- 063. All appropriate engineering and surveying data shall be shown. (42 & 44)
- 064. Provide all dedication acknowledgements and certificates on the face of the plat. (42 & 44)
- 1) No variance required.

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: 91
Action Date: 10/01/2020
Plat Name: Idleloch partial replat no 1
Developer: Ashton Woods
Applicant: META Planning + Design, LLC
App No / Type: 2020-1421 C3N

HPW- TDO- Traffic: 09.15.2020

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)

Discuss with city if portion of trail easement can be abandoned by partial replat

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

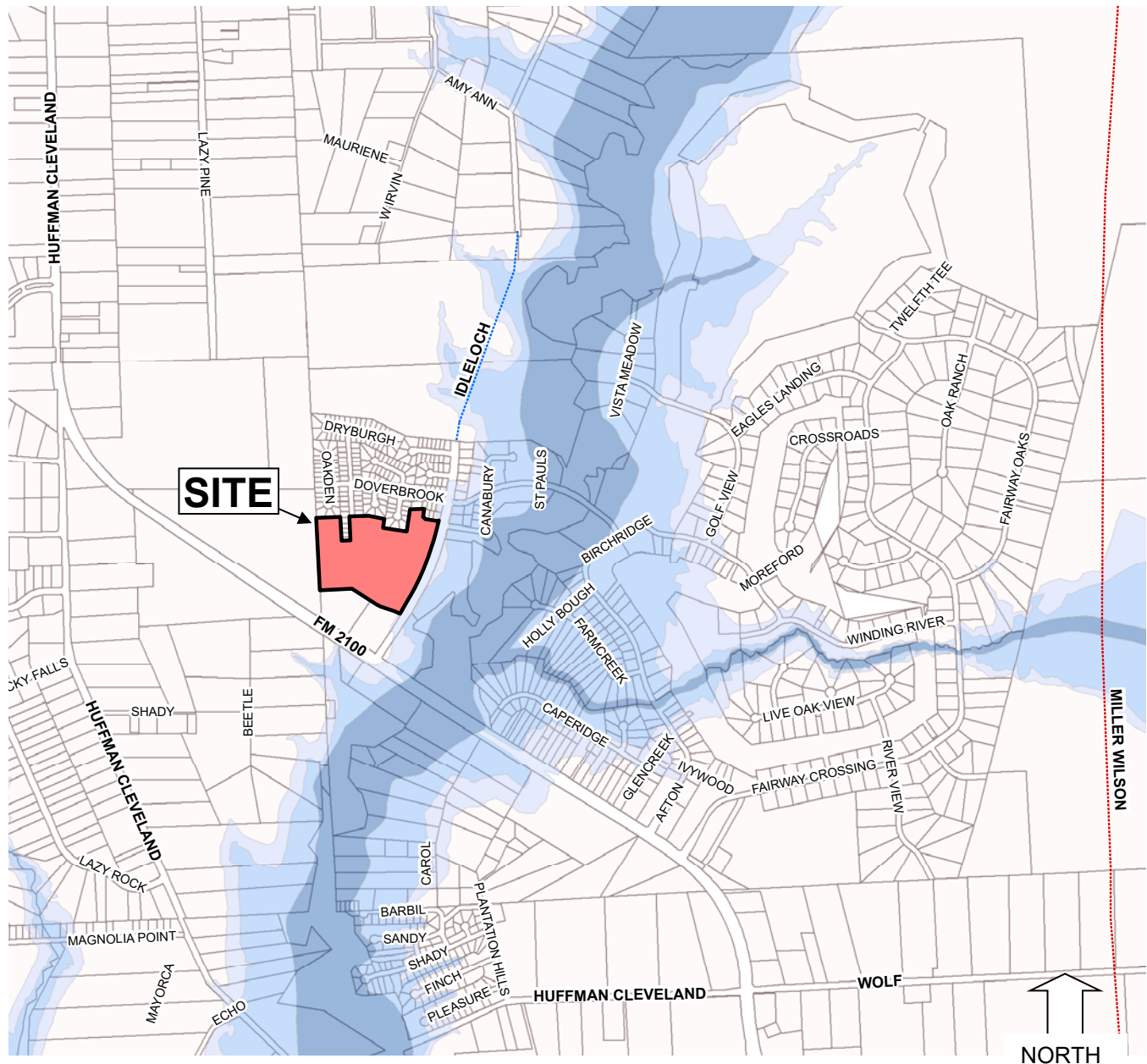
ITEM: 91

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Idleloch partial replat no 1 (DEF1)

Applicant: META Planning + Design, LLC



C – Public Hearings

Site Location

Houston Planning Commission

ITEM: 91

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Idleloch partial replat no 1 (DEF1)

Applicant: META Planning + Design, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

ITEM: 91

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Idleloch partial replat no 1 (DEF 1)

Applicant: META Planning + Design, LLC



C – Public Hearings

Aerial



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-1421

Plat Name: Idleloch partial replat no 1

Applicant: META Planning + Design, LLC.

Date Submitted: 08/10/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow a partial replat to convert single-family lots into a Compensating Open Space reserve.

Chapter 42 Section: 193

Chapter 42 Reference:

Chapter 42-193. - Rules governing partial replats of certain property. ... (c) Property within a subdivision plat that contains lots restricted to single-family residential or residential use may be replatted to amend a plat restriction only as provided below: (1) A plat restriction limiting the use of property to residential or single-family residential use may be amended to permit the use of that property only for landscape, park, recreation, drainage, or open space uses. [...]

Statement of Facts

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

Idleloch is an existing single-family residential property platted in 1972, located far northeast of central Houston along major collector Idleloch Drive, off of FM 2100 (Humble-Crosby Road) at the edge of Harris County. The community was initially created as a single plat with 349 lots, but only a fraction of the total lots have been developed and sold to single-family homeowners. The subject application proposes to adjust some of the lot lines in one of the undeveloped areas on the southwest side of Idleloch, converting 110 lots into 115 lots and adding multiple landscape and open space reserves, in order to create a vibrant residential community in the as-yet-undeveloped area. The proposed partial replat intends to preserve the same street pattern as was established in the original Idleloch subdivision. Adjustments to the lot lines within this street pattern have created one lot that is just slightly below the threshold for the minimum lot size of 5,000 square feet in the ETJ. This lot requires Compensating Open Space be dedicated so that the lot owner might enjoy landscape and open space amenities outside of their smaller lot. Separately, the developer also intends to create a large open space for use of the residents, replacing some of the previous lots within the community. Since the one small lot requires Compensating Open Space, the park space has been designated as such, although it far exceeds the 100 square feet of COS required by the one lot. The ordinance allows conversion of single-family lots into landscape or open space uses via partial replat. However, the ordinance does not speak to conversion of single-family lots into compensating open space. Therefore, a variance is required to meet the letter of the ordinance, although the intent of the proposed development meets the rules.

(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 existing street pattern and separately-owned property lines created by the original Idleloch subdivision are not within the control of the developer. The ordinance would allow the provision of an open space area within the partial replat, but utilizing that open space area as Compensating Open Space is not discussed by the ordinance.

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

The open space area is originally intended for the enjoyment of the redeveloped lots within the partial replat, which is the intent and general purpose of this chapter in allowing partial replats to convert lots into open space. The intent of Compensating Open Space is to provide green space for lots that are less than the minimum size required for the enjoyment of the residents, which is also met by the provided open space. The change in designation from "open space" to "compensating open space" does not change the intent of the reserve or the purpose it will serve in the community.

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

The granting of the variance will allow the developer to provide an open space for the enjoyment of the residents, which is beneficial to public health, safety, and welfare.

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

The technicality of the ordinance as written is the justification for the granting of the variance.



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

August 24, 2020

Dear Property Owner:

Reference Number: 2020-1421, Idleloch partial replat no 1; replatting all of Lots 1-50, Block 1, Lots 1-36 and 72-81, Block 2, Lots 1-14, Block 3, all of Exmouth Court, Bishops Terrace Drive, Selsdon Court, Queensberry Court, Rotherfield Court, and Addington Court, and parts of Admiralty Drive and Islington Drive, as recorded in Volume 202, Page 131 of the Harris County Map Records.

The property is located west of Idleloch Drive and south of Doverbrook Drive. The purpose of the replat is to create 115 lots and 5 reserves. The applicant, Jennifer Curtis, with META Planning + Design, LLC, can be contacted at 281-810-1422.

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. A variance is being requested with this application. The variance(s) request are attached.

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, September 17, 2020 at 2:30 PM

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

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

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

For additional information, you may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (832)393-6600.

212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
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- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



Application No: 2020-1421

Agenda Item: 91

PC Action Date: 10/01/2020

Plat Name: Idleloch partial replat no 1

Applicant: META Planning + Design, LLC

Staff Recommendation: 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 allow a partial replat to convert single-family lots into a Compensating Open Space reserve.;

Basis of Recommendation:

Variance is no longer required.

Statement of Facts

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

NA

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

NA

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

NA

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

NA

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

NA

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

NA



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 10/01/2020
Plat Name: Newport Sec 2 partial replat no 1
Developer: Castlerock Communities
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2020-1409 C3N

Total Acreage:	0.3420	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	NEWPORT MUD
County	Zip	Key Map ©	City / ETJ
Harris	77532	418D	ETJ

Conditions and requirements for approval:

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

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

047.3 If this Public Hearing (C3N) plat is deferred, it is the applicant's responsibility to update the sign to the new date for Commission Action, and email a picture to staff no later than Monday morning following the Planning Commission deferral. (Refer to Policy clarification document - Notification for replats requiring Public Hearings found under the following link: <https://www.houstontx.gov/planning/DevelopRegs/>)

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

The Planning Commission deferred this item to give the applicant time to address the boundary question that was raised at the Planning Commission by the abutting property owner.

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:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 92
Action Date: 10/01/2020
Plat Name: Newport Sec 2 partial replat no 1
Developer: Castlerock Communities
Applicant: Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP
App No / Type: 2020-1409 C3N

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

HPW- TDO- Traffic: 09/28/2020

No comments.

HPW-HW- IDS: Approve

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

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

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

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

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

Houston Planning Commission

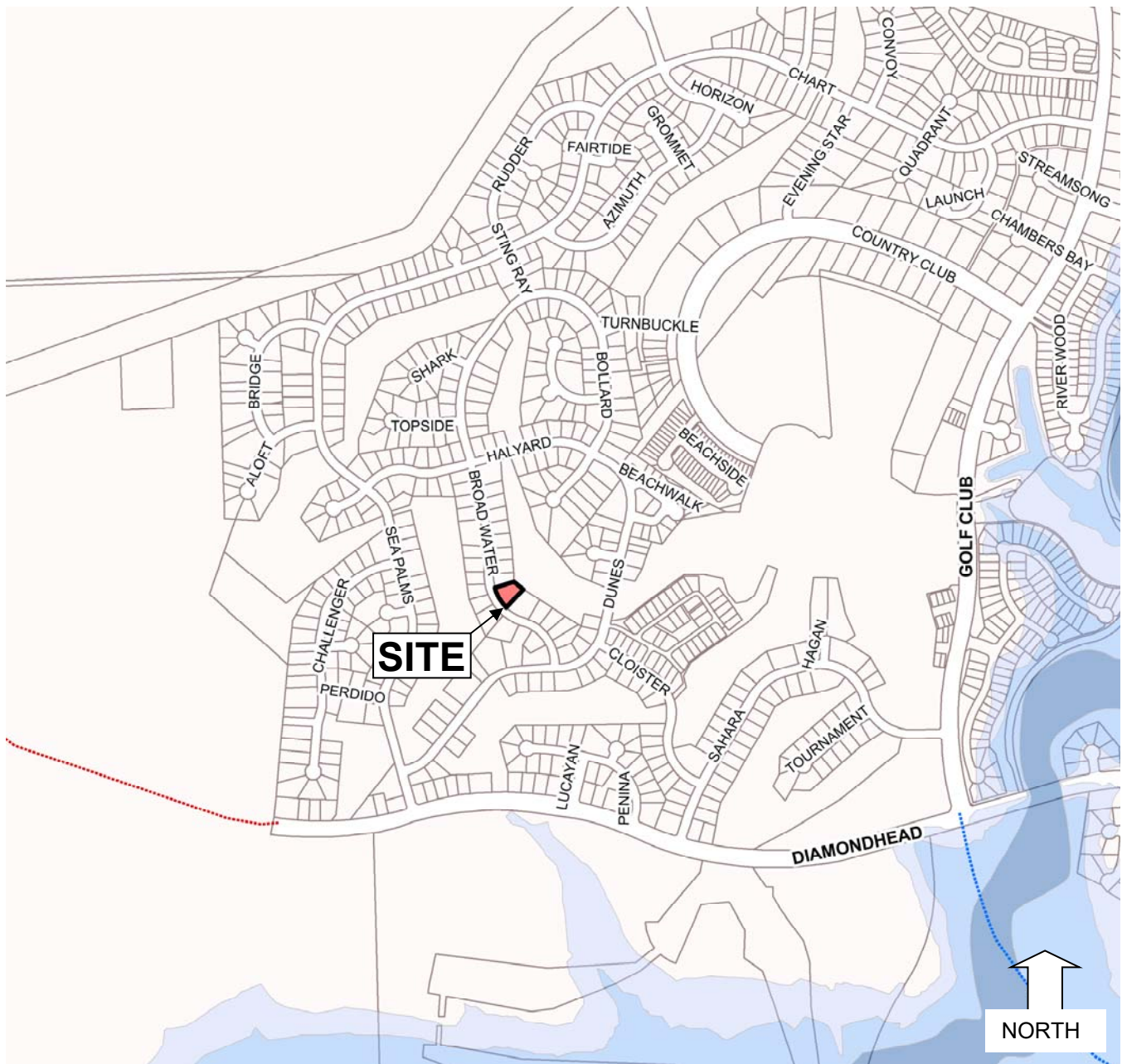
ITEM: 92

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Newport Sec 2 partial replat no 1

Applicant: Tri-Tech Surveying Co., LP / Tri-Tech Engineering, LP



C – Public Hearings

Site Location

Houston Planning Commission

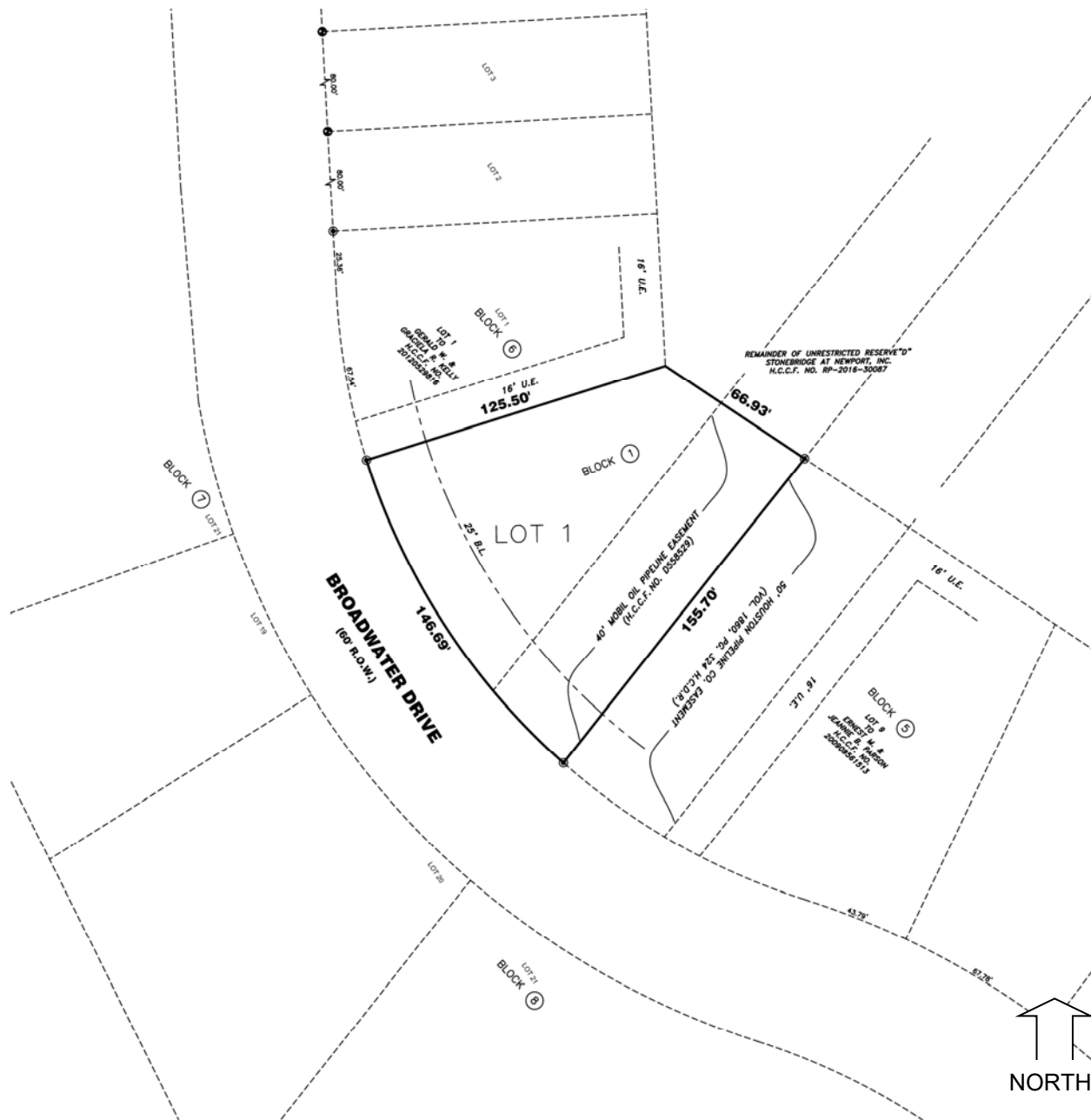
ITEM: 92

Planning and Development Department

Meeting Date: 10/01/2020

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Applicant: Tri-Tech Surveying Co., LP / Tri-Tech Engineering, LP



C – Public Hearings

Subdivision

Houston Planning Commission

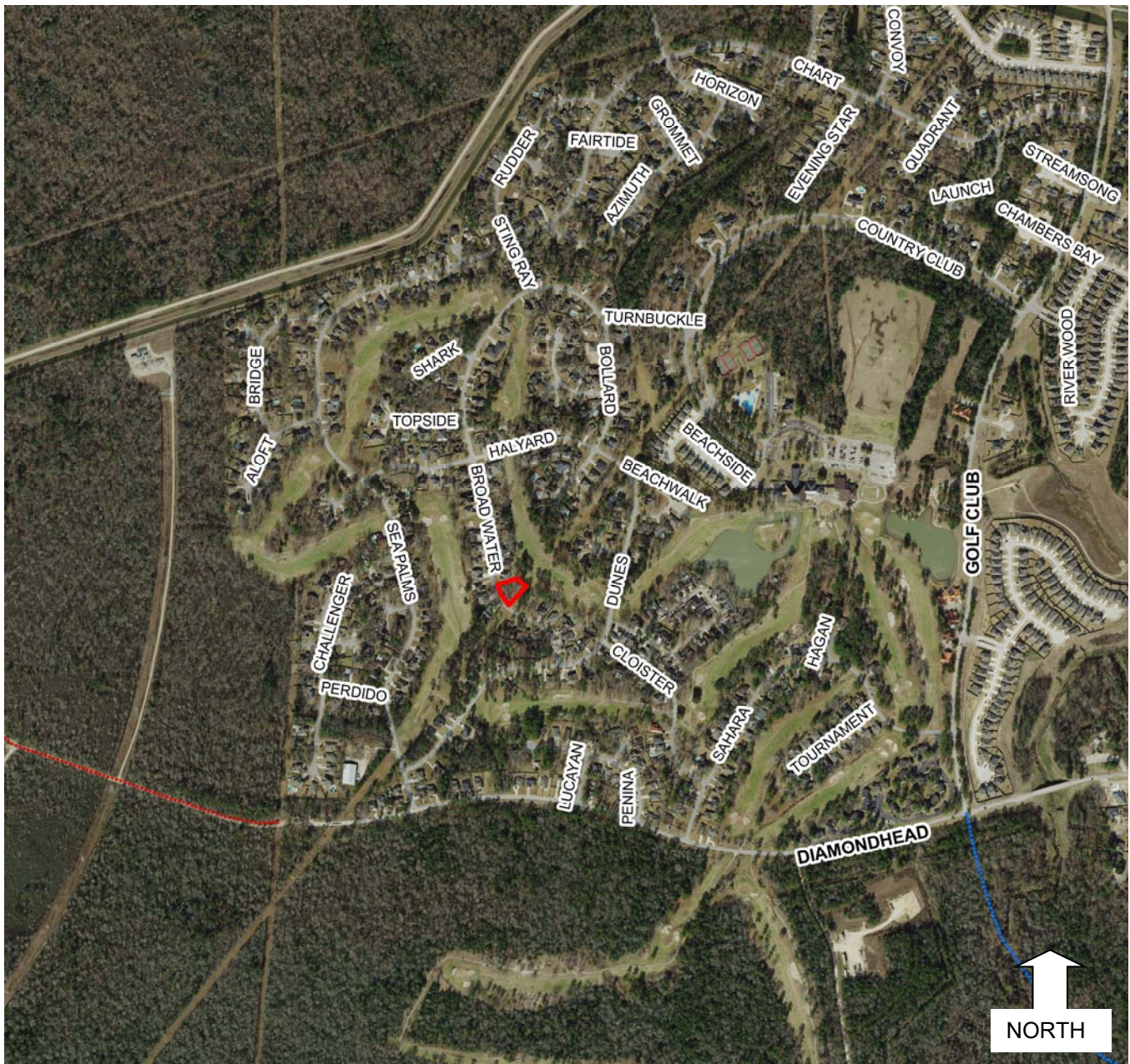
ITEM: 92

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Newport Sec 2 partial replat no 1

Applicant: Tri-Tech Surveying Co., LP / Tri-Tech Engineering, LP



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

September 9, 2020

Dear Property Owner:

Reference Number: 2020-1409; Newport Sec 2 partial replat no 1; partial replatting of "Newport sec 2". This proposal includes the replatting of a portion of Unrestricted Reserve D, as recorded in Film Code No. 195035 of the Harris County Map Records.

The property is located north along Broadwater Drive north of S Diamondhead Boulevard west of Golf Club Drive. The purpose of the replat is to create one (1) single family lot. The applicant, Kester Josh, with Tri-Tech Surveying Co., LP/Tri-Tech Engineering, LP, on behalf of Castlerock Communities, can be contacted at 713-667-0800.

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, October 1, 2020 at 2:30 PM

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

www.houstonplanning.com

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

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

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

Council Members: Amy Peck Jerry Davis Abbie Kamin Carolyn Evans-Shabazz Dave Martin Tiffany Thomas Greg Travis Karla Cisneros
Robert Gallegos Edward Pollard Martha Castex-Tatum Mike Knox David W. Robinson Michael Kubosh Letitia Plummer Sallie Alcorn
Controller: Chris B. Brown

You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (832)393-6600.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **Subdivision replat.** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **Deed restrictions.** Are private covenants between property owners that are recorded with the appropriate county clerk's office that bind all or some property owners in a neighborhood or subdivision to follow a specific set of guidelines. Typically, deed restrictions are designed to limit activities, building layout and design, and / or land uses. A replat does not amend or remove any deed restrictions.
- **Extraterritorial jurisdiction (ETJ).** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **Chapter 42.** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **Local Government Code 212.015.** The state law section that describes the purpose and requirements of property owner notification when preparing certain replats.
- **Variance.** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.

Planning Commission Body, Authority and Obligation

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 20 members and meets every two weeks per their adopted Commission meeting schedule.
- Should a replat meet the subdivision rules and regulations of Chapter 42 and not include a variance request the Planning Commission is obligated to approve the replat. These subdivision rules and regulations do not include the site's land use, structure(s), parking, lighting, drainage, etc.

Planning Department Staff Authority and Obligation

- Development Services Division reviews subdivision plats and replats for compliance with the rules and regulations described in Chapter 42 and in Local Government Code 212.015 and prepares recommendations for Planning Commission consideration.
- Should a plat or replat meet the above rules and regulations of Chapter 42 the staff is obligated to recommend approval subject to minor corrections and further coordination with other agencies that have required more detailed information.
- For a development within Houston's incorporated city limits a site plan locating structure(s), parking, and landscaping is reviewed when a building permit is filed. This plan receives an administrative approval if it complies with other development rules and regulations. Should the site plan not comply, or the applicant wishes to deviate from these standards, a development plat variance may be presented to the Planning Commission.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 93
Action Date: 10/01/2020
Plat Name: Taj Residences partial replat no 1
Developer: AGD Retirement Homes at Aliana, LLC
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-1525 C3N

Total Acreage:	2.9000	Total Reserve Acreage:	0.4220
Number of Lots:	35	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 2 PAE
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	FB C MUD 134B
County	Zip	Key Map ©	City / ETJ
Fort Bend	77407	526Z	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

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Agenda Item: 93
Action Date: 10/01/2020
Plat Name: Taj Residences partial replat no 1
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Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-1525 C3N

HPW- TDO- Traffic: 09-30-2020

No comments.

Fort Bend Engineer: 1) Address redline markups

2) Submit FP to FBC for formal review

3) This is not considered a formal review by FBC as not all review comments are provided in this portal

Addressing: ANCHORAGE PASSAGE WAY - Please change street name per ORDINANCE CHPT 41. Street name can only contain one street name type. Passage may be abbreviated by mistake, thereby confusing it with the street type "PASS".

Previous Subdivision application "2018-2091" is recorded. Therefore, streets may need be abandoned in previous Plat.

HPW-HW- IDS: Approve

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..

Make sure that the subdivision has detention.

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Houston Planning Commission

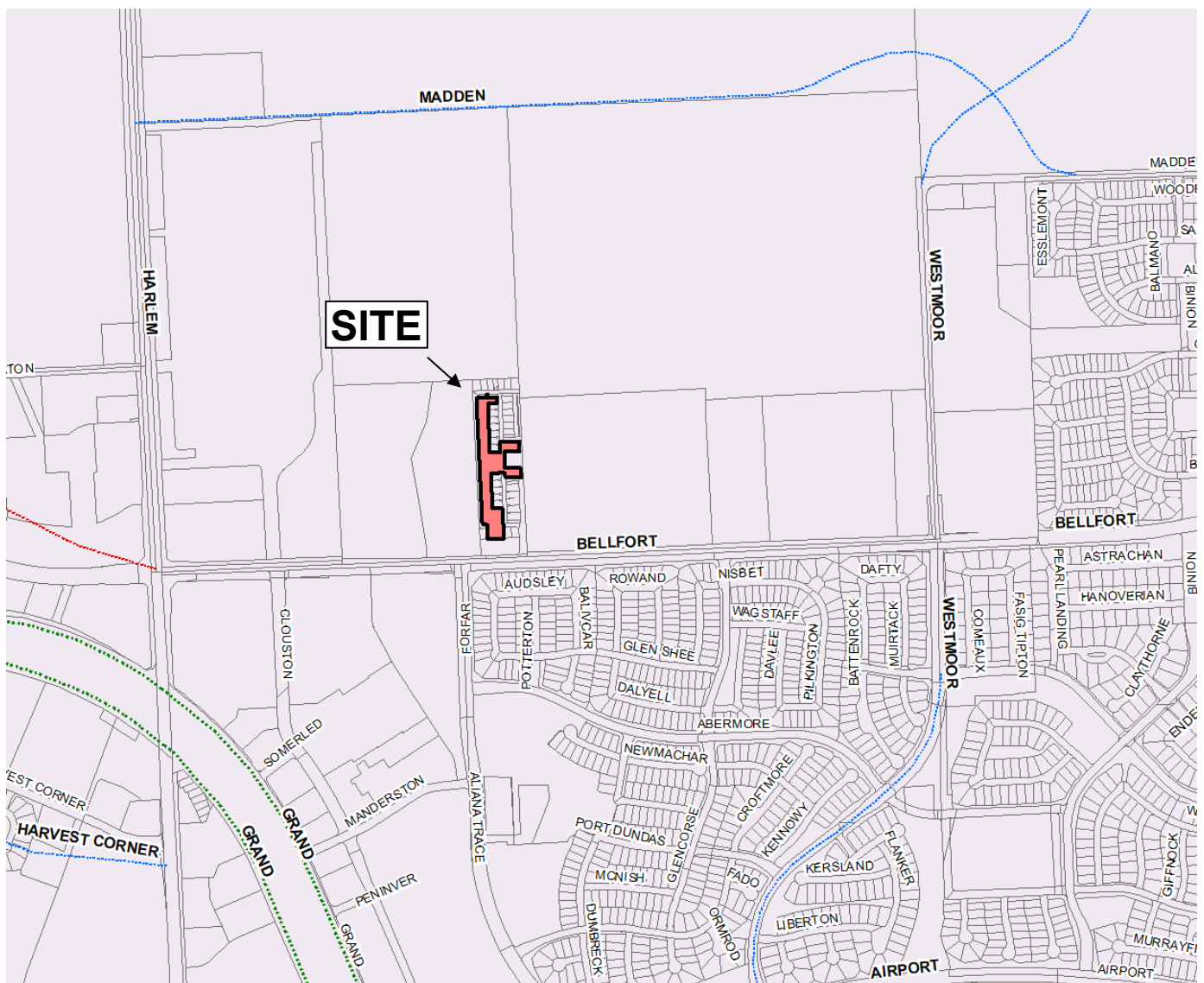
ITEM: 93

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Taj Residences partial replat no 1

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings

Site Location

Houston Planning Commission

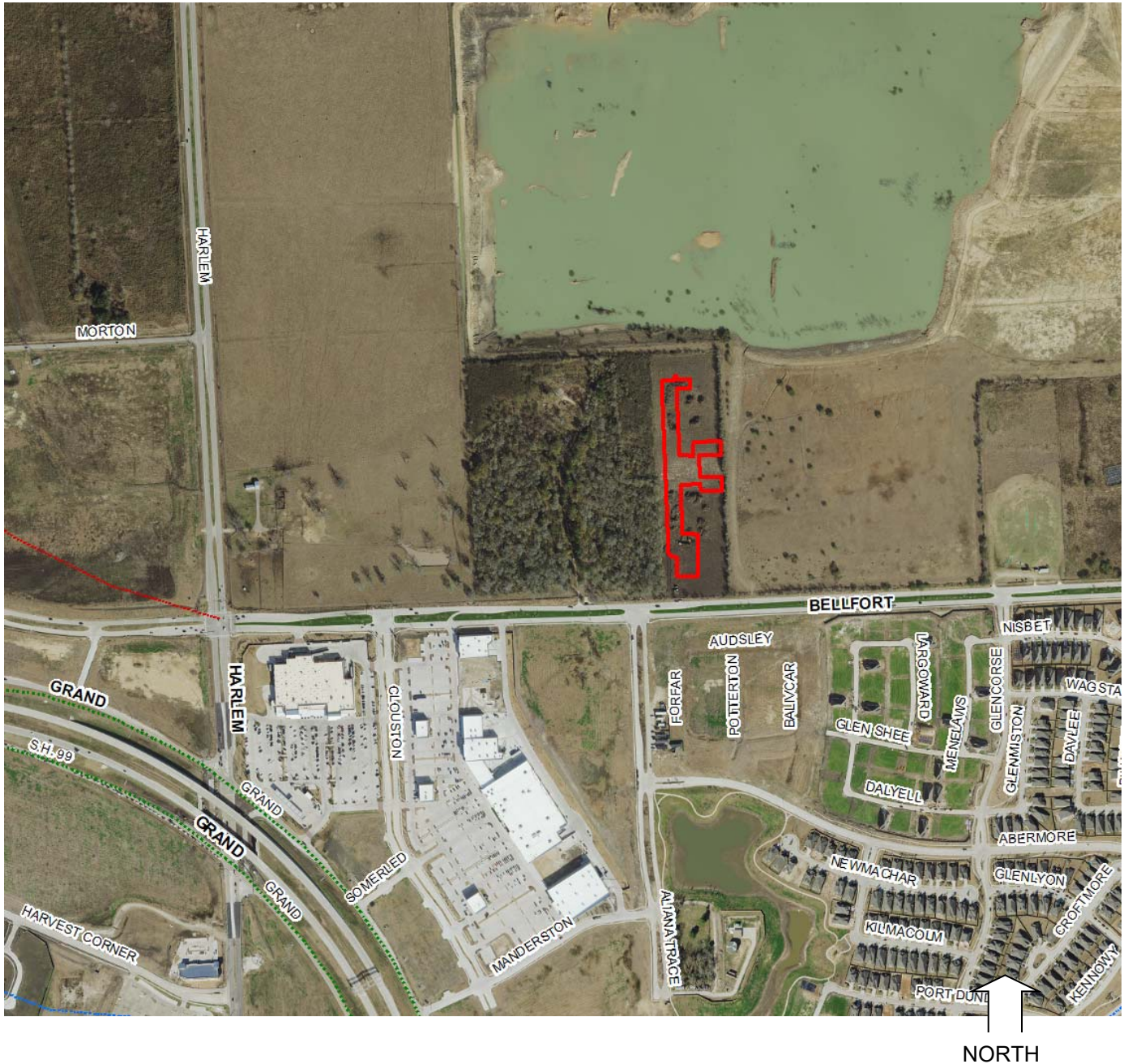
ITEM: 93

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Taj Residences partial replat no 1

Applicant: Jones|Carter - Woodlands Office



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
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www.houston.tx.gov

September 9, 2020

Dear Property Owner:

Reference Number: 2020-1525; Taj Residences partial replat no 1; replatting of a portion of "**Taj Residences**", Lots 1-26, 32-34, & 42; Reserves G, K, P-R, W-Z, AA- CC, & KK, Block 2; Lots 1-4, Reserves I-M, Block 5; and Lots 2 and 3, Block , as recorded in Clerk File No. 2019138293 of the Fort Bend County Plat Records.

The property is located along Grove Row Avenue, Bridgeway Lane and Medieval Lane north of Belfort Street and east of Harlem Road. The purpose of the replat is to create Thirty-five (35) single-family residential lots and to remove 5' side building lines. The applicant, Mikalla Hodges, with Jones/Carter, on behalf of AGD Retirement Homes of Allana, LLC, can be contacted at 281-363-4039.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 94
Action Date: 10/01/2020
Plat Name: Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16 replat no 1
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No / Type: 2020-1310 C3N

Total Acreage:	23.2200	Total Reserve Acreage:	5.0900
Number of Lots:	58	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
Montgomery	77380	251G	ETJ

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

Commission Action:

Withdrawn



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Houston Planning Commission

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Platting Approval Conditions

Agenda Item: 94
Action Date: 10/01/2020
Plat Name: Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16 replat no 1
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No / Type: 2020-1310 C3N

HPW- TDO- Traffic: 09.15.2020

No comments.

HPW-HW- IDS: Approve

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

Addressing: SERENE RIDGE "COURT" retains an incorrect street type, COURT is used only for road segments ending in a cul-de-sac.

SERENE RIDGE COURT diverts approximately 90 degrees in subdivision, as per city ordinance, please split and add a new road name to differentiate the Westerly and Easterly portions.

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

Houston Planning Commission

ITEM: 94

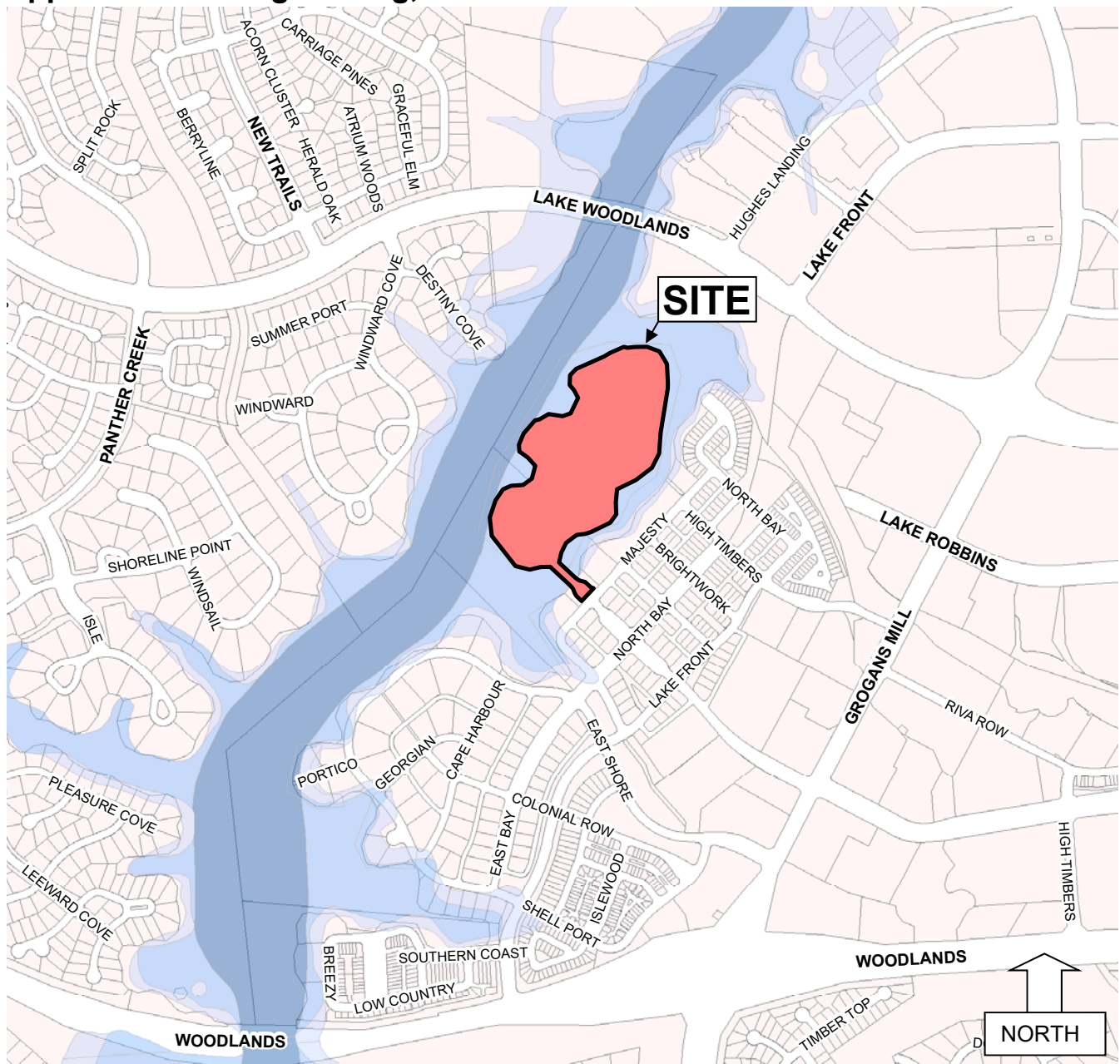
Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Woodlands Village of Grogans Mill Lake Woodlands

East Shore Sec 16 replat no 1 (DEF 1)

Applicant: LJA Engineering, Inc. – Woodlands Office



Houston Planning Commission

ITEM: 94

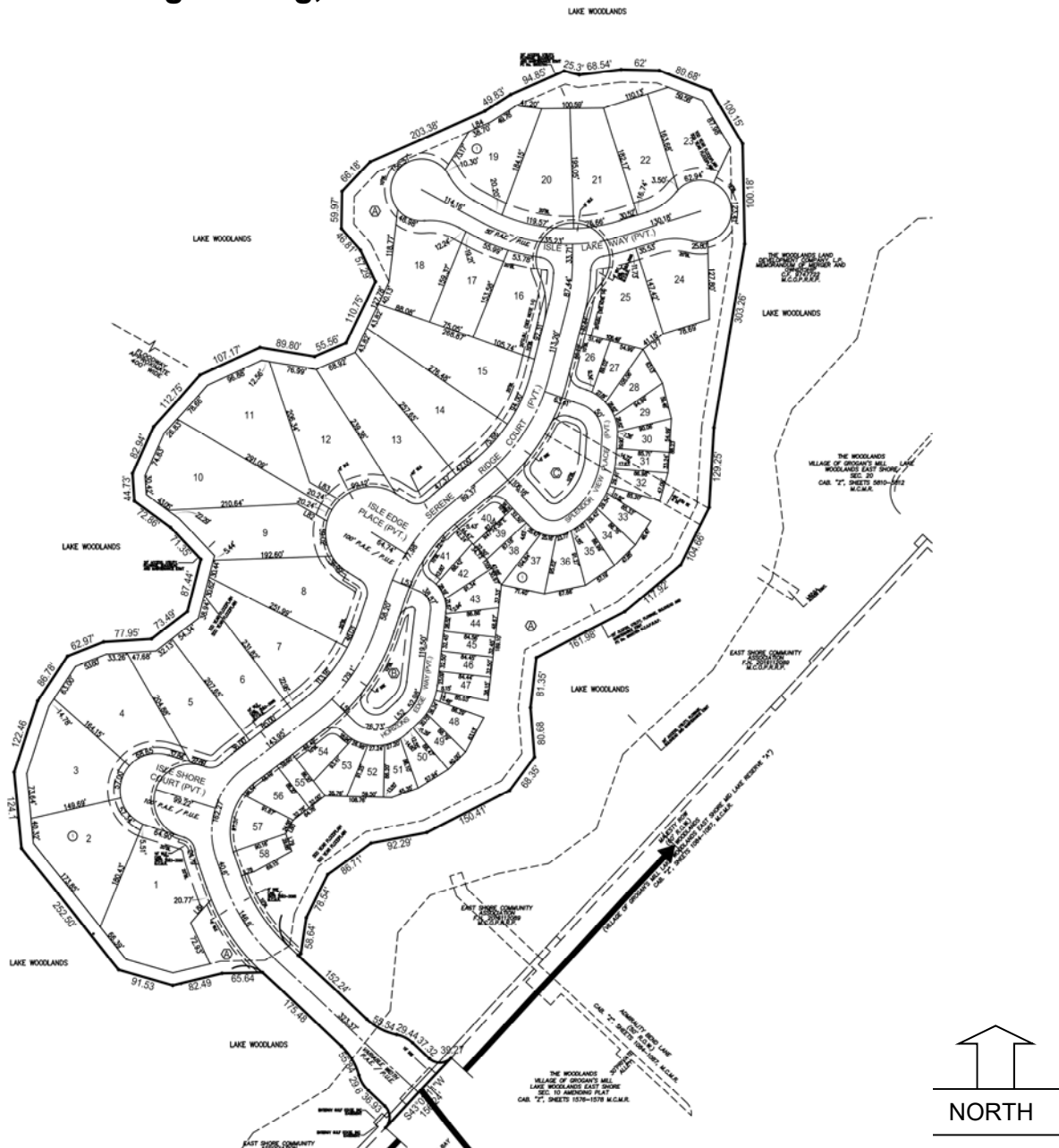
Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Woodlands Village of Grogans Mill Lake Woodlands

East Shore Sec 16 replat no 1 (DEF 1)

Applicant: LJA Engineering, Inc. – Woodlands Office



C – Public Hearings with Variance

Subdivision

Houston Planning Commission

ITEM: 94

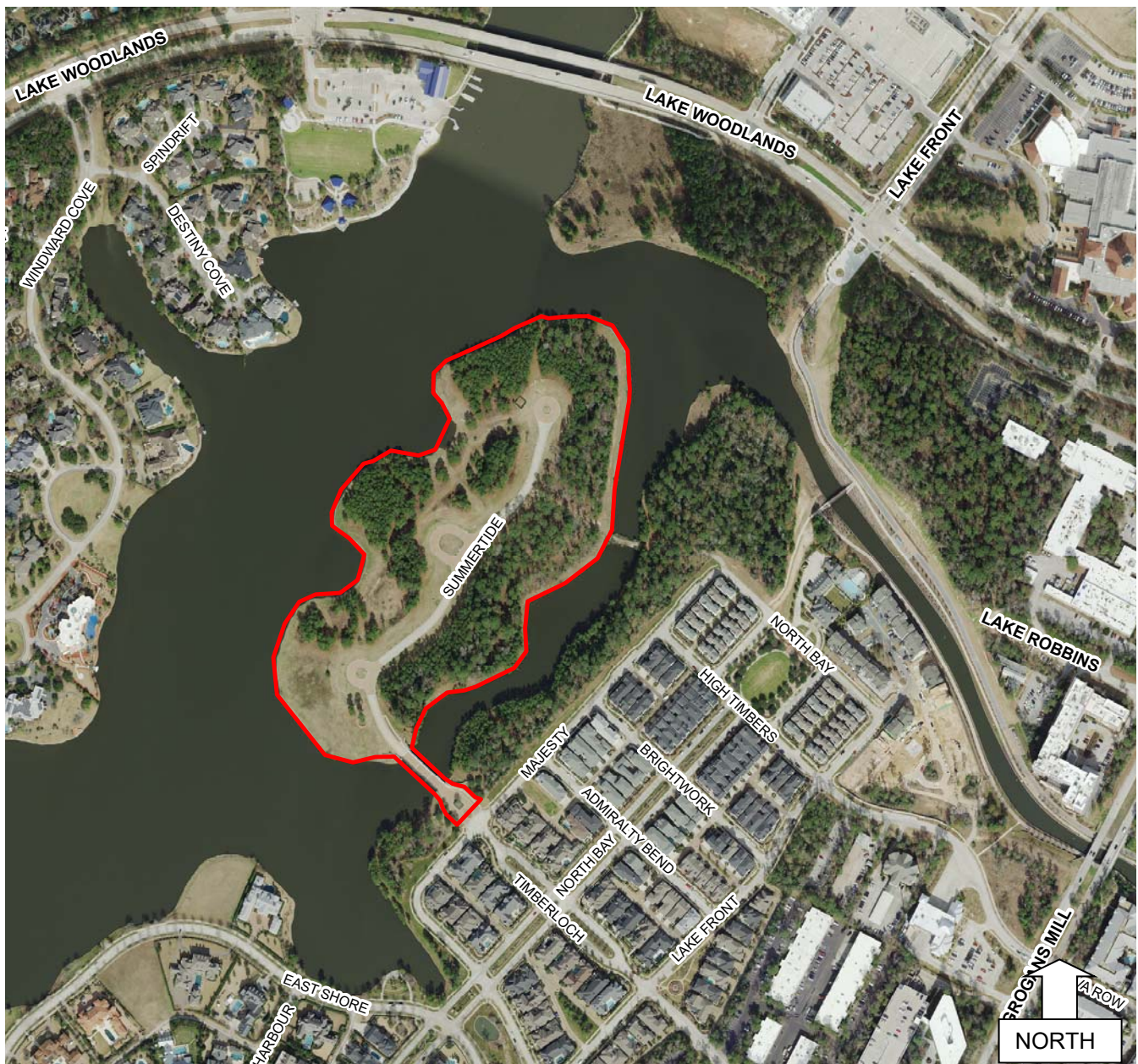
Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Woodlands Village of Grogans Mill Lake Woodlands

East Shore Sec 16 replat no 1 (DEF 1)

Applicant: LJA Engineering, Inc. – Woodlands Office



C – Public Hearings with Variance

Subdivision



Application Number: 2020-1310

Plat Name: Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16 replat no 1

Applicant: LJA Engineering, Inc - (Woodlands Office)

Date Submitted: 07/27/2020

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:

Utilize (42-157(b)) for collector streets and local streets – Single-family residential – outside of the city limits - allowing 10' building line for the principal structure and 17' garage setback on front loaded lots 26-58, block 1.

Chapter 42 Section: 42-156(b)

Chapter 42 Reference:

Collector and local street — Single-family residential.

Statement of Facts

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

(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;

East Shore Section 16 has lots overlooking the Lake Woodlands Canal on an internal private street. East Shore has established a strong urban character through the use of streetscape elements, street trees, sidewalks and reduced building lines, and is seen as urban garden district. We are requesting the building lines on the front loading garages be allowed to use the standard for urban areas, 17' for the garage, and 10' for the principle structure

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

These lots will overlook the pedestrian walkway system along the Lake Woodlands Canal and be connected to that system with internal sidewalks along the private street. The 17' setback will be clear of the sidewalks to ensure conflicts don't occur. The overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. The closer proximity of the homes to the pedestrian ways combined with walkways with enhanced landscaping and street trees creates a more attractive and safer walking environment. While this development plan is self-imposed, it is designed to create a safer and more inviting place to live and walk.

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

The aforementioned design elements of reducing building lines and providing enhanced streetscapes are in keeping with widely accepted planning standards when trying to create more urban pedestrian friendly environments. Consequently, the City of Houston's Chapter 42 ordinance has accepted and incorporated certain aspects of these concepts. Thus, this proposal is in keeping with the intent and general purposes of Chapter 42.

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

(5) Granting of the requested variance will not be injurious to the public health or safety. By providing reduced building lines, enhanced sidewalks and street landscaping, a safer, more appealing pedestrian environment will be created. Thus, the public safety and welfare will be enhanced by providing the herein requested variance.

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

Economic hardship is not a justification for the variance request. The ability to create a safer, more appealing pedestrian-friendly environment is the justification



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**STAFF REPORT
Variance Request Form**

Application No: 2020-1310

Agenda Item: 94

PC Action Date: 10/01/2020

Plat Name: Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16 replat no 1

Applicant: LJA Engineering, Inc - (Woodlands Office)

Staff Recommendation: Withdraw

Chapter 42 Sections: 42-156(b)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Utilize (42-157(b)) for collector streets and local streets – Single-family residential – outside of the city limits - allowing 10' building line for the principal structure and 17' garage setback on front loaded lots 26-58, block 1.;

Basis of Recommendation:

The applicant has withdrawn this application.

Statement of Facts

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

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

August 26, 2020

Dear Property Owner:

Reference Number: 2020-1310; Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16 replat no 1; replatting of all of **"Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16"**. as recorded at Cabinet Z Sheets 3093-3095 of the Montgomery County Map Records.

The property is located north along Majesty Row south of Lake Woodlands Drive and West of Grogans Mill Rd. The purpose of the replat is to create 58 single family residential lots and 3 reserves. The applicant, Gloria Howell, with LJA, on behalf of Bridgeland Development LP, can be contacted at 281-210-1770.

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. A variance is being requested with this application. The variance(s) request are attached.

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, September 17, 2020 at 2:30 PM

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212.015 (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

NOTE: YOU MUST LIVE OR OWN PROPERTY IN THE PROTEST AREA TO QUALIFY FOR THREE-FOURTHS AFFIRMATIVE VOTE OF PLANNING COMMISSION. THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE TUESDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

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

Terminology

- **Subdivision plat.** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **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: 10/01/2020
Plat Name: Wrenwood partial replat no 1
Developer: Homesite Residential, LLC
Applicant: Richard Grothues Designs
App No / Type: 2020-1476 C3N

Total Acreage:	0.2789	Total Reserve Acreage:	0.0184
Number of Lots:	13	Number of Multifamily Units:	0
COH Park Sector:	19	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77043	449X	City

Conditions and requirements for approval:

012.2.Coordinate utility easements with CenterPoint Energy. For additional information, please contact Crystal Shrader at 713-207-0430. Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.

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

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

Commission Action:

Approve the plat subject to the conditions listed



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

For Your Information:

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



Agenda Item: 95
Action Date: 10/01/2020
Plat Name: Wrenwood partial replat no 1
Developer: Homesite Residential, LLC
Applicant: Richard Grothues Designs
App No / Type: 2020-1476 C3N

HPW- TDO- Traffic: 09/21/2020

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, 2020))

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 Wycliffe Drive or submit a sidewalk variance if (CIP) has recently improved the 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: Due to close proximity to CenterPoint Energy Transmission Corridor, developer/applicant must submit drainage and wet utility plans for further review to ensure no negative impact on rights, access, maintenance, and/or facilities.

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

HPW-OCE- Drainage and Utility: 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.

Master W.M.E. is required.

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

Houston Planning Commission

ITEM: 95

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Wrenwood partial replat no 1

Applicant: Homesite Residential, LLC



C – Public Hearings

Site Location

Houston Planning Commission

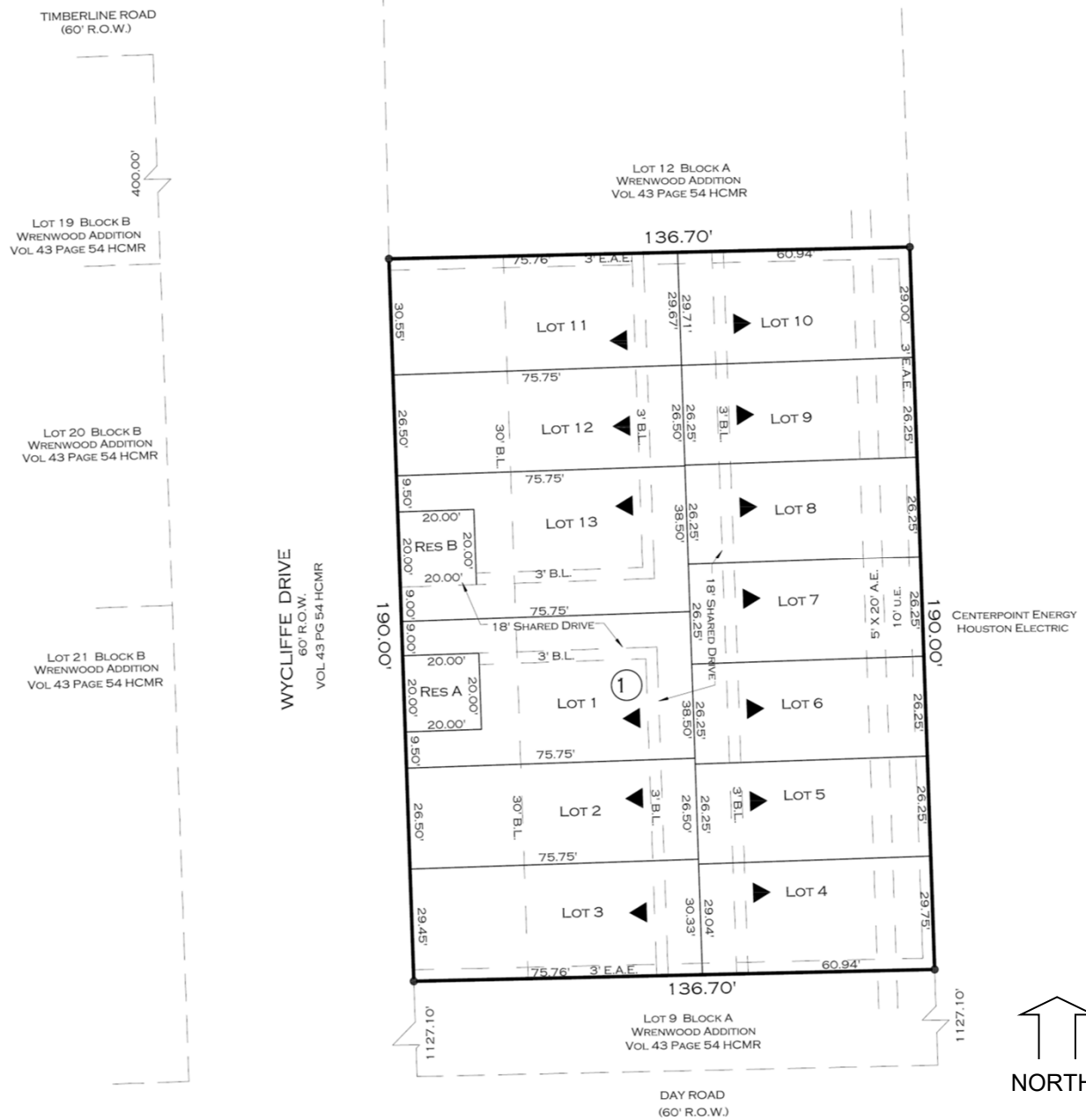
ITEM: xx

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Wrenwood partial replat no 1

Applicant: Homesite Residential, LLC



C – Public Hearings

Subdivision

Houston Planning Commission

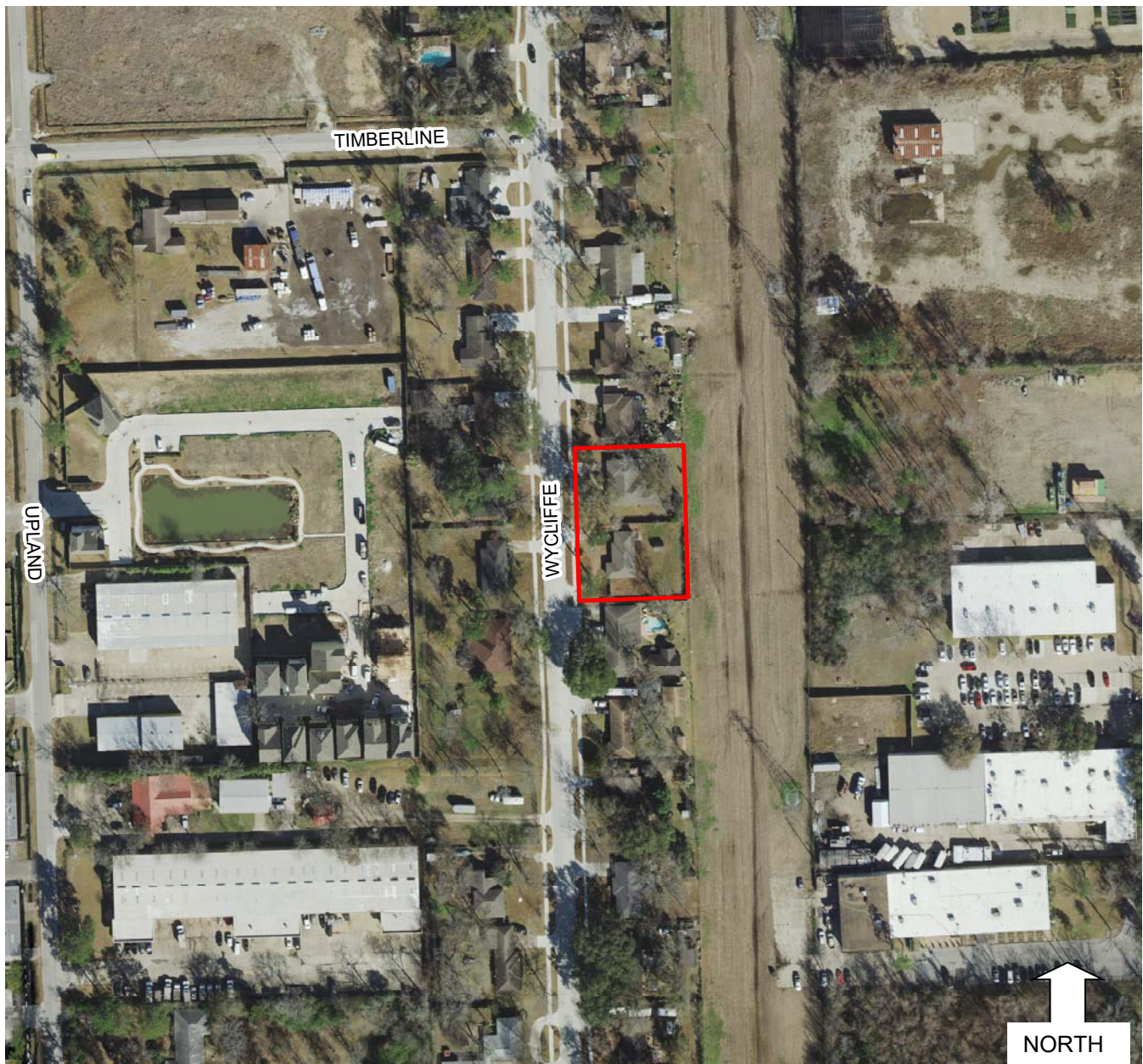
ITEM: xx

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Wrenwood partial replat no 1

Applicant: Homesite Residential, LLC



C – Public Hearings

Aerial



CITY OF HOUSTON
Planning and Development

Sylvester Turner
Mayor

Public Hearing Notice



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

T. 832.393.6600
F. 832.393.6661
www.houston.tx.gov

September 9, 2020

Dear Property Owner:

Reference Number: 2020-1476, Wrenwood partial replat no 1; partial replatting of "Wrenwood". Being Lots 10 and 11 of Block A, as recorded at Film Code No. Volume 43 Page 54 of the Harris County Map Records.

The property is located east along Wycliffe Drive and south of Timberline road west of Brittmoore road. The purpose of the partial replat is to create 13 single family lots and two parking reserves. The applicant, Richard Grothues, with Richard Grothues Designs, on behalf of Homesite Residential, LLC, can be contacted at 713-449-9191.

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

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, October 1st, 2020 at 2:30 PM

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

www.houstonplanning.com

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

1. Send email to: Speakercomments.pc@houston.tx.gov

Please submit written comments or sign up as speakers at least 24 hours in advance of the meeting, so staff may compile them in order of the agenda items. These will be read into the record but may be summarized by staff if they are especially lengthy or duplicative of other comments. ALL comments submitted will be made part of the meeting record. Speakers who signed up to be speak will be allowed to make their comments during the meeting.

2. **Telephone:** You may call the Planning Department at: 832-393-6624 and a staff member will take your comments and this will also be read into the record and made part of the meeting record.

You may also contact staff with the Planning and Development Department regarding this notice via email at planning.publichearing@houstontx.gov or call (832)393-6600.

Be advised that state law requires the Houston Planning Commission to approve each subdivision plat and replat that complies with the provisions of Chapter 42 and any other applicable laws and requirements.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL

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

Terminology

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

Planning Commission Body, Authority and Obligation

- 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: 96
Action Date: 10/01/2020
Plat Name: Bridgeland Central Sec 1
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No / Type: 2020-1608 C3P

Total Acreage:	19.1900	Total Reserve Acreage:	2.1300
Number of Lots:	152	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HARRIS COUNTY WCID 157
County	Zip	Key Map ©	City / ETJ
Harris	77433	365R	ETJ

Conditions and requirements for approval:

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

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted the three requested variances:

1. To allow two street intersections along Mason Road to be located 590' apart
2. To allow 0' building lines along public streets on lots accessible by private alley
3. To allow lots to take sole access via private alley with walk up access through Reserves A and B



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with 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: 96
Action Date: 10/01/2020
Plat Name: Bridgeland Central Sec 1
Developer: Bridgeland Development L.P.
Applicant: LJA Engineering, Inc - (Woodlands Office)
App No / Type: 2020-1608 C3P

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

HPW-HW- IDS: Approve

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

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

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

UVE should be checked at Travis County Way and Mason Road. (Chapter 10-COH geometric design guidelines, 10-23)

NB left turn lane will be required on Mason Road at Pennybacker, and at Travis County Way. (COH geometric Design guidelines, 10-25)

Traffic Impact Analysis will be required before the review of site development plan. It should address, but not limited to, left turn lane requirements, guest parking and parking restrictions. (HC-permit regs, 12.02)

County has no objections to variances.

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

Houston Planning Commission

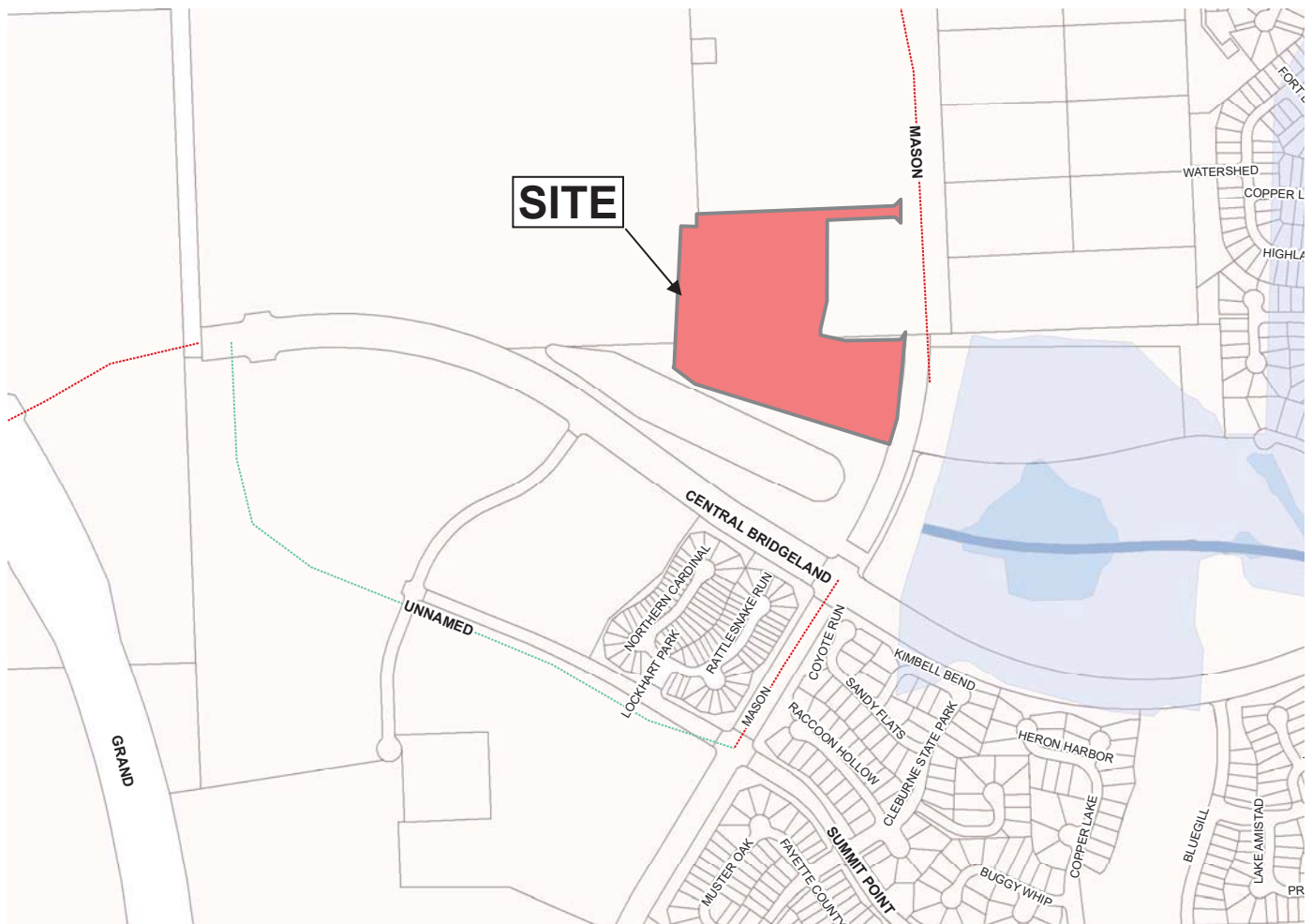
ITEM: 96

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Bridgeland Central Sec 1 (DEF 1)

Applicant: LJA Engineering Inc.



D – Variances

Site Location

Houston Planning Commission

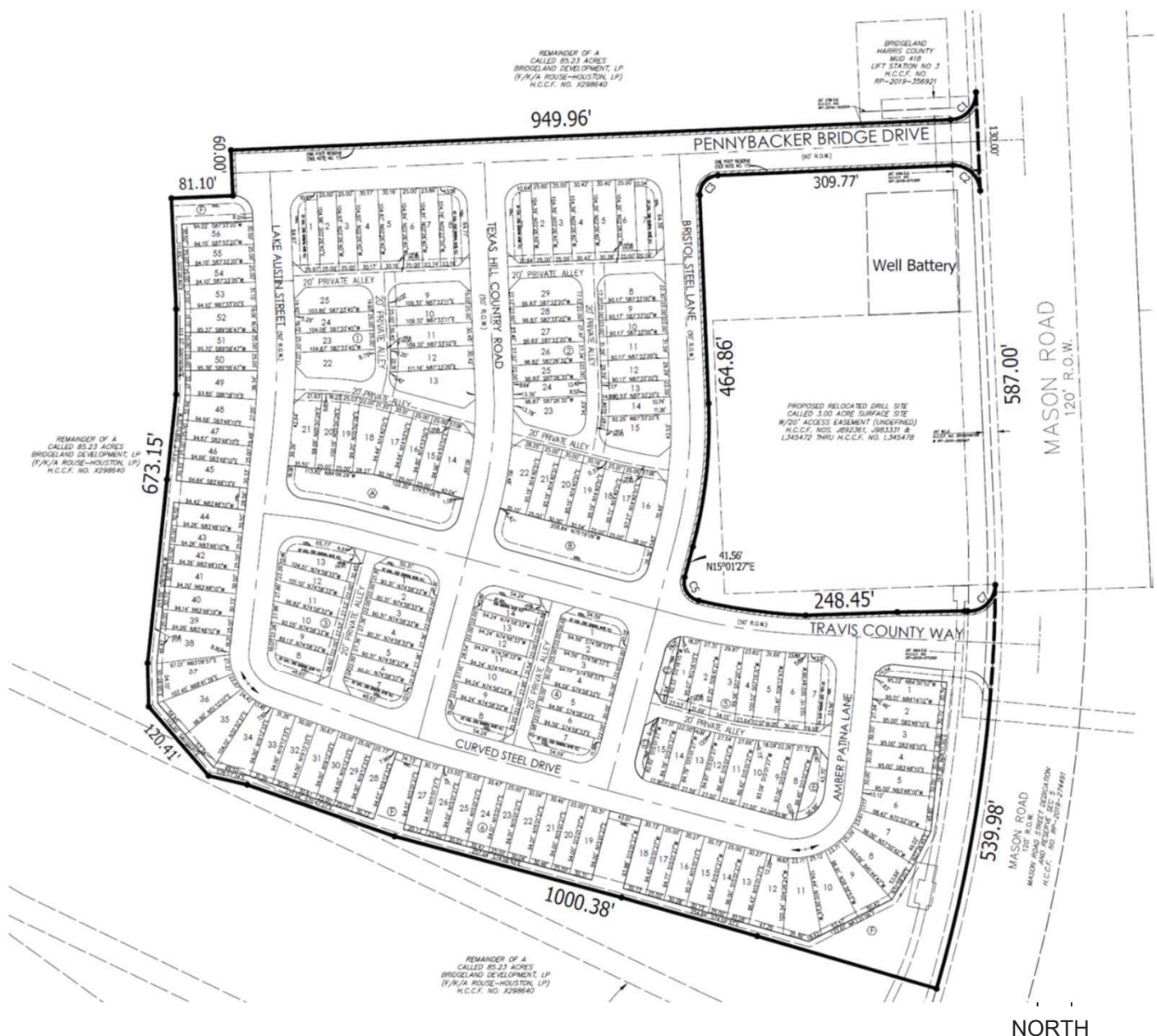
ITEM: 96

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Bridgeland Central Sec 1 (DEF 1)

Applicant: LJA Engineering Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 96

Planning and Development Department

Meeting Date: 10/01/2020

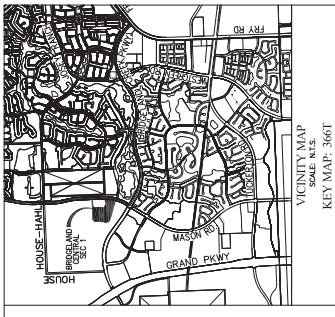
Subdivision Name: Bridgeland Central Sec 1 (DEF 1)

Applicant: LJA Engineering Inc.



D – Variances

Aerial



- BL INDICATES BUILDING LINE
- D.E. INDICATES DRAINAGE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- W.E. INDICATES WATER EASEMENT
- U.E. INDICATES UTILITY EASEMENT
- F.N. INDICATES FILE NUMBER
- H.C.D.R. INDICATES HARRIS COUNTY DEED RECORDS
- H.C.M.R. INDICATES HARRIS COUNTY MAP RECORDS
- H.C.O.P.P. INDICATES HARRIS COUNTY OFFICIAL PUBLIC RECORDS
- P.L. INDICATES PROPERTY LINE
- R.O.W. INDICATES RIGHT-OF-WAY
- S.N. INDICATES STREET NAME CHANGE
- S.N. INDICATES SEE NOTE

RESERVE	AMOUNT	NO. FT.	TYPE
A	0.24	10,530	RESERVED TO COMPENSATING OPEN SPACE (O.C.S.)
B	0.00	0	RESERVED TO COMPENSATING OPEN SPACE (O.C.S.)
C	0.00	0	RESERVED TO COMPENSATING OPEN SPACE (O.C.S.)
D	0.00	0	RESERVED TO COMPENSATING OPEN SPACE (O.C.S.)
E	0.00	0	RESERVED TO COMPENSATING OPEN SPACE (O.C.S.)
F	0.00	0	RESERVED TO COMPENSATING OPEN SPACE (O.C.S.)
G	0.00	0	RESERVED TO COMPENSATING OPEN SPACE (O.C.S.)
H	0.00	0	RESERVED TO COMPENSATING OPEN SPACE (O.C.S.)
I	0.00	0	RESERVED TO COMPENSATING OPEN SPACE (O.C.S.)
J	0.00	0	RESERVED TO COMPENSATING OPEN SPACE (O.C.S.)
K	0.00	0	RESERVED TO COMPENSATING OPEN SPACE (O.C.S.)
L	0.00	0	RESERVED TO COMPENSATING OPEN SPACE (O.C.S.)
M	0.00	0	RESERVED TO COMPENSATING OPEN SPACE (O.C.S.)
N	0.00	0	RESERVED TO COMPENSATING OPEN SPACE (O.C.S.)
O	0.00	0	RESERVED TO COMPENSATING OPEN SPACE (O.C.S.)
P	0.00	0	RESERVED TO COMPENSATING OPEN SPACE (O.C.S.)
Q	0.00	0	RESERVED TO COMPENSATING OPEN SPACE (O.C.S.)
R	0.00	0	RESERVED TO COMPENSATING OPEN SPACE (O.C.S.)
S	0.00	0	RESERVED TO COMPENSATING OPEN SPACE (O.C.S.)
T	0.00	0	RESERVED TO COMPENSATING OPEN SPACE (O.C.S.)
U	0.00	0	RESERVED TO COMPENSATING OPEN SPACE (O.C.S.)
V	0.00	0	RESERVED TO COMPENSATING OPEN SPACE (O.C.S.)
W	0.00	0	RESERVED TO COMPENSATING OPEN SPACE (O.C.S.)
X	0.00	0	RESERVED TO COMPENSATING OPEN SPACE (O.C.S.)
Y	0.00	0	RESERVED TO COMPENSATING OPEN SPACE (O.C.S.)
Z	0.00	0	RESERVED TO COMPENSATING OPEN SPACE (O.C.S.)
TOTAL	2.13	90,861	

VARIANCE REQUEST LOCATIONS

VARIANCE REQUESTED: 42-127(b): Intersections of Major Thoroughfares - Intersections along a major thoroughfare shall be space a minimum of 600 feet apart.

Proposed Intersection spacing along MASON ROAD between Fernybacker Bridge Drive and Travis County Way is Approximately 590'.

VARIANCE REQUESTED: 42-156: Zero Front BL for Public Alley Served (Private Alleys)

LOTS 1-13 AND 22-25, BLOCK 1
 LOTS 1-25 AND 22-29, BLOCK 2
 LOTS 1-13 AND 22-25, BLOCK 3
 LOTS 1-14, BLOCK 5
 LOTS 1-15, BLOCK 6

VARIANCE REQUESTED: 42-188: Lot Access To Streets (Reserve Frontage)

LOTS 15-20, BLOCK 1
 LOTS 17-21, BLOCK 2

BRIDGELAND CENTRAL SEC 1

A SUBDIVISION OF 19.19 ACRES OF LAND SITUATED IN THE H&T.C. R.R. CO. SURVEY, SEC. 25, BLK. 2, ABSTRACT 432, HARRIS COUNTY, TEXAS.

152 LOTS 6 RESERVES (2.13 ACRES) 6 BLOCKS
 DATE SEPTEMBER 21, 2020 JOB NO. 1104-5001-337

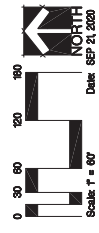
BRIDGELAND
 OWNERS:
 BRIDGELAND DEVELOPMENT, LP,
 A LIMITED LIABILITY PARTNERSHIP
 HEATH MELTON, VICE-PRESIDENT
 23702 HOUSE HAIL ROAD
 CYPRESS, TEXAS 77433
 PHONE: (281)-213-8600

Planning:
LJA Engineering, Inc. - Planning
 10707 Engstrom Circle
 Houston, Texas 77036
 Phone: 713.952.5200
 Fax: 713.952.5201
 Email: info@ljaeng.com
 Website: www.ljaeng.com

Engineering/Surveying:
Brown & Gay Engineers, Inc.
 10777 Westheimer, Suite 400, Houston, TX 77042
 Tel: 281.409.8800
 Fax: 281.409.8801
 Email: info@brownandgay.com
 Website: www.brownandgay.com
 TPEE Registration No. F-1046



BRIDGELAND CENTRAL
 PAVING ROAD SEC 6
 PLAN BOOK 604478
 H.C.D.R. NO. 258840





Application Number: 2020-1608

Plat Name: Bridgeland Central Sec 1

Applicant: LJA Engineering, Inc - (Woodlands Office)

Date Submitted: 09/08/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Block length, Intersections of major thoroughfares 600' Minimum Spacing 1. Block length less than 600' along Mason Road

Chapter 42 Section: 127(b)

Chapter 42 Reference:

42-127 (b) Intersections of major thoroughfares shall be spaced a minimum of 600 feet apart;

Statement of Facts

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

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

Bridgeland Section 1 is bounded by Pennybacker Bridge Drive on the north, by Drainage and Open Space on the west, by Bridgeland Creek K-150 Drainage Lakes on the south, and Mason Road on the east. The neighborhoods within this zone are served by collectors connecting to three Major Thoroughfares, and to the town center to the west.

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

The block length between Pennybacker Bridge Drive and Travis County Way is 587' due to an existing lift station to the north of Pennybacker Bridge Drive. A 15' landscape reserve is being set aside to buffer the lift station, causing the block length to be less than 600' minimum. The sight distances to both intersections along Mason Road are clear and visible to oncoming traffic.

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

The intent and general purposes of section 42 ordinance are preserved. The purpose of the Subdivision Ordinance is to create sufficient circulation and access for the surrounding areas. Traffic circulation is to be provided by the proposed major thoroughfare and collector street grid within the proposed Bridgeland central.

(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 variance is within 10% of the 600' minimum block length, and each intersection has unobstructed sight distances.

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

The street system is adequate for the number of units proposed in the Bridgeland Central Section 1 area. Most of the traffic patterns will feed onto the Major Thoroughfare Mason Road from the internal collectors. The 587' block length is a de minimis variance. Economic hardship is not the sole justification for the variance.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-1608

Plat Name: Bridgeland Central Sec 1

Applicant: LJA Engineering, Inc - (Woodlands Office)

Date Submitted: 09/08/2020

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(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow 0' front building lines for private alley served lots. Applicable to Block 1 Lots 1 thru 25 ; Block 2, Lots 1 thru 29; Block 3 Lots 1 thru 13; Block 4 Lots 1 thru 14; Block 5 Lots 1 thru 15.

Chapter 42 Section: 42-156d

Chapter 42 Reference:

42-156. (d) When the plat contains a typical lot layout and notes that restrict vehicular access to an approved public alley then no front building setback line shall be required, except for corner lots as provided herein.

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 in Bridgeland Central, within the Master Planned community of Bridgeland, in Harris County, within the ETJ of the City of Houston. This overall neighborhood of Bridgeland Central Section 1 is being developed as an urban neighborhood. One of the primary goals of this neighborhood is to provide an "urban", pedestrian-friendly environment. As such, Bridgeland is creating a pedestrian-friendly setting through enhanced sidewalks, street trees and landscape treatments throughout the Bridgeland Central Section 1 neighborhood. An important part of creating the pedestrian-friendly environment is to eliminate as many driveways as possible from the primary pedestrian routes. To achieve this goal, the development is incorporating an internal alley system into the proposed design to allow vehicular access to the back of the lots. By providing the alleys and vehicular access to the rear of the lots, pedestrian interaction with vehicular traffic will be minimized. Chapter 41-156 allows for a front building line of 0' when a single family lot takes access from a public alley.

(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 overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. Providing a reduced building line will move homes closer to the enhanced pedestrian walks. The closer proximity of the homes to the pedestrian ways combined with walkways creates a safer walking environment. While this development plan is self-imposed, it is designed to create a safer and more inviting place to live and walk. Chapter 42 allows for a zero foot building line on lots taking vehicular access from a public alley. Harris County does not allow public alleys to be dedicated.

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

This proposal meets this chapter 42 requirement with the exception that the alleys proposed herein are private alleys rather than public alleys. The intent and general purpose of this chapter will be preserved and maintained since Chapter 42 allows for a zero foot building line of lots taking vehicular access to a public all.

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

Granting of the herein requested variance will not be injurious to the public health or safety or welfare. The lots will be developed with entrances that open to the sidewalks and vehicular access taken from the rear by the private alleys. The alley access limits the pedestrian/vehicular interaction. Site visibility at corners will not be hindered due to the required setbacks.

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

Economic hardship is not the justification for this variance. The hardship is due to different rules in Chapter 42 on the application of the building diagram to private vs. public alleys.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-1608

Plat Name: Bridgeland Central Sec 1

Applicant: LJA Engineering, Inc - (Woodlands Office)

Date Submitted: 09/08/2020

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:

Lot access to streets.

Chapter 42 Section: 42-188

Chapter 42 Reference:

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.

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 in Bridgeland Central, within the Master Planned community of Bridgeland, in Harris County, within the ETJ of the City of Houston. This overall neighborhood of Bridgeland Central Section 1 is being developed as an urban neighborhood. One of the primary goals of this neighborhood is to provide an "urban", pedestrian-friendly environment. As such, Bridgeland is creating a pedestrian-friendly setting through enhanced sidewalks, street trees and landscape treatments throughout the Bridgeland Central Section 1 neighborhood. This neighborhood is within Bridgeland Central a mixed use district, and in order to provide pedestrian circulation within the neighborhood connecting to the east a linear open space is part of the community. This open spaces connects to the other pedestrian open spaces that lead into the Bridgeland town center and to the trail network outside of the neighborhood. Homes will face onto these linear open spaces creating a community open space with interconnected sidewalks and trails. We are requesting that 15 alley served lots be allowed to front on these linear open spaces creating a generous streetscape and a linear park within the neighborhood. This applies to Block 1 Lots 15 thru 20; Block 2, Lots 17 thru 21;

(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 overall development plan for the subject property is designed to enhance the pedestrian district by creating an inviting and safe place to walk. Providing a 40' landscaped linear park as the backbone of the neighborhood will help create community spaces or neighborhoods within the neighborhood and offer social space for gathering. Front porches are planned to front onto the linear open space and will be a series of smaller lots with common green. The landscape treatment will pull together the neighborhood with street trees, and extensive sidewalk and trail connectivity. Guest parking is planned along the linear open space and park adequate for visitors within the neighborhood.

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

This proposal meets this chapter 42 requirement with the exception that the alleys proposed herein are private alleys rather than public alleys. The intent and general purpose of this chapter will be preserved and maintained since Chapter 42 encourages active open space and parks.

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

Granting of the herein requested variance will not be injurious to the public health or safety or welfare. The lots will be developed with entrances that open to the open space with sidewalks. Vehicular access taken from the rear by the private alleys. The alley access limits the pedestrian/vehicular interaction. Site visibility at corners will not be hindered due to the required setbacks.

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

Economic hardship is not the justification for this variance. The hardship is due to different rules in Chapter 42 regarding lots access to streets.



PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT Variance Request Form

Application No: 2020-1608

Agenda Item: 96

PC Action Date: 10/01/2020

Plat Name: Bridgeland Central Sec 1

Applicant: LJA Engineering, Inc - (Woodlands Office)

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 127(b); 42-188; 42-156d

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Block length, Intersections of major thoroughfares 600' Minimum Spacing 1. Block length less than 600' along Mason Road ;

Lot access to streets.;

To allow 10' front building lines for private alley served lots. Applicable to Block 1 Lots 1 thru 25 ; Block 2, Lots 1 thru 29; Block 3 Lots 1 thru 13; Block 4 Lots 1 thru 14; Block 5 Lots 1 thru 15. ;

Basis of Recommendation:

The site is located within Harris County along Mason Road north of Bridgeland Creek Parkway.

The applicant is proposing a single family lot subdivision and is requesting three variances:

1. To locate two public street connections to a major thoroughfare within 590' instead of the required 600'.
2. To allow lots with a 0' building line along a public street with vehicular access from a private alley.
3. To allow 11 lots to take sole access from a private alley as opposed to a PAE or public street.

Staff is in support of each request. The site is located along Mason Road north of Bridgeland Creek Parkway. The applicant proposes locating Travis Country Way and Pennybacker Bridge Drive at an existing and proposed median openings along Mason Road separated by a distance of 590'. These street connections are abutted by a well, drill site, and lift station which would impede locating these streets at the required 600' distance between intersections. Due to these site constraints, staff finds that this proposal is consistent with the intent of the intersection spacing requirements of Chapter 42.

With regard to the reduced building line and frontage variances, the applicant is proposing to locate lots along public streets with vehicular access via private alleys. This condition would be allowed under Chapter 42 if the alleys were public, however, Harris County regulations do not allow for public alleys. The lots taking sole access from private alleys will feature walkup access along compensating open space reserves fronting a public street. This will allow for a public realm where pedestrian access more physically separated from vehicular access. Granting these requests is consistent with sound public policy as it will enable the applicant to develop a walkable public than what would be allowed without the variance.

Staff recommends granting each variance and approving the plat per the cpc 101 form conditions.

Statement of Facts

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

NA

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

, the applicant is proposing to locate lots along public streets with vehicular access via private alleys. This condition would be allowed under Chapter 42 if the alleys were public, however, Harris County regulations do not allow for public alleys. The lots taking sole access from private alleys will feature walkup access along compensating open space reserves fronting a public street. This will allow for a public realm where pedestrian access more physically separated from vehicular access. Granting these requests is consistent with sound public policy as it will enable the applicant to develop a walkable public than what would be allowed without the variance.

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

The variances are justified due to unique site conditions and the provision of a walkable pedestrian realm. These factors do 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 is located along Mason Road north of Bridgeland Creek Parkway. The applicant proposes locating Travis Country Way and Pennybacker Bridge Drive at an existing and proposed median openings along Mason Road separated by a distance of 590'. These street connections are abutted by a well, drill site, and lift station which would impede locating these streets at the required 600' distance between intersections. Due to these site constraints, staff finds that this proposal is consistent with the intent of the intersection spacing requirements of Chapter 42.

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

Granting these variance will allow for better separation of pedestrian and vehicle conflict and allow the proposed public streets to align with median openings.

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

The variances are justified due to unique site conditions and the provision of a walkable pedestrian realm. These factors do not represent a hardship created by or imposed by the applicant.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 97
Action Date: 10/01/2020
Plat Name: CBM Land Trust
Developer: Laechelin, Inc.
Applicant: Windrose
App No / Type: 2020-1624 C2

Total Acreage:	14.4720	Total Reserve Acreage:	14.4720
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	3	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77336	338V	City

Conditions and requirements for approval:

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

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

Commission Action:

Defer Additional information reqd



Action Date:
10/01/2020

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

For Your Information:

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

HPW- TDO- Traffic: 09/28/2020

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



Agenda Item: 97
Action Date: 10/01/2020
Plat Name: CBM Land Trust
Developer: Laechelin, Inc.
Applicant: Windrose
App No / Type: 2020-1624 C2

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, 2020))

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 Fairlake Lane. (COH IDM Chapter 10, sec 10.06-H)

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

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

3. Street Widening Requirements: Fairlake Drive.

1. For existing roadways with widths in the range of 18ft to less than 20ft, no widening is required, but "no parking" signs are required for the entire block on one side. (applicant would be required to get approval from TDO for installation of "no parking" signs)

Please contact Ms. Paula Hunter from Traffic Operations at Paula.Hunter2@houstontx.gov

2. For roadways with widths in the range of 15ft to less than 18ft, two street widening options are available:

A. Options 1: Widen the road to 18ft in front of the property with "no parking" signs for entire block on both sides (applicant would be required to get approval from TDO for installation of "no parking" signs)

Please contact Ms. Paula Hunter from Traffic Operations at Paula.Hunter2@houstontx.gov

B. Options 2: Widen the roadway to 20ft (only in front of their property)

3. For roadways widths less than 15ft, the roadway must be widened to 15-ft for the entire block and meet the requirements in number 2, options A or B above.

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

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

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

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

Houston Planning Commission

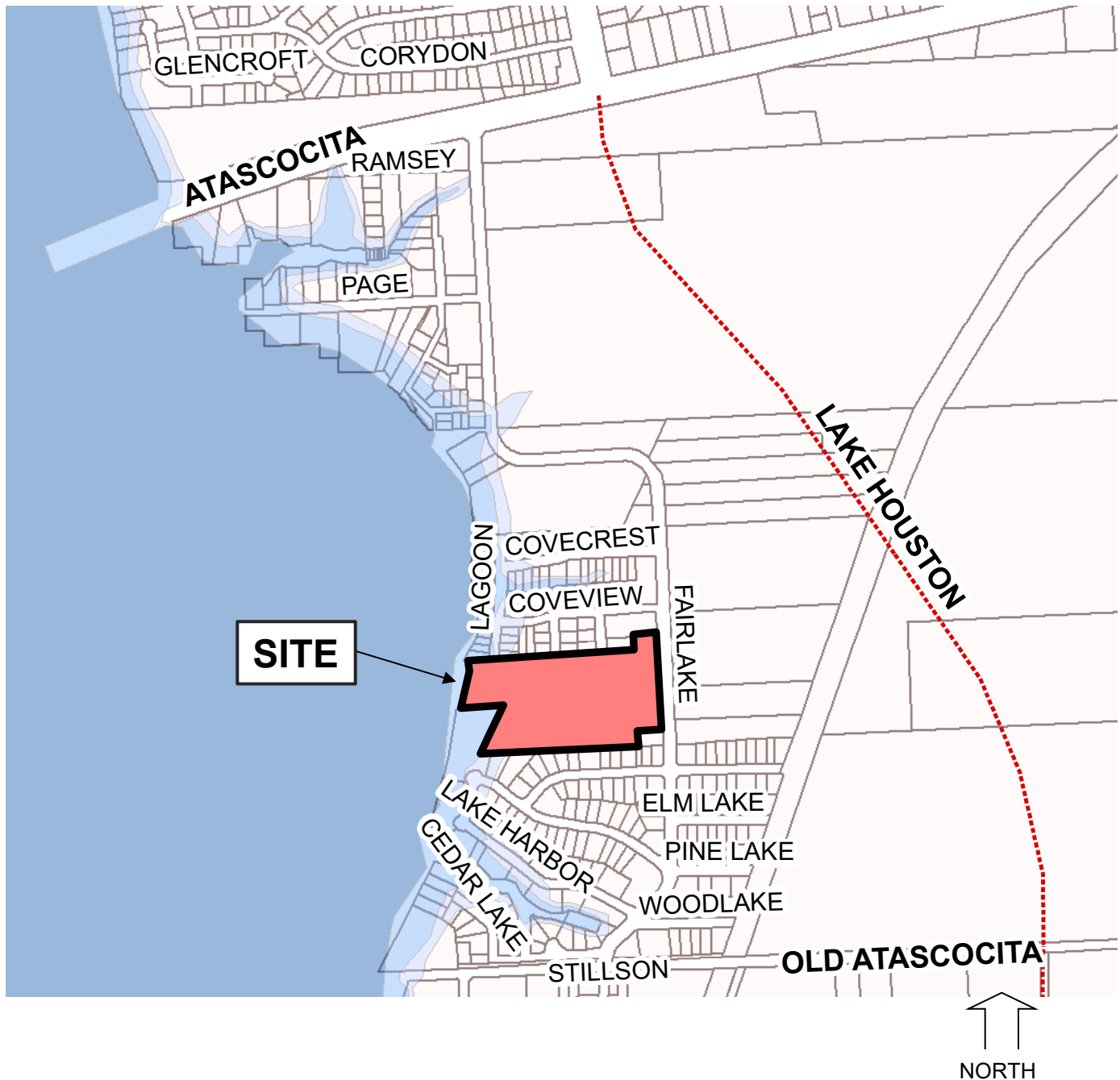
ITEM: 97

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: CBM Land Trust

Applicant: Windrose



D – Variances

Site Location

Houston Planning Commission

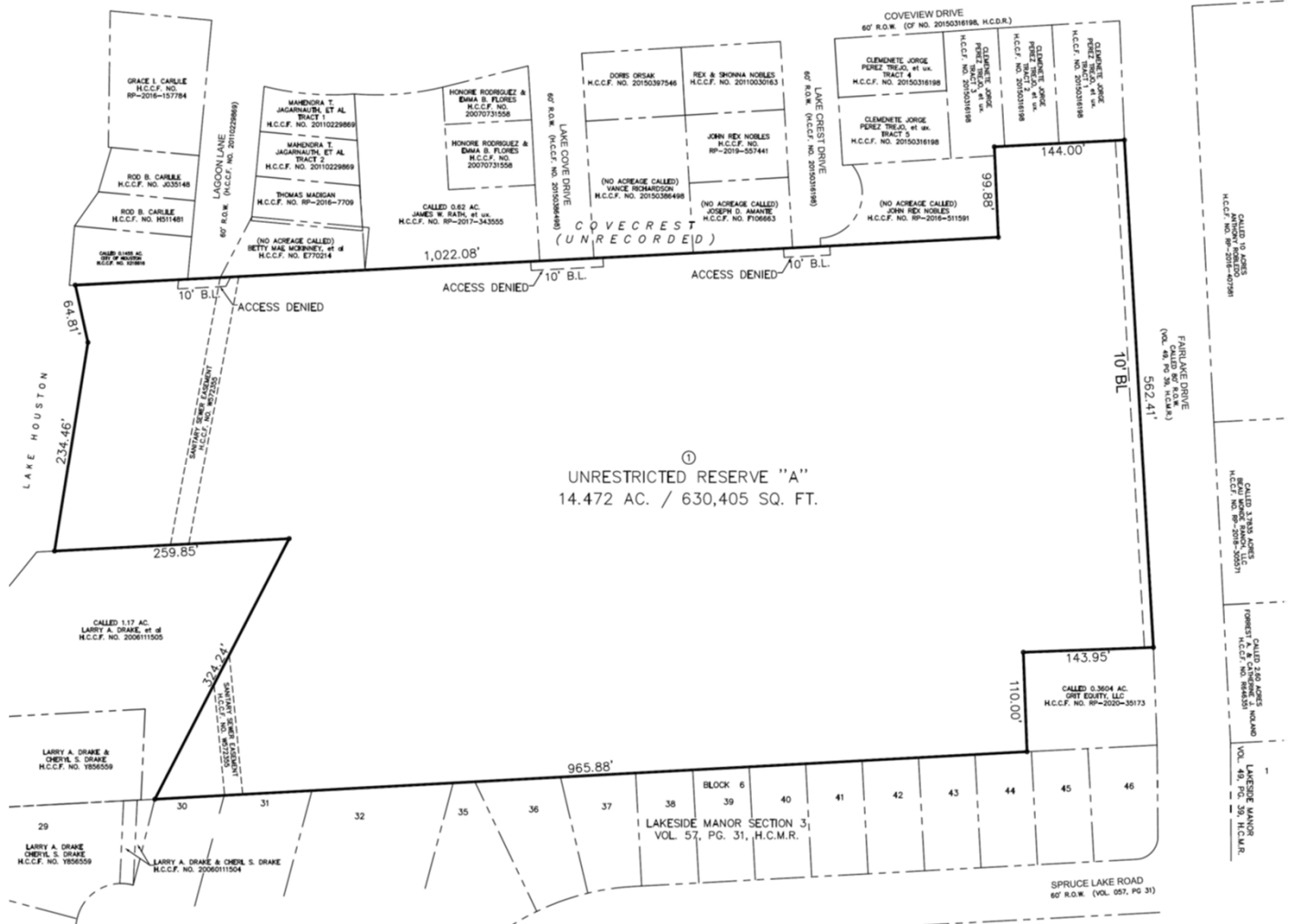
ITEM: 97

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: CBM Land Trust

Applicant: Windrose



D – Variances

Subdivision

Houston Planning Commission

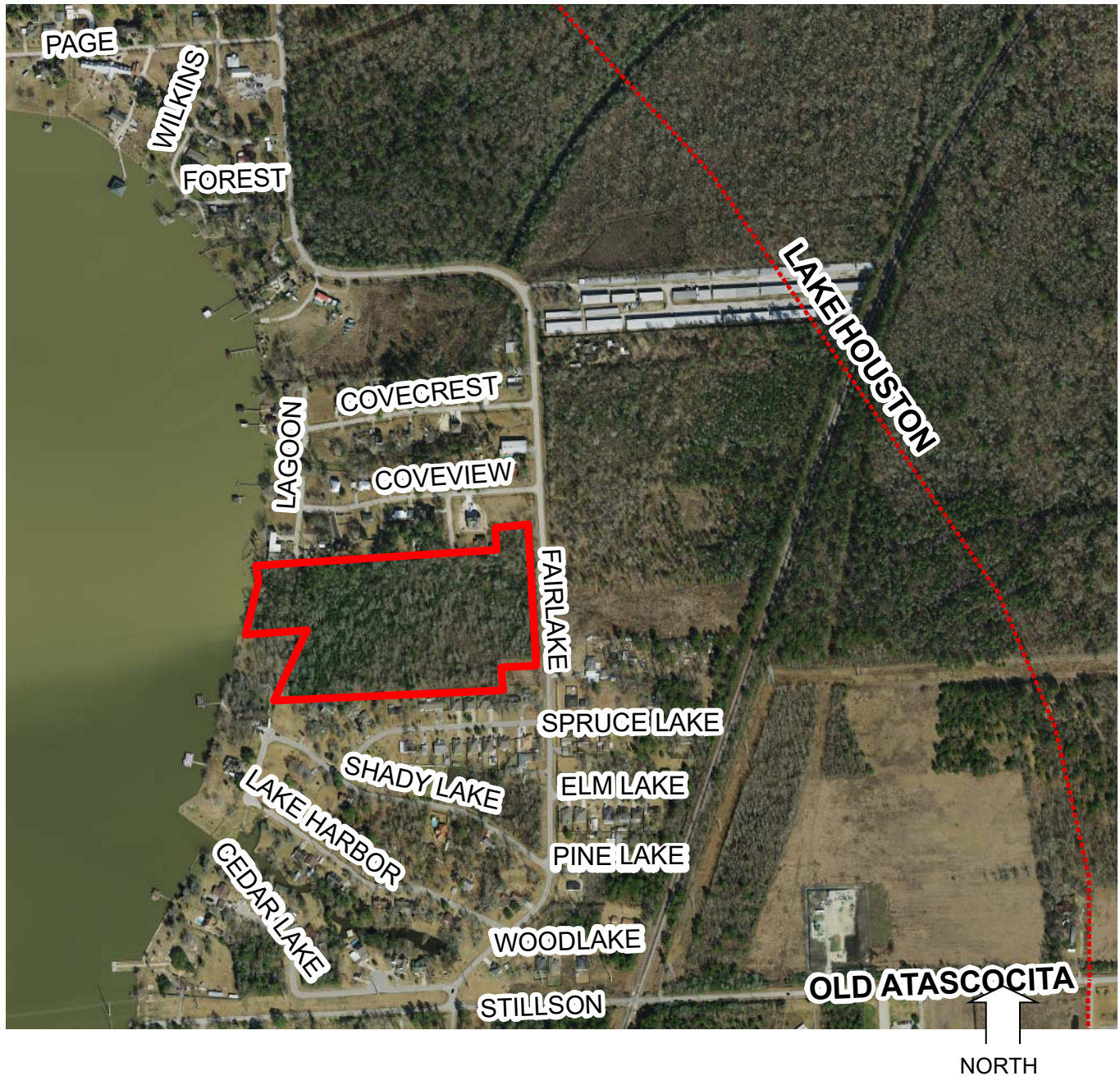
ITEM: 97

Planning and Development Department

Meeting Date: 10/01/2020

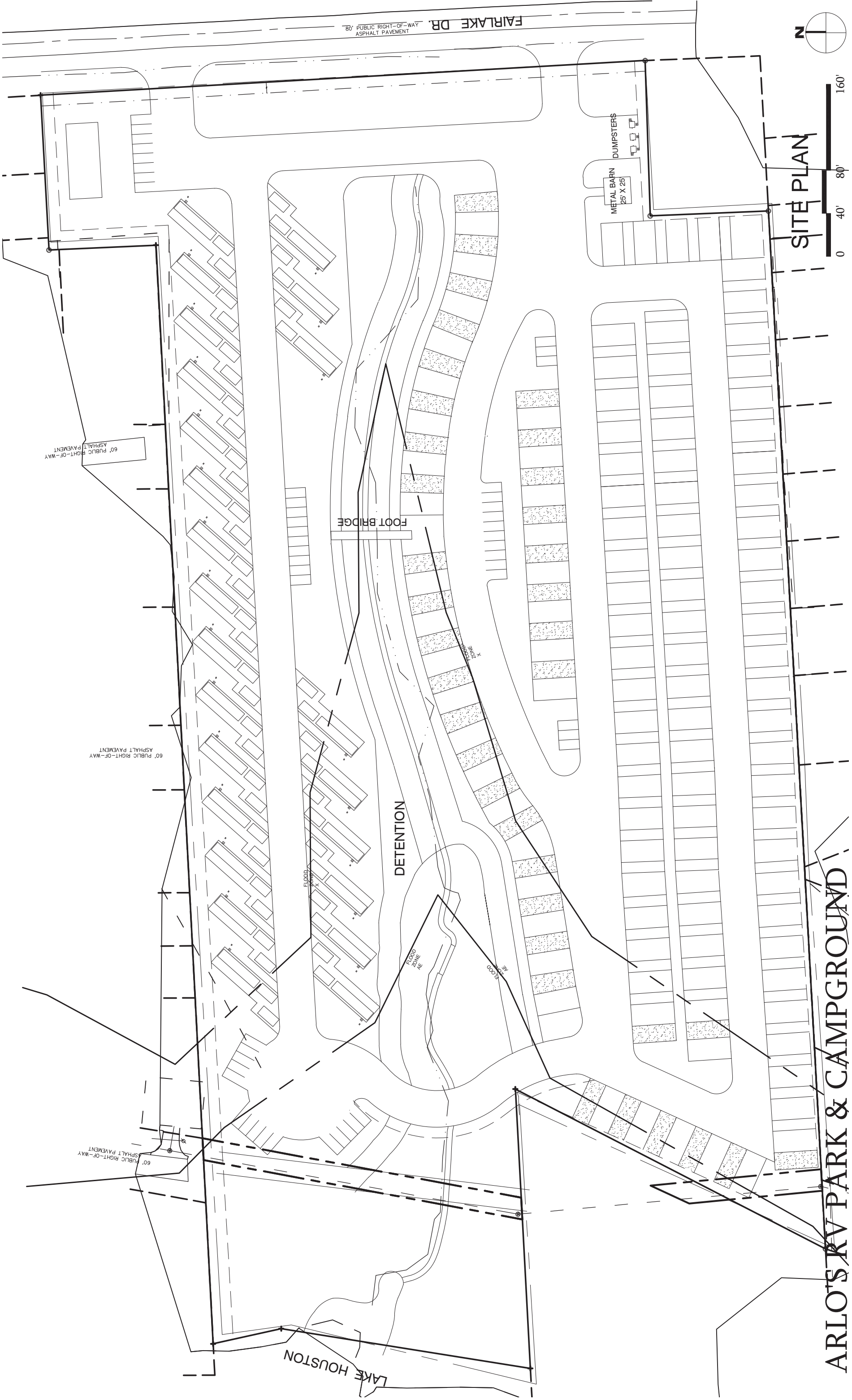
Subdivision Name: CBM Land Trust

Applicant: Windrose



D – Variances

Aerial



ARLO'S RV PARK & CAMPGROUND



Application Number: 2020-1624

Plat Name: CBM Land Trust

Applicant: Windrose

Date Submitted: 09/18/2020

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 variance is requested to not extend nor terminate with a cul de sac three streets stubbing into the plat's northern boundary.

Chapter 42 Section: 134

Chapter 42 Reference:

42-134 Street Extension (a) A public street that terminates at the boundary of a plat previously approved by the commission without means of a vehicular turnaround shall be extended into the adjacent property at the time the adjacent property is platted.

Statement of Facts

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

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

Strict application of the ordinance would make this project infeasible due to the existence of unusual characteristics and create an impractical development. The subject site is located within the City corporate limits and bounded by Lake Houston to the west and a recorded residential community to the south that has been around since the 1950s. To the north of the subject tract is an unrecorded low-density residential community. Due to Lake Houston no streets are required to continue west thus routing all vehicular traffic back to Fairlake Lane. The proposed RV Park and Campsite will be more for recreation purposes so it will likely not add more vehicular trips needing a through street. The low density of the area will also not benefit much from having another north/south street connection also because of the proposed MTF E Lake Houston Parkway.

(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 this granting of the variance are not the result of a hardship created by the applicant but the existing characteristics of the surrounding area. The subject site is located east of Lake Houston and north of a recorded residential community that has been in existence since the 1950s. The unrecorded residential community north of the site has been around since the 1980s and created three stub streets, Lakecrest Drive, Lake Cove Drive and Lagoon Lane.

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

The intent and general purposes of the chapter will be preserved and maintained as this area is low-density and the proposed RV and campsite will not bring more permanent vehicles thus minimally impacting traffic to Fairlake Lane. Also requiring the streets to be continued would create an undue hardship for the homeowners of the recorded subdivision to the south.

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

The granting of this variance will not be injurious to the public health, safety or welfare as it will maintain the current vehicular traffic flow and eliminate possible cut through traffic to the new RV and campground development. Continuing the streets would not improve vehicular traffic circulation as all cars would still be required to feed onto Fairlake Lane and then go north or south.

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

Economic hardship is not the sole justification of the variance. The circumstances supporting the granting of the variance are because the three streets would likely never be continued due to the recorded residential subdivision along the subject site's southern boundary. The campsite will not likely add more cars to the area as it is more for recreation and no through street is required to be continued west due to Lake Houston.



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

September 24, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: CBM Land Trust

REFERENCE NUMBER: 2020-1624



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located along and west of Fairlake Lane between Spruce Lake Road and Coveview Drive, south of FM 1960. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Windrose, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to not extend or terminate three stub streets with a cul-de-sac along the northern plat boundary. Enclosed are copies of the variance request, the proposed subdivision plat and 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, October 1, 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

Public Comments

The public may address the Planning Commission on agenda items. The deadline to submit comments or signing up to speak is the end of the day Wednesday before the Planning Commission meeting. All comments are made part of the public meeting record.

- Use the online speaker form at <https://www.tfaforms.com/4816241> or submit comments on an item via email to speakercomments.pc@houstontx.gov.
- You may also call the Planning Department at [832-393-6624](tel:832-393-6624). A staff member will take your comments, which will be included in the public record. This must be done before the end of the day Wednesday before the planning commission meeting. Staff will direct callers to attend the virtual planning commission meeting and sign up for public speakers on the day of the commission.
- Speakers will be called on in the order of sign up and can speak for two minutes. See agenda for speaker guidelines.

For additional information regarding this project, please call **Arica Bailey** with **Windrose** at **713-458-2281**. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

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

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



Application No: 2020-1624

Agenda Item: 97

PC Action Date: 10/01/2020

Plat Name: CBM Land Trust

Applicant: Windrose

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: 134

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

A variance is requested to not extend nor terminate with a cul de sac three streets stubbing into the plat's northern boundary. ;

Basis of Recommendation:

[Defer](#)

Statement of Facts

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

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

[na](#)

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

[na.](#)

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

[na](#)

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

[na](#)

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

[na](#)



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 98
Action Date: 10/01/2020
Plat Name: Dangs Estates
Developer: OWNER
Applicant: SEM SERVICES
App No / Type: 2020-1367 C3P

Total Acreage:	4.6597	Total Reserve Acreage:	0.0000
Number of Lots:	4	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77373	293P	ETJ

Conditions and requirements for approval:

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

The Planning Commission granted two variances: 1) To allow excessive local intersection spacing along Spring Creek Drive. 2) To allow 4 single family lots to take access from an access easement with a condition that the access easement be nonexclusive and subject to the verification of a valid access easement, subject to specific conditions on 10/01/2020. 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



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with 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: 98
Action Date: 10/01/2020
Plat Name: Dangs Estates
Developer: OWNER
Applicant: SEM SERVICES
App No / Type: 2020-1367 C3P

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

Harris Engineer: - This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation. (TLGC-232.0025)
- Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (HC) (COH-Chapter 42)
- An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org. For drainage analysis related questions, please email civildevel@hcpid.org. (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)
- county has no objections to variances

HPW- TDO- Traffic: 08-26-2020
No comments.

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

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

Questions concerning the informational comments should be directed to the agency's author. Planning 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: 10/01/20

Subdivision Name: Dangs Estates (DEF 2)

Applicant: SEM Services



D – Variances

Site Location

Houston Planning Commission

ITEM: 98

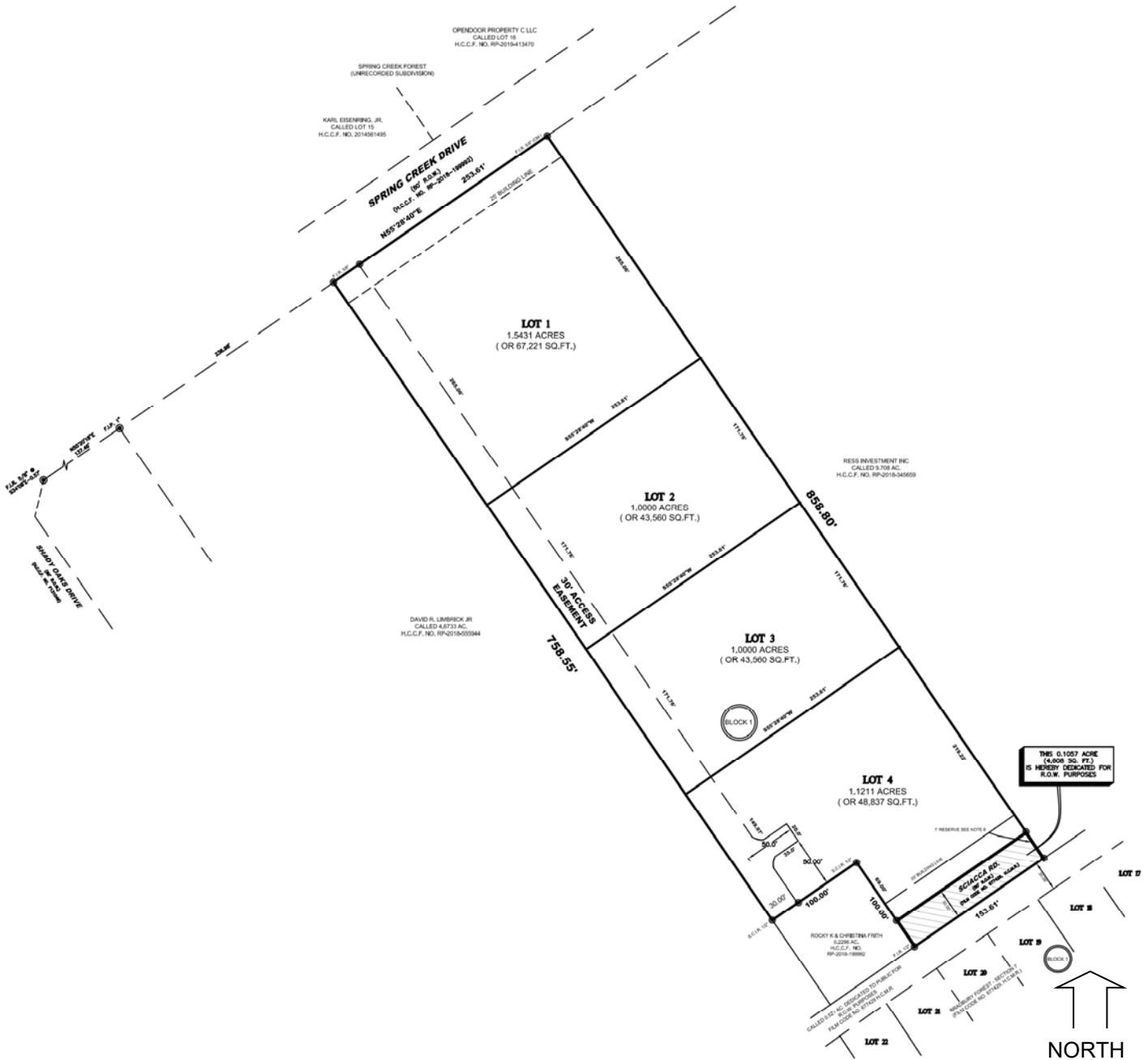
ITEM: 98

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Applicant: SEM Services



D – Variances

Subdivision

Houston Planning Commission

ITEM: 98

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Dangs Estates (DEF 2)

Applicant: SEM Services



D – Variances

Aerial

STATE OF TEXAS

COUNTY OF HARRIS

We, Dang Duong and Vu Phuong, owner (or owners) hereinafter referred to as Owners (whether one or more) of the 4.7696 tract described in the above and foregoing map of **DANGS ESTATES**, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements, or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen feet (15' 0") wide on each side of the center line of any and all bays, creeks, gulches, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

WITNESS, my hand in the City of Houston, this ____ day of _____, 2020.

BY _____ BY _____
Dang Duong Vu Phuong

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Dang Duong & Vu Phuong, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2020.

Notary Public in and for the State of Texas
Print Name: _____

My Commission expires: _____

I, Daniel Villa, Jr., am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.



DANIEL VILLA, JR.
Texas Registration No. 6751

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of DANGS ESTATES in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this the ____ day of _____, 2020.

By: _____ Or: _____
Martha L. Stein M. Sonny Garza
Chair Vice-Chairman

By: _____
Margaret Wallace Brown, AICP, CNU-A
Secretary

I, Chris Hollins, County Clerk of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on _____, 2020, at _____ o'clock _____ M., and duly recorded on _____, 2020, at _____ o'clock _____ M., and at Film Code Number _____ of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

Chris Hollins
County Clerk
Of Harris County, Texas

By: _____
Deputy

N:13956192.13
E:3110020.69

N:13956335.85
E:3110229.64

SPRING CREEK DRIVE
(H.C.C.F. NO. RP-2018-199992)

LOT 1
1.6597 ACRES
(OR 72,299 SQ.FT.)

LOT 2
1.0000 ACRES
(OR 43,560 SQ.FT.)

LOT 3
1.0000 ACRES
(OR 43,560 SQ.FT.)

RESS INVESTMENT INC
CALLED 8,708 AC.
H.C.C.F. NO. RP-2018-345659

DAVID R. LIMBRICK JR.
CALLED 4,6733 AC.
H.C.C.F. NO. RP-2018-555944

LOT 4
1.0003 ACRE
50' from C/L
(OR 43,585 SQ.FT.)

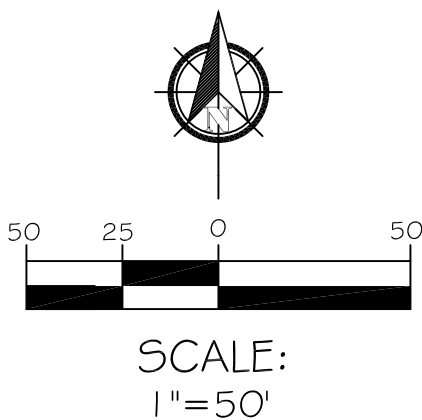
THIS 0.1057 ACRE
(4,608 SQ. FT.)
IS HEREBY DEDICATED FOR
R.O.W. PURPOSES

DWELLING UNIT DENSITY TABLE			
COLM. A	COLM. B	COLM. C	
TOTAL # OF DWELLINGS	TOTAL GROSS ACREAGE	TOTAL PROJECT DENSITY	
4 UNIT	4.769 AC.	0.836 UNITS/AC.	

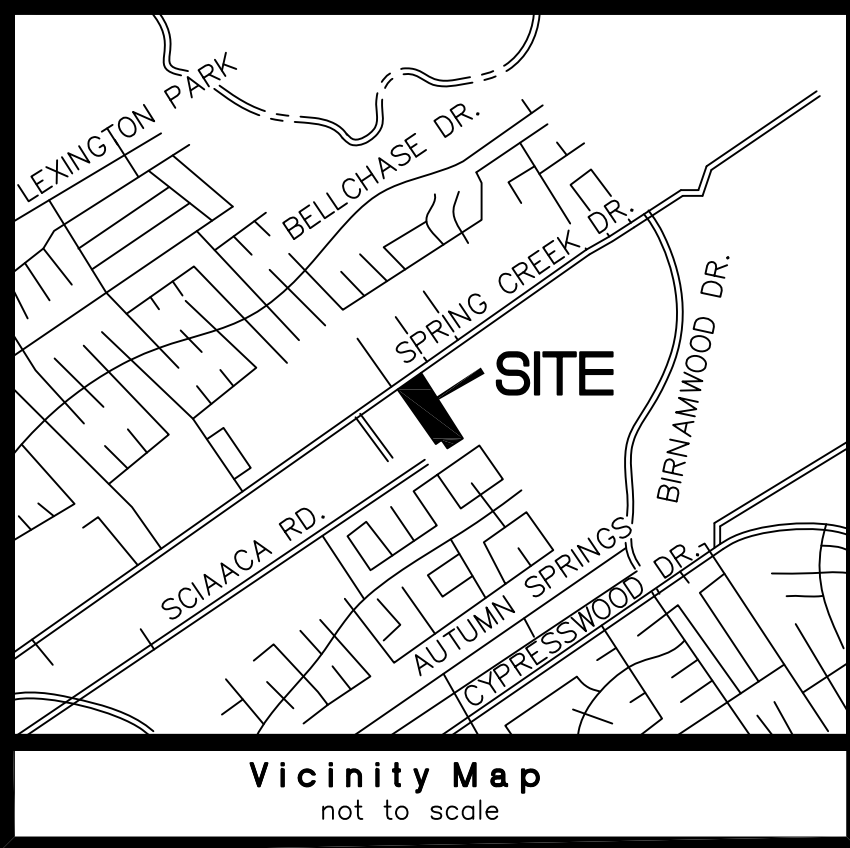
1) At least 150 sq. ft. of permeable area is required per lot 450 sq. ft. of permeable area shall be provided with the boundary of this subdivision, reference 42-1 permeable area definition.
2) the number of single family residential dwelling units that can be constructed shall not exceed an equivalent density of 27 units to the gross acre of all land within the boundaries of this subdivision plat.

PARKS AND OPEN SPACE TABLE	
Number of Existing Dwelling Units	2
Owner hereby certifies that information provided is true	
Number of Proposed Dwelling Units	2
Number of Incremental Dwelling Units	4

- No land is being established as Private Park or dedicated to the public for Park purposes.
- No building permit or other permit, except permits for construction of public improvements, will be issued by the City of Houston, Texas, for construction within the subdivision until such time as the funds required under provisions of Section 42-253 of the Code of Ordinances of the City of Houston, Texas Has been submitted and accepted by the city.
- This property is located in Park Sector number 20.
- This percentage is (100%) shall be applied to the then-current fee in lieu of dedication
- The then-current fee in lieu of dedication shall be applied to this number (4 units) of dwelling units.



LEGEND
AC. - Acreage
G.B.L. - Garage Building Line
B.L. - Building Line
H.C.M.R. - Harris County Map Records
SQ. FT. - Square Feet
R.O.W. - Right of Way
Vol. - Volume
Pg. - Page
F.I.R. - Found Iron Rod
F.I.P. - Found Iron Pipe
S.C.I.R. - Set Capped Iron Rod



Vicinity Map
not to scale
KEY MAP NO. 293P

NOTES:

- 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 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.
- 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.
- Unless otherwise indicated, the building lines, whether one or more, shown on this subdivision plat are established to evidence compliance with the applicable provisions of Chapter 42, code of ordinance, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
- 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 (0.99994476)
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lot lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- Each lot shall be restricted to single family residential use.
- Each lot shall have an adequate waste water system.
- One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
- Bearings shown hereon are referenced on the Texas Coordinate System of 1983, (NAD83) South Central Zone per GPS Observations area based on control monuments (cm) as depicted on this survey.

DANGS ESTATES

A SUBDIVISION OF 4.7696 ACRES OF LAND
BEING A OUT A CALLED 5.00 ACRE TRACT OF LAND
AS DESCRIBED IN H.C.C.F. NO. P935149
OF THE HOWARD DECROW SURVEY - ABSTRACT NO. 221
OF HARRIS COUNTY, TEXAS
HOUSTON, TEXAS

SURVEYOR:
DANIEL VILLA JR., PE., R.P.L.S.
PH:832.518.9910
EMAIL:DVILLAJR@GMAIL.COM
SEM SERVICES
STEPHANIE@SEMSSERVICES.ORG
832.986.8208

REASON FOR REPLAT: 4 LOTS & 1 BLOCK
OWNER: DANG DUONG & VU PHUONG
DATE: JULY, 2020 SCALE: 1" = 50'



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-1367

Plat Name: Dangs Estates

Applicant: SEM SERVICES

Date Submitted: 08/10/2020

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:

Two variances are sought, variance no. 1 is to allow four single family residential lots take access from an access easement instead of a public street, variance no. 2 is to allow to exceed intersection spacing by not providing a public street through the site.

Chapter 42 Section: 122 & 128

Chapter 42 Reference:

(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: Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points. (b) A street that intersects with a local street will satisfy the intersection length requirement of item (a)(1) of this section if the street: (1) Is a public street that intersects with two different public streets; and (2) Is not a permanent access easement. (c) Intersections along local streets shall be spaced a minimum of 75 feet apart. 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;

Statement of Facts

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

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

The subject property is located in the extra-territorial jurisdiction of the City of Houston. It is located near the intersection of Spring Creek Drive and Burrard Street. The property owner is proposing a 4.7 + acre to be split into four single-family lots to build their residences for family members. The applicant is requesting two variances, variance (1) is to exceed intersection spacing by not providing a north-south street through the site and variance (2) is to allow four single-family lots to have access on an access easement instead of the required public/private street. The future single-family residences are located on ingress/egress easement that has been providing access to a communications tower. Lots will be fronting on this existing easement. Requiring a street to be in lieu of the easement would be contrary of public policy. Since there is a proposed, to be recorded, road to the east with the Spring Creek RV Park development (2020-0877). Strict application of the ordinance would make two street intersections to be closer than the required 75' along the southern plat boundary on Sciacca Road. Traffic circulation in this semi-rural part of the county will not benefit by adding an additional street next to each other. If a public street is required, the redevelopment of this rural property would be detrimental. Since Harris County Engineering requirements office would be required to maintain two public ROW's adjacent to each other with no true public circulation improvement. In addition to this, a street connection through the site would be impractical, when there are other possible connection points. Further points to the west along Spring Creek Drive that along with Cottage Hill Lane to the north would be more beneficial to connect the northern and southern part of the neighborhood. Extending Cottage Hill Lane across Spring Creek Drive would be more beneficial for connectivity and traffic flow purposes in the future and meeting Chapter 42 intersection spacing requirements along local streets. Allowing all future four single-family lots to have frontage on an existing access easement will continue with the existing conditions of the site by limited local traffic to our residents only (4 houses).

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

All of the properties, within the immediate northern boundary, are undeveloped and in a survey/abstract. A street connection/cul-de-sac through the 2.6+ acre site being proposed to be residential will not improve traffic. Adding a street connection further to the west will be a better connection to connect to existing stub streets and bigger sties.

(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. Other future connections are better suited for all properties within the vicinity to have frontage on a public street.

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

The 4.7+ acre lots provide sufficient are for water well and septic. The proposed single-family residences will comply with all requirements per Harris County Engineering's Office as being requested.

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

Economic hardship is not the sole justification of the variance. The existing character of this rural street network is the justification of this variance. The proposed north-south street connection per Chapter 42 is better suited for bigger tracts to the west to provide north-south connectivity to the neighborhood.



Application No: 2020-1367

Agenda Item: 98

PC Action Date: 10/01/2020

Plat Name: Dangs Estates

Applicant: SEM SERVICES

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 122 & 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Two variances are sought, variance no. 1 is to allow four single family residential lots take access from an access easement instead of a public street, variance no. 2 is to allow to exceed intersection spacing by not providing a public street through the site.;

Basis of Recommendation:

The site is located in the ETJ of Harris County, west of Birnhamwood Drive along Spring Creek Drive. The applicant is requesting to exceed intersection spacing along spring creek drive and to allow four single family lots to take access from a 30' access easement. Staff is in support of this request. The applicant is proposing to develop four single family lots taking access from a 30' access easement. The current plat exceeds intersection spacing along Spring Creek Drive. However, the adjacent plat has recently been approved which proposed a north-south connection that satisfies intersection spacing for this plat. One home currently exists on the site now and the additional lots will all be over one acre in size. The easement is roughly 758' in length and also provides access to a nearby cell tower. Due to the length of the easement, the applicant has agreed to provide sufficient turnaround located on the lot away from the cell tower compound. We've confirmed the two easements can co-exist at this location. Overall, this single-family development will be low-density in nature and the existing street pattern doesn't warrant a public street connection at this location. Harris County has voiced no objection to this request. Staff recommendation is to approve the requested variance for excessive intersection spacing and single family lots taking access via 30' access easement with the condition that the easement is nonexclusive.

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

There is an existing access easement on the site that provides service to an existing cell tower. It would be difficult to construct a public r.o.w near and around the site.

(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 adjacent plat was approved with a north south street connection to from Spring Creek Drive to Sciacca Road. Requiring a street at this location could violate minimum intersection spacing.

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

The intent and general purposes of this chapter will be preserved and maintained: The existing street pattern provides sufficient access and does not warrant a street connection.

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

The applicant has provided a turnaround along the access easement, similar to a private street. Harris County Eng. office has voiced no objection to the request.

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

Economic hardship is not the sole justification of the variance. The adjacent plat provides the necessary connection to satisfy a north-south street connection within 1400' of this site.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 10/01/2020
Plat Name: Grand Oaks South GP
Developer: Woodmere Development Co., LTD
Applicant: LJA Engineering, Inc. - (Houston Office)
App No / Type: 2020-1541 GP

Total Acreage:	36.2000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	ROLLING CREEK UD
County	Zip	Key Map ©	City / ETJ
Harris	77084	446M	ETJ

Conditions and requirements for approval:

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

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

Commission Action:

Defer Chapter 42 planning standards



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 99
Action Date: 10/01/2020
Plat Name: Grand Oaks South GP
Developer: Woodmere Development Co., LTD
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-1541 GP

HPW- TDO- Traffic: 09.10.2020

Indicate on plat layout cul-de-sac radius and streets ROW.

HPW-HW- IDS: APPROVE

Addressing: BALDCYPRESS LANE - Duplicate/sound-alike existing streets: BALD CYPRESS. Please change BALDCYPRESS LANE to something more unique. In street name list for Grand Oaks South Sec 1, street name listed as BALDCYPRESS BASIN LANE, which will be fine.

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

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

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

Entrance to subdivision should be relocated along Greenhouse Road to the south to match existing median opening

Check with COH if access easement will be still allowed for water plant or will separate access will be needed from subdivision

No objections to variances as landfill is to the east and south

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.

Houston Planning Commission

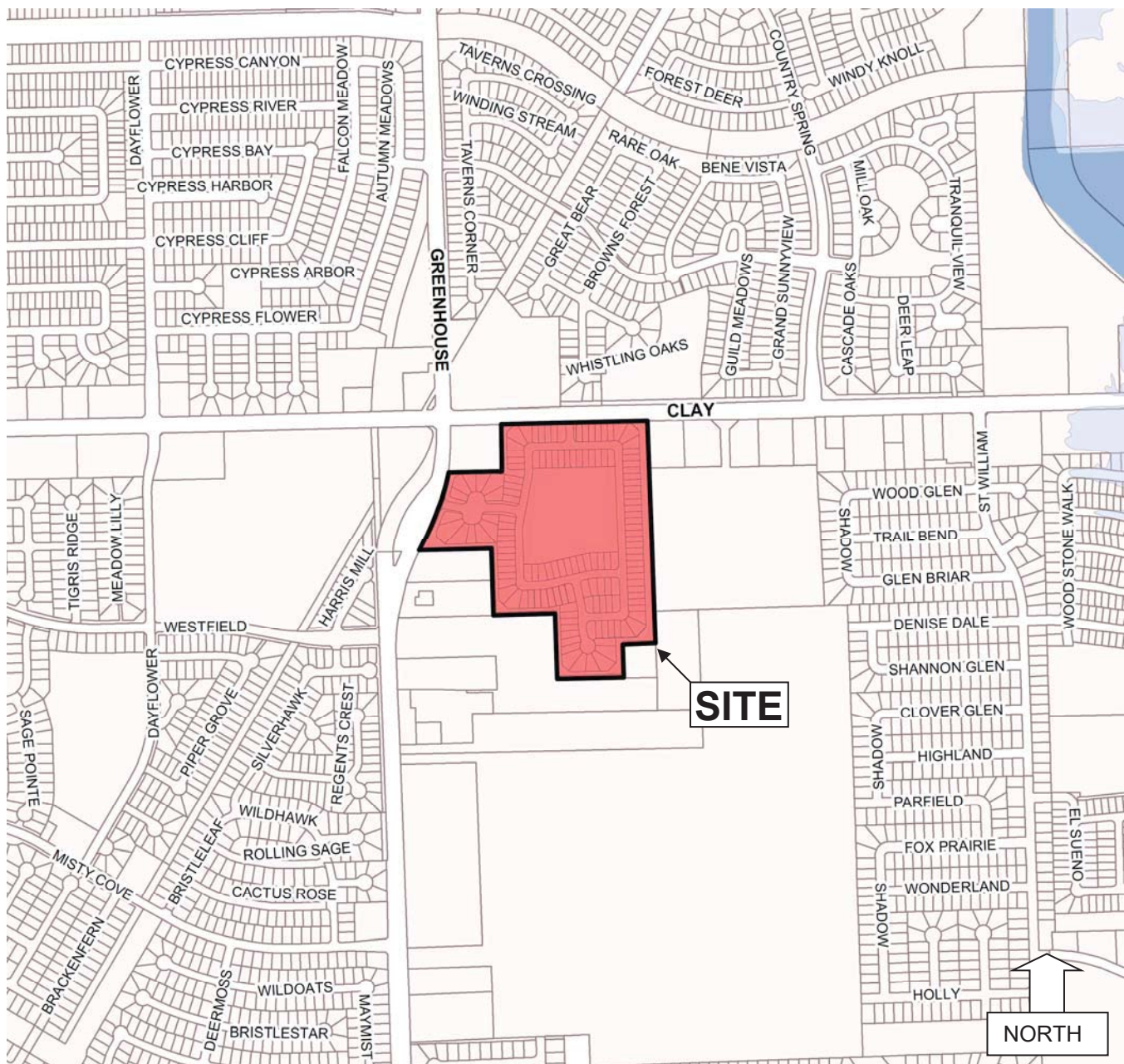
ITEM: 99

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Grand Oaks South GP (DEF1)

Applicant: LJA Engineering, Inc.- (Houston Office)



D – Variances

Site Location

Houston Planning Commission

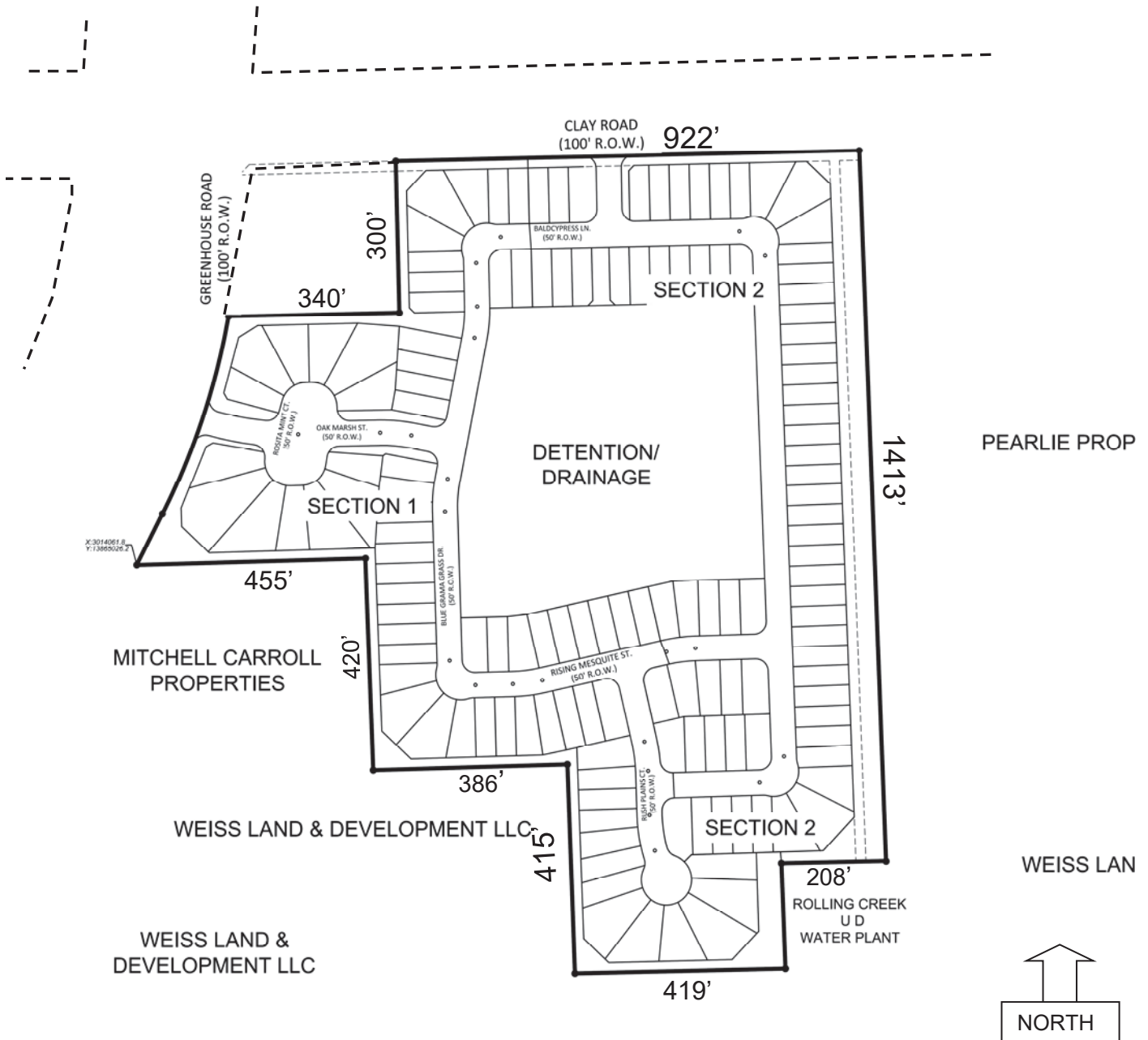
ITEM: 99

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Grand Oaks South GP (DEF 1)

Applicant: LJA Engineering, Inc.- (Houston Office)



D – Variances

Subdivision

Houston Planning Commission

ITEM: 99

Planning and Development Department

Meeting Date: 10/01/2020

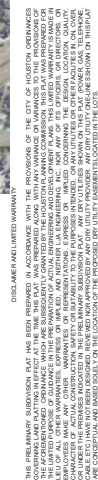
Subdivision Name: Grand Oaks South GP (DEF 1)

Applicant: LJA Engineering, Inc.- (Houston Office)



D – Variances

Aerial



±36.2 ACRES

OUT OF THE
W.C.R. CO. SURVEY, A-1136
W.C.R. CO. SURVEY, A-1038
CITY OF HOUSTON ET, HARRIS COUNTY, TEXAS
OWNER:
WOODMERE DEVELOPMENT CO., LTD.

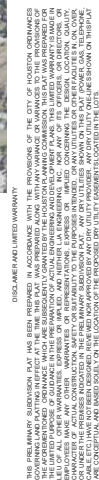
PLANNER:



Planning & Landscape Architecture



LJA#1037-10012 09.04.2020



**Planning &
Landscape Architecture**



DISCLAIMER AND LIMITED WARRANTY



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-1541

Plat Name: Grand Oaks South GP

Applicant: LJA Engineering, Inc.- (Houston Office)

Date Submitted: 09/04/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To exceed the maximum intersection spacing along the eastern boundary of the Grand Oaks South subdivision.

Chapter 42 Section: 128

Chapter 42 Reference:

Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts

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

Grand Oaks South is a +36.2 acre subdivision located northwest of central Houston, immediately west of Highway 6 south of Clay Road. The community includes several internal streets that traverse the development. The site is bounded on the east and south sides by an existing construction material refuse center, single family residential homes to the north, and Cardiff Junior High School to the west. There is also an existing commercial business to the south with a private drive that extends to Greenhouse Road. There are two entrances to the subdivision, one off Clay Road and the other off Greenhouse Road. Both streets will provide access to the rest of the subdivision. The future internal roads will have sufficient connectivity throughout the site as well as access to the major thoroughfares that bound it on the north and west. It is not possible for these internal streets to meet the criteria of 42-128(a)(1) due to the existing construction material refuse center to the east and south.

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

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

The hardship is a result of the existing construction material refuse center to the east and south of the development.

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

The proposed configuration meets the intent of the provisions of the ordinance and provides ample internal circulation throughout the development.

(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 the public health, safety, or welfare as adequate internal circulation is provided with the proposed street layout.

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

Economic hardship is not a justification for the variance; The proposed design is necessary due to the existing construction material refuse center to the east and south of the development.



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-1541

Plat Name: Grand Oaks South GP

Applicant: LJA Engineering, Inc.- (Houston Office)

Date Submitted: 09/04/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To exceed the maximum intersection spacing along the southern boundary of the Grand Oaks South subdivision.

Chapter 42 Section: 128

Chapter 42 Reference:

Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or (2) One or more collector streets within the class III plat or general plan shall connect with another collector street or major thoroughfare at a minimum of two points.

Statement of Facts

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

Grand Oaks South is a 36.2 acre subdivision located northwest of central Houston, immediately west of Highway 6 south of Clay Road. The community includes several internal streets that traverse the development. The site is bounded on the east and south sides by an existing construction material refuse center, single family residential homes to the north, and Cardiff Junior High School to the west. There is also an existing commercial business to the south with a private drive that extends to Greenhouse Road. There are two entrances to the subdivision, one off Clay Road and the other off Greenhouse Road. Both streets will provide access to the rest of the subdivision. The future internal roads will have sufficient connectivity throughout the site as well as access to the major thoroughfares that bound it on the north and west. It is not possible for these internal streets to meet the criteria of 42-128(a)(1) due to the existing construction material refuse center to the east and south as well as an existing commercial business further to the south.

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

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

The hardship is a result of the existing construction material refuse center to the east and south and an existing commercial development further to the south of the development.

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

The proposed configuration meets the intent of the provisions of the ordinance and provides ample internal circulation throughout the development.

(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 adequate internal circulation is provided with the proposed street layout.

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

Economic hardship is not a justification for the variance; The proposed design is necessary due to the existing construction material refuse center to the east and south of the development.

Houston Planning Commission

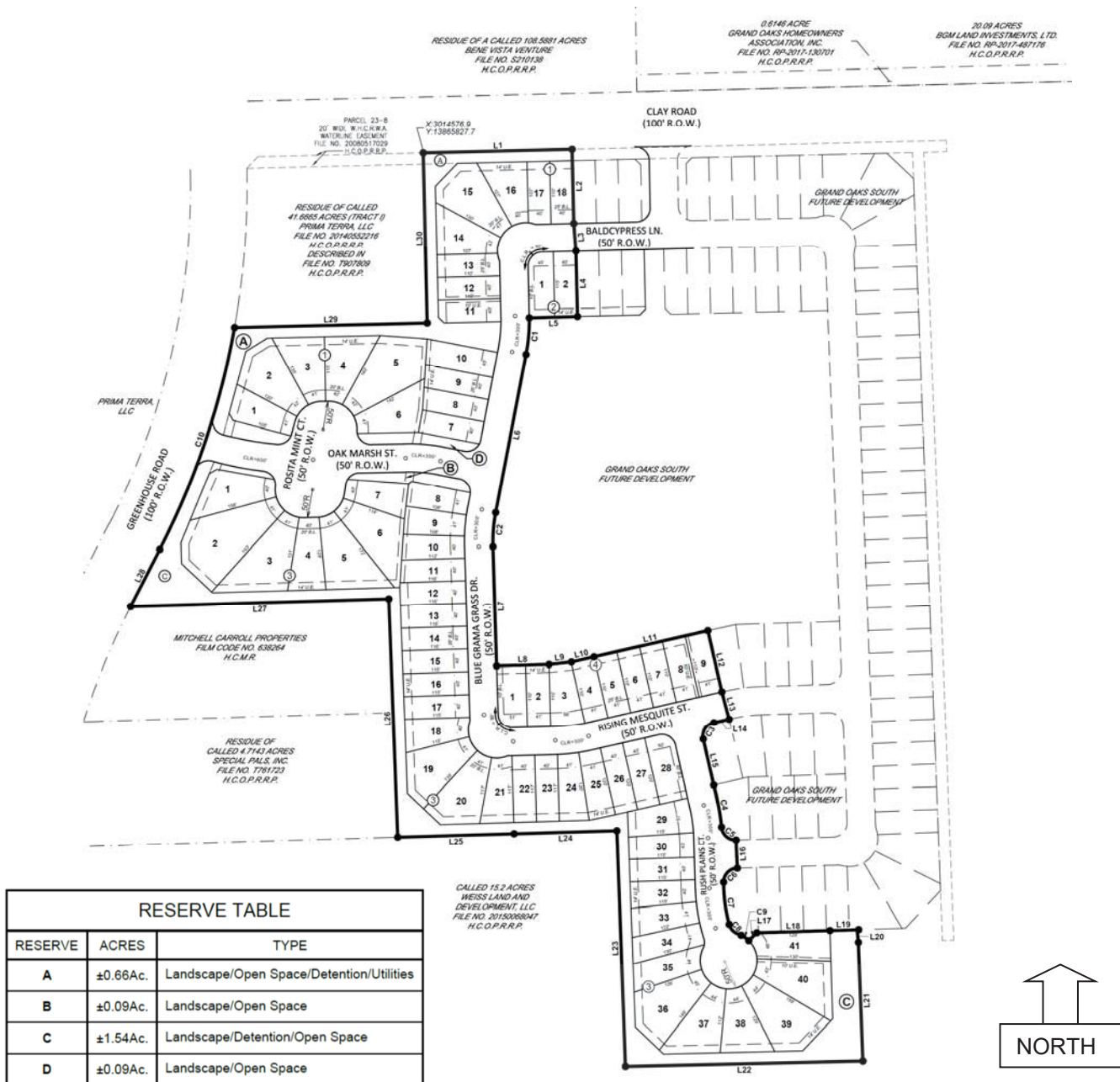
ITEM: 100

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Grand Oaks South Sec 1 (DEF 1)

Applicant: LJA Engineering, Inc.- (Houston Office)



D – Variances

Subdivision



Application No: 2020-1541

Agenda Item: 99

PC Action Date: 10/01/2020

Plat Name: Grand Oaks South GP

Applicant: LJA Engineering, Inc.- (Houston Office)

Staff Recommendation: [Defer Chapter 42 planning standards](#)

Chapter 42 Sections: **128; 128**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To exceed the maximum intersection spacing along the eastern boundary of the Grand Oaks South subdivision.;

To exceed the maximum intersection spacing along the southern boundary of the Grand Oaks South subdivision.;

Basis of Recommendation:

[Defer](#)

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](#)



Houston Planning Commission

Meeting CPC 101 Form

Platting Approval Conditions

Agenda Item: 101

Action Date: 10/01/2020

Plat Name: Jesselton Square

Developer: Na

Applicant: South Texas Surveying Associates, Inc.

App No/Type: 2020-1547 C2R

Staff Recommendation:

Defer Additional
information reqd

Total Acreage:	0.2296	Total Reserve Acreage:	0.0000
Number of Lots:	6	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	453V	City

Conditions and Requirements for Approval

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

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

- 1) Label 3' E.A.E
- 2) Show garage entry symbols

For Your Information:

The below comments were made by other agencies during this review period. These comments 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: 101

Action Date: 10/01/2020

Plat Name: Jesselton Square

Developer: Na

Applicant: South Texas Surveying Associates, Inc.

App No/Type: 2020-1547 C2R

Staff Recommendation:

Defer Additional
information reqd

HPW- TDO- Traffic: 09.25.2020

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, 2020))

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 Gano Street and along Cavalcade Street (COH IDM Chapter 10, sec 10.06-H)

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

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

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

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

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

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

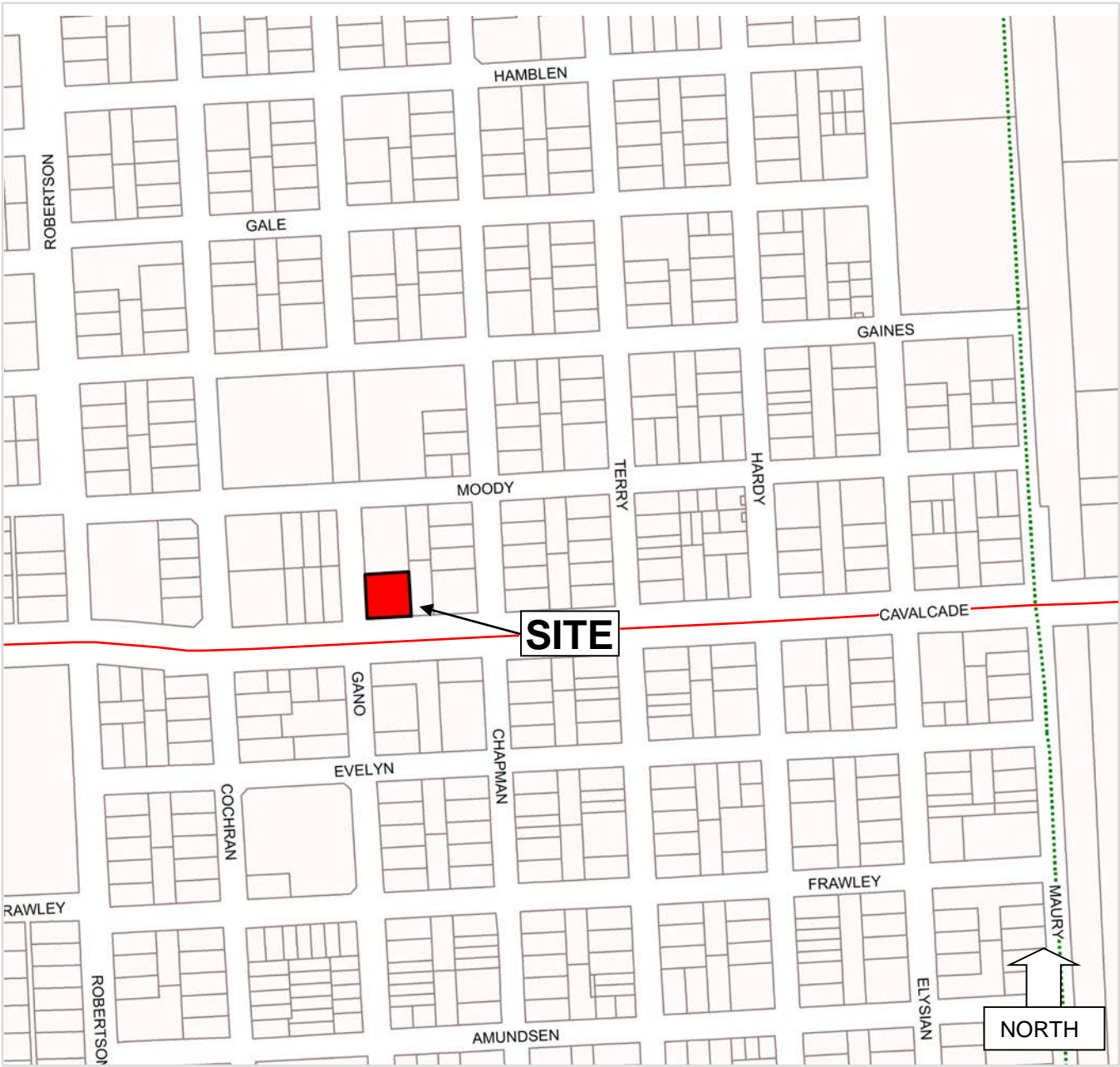
Parks and Recreation: Must include Parks Table and Notes.

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.

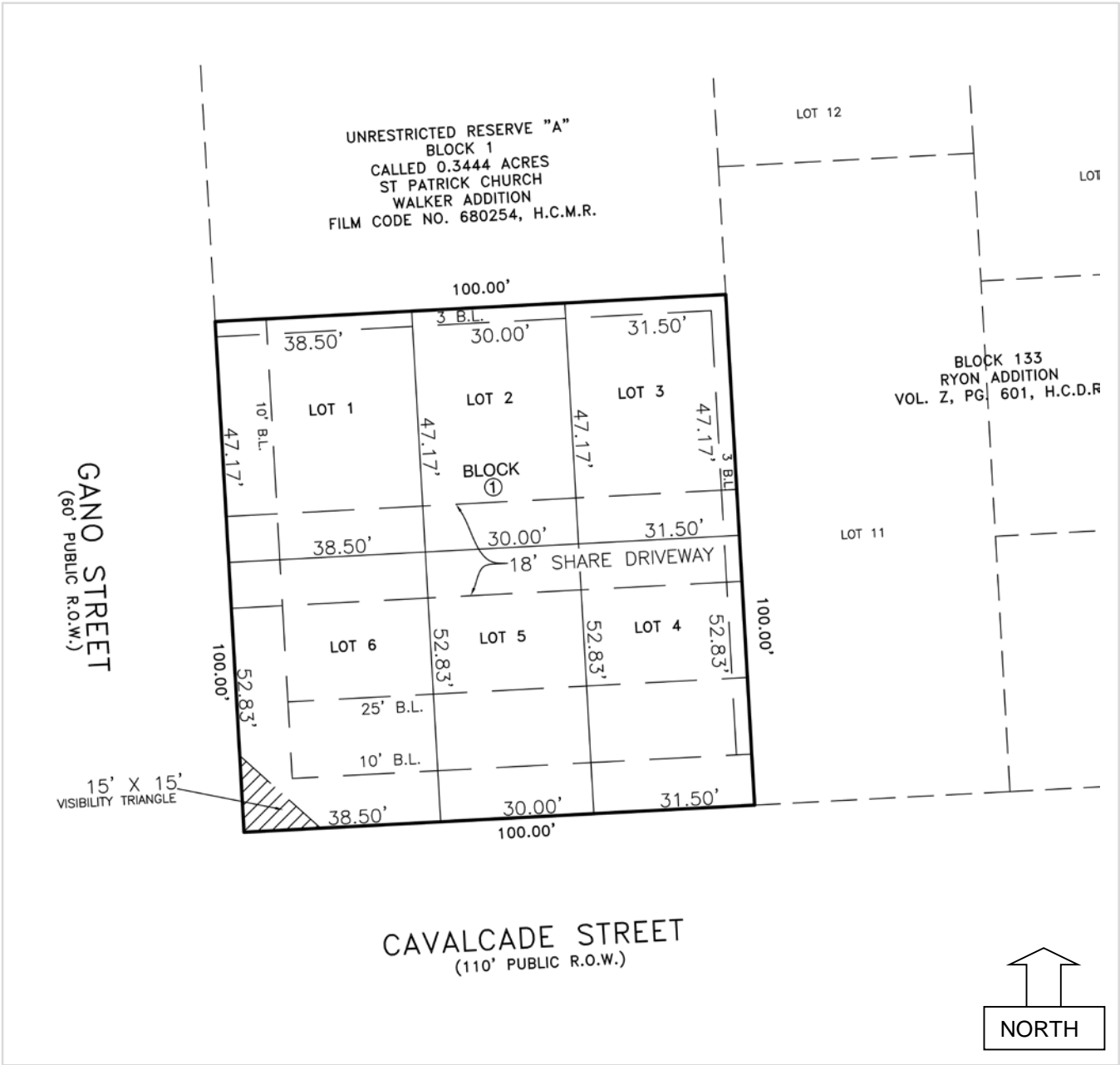
Subdivision Name: Jesselton Square

Applicant: South Texas Surveying Associates, Inc.



Subdivision Name: Jesselton Square

Applicant: South Texas Surveying Associates, Inc.



Houston Planning Commission

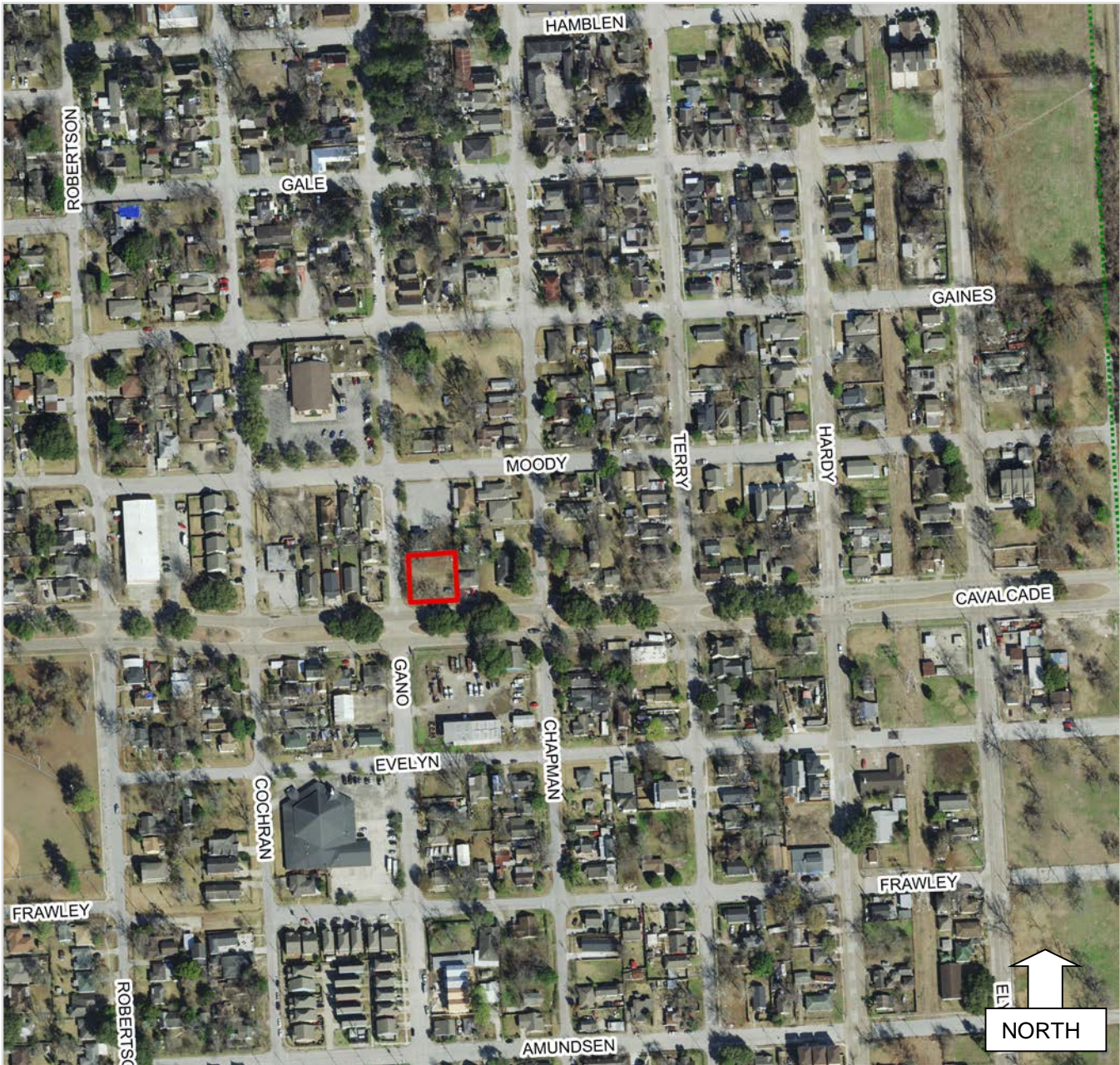
Planning and Development Department

ITEM: 101

Meeting Date: 10/01/2020

Subdivision Name: Jesselton Square

Applicant: South Texas Surveying Associates, Inc.



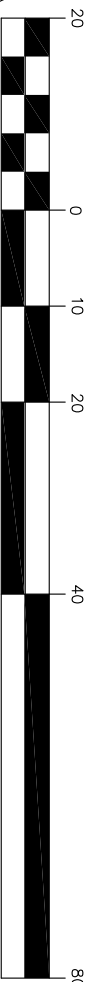


3D
3D HOUZZ
DESIGN

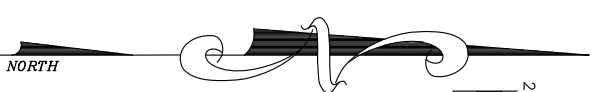
PROPOSED SIX TOWNHOUSES
4804-4806 GANO ST
CITY OF HOUSTON, TX 77009

3D
3D HOUZZ
DESIGN

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



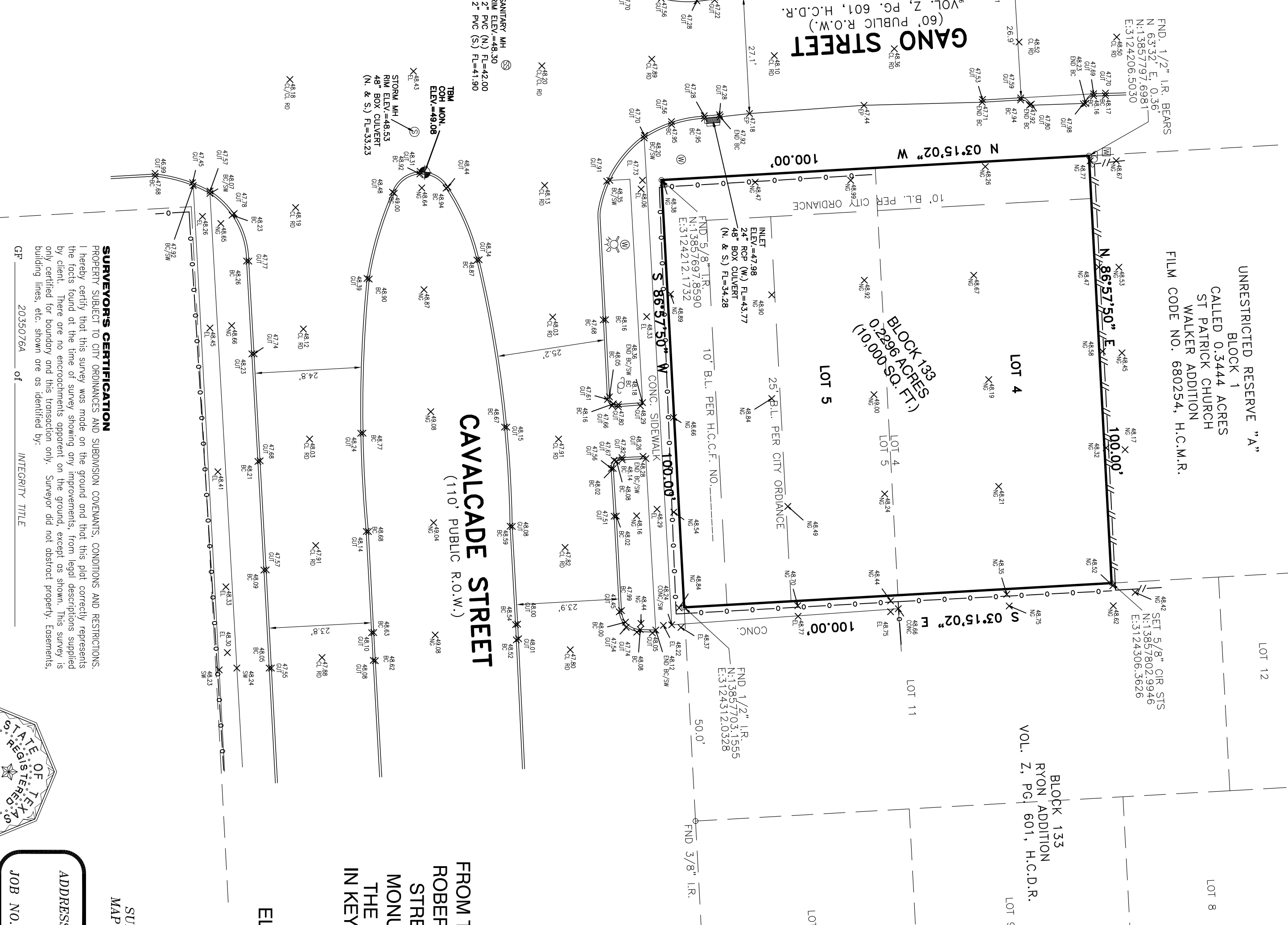
LEGEND:

- AE - AERIAL EASEMENT
- BLG - BUILDING LINE
- BLD - BUILDING
- ESMT - EASEMENT
- FND - FOUND
- HL&P - HOUSTON LIGHTING & POWER
- IP - IRON PIPE
- IR - IRON ROD
- OR - OPEN ROD
- SITS - STAMPED SOUTH TEXAS SURVEYING
- HCCF - HARRIS COUNTY CLERKS FILE
- HCCR - HARRIS COUNTY DEED RECORDS
- HCMR - HARRIS COUNTY MAP RECORDS
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCING
- PS - PARKING SPACES
- ROW - RIGHT OF WAY
- SQ. FT. - SQUARE FEET
- UE - UTILITY EASEMENT
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- CONCRETE
- COVERED CONCRETE
- OVERHEAD ELECTRIC LINES
- WOOD FENCE
- WROUGHT IRON FENCE
- GUY WIRE
- CATCH BASIN
- CABLE BOX
- ELECTRIC BOX
- ELECTRIC MH
- FIRE HYDRANT
- FIBER OPTIC MARKER
- FLAG POLE
- GAS METER
- GAS VALVE
- CURB INLET
- LIGHT POLE
- MANHOLE
- MONITORING WELL
- PIPELINE MARKER
- PO - POWER POLE
- SANITARY POLE
- SANITARY MANHOLE
- STORM MANHOLE
- TELEPHONE PEDestal
- TRANSFORMER
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- UNDERGROUND CABLE MARKER
- WATER WELL
- WATER METER
- WATER VALVE
- TBM

- NOTES:
1. BEARING BASIS IS G.P.S. OBSERVATION TEXAS SOUTH CENTRAL, GEOID 18, NAD 83 WITH A BEARING OF S 86°57'50" W, ALONG THE NORTH R.O.W. LINE OF CAVALCADE STREET, WITH A COMBINED SCALE FACTOR OF 0.9986853843582.
 2. SURVEYOR DID NOT RESTRIC PROPERTY, SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, SURVEY AS SHOWN AND LEGAL DESCRIPTION AS PER AN ON THE GROUND SURVEY, EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY G.P. NO. 20350764 OF INTEGRITY TITLE, WITH AN EFFECTIVE DATE OF JULY 30, 2020
 3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
 5. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
 6. THE FINDINGS AND OPINIONS OF SOUTH TEXAS SURVEYING ASSOCIATES, INC., REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF SOUTH TEXAS SURVEYING ASSOCIATES, INC., IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED, SOUTH TEXAS SURVEYING ASSOCIATES, INC., SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2020. ALL RIGHTS RESERVED.

PROPERTY LIES WITHIN FLOOD ZONE _____, BY ACCORDING TO F.I.R.M. MAP NO. 48201C 0890N, DATE 01-06-2017, SURVEYOR'S CERTIFICATION.

DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION. BEFORE ANY DEVELOPMENT PLANNING, DESIGN, OR CONSTRUCTION IS STARTED, THE COMMUNITY CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED. SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.



CONDITION SURVEY OF

LOTS 4 AND 5, IN BLOCK 133 OF RYON ADDITION, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME Z, PAGE 601 OF THE DEED RECORDS OF HARRIS COUNTY, TEXAS.

ADDRESS: 1301 CAVALCADE STREET
HOUSTON, TEXAS 77009

JOB NO.: 20-0034-001 SCALE: 1" = 20' DATE: 8-12-20

BENCHMARK

RM NO. 080130

A HCFCD BRASS DISK STAMPED 080130

FROM THE INTERSECTION OF CAVALCADE STREET AND ROBERTSON STREET, TRAVEL NORTH ON ROBERTSON STREET APPROXIMATELY 0.2 MILE TO SUE STREET. MONUMENT IS ON TOP OF A STORM SEWER INLET IN THE NORTHWEST CORNER OF THE INTERSECTION. IN KEYMAP 453V IN THE HUNTING BAYOU WATERSHED NEAR STREAM H100-00-00.

ELEV. = 50.31 FEET

NAVD 88, 2001 ADJUSTMENT

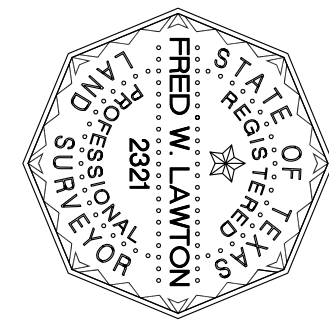
ELEVATIONS SHOWN ARE 2001 ADJUSTMENT.

SURVEYORS CERTIFICATION

PROPERTY SUBJECT TO CITY ORDINANCES AND SUBDIVISION COVENANTS, CONDITIONS AND RESTRICTIONS. I hereby certify that this survey was made on the ground and that this plat correctly represents the facts found at the time of survey, showing any improvements, from legal descriptions supplied by client. There are no encroachments apparent on the ground, except as shown. This survey is only certified for boundary and this transaction only. Surveyor did not obstruct property. Easements, building lines, etc., shown are as identified by:

GP _____ of _____ INTEGRITY TITLE

Fred W. Lawton, Registered Professional Land Surveyor No. 2321



SOUTH TEXAS SURVEYING ASSOCIATES, INC.

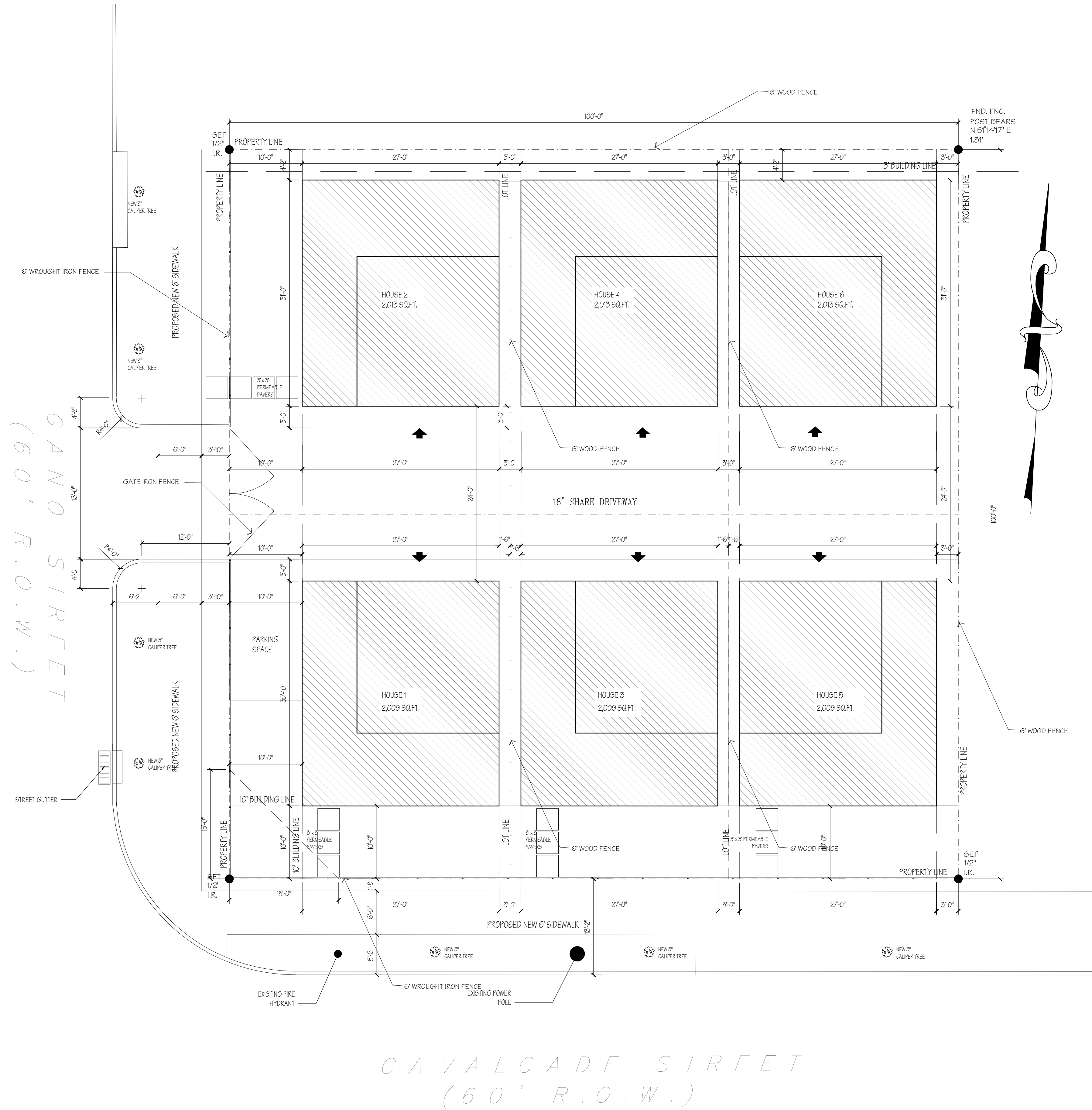
11281 Richmond Ave., Bldg. J, Suite 101, Houston, Texas 77082

TEL. 281-556-6918 FAX 281-556-9331

Firm Number: 10045400

K:\COMETS 2020\20-0034-001\DWG (K7)

JOB NO: 20-0034-001



MARK	DATE	DESCRIPTION
PROJECT NO:	#	SCALE: 1"=1/8"
CAD DWG FILE:	4804-4806 GANO ST.DWG	
DRAWN BY:	AMM	
CHK'D BY:	###	DATE: 08.03.2020
COPYRIGHT:		
SHEET TITLE		



3D
3D HOUZZ
DESIGN

www.3dhouzzdesign.com
3D HOUZZ DESIGN

CONTRACTOR

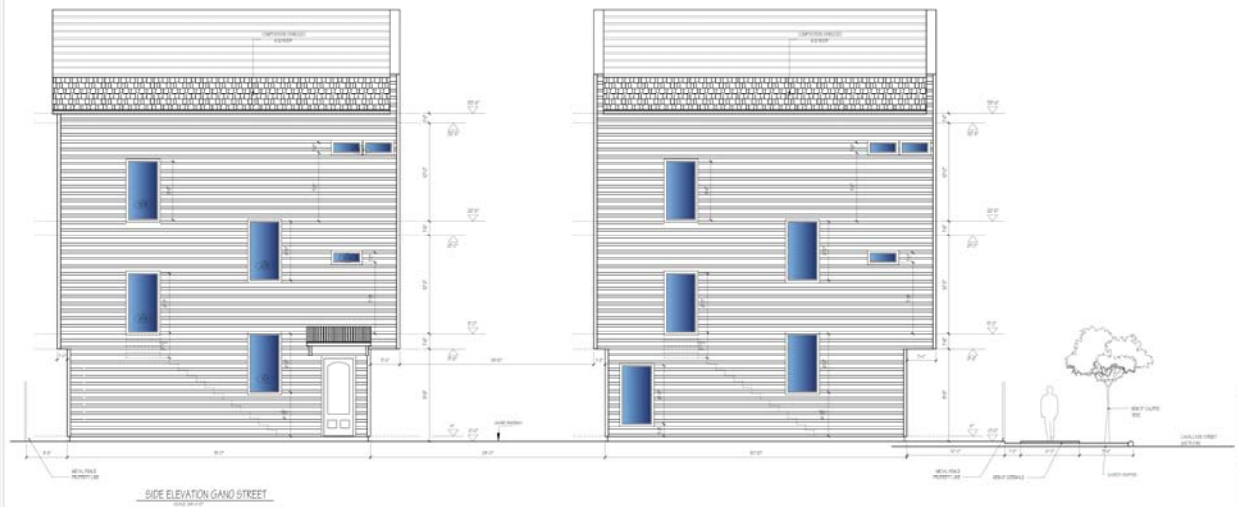
THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THE SITE BEFORE BEGINNING AND REPORT ANY DISCREPANCIES TO "3D HOUZZ DESIGN" IMMEDIATELY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

NEW SIX TOWNHOUSES
4804 - 4806 GAND ST
HOUSTON TX,
77009

DATE: 01/20/20
DRAWN BY: 3D HOUZZ DESIGN
CHECKED BY: 3D HOUZZ DESIGN
DATE: 01/20/20

ELEVATIONS

A3.1



3D
3D HOUZZ
DESIGN

www.3dhouzzdesign.com
3D HOUZZ DESIGN

CONTRACTOR

THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON THE SITE BEFORE BEGINNING AND REPORT ANY DISCREPANCIES TO "3D HOUZZ DESIGN" IMMEDIATELY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

NEW SIX TOWNHOUSES
4804 - 4806 GAND ST
HOUSTON TX,
77009

DATE: 01/20/20
DRAWN BY: 3D HOUZZ DESIGN
CHECKED BY: 3D HOUZZ DESIGN
DATE: 01/20/20

ELEVATIONS

A3.2



Application Number: 2020-1547

Plat Name: Jesselton Square

Applicant: South Texas Surveying Associates, Inc.

Date Submitted: 09/04/2020

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:

CHANGE BUILDING LINE 25' FEET TO 10' FEET ON PRINCIPAL STREET

Chapter 42 Section: 152(a)

Chapter 42 Reference:

42-170 SPECIAL MINIMUM BUILDING LINE REQUIREMENTS

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, because we can't develop the project with the 6 single family that we want to build on the lot.

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

If we keep the 25' on the principal street (Cavalcade), we can not develop the lot with the two (2) duplex and one share driveway of 16' wide, and to keep the 3' building line of the back with the neighbor.

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

The applicant has not created or imposed any hardship for the requirement variance. This is for a new project at required for a successful development and there is not hardship created or imposed by the applicant.

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

We are proposing 2 duplexes (4 units) each with a garage, with 2 units on each lot, to be built on this vacant lot on Cavalcade St. As Cavalcade is a major thoroughfare, there is currently a 25' building line setback that would prevent us from building the intended units on each lot. With the current rules in place, it would not be feasible to build 4 units on this lot without building higher vertical units, that do not match the architecture of the current surrounding houses. We will be adding 6' sidewalks and several new trees to improve both the look and safety for the surrounding public. No physical or economic hardship would be imposed on the area, and it would increase surrounding property values.

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

No, on the contrary it will help to give a better view of the main street and its surroundings. Improving public space with the proposed sidewalk and the new trees.

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

No, the economic hardship is not the sole justification of the variance. We want to develop the lot the best way to keep the surrounding and improved the area with new construction, giving the neighborhood a better view.



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

September 24, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Jesselton Square

REFERENCE NUMBER: 2020-1547



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located at the northeast corner of Cavalcade and Gano 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.

South Texas Surveying Associates, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting variances to allow a 10' building line along Cavalcade Street, in lieu of the required 25' building line. Enclosed are copies of the variance request, the proposed subdivision plat, and proposed 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, October 1, 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

Public Comments

The public may address the Planning Commission on agenda items. The deadline to submit comments or signing up to speak is the end of the day Wednesday before the Planning Commission meeting. All comments are made part of the public meeting record.

- Use the online speaker form at <https://www.tfaforms.com/4816241> or submit comments on an item via email to speakercomments.pc@houston.tx.gov.
- You may also call the Planning Department at [832-393-6624](tel:832-393-6624). A staff member will take your comments, which will be included in the public record. This must be done before the end of the day Wednesday before the planning commission meeting. Staff will direct callers to attend the virtual planning commission meeting and sign up for public speakers on the day of the commission.
- Speakers will be called on in the order of sign up and can speak for two minutes. See agenda for speaker guidelines.

For additional information regarding this project, please call **Patrick Cook** with **South Texas Surveying Associates, Inc.** at **281-556-6918**. You may also contact Tammi Williamson with the Planning and Development Department regarding this notice via email at planning.variances@houston.tx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

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

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



Application No: 2020-1547

Agenda Item: 101

PC Action Date: 10/01/2020

Plat Name: Jesselton Square

Applicant: South Texas Surveying Associates, Inc.

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: [152\(a\)](#)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

[CHANGE BUILDING LINE 25' FEET TO 10' FEET ON PRINCIPAL STREET;](#)

Basis of Recommendation:

[Defer](#)

Statement of Facts

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

[na](#)

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

[na](#)

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

[na](#)

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

[na](#)

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

[na](#)

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

[na](#)



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 10/01/2020
Plat Name: Magnolia Park Terrace
Developer: M & F Capital, LLC
Applicant: The Interfield Group
App No / Type: 2020-1478 C2R

Total Acreage:	0.3440	Total Reserve Acreage:	0.0050
Number of Lots:	8	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77011	495W	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)

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

Commission Action:

Defer Applicant request



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 102
Action Date: 10/01/2020
Plat Name: Magnolia Park Terrace
Developer: M & F Capital, LLC
Applicant: The Interfield Group
App No / Type: 2020-1478 C2R

HPW- TDO- Traffic: 09.10.2020

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.

Does not meet the 100 feet offset required along 75th street as a Major Thoroughfare road.

Please re-design along Avenue F as single family front loaders or as a shred town-home commercial.

Remember as for residential rules along Avenue F,

A. Property Frontage:

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

B. Driveway Placement on Corner Lot (Residential)

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

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

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

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

Master W.M.E. is required.

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

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

Houston Planning Commission

ITEM: 102

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Magnolia Park Terrace (DEF 1)

Applicant: The Interfield Group



D – Variances

Site Location

Houston Planning Commission

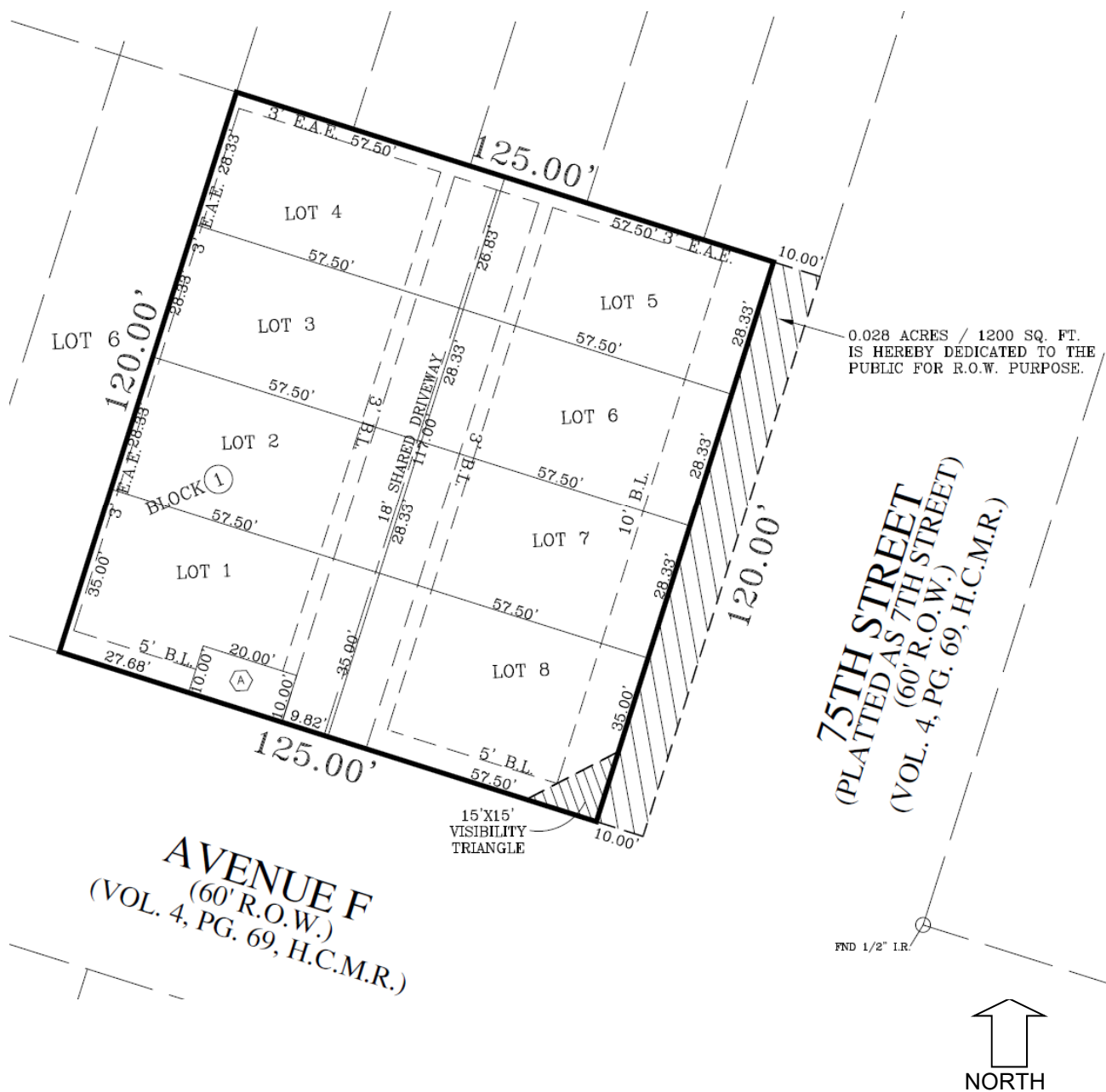
ITEM: 102

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Magnolia Park Terrace (DEF 1)

Applicant: The Interfield Group



D – Variances

Subdivision

Houston Planning Commission

ITEM: 102

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Magnolia Park Terrace (DEF 1)

Applicant: The Interfield Group



D – Variances

Aerial



SITE NOTES

- 1) ALL DRAWINGS PRESENTED HERE REFERENCES THE 2012 IRC AND 2012 IBC BUILDING CODES.
- 2) FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 12" ABOVE THE TOP OF THE NEAREST SANITARY SERVICE MANHOLE COVER. QUALIFIED PERSONS SHALL BE RESPONSIBLE TO DETERMINE AND PROVIDE A SITE GRADING PLAN OR PER LOCAL AUTHORITY.
- 3) ELEVATION OF THE NEAREST SANITARY SERVICE MANHOLE COVER IS ASSUMED TO BE 100.0'. CURB ELEVATION (AS REFERENCED) TAKEN FROM THE TOP OF THE CURB.
- 4) BUILDER TO APPROVE LOCATION OF HOUSE ON LOT, AND TO VERIFY ALL UTILITY LOCATIONS, ALL EASEMENTS, BUILDING, BLOCK FACE, AND ALL OTHER LINES EXISTING ON THE LOT.
- 5) PLUMBER TO CONNECT INTO EXISTING SANITARY SERVICE PIPING TO BE SCH. 40 P.V.C. (OR EQ.) INSIDE PROPERTY, AND CONCRETE PIPING IN THE R.O.W. OR EASEMENT. SEE PLAN FOR SIZES.
- 6) BUILDER TO DETERMINE LOCATION OF WATER METER AND TO CONTACT THE LOCAL AUTHORITY TO CONNECT, WATER PIPE AND METER SIZES TO CONFORM WITH 2006 U.P.C. PIPING TO BE SCH. 40 P.V.C. (OR EQ.) SEE PLAN FOR SIZES. ABOVE GRADE "ELBOWS" ALLOWED FOR WATER AND GAS LINES ENTERING THE BUILDING PROPER (ONLY).
- 7) ELECTRICIAN TO RUN THREE UNDERGROUND CONDUITS FROM SOURCE POLE OR TRANSFORMER TO GROUND FOR: A) ELECTRIC SERVICE, B) UNDERGROUND SYM OR DIRECTED TO THE SERVICE, ... AT THE SAME LOCATION. PROVIDE CONDUITS IN SLAB, PRIOR TO POUR, TO MINIMIZE ABOVE GRADE "ELBOWS" ENTERING THE BUILDING PROPER.
- 8) ALL DRAINAGE AND RUNOFFS SHALL BE COLLECTED ON SITE IN AN UNDERGROUND SYM OR DIRECTED ON THE SURFACE TO THE STREET. DRAINAGE AND RUNOFF ARE NOT ALLOWED TO BE DIRECTED ONTO ADJACENT PROPERTIES. SEE SNALE DETAIL. DRAIN PIPING TO BE SCH. 40 P.V.C. (OR EQ.)
- 9) PROVIDE ONE QUALIFIED TREE PER 5000 SQ. FT. OF LOT SIZE OR ONE QUALIFIED TREE PER FAMILY.
- 10) SHADED AREAS DESIGNATES MINIMUM COMMON AREAS AND/OR PRIVATE UTILITY EASEMENTS (PER APPLICATION). THIS PANEL IS USED AS A GUIDE FOR THE DETERMINATION OF THE COMMON AREA. A SEPARATE LETTER, THE REQUIRED COMMON AREA AGREEMENT LETTER TAKES PRECEDENCE.
- 11) ALL GAS, SANITARY SERVICE, STORM, ELECTRICAL PIPING, AND PAVING LOCATED IN THE COMMON AREA AREA(S) ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 12) SIMILAR LINES (ELECTRIC, WATER, COMMUNICATION, ENTERTAINMENT) OF THE SAME TYPE CAN BE GROUPED TOGETHER IN THE COMMON AREA. LINES ARE SLEEVED THE ENTIRE RUN, OR MAINTAIN MINIMUM 36 INCH SPACING BETWEEN ALL LINES.
- 13) ALL PIPING IN THE R.O.W. SHALL BE REINFORCED CONCRETE.
- 14) PROVIDE MINIMUM 12" CLEARANCE OF A/P ADS TO ANY VERTICAL SURFACE WITH MINIMUM 18" BETWEEN A/C PADS, AND A 30" MINIMUM SERVICE AREA.
- 15) ALL FENCING ALONG PROJECT BOUNDARY, AGAINST AN ADJACENT PROPERTY, TO BE MIN. 6 FOOT WOOD FENCE. ANY FENCE SHOWING EXISTENCE CAN BE MAINTAINED. FENCE SHALL BE MAINTAINED AGAINST THE PROPERTY LINE PROVIDED THE 6 FOOT MIN. METAL FENCE IS 25K OR LESS OR LESSOR 3/4 INCH BARS OR TUBES PLACED 4 TO 5 INCHES ON CENTER. OTHERWISE, FENCE SHALL BE MAINTAINED 2 FOOT AWAY FROM THE PROPERTY LINE THAT IS AGAINST THE R.O.W..

LOT CALCULATIONS

LOT	SIZE	TOTAL SLAB	% COVERAGE	
1	2156 SQ.FT.	XXXX	XX.X%	
2	1552.5 SQ.FT.	XXX	XX.X%	
3	1522.5 SQ.FT.			
4	1675 SQ.FT.			
5	1638 SQ.FT.			
6	1522.5 SQ.FT.			
7	1522.5 SQ.FT.			
8	2156 SQ.FT.			
TOTAL 13,800				
MAXIMUM ALLOWABLE BUILDING COVERAGE IS 60%				
LOT	DRIVE/WALK	A/C PAD	TOTAL IMPERVIOUS	% IMPERVIOUS
1			XXXX	XX.X%
2	XXX	X	XXX	XX.X%
3				
4				
5				
6				
7				
8				

MAXIMUM ALLOWABLE IMPERVIOUS IS 65% BEFORE DETENTION IS REQUIRED

SQUARE FOOTAGES

FIRST FLOOR :	X
SECOND FLOOR :	X

TOTAL LIVING : XX

GARAGE :	X
TOTAL SLAB :	XX

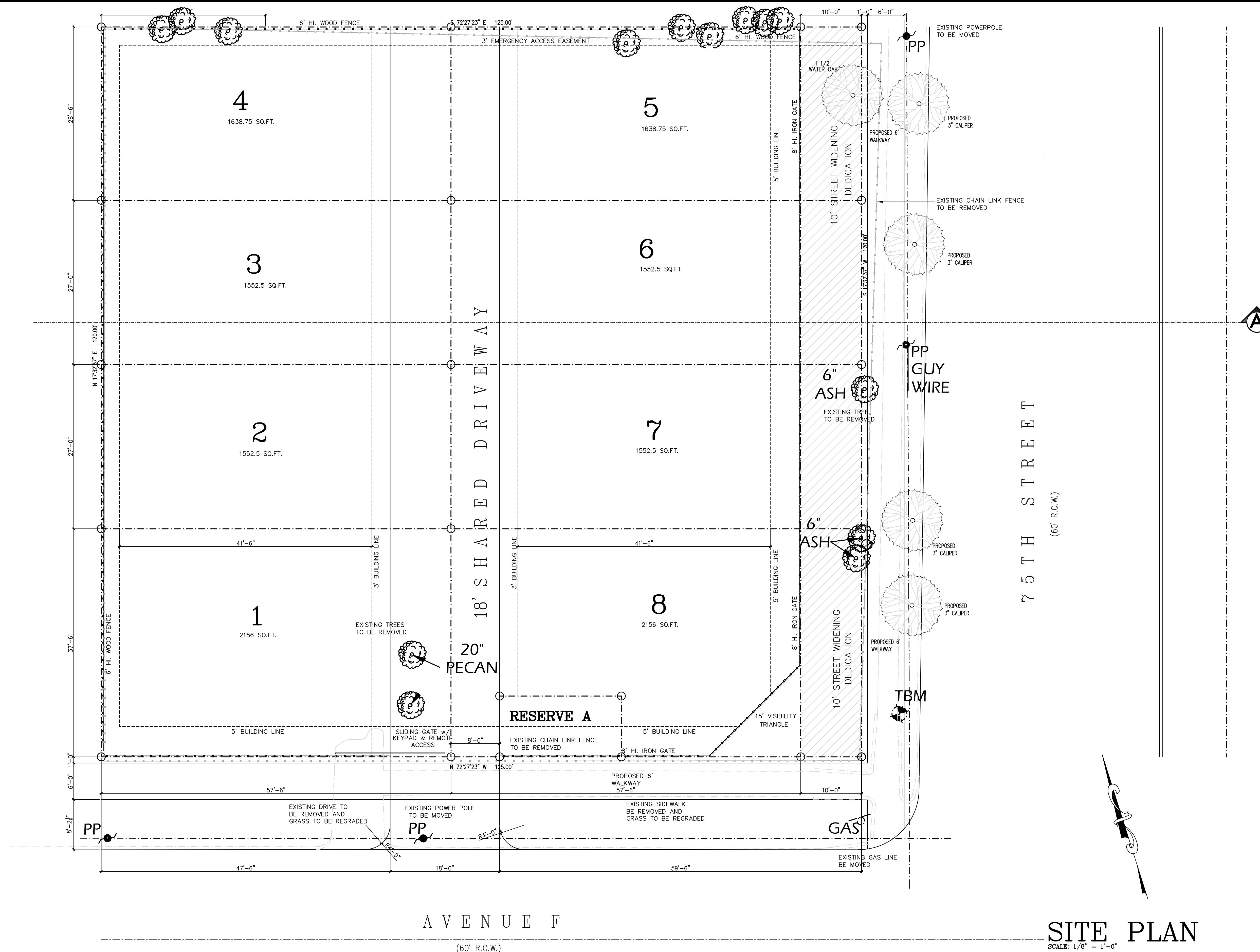
TOTAL COV. AREA: XX

M & F CAPITAL LLC
7439 AVENUE F HOUSTON, TX 77011

LTS 4 & 5 SEC 37 MAGNOLIA PARK SEC 2

JOB # 1001	A2
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DESIGN DEVELOPMENT	ISSUE DATE: 9-29-20
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JEG

DESIGN & BUILD,LLC

MEL GARZA
RESIDENTIAL & COMMERCIAL
EMAIL: JEG.DESIGNBUILD@GMAIL.COM
CELL: 832-889-3922



75th STREET VIEW



CROSS-SECTION-A

SQUARE FOOTAGES

FIRST FLOOR : X
SECOND FLOOR : X

TOTAL LIVING : XX

GARAGE : X
TOTAL SLAB : XX

TOTAL COV. AREA: XX

M & F CAPITAL LLC
7439 AVENUE F HOUSTON, TX 77011
LTS 4 & 5 SEC 37 MAGNOLIA PARK SEC 2

JOB #
1001

A2.2

DESIGN DEVELOPMENT

ISSUE DATE: 9-3-20



**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2020-1478

Plat Name: Magnolia Park Terrace

Applicant: The Interfield Group

Date Submitted: 08/24/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

Specific variance is being sought and extent of variance is to allow a reduced building line of 10' along 75th Street.

Chapter 42 Section: 152

Chapter 42 Reference:

Chapter 42 Reference: 42-152 – Building Line Requirement (d) Major Thoroughfares In general 25 feet Single-family residential backing on a major thoroughfare 10 feet, if the lot meets the standards of section 42-152(b) Not single-family residential and abutting a major thoroughfare with a planned right-of-way width of 80 feet or less 15 feet, if the reserve meets the standards of section 42-153 Retail commercial center abutting a major thoroughfare with a planned right-of-way width of 80 feet or less 5 feet, if the reserve meets the standards of section 42-154(a)

Statement of Facts

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

(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;

Magnolia Park Terraces will be located north of Avenue F, south of Canal Street, west of 75th Street and east of 74th Street. Magnolia Park Terraces is a planned eight-unit townhome development that will utilize a shared driveway along 75th Street. The homes will side onto 75th Street, and have some front doors facing Avenue F. Developer purchased the land in 2019, not knowing a 10' right of way dedication would be required along 75th Street. This 10' right of way dedication, along with a 25' building line along 75th Street would deny developer reasonable use of approximately 0.0275-acres (1,200 SF) of land. We request that you please take the following into consideration: 1. There are several nearby buildings which appear to be constructed at approximately 10' or less, from 75' right-of-way, with at least one recently approved variance. 2. Existing conditions on 75th Street, along subject tract's east property line consists of a curb, 6 foot sidewalk and 4' pedestrian buffer, for a combined distance of approximately 10.5' from this property line. This distance plus the 10' right of way dedication and 10' building line will cause proposed homes to be constructed 30.51 feet from the travelled lanes of 75th Street. 3. The pavement section of 75th Street is approximately 41.2', with four (4) lanes. 75th Street terminates at Buffalo Bayou further north, in an area that is mostly industrial. Therefore, it is likely pavement section will not greatly increase in the near future.

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

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on factors external to subject property, as well as of existing conditions and nearby prevailing conditions

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

2. The intent and general purpose of Chapter 42 will be preserved and maintained, due to the following considerations:
a. Proposed development will include a 6-foot sidewalk along 75th Street
b. 3" caliper trees along 75th Street
c. Front door, with pedestrian walkway that connects to public sidewalk on 75th Street
d. Yard between building and right-of-way will be landscaped and will enhance the general character of block face.

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

The granting of the variance will not be injurious to the public health, safety or welfare, on the contrary, will contribute to the beautification of the block face, without compromising public health or safety.

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

Economic hardship is not the sole justification of the variance, which is being requested on the basis of a reasonable assessment of existing conditions and nearby prevailing conditions.



PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT Variance Request Form

Application No: 2020-1478

Agenda Item: 102

PC Action Date: 10/01/2020

Plat Name: Magnolia Park Terrace

Applicant: The Interfield Group

Staff Recommendation: Defer Applicant request

Chapter 42 Sections: 152

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Specific variance is being sought and extent of variance is to allow a reduced building line of 10' along 75th Street.;

Basis of Recommendation:

The site is located within the city limits south of Canal along 75th street. The applicant is proposing a shared driveway with eight lots and requesting a variance for a reduced building line of 10 feet along 75th street instead of the required 25 feet by the ordinance. Staff recommendation is to defer the application for two weeks per the applicant's request. Because this is the second deferral staff would like to give a brief presentation.

This application was deferred last cycle to coordinate with the applicant to relocate the proposed shared driveway. Originally, the applicant was proposing to take access from 75th street a major thoroughfare. The new layout shows the access from Avenue F a local street. This change was made for safety reasons. One of the reasons is that 75th street doesn't have a turning lane to allow left turns into the development.

Because the layout has rotated to have the access along Ave F, the frontage along Ave F is shorter compare to the frontage along 75th Street. The applicant is requesting the deferral to change the request of the reduced building line along 75th Street and for staff to analyze it.

Staff recommendation is to defer the application for two weeks per the applicant's request.

Statement of Facts

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

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

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

September 9, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Magnolia Park Terrace

REFERENCE NUMBER: 2020-1478



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located south of Canal Street and at the northwest corner of 75th Street and Avenue F. 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.

The Interfield Group, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a variance to allow a 10' building line in lieu of the ordinance-required 25' building line along 75th Street, a major thoroughfare. Enclosed are copies of the variance request, the proposed subdivision plat, and proposed 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, September 17, 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

Public Comments

The public may address the Planning Commission on agenda items. The deadline to submit comments or signing up to speak is the end of the day Wednesday before the Planning Commission meeting. All comments are made part of the public meeting record.

- Use the online speaker form at <https://www.tfaforms.com/4816241> or submit comments on an item via email to speakercomments.pc@houstontx.gov.
- You may also call the Planning Department at [832-393-6624](tel:832-393-6624). A staff member will take your comments, which will be included in the public record. This must be done before the end of the day Wednesday before the planning commission meeting. Staff will direct callers to attend the virtual planning commission meeting and sign up for public speakers on the day of the commission.
- Speakers will be called on in the order of sign up and can speak for two minutes. See agenda for speaker guidelines.

For additional information regarding this project, please call **Mary Villareal** with **the Interfield Group** at **713-780-0909**. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

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

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 10/01/2020
Plat Name: McCrary Meadows Sec 8
Developer: Ventana Development
Applicant: Jones | Carter
App No / Type: 2020-1714 C3P

Total Acreage:	27.5700	Total Reserve Acreage:	4.8239
Number of Lots:	116	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Fort Bend	77406	565G	ETJ

Conditions and requirements for approval:

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

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted the requested variance to exceed intersection spacing along the southern boundary of the plat by not providing a north-south street.



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

For Your Information:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 103
Action Date: 10/01/2020
Plat Name: McCrary Meadows Sec 8
Developer: Ventana Development
Applicant: Jones | Carter
App No / Type: 2020-1714 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.

Fort Bend Engineer: 1) Address redline comments
2) Submit plat to FBC for formal review
3) This is not considered a formal review by FBC as not all review comments are provided in this portal
HPW-HW- IDS: Approve
HPW-OCE- Drainage and Utility: Make sure that the subdivision has detention.

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

Houston Planning Commission

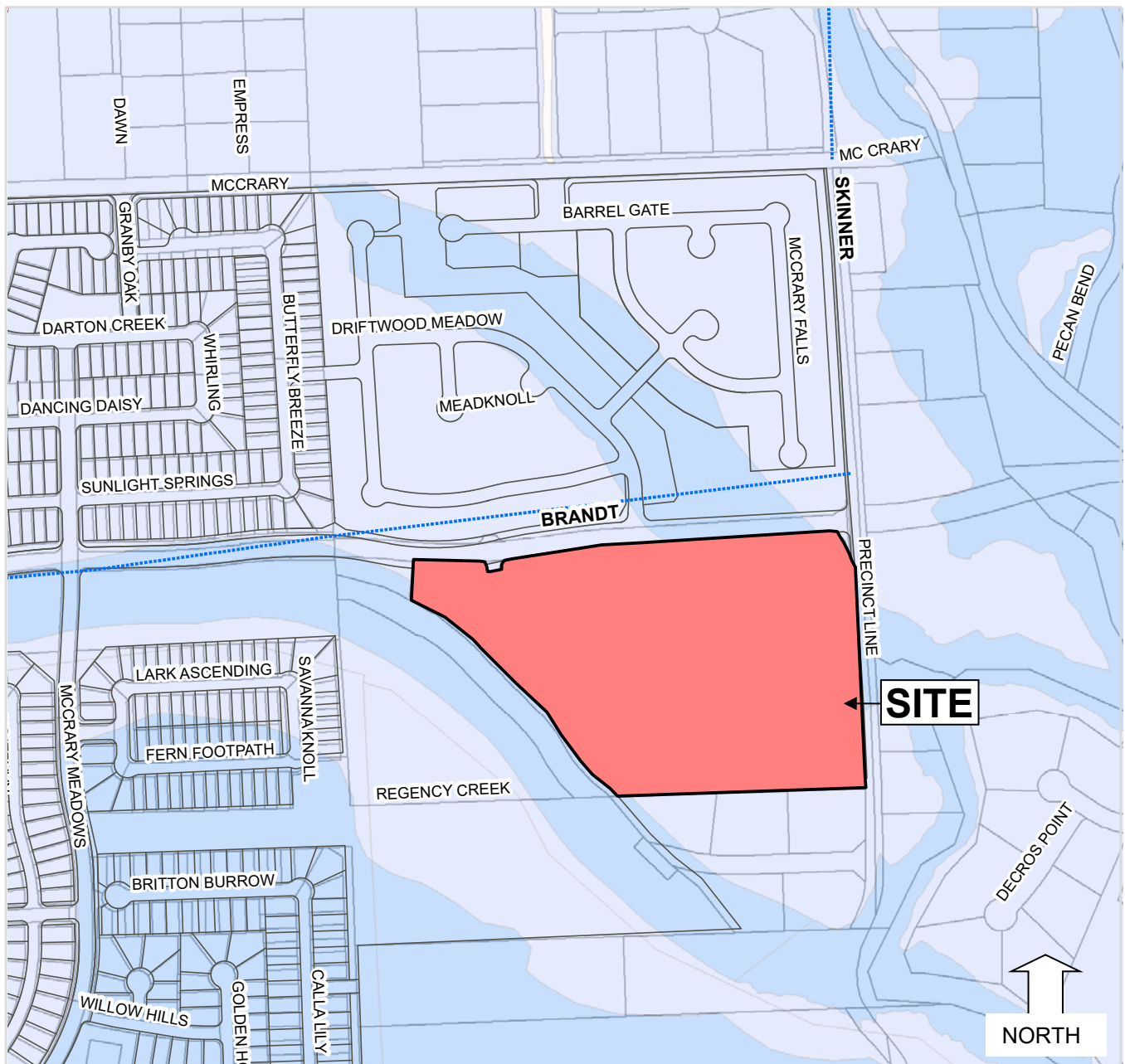
ITEM: 103

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: McCrary Meadows Sec 8

Applicant: Jones | Carter



D – Variances

Site Location

Houston Planning Commission

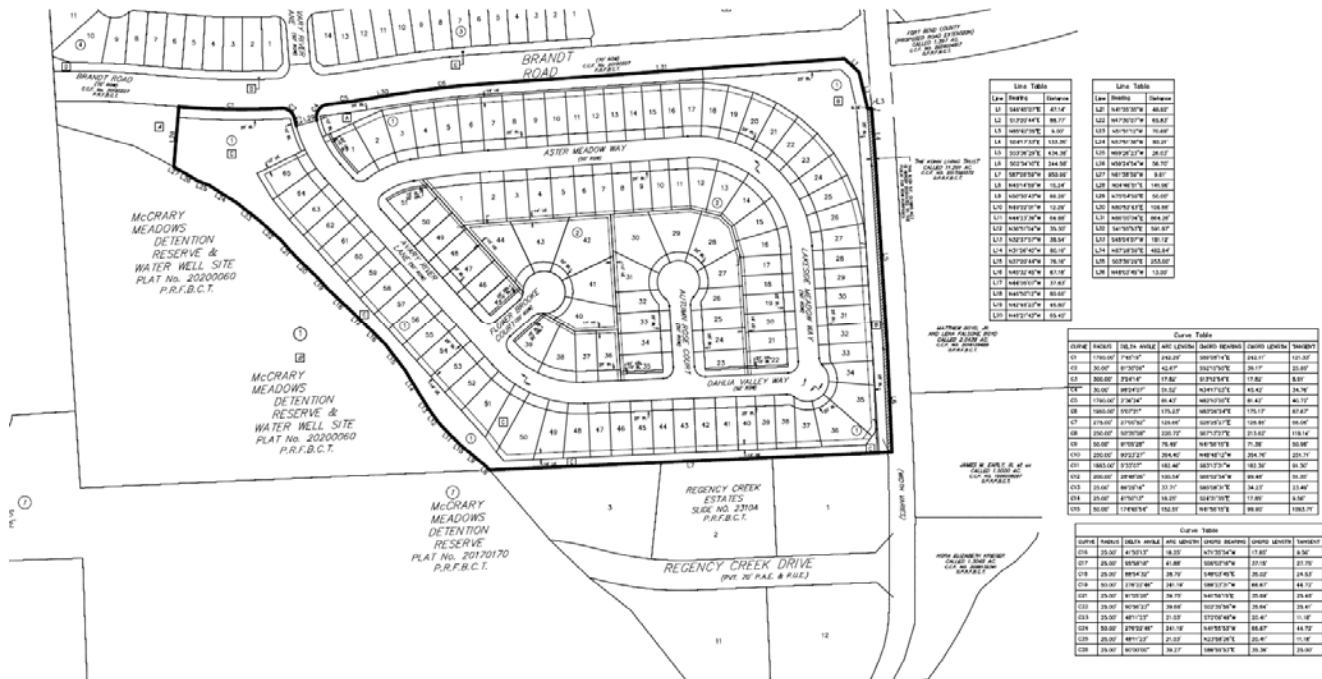
ITEM: 103

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: McCrary Meadows Sec 8

Applicant: Jones | Carter



Houston Planning Commission

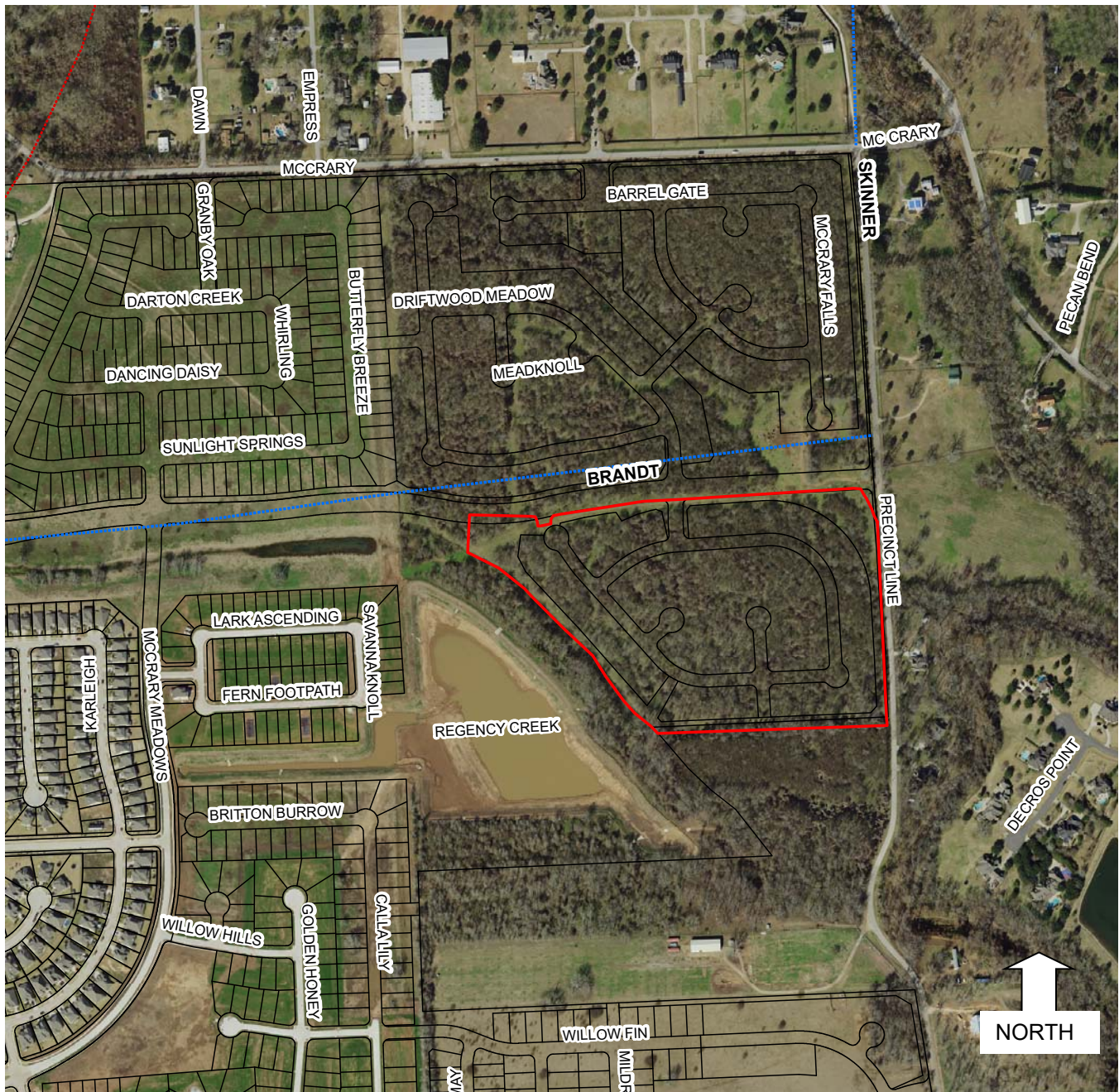
ITEM: 103

Planning and Development Department

Meeting Date: 10/01/2020

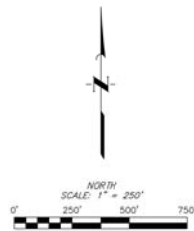
Subdivision Name: McCrary Meadows Sec 8

Applicant: Jones | Carter

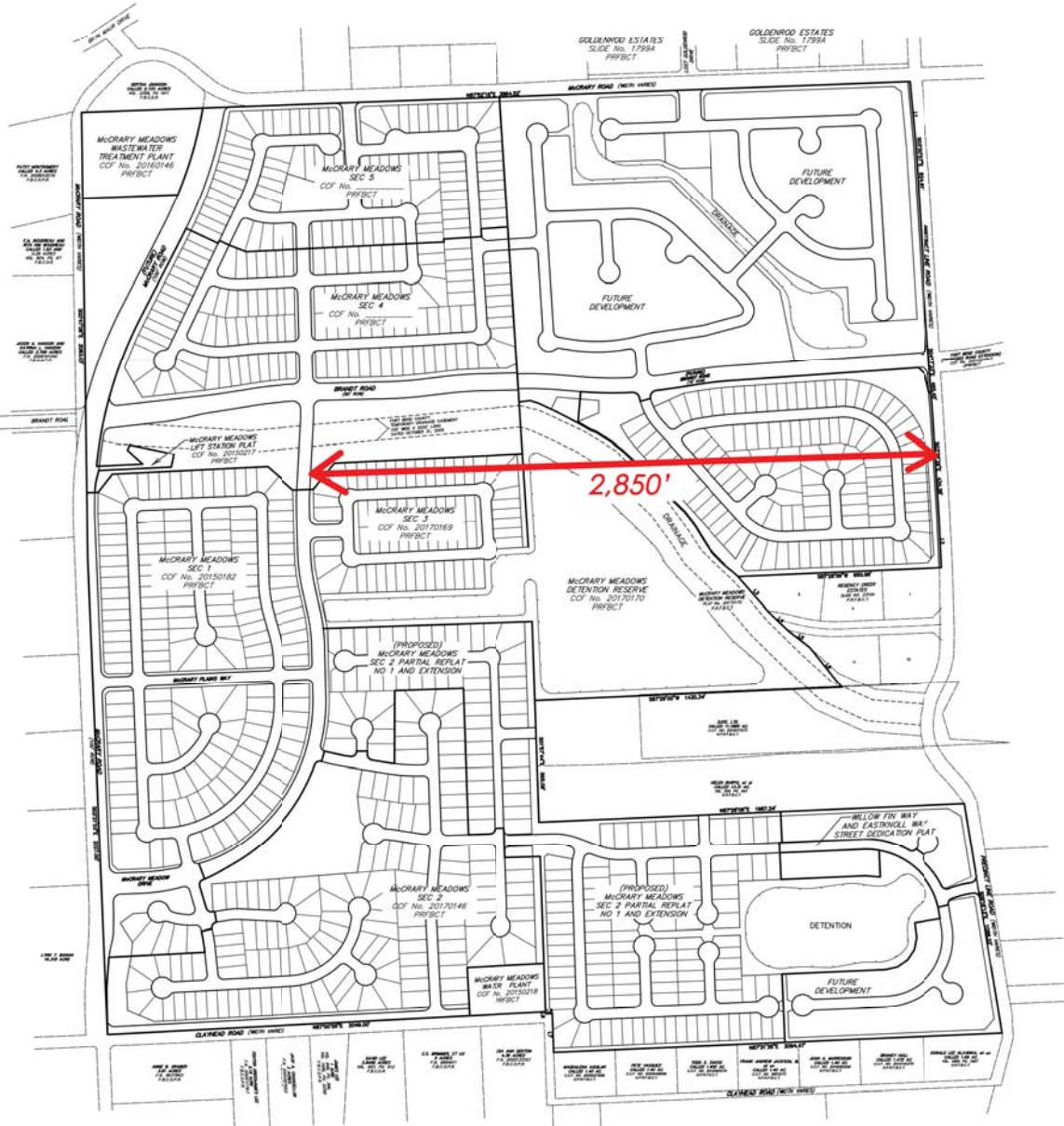


D – Variances

Aerial



KEY MAP: 565
(PANELS 'C' & 'C')



McCRARY MEADOWS GP

A GENERAL PLAN OF 366.4 ACRES OF LAND
OUT OF THE
JAMES KNIGHT & W.C. WHITE LEAGUE SURVEY, A-46,
RANDALL JONES $\frac{1}{4}$ LEAGUE SURVEY, A-42
FORT BEND COUNTY, TEXAS

OWNER:
VENTANA DEVELOPMENT McCRARY LTD.
410 BROOKS STREET
SUGAR LAND, TEXAS 77498
713-781-5553

PLANNER/SURVEYOR/ENGINEER:
JC JONES CARTER
Texas Board of Professional Engineering Registration No. 1488
Texas Board of Professional Surveying Registration No. 1488
Texas Board of Professional Land Surveying Registration No. 1488



PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S Variance Request Form

Application Number: 2020-1714

Plat Name: McCrary Meadows Sec 8

Applicant: Jones | Carter

Date Submitted: 09/21/2020

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 1,400' intersection spacing by not providing a north-south public street stub along the plat's southern boundary.

Chapter 42 Section: 42-128

Chapter 42 Reference:

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;

McCrary Meadows Sec 8 is a 27.57 acre, 116-Lot section within the City of Houston's ETJ and Fort Bend County. The site is bound to the north by Brandt Road and to the east by Precinct Line Road, both of which are designated major collectors on the City of Houston's Major Thoroughfare Plan. To the west of the site is a drainage channel and detention pond that serves the development. To the south of the site is the recorded subdivision of Regency Creek, a 12-Lot subdivision of 1.5 acre lots. Strict application of the intersections spacing requirement as defined by Chapter 42 would place a street along the subject tract's southern boundary. The existence of the platted Regency Creek lots prevents the physical connect south to Regency Creek Drive. Furthermore, the drainage channel that runs along the western plat boundary of the subject tract eventually turns east along the southern boundary of Regency Creek, which further minimizes the probability of a street ever being extended through the tract to the south.

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

Strict application of the ordinance requires that a street be located somewhere along the subject tract's southern boundary, but the lots platted in the Regency Creek Subdivision prevent a connection from being made to the south. The Regency Creek subdivision was created by another developer, not the current applicant

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

The intent and general purposed of the Chapter will be maintained as sufficient circulation and emergency vehicle access will be provided to the section via the two adjacent designated major collectors, Brandt Road and Precinct Line Road.

(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 and welfare as sufficient circulation and emergency vehicle access will be provided to the section via the two adjacent designated major collectors, Brandt Road and Precinct Line Road.

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

Justification for the granting of the variance is based on the existing physical conditions and not economic hardship. The extension of a road to the south is not physically possible.



PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT Variance Request Form

Application No: 2020-1714
Agenda Item: 103
PC Action Date: 10/01/2020
Plat Name: McCrary Meadows Sec 8
Applicant: Jones | Carter

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 42-128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To exceed 1,400' intersection spacing by not providing a north-south public street stub along the plat's southern boundary.;

Basis of Recommendation:

The site is located in Houston's ETJ, in Fort bend County east of McCrary Road south of Brandt. The applicant is proposing a residential subdivision with 116 lots and requesting a variance to exceed intersection spacing along the southern boundary of the plat by not providing a north south street. Staff is in support of the request.

The site is partially surrounded by a MUD property and a recorded subdivision to the south. Requesting a street to stub on the southern boundary will not ensure a connection to the south as the property to the south is a recorded subdivision without a north south connection.

Currently, there is an existing grid with recorded and constructed streets compose of a major thoroughfare and collector streets that will provide good street connectivity in the area. The grid has an interior north – south connection and an east west connection in the process of being completed. McCray Meadows Sec 9 is in the platting process and will provide a connection to Skinner Lane to the east.

Fort bend County has voiced no objection for this request. Staff recommendation is to grant the requested variance and approved the plat subject to the XCPC 101 form conditions.

Statement of Facts

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

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

Strict application of the ordinance would create an impractical design by providing a stub street to the south as a connection for a north-south street. The site is partially surrounded by a drainage channel owned by MUD 143 and a recorded subdivision to the south.

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

The drainage channel is owned by MUD 143 and utilize for the existing and future development on the area. The recorded subdivision to the south is owned by a different developer.

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

The subdivision being proposed has 116 lots with one point of access (maximum number of lots allowed with one point of access is 150) from a public street. The area has an existing grid with recorded and constructed streets compose of a major thoroughfare and collector streets that will provide good street connectivity in the area. The grid has an interior north – south connection and an east west connection in the process of being completed. McCray Meadows Sec 9 is in the platting process and will provide a connection to Skinner Lane to the east.

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

The area has an existing grid with recorded and constructed streets compose of a major thoroughfare and collector streets. It also has an interior north south connection and an east -west connection that is in the process of being completed with Sec 9. This will provide good street connectivity in the area for residents and emergency services.

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

Strict application of the ordinance would create an impractical design by providing a stub street to the south as a connection for a north-south street. The site is partially surrounded by a drainage channel owned by MUD 143 and a recorded subdivision to the south.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 10/01/2020
Plat Name: MP White Oak
Developer: MP WHITE OAK APARTMENTS, LLC, a Delaware Limited Liability Company
Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2020-1620 C2R

Total Acreage:	3.6000	Total Reserve Acreage:	2.8279
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	17	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77009	493C	City

Conditions and requirements for approval:

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

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

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

Commission Action:

Defer for further study and review



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

For Your Information:

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 104
Action Date: 10/01/2020
Plat Name: MP White Oak
Developer: MP WHITE OAK APARTMENTS, LLC, a Delaware Limited Liability Company
Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2020-1620 C2R

HPW- TDO- Traffic: 09.23.2020

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, 2020))

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

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

PWEACCESSFORM@HOUSTONTX.GOV

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

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

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

Stormwater quality permit is required.

Harris County Flood Control District: Flood Control review - Need to show and label drainage channel E101-00-00 with top of banks, 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.

Houston Planning Commission

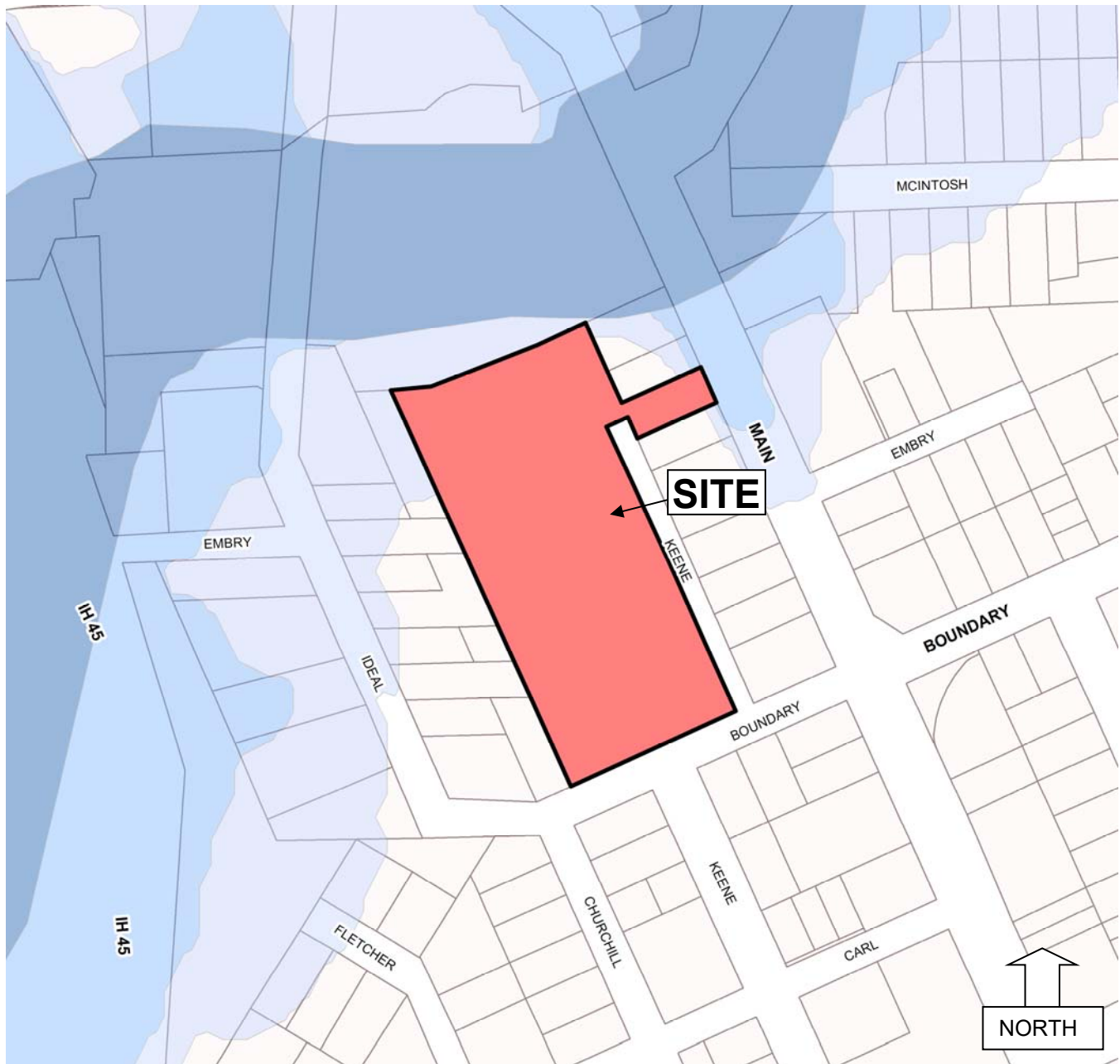
ITEM: 104

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: MP White Oak

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Site Location

Houston Planning Commission

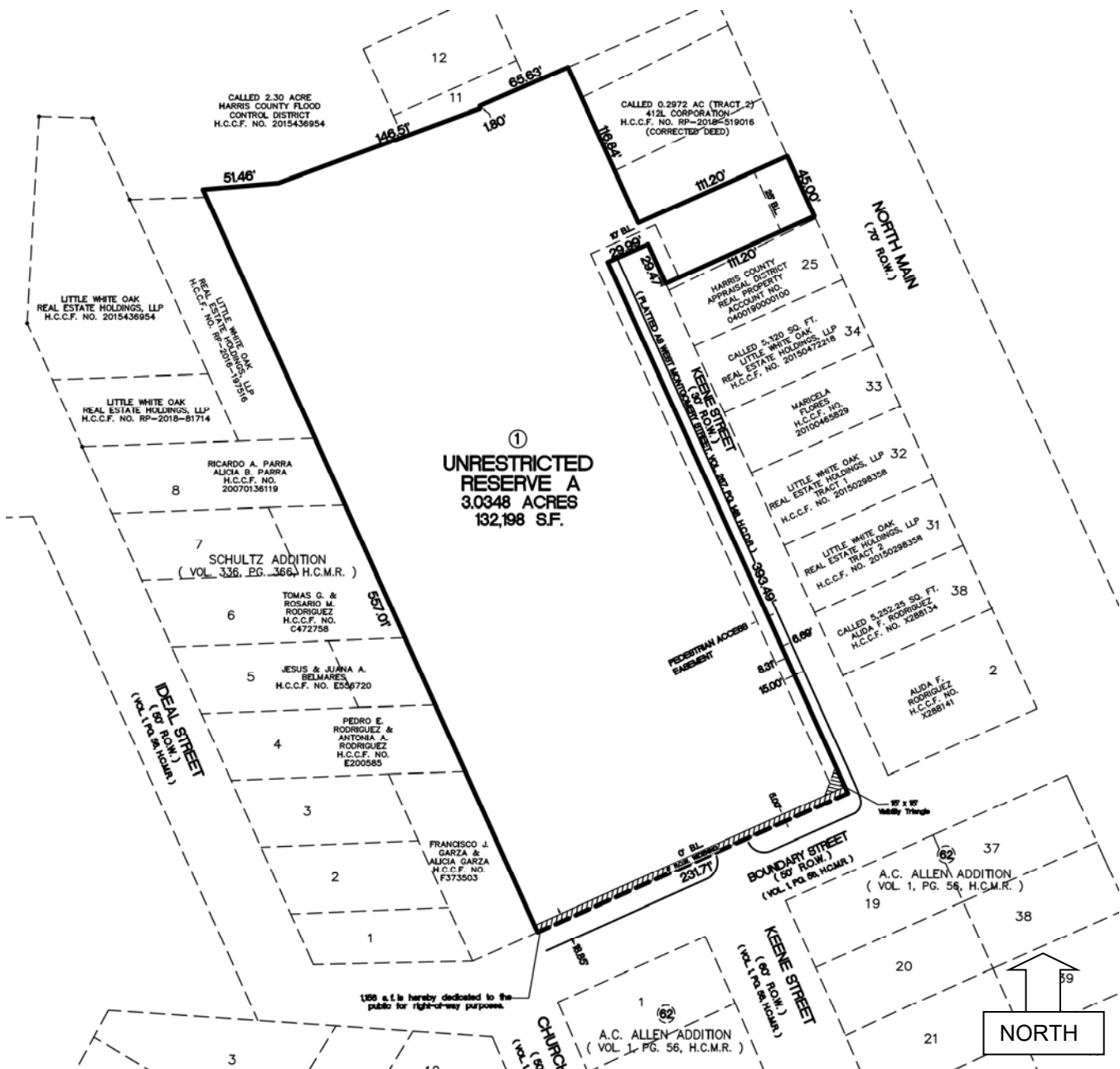
ITEM: 104

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: MP White Oak

Applicant: Vernon G. Henry & Associates, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 104

Planning and Development Department

Meeting Date: 10/01/2020

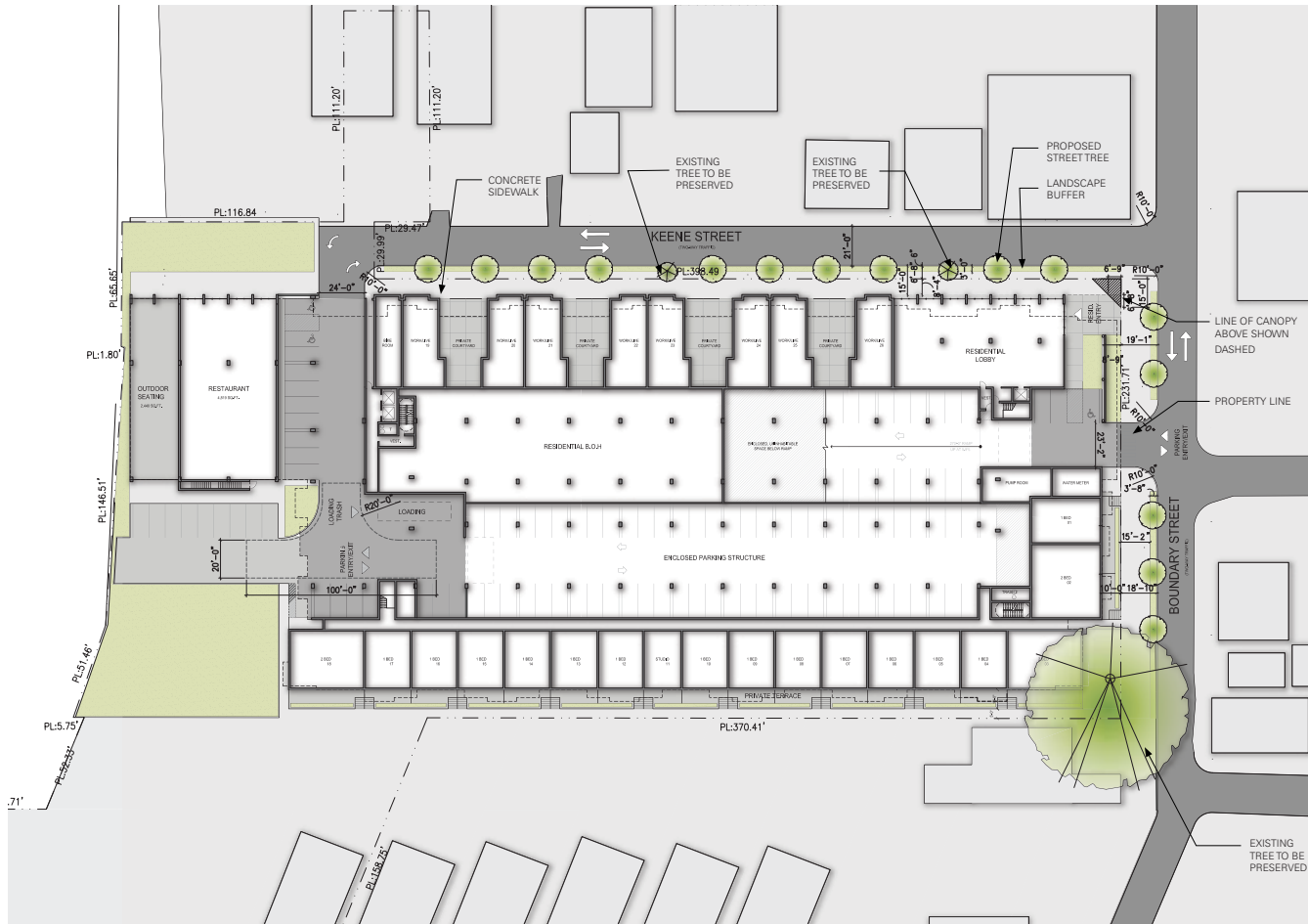
Subdivision Name: MP White Oak

Applicant: Vernon G. Henry & Associates, Inc.

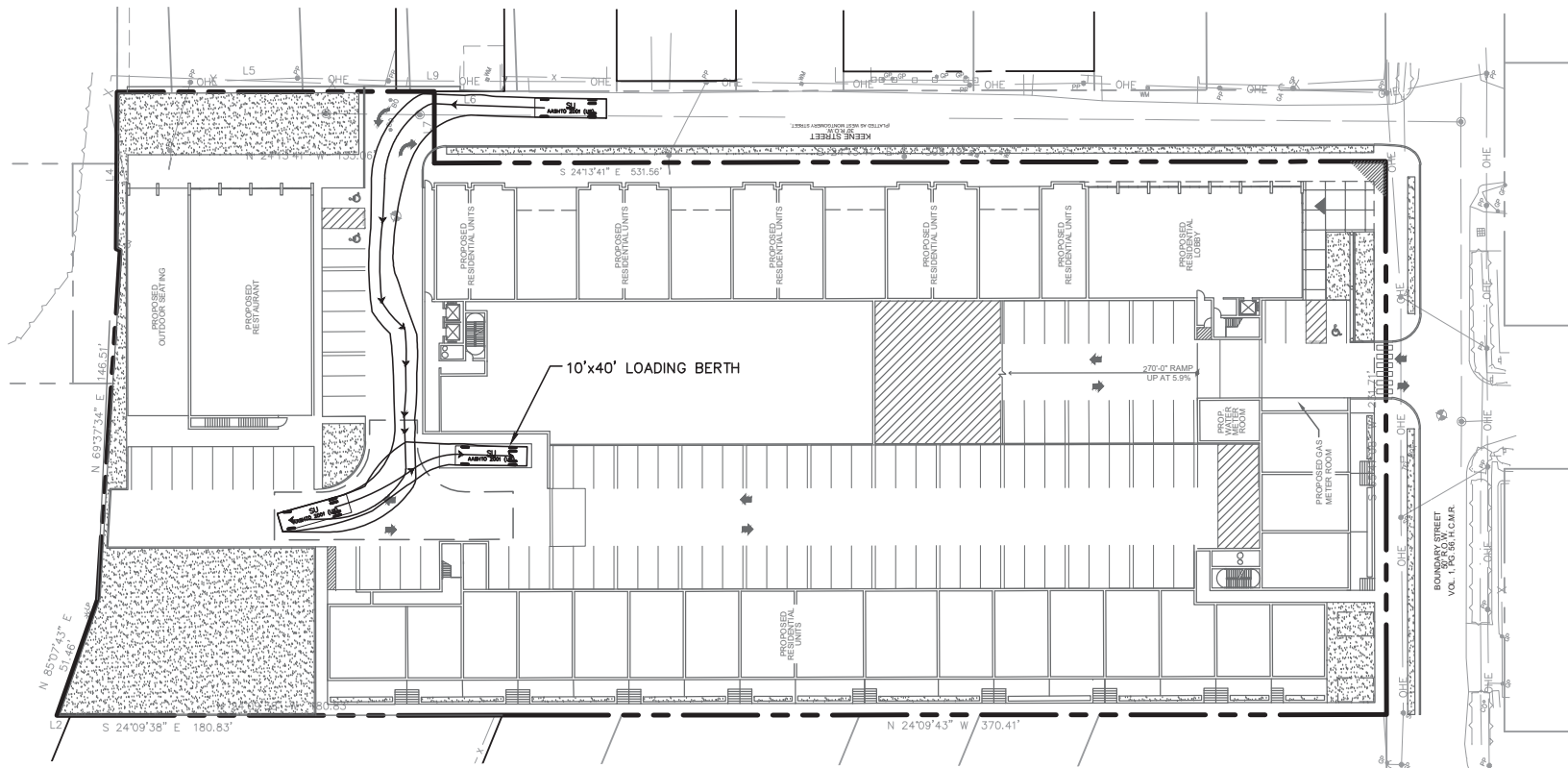


D – Variances

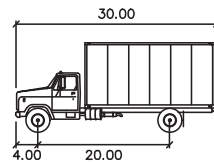
Aerial



Scale: 1/64" = 1'-0"



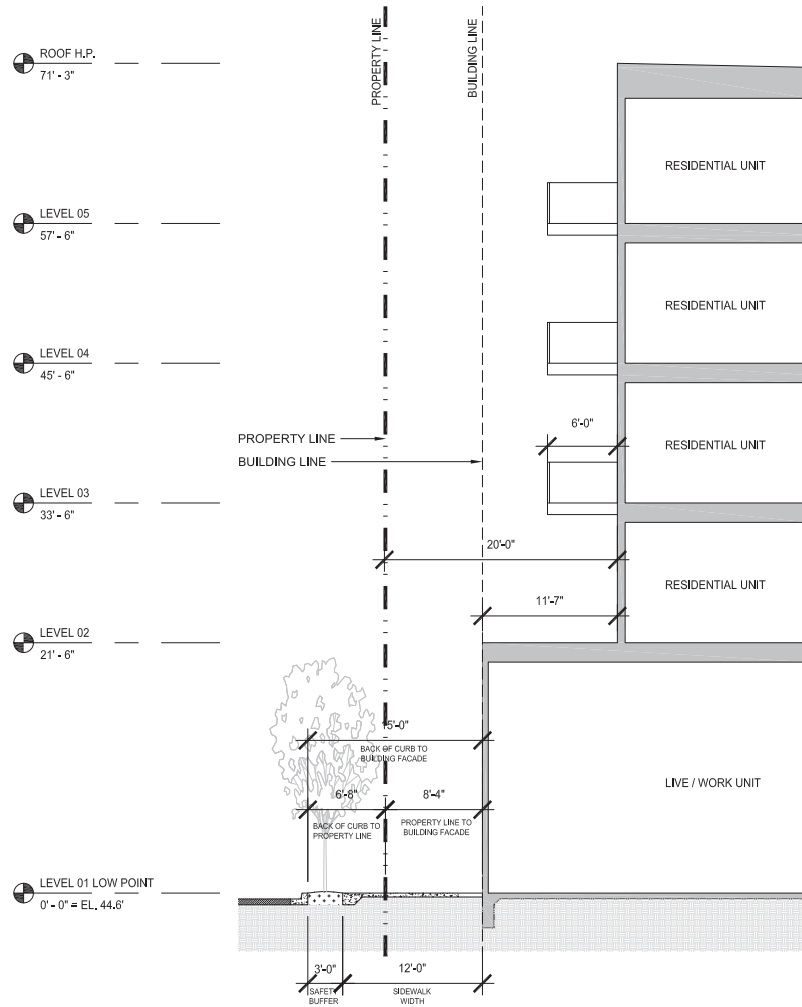
TRUCK PROFILE



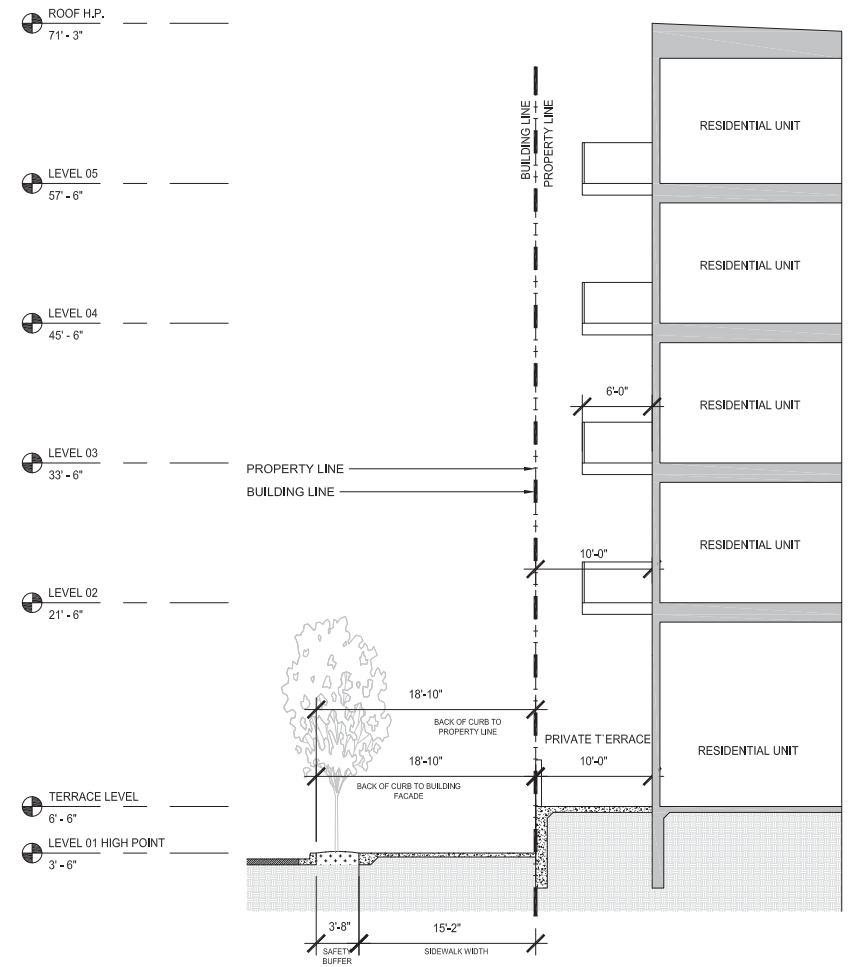
SU

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

TRUCK TURNING EXHIBIT



BUILDING PROFILE AT KEENE STREET



BUILDING PROFILE AT BOUNDARY STREET





**PLANNING &
DEVELOPMENT
DEPARTMENT**

**APPLICANT'S
Variance Request Form**

Application Number: 2020-1620

Plat Name: MP White Oak

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 09/18/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow Keene Street to be treated as though it were a transit corridor; To not dedicate any right of way to Keene Street; To allow an encroachment into the visibility triangle for a canopy at a vertical clearance of approximately 14'. To allow access from the end of a stub street.

Chapter 42 Section: 150;121;161

Chapter 42 Reference:

42-150; 42-121; 42-161; 42-134

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;

This site is in the area of Houston known as the Near Northside just south of Little White Oak Bayou. It lies within the boundary of the Hardy/Near Northside Tax Increment Reinvestment Zone and the Greater Northside Management District. Boundary Street, which forms the southern boundary of the tract, is a Type A Street according to the current Transit-Oriented-Development map. The proposed building will setback 18'10" from the edge of paving on Boundary Street. This newly created pedestrian realm will include a 13'10" sidewalk and a 3' landscape buffer. This frontage will also have one driveway, which will serve as the primary entrance to the proposed mixed-use development. A variance is being requested at the corner of Keene Street and Boundary Street to allow a canopy to encroach approximately 6'9" into the required 15'x15' visibility triangle for each right of way at a vertical clearance of 14'. The right of way that forms the eastern boundary of the site is Keene Street. Across Keene are several double-fronted lots that also have frontage on N Main Street, which is a transit corridor. The secondary entrance to this proposed development will be at the terminus of Keene Street. The parcel at the end of Keene Street was part of an abandonment request submitted to the Joint Referral Committee and was approved by City Council in 2018. As a part of this council action a turnaround easement was established on one of the lots on the east side of Keene Street. The proposed development will take direct access from the end of Keene Street, through the parcel abandoned in 2018, and to the driveway located on the northern side of the property right just south of the proposed restaurant fronting on Little White Oak Bayou. A variance is being requested to not dedicate right of way to Keene Street. Although Keene Street is only a 30' wide right of way, every single property except for two parcels are owned by the developer of this mixed-use project and will eventually become commercial property. Widening this street would make the development infeasible as it would make the east/west dimension infeasibly narrow. Keene Street, which is about 400' long, currently functions like an alley, which is how it is anticipated this development will treat Keene Street. Taking 15' of right of way from each side of Keene would make the double fronted lots on N Main Street undevelopable as well since the current lots are only about 100' deep as they currently exist. A variance is also being requested along Keene Street to treat it as a transit corridor type a street. The proposed building is 15' from the back of the curb along Keene Street and the developer is proposing to follow all of the performance standards outlined in the current transit-oriented development rules. The 15' will be comprised of a 3' safety buffer against the curb and a 12' sidewalk, which will promote walkability in the area. Allowing the building to be closer to the paving of Keene Street will get more eyes on the street and will create a more interesting walk for

pedestrians. Locating this mid-rise apartment will serve as a buffer between the single-family homes to the west and the more intense development plan for the Hardy area.

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

Due to the age of the original subdivision, which was completed in 1903, rules against double-fronted lots did not exist when this area was originally planned and developed. In addition, rail/walkability was not planned at the time this subdivision was originally developed.

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

The intent of this chapter is to promote walkability for transit-oriented development, which these requests maintains.

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

The granting of the variance will be beneficial to public health due to the pedestrian-friendly and walkable design of the streetscape and building façade.

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

The justification for the variance is the unusual nature of many aspects of this property. First, Keene Street has double-fronted lots with N Main Street, which makes widening infeasible. Second, this property is just south of Little White Oak Bayou and thus Keene Street has nowhere to go to the north, thus limiting amount of properties that take access from Keene Street. Third, the design of the building attempts to improve walkability in the area by creating a pedestrian-friendly design, which entails moving the building closer to the street to get both eyes on the street and to create a more interesting walk for passersby.



PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT Variance Request Form

Application No: 2020-1620

Agenda Item: 104

PC Action Date: 10/01/2020

Plat Name: MP White Oak

Applicant: Vernon G. Henry & Associates, Inc.

Staff Recommendation: Defer for further study and review

Chapter 42 Sections: 150;121;161

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow Keene Street to be treated as though it were a transit corridor; To not dedicate any right of way to Keene Street; To allow an encroachment into the visibility triangle for a canopy at a vertical clearance of approximately 14'. To allow access from the end of a stub street.;

Basis of Recommendation:

The site is located within the city limits. The applicant is proposing an unrestricted reserve for a mixed-use development and requesting three variances. Variance one to allow a reduced building line of 8.3 feet. Variance two, to not dedicate right of way to Keene Street as required by the ordinance. Variance three, to allow an encroachment into the visibility triangle of approximately 6' 9" at a vertical height of 14 feet. Staff recommendation is to defer the application for two weeks for further study and review.

Statement of Facts

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a

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

n/a



Agenda Item: 105
Action Date: 10/01/2020
Plat Name: Parkside Grand Parkway Reserve partial replat no 1
Developer: LJA Engineering, Inc.
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-1716 C2R

Total Acreage:	12.4240	Total Reserve Acreage:	12.4240
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	287W	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)
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))
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form. (Sec 42-41(1))
203. Provide complete Recordation Package when submitting plat for recordation. (Sec 42-45)
204. Provide current title opinion in complete agreement with the plat dedication. (Sec 42-45(2))
205. The names of all persons who will sign the plat shall be lettered under a line provided for the signatures. (Sec 42-45)

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted a variance for Reserve "A" to not have frontage on Cypress-Rosehill Road but to have access from recorded access easement.

Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 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: 105
Action Date: 10/01/2020
Plat Name: Parkside Grand Parkway Reserve partial replat no 1
Developer: LJA Engineering, Inc.
Applicant: LJA Engineering, Inc.- (Houston Office)
App No / Type: 2020-1716 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: This plat is contingent upon review and approval of the Harris County Engineering Department prior to recordation (.TLGC-232.0025)

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

Access easement will need to be recorded prior to or simultaneously with this plat (COH-Chapter 42-212)

Record a separate traffic signal easement by separate instrument at access easement location. Traffic signal poles may need to be located outside the road ROW to serve this property. Coordinate with HC Traffic for easement requirements.

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

County has no objections to variance

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

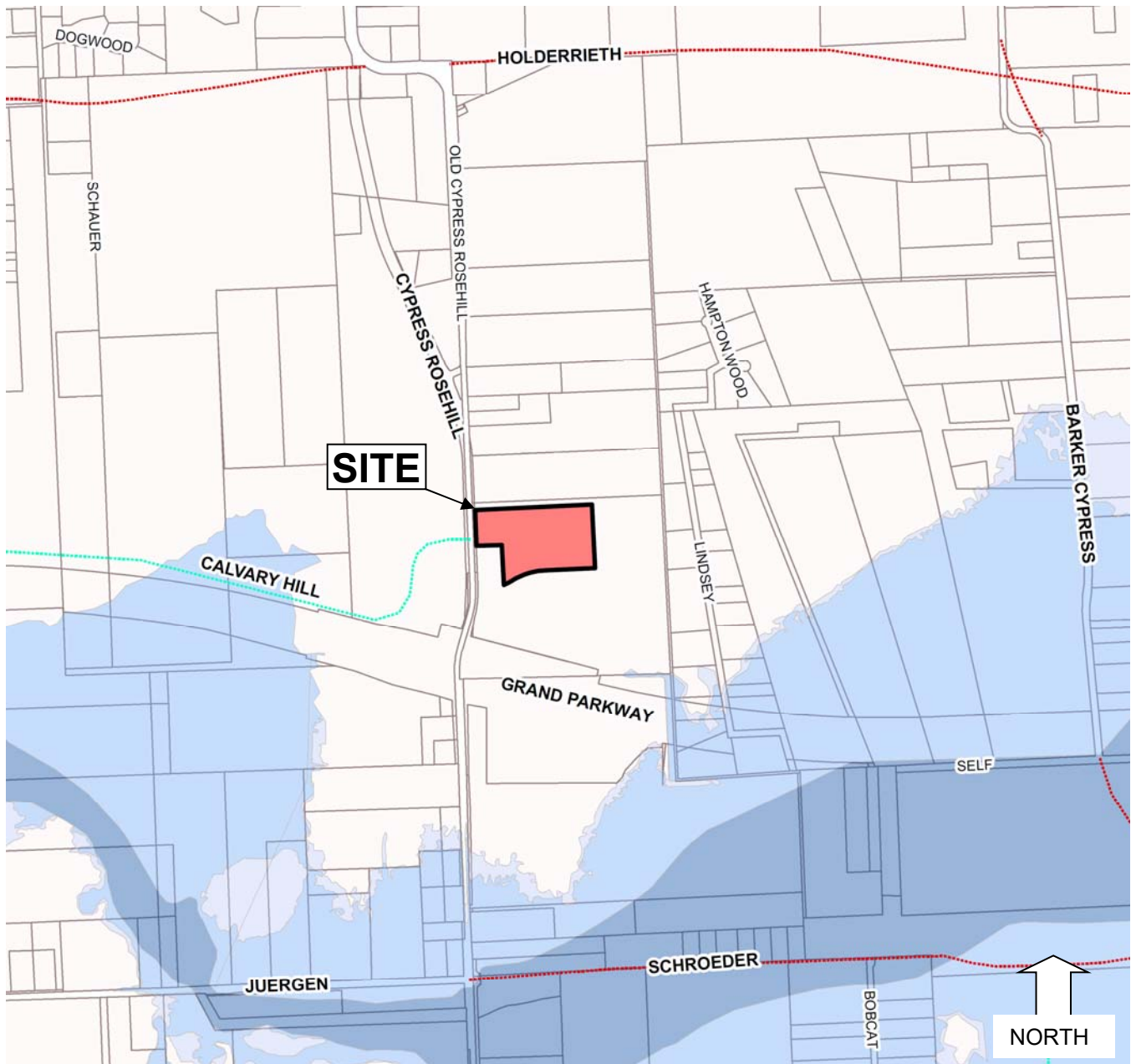
Houston Planning Commission **ITEM: 105**

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Parkside Grand Parkway Reserve partial replat no 1

Applicant: LJA Engineering, Inc. – (Houston Office)



D – Variances

Site Location

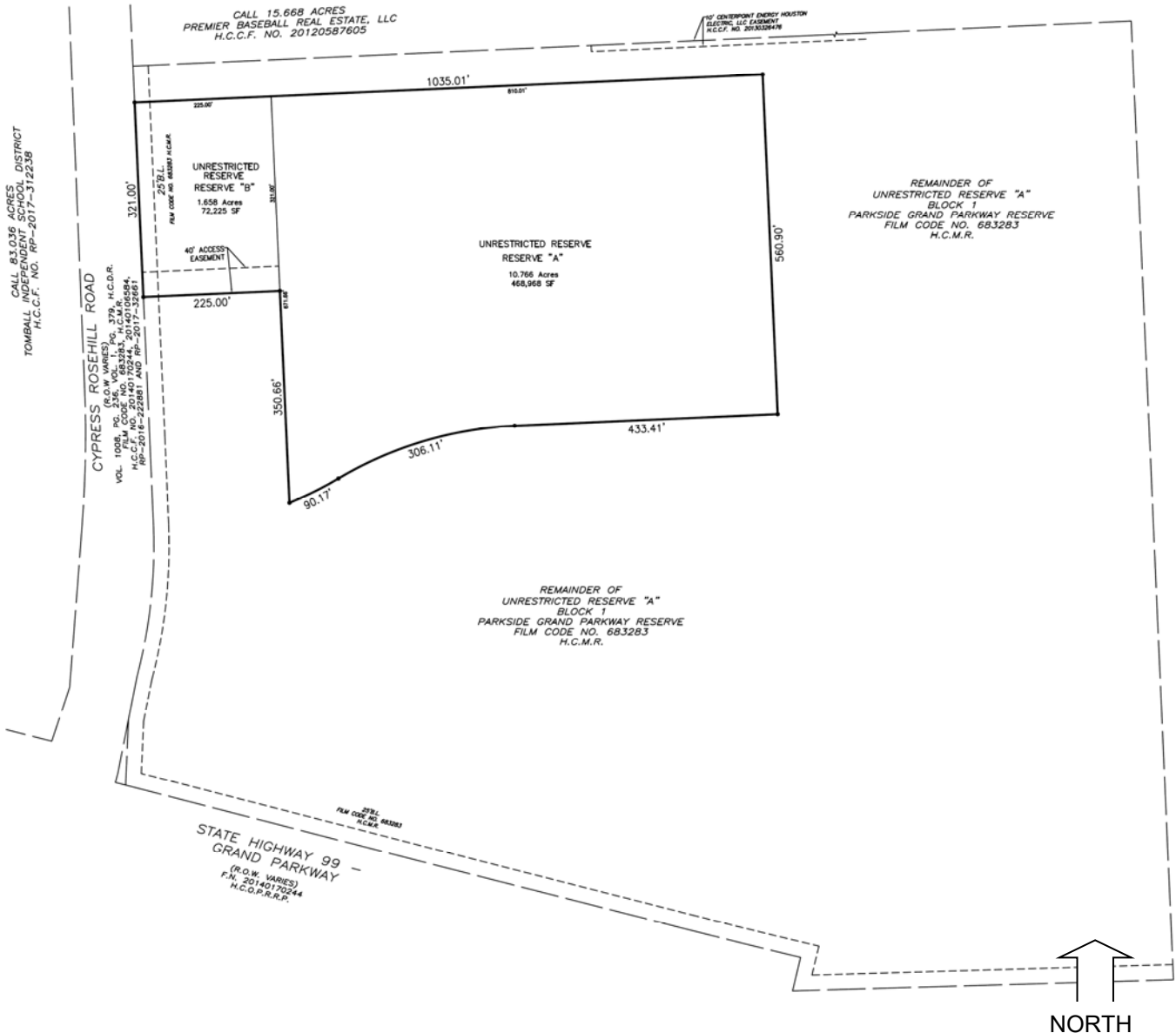
Houston Planning Commission

ITEM: 105

Planning and Development Department Meeting Date: 10/01/2020

Subdivision Name: Parkside Grand Parkway Reserve partial replat no 1

Applicant: LJA Engineering, Inc. – (Houston Office)



D – Variances

Subdivision

Houston Planning Commission **ITEM: 105**

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Parkside Grand Parkway Reserve partial replat no 1

Applicant: LJA Engineering, Inc. – (Houston Office)



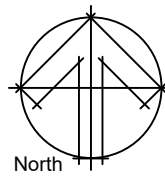
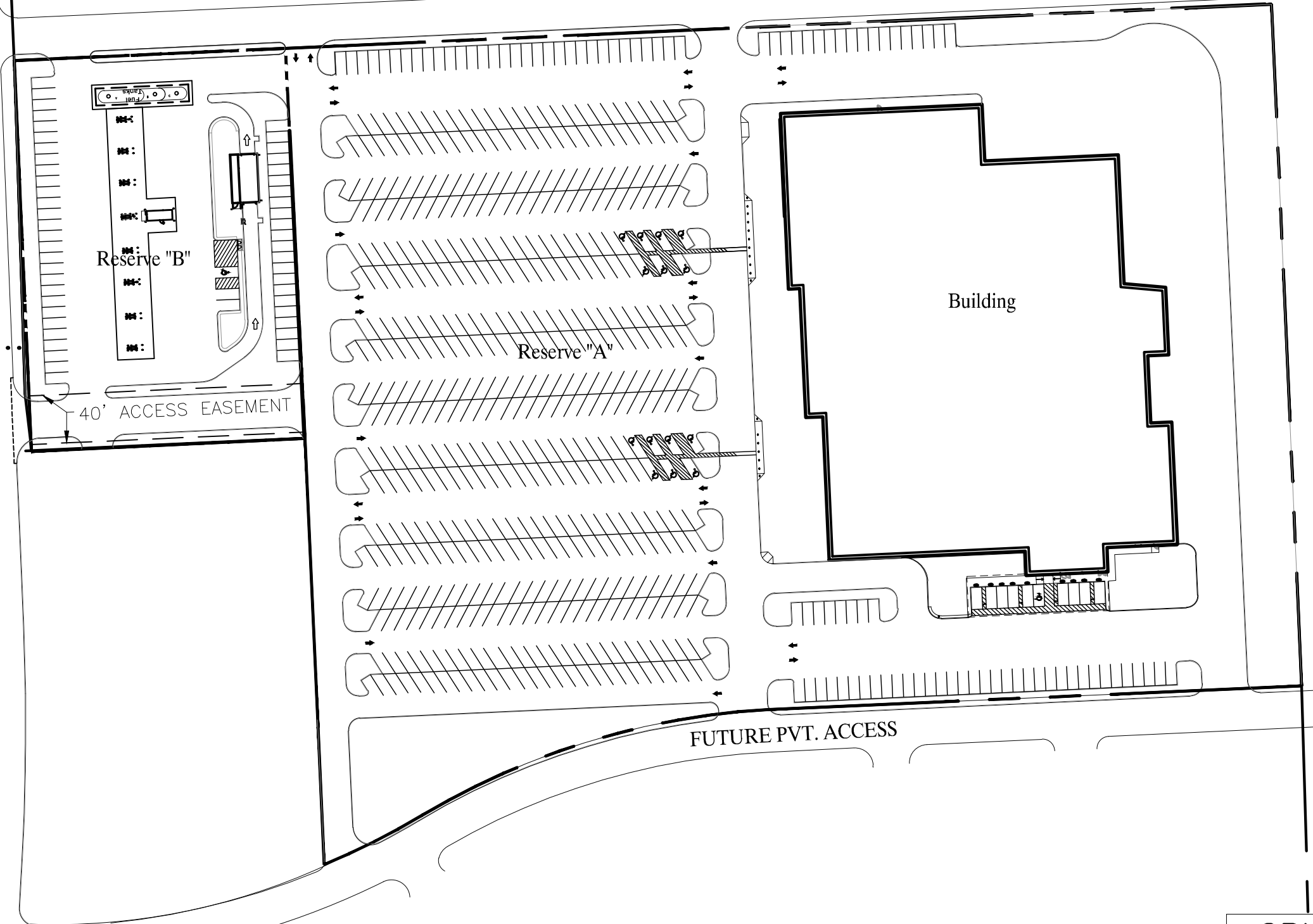
D – Variances

Aerial

Date\Time : Mon, 21 Sep 2020 - 10:57am User Name : gharp
Path\Name : I:\Projds\1455\2003\ACAD\Exhibit\2020-09-21 Platting Exhibit.dwg

CYPRESS-ROSEHILL
ROAD
(R.O.W. VARIES)

FUTURE COLLECTOR
ROAD



Schematic Site Plan

0 50' 100' 200'

CONFIDENTIAL

CRH-WU INVESTMENTS LLC
SITE PLAN

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386





Application Number: 2020-1716

Plat Name: Parkside Grand Parkway Reserve partial replat no 1

Applicant: LJA Engineering, Inc.- (Houston Office)

Date Submitted: 09/21/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To allow an Unrestricted Reserve to have zero public street frontage and instead take access through a 40' Access Easement

Chapter 42 Section: 190(c)

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

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;

Parkside Grand Parkway Reserve Partial Replat No. 1 is a 12+ acre tract out of the Parkside Grand Parkway Reserve recorded plat (F.C. No. 683283, H.C.M.R.). The purpose of the partial replat is to create 2, unrestricted reserves. Reserve A will be a big box grocery store and Reserve B will be a fuel station and car wash as an accessory use to the grocery store. The ownership of both reserves will be retained by the applicant. The purpose of separating out the individual reserves is to subdivide the property to be in compliance with Texas Alcohol and Beverage Commission (TABC) regulations which state (paraphrased) that the property on which alcoholic beverages are sold cannot be within 300' of any property owned by a church or school. As Tomball ISD owns the tract immediately west of and adjoining Cypress Rosehill Rd. the current overall Reserve "A" of Parkside Grand Parkway Reserve falls within that 300' buffer; hence the need to separate the proposed Reserves "A" & "B" in this partial replat. A commercial driveway will connect Reserve "A" to Cypress-Rosehill Rd. within a 40' Access Easement along the south side of Reserve "B" and centerline tie with the future collector street west of Cypress-Rosehill Rd.. Ultimately there will be additional commercial driveways, both north and south of the grocery store site providing multiple ingress and egress points for not only the grocery store but the entire commercial development within the original Parkside Grand Parkway Reserve property.

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

The TABC rules regulating the distance between the school owned property and the proposed big box grocery store were not created by the applicant. The entire frontage of the Parkside Grand Parkway Reserve plat is incumbered by the 300' buffer zone created by the TABC rules; hence the need to subdivide the tract into separate reserves with one reserve, Reserve "A", not having physical frontage along Cypress Rosehill Rd.

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

By providing the initial driveway to Cypress Rosehill Rd., centerline tying it to the future collector street and multiple future access drives as the remainder of the property develops, the intent and general purposes of this chapter will be maintained.

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

The internal driveway pattern and ingress and egress points to Cypress Rosehill Rd. will provide adequate circulation for the development therefore not being injurious to the public health, safety or welfare.

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

Economic hardship is not the justification of this request. The applicant's proposed tract has more than 300' of frontage along Cypress Rosehill; which is over 5 times the required frontage requirement; however, the TABC rules relating to regulation of properties within 300' of school owned property is the justification of this request.



Application No: 2020-1716

Agenda Item: 105

PC Action Date: 10/01/2020

Plat Name: Parkside Grand Parkway Reserve partial replat no 1

Applicant: LJA Engineering, Inc.- (Houston Office)

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 190(c)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow an Unrestricted Reserve to have zero public street frontage and instead take access through a 40' Access Easement;

Basis of Recommendation:

The site is located within Houston's ETJ in northwest Harris County, at the northwest intersection of the Grand Parkway and Cypress-Rosehill Road. The applicant is proposing two unrestricted reserves and is requesting a variance for Reserve "A" not to have frontage on a public street and to take access via a 40' access easement. Staff is in support of the request.

This site is a partial replat of Parkside Grand Parkway Reserve. The proposed development is for a grocery store in Reserve "A" and a fuel station and car wash in Reserve "B". According to the applicant, per TABC regulations, the property on which alcoholic beverages are sold cannot be within 300' of any property owned by a church or school. Tomball ISD is the owner of the property along the west side of Cypress-Rosehill. Therefore, no part of Reserve "A" can be closer than 300 feet to the ISD property or 200' from the approximately 100' wide Cypress-Rosehill Road. Therefore, Reserve "A" would not be permitted to have 60' frontage on Cypress-Rosehill Road as required by the ordinance. Access to the reserve will be provided via a recorded 40' wide access easement.

Harris County Engineering Department has voiced no objection to the request; therefore, staff recommends to grant the requested variance and 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;

Due to the school district-owned property immediately to the west of Cypress-Rosehill Road, TABC requires no portion of the property on which alcoholic beverages are sold can be within 300' of any portion of a property owned by a school. As such, any access for the proposed grocery store would have to be through another reserve, denying any possibility of frontage on Cypress-Rosehill Road.

(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 the result of a hardship imposed by TABC regulations.

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

Reserve "B", with the proposed accessory use to Reserve "A" exceeds the ordinance requirements for frontage and provides access to Reserve "A" via a recorded access easement. The intent and general purposes of this chapter will be preserved and maintained by the recorded access easement providing sufficient access through and to this site.

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

Granting a variance for Reserve "A" not to have frontage but to provide access through a recorded access easement will not be injurious to the public health, safety or welfare as sufficient circulation through and access to the site will not be limited.

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

The primary justification of the variance is the TABC regulations for minimum required distances between alcohol-selling properties and school-owned properties.



**PLANNING &
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DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 10/01/2020
Plat Name: Rockin Ranch
Developer: Richard and Brandy Prince
Applicant: Survey 1, Inc.
App No / Type: 2020-1534 C2

Total Acreage:	3.9664	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Combination
Water Type:	Private Well	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77532	379R	ETJ

Conditions and requirements for approval:

- 047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)
- 051. Tie plat boundary to the nearest intersection of public street rights-of-way. (Sec 42-41(2))
- 186. Appendix B:Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)
- 187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Sec 42-42(5), 44(6))
- 203. Provide complete Recordation Package when submitting plat for recordation. (Sec 42-45)
- 204. Provide current title opinion in complete agreement with the plat dedication. (Sec 42-45(2))
- 207.1. Staff requests a two week deferral to revise subdivision plat name to avoid duplication.

Commission Action:

Defer Chapter 42 planning standards



Action Date:
10/01/2020

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



Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 106
Action Date: 10/01/2020
Plat Name: Rockin Ranch
Developer: Richard and Brandy Prince
Applicant: Survey 1, Inc.
App No / Type: 2020-1534 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-HW- IDS: Approve

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

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

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

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

Plat name needs match application.

County has no objections to variance.

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

Houston Planning Commission

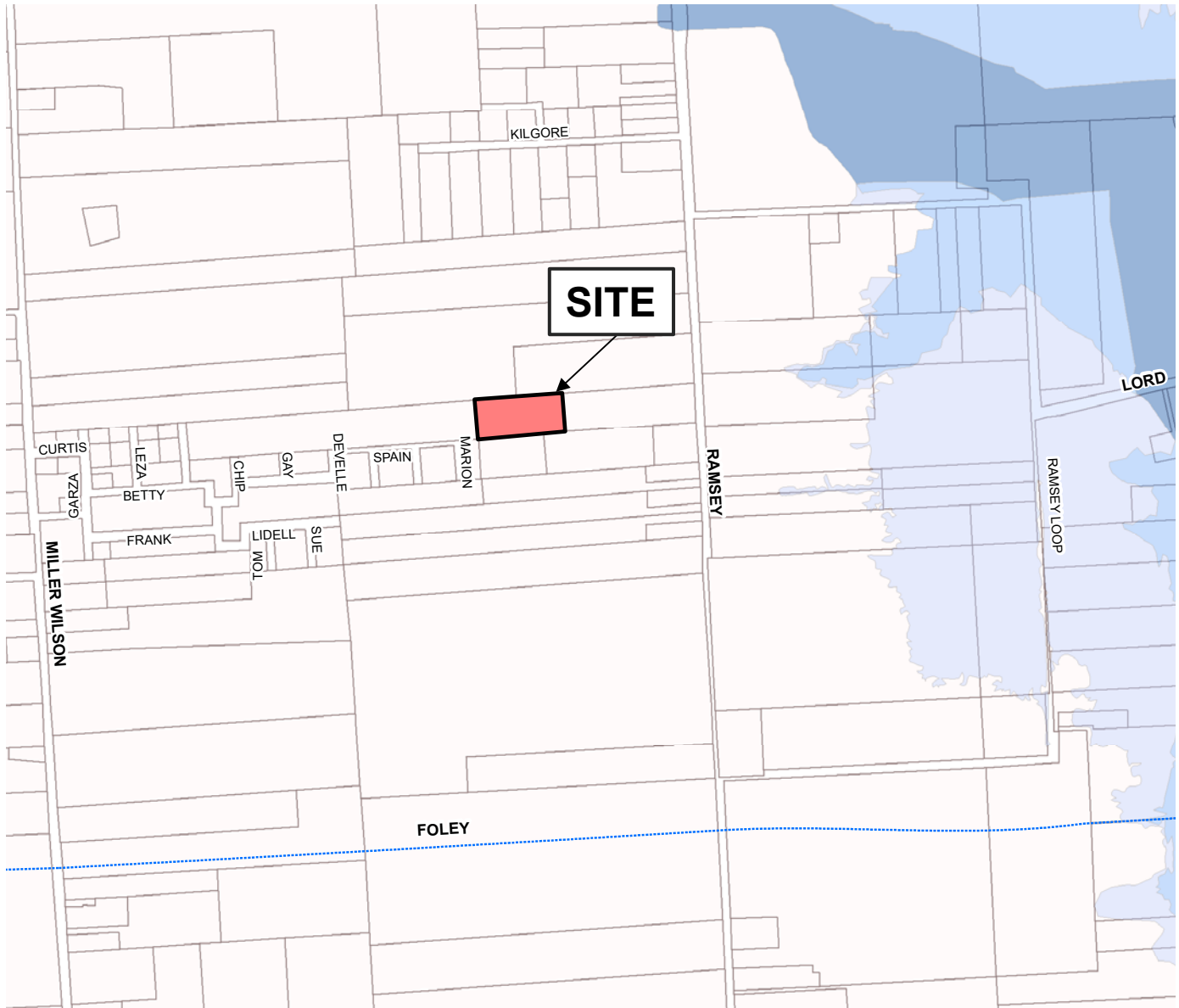
ITEM: 106

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Rockin Ranch

Applicant: Survey 1, Inc.



D – Variances

Site Location

Houston Planning Commission

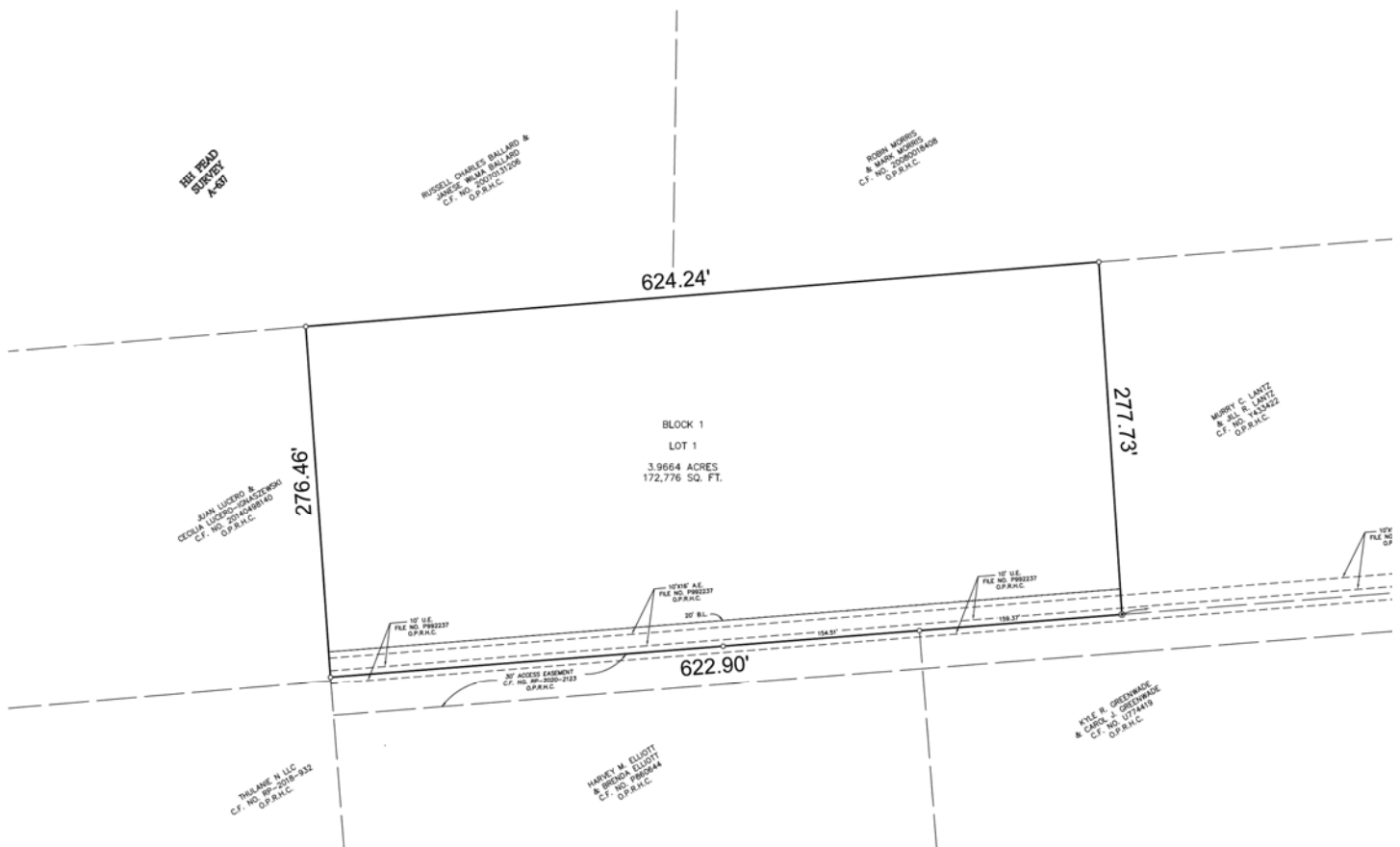
ITEM: 106

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Rockin Ranch

Applicant: Survey 1, Inc.



D – Variances

Subdivision

Houston Planning Commission

ITEM: 106

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Rockin Ranch

Applicant: Survey 1, Inc.



D – Variances

Aerial



Application Number: 2020-1534

Plat Name: Rockin Ranch

Applicant: Survey 1, Inc.

Date Submitted: 09/04/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

The variance that is being requested is for the block length for intersection spacing along local streets. The proposed property is located approximately 1,707' south of Kilgore Lane.

Chapter 42 Section: 42-128

Chapter 42 Reference:

Sec. 42-128 (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

na

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

The applicant is requesting a variance to have an intersection spacing exceed the maximum length of 1,400 feet along a local street to maintain reasonable development of the proposed Rustic Ranch plat. The proposed property is a single, 3.9664-acre lot, located along the west right of way line of Ramsey Road. It is located approximately 1,707' south of Kilgore Lane and 5,932' north of Hare Cook Road. Ramsey Loop Road, which is located on the east side of Ramsey Road, is approximately 1,139' south of and 2,476' north of the proposed property.

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

The circumstances supporting the variance for maximum block length are not the result of a hardship created or imposed by the applicant. The applicant is requesting a variance to have an intersection spacing of more than the maximum of 1,400 feet along a local street to maintain reasonable development of the 3.9664-acre lot. This area consists of multiple large acreage tracts with many of them being used for residential and agricultural purposes. The proposed property and adjacent property will utilize the existing recorded 30' access easement for ingress / egress purposes.

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

Allowing the approval of the variance will not have any negative impact on traffic flow. The property and surrounding area lie in the rural area each consisting of large acreage tracts. Imposing the 1,400-foot block length rule would place the east/west road approximately 300 feet to the north of the proposed property or place approximately 4 east/west roads if the intersection spacing rule were to be used from Hare Cook Road. This would bisect any existing property thus impeding any adjacent owners' right to maintain their existing land use.

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

Mandating the required minimum block length will have little to no impact on the improvement of mobility of the surrounding area. This will make it possible for the current property owners, as well as the adjacent landowners, the ability to maintain the use of their property as is.

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

The circumstances supporting the variance for maximum block length are not the result of a hardship created or imposed by the applicant. The requirement to not have an east/west dedicated road is the reason for the variance.



Application Number: 2020-1534

Plat Name: Rockin Ranch

Applicant: Survey 1, Inc.

Date Submitted: 09/04/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

The variance being requested is to allow access from Ramsey Road to the subject tract via an access easement.

Chapter 42 Section: 42-180(a)(3)

Chapter 42 Reference:

(a)Each lot in a subdivision shall be of sufficient size and shape to: (3)Ensure that direct vehicular access is provided from a street, shared driveway, or alley.

Statement of Facts

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

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

The property in question is 3.9664 acres in size and is surrounded by large acreage tracts. Due to the location of the property and the surrounding area, a 30' access easement was granted and recorded (File No. RP-2020-2123) as an uninterrupted pedestrian and vehicular ingress and egress from Ramsey Road for all property owners located along said access easement.

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

This variance would not create a hardship by the applicant; however, it will allow for the property owners and adjacent property owners the use of their land without creating an impractical development. The area of the property in question consists of multiple large acreage tracts with many of them being inhabited. Each of these tracts have been utilizing the same access point to gain access to their property for the past two decades. However, the access easement was recently recorded as such to ensure the proper use and availability to the surrounding areas.

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

The intent of this chapter will be preserved and maintained. The property owners have allowed for this property, as well as the surrounding properties, access via an access easement that is 30 feet in width and 1,538 feet in length. The access easement extends perpendicular from Ramsey Road to the southeast corner of the subject tract and continues to its western property line.

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

Granting the variance will not be injurious to the public. It will allow for the current property owners the ability to maintain the use of their property as is. The access easement to this property was previously recorded with the intentions to providing proper access to the subject tract and its adjacent property. The subject tract as well as the surrounding

properties have been using this access point for their properties for the past two decades. The 30-foot access easement allows for vehicular access to each tract of land.

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

The sole justification for the variance is to allow access to the subject tract by way of access easement from Ramsey Road.



Application No: 2020-1534

Agenda Item: 106

PC Action Date: 10/01/2020

Plat Name: Rockin Ranch

Applicant: Survey 1, Inc.

Staff Recommendation: Defer Chapter 42 planning standards

Chapter 42 Sections: 42-180(a)(3); 42-128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

The variance being requested is to allow access from Ramsey Road to the subject tract via an access easement. ;
The variance that is being requested is for the block length for intersection spacing along local streets. The proposed property is located approximately 1,707' south of Kilgore Lane.;

Basis of Recommendation:

The site is located within Houston's ETJ in east Harris County, north of US 90, south of Stroker Road, and west of Ramsey Road. The applicant is proposing one residential lot and is requesting two variances, 1) for the lot to not have frontage or access from a right-of-way, but to take access from an access easement; and 2) to exceed intersection spacing along major thoroughfare Ramsey Road.

Staff has not received any advance comments for this application. Staff's recommendation is to defer this plat to modify the subdivision name.

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;

N/A

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

N/A

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

N/A

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

N/A

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

N/A



Agenda Item: 107
Action Date: 10/01/2020
Plat Name: Schei Homestead
Developer: Andreas Schei
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-1667 C2

Total Acreage:	1.6548	Total Reserve Acreage:	0.0000
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:	Open Ditch	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77389	290F	ETJ

Conditions and requirements for approval:

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

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

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

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. (Sec 42-1)

186. Appendix B:Execution of Owners Acknowledgement is incomplete. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

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

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

204. Provide current title opinion in complete agreement with the plat dedication. (Sec 42-45(2))

Commission Action:

Grant the requested variance(s) and Approve the plat subject to the conditions listed
 Planning Commission granted 2 variances: 1) for the lot to only have frontage on and access from a recorded access easement and 2) to exceed intersection spacing by not requiring a north-south public street.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 107
Action Date: 10/01/2020
Plat Name: Schei Homestead
Developer: Andreas Schei
Applicant: Jones|Carter - Woodlands Office
App No / Type: 2020-1667 C2



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

For Your Information:

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

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

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

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

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

An On-Site Sewage Facility (OSSF) Subdivision Planning Report may be required prior to recordation. For more information, please refer to Section 10 of The Rules of Harris County, Texas for On-Site Sewage Facilities (<https://hcpid.org/permits/docs/CH285.pdf>) and 30 TAC 285.4(c) (<https://hcpid.org/permits/docs/285%20-%20Dec2012.pdf>). For wastewater related questions or to submit your report, please email wastewater@hcpid.org . For drainage analysis related questions, please email civildevel@hcpid.org . (Chapter 366 from THSC and Chapters 7, 37 of TWC, local order 210)
County has no objections to variance

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

Houston Planning Commission

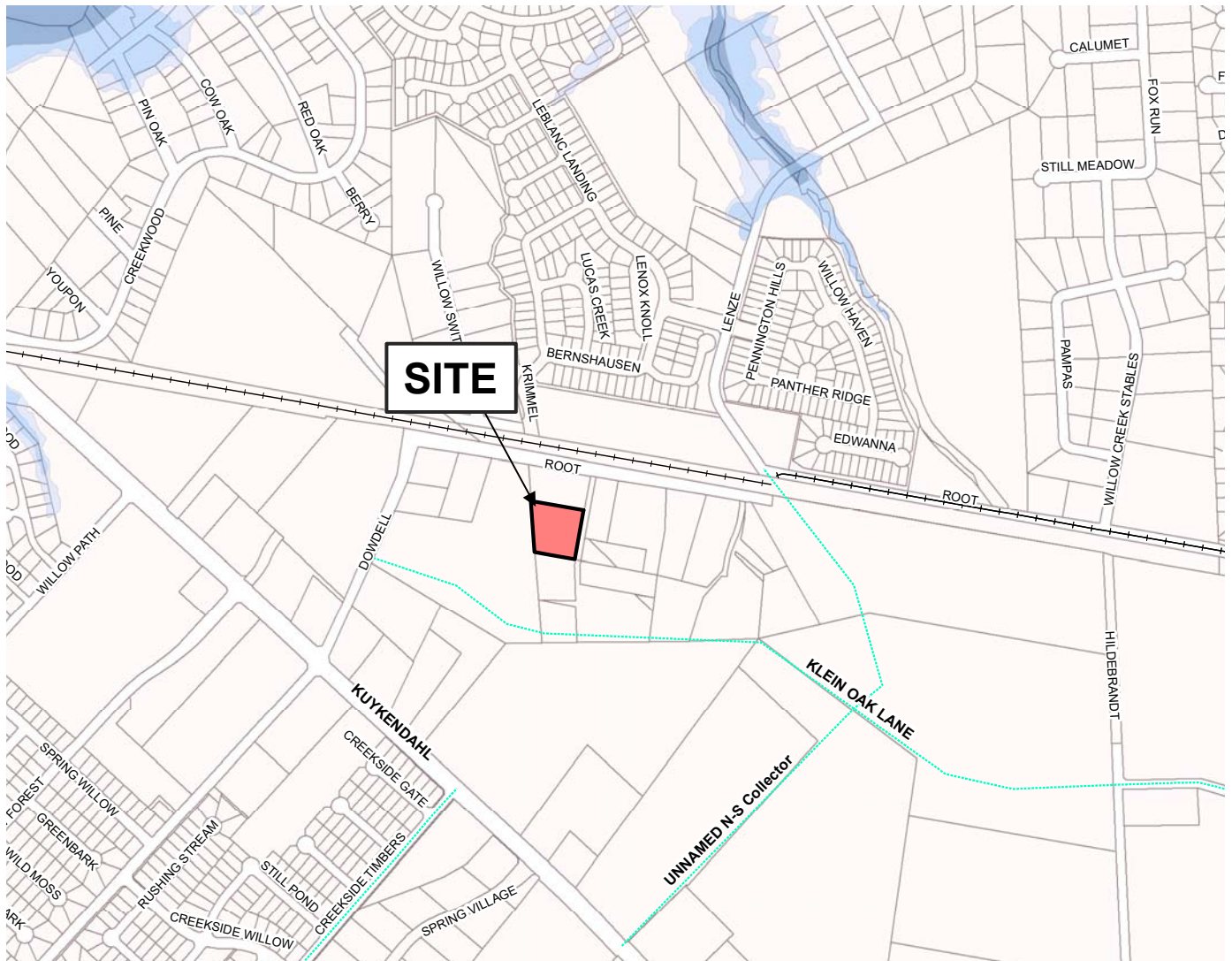
ITEM: 107

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Schei Homestead

Applicant: Jones|Carter - Woodlands Office



D – Variances

Site Location

Houston Planning Commission

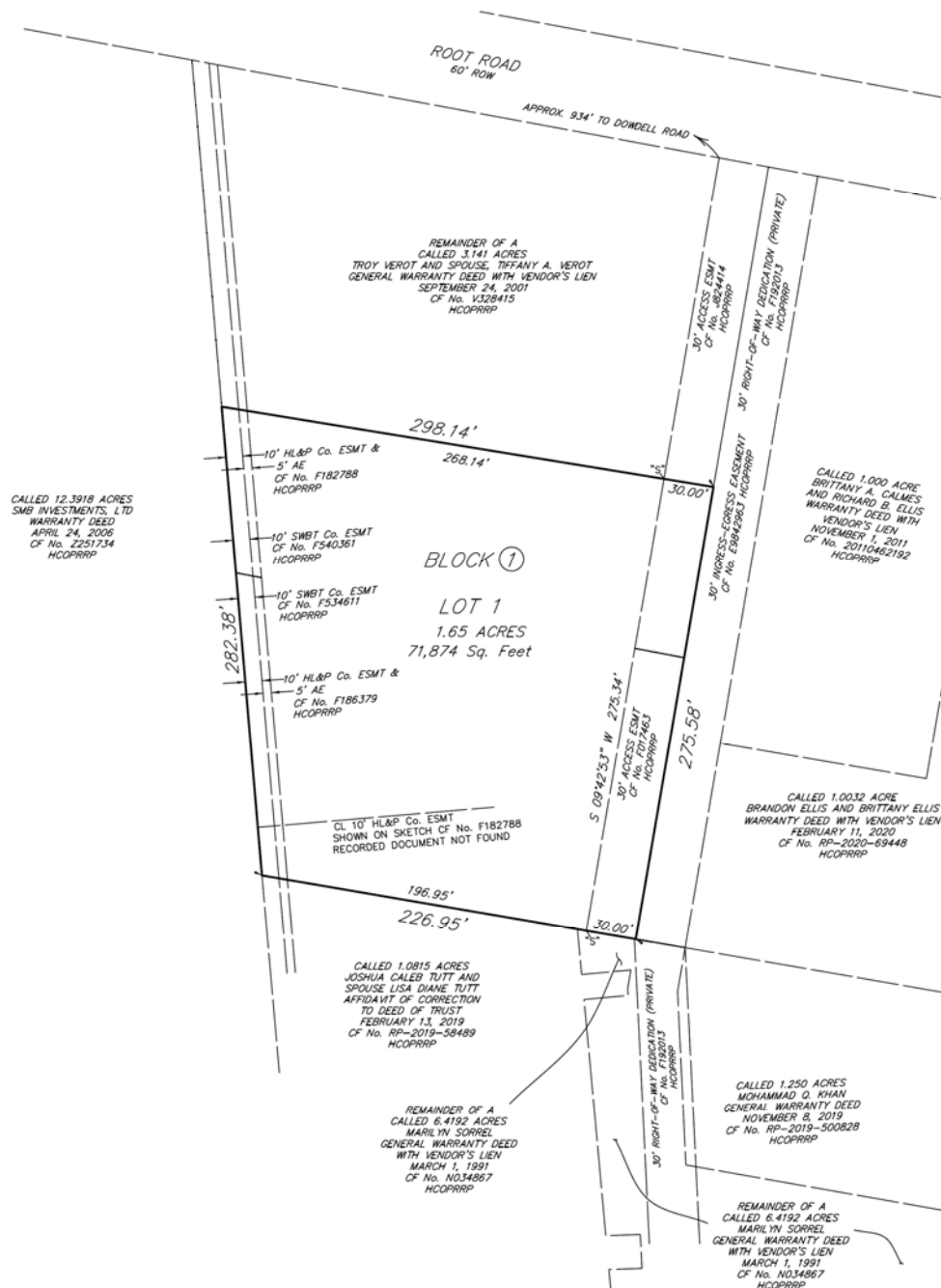
ITEM: 107

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Schei Homestead

Applicant: Jones|Carter - Woodlands Office



D – Variances

Subdivision

Houston Planning Commission

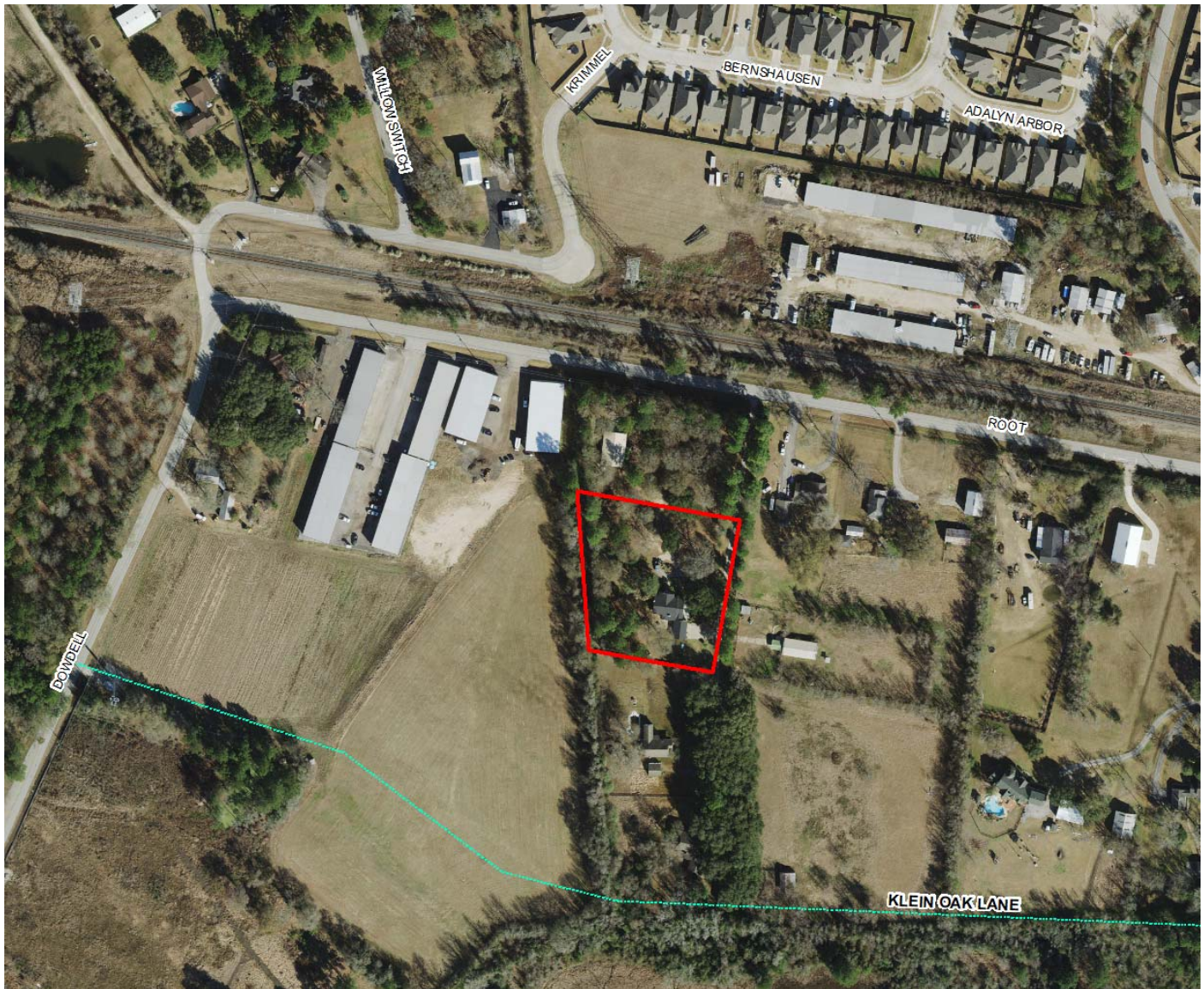
ITEM: 107

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Schei Homestead

Applicant: Jones|Carter - Woodlands Office



D – Variances

Aerial



Application Number: 2020-1667

Plat Name: Schei Homestead

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 09/21/2020

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 proposed lot to have access and frontage on a recorded 30' access easement instead of a public street.

Chapter 42 Section: 188(a)

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.

Statement of Facts

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

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

The site is located within the City of Houston's ETJ- Harris County within a trapezoidal shaped block bounded by Root Road (aka Kuykendahl Huffsmith Road) to the north, Hildebrandt Road and Dowdell Road to the east and west respectively designated major thoroughfare – Kuykendahl Road to the south. The majority of the block is vacant acreage or low density residential homesites with platted commercial/ non-residential development along Kuykendahl Road. The proposed lot does not have direct access or frontage on the nearest public street, Root Road, but has access via a 30' access easement recorded in 1977 (CF No. F017463 HCDR). The property being platted represents one in a cluster of approximately fifteen (15) tracts near the north-western corner of the block, that are either vacant or developed with single family residential structures built as early as 1938 or as recent as 2007. While several of these tracts have direct frontage onto Root Road, the tracts in the 'rear' have access and frontage on one or more recorded access easements. These existing easements were created over 40 years ago for the benefit of the low density residential homesites that do not have direct access to a public street, and essentially function as Type II Permanent Access Easement. Strict application of the ordinance requires the proposed lot have access on a public street; however, there is no opportunity for this owner to acquire additional land to comply with this requirement.

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

Strict application of the ordinance requires the proposed lot have access on a public street; however, there is no opportunity for this owner to acquire additional land to comply with this requirement. This tract, along with several other within this block have their sole access via access easements. These existing easements were created over 40 years ago for the benefit of the low density residential homesites that do not have direct access to a public street, and essentially function as Type II Permanent Access Easement.

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

The owner does not have the opportunity to acquire additional land that will allow for a direct public street connection. The 30' access easement recorded in 1977 for the benefit of ingress and egress exists as an asphalt surface for vehicular access for the subject property as well as 3 other homesites.

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

Granting of the variance will not be injurious to the public health, safety, or welfare. Several properties within this block utilize private access easements for ingress and egress to the adjacent public street – Root Road. These existing easements were created over 40 years ago for the benefit of the low density residential homesites that do not have direct access to a public street, and essentially function as Type II Permanent Access Easement.

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

Justification for the granting of the variance is based on existing conditions and not economic hardship. there is no opportunity for this owner to acquire additional land to comply with this ordinance requirement. The property has access to Root Road via a 30' access easement recorded in 1977 (CF No. F017463 HCDR). There are several residential homesites within this block that display similar attributes – having their sole access via access easements recorded in the late 1970s- mid 1980s- and developed as low-density single-family homes.



Application Number: 2020-1667

Plat Name: Schei Homestead

Applicant: Jones|Carter - Woodlands Office

Date Submitted: 09/21/2020

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:

Not to provide a north-south public street between Dowdell Road and unnamed north-south minor collector

Chapter 42 Section: 128 (a)(1)

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;

The site is located within the City of Houston's ETJ- Harris County within a trapezoidal shaped block bounded by Root Road (aka Kuykendahl Huffsmith Road) to the north, Hildebrandt Road and unnamed minor collector to the east and Dowdell Road to the west, and designated major thoroughfare – Kuykendahl Road to the south. The majority of the block is vacant acreage or low density residential homesites with platted commercial/ non-residential development along Kuykendahl Road. The proposed lot does not have direct access or frontage on the nearest public street, Root Road, but has access via a 30' access easement recorded in 1977 (CF No. F017463 HCDR). Requiring the dedication of a north-south public street with this plat will be impractical as such ROW will not be a through street, nor has any opportunity to connect to an existing public ROW. Additionally, any such dedication will deprive the owner of reasonable use of the land and contradict the existing private access easement system, established over 40 years ago, for ingress and egress to residential homesites in this block.

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

The proposed lot does not have direct access or frontage on the nearest public street, Root Road, but has access via a 30' access easement recorded in 1977 (CF No. F017463 HCDR). There is no opportunity for the developer to acquire additional property to allow for frontage or access to a public street. Requiring ROW dedication for a north-south public street with this site is impractical, as any such dedication will be a 'floating ROW' with no connection to existing streets.

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

The majority of the block is vacant acreage or low density residential homesites that utilize private access easements, recorded in the 1970s and 1980s, for ingress and egress to the adjacent public street- Root Road. Requiring ROW dedication for a north-south public street with this plat is impractical as such dedication will not connect to existing public streets.

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

Granting of the variance will not be injurious to the public health, safety, or welfare. The majority of the block is vacant acreage or low density residential homesites with platted commercial/ non-residential development along Kuykendhal Road. Several residential properties within this block utilize private access easements for ingress and egress to the adjacent public street – Root Road. These existing easements were created over 40 years ago for the benefit of these existing low density residential homesites.

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

Justification for the variance is based on existing conditions affecting the site. Requiring dedication for a north-south public street through this site would be impractical as such ROW will be not be connected to any existing public ROW. Further, any such dedication will deprive the owner of reasonable use of the land and contradict the existing private access easement system, established over 40 years ago, for ingress and egress to residential homesites in this block.



Application No: 2020-1667

Agenda Item: 107

PC Action Date: 10/01/2020

Plat Name: Schei Homestead

Applicant: Jones|Carter - Woodlands Office

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 188(a); 128 (a)(1)

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To allow a proposed lot to have access and frontage on a recorded 30' access easement instead of a public street. ;
Not to provide a north-south public street between Dowdell Road and unnamed north-south minor collector;

Basis of Recommendation:

The site is located within Houston's ETJ in north Harris County, northeast of Kuykendahl and northwest of the Grand Parkway. The applicant is proposing a residential lot and is requesting two variances: 1) for the lot to not have frontage or access from a right-of-way, but to take access from a 30' access easement; and 2) to exceed intersection spacing along Root Road. Staff is in support of both requests.

The subject site is within a small cluster of parcels south of Root Road which have relied on access via easements created over 40 years ago. The 30' wide access easement granting access to the site and the adjacent 30' roadway easement were both recorded in 1977. With the low-density character of the area, the recorded access easements serve a similar purpose as public streets and provide sufficient access to Root Road. For the second variance, Root Road, south of the railroad tracks, is approximately 1980' long between Dowdell Road and the curve back north across the at-grade railroad tracks connecting to Lenze Road and the future connection to the unnamed minor collector. Maximum intersection spacing is met along Kuykendahl Road, so if a public street were to be required, it would only be required to extend to future minor collector Klein Oak, less than 900 feet way. The area is a mix of low-density residential or vacant land of 1-acre or more tracts. Requiring a north-south public street would not substantially improve traffic circulation, as these sites have a private access easement system already in place, and the addition of the minor collectors to the 2018 MTFP help to establish a circulation pattern for the area.

Harris County Engineering Department has voiced no objection to the request; therefore, staff recommends to grant both requested variances and 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 tracts (the subject site included) without frontage on Root Road were subdivided and have relied on recorded access easements for more than 40 years. Strict application of the ordinance would require this lot to dedicate a public street; however, any dedication would not connect to an existing public street.

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

The subject site was subdivided and land-locked several decades ago with access provided for via a recorded access easement.

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

The intent and general purposes of this chapter will be preserved and maintained. The existing access easement functions similarly to a Type 2 permanent access easement, which would meet the ordinance requirements for frontage and access. Likewise, the purpose of maximum intersection spacing is to regulate block length and provide an efficient circulation network, both of which are serviced by the existing access easements and the addition of the minor collectors to the existing roads.

(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 majority of the block is vacant acreage or low-density residential tracts that, if not having frontage on Root Road, effectively utilize access easements established more than 40 years ago. The proposed development will not substantially increase density or usage of the access easements beyond intended capacity.

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

The primary justification of the variance is the existing configuration of the land as low-density residential homesites served by access easements for more than 40 years.



Agenda Item: 108
Action Date: 10/01/2020
Plat Name: Temenos Development at Gray
Developer: Temenos CDC
Applicant: Beacon Land Services
App No / Type: 2020-1610 C2

Total Acreage:	0.3690	Total Reserve Acreage:	0.3690
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	77003	493U	City

Conditions and requirements for approval:

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

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

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

127. Provide Visibility Triangle at intersections. (Sec 42-161)

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

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

The applicant is required to provide a revised variance request form to elaborate a justification to demonstrate a hardship. The information provided on the site plan is not consistent with the cross-section.

Dimension and depict all proposed pedestrian improvements (including sidewalk, safety buffer, landscaping, etc.) on all drawings.

Provide detailed information on the proposed security fence.

Commission Action:

Defer Additional information reqd



Agenda Item: 108
Action Date: 10/01/2020
Plat Name: Temenos Development at Gray
Developer: Temenos CDC
Applicant: Beacon Land Services
App No / Type: 2020-1610 C2



For Your Information:

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

HPW- TDO- Traffic: 09/28/2020
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, 2020))
Email subject should read: Access Management Form Request/ Project Number/ Address
Provide completely filled Access Management Form and provide a dimension site plan to
PWEACCESSFORM@HOUSTONTX.GOV

2. Driveway Placement on Corner Lot (Commercial)
Driveway on corner lots must meet the driveway placement criteria Refer to Chapter 15, Table 15.08.03 of the Infrastructure Design Manual for the driveway placement.

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

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

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



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 108
Action Date: 10/01/2020
Plat Name: Temenos Development at Gray
Developer: Temenos CDC
Applicant: Beacon Land Services
App No / Type: 2020-1610 C2

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

Houston Planning Commission

ITEM: 108

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Temenos Development at Gray

Applicant: Beacon Land Services



D – Variances

Site Location

Houston Planning Commission

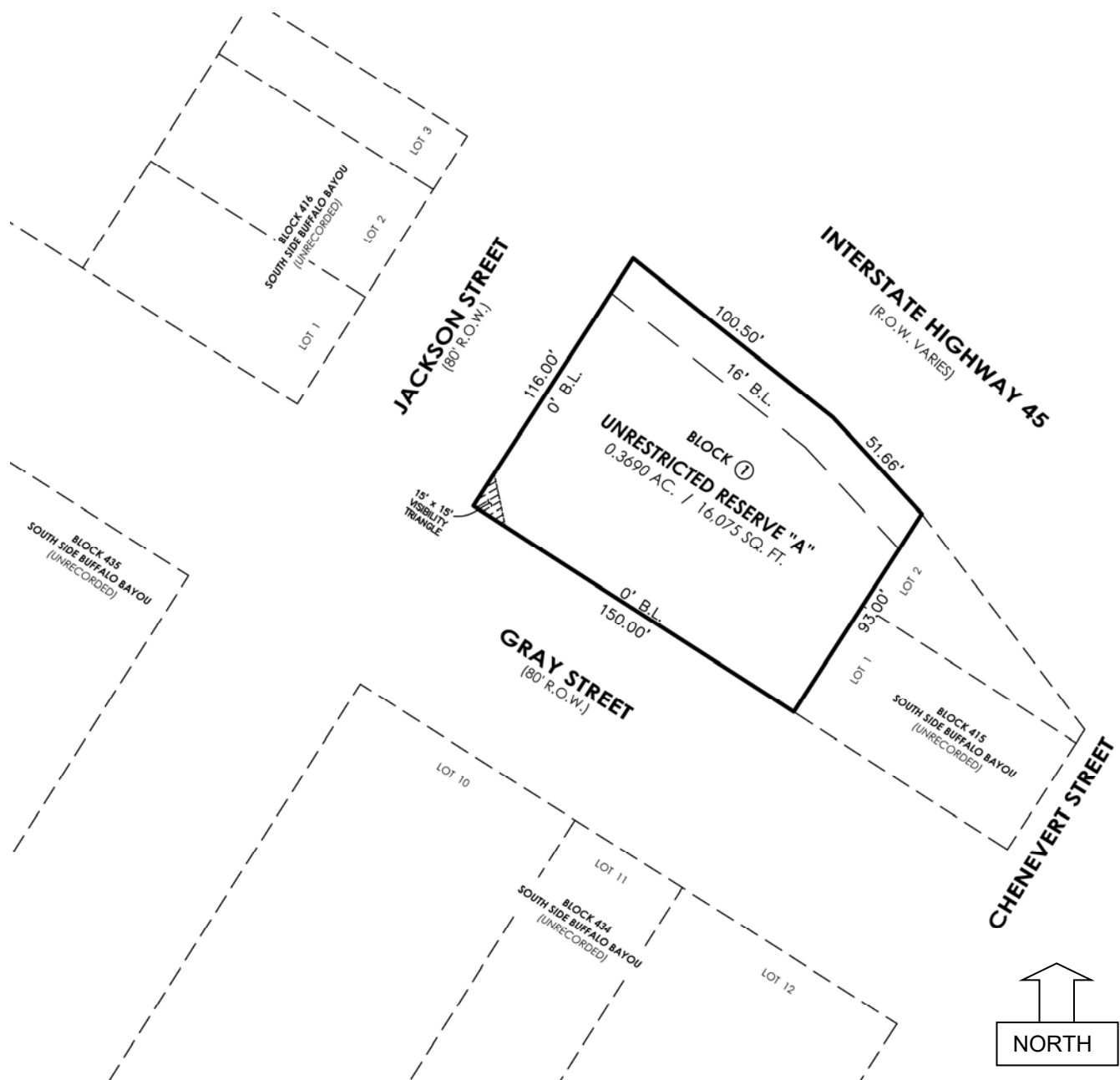
ITEM: 108

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Temenos Development at Gray

Applicant: Beacon Land Services



D – Variances

Subdivision

Houston Planning Commission

ITEM: 108

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Temenos Development at Gray

Applicant: Beacon Land Services

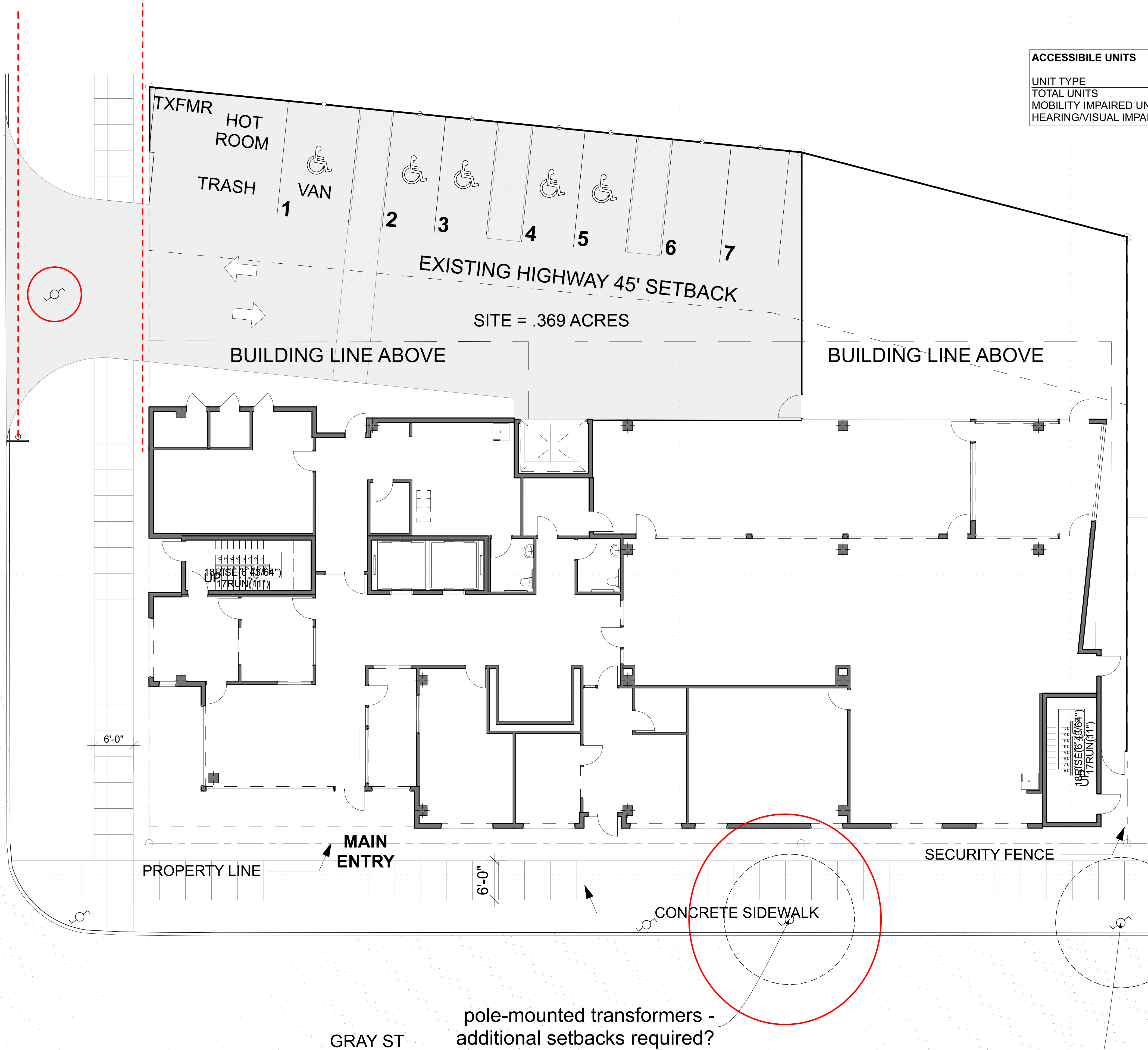


D – Variances

Aerial

BIMcloud: BIM3.local - BIMcloud Basic for ARCHICAD 22Temenos/TEMENOS SRC | Ver. 21.1802 | Friday, September 25, 2020 | 11:43 AM

JACKSON ST



ACCESSIBLE UNITS			
UNIT TYPE	% REQ.	NO. REQ.	NO. PROVIDED
TOTAL UNITS		95	
MOBILITY IMPAIRED UNITS	5%	5	18
HEARING/VISUAL IMPAIRED UNITS	2%	2	2

FLOOR AREA TOTAL	
CATEGORY	AREA
RESIDENTIAL	13,596
COMMON SPACE	5,805
SUPPORT	1,824
CIRCULATION	12,159
	33,384 sq ft

UNIT SCHEDULE	
UNIT TYPE	QTY
ACCESSIBLE	18
FHA-1	54
FHA-2	4
FHA-3	4
WET UNIT 2	1
WET UNIT 3	1
WET UNIT-1	13
	95



FORGE CRAFT
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Austin, Texas 78704
512.872.6655
www.forgecraftarchitecture.com

Scott Ginder - Texas Architect
Registration # 21234

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may not be used for regulatory
approval, permitting or
construction.

Scott Ginder - Texas Architect
Registration # 21234
09/11/20

CIVIL ENGINEER
(civil engineer)
(address)
(city, state zip)
(contact)

LANDSCAPE ARCHITECT
(landscape architect)
(address)
(city, state zip)
(contact)

STRUCTURAL ENGINEER
(structural engineer)
(address)
(city, state zip)
(contact)

MEP ENGINEER
(map engineer)
(address)
(city, state zip)
(contact)

TEMENOS PSH

1703 Gray St
Houston, TX 77003

REV DATE DESCRIPTION

ISSUE:
FOR REVIEW

DATE:
09/18/20

PROJECT NUMBER:
2019-0025

SHEET TITLE:
ARCHITECTURAL SITE

SHEET:

A0.10

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1 SITE PLAN

SCALE: 1/8" = 1'-0"



pole-mounted transformers -
additional setbacks required?

I think we're missing another power pole and
pole-mounted transformers here -
additional setbacks required?



Scott Ginder - Texas Architect
Registration # 21234
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TEMENOS PSH
1703 Gray St
Houston, TX 77003

REV	DATE	DESCRIPTION
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ISSUE:
FOR REVIEW

DATE:
09/11/20

PROJECT NUMBER:
2019-0025

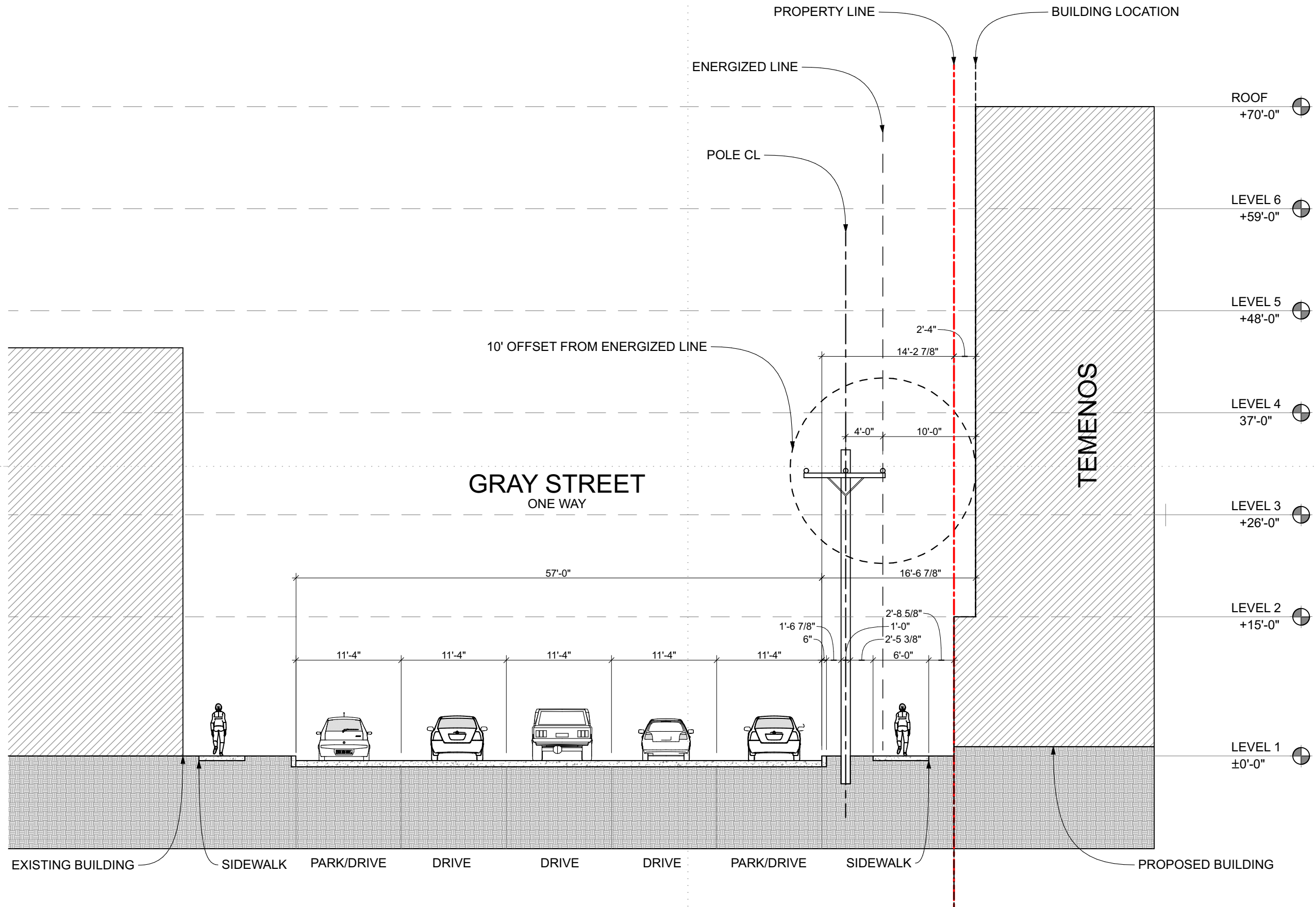
SHEET TITLE:
GRAY STREET SECTION

SHEET:

A3.3

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BIMcloud: BIM3.local - BIMcloud Basic for ARCHICAD 22/Temenos/TEMENOS SRO [Ver. 21.1802 | Friday, September 25, 2020 | 11:48 AM]



3

GRAY STREET SECTION

SCALE: 3/32" = 1'-0"



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TEMENOS PSH
1703 Gray St
Houston, TX 77003

REV	DATE	DESCRIPTION
-----	------	-------------

ISSUE:
FOR REVIEW

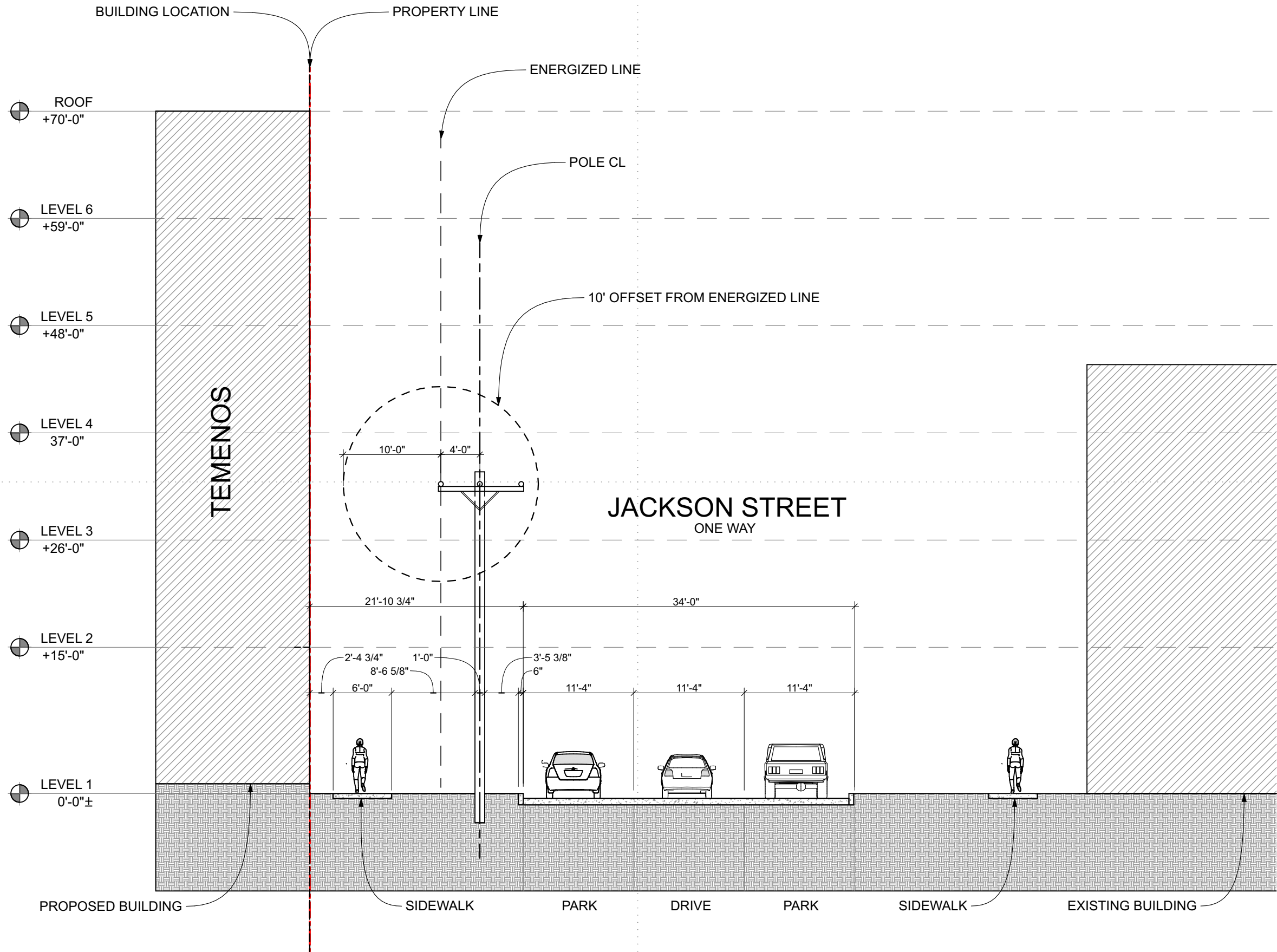
DATE:
09/11/20

PROJECT NUMBER:
2019-0025

SHEET TITLE:
**JACKSON STREET
SECTION**
SHEET:

A3.5

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3

JACKSON STREET SECTION

SCALE: 3/32" = 1'-0"



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approval, permitting or construction.

TEMENOS PSH
1703 Gray St
Houston, TX 77003

REV	DATE	DESCRIPTION
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ISSUE:
FOR REVIEW

DATE:
09/11/20

PROJECT NUMBER:
2019-0025

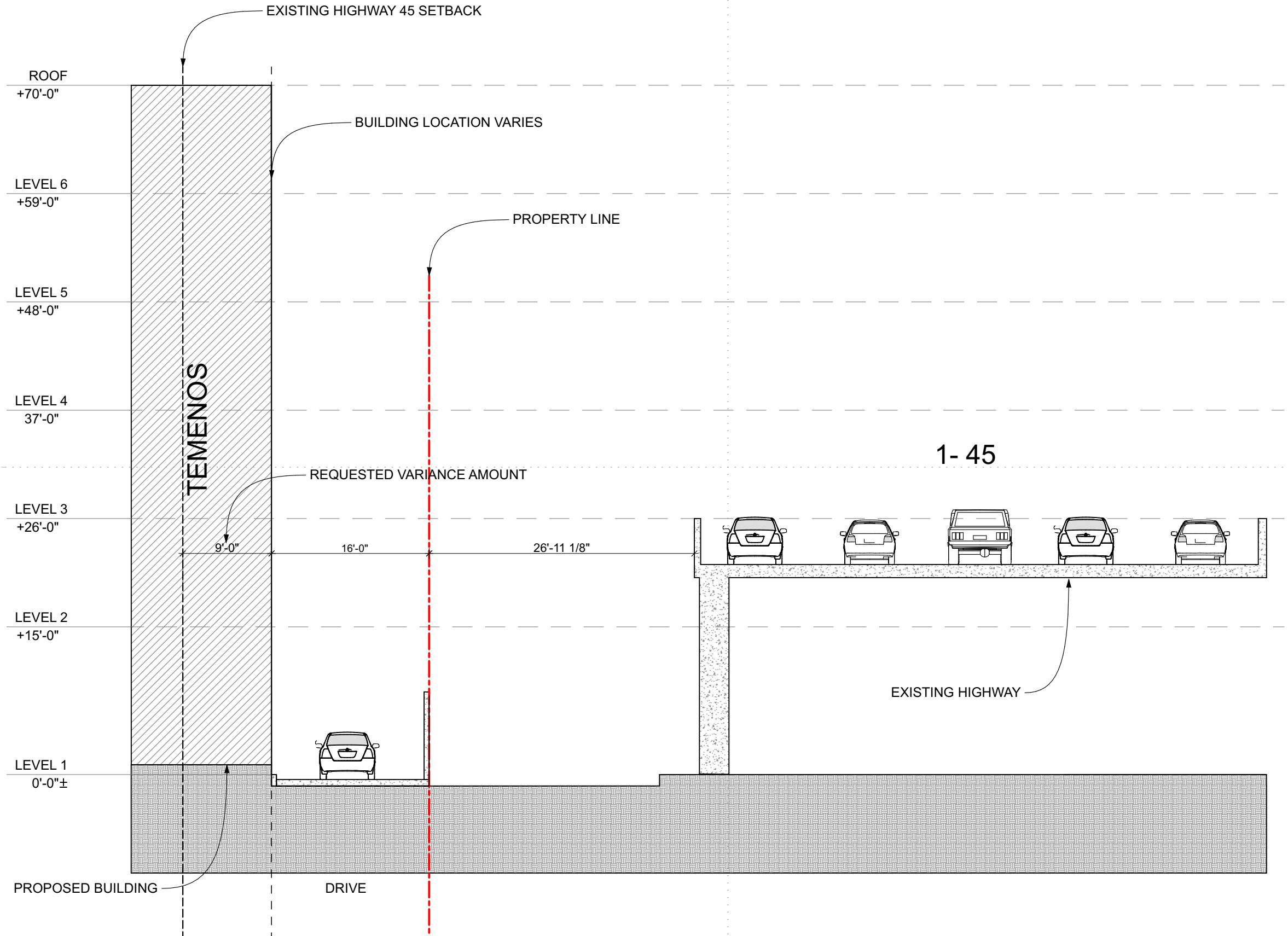
SHEET TITLE:
I-45 STREET SECTION

SHEET:

A3.4

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3 **I-45 STREET SECTION**
SCALE: 3/32" = 1'-0"



Application Number: 2020-1610

Plat Name: Temenos Development at Gray

Applicant: Beacon Land Services

Date Submitted: 09/08/2020

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 reduce the building setbacks along Gray Street and Jackson Street to 0 feet and to reduce the building setback along Interstate Highway 45 to 16 feet.

Chapter 42 Section: 152, 155

Chapter 42 Reference:

Sec. 42-152, "Building line requirement along major thoroughfares - General requirement. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25 feet unless otherwise authorized by this article. Sec. 42-155, "Collector and local streets—Uses other than single-family residential". (a) The building line requirement for a tract used or to be used for other than single-family residential purposes adjacent to a street that is a collector street or local street that is not an alley shall be ten feet unless otherwise required or authorized by this chapter.

Statement of Facts

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

The subject property is known as 1703 Gray Street and is situated at the northeast corner of Jackson Street and Gray Street in the Midtown Super Neighborhood. The site is currently occupied by a supportive housing facility that services those experiencing chronic homelessness and inebriation. The facility is owned and operated by the Temenos Community Development Corporation, whose mission is to provide affordable housing opportunities, supportive services, and employment resources to low and extremely low-income persons on their journey to self-sufficiency. The applicant was recently notified that one of their nearby facilities that houses more than 70 people will be demolished to make way for TxDOT right-of-way needed for the Interstate 45/Pierce Road reconfiguration project. In order to maintain the same level of service to the community, the two existing one-story buildings at 1703 Gray Street will be demolished and a new six-story complex containing 95 single-resident occupancy units will be constructed in their place. The applicant is applying for a variance to reduce the building setbacks along Gray Street, Jackson Street and Interstate 45 to account for the unique development characteristics and community need associated with the project. The site is situated south of and adjacent to the City's Central Business District, which does not require building setbacks. This area is also one-month away from being covered by the Midtown Walkable Place Designation Ordinance, which would allow for the reduction of the building setbacks. The applicant is proposing to reduce the building setbacks as follows: Jackson Street to zero (0) feet; Gray Street to zero (0) feet; and Interstate 45 to sixteen (16) feet. This request will enable the applicant to preserve the character and building massing of the existing facility, which includes dramatically reduced setbacks. It will also enable the new facility to be more compatible with the design intent of the Central Business District and Walkable Places Ordinance.

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

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The hardship for the request is the need to maintain compatibility with surrounding development characteristics and to preserve the function of the facility within the community. Given the critical and demanding nature of the applicant's services, it is imperative that the facility maximize the use of the land while blending in with the built environment. This provides the residents with the best possible chances of benefitting from the services and living free of discrimination in a place they can be proud to call home. Given that the property sits adjacent to and just outside of the Central Business District and within the forthcoming Midtown Walkable Place areas, eliminating the building line requirements along Jackson Street and Gray Street is reasonable. Reducing the building setback along the grade-separated portion of Interstate 45 to sixteen (16) feet is also reasonable as it maintains nearly 27 feet of separation between the outside edge of the barricade separating the elevated roadway's shoulder and the building façade. Without the variance, the applicant's new development will not match other buildings in the immediate area and the service level to the community will be negatively impacted.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The City's development regulations promote compatible and safe redevelopment in harmony with existing regulations, prevailing community design character, and the City's vision for the future. The applicant believes that their proposed redevelopment project meets these conditions. The forthcoming Walkable Places designation and the adjacent Central Business District establish a built environment characterized by reduced setbacks and pedestrian-friendly corridors. The existing building footprints, established in 1950 and 1998, are within 4 feet of the property line along Gray Street, within 5 feet of the property line along Jackson Street, and within 16 feet of the property line along Interstate 45. Granting the variance will enable the applicant to produce a building footprint that is substantially similar to what currently exists.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The applicant's buildings have been situated near the property lines along Gray Street and Jackson Street without issue since 1950 and 1998. After the proposed reductions, the separation between the back of curb and the building façades will still be 21' 4" along Jackson Street and 13' 6" along Gray Street. Along Interstate 45, the proposed development represents an improvement over the existing conditions. The current building façade is situated as close as 10.26 feet from the northern property line along Interstate 45 and there is over 996 square feet of overall encroachment in to the 25-foot building setback. The applicant's proposal would reduce the overall encroachment to 154 square feet, which is only a small section of the building's northeastern corner as illustrated on the provided site plan. The closest building face will now be 16.0 feet from the property line, which results in nearly 27 feet of separation from the elevated outside barricade edge of Interstate Highway 45. The applicant will not disturb the existing 5-foot wide sidewalks. The planned improvements will also have no impact on the existing level of service for the surrounding street system, on-street parking, or emergency vehicle access. Given the expected site development conditions, the proposed variance should not negatively impact the public's health, safety and welfare.

(5) Economic hardship is not the sole justification of the variance.

The hardship for the request is the need to maintain architectural compatibility with the surrounding Central Business District and Midtown Walkable Places areas while preserving the basic functions and capacity of the existing facilities. Without the variance, the applicant will not be able to provide a comparable level of service to its clients and the community in general. By granting this variance, the Commission will lessen the non-conformity on the site and will help an organization that strives to protect and serve one of the most vulnerable populations in the City.



Application No: 2020-1610

Agenda Item: 108

PC Action Date: 10/01/2020

Plat Name: Temenos Development at Gray

Applicant: Beacon Land Services

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: 152, 155

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To reduce the building setbacks along Gray Street and Jackson Street to 0 feet and to reduce the building setback along Interstate Highway 45 to 16 feet.;

Basis of Recommendation:

The site is located in the city limits, in the market-based parking area in Midtown, at the intersection of Jackson Street and W Gray Avenue, south of I-45. The applicant is requesting a variance to allow a reduced 0' B.L. along W Gray Avenue and Jackson Street and a 16' B.L. along I-45. Staff's recommendation is to defer the plat to allow the applicant to provide additional information by noon next Wednesday.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[n/a](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[n/a](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[n/a](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[n/a](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[n/a](#)

(5) Economic hardship is not the sole justification of the variance.

[n/a](#)



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

T. 832.393.6600
F. 832.393.6661
www.houstontx.gov

September 24, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: Temenos Development at Gray

REFERENCE NUMBER: 2020-1610



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located at the northeast corner of Gray and Jackson Streets and south of IH-45. 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.

Beacon Land Services, the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting variances to allow a 0' building line along Gray Street and Jackson Street, and a 16' building line along IH 45. Enclosed are copies of the variance request, the proposed subdivision plat, and proposed 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, October 1, 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

Public Comments

The public may address the Planning Commission on agenda items. The deadline to submit comments or signing up to speak is the end of the day Wednesday before the Planning Commission meeting. All comments are made part of the public meeting record.

- Use the online speaker form at <https://www.tfaforms.com/4816241> or submit comments on an item via email to speakercomments.pc@houston.tx.gov.
- You may also call the Planning Department at [832-393-6624](tel:832-393-6624). A staff member will take your comments, which will be included in the public record. This must be done before the end of the day Wednesday before the planning commission meeting. Staff will direct callers to attend the virtual planning commission meeting and sign up for public speakers on the day of the commission.
- Speakers will be called on in the order of sign up and can speak for two minutes. See agenda for speaker guidelines.

For additional information regarding this project, please call **Jake Patrick** with **Vernon G Henry and Associates Inc.** at **713-627-8666**. You may also contact Geoff Butler with the Planning and Development Department regarding this notice via email at planning.variances@houston.tx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



Agenda Item: 109
Action Date: 10/01/2020
Plat Name: Valley Ranch GP
Developer: Signorelli Company
Applicant: META Planning + Design, LLC
App No / Type: 2020-1494 GP

Total Acreage:	857.7000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	NEW CANEY MUD; VALLEY RANCH MUD 1

County	Zip	Key Map ©	City / ETJ
Montgomery	77357	256T	ETJ

Conditions and requirements for approval:

045. The alignment and width of all major thoroughfares within or adjacent to the proposed General Plan shall conform to the requirements of the most recent Major Thoroughfare and Freeway Plan. (24)

046. General Plan approval is for street patterns as shown on the plat only. (24)

046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.

047. Make minor corrections and additions as indicated on the marked file copy.

056. Sections of a subdivision shall be identified numerically and sequentially.

143. Minimum intersection spacing along a local street shall be 75 feet. (128)

143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (128)

161.4. The proposed location for major thoroughfare/collector does not conform to the current MTFP location. Revise plan to conform. See Major Thoroughfare and Freeway Plan. (122)

162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (127)

163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (127)

164. The nearest intersection along a major thoroughfare from the intersection of two major thoroughfares is 400 ft. (127)

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 Montgomery County drainage, elevation, and building regulations must be adhered to.

Planning Commission granted the requested variances to not exceed intersection spacing by not creating three stub streets along the western GP boundary. Sections affected by the Valley Ranch Bend/North Hillcrest collector must show the alignment of this street as shown on the Major Thoroughfare and Freeway Plan until the plan is amended to show otherwise.

Commission Action:



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 109
Action Date: 10/01/2020
Plat Name: Valley Ranch GP
Developer: Signorelli Company
Applicant: META Planning + Design, LLC
App No / Type: 2020-1494 GP

Grant the requested variance(s) and Approve the plat subject to the conditions listed
Planning Commission approved the requested variance to exceed intersection spacing by not creating any
stub streets 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.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as
conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-OCE- Drainage and Utility: Detention is required. If the criteria conflicts with counties, the more restrictive
criteria shall govern.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development
Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number
listed above.

Houston Planning Commission

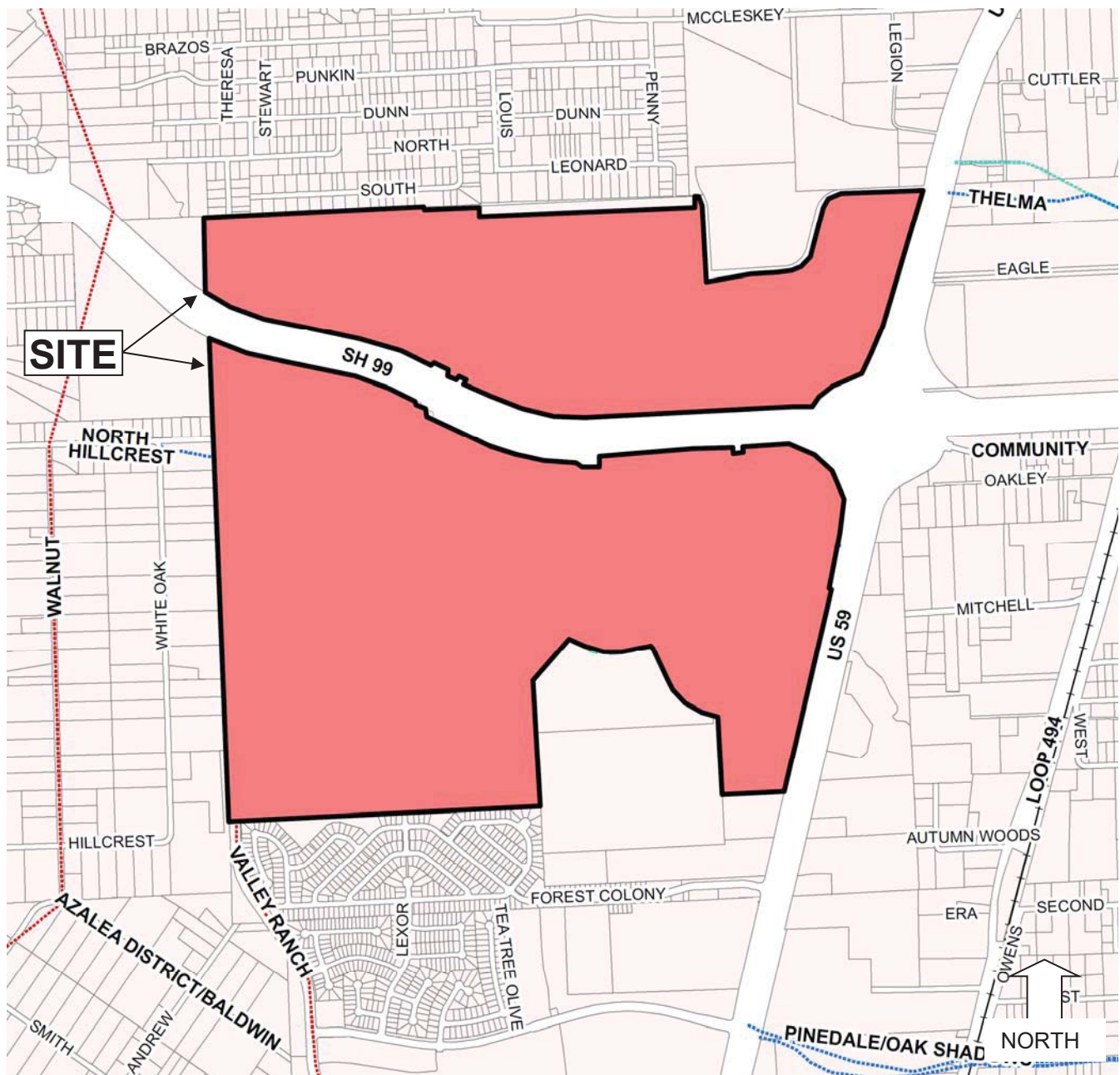
ITEM: 109

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Valley Ranch GP (DEF 2)

Applicant: META Planning + Design, LLC



D – Variances

Site Location

Houston Planning Commission

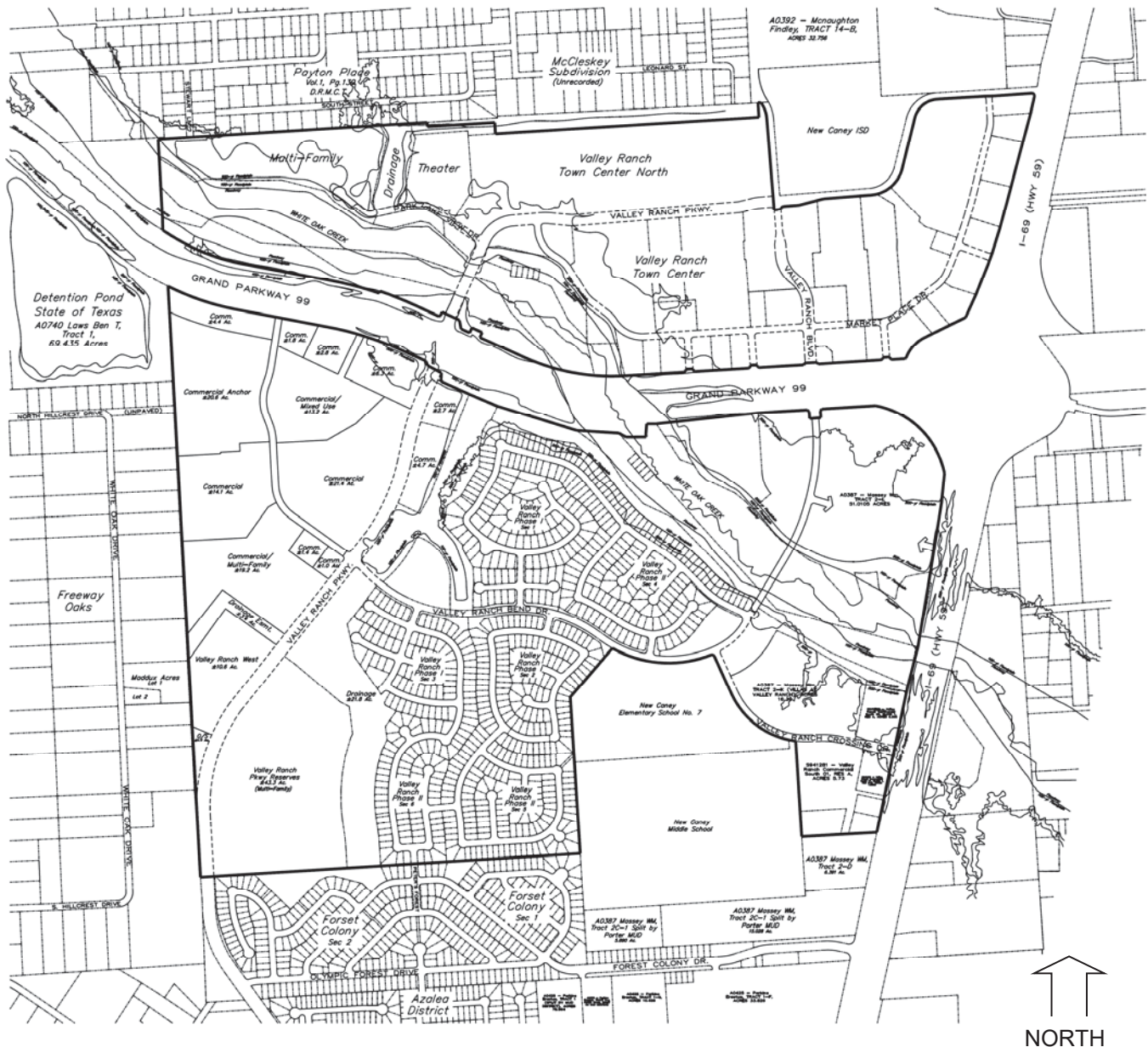
ITEM: 109

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Valley Ranch GP (DEF 2)

Applicant: META Planning + Design, LLC



D – Variances

Subdivision

Houston Planning Commission

ITEM: 109

Planning and Development Department

Meeting Date: 10/01/2020

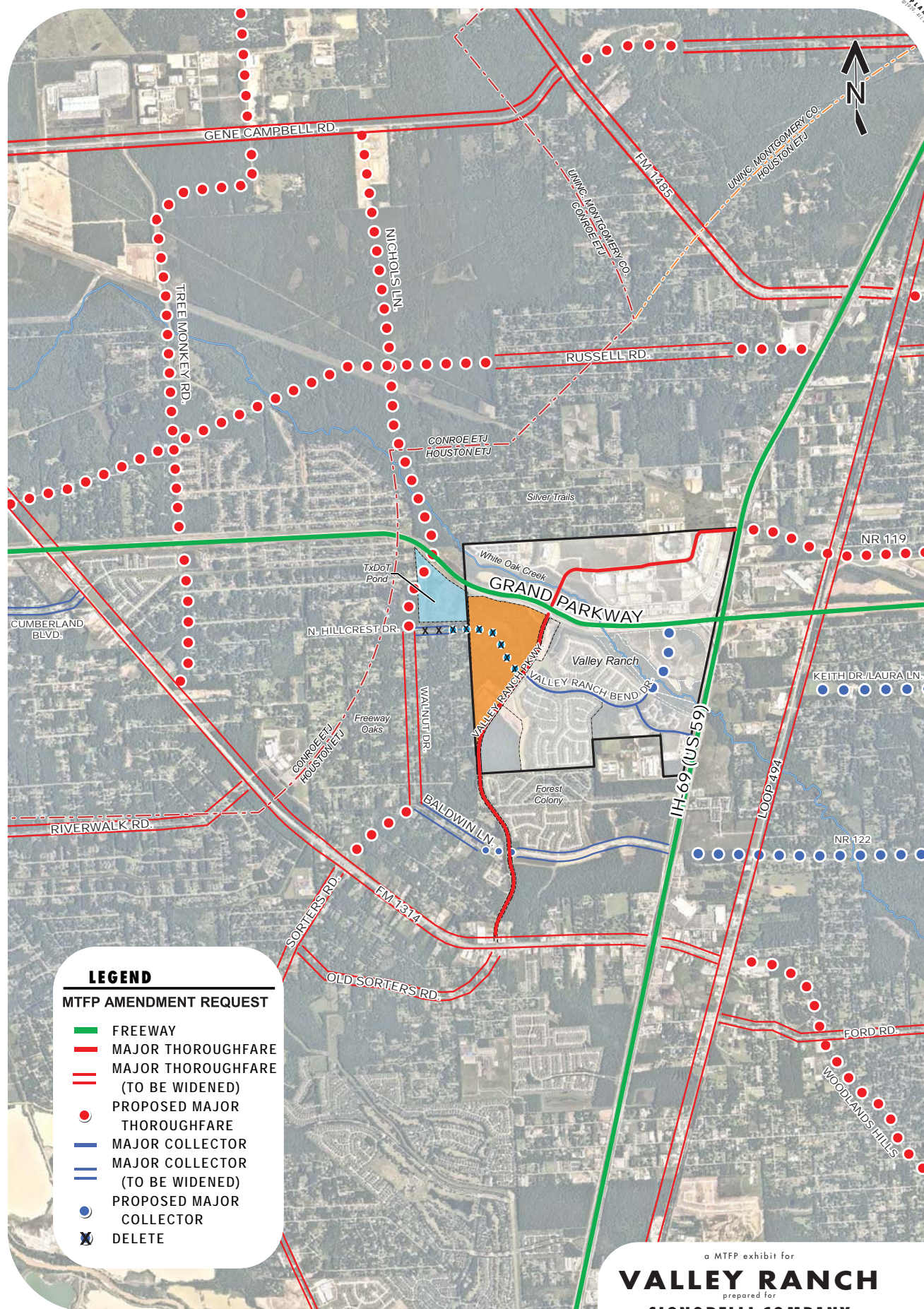
Subdivision Name: Valley Ranch GP (DEF 2)

Applicant: META Planning + Design, LLC



D – Variances

Aerial



a MTFP exhibit for

VALLEY RANCH prepared for **SIGNORELLI COMPANY**

META
PLANNING + DESIGN

24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

SCALE
0 600 1200 2400

MTA-06201
JULY 8, 2020

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COMMISSIONER JAMES METTS
MONTGOMERY COUNTY PRECINCT 4
23628 Roberts Road • New Caney, TX 77357
P. O. Box 84 • New Caney, TX 77357
Phone: (281) 577-8919 Option 3

September 28, 2020

City of Houston
Planning and Development Department
611 Walker Street, 6th Floor
Houston, TX 77002

Re: Valley Ranch Bend Drive & Walnut Drive

Dear City of Houston Planning Commission and Planning Department staff,

I have recently reviewed the proposed routes for major collector North Hillcrest Drive (aka Valley Ranch Bend Drive) east of Valley Ranch Parkway, and major thoroughfare Nichols Lane (aka Walnut Drive) between Russell Road and Baldwin Lane. These routes were added to the City of Houston MTFP in 2018 to reflect the thoroughfare map that HGAC created for Montgomery County in 2016. HGAC's thoroughfare map was an effort to establish some high-level transportation goals for Montgomery County, but did not closely study the individual alignments of any particular segment. Now, having studied this specific area in closer detail, Montgomery County finds that these particular segments are not necessary for traffic circulation in their immediate vicinity, and would be both costly and damaging to existing neighborhoods if implemented. Therefore, Montgomery County will not require or enforce the completion of these specific segments of the thoroughfare plan.

This letter serves to officially remove the specific segments from Montgomery County's thoroughfare plan, and also serves as authorization for the underlying properties affected by the specific routes to develop without acknowledgement of the segments as shown on Montgomery County's 2016 thoroughfare map.

Montgomery County is just beginning a County-wide Mobility Study, which will examine existing and proposed thoroughfares throughout the County and update the County's thoroughfare map. This study will also reflect all the segments that have been individually modified or removed since 2016, including these two segments of North Hillcrest Drive and Walnut Drive. We anticipate the completion of this mobility study in Fall 2022. The County will coordinate with the City of Houston to modify Houston's Major Thoroughfare and Freeway Plan after our study is complete. Until that time, please accept this letter as my confirmation of the thoroughfare requirements of Montgomery County for this area.

Please let me know if you have any questions about this matter.

Sincerely,

A handwritten signature in blue ink, appearing to be 'J. Metts', written over a yellow rectangular highlight.

James Metts, Commissioner



Application Number: 2020-1494

Plat Name: Valley Ranch GP

Applicant: META Planning + Design, LLC

Date Submitted: 08/24/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific Variance is being sought and extent of variance:

To exceed intersection spacing along the western GP boundary south of the Grand Parkway.

Chapter 42 Section: 128

Chapter 42 Reference:

Chapter 42-128. Intersections of local streets. (a) Each class III plat and each general plan that shows local streets shall provide for internal circulation by meeting either of the following requirements: (1) Each local street shall intersect with a street that meets the requirements of subsection (b) at least every 1,400 feet; or...

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;

Valley Ranch is a ±857-acre community located far northeast of downtown Houston, at the intersection of the Grand Parkway (TX-99) with I-69 (US Hwy 59). The development is both north and south of the Grand Parkway, with Hwy 59 forming the eastern boundary. Major thoroughfare Valley Ranch Parkway traverses the project across the Grand Parkway, and the community is also encumbered by White Oak Creek. To the north and west of Valley Ranch are pre-existing unplatted residential neighborhoods, and to the south is the Forest Colony subdivision. In the western area of the Valley Ranch GP is a large undeveloped tract of approximately 124 acres whose eventual land use was never specified on previous General Plans. As such, this tract previously allowed for the possibility of stub streets to the west. However, the developer now plans to divide this tract for commercial and multi-family uses, including at least one major commercial anchor and a dense mixed-use component. These high-traffic land uses are incompatible with the adjacent low-density single-family community of Freeway Oaks to the west. In the short term, no local stub streets from Valley Ranch could be extended into the Freeway Oaks neighborhood unless and until one of the adjacent lots were to redevelop and extend a stub street. In the long term, the extension of these stub streets would be neither practical nor desirable. Although the lots in Freeway Oaks are relatively large for residential purposes, extension of a public street to White Oak Drive would be extremely burdensome for a single lot to accomplish, and would deprive that lot owner of a significant portion of their land. If such a stub street were to be extended to White Oak Drive, the connection would then invite commercial and multi-family traffic into the neighborhood, which is historically an undesirable occurrence. Residents of Freeway Oaks would be justifiably concerned about increases in traffic, crime, noise & light pollution, and other detrimental impacts on their neighborhood by the connection of a commercial stub street to White Oak Drive. There is also the matter of North Hillcrest Drive, a local street within Freeway Oaks to the east. This street is platted to the boundary of Valley Ranch, in the manner of a stub street, but the existing paving does not continue past White Oak Drive. North Hillcrest Drive is designated as a major collector on the Houston Major Thoroughfare and Freeway Plan and is shown to extend into Valley Ranch and tie into existing collector Valley Ranch Bend Drive further east. This proposed collector street connection would have all the same negative impacts to the neighborhood as extension of a local street described above. The detrimental impacts would be increased if existing North Hillcrest Drive were to be widened from

its current conditions to carry the traffic contemplated by a major collector designation. The developer intends to seek an amendment to the Houston MTFP at the next opportunity, which is the 2021 MTFP cycle, to remove North Hillcrest Drive from the MTFP. Therefore, this current application also requests that, if the future MTFP amendment is approved, then North Hillcrest Drive would not be required to extend into the Valley Ranch GP, nor be terminated by a cul-de-sac within the non-residential development in Valley Ranch. The proposed commercial plan includes an internal collector street that connects from Valley Ranch Parkway up to the frontage road of the Grand Parkway, which will be sufficient to circulate all traffic in and around the site without impact to the adjacent residential community. The various non-residential land uses will make connections this public street and to Valley Ranch Parkway and the Grand Parkway frontage road as needed to handle the traffic volumes generated by the total site. Connections to the west will be of no benefit in the short term and will be detrimental to the existing neighborhood if extended in the future. In summary, the subject request is to provide no local stub streets to the western boundary of Valley Ranch south of the Grand Parkway and, if an MTFP amendment on North Hillcrest Drive is approved, not to extend North Hillcrest Drive into the subject site nor terminate with a cul-de-sac. Montgomery County Commissioner James Metts has indicated his support of this request, and Montgomery County has no plans to improve North Hillcrest Drive or connect it to Valley Ranch (see attached letter of support).

(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 this variance are the known incompatibility between residential and commercial uses. It is not sound planning to make direct connections between an established rural residential community and a high-traffic, high-intensity non-residential development.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The existing and proposed street patterns will provide adequate circulation for all traffic within the existing neighborhood and the proposed commercial development, and the granting of the variance will prevent undesirable cut-through traffic, which is explicitly stated in the intent and general purposes of this chapter.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

The granting of the variance will not create any unsafe traffic conditions and will preserve separation between residential and non-residential developments, and is therefore not injurious to the public health, safety, or welfare.

(5) Economic hardship is not the sole justification of the variance.

Incompatibility of land uses is the justification of the variance.



Application No: 2020-1494

Agenda Item: 109

PC Action Date: 10/01/2020

Plat Name: Valley Ranch GP

Applicant: META Planning + Design, LLC

Staff Recommendation: Grant the requested variance(s) and Approve the plat subject to the conditions listed

Chapter 42 Sections: 128

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

To exceed intersection spacing along the western GP boundary south of the Grand Parkway.;

Basis of Recommendation:

The applicant proposes a general plan and is requesting a variance to exceed intersection spacing by not creating 3 stub streets along the western GP boundary, including one involving a major collector street shown on the Major Thoroughfare and Freeway Plan.

Staff supports the request to not create two stub streets but not to omit the Major Collector.

The site is located to the east of the Freeway Oaks community, an unrecorded mixed-use subdivision with a stub street intersection the GP boundary called North Hillcrest Drive. Per Houston's Major Thoroughfare and Freeway Plan, North Hillcrest is proposed to extend through the subject tract as a major collector called Valley Ranch Bend Drive. The collector would connect the developing area along 59 and the Grand Parkway with a proposed major thoroughfare called Walnut Drive as the surrounding area develops.

The southern two required stub streets abut developed private property consisting of smaller tracts. Extending these streets into the neighboring development would require that these property owners would need to dedicate large portions of their property to accommodate a 60' street. However, North Hillcrest Drive can be extended without full dedication as right-of-way already exists. Granting the request to not create two of the three required stub streets is consistent with sound public policy as it will allow for optimal traffic circulation while minimizing disruption of the neighboring tracts. In addition, the connection of North Hillcrest to Valley Ranch Bend, as well as Walnut Drive, were added to the Major Thoroughfare Plan in 2018. This was done in coordination with Montgomery County to accommodate additional traffic demand resulting from anticipated growth within the Montgomery County ETJ. The applicant's request to not extend this street would effectively remove a connection that was considered vital during the 2018 amendment process. Denying the request to not extend North Hillcrest would not be in keeping with the intent of Chapter 42 as it would contradict the Major Thoroughfare and Freeway Plan.

Staff recommends granting the request to not create two stub streets along the western boundary but to deny the request to terminate North Hillcrest, a proposed Major Collector 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

NA

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The site is located to the east of the Freeway Oaks community, an unrecorded mixed-use subdivision with a stub street intersection the GP boundary called North Hillcrest Drive. Per Houston's Major Thoroughfare and Freeway Plan, North Hillcrest is proposed to extend through the subject tract as a major collector called Valley Ranch Bend Drive. The collector would connect the developing area along 59 and the Grand Parkway with a proposed major thoroughfare called Walnut Drive as the surrounding area develops. The southern two required stub streets abut developed private property consisting of smaller tracts. Extending these streets into the neighboring development would require that these property owners would need to dedicate large portions of their property to accommodate a 60' street. However, North Hillcrest Drive can be extended without full dedication as right-of-way already exists. Granting the request to not create two of the three required stub streets is consistent with sound public policy as it will allow for optimal traffic circulation while minimizing disruption of the neighboring tracts.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

Approving the request to not create two stub streets along the western boundary 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 connection of North Hillcrest to Valley Ranch Bend, as well as Walnut Drive, were added to the Major Thoroughfare Plan in 2018. This was done in coordination with Montgomery County to accommodate additional traffic demand resulting from anticipated growth within the Montgomery County ETJ. The applicant's request to not extend this street would effectively remove a connection that was considered vital during the 2018 amendment process. Denying the request to not extend North Hillcrest would not be in keeping with the intent of Chapter 42 as it would contradict the Major Thoroughfare and Freeway Plan.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Denying the request to terminate North Hillcrest Drive will ensure safe traffic circulation as the area develops.

(5) Economic hardship is not the sole justification of the variance.

Approving the request to not create two stub streets along the western boundary does not represent an economic hardship.



Agenda Item: 110
Action Date: 10/01/2020
Plat Name: Allison Park
Developer: Homesite Residential, LLC, a Texas Limited Liability Company
Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2020-1682 C3P

Total Acreage:	28.8830	Total Reserve Acreage:	3.3247
Number of Lots:	186	Number of Multifamily Units:	0
COH Park Sector:	7	Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77048	574S	City

Conditions and requirements for approval:

014. Establish building setback lines as indicated on the marked file copy. (Sec 42-150 thru 160)

043. All existing easements and/or fee strips must show record information. Identify all existing easements listed in the title commitment. (Sec 42-212)

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

060.1. Owner(s) stated in the title opinion, title block, and dedicatory acknowledgements must match at the time of recordation. (Sec 42-41)

140. Total number of single-family detached residential units along a cul-de-sac can not exceed 35.

148. Change street name(s) as indicated on the marked file copy. (Chapter 41)

157.1. Provide street name break(s) as indicated on the marked file copy. Street name breaks must be located at lot lines.

187.1. Provide acknowledgement and subordination of lienholders identified in title report. Reference Recordation Dedicatory Acknowledgements and Certifications for requirements. (Record.doc)

208. Staff requests a two week deferral to allow time for the applicant to provide revised information before noon next Wednesday.

Add note: All lots shall have adequate wastewater collection service.

Add note: Lots xx, Block xx, share vehicular access. The staff portions of both lots shall be restricted to shared vehicular access.

The applicant is required to provide an existing conditions survey depicting all roadways and sidewalks including the paving section width on the tract and in the public right-of-way within ten feet of the tract and public rights-of-way including the width on or adjacent to the tract. (Sec 42-56)

Commission Action:



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 110
Action Date: 10/01/2020
Plat Name: Allison Park
Developer: Homesite Residential, LLC, a Texas Limited Liability Company
Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2020-1682 C3P

Defer Chapter 42 planning standards



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

For Your Information:

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW- TDO- Traffic: 09/28/2020

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, 2020))

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 Fuqua street and along Allison 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. Street Widening Requirements: Fuqua Street.

1. For existing roadways with widths in the range of 18ft to less than 20ft, no widening is required, but "no parking" signs are required for the entire block on one side. (applicant would be required to get approval from TDO for installation of "no parking" signs)



Agenda Item: 110
Action Date: 10/01/2020
Plat Name: Allison Park
Developer: Homesite Residential, LLC, a Texas Limited Liability Company
Applicant: Vernon G. Henry & Associates, Inc.
App No / Type: 2020-1682 C3P

Please contact Ms. Paula Hunter from Traffic Operations at Paula.Hunter2@houstontx.gov

2. For roadways with widths in the range of 15ft to less than 18ft, two street widening options are available:

A. Options 1: Widen the road to 18ft in front of the property with "no parking" signs for entire block on both sides (applicant would be required to get approval from TDO for installation of "no parking" signs)

Please contact Ms. Paula Hunter from Traffic Operations at Paula.Hunter2@houstontx.gov

B. Options 2: Widen the roadway to 20ft (only in front of their property)

3. For roadways widths less than 15ft, the roadway must be widened to 15-ft for the entire block and meet the requirements in number 2, options A or B above.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at houstonpermittingcenter.org

Harris County Flood Control District: Flood Control review - No comments.

Addressing: ORE CART DRIVE - CH. 41 Code of Ordinance states that "A new street that is a direct extension of an existing street shall have the same name as the existing street, unless the existing street name is a duplicate street name". Ore Cart Drive includes two disconnected street segments on plat. Please change street name of one segment of Ore Cart Drive.

EMPIRE PASS DRIVE - Passage is a reserved street type, and may be confused with Pass within street name. Please change street name to something more unique.
Add street breaks to Plat.

HPW-OCE- Drainage and Utility: Stormwater quality permit is required.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

Houston Planning Commission

ITEM: 110

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Allison Park

Applicant: Vernon G. Henry & Associates, Inc.

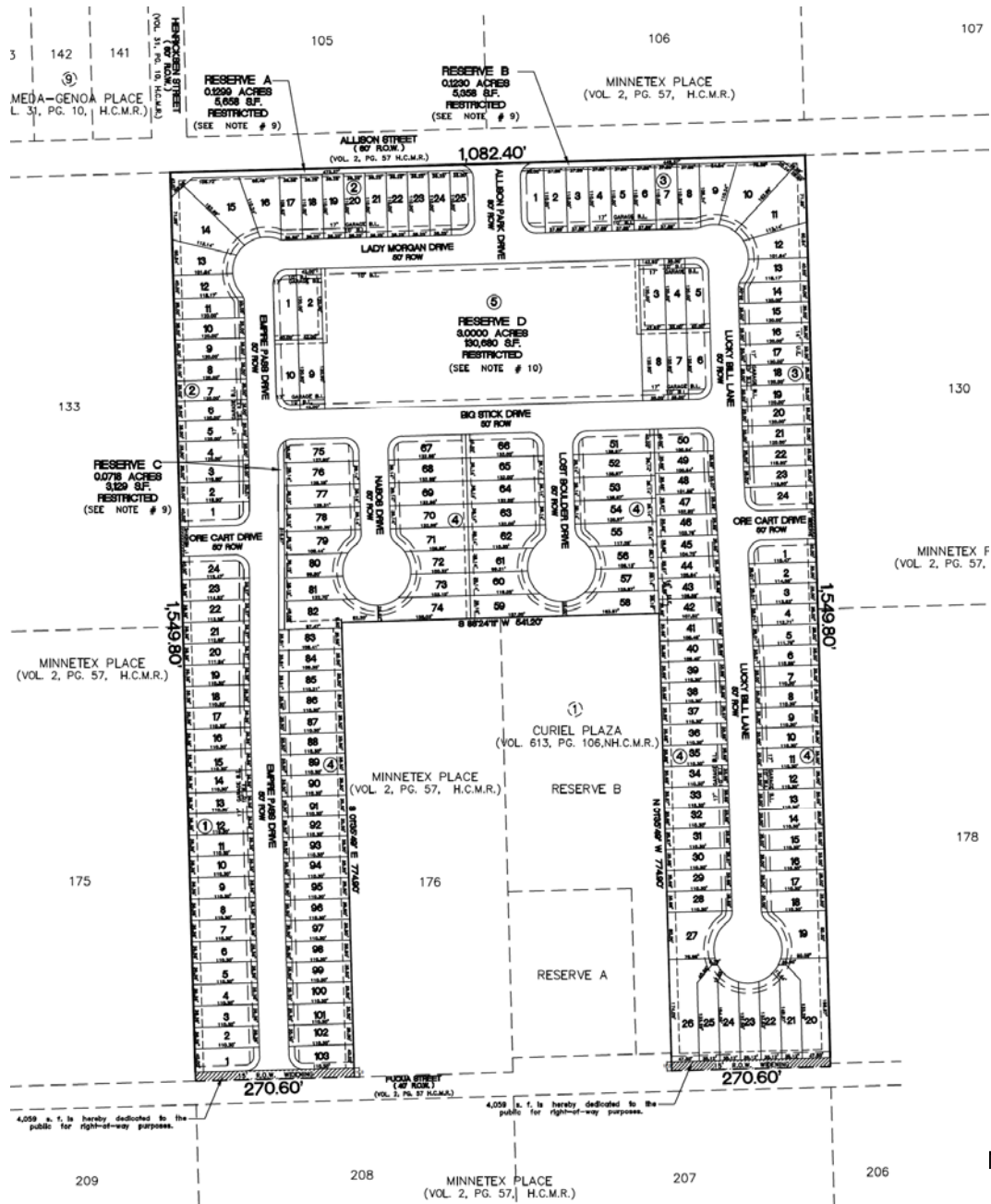


E – Special Exceptions

Site Location

Meeting Date: 10/01/2020

Applicant: Vernon G. Henry & Associates, Inc.



Subdivision

Houston Planning Commission

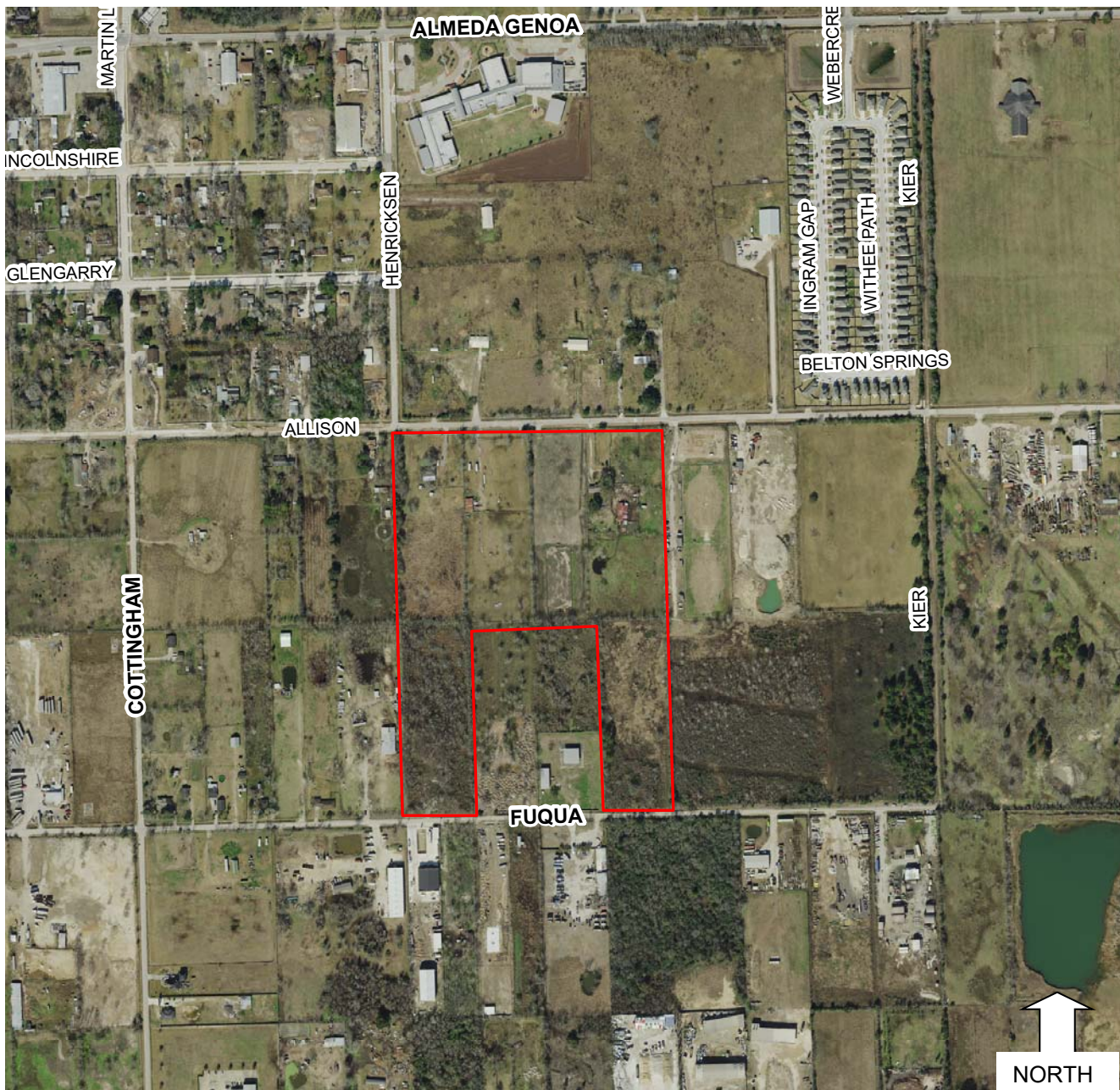
ITEM: 110

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Allison Park

Applicant: Vernon G. Henry & Associates, Inc.



E – Special Exceptions

Aerial



Application Number: 2020-1682

Plat Name: Allison Park

Applicant: Vernon G. Henry & Associates, Inc.

Date Submitted: 09/21/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To allow more than 35 lots to take access from a street that terminates with a cul-de-sac.

Chapter 42 Section: 42-131

Chapter 42 Reference:

Sec. 42-131. - Culs-de-sac. (a) A cul-de-sac shall not serve a single-family residential development that will generate more than 350 vehicle trips a day at the intersection of the cul-de-sac with a through street. A cul-de-sac that exclusively serves a single-family residential development and that has a length of not more than 350 feet from the centerline of its intersection with the nearest street shall have a paving width of at least 24 feet and shall not be used to serve single-family residential development that will generate more than 350 vehicle trips a day at the intersection of the cul-de-sac with a through street. For purposes of the foregoing requirements, each dwelling unit type shall be deemed to generate the following trips per day: - Detached units - 10 trips per unit - Attached units - 8 trips per unit.

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

This site is located within the city limit of Houston near the intersection of Cottingham, which is an extension of MLK, and Allison Road. The developer is required to have more than one point of access for the development due to the number of lots. There are two points of access being provided. One is off Allison Road and the other is on the western "leg" of the site that connects to Fuqua. The developer does not wish to connect to Fuqua with the eastern leg because it will encourage more speeding and cut-through traffic from the future developments that will inevitably occur along Fuqua. Planning staff has obtained some valuable inputs from Public Works and Engineering Department and previous staff with knowledge of the creation of Sec. 42-131. Based on the planning department's thorough discussions, staff has determined that the original purpose of Sec 42-131 was not solely in consideration of traffic impacts, but also in concern over dead end utilities that create low water pressure for domestic service and for fire hydrants. Since the time that this amendment was made to Chapter 42 in the mid-1990s, according to Public Works and Engineering Department, the cul-de-sac length limitation based on the number of units served no longer is something relevant to the provision of infrastructure. The length of the cul-de-sac has little to do with whether adequate utilities can be designed and constructed for domestic service. The percentage of modification with respect to the standard is 22.2%.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

This standard was put in Chapter 42 many years ago to assuage concerns from PWE about providing water service to too many lots on a street that ends in a cul-de-sac. With modern technology and engineering, this is no longer a concern for PWE.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The percentage of modification with respect to the standard is 22.2%.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The request does not affect PWE's ability to provide adequate water service to the lots that take access from the cul-de-sac street. Therefore, the intent of Chapter 42 is maintained.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

Since this design will not affect water service for the lots there will be nothing that is injurious to public health, safety, or welfare.



Application No: 2020-1682
Agenda Item: 110
PC Action Date: 10/01/2020
Plat Name: Allison Park
Applicant: Vernon G. Henry & Associates, Inc.

Staff Recommendation: Defer Chapter 42 planning standards

Chapter 42 Sections: 42-131

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To allow more than 35 lots to take access from a street that terminates with a cul-de-sac.;

Basis of Recommendation:

The site is located within the city limits along Fuqua, east of Cottingham. The applicant is requesting a special exception to allow a cul-de-sac to serve more than 35 single-family residential lots as required per the ordinance. Staff's recommendation is to defer the plat to allow the applicant to provide additional information by noon next Wednesday.

Staff Evaluation

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

n/a

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

n/a

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

n/a

(4) The intent and general purposes of this chapter will be preserved and maintained;

n/a

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

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
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www.houstontx.gov

September 24, 2020

NOTICE OF SPECIAL EXCEPTION REQUEST

PROJECT NAME: Allison Park

REFERENCE NUMBER: 2020-1682



Dear Property Owner:

The Planning and Development Department has received a subdivision application with a special exception request for a property located north of Fuqua Road, east of Cottingham Road, west of Kier Road and south of Allison Road. You are receiving this letter because you are listed in the Harris County Appraisal District records as a neighboring owner for property that falls within the Chapter 42 required notification area adjacent to this variance request.

Vernon G. Henry & Associates, Inc., the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting a special exception to allow a proposed cul-de-sac to serve more than 35 single-family residential lots. Enclosed are copies of the special exception 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, October 1, 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

Public Comments

The public may address the Planning Commission on agenda items. The deadline to submit comments or signing up to speak is the end of the day Wednesday before the Planning Commission meeting. All comments are made part of the public meeting record.

- Use the online speaker form at <https://www.tfaforms.com/4816241> or submit comments on an item via email to speakercomments.pc@houstontx.gov.
- You may also call the Planning Department at [832-393-6624](tel:832-393-6624). A staff member will take your comments, which will be included in the public record. This must be done before the end of the day Wednesday before the planning commission meeting. Staff will direct callers to attend the virtual planning commission meeting and sign up for public speakers on the day of the commission.
- Speakers will be called on in the order of sign up and can speak for two minutes. See agenda for speaker guidelines.

For additional information regarding this project, please call **Jake Patrick** with **Vernon G. Henry and Associates Inc.** at **713-627-8666**. You may also contact Aracely Rodriguez with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **SUBDIVISION REPLAT:** Is simply a subdivision plat that further subdivides an existing subdivision plat. Typically, a replat will make changes to the layout of lots, reserves, building setback lines and easements.
- **VARIANCE:** A deviation from strict compliance with the rules and regulations of Chapter 42. The applicant must document a reasonable hardship that staff can evaluate.
- **SPECIAL EXCEPTION:** A commission-approved adjustment to the certain standards of Chapter 42. The applicant must document existing special circumstances unique to the land that justify modification of the development standards.

PLANNING COMMISSION BODY, AUTHORITY AND OBLIGATION

- The Houston Planning Commission is a non-legislative body authorized to govern the subdivision rules and regulations described in Chapter 42. The Commission consists of 25 members and meets every two weeks per their adopted Commission meeting schedule.

PLANNING DEPARTMENT STAFF, AUTHORITY AND OBLIGATION

- Development Services Division reviews subdivision plats, replats and development plats for compliance with the rules and regulations described in Chapter 42. Development plats must also comply with Chapter 26 (Off-street Parking and Loading) and Chapter 33 (Trees, Shrubs and Screening Fences).

CITY OF HOUSTON SEC. 42-82 AND 42-83

- Notification to property owners within 250 feet of certain proposed development applications with a requested variance is required. The proposed development must be located within the city limits.

PROPERTY OWNERSHIP INFORMATION

- For notification purposes, property ownership information and property owner mailing addresses are obtained from the most recent property tax rolls of the county in which the property is located.
- Addressed envelopes and postage are provided by the applicant.



Agenda Item: 111
Action Date: 10/01/2020
Plat Name: Rosewood GP
Developer: Ersa Grae
Applicant: META Planning + Design, LLC
App No / Type: 2020-1587 GP

Total Acreage:	533.5000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286W	ETJ

Conditions and requirements for approval:

045. The alignment and width of all major thoroughfares within or adjacent to the proposed General Plan shall conform to the requirements of the most recent Major Thoroughfare and Freeway Plan. (42-24(b)(1))

046. General Plan approval is for street patterns as shown on the plat only. (Sec 42-24(d))

046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded. (Sec 42-24(f))

047. Make minor corrections and additions as indicated on the marked file copy. (Chapter 42)

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. (42-190)

143. Minimum intersection spacing along a local street shall be 75 feet. (Sec 42-128)

143.1. Along a local street, there shall be an intersection with a local street, collector street or major thoroughfare at least every 1400 feet. (Sec 42-128)

150. Provide a second point of access to a public street when the total number of lots exceeds 150. (Sec 42-189)

162. Along a major thoroughfare, there shall be an intersection with a local street, collector street or major thoroughfare at least every 2600 feet. (Sec 42-127)

163. The minimum spacing of intersections along a major thoroughfare is 600 feet. (Sec 42-127)

164. The nearest intersection along a major thoroughfare from the intersection of two major thoroughfares is 400 ft. (Sec 42-127)

207.1. Staff requests a two week deferral per Harris County Engineering Department & HCFCD.

Commission Action:

Defer Harris Co. Eng. & HCFCD request



Agenda Item: 111
Action Date: 10/01/2020
Plat Name: Rosewood GP
Developer: Ersa Grae
Applicant: META Planning + Design, LLC
App No / Type: 2020-1587 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.

Harris County Flood Control District: Flood Control review - Needs timeline for planning of the finished construction of the basin with maintenance access (project approved). Not ready now. Phase 1 will not be let for approximately four years.

HPW-OCE- Drainage and Utility: No comments

Harris Engineer: This general plan is contingent upon review and approval of the Harris County Engineering Department prior to recording section plats (.TLGC-232.0025)
Make corrections and additions as indicated by Harris County's marked file copy on City of Houston's plat tracker. (Chapter 42)
UVEs will be checked when section plats are submitted. (Chapter 10-COH geometric design guidelines, 10-23)
Traffic Impact Analysis will be required to address developer responsibilities for roadway construction including left turn lanes and traffic signal installation. (HC-permit regs, 12.02)
Geometries, alignment and location of roadways will be checked when section plats and/or street dedication plats are submitted.
County requests deferral for further study and review.

Questions concerning the informational comments should be directed to the agency's author. Planning 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

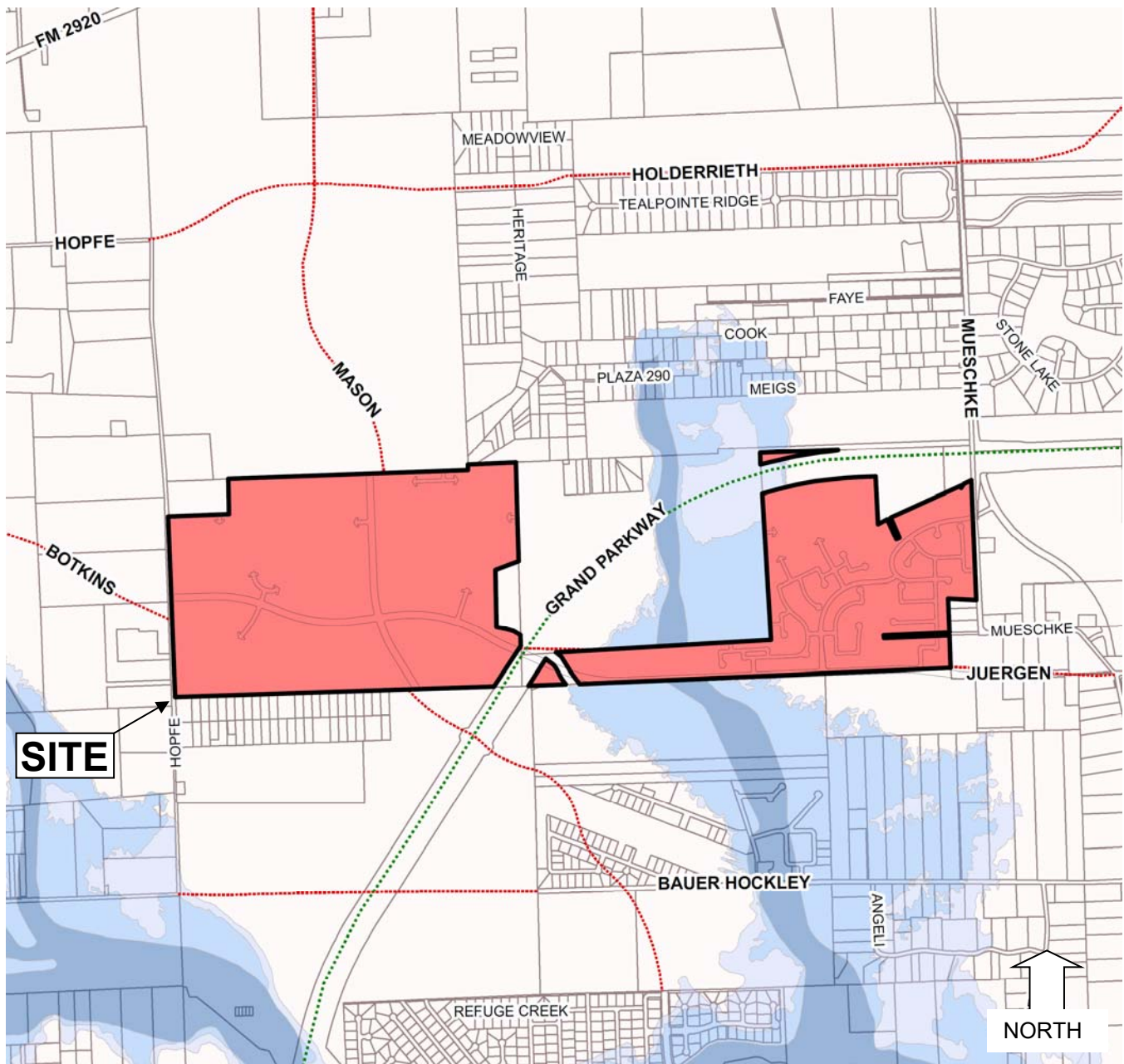
ITEM: 111

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Rosewood GP (DEF 1)

Applicant: META Planning + Design, LLC



E – Special Exceptions

Site Location

Houston Planning Commission

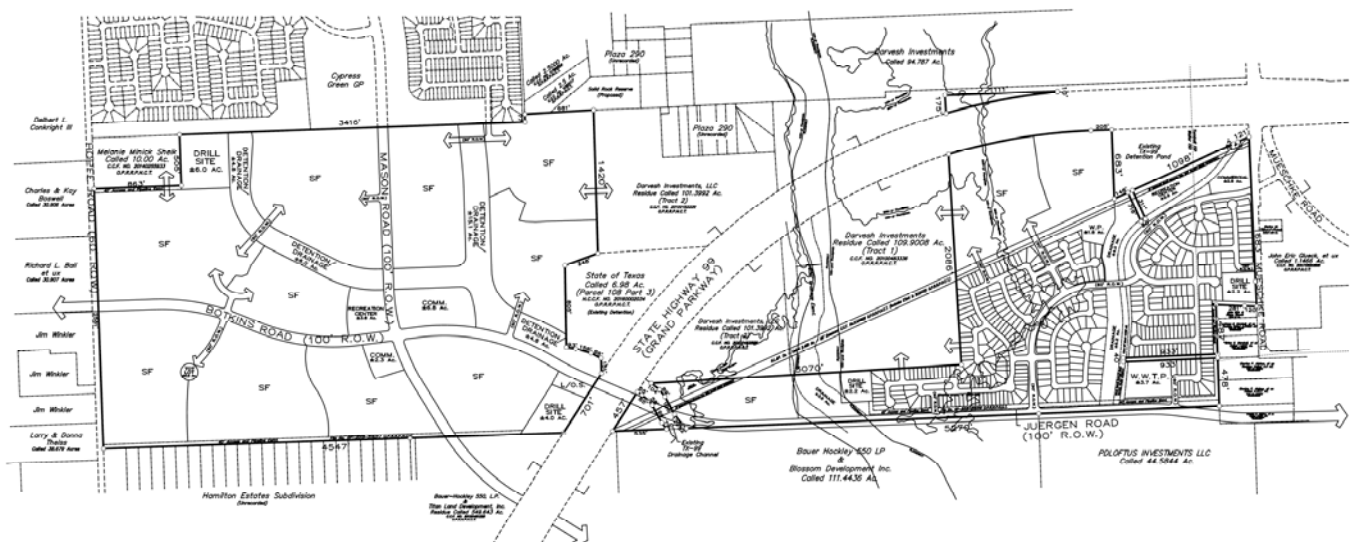
ITEM: 111

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: Rosewood GP (DEF 1)

Applicant: META Planning + Design, LLC



Houston Planning Commission

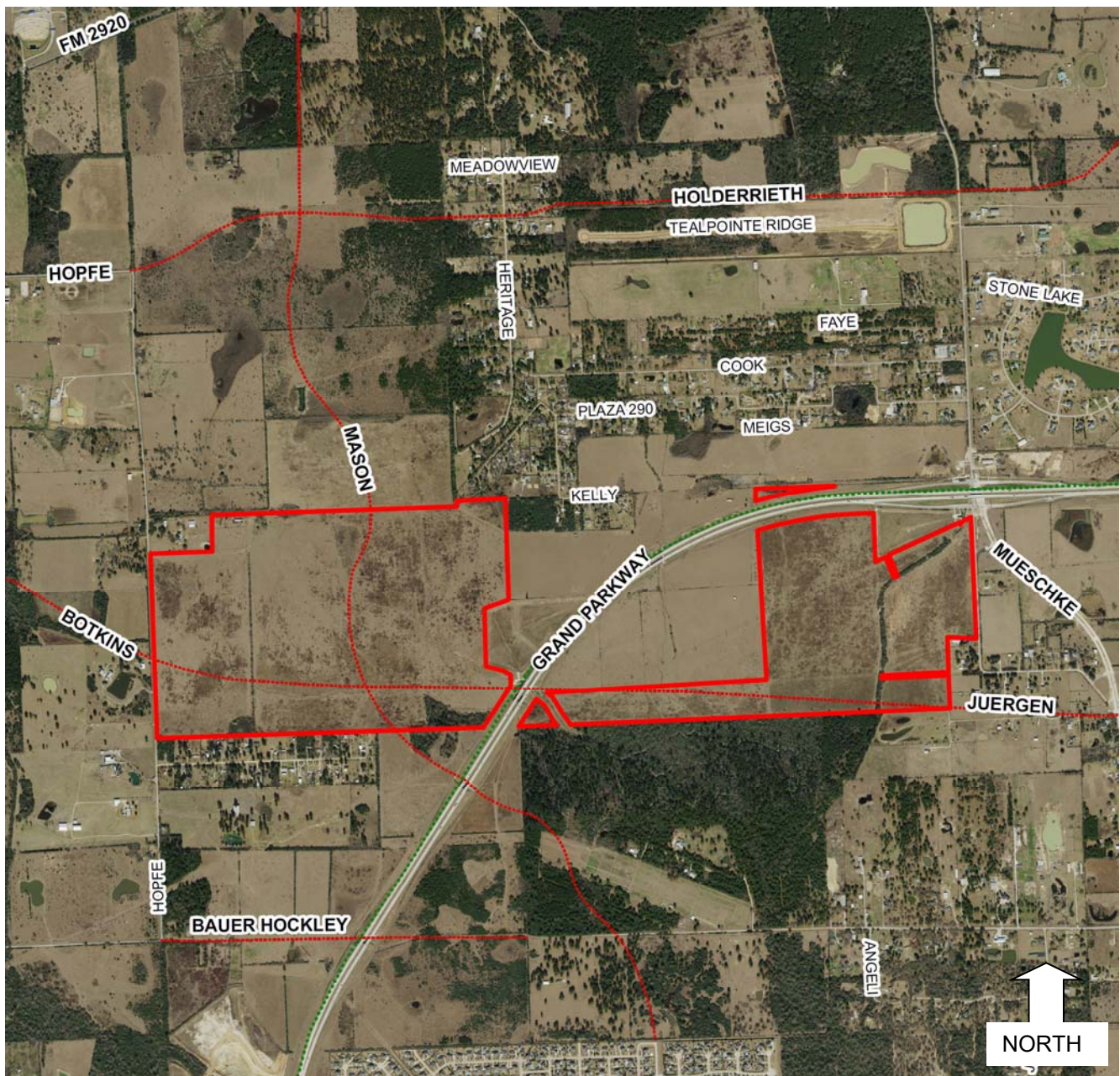
ITEM: 111

Planning and Development Department

Meeting Date: 10/01/2020

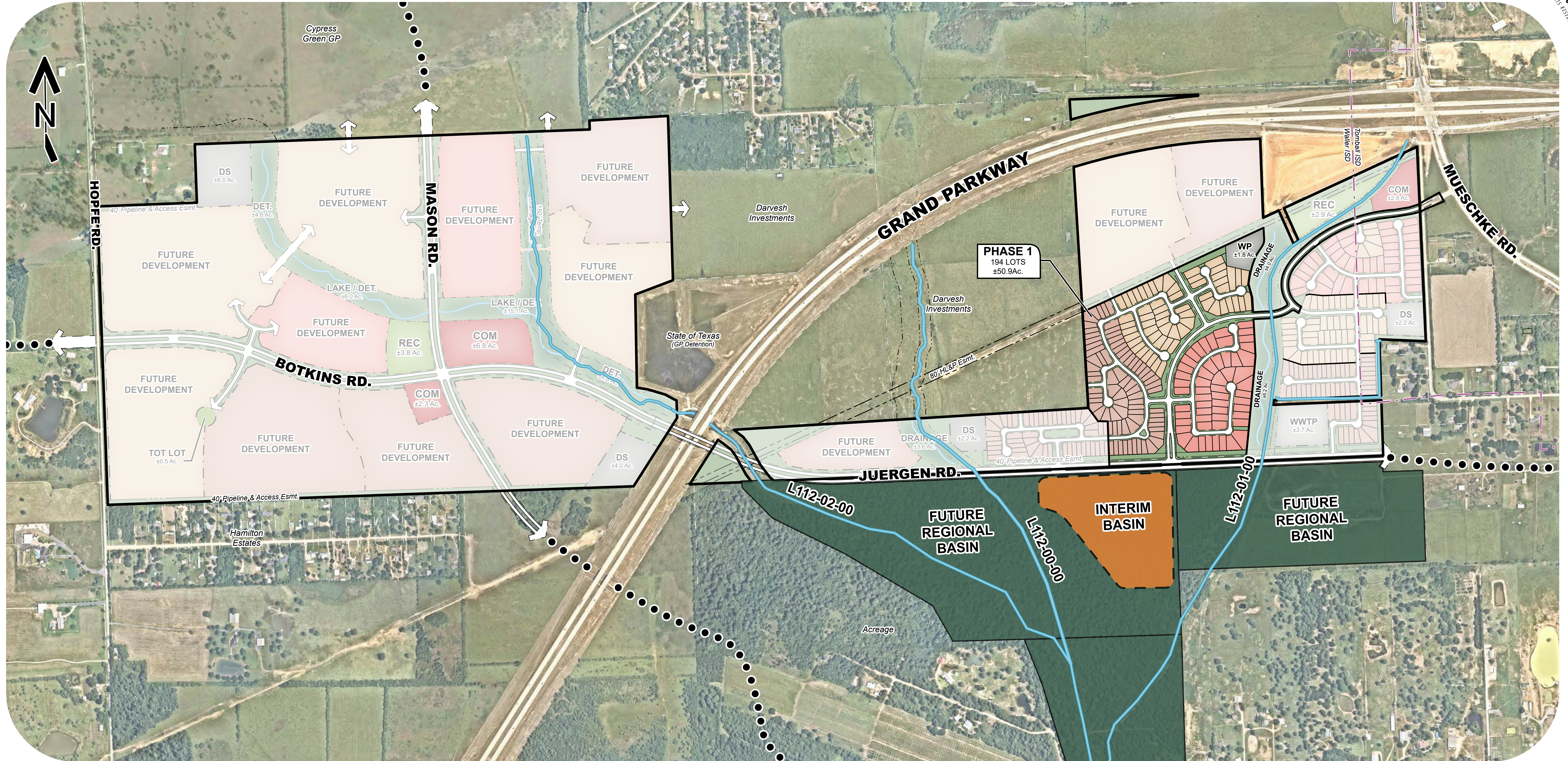
Subdivision Name: Rosewood GP (DEF 1)

Applicant: META Planning + Design, LLC



E – Special Exceptions

Aerial



a variance exhibit for

ROSEWOOD PHASE I

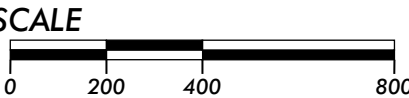
± 57.2 ACRES OF LAND

prepared for

ERSA GRAE



24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422



MTA-I-394A
SEPTEMBER 8, 2020

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. META PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



Application Number: 2020-1587

Plat Name: Rosewood GP

Applicant: META Planning + Design, LLC

Date Submitted: 09/08/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-48 and Sec. 42-82)

Specific requirement for which the special exception is being sought:

To temporarily exceed 150 lots off of a single point of access by allowing 194 lots in Phase I before a second connection is provided.

Chapter 42 Section: 189

Chapter 42 Reference:

42-189. Points of access. Any subdivision that includes more than 150 lots shall have at least two points of access separated from each other by a distance of at least 250 feet to a public street outside the boundaries of the subdivision.

Statement of Facts

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

Rosewood is a proposed ±533-acre single-family residential community located far northwest of central Houston, including property along both sides of the Grand Parkway (TX-99) west of major thoroughfare Mueschke Road. The site is encumbered by several creeks, existing pipeline and HL&P easements, and the routes of future major thoroughfares Juergen Road (aka Botkins Road) and Mason Road. Existing access to the site is limited to frontage along the old alignment of Mueschke Road on the east, which remains as a local street after the realignment of the thoroughfare to the Grand Parkway further east, and frontage along local street Hopfe Road on the far west. Previous General Plans proposed to begin development on the east, along the remaining local street alignment of Mueschke Road ("Old Mueschke Road"). However, that has not occurred due to unique circumstances that have since arisen. Harris County Flood Control District is in the process of acquiring property south of Juergen Road (see attached exhibit) for a regional detention basin as part of the Little Cypress Creek Frontier program. HCFCD is requiring that the Rosewood development outfall into the future regional detention basin, not directly into the existing channels that cross the site. However, that regional basin does not exist yet. The developer of Rosewood approached the two landowners south of future Juergen Road, asking to be allowed to construct an interim detention pond on their properties, within the bounds of the eventual regional basin. This would allow Rosewood to develop without waiting for HCFCD to finish the regional basin – the interim pond can later be folded into the regional basin by HCFCD. The landowner southeast of Rosewood Phase I would not agree, but the landowner southwest of Rosewood Phase I did agree to allow an interim detention pond on their property. Because the allowed pond is west of channel L112-01-00, the first phase of residential development in Rosewood must be west of L112-01-00. HCFCD is allowing minimal development east of channel L112-01-00 for the developer to connect a single access point from Mueschke Road across the channel to the west for Phase I, but no lots can be developed east of the channel until the regional basin is underway. Once HCFCD is ready to proceed with the regional basin, the area in Rosewood east of L112-01-00 will be able to develop. That eastern area can make a second connection to Old Mueschke Road and to the future alignment of major thoroughfare Juergen Road along the southern project boundary, ultimately looping back to Phase I and providing two points of access for both phases. The latest estimates from HCFCD for timing on the regional basin indicate that the area east of the channel will be allowed to develop within ±2 years, and hopefully much sooner. In order to develop in the meantime, the first phase needs to deliver an adequate supply of housing options to last until the expected availability of the second phase of lots can be created. Meeting the projected balance of supply and demand will allow the community to maintain marketing momentum without running out of available lots, which is critical to staying competitive as a viable and healthy new

residential community. The proposed Phase I includes 194 lots west of the channel, which is within Special Exception parameters as a 29% deviation from the standard of 150 lots off of a single point of access.

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

The proposed Special Exception will allow development to begin within a reasonable deviation of the standard and for only a temporary condition, until circumstances restricting the development have been resolved. The ultimate street pattern will achieve the result contemplated by the standards of this Chapter.

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

The proposed modification is a 29% deviation from the standard.

(4) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of this chapter are preserved and maintained by the ultimate street pattern, which will be extended when HCFCD moves forward with the regional detention basin.

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

The granting of the special exception will not frustrate local traffic circulation nor create any unsafe levels of traffic service at the single access point along Mueschke Road. The project engineers have studied the existing connection points and have found that several hundred lots may be developed off of this access point without creating any unsafe traffic conditions at the single connection to Mueschke Road. Therefore, the granting of the special exception will not be injurious to the public health, safety, or welfare.



Application No: 2020-1587
Agenda Item: 111
PC Action Date: 10/01/2020
Plat Name: Rosewood GP
Applicant: META Planning + Design, LLC

Staff Recommendation: Defer Harris Co. Eng. & HCFCD request

Chapter 42 Sections: 189

Specific requirement for which the special exception is being sought: (Sec. 42-48 and Sec. 42-82)

To temporarily exceed 150 lots off of a single point of access by allowing 194 lots in Phase I before a second connection is provided.;

Basis of Recommendation:

The site is located within Houston's ETJ in northwest Harris County, bisected by State Highway 99 (Grand Parkway) proposed Mason Road, proposed Juergen Road and proposed Botkins Road, and west of Mueschke Road. The applicant is proposing a general plan of approximately 533 acres and is requesting a special exception to allow more than 150 lots with only one point of access within the first phase of development. Staff's recommendation is to defer this general plan at the request of both Harris County Engineering Department and Harris County Flood Control District.

Staff Evaluation

(1) Special circumstances exist that are unique to the land or the proposed subdivision or development and that are not generally applicable to all other land, subdivision for development in the city or its extraterritorial jurisdiction that justify modification of the standards that would otherwise apply;

N/A

(2) The proposed special exception will achieve a result contemplated by the standard in article III of Chapter 42 (Planning Standards);

N/A

(3) The modification of the standard requested is not disproportionate to the requirement of the standard;

N/A

(4) The intent and general purposes of this chapter will be preserved and maintained;

N/A

(5) The granting of the special exception will not be injurious to the public health, safety or welfare.

N/A



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Platting Approval Conditions

Agenda Item: 112
Action Date: 10/01/2020
Plat Name: St Vincent De Paul Catholic Church
Developer: Brooks & Sparks, Inc
Applicant: West Belt Surveying, Inc.
App No / Type: 2020-1665 C2

Total Acreage:	9.4040	Total Reserve Acreage:	9.4040
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	13	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77025	532F	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)
- 073.2. Subdivision name shown on the face of the plat must match the subdivision name shown on the CPC101 Form. (Sec 42-41)
- 207.1. Staff requests a two week deferral to allow the applicant to provide revised information and for further study and legal review. A public hearing and notifications may be required.

Provide a parking analysis to further evaluate the variance request.

Commission Action:

Defer Additional information reqd



Action Date:
10/01/2020

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: 112
Action Date: 10/01/2020
Plat Name: St Vincent De Paul Catholic Church
Developer: Brooks & Sparks, Inc
Applicant: West Belt Surveying, Inc.
App No / Type: 2020-1665 C2

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

HPW-OCE-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, 2020))

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- TDO- Traffic: 09/28/2020

No comments.

HPW-HW- IDS: A Wastewater Capacity Reservation letter is required for this Project. When applying please attach a copy of the proposed re-plat to the WCR application.
Submit applications online at [houstonpermittingcenter.org](https://www.houstonpermittingcenter.org)

HPW-OCE- Drainage and Utility: Detention is required.

Questions concerning the informational comments should be directed to the agency's author. Planning 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

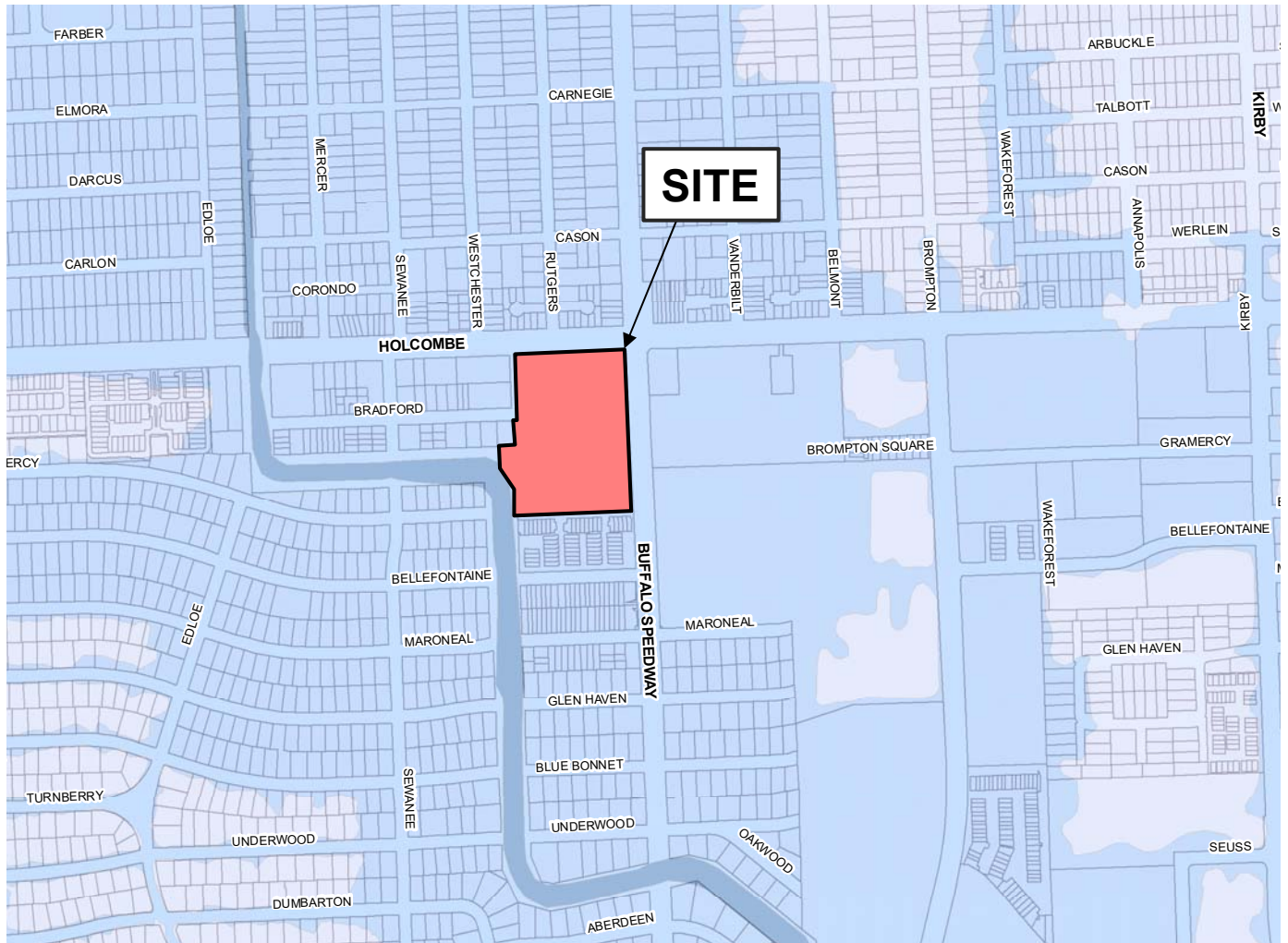
ITEM: 112

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: St Vincent De Paul Catholic Church

Applicant: West Belt Surveying, Inc.



F – Reconsideration of Requirements

Site Location

Subdivision

Houston Planning Commission

ITEM: 112

Planning and Development Department

Meeting Date: 10/01/2020

Subdivision Name: St Vincent De Paul Catholic Church

Applicant: West Belt Surveying, Inc.



F – Reconsideration of Requirements

Aerial



Application No: 2020-1665
Plat Name: St Vincent De Paul Catholic Church
Applicant: West Belt Surveying, Inc.
Date Submitted: 09/21/2020

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(Sec. 42-47 and Sec. 42-81)

Specific requirement or condition being sought:

Specific requirement or condition being sought not to provide 30' Right-of-Way dedication along east side of Westchester street.

Chapter 42 Section: 121(b)

Chapter 42 Reference:

Chapter 42 Section 121(b) - When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street.

If this request requires a variance or special exception, the applicant must comply with the Plat Submittal Requirements and provide a completed Variance Request Information Form or Special Exception Information Form.

STATEMENT OF FACTS:

See variance requests for details.



Application Number: 2020-1665

Plat Name: St Vincent De Paul Catholic Church

Applicant: West Belt Surveying, Inc.

Date Submitted: 09/21/2020

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 not to provide 30' Right-of-Way dedication along east side of Westchester Street.

Chapter 42 Section: 121 (b)

Chapter 42 Reference:

Chapter 42 Section 121(b) - When an existing public street with a right-of-way width that does not meet the requirements of section 42-122 of this Code is adjacent to and forms a boundary of a subdivision plat or development plat, the owner of the property within the proposed subdivision or development shall dedicate sufficient additional right-of-way within the proposed subdivision or development adjacent to the existing right-of-way to provide one-half of the total right-of way width necessary to meet the requirements of section 42-122 of this Code. In the case of a subdivision plat, the dedication shall be made by plat. In the case of a development plat, the dedication shall be made by separate instrument. The commission shall waive the requirement to dedicate right-of-way upon finding that the applicant has made a satisfactory showing that the proposed subdivision or development will not contribute to a significant increase in traffic on the street.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

St. Vincent De Paul Catholic Church is located in the city limits of Houston at the southwest corner of the intersection of West Holcombe Boulevard and Buffalo Speedway. The site is currently developed as a Catholic Church facility, making the requirement of the 30' Right-of-Way dedication infeasible. The request of the 30' Right-of-Way dedication would impact the existing parking and will reduce the number of parking by 43 spaces.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. Variance request is based on existing factors of the subject property.

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purpose of Chapter 42 will be preserved and maintained and will allowed the church to have adequate amount of parking spaces for the church facilities.

(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, due to preexisting conditions.

(5) Economic hardship is not the sole justification of the variance.

The justification of the variance is based on existing conditions of the subject tract and surrounding properties.



Application No: 2020-1665

Agenda Item: 112

PC Action Date: 10/01/2020

Plat Name: St Vincent De Paul Catholic Church

Applicant: West Belt Surveying, Inc.

Staff Recommendation: [Defer Additional information reqd](#)

Chapter 42 Sections: **121 (b)**

Specific variance is being sought and extent of variance: (Sec. 42-47 and Sec. 42-81)

Specific variance being sought not to provide 30' Right-of-Way dedication along east side of Westchester Street.;

Basis of Recommendation:

The site is located in the city limits, at the southwest intersection of W Holcombe Boulevard and Buffalo Speedway. The applicant is requesting a reconsideration of requirement and a variance to not provide 30' right-of-way dedication along Westchester Street, a local public street. Staff's recommendation is to defer the plat for additional information.

Statement of Facts

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; OR

[n/a](#)

(1b) Strict application would make this project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

[n/a](#)

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

[n/a](#)

(3) The intent and general purposes of this chapter will be preserved and maintained;

[n/a](#)

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

[n/a](#)

(5) Economic hardship is not the sole justification of the variance.

[n/a](#)



CITY OF HOUSTON

Planning and Development

Sylvester Turner

Mayor

Margaret Wallace Brown
Director
P.O. Box 1562
Houston, Texas 77251-1562

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www.houstontx.gov

September 25, 2020

NOTICE OF VARIANCE REQUEST

PROJECT NAME: St Vincent De Paul Catholic Church

REFERENCE NUMBER: 2020-1665

VAR/ROR

Dear Property Owner:

The Planning and Development Department has received a subdivision application with a variance request for a property located at southwest corner of W. Holcombe and Buffalo Speedway. 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.

West Belt Surveying, Inc. the applicant, has filed the request on behalf of the developer of the subject site. The applicant is requesting variances to not dedicate 30' of right of way to Westchester Street. Enclosed are copies of the variance request, the proposed subdivision plat.

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, October 1, 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

Public Comments

The public may address the Planning Commission on agenda items. The deadline to submit comments or signing up to speak is the end of the day Wednesday before the Planning Commission meeting. All comments are made part of the public meeting record.

- Use the online speaker form at <https://www.tfaforms.com/4816241> or submit comments on an item via email to speakercomments.pc@houstontx.gov.
- You may also call the Planning Department at [832-393-6624](tel:832-393-6624). A staff member will take your comments, which will be included in the public record. This must be done before the end of the day Wednesday before the planning commission meeting. Staff will direct callers to attend the virtual planning commission meeting and sign up for public speakers on the day of the commission.
- Speakers will be called on in the order of sign up and can speak for two minutes. See agenda for speaker guidelines.

For additional information regarding this project, please call **Abrahim Nimrooz** with **West Belt Surveying, Inc.** at **281-902-3179**. You may also contact Devin Crittle with the Planning and Development Department regarding this notice via email at planning.variances@houstontx.gov or call (832)393-6600. To view the complete Planning Commission meeting agenda, go to www.houstonplanning.com. Information on the reverse side of this page explains more about the terminology used in this letter.

THE PLAT MAY BE DEFERRED. THE NEW DATE FOR COMMISSION ACTION WILL BE INDICATED ON THE POSTED SIGN(S) THE MONDAY MORNING FOLLOWING THE PLANNING COMMISSION DEFERRAL.

Para más información acerca de este documento, favor de llamar al Departamento de Planificación y Desarrollo al 832-393-6659.

TERMINOLOGY

- **CHAPTER 42:** The City of Houston's, Code of Ordinances that describes the rules and regulations for subdividing property within the corporate limits and the extraterritorial jurisdiction.
- **EXTRATERRITORIAL JURISDICTION (ETJ):** Represents the area extending beyond Houston's corporate limits approximately five miles into the unincorporated areas of Harris, Fort Bend, Liberty, Montgomery, and Waller counties.
- **SUBDIVISION PLAT:** A graphical presentation of a particular surveyed tract of land laying out street rights-of-way, lots and reserves, building setback lines, and easements which must comply with the development requirements of the City of Houston's, Code of Ordinances, Chapter 42. These regulations, adopted by City Council, are intended to promote the safe, orderly and healthy development of the City and its extraterritorial jurisdiction. The approved map subsequently may be filed and recorded with the appropriate county clerk's office as the official map of record for this property.
- **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 &
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Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 113
Action Date: 10/01/2020
Original Action Date: 10/03/2019
Plat Name: Aria at Ralston Apartments
Developer: BELTWAY 8/RALSTON, LTD
Applicant: Benchmark Engineering Corporation
App No : 2019-1735
App Type: C2R

Total Acreage:	5.6213	Total Reserve Acreage:	5.6213
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	HARRIS COUNTY MUD 49
County	Zip	Key Map ©	City / ETJ
Harris	77396	376T	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: 114
Action Date: 10/01/2020
Original Action Date: 10/03/2019
Plat Name: Augusta Pines Senior Living
Developer: Elmfield Holdings, LLC
Applicant: Windrose
App No : 2019-1646
App Type: C2

Total Acreage:	10.1158	Total Reserve Acreage:	10.1158
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	77389	250S	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



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**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 115
Action Date: 10/01/2020
Original Action Date: 10/03/2019
Plat Name: Camillo Lakes Commercial Reserve at Clay Road
Developer: Benchmark Aquisitions,LLC A Texas Limited Liability Company
Applicant: EHRA
App No : 2019-1628
App Type: C2

Total Acreage:	2.5360	Total Reserve Acreage:	2.1280
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77493	444H	City/ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



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**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 116
Action Date: 10/01/2020
Original Action Date: 10/03/2019
Plat Name: Cypresswood Landing Sec 2
Developer: Benchmark Acquisitions, LLC., A Texas Limited Liability Corporation
Applicant: EHRA
App No : 2019-1631
App Type: C3F

Total Acreage:	2.1400	Total Reserve Acreage:	0.6694
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	77373	293Z	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



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**PLANNING &
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Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 117
Action Date: 10/01/2020
Original Action Date: 10/03/2019
Plat Name: Emerald Forest Utility District Lift Station no 5
Developer: Windrose
Applicant: Windrose
App No : 2019-1724
App Type: C2

Total Acreage:	0.1838	Total Reserve Acreage:	0.1838
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:	EMERALD FOREST UD
County	Zip	Key Map ©	City / ETJ
Harris	77070	369U	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 832-393-6600 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 &
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Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 118
Action Date: 10/01/2020
Original Action Date: 10/03/2019
Plat Name: Global New Millennium Reserve
Developer: Anchor Construction & Management
Applicant: PROSURV
App No : 2019-1637
App Type: C3F

Total Acreage:	23.5320	Total Reserve Acreage:	23.5320
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:	Parkway Utility District
County	Zip	Key Map ©	City / ETJ
Harris	77044	457B	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 &
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Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 119
Action Date: 10/01/2020
Original Action Date: 10/17/2019
Plat Name: Gratitude Garden
Developer: NA
Applicant: South Texas Surveying Associates, Inc.
App No : 2019-1606
App Type: C2

Total Acreage:	0.6153	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	12	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77008	452Y	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 &
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Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 120
Action Date: 10/01/2020
Original Action Date: 10/31/2019
Plat Name: Harris County MUD No 171 Water Well no 3
Developer: Nash FM 529, LLC a Delaware limited liability company
Applicant: BGE, Inc.
App No : 2019-1874
App Type: C2

Total Acreage:	1.0560	Total Reserve Acreage:	0.9642
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	405Y	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 &
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Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 121
Action Date: 10/01/2020
Original Action Date: 10/03/2019
Plat Name: Harris County MUD no 449 Water Plant no 2
Developer: Harris County Municipal Utility District No 449
Applicant: EHRA
App No : 2019-1553
App Type: C2

Total Acreage:	1.5000	Total Reserve Acreage:	1.5000
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	445K	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 &
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Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 122
Action Date: 10/01/2020
Original Action Date: 10/17/2019
Plat Name: Harrisburg partial replat no 2
Developer: 8322 E MAGNOLIA LLC
Applicant: CE Engineers & Development Consultants, INC
App No : 2019-1662
App Type: C2R

Total Acreage:	2.3500	Total Reserve Acreage:	0.0000
Number of Lots:	1	Number of Multifamily Units:	0
COH Park Sector:	11	Street Type (Category):	Combination
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77012	535B	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: 123
Action Date: 10/01/2020
Original Action Date: 10/03/2019
Plat Name: Hervey Barlow
Developer: Windrose
Applicant: Windrose
App No : 2019-1752
App Type: C2

Total Acreage:	5.3850	Total Reserve Acreage:	5.3850
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77429	328J	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: 124
Action Date: 10/01/2020
Original Action Date: 10/17/2019
Plat Name: Sabic Americas Campus Bluebonnet
Developer: Windrose
Applicant: Windrose
App No : 2019-1699
App Type: C3F

Total Acreage:	71.3800	Total Reserve Acreage:	66.6552
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:	HARRIS COUNTY MUD 65
County	Zip	Key Map ©	City / ETJ
Harris	77493	445T	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 125
Action Date: 10/01/2020
Original Action Date: 10/03/2019
Plat Name: Stone Lake partial replat no 2
Developer: Stone Lake HOA
Applicant: Windrose
App No : 2019-1397
App Type: C3N

Total Acreage:	7.5368	Total Reserve Acreage:	0.0000
Number of Lots:	3	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	77377	286T	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: 126
Action Date: 10/01/2020
Original Action Date: 10/17/2019
Plat Name: Stone Lake Substation
Developer: CenterPoint Energy
Applicant: Pape-Dawson Engineers, Inc.
App No : 2019-1650
App Type: C2

Total Acreage:	22.5923	Total Reserve Acreage:	22.5923
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:		Street Type (Category):	Public
Water Type:	Existing Utility District	Wastewater Type:	Existing Utility District
Drainage Type:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77377	286X	ETJ

Extension of Approval Notes:

Per Sec 42-80 (b): Approval of the plats shall be valid for a period of 12 months from the date on which the Director or Commission, as applicable, approved the plat. The Director shall extend the period of validity of a plat approved by the Commission for not more than 12 months from the original expiration date.

Commission Action:

Approved



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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 127
Action Date: 10/01/2020
Original Action Date: 10/17/2019
Plat Name: Wayside Village Sec 6
Developer: STARLIGHT HOMES TEXAS, LLC
Applicant: Pape-Dawson Engineers
App No : 2019-1755
App Type: C3F

Total Acreage:	28.1660	Total Reserve Acreage:	6.3610
Number of Lots:	116	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



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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Extension of Approval Approval Conditions

Agenda Item: 128
Action Date: 10/01/2020
Original Action Date: 10/17/2019
Plat Name: Wayside Village Sec 11
Developer: RAUSCH COLEMAN HOMES, LLC
Applicant: Pape-Dawson Engineers
App No : 2019-1764
App Type: C3F

Total Acreage:	17.9100	Total Reserve Acreage:	2.8340
Number of Lots:	79	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



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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Subdivision Name Change Approval Conditions

Agenda Item: 129
Action Date: 10/01/2020
Plat Name: Escobar Reserve on Lotus
Original Action Date: 06/11/2020
Original Plat Name: Iglesia de dios reserve on Lotus
Developer: iglesia de dios cruzando el jordan
Applicant: Replat Specialists
App No : 2020-0766
App Type: C2R

Total Acreage:	0.3747	Total Reserve Acreage:	0.3747
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	8	Street Type (Category):	Public
Water Type:	City	Wastewater Type:	City
Drainage Type:	Storm Sewer	Utility District:	FIVE CORNERS IMPROVEMENT DIST
County	Zip	Key Map ©	City / ETJ
Harris	77085	571L	City

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



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**PLANNING &
DEVELOPMENT
DEPARTMENT**

Houston Planning Commission

Action CPC 101 Form

Subdivision Name Change Approval Conditions

Agenda Item: 130
Action Date: 10/01/2020
Plat Name: Livin Style Properties
Original Action Date: 08/20/2020
Original Plat Name: Linin Style Properties
Developer: American Construction Services
Applicant: The Interfield Group
App No : 2020-1355
App Type: C2R

Total Acreage:	0.2890	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:	Combination	Utility District:	
County	Zip	Key Map ©	City / ETJ
Harris	77033	574A	City

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



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CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 10/01/20

ITEM: 131

Applicant: CHRISTIAN J GALVAN

Contact Person: CHRISTIAN J GALVAN

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	20-1548	77365	5571	295E	ETJ
NORTH OF: MILLS BRANCH WEST OF: SORTERS					

ADDRESS: 24082 Butterfly Ln

ACREAGE:

LEGAL DESCRIPTION:

LOT 122, OF SUMMER HILLS, SECTION 1, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET C, SHEET 118A OF THE MAP AND/OR PLAT RECORDS OF MONTGOMERY COUNTY, TEXAS.

PURPOSE OF REQUEST: Mobile Home

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION: Approved

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE

CITY OF HOUSTON

HOUSTON PLANNING COMMISSION
PLANNING & DEVELOPMENT DEPARTMENT

Planning Commission
Meeting Date: 10/01/20

ITEM: 132

Applicant: GERMAN MOLINA

Contact Person: MATTHEW JOHNSON

Location	File No.	Zip	Lamb. No.	Key Map	City/ ETJ
	20-1549	77357	5874	258J	ETJ
NORTH OF: FM 1485 EAST OF: DEER					

ADDRESS: 27500 Royal Coach

ACREAGE:

LEGAL DESCRIPTION:

LOT 1369, OF PEACH CREEK FOREST, SECTION 6, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS,

PURPOSE OF REQUEST: Residence

STAFF REPORT

STAFF RECOMMENDATION: Approve

BASIS OF RECOMMENDATION:

ADDITIONAL INFORMATION

PLANNING COMMISSION ACTION: Approved

BASIS OF PLANNING COMMISSION ACTION: (SEE ABOVE STAFF EVALUATION)

ADDITIONAL FINDINGS BY PLANNING COMMISSION:

CERTIFICATE OF COMPLIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

An applicant seeking a variance and/or special exception to the Planning Standards of Chapter 42 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@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.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
Owens Management Systems, LLC – Joyce Owens		713-643-6333	jo@omsbuild.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
835 Al Gregg Street	20066566	77008	5359D	453W	C

HCAD ACCOUNT NUMBER(S):	052-040-000-0125
PROPERTY LEGAL DESCRIPTION:	Lot 125, Ridgewood
PROPERTY OWNER OF RECORD:	Cameron Christian
ACREAGE (SQUARE FEET):	0.115 acres (5000 sf)
WIDTH OF RIGHTS-OF-WAY:	Al Gregg Street (60 feet); Studewood Street (94 feet)
EXISTING PAVING SECTION(S):	Al Gregg Street (22 feet); Studewood Street (37 feet)
OFF-STREET PARKING REQUIREMENT:	2 spaces
OFF-STREET PARKING PROVIDED:	2 spaces
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Vacant
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	Total Living – 2,848 sf; Garage 429 sf – Total – 3,277 sf

PURPOSE OF VARIANCE REQUEST: A variance is requested for a reduced 12-foot building line on Studewood Street a major thoroughfare.

CHAPTER 42 REFERENCE(S): 42-152(a): Building line requirements along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Studewood Street, major thoroughfare was platted as Studewood Boulevard in the Ridgewood Subdivision in 1922. It is a 94' ROW with 36.6' paved section. The subject property is located at the corner of Al Gregg and Studewood. The original address was 1411 Studewood. The owner is proposing to construct 1- 2-story home, fronting on Al Gregg with garage access from Al Gregg.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or

(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

835 Al Gregg is a 50' x 100' lot. The original plan was to construct the home within the 25' building line and variance for 1st floor outdoor kitchen with 2nd floor overhang and to utilize a portion of the existing driveway on Studewood with turnaround for direct vehicular access to Studewood. However, Metro is planning a rapid bus line on Studewood and the driveway access would be incompatible.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

There are residential and commercial developments fronting on Studewood. The 25' building line requirement consumes 50% of the lot. The existing structures along Studewood setbacks, within 2 blocks, vary between 4 and 19 feet. The lot abutting the rear property line has 7' setback. Studewood is not classified as a Type A Street to allow 15' pedestrian realm option.

(3) The intent and general purposes of this chapter will be preserved and maintained;

Along Studewood, the distance from the back of curb to the property line is approximately 22-feet. The 12' building line will create approximately 33 feet from the back of curb to the structure. There is no vehicular access to Studewood. A solid fence will be constructed along the perimeter of the sides and rear property lines.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Metro is planning a Rapid Bus Line along Studewood. The existing curb and driveways on Studewood will be demolished, approximately 90 feet, and replaced with new curb. New 6' sidewalk will be constructed along Studewood and 5' sidewalk along Al Gregg. 3 – 3" caliper trees and 30 shrubs will enhance the pedestrian realm.

The portion of the existing driveway on Al Gregg will be demolished and replaced with sod. The new driveway alignment will be approximately 40 feet from the corner. ADA ramps are existing at the corner. Site includes 15' x 15' visibility triangle and 6' wood fence along perimeter of property.

(5) Economic hardship is not the sole justification of the variance.

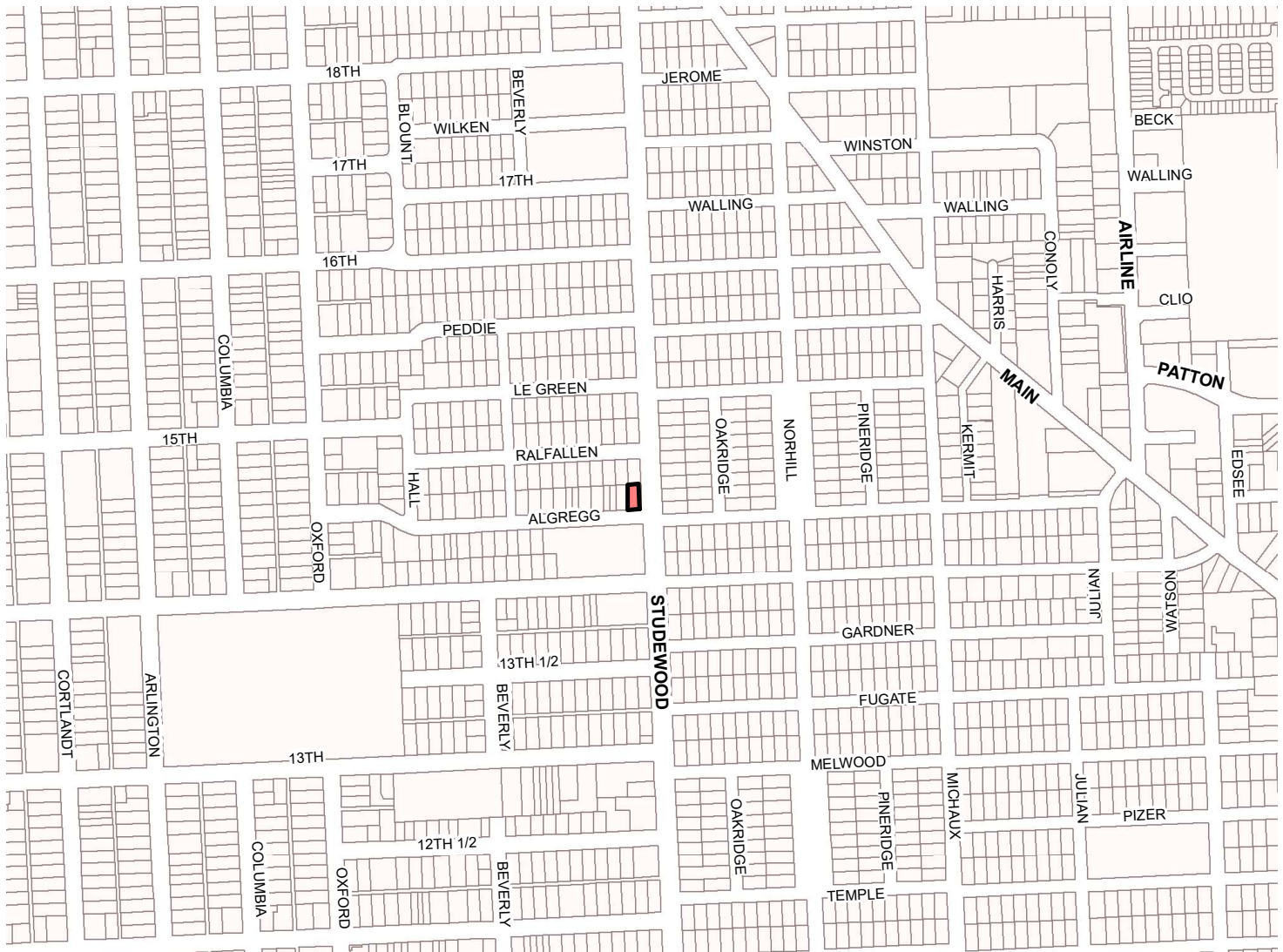
The reduced building line will allow reasonable use of the land and a home consistent with others in the neighborhood.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



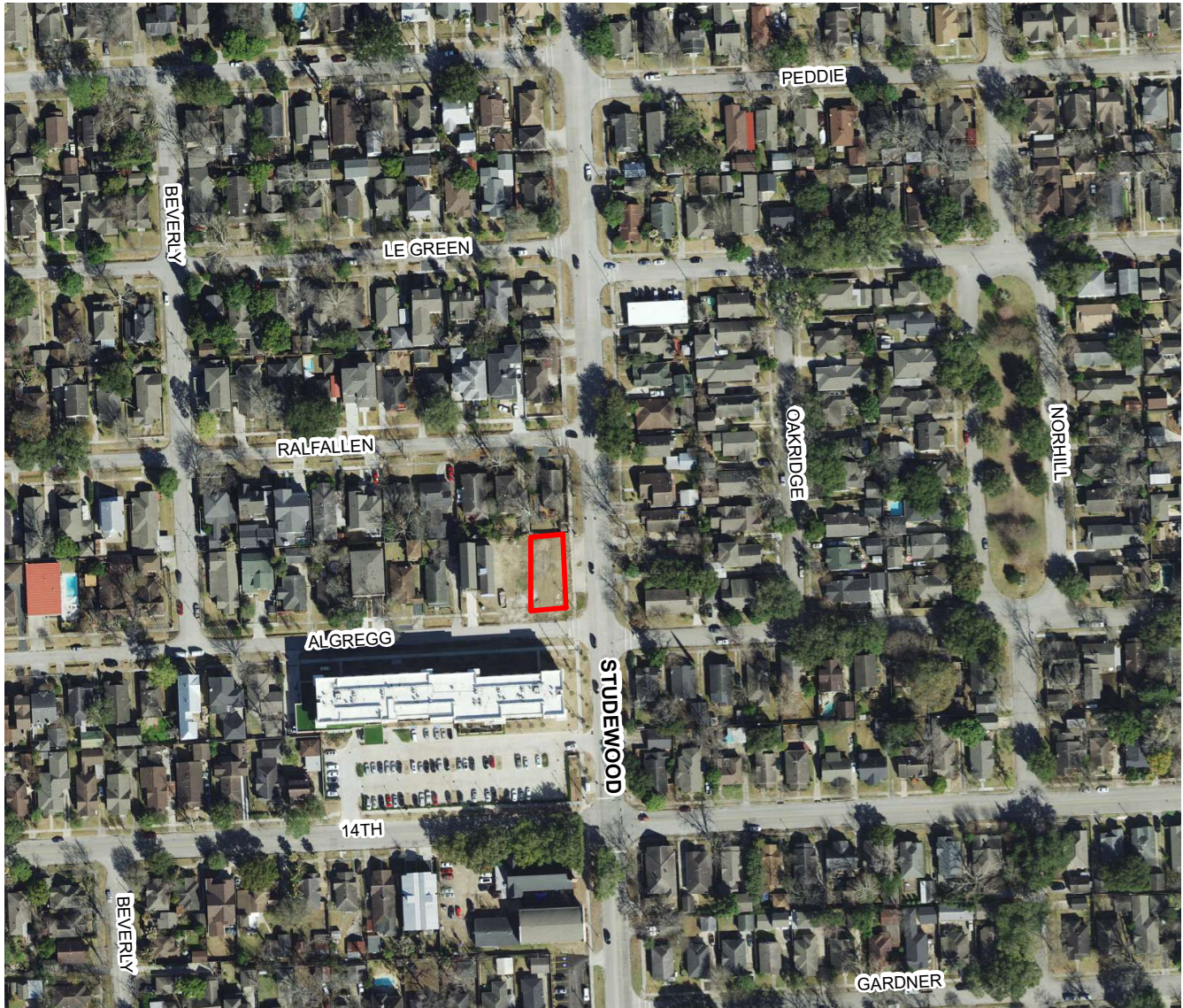
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 133

Meeting Date: 10/1/2020

Houston Planning Commission

Aerial Map

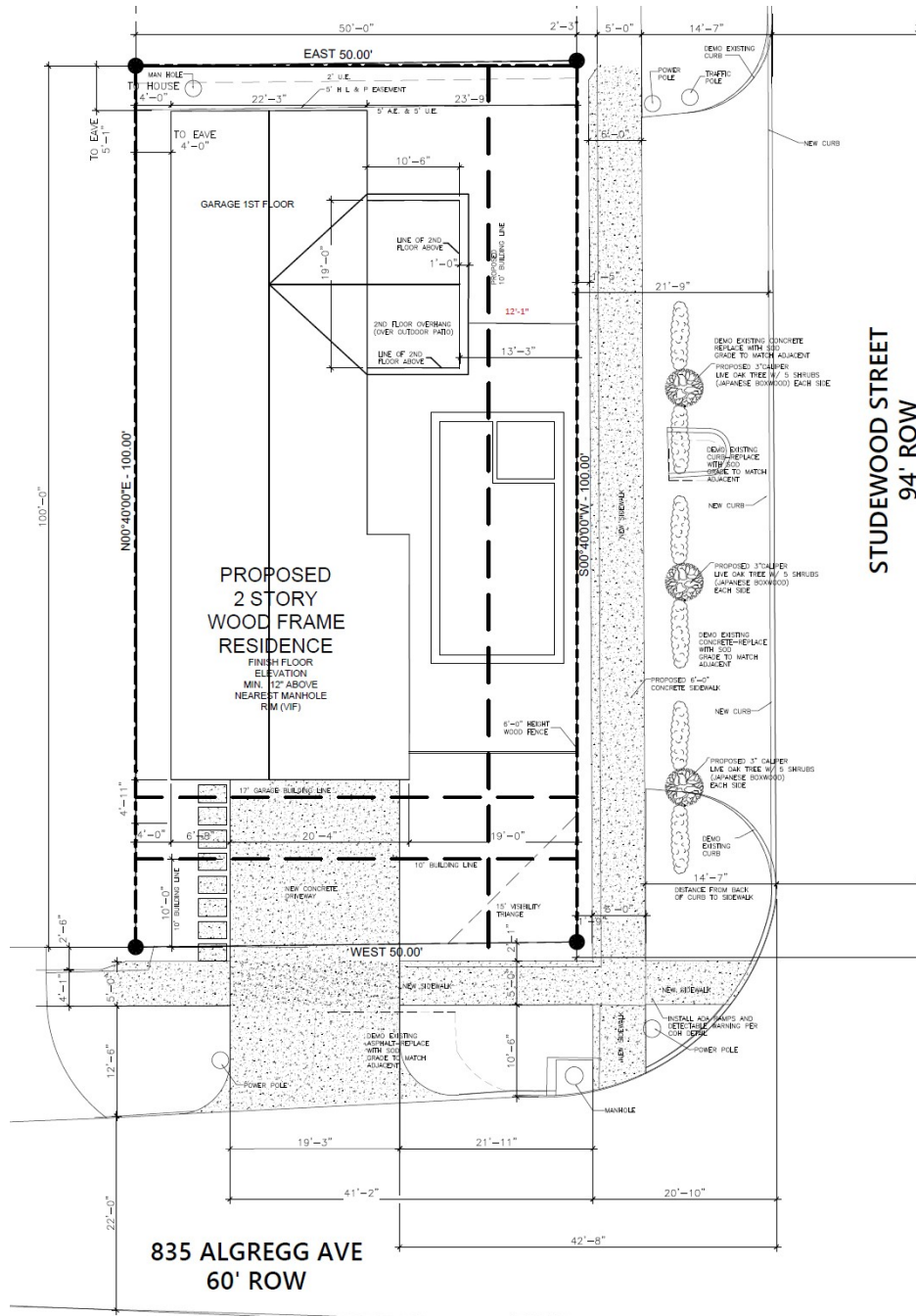


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

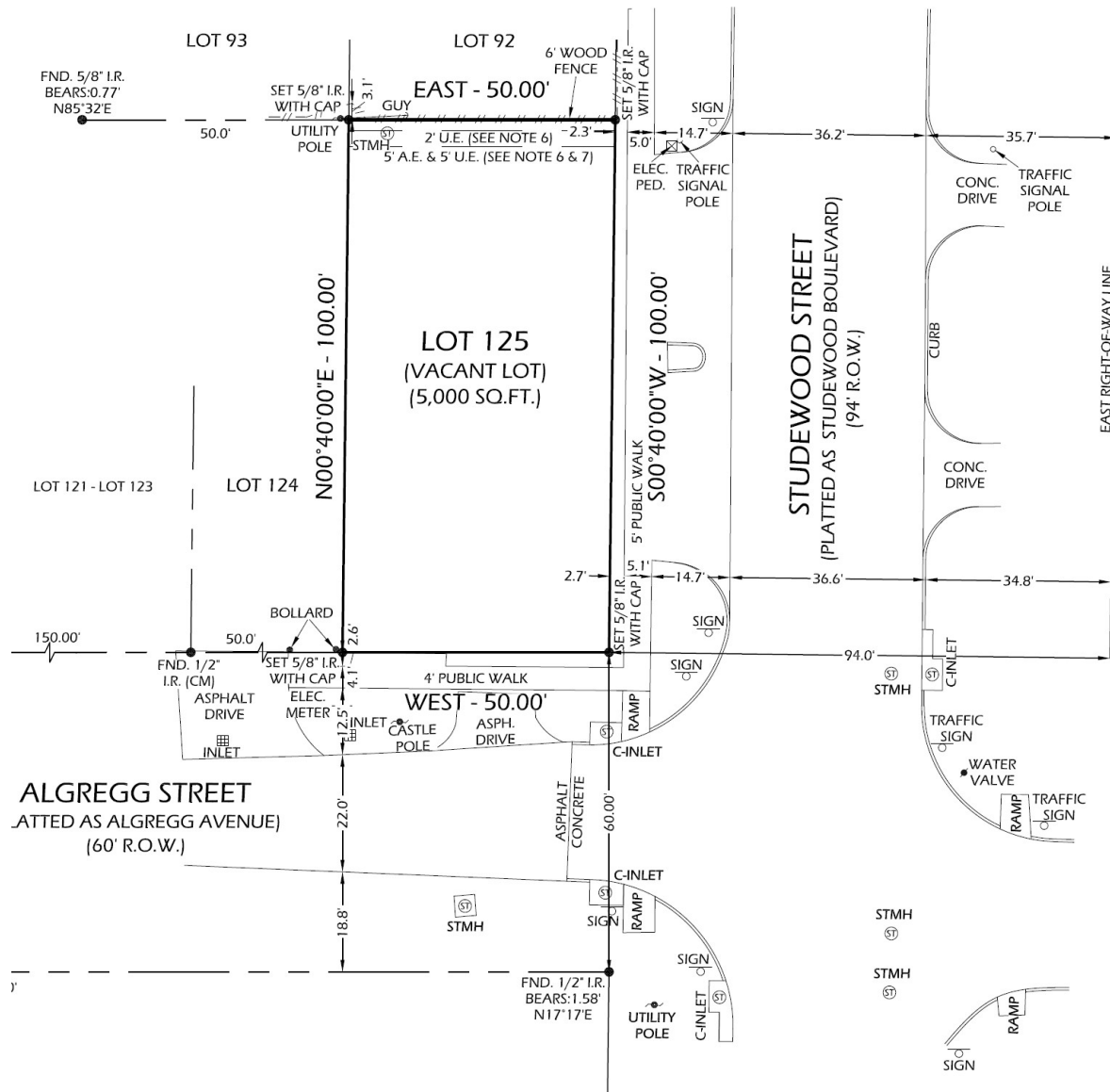
Site Plan



DEVELOPMENT PLAT VARIANCE



Survey



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

The site is located along Studewood Street, north of E. 11th Street, and at the northwest corner of Studewood Street & Al Gregg Street. The applicant is requesting a variance to allow a 12' building line, in lieu of the ordinance-required 25' building line along Studewood Street, a major thoroughfare.

Staff is in support of the request.

The property was platted with the Ridgewood Subdivision in 1922. The applicant is proposing a new single-family residence and the subject site has frontage along both Al Gregg, a local street and Studewood Street, a major thoroughfare. The proposed 12' building line along Studewood Street is in keeping with the character of the neighborhood as many residential properties in the area are setback closer than the require 25' building line. Studewood Street became a major thoroughfare well after the lots were originally platted, therefore further restricting the site with the ordinance required 25' building line. Furthermore, the applicant has revised the site plan and is now taking vehicular access from the local street. The proposed structure will be approximately 34' from the back of curb along Studewood Street, which will not hinder any site visibility, and will not be injurious to the public health, safety or welfare. In addition, Planning Commission has previously granted reduced building line variances in the area.

Staff recommends approving the requested variance to allow a 12' building line along Studewood Street, a major thoroughfare for a new single-family residence, with the conditions; that the applicant coordinates with HPW & Metro to provide an unobstructed 6' sidewalk, and encloses the existing curb cut along Studewood Street.

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

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Connie Martinez	Connie Martinez	713-240-6484	chavezconnie@Hotmail.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
1820 Dismuke St	20034473	77023	5556C	534C	I
HCAD ACCOUNT NUMBER(S):		0220600000087			
PROPERTY LEGAL DESCRIPTION:		LT 87, Kensington			
PROPERTY OWNER OF RECORD:		Constancia Martinez			
ACREAGE (SQUARE FEET):		5,000 S.F.			
WIDTH OF RIGHTS-OF-WAY:		Dismuke ROW 60', Barremore ROW 50'			
EXISTING PAVING SECTION(S):		Dismuke ROW 33', Barremore ROW 31'			
OFF-STREET PARKING REQUIREMENT:		Complies			
OFF-STREET PARKING PROVIDED:		Complies			
LANDSCAPING REQUIREMENTS:		Complies			
LANDSCAPING PROVIDED:		Complies			

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 1-story, Single family wood frame residence

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: Front porch addition on Dismuke/front of house

PURPOSE OF VARIANCE REQUEST: To reduce 10' building line along Dismuke St to 8.5'.

CHAPTER 42 REFERENCE(S): 42-156: Building line requirement - Collector and Local Streets – Single-family residential. (b) 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: (1) 20 feet along the front of a lot and ten 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):

I respectfully request a building line variance for my home/property. After applying for a building permit through the City of Houston and mistakenly interpreting approval weeks later, I expanded my front porch which resulted in encroachment by 1.5 feet into the 10-foot building line requirement. The porch is a covered wood deck with handrails and guardrails. There are two posts along the front of the porch to sustain the roof and simultaneously provide support for the wrapping guardrail. These two posts are the encroachment for which I am seeking variance approval.

Please know this was not an intentional disregard of Chapter 42. When I learned of the mistake the porch had been completed, as it was a 1 ½ day project. I thank you in advance for consideration of my request.

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**

Please see response to 1b.

- (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;**

Strict application of the requirements of this chapter would greatly reduce the practicality of the porch/entrance to the home as it would require a shorter landing at the top of the stairs. This would limit the range of motion for one of the home's inhabitants (homeowner's mother) who is disabled and relies on a walker. Our previous landing was approximately 3 feet deep, which resulted in several instances when my mother fell after trying to balance her walker at an angle on the platform and top stair. In addition, due to her mobility issues, and the fact that her walker has wheels, she gains momentum as she walks, which requires her to have "wiggle room" to stop. Reducing the landing's depth by the encroached area would continue to pose issues with regard to this particular hardship.

An alternative to provide my mother with a comfortable distance on the landing would be to demolish and rebuild the porch and move our porch entrance and stairs to the side of the porch facing Barremore Street. However, this would require removing our concrete walkway, seeking permits to lay a new concrete walkway and re-grading the front yard to make the landscape adequate for this work. This would result in a much larger financial investment that would deem this alternative unfeasible. Also, because this is a corner lot, relocating our walkway closer to the corner might not be allowed.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

- (2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Circumstances supporting the granting of this variance are the result of hardships created by our life circumstance and the location of our property/home. Please see the responses below for additional supporting information.

- (3) **The intent and general purposes of this chapter will be preserved and maintained;**

This variance request preserves and maintains the purpose of this chapter to promote the health, safety, morals and the general welfare and the safe, orderly and healthful development of the city. An expanded porch enhances the well-being and to a certain degree the safety of this home's inhabitants. It provides a more practical entrance to the home for the inhabitants without in any way interfering with the well-being of pedestrians, drivers or neighbors. As an added but less important benefit, it promotes a sense of pride in this community by improving the curve appeal of the home in a way that preserves the "look and feel" of the neighborhood.

- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**

This is true. Approval of this variance request would not interfere with public health, safety or welfare, as it allows for unobstructed use of the sidewalk and does not impair the "line of sight" for drivers. In addition, the extended porch would improve the safety of the home's inhabitants, which include children and a disabled elderly woman who uses a walker, by allowing them to enter the home safely to and from school using the sidewalk and entering through the front door, as opposed to entering the rear of the home off Barremore Street where there is no sidewalk to enter our house through the back entrance. We/my mother would have to cross Barremore to the 1800 block of Dismuke Street and walk along our property on uneven ground/grass OR go down the sidewalk on Barremore and jaywalk to get to our paved driveway/back of our home. This become problematic during school hours (morning and afternoon) when there are countless cars, buses and delivery trucks posing a danger to anyone crossing or near this traffic. It is particularly difficult for my disabled mother as she picks up two elementary-aged children.

- (5) **Economic hardship is not the sole justification of the variance.**

While economic hardship is a critical factor in this variance request, as the project is complete, it is not the sole justification. The primary hardships and objectives addressed by this project include the following:

Our previous porch measured approximately 3'x3' which made it difficult for my elderly mother to exit and enter the home given her reliance and use of a walker. The short depth of the landing meant she had to balance part of her walker on uneven levels (the landing and top stair), which resulted in instances when she fell and injured herself on three occasions within the last two years. The project in question extended the landing to cover the original 3' landing plus the stairs to provide more room for her to maneuver.

In addition, my mother, who lives with us, is the caretaker of my two children during the school year. The elementary school is located next to our home, so they walk to and from school twice a day- in the morning and afternoon. Because of our small front porch, my mother would need to use the rear house entrance to take and pickup our children from school. The front entrance and porch were a danger. When using the front entrance, she would need to stop with the children briefly to open the door. Because the original porch

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

landing was so small, the children would have to wait in the front yard in front of the porch just a few feet from the busy sidewalk and street. This has also been problematic when it rains. The expanded porch provides an expanded covered porch where they can wait- a barrier of protection as these are all small children – ages 7 and 9.

Cars racing, speeding, running the stop signs and “peeling out” are common on Dismuke Street, particularly on our corner where there is a stop sign which serves as a “starting point” for these activities for cars driving from Lawndale toward the freeway (in my home’s direction). There have been several instances of cars coming onto our property because they lost control when “peeling out” including two major incidents that resulted in a car crash and a vehicle landing in our front yard, less than five feet from our living room where we were watching TV in one instance and over the sidewalk in front of my mother’s bedroom in another. This is one reason the project results in a longer porch that covers more of the front of my house. The living room, dining room and my elderly mother’s bedroom are positioned along the front of the house and are vulnerable to potential damage from a similar incident. These are rooms that are occupied almost 100 percent of the time. Please see photo exhibits 1 and 2.

The original porch provided no barrier from pedestrians who could walk right up to the edge of our previous porch and be at our door. This resulted in several incidents of criminal mischief including stealing packages and knocking loudly on our door in the middle of the night and running off. I have reported this to our precinct’s office on multiple occasions. While it won’t completely eliminate risk or the likelihood of this reoccurring, the porch provides a safety barrier. Essentially, it’s harder for bad actors to act out or impact my family.

DEVELOPMENT PLAT VARIANCE



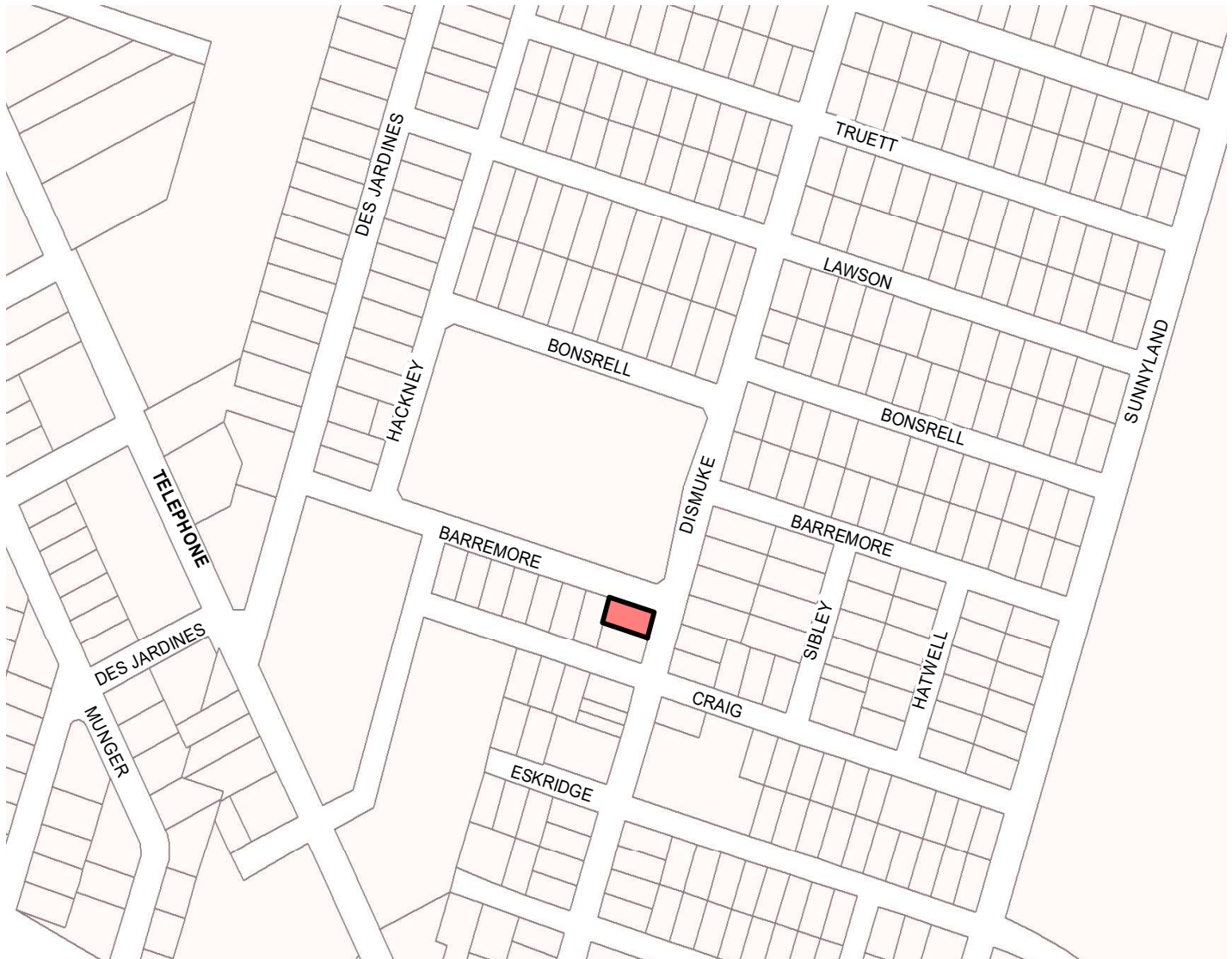
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 134

Meeting Date: 10/01/2020

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



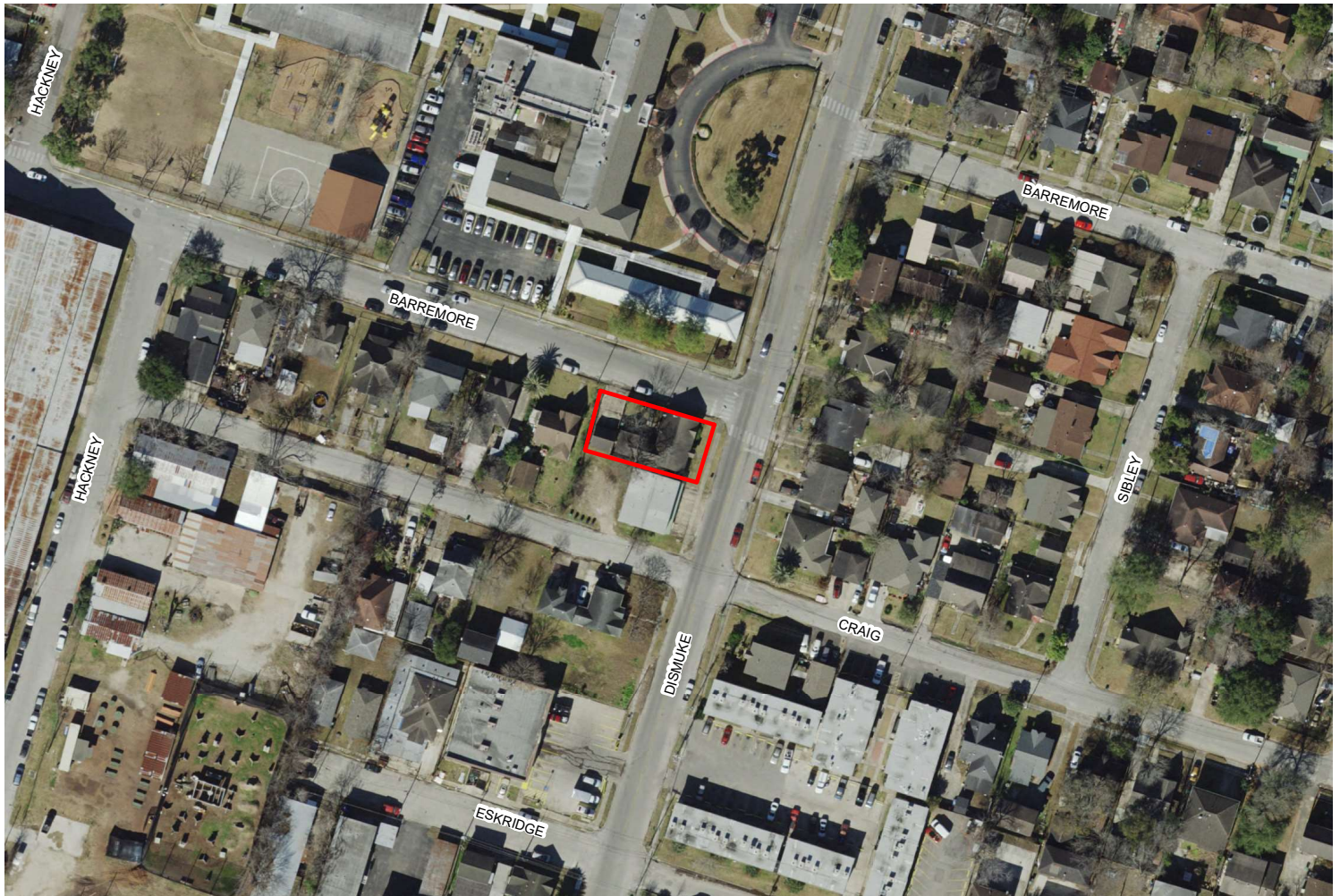
PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: 134

Meeting Date: 10/01/2020

Aerial Map

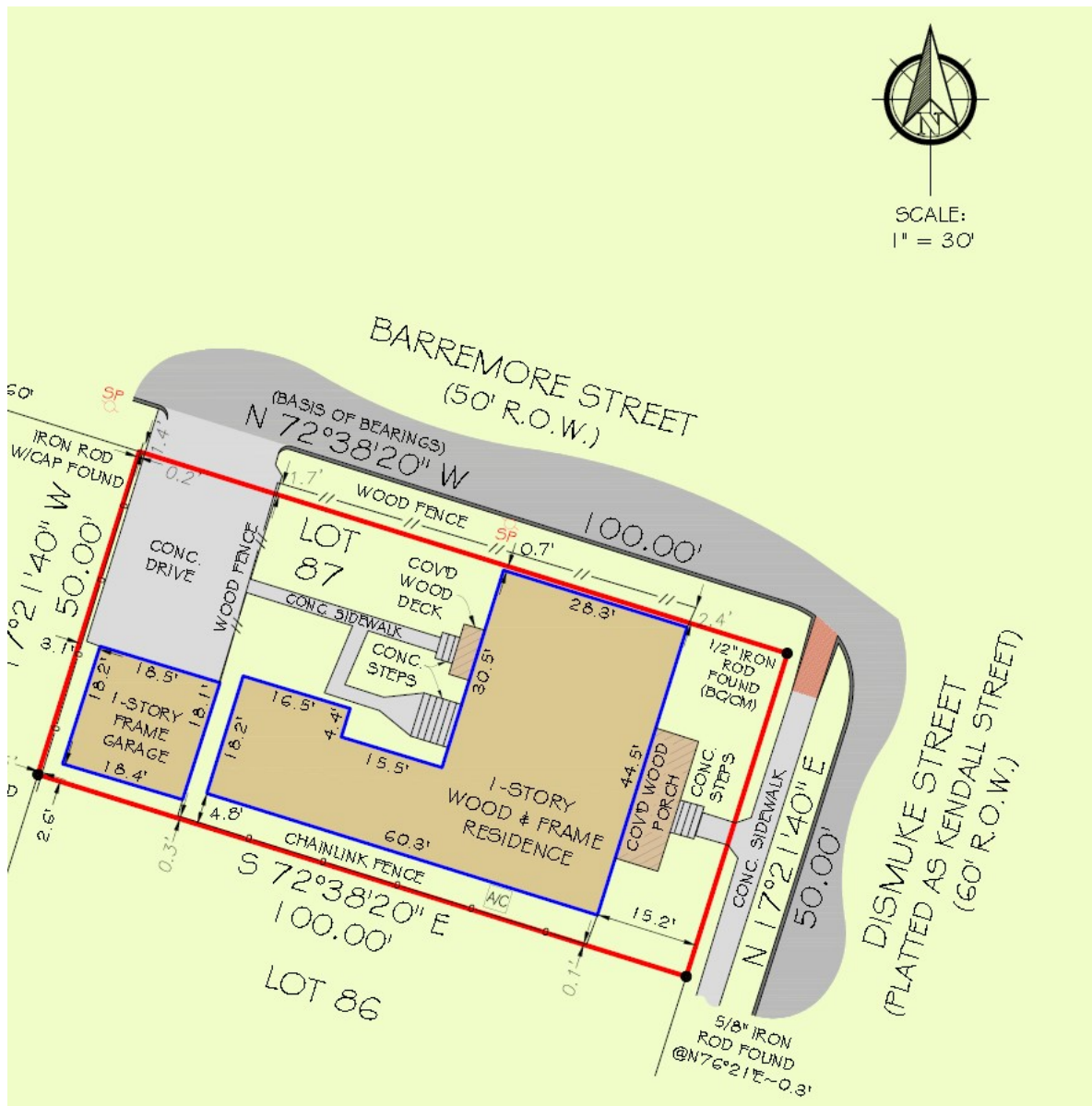


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE

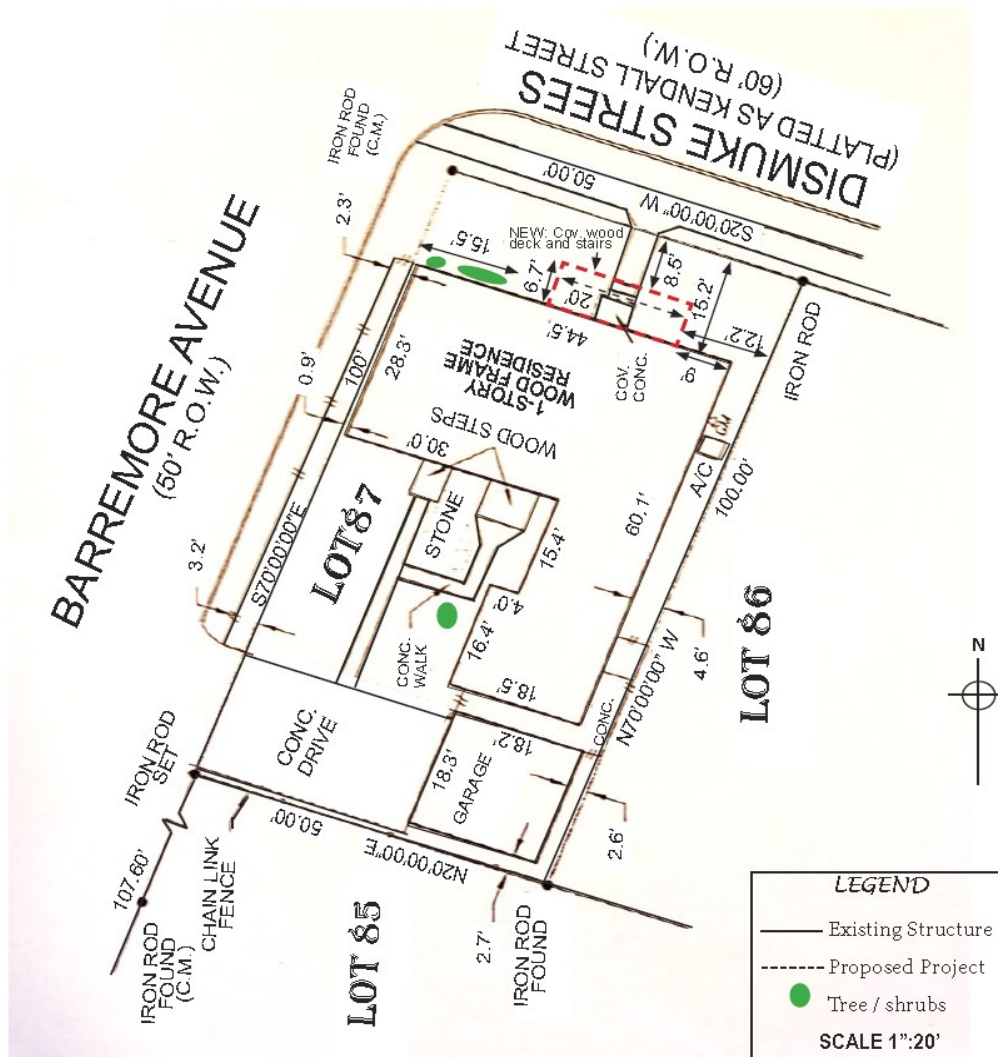


Houston Planning Commission

Site Plan

Legal Description:
LT 87
KENSINGTON

Property Address:
1820 DISMUKE ST
HOUSTON TX
77023



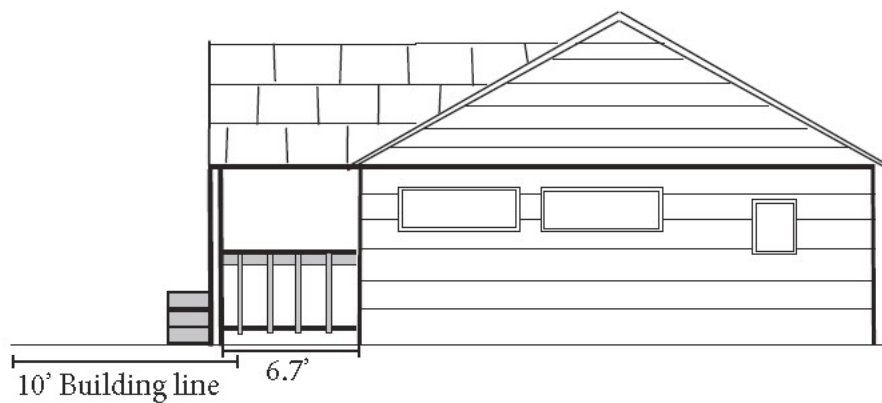
DEVELOPMENT PLAT VARIANCE



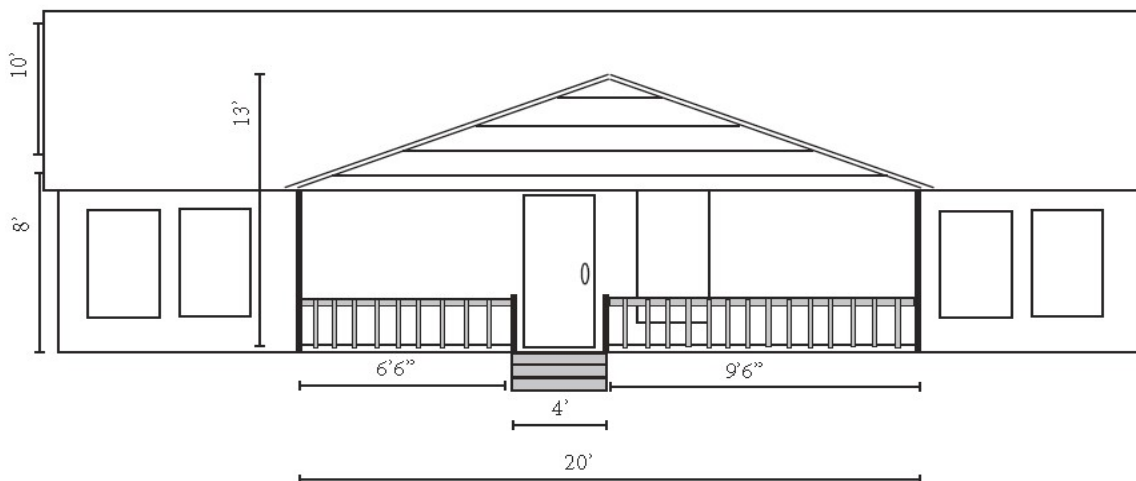
Houston Planning Commission

Elevations

**Side view / elevation
from Barremore St.**



Proposed project: extended porch /
covered patio



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Deny

Basis of Staff Recommendation:

The site is located at 1820 Dismuke Street, located east of Telephone Road, and at the southwest corner of Barremore Street and Dismuke Street. The applicant is requesting a variance to allow an 8.5' building line, instead of the required 10' building line along a local street Dismuke Street for a new residential porch addition.

Staff is not in support of the requested variance.

The applicant is proposing to construct a new residential porch addition. The property was platted with the Kensington Addition Subdivision in 1913 with no platted building line along Dismuke Street. The distance from back of curb to the proposed addition is approximately 16'. In April 22, 2020 The City of Houston Inspections department perform a site visit for construction without permits on the property and observed that the patio had already been constructed. The proposed patio addition can be modified to meet the allowable building line encroachments under chapter 42, by moving the support columns back to the 10' building line, and essentially keep the exact same size porch. Strict application of the ordinance will not create an impractical development, as the applicant hasn't articulated a hardship for the requested variance.

Staff's recommendation is to deny the requested variance to allow a reduced building line of 8.5' in lieu of the ordinance-required 10' building line along Dismuke Street.

Planning Commission Action: Approve the requested variance.

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
The Interfield Group	Mary Villareal	713-780-0909	mvillareal@interfield.net		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
142 Haversham Drive	20070223	77024	4957	490J	G

HCAD ACCOUNT NUMBER(S):	0900430000010
PROPERTY LEGAL DESCRIPTION:	Lot 10, Block 6, Whispering Oaks Sec 2
PROPERTY OWNER OF RECORD:	Solly Chedid & Sara Kennedy
ACREAGE (SQUARE FEET):	0.292 (12,728 square feet)
WIDTH OF RIGHTS-OF-WAY:	Haversham Drive (60 feet); Talmadge Hill Drive (60 feet)
EXISTING PAVING SECTION(S):	Haversham Drive (27 feet); Talmadge Hill Drive (26 feet)
OFF-STREET PARKING REQUIREMENT:	2 spaces
OFF-STREET PARKING PROVIDED:	Complies
LANDSCAPING REQUIREMENTS:	2 trees
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Single-family residence; 3,084 square feet
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	2-story, single-family residence; 5,805 square feet

PURPOSE OF VARIANCE REQUEST: To allow a 12' garage building line, in lieu of the ordinance-required 20' building line along Talmadge Hill Drive, a local street.

CHAPTER 42 REFERENCE(S): 42-156: Building line requirement - Collector and Local Streets – Single-family residential.

(c) Notwithstanding the other provisions of this section, the building line requirement for a lot restricted to single-family residential use shall be 20 feet for a garage or carport facing the street, except as provided in subsection (b) of [section 42-157](#) of this Code.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

A variance is being requested so that the proposed two-story, single-family residence may be constructed on the 10' platted building line, as original residence, and as created by the original plat, instead of a 20' building line required by ordinance. The proposed garage will be built at the 12' building line which will encroach the ordinance-allowed 17' building line by 5'.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or

(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The proposed residence will be located at 142 Haversham Drive, south of Valley Star Drive, west of Warrenton Drive, east of Haversham Drive, and north of Talmadge Hill Drive.

The subject property is a corner lot out of Whispering Oaks Section Two subdivision, filed in 1956. The plat of Whispering Oaks Section 2 created a 10' building line along Talmadge Hill Drive and a 30' building line along Haversham Drive. The original residence was built in 1961, with the home at the 10' building line. There are currently several homes along Talmadge Hill Drive which also appear to be built on the 10' building line, with garage access to and from Talmadge Hill Drive. Please note the following:

- a) The near vicinity of the subject property is substantially residential, well developed, and restricted, so density is not expected to increase substantially in the near future.
- b) Haversham Drive terminates at Valley Star Drive to the north and at Gessner Road to the south. Talmadge Drive terminates at Haversham Drive and at Stoney Creek Drive, three (3) blocks to the east. The traffic pattern in this area is such that these public streets are likely primarily utilized by nearby residents.
- c) The pavement sections of Talmadge Hill Drive and Haversham Drive appear to have sufficient width, so it is not expected that pavement widening will be required in the near future.
- d) The distance from Talmadge Hill Drive's back of curb to the proposed residence is 29.16'.
- e) According to deed restrictions, structures are to comply with building lines shown on the face of the plat. The property is subject to a 30' building line along Haversham Drive, a 5' utility easement, along with a 5'x20' aerial easement along the east property line, and a 10' side setback along the north property line. A greater building line along Talmadge Hill Drive would further limit the buildable area of the lot.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

- (2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

No hardship created or imposed by the applicant is used as a basis to support the request for this variance. The variance request is based on factors external to the subject tract, and to allow the proposed home to be constructed on the building line designated by the recorded subdivision plat.

- (3) **The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purpose of Chapter 42 will be preserved and maintained due to the following considerations:

- a. 5' sidewalks will be provided along Talmadge Hill Drive and Haversham Drive.
- b. Granting the variance will help preserve the prevailing 10' building line along Talmadge Hill Drive.
- c. Yards between the right-of-way line and residence will be landscaped and will preserve and enhance the general character of the block face.

- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance will not be injurious to the public health, safety or welfare. The new residence will enhance the existing block face without any way compromising public health or safety.

- (5) **Economic hardship is not the sole justification of the variance.**

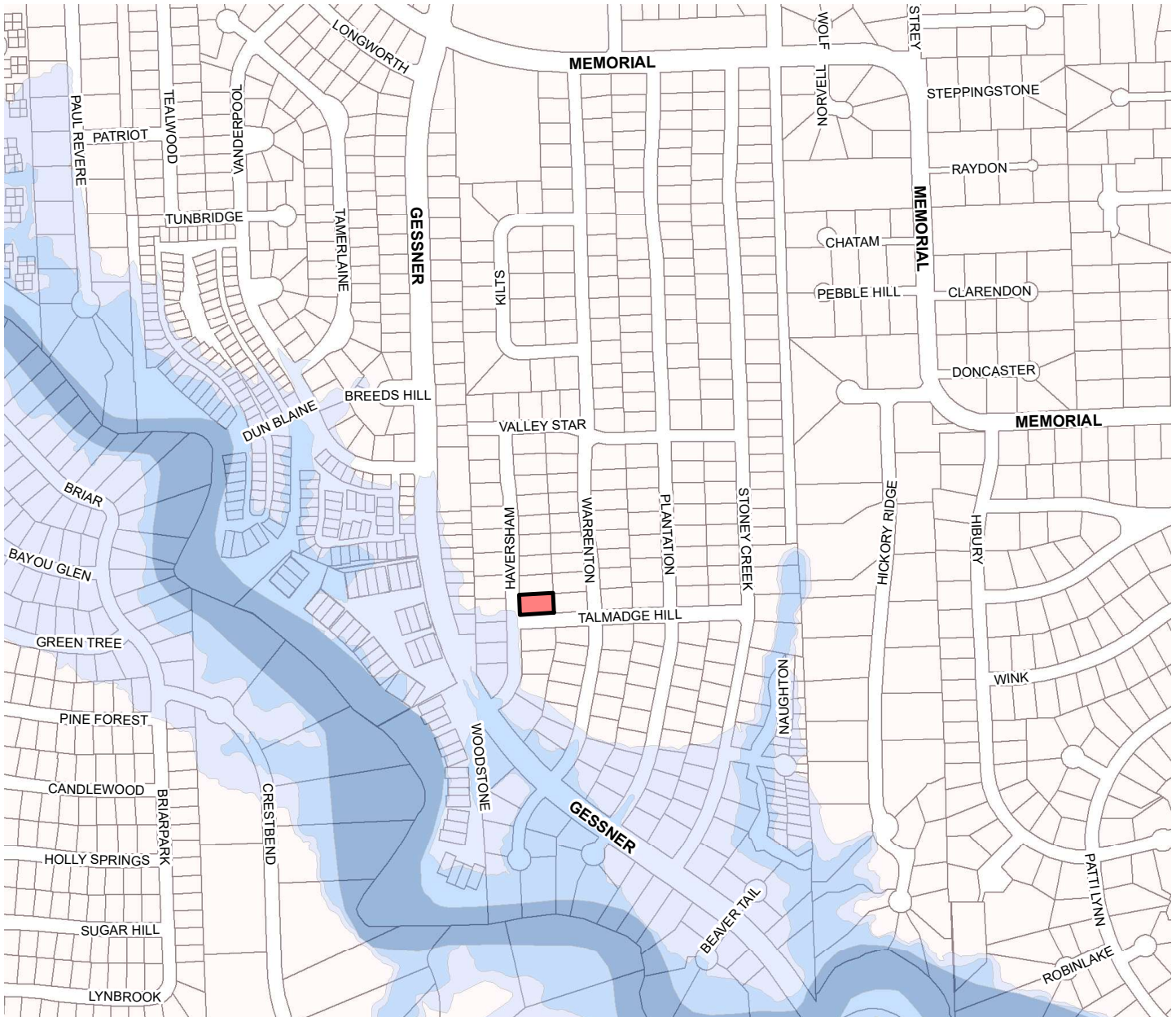
Economic hardship is not the sole justification of the variance, which is being requested on basis of reasonable assessment of existing and nearby prevailing conditions.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 135

Meeting Date: 10/1/2020

Houston Planning Commission

Aerial Map

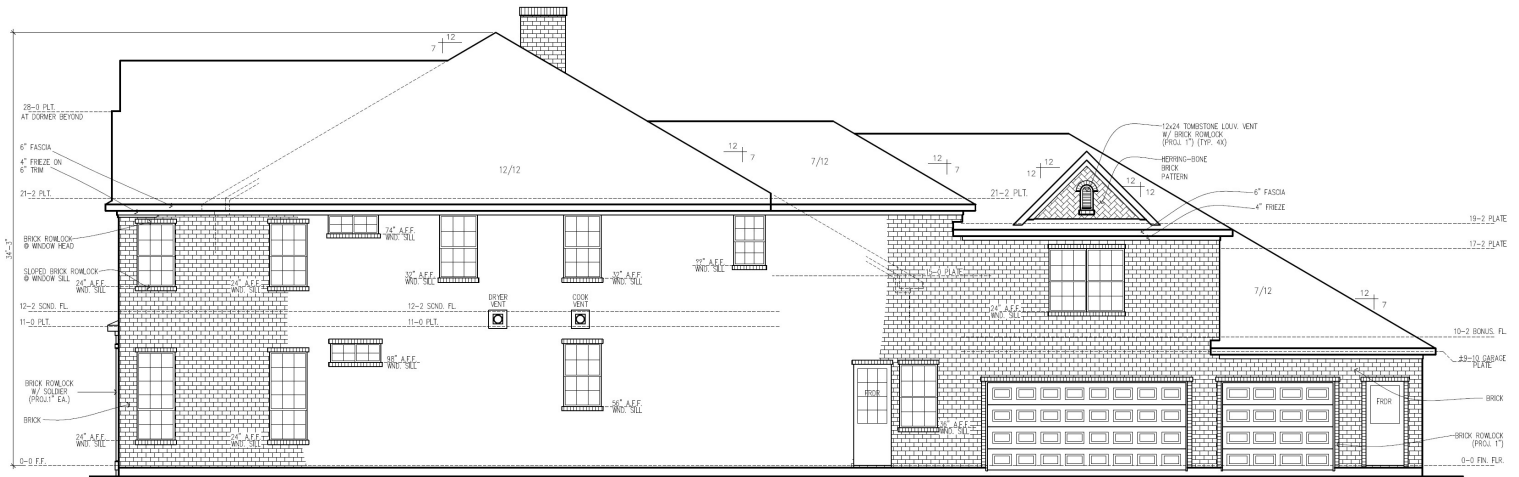


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



RIGHT ELEVATION

Talmadge Hill Drive



ELEVATION "A"

Haversham Drive

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located in the city limits, east of Gessner Road, north of Briar Forest Drive, and at the northeast corner of Haversham and Talmadge Hill Drive. The applicant is requesting a variance to allow a 12' garage building line, in lieu of the ordinance-required 20' garage building line along Talmadge Hill Drive, a local street.

Staff is in support of the variance request.

The lot was platted with the Whispering Oaks Section 2 subdivision in 1956 with a 30' building line along the front, a 10' building line along the side street, Talmadge Hill Drive, and a 5' utility easement along the rear property line. The applicant is proposing a new, two-story, single-family home with an attached garage. Talmadge Drive is a 60' wide local street lined with single-family residential lots. The distance from back of curb to the proposed garage door is approximately 29', and the distance from the garage door to the required sidewalk is approximately 20.2'. The proposal is consistent with the existing neighborhood, as most of the residential lots in the area fronting on two streets have garages that are setback at the 10' building line. Therefore, the intent of the ordinance will be preserved. In addition, the applicant is proposing to upset the proposed sidewalk further away from the garage door to safely accommodate vehicles, within the driveway.

Staff's recommendation is to approve the requested variance to allow a reduced garage building line of 12', in lieu of the ordinance-required 20' garage building line along Talmadge Hill Drive, with the condition that a gate is not place along the driveway area.

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

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
JRP COMPANY	JENIFER POOL	832-594-8420	JRPCOM@AOL.COM		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3244 Huntingdon Place	20082516	77019	5257D	492P	G

HCAD ACCOUNT NUMBER(S): 0601440000005
PROPERTY LEGAL DESCRIPTION: TRACT 5 BLOCK 16 RIVER OAKS COUNTRY CLUB ESTATES
PROPERTY OWNER OF RECORD: RONALD G FRANKLIN & JANET L GURWITCH
ACREAGE (SQUARE FEET): 10,833 Square Feet
WIDTH OF RIGHTS-OF-WAY: HUNTINGDON PLACE 60'; SAN FELIPE ROAD 60'
EXISTING PAVING SECTION(S): HUNTINGDON PLACE 35'; SAN FELIPE ROAD 50'
OFF-STREET PARKING REQUIREMENT: 2
OFF-STREET PARKING PROVIDED: 2
LANDSCAPING REQUIREMENTS: Complies
LANDSCAPING PROVIDED: Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: 9,955 S.F.

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: 347 Addition (2nd Floor to Existing Attached Garage)

PURPOSE OF VARIANCE REQUEST: To allow a 4.7' building set back line along San Felipe Road instead of the 25' building line required for building along a major thoroughfare, for a 2nd floor addition to the existing attached Garage.

CHAPTER 42 REFERENCE (S): 42-152(a): Building line requirements along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

HCAD identifies this property as Tract 5 Block 16 of the River Oaks Country Club Estates subdivision, located at 3244 Huntingdon Place. The property faces Huntingdon Place, a local street, and the north side of this property is against San Felipe Road, a major thoroughfare, with an existing 8" solid fence on a zero-lot line and existing attached Garage on a 4.7' building line since 1971.

Tract 5 Block 16 currently has a single-family home per HCAD records. The site is on the south side of San Felipe Road and the north side of Huntingdon Place generally west of River Oaks Blvd. The site is 10,833 square feet and has been in this configuration for many years. The proposed 2nd floor addition to the existing attached Garage on a 10' building line will be 347 square feet.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

- (1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or**

This tract has functioned as a single-family home lot since 1924. Requiring a 25' building line for the northern portion of the property would create an undue hardship in that it would unduly constrict the buildable portion of the property. The owner could not reasonably build to the existing attached Garage using the 25' building line.

- (1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;**

Requiring a 25' building line per Sec. 42-152 (a) along San Felipe Road which has no building line per subdivision plat dated 1924, there would create an undue hardship by not allowing the owner to build on to his existing attached Garage on a 10' building line.

- (2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

Since all other homes on Huntingdon Place have been built with the current front building line and 10' building line along the northern side of the property, along San Felipe Road, and the placement of a 2nd floor to the existing attached Garage, there is no other reasonable location for addition without the variance and will in no way impose undue circumstances on the surrounding homes.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

(3) The intent and general purposes of this chapter will be preserved and maintained;

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Tract 5 Block 16 is an existing lot that does not allow any options for development other than single family. The intent and general purposes of Chapter 42 will be preserved by allowing the addition of a 347 square foot, 2nd floor to the existing attached Garage.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

Huntingdon Place is a local street it does not serve as a major artery in the area. The granting of the variance will not be injurious to the public health, safety or welfare as there are other properties in the area with the north side of the properties along San Felipe Road that are generally the same size with a 10' building line.

(5) Economic hardship is not the sole justification of the variance.

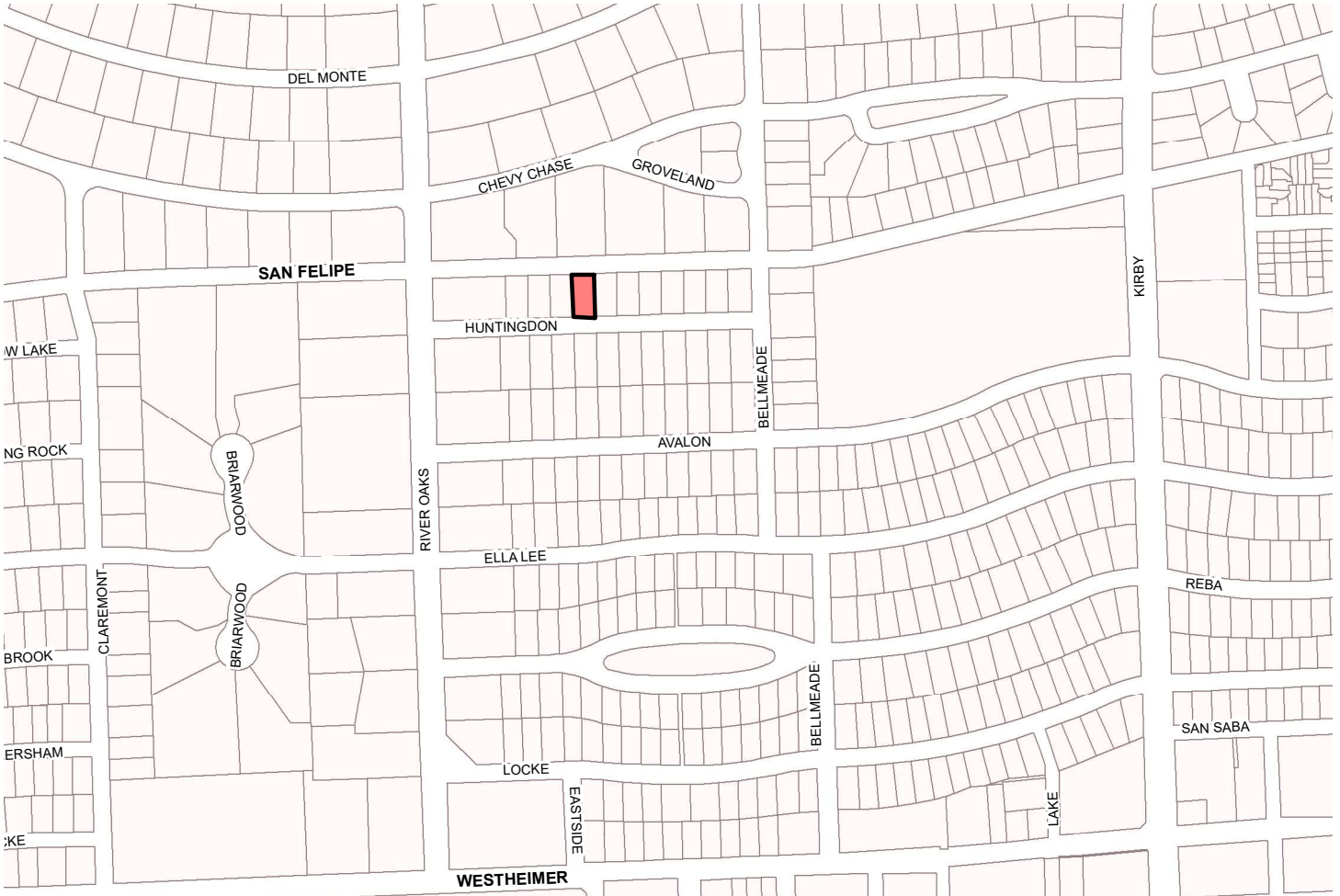
The hardship is that this property is an existing condition with an attached Garage on a 4.7' lot line. Tract 5 Block 16 has a single-family home since 1971. The request to not provide a 25' building line per Sec. 42-152 (a) will allow the construction of a 2nd floor addition to the existing attached Garage. Without this variance the lot is not reasonably developable. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty lot.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



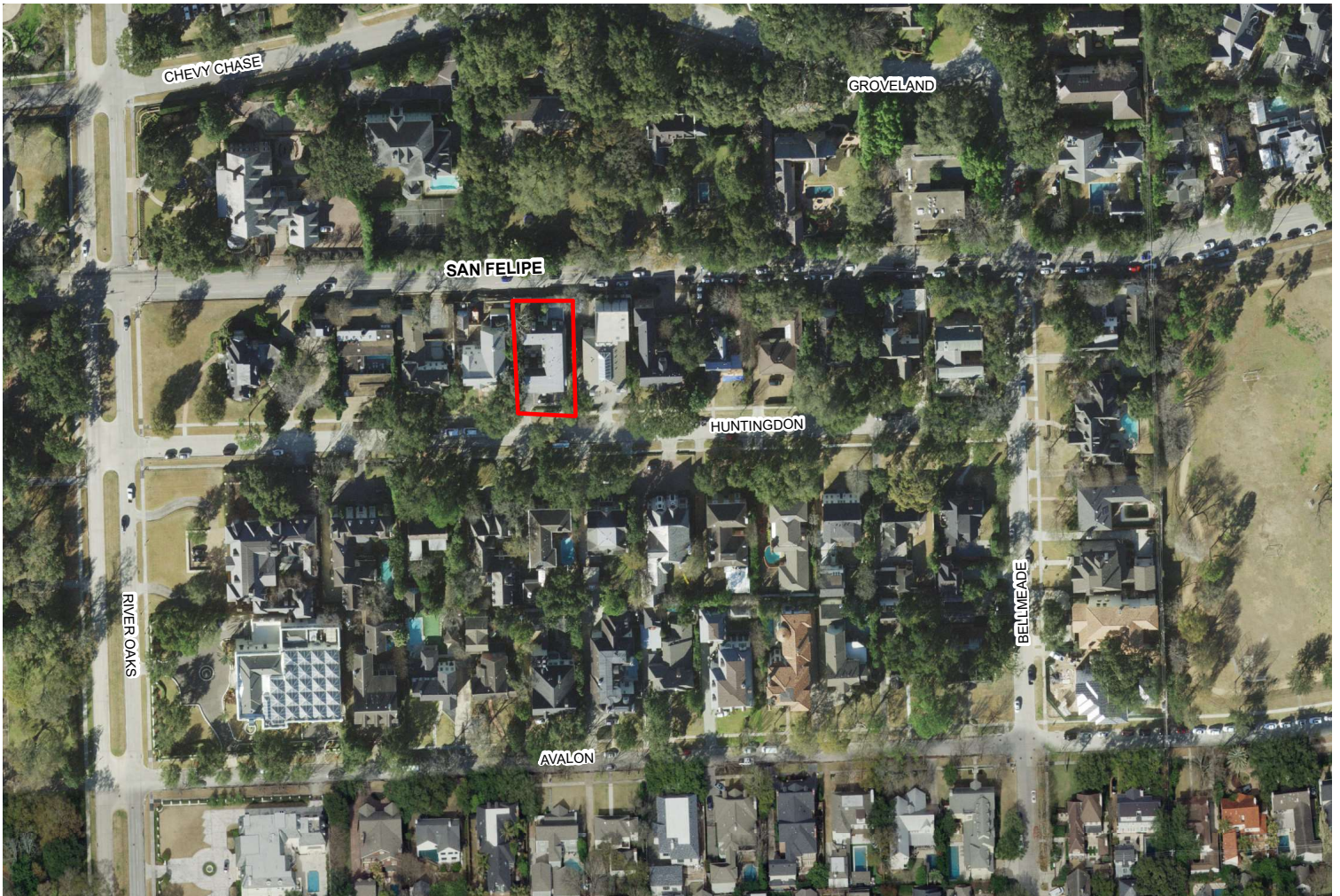
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 136

Meeting Date: 10/01/2020

Houston Planning Commission

Aerial Map

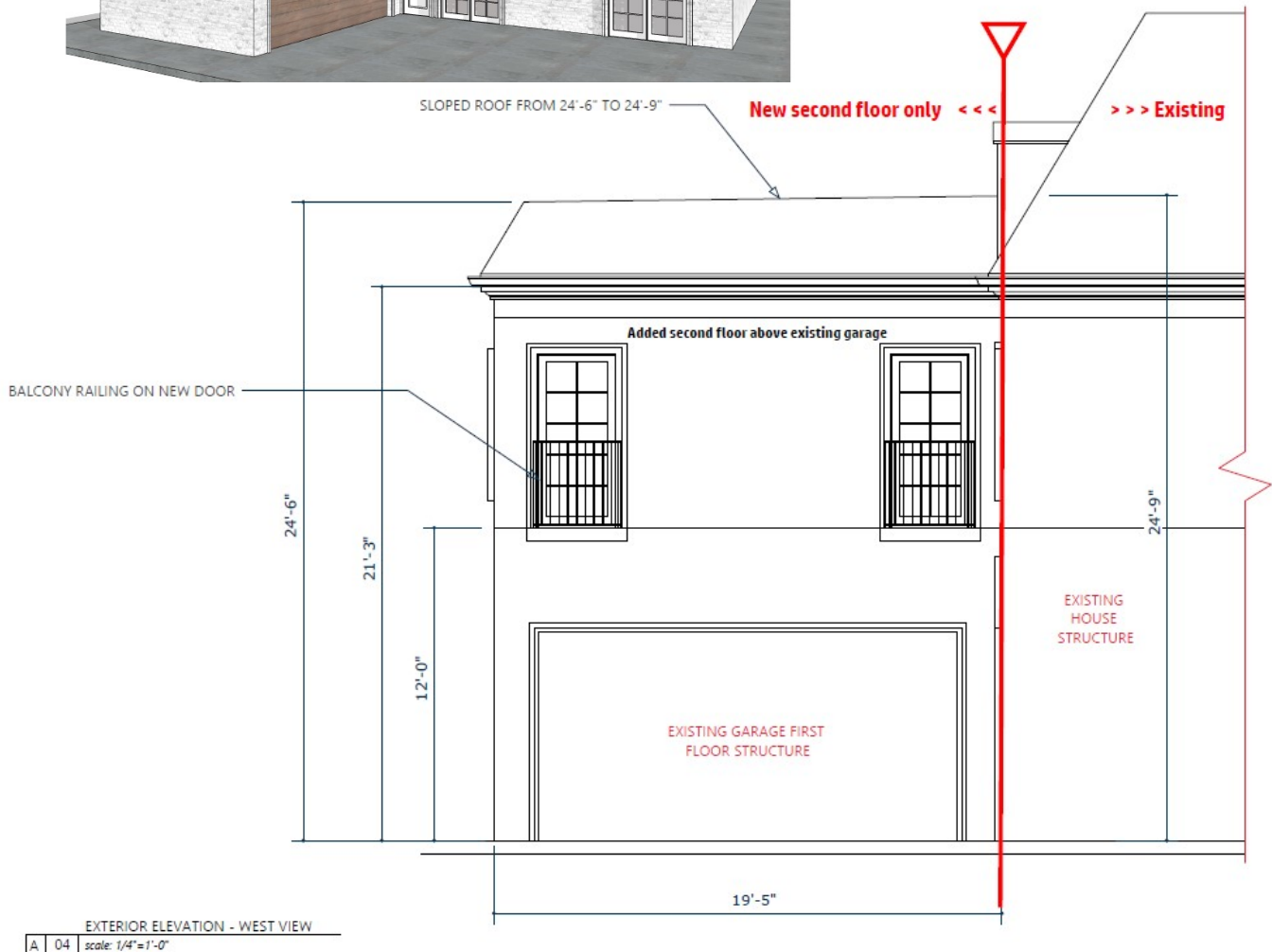


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

The site is located within the city limits along San Felipe north of Westheimer. The applicant is requesting a reduced building line of 4.7 feet for a proposed addition on top of an existing garage for a bedroom on the second floor that will connect to the existing house. Staff is in support of the request.

The site is out of the Country Club Estates Addition recorded in 1924. San Felipe Road previously known as Vermont Avenue was platted as a 50 foot right of way with a 10 foot building line. Approximately five feet were dedicated to San Felipe after being classified as a major thoroughfare in 1955.

The site has an existing turn around and driveway that were approved by Houston Public Works (HPW). HPW has voice no objection for this request. Staff recommendation is to approve 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

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
JRP COMPANY	JENIFER POOL	832-594-8420	JRPCOM@AOL.COM		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2126 MILFORD STREET	20065649	77098	5356C	492Y	C

HCAD ACCOUNT NUMBER(S):	0600680110001
PROPERTY LEGAL DESCRIPTION:	BLOCK 10 LOT 1 CHEVY CHASE
PROPERTY OWNER OF RECORD:	YIENCHEN LU & CHICHUNG HO
ACREAGE (SQUARE FEET):	8,312 Square feet
WIDTH OF RIGHTS-OF-WAY:	MILFORD STREET 60'; S SHEPHERD DRIVE 60'
EXISTING PAVING SECTION(S):	MILFORD STREET 23'; S SHEPHERD DRIVE 27'
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: VACANT (3,843 - DEMO)

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: New S.F.R. 6,181 SF

PURPOSE OF VARIANCE REQUEST: To allow 10' building setback line along the west side of property along S Shepherd Drive, a major thoroughfare, in lieu of 25' setback per Sec. 42-152. (a) of Chapter 42.

CHAPTER 42 REFERENCE (S): 42-152(a): Building line requirements along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

HCAD identifies the property as Block 10 Lot 1 Chevy Chase plat of August 1925 located at 2126 Milford Street. Property is currently vacant; however, a house of 3,843 sf was removed in 2017. The original house was built on an 8' building line along S Shepherd Drive, similar houses along S Shepherd Drive are generally built using a 10' building line along S Shepherd Drive, however the original Chevy Chase plat, August 1925, had no building lines. Most adjacent single-family homes along S Shepherd Drive are generally built on a 10' building line. This is a well-developed area and most of the houses that abut S Shepherd Drive are using the 10' building line.

The applicant must clearly identify how the requested variance meets the criteria in either (1a) or (1b) and ALL items (2) through (5). The information provided will be used to evaluate the merits of the request. An electronic copy of any supporting documentation reference within the "Applicant's Statement of Facts" should be emailed to the Planning Department at planning.variances@houstontx.gov.

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or

This is a tract that has functioned as a single-family home lot since 1930. This lot currently is vacant having removed a single-family home since 2017. Requiring a 25' building line for the S Shepherd Drive portion of the property would create an undue hardship in that there is an HOA accepted 20' building line on Milford Street and a 5' building line along the east side of the lot, thus this would unduly constrict the size of the buildable portion of the property to 36'. The owner would not reasonably build using the larger building line along S Shepherd Drive.

(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

Requiring a 25' building line per Sec. 42-152 (a) along S Shepherd Drive in lieu of the zero-building line per Chevy Chase subdivision plat of August 1925, would create an undue hardship. In conjunction with the 25' building line on S Shepherd Drive and 5' building line along the east side of the lot. The 10' building line along S Shepherd Drive is well within the intent of the original Chevy Chase subdivision plat of August 1925. The 10' building line will place the new home 26'-0" behind the curb along S Shepherd Drive and fulfills the intent and purpose of Chapter 42.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

- (2) **The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;**

(42-152) The property was originally sized and platted in August 1925 with zero building lines or setback along S Shepherd Drive or Milford Street. The imposition of 25' building setback along S Shepherd Drive is an unreasonable hardship imposed on this property, as the vast majority of structures in this area are built using the zero or 10' building set back line along S Shepherd Drive, a major thoroughfare. Therefore, the circumstances supporting the granting of the variance is not the result of a hardship created or imposed by applicant.

- (3) **The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of Chapter 42 is to provide sensible development, not prohibit development. Block 10 Lot 1 Chevy Chase is an existing lot that does not allow any options for development other than single family. The intent and general purposes of this chapter will be preserved by allowing sensible development and encouraging the use that is already present in this neighborhood, with most structures along S Shepherd Drive are built on the zero or 10' building line.

(42-152) Our structure honors the prevailing zero or 10' setback conditions along S Shepherd Drive per the Chevy Chase plat of August 1925 and places the new home 26'-0" behind the curb and fulfills the intent and purpose of Chapter 42;

- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**

Milford Street is a local street that serves the neighborhood and the area. The granting of the variance will not be injurious to the public health, safety or welfare as most other properties along S Shepherd Drive or Milford Street in the Chevy Chase subdivision, with the west side of the property, along S Shepherd Drive are generally the same size and adhere to a zero or 10' building set back line.

(42-152) The new structure's location itself poses no jeopardy to public safety using the 10' setback along S Shepherd Drive which places the new home 26'-0" behind the curb and fulfills the intent and purpose of Chapter 42;

- (5) **Economic hardship is not the sole justification of the variance.**

Economic hardship for Block 10 Lot 1 Chevy Chase is not a factor for the existing lot was platted for single family homes in August 1925 is limited by a 20' building line along Milford Street and a 5' building line along the west side of the lot. The request, to not provide a 25' building line per Sec. 42-152 (a) along S Shepherd Drive, a major thoroughfare, but a 10' building line, will allow reasonable development and follow the original Chevy Chase of August 1925 plat. Lots that are sensibly developed and have nice homes on them is a better use of the land than an empty lot following the intent of Chapter 42.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



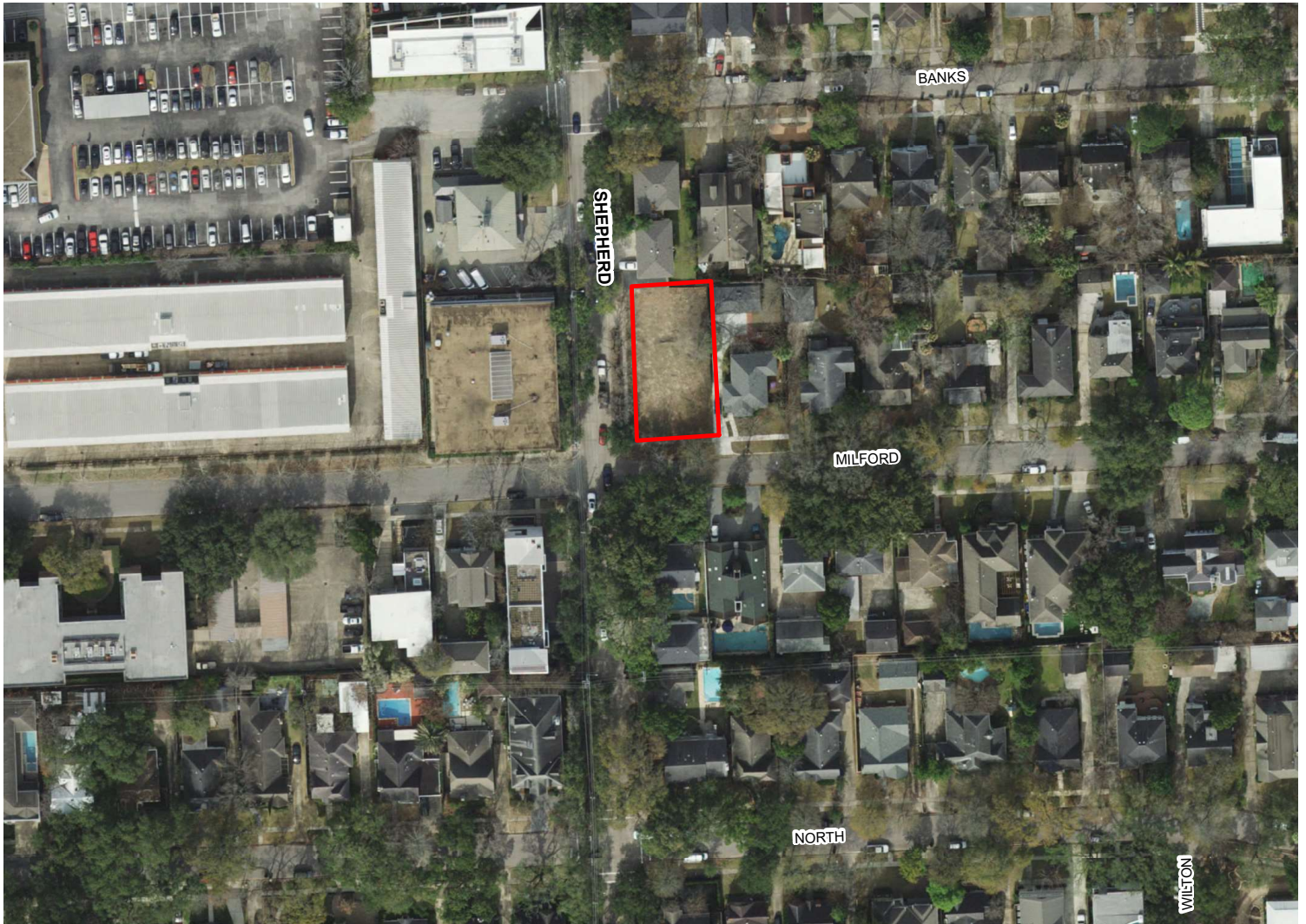
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 137

Meeting Date: 10/1/2020

Houston Planning Commission

Aerial Map

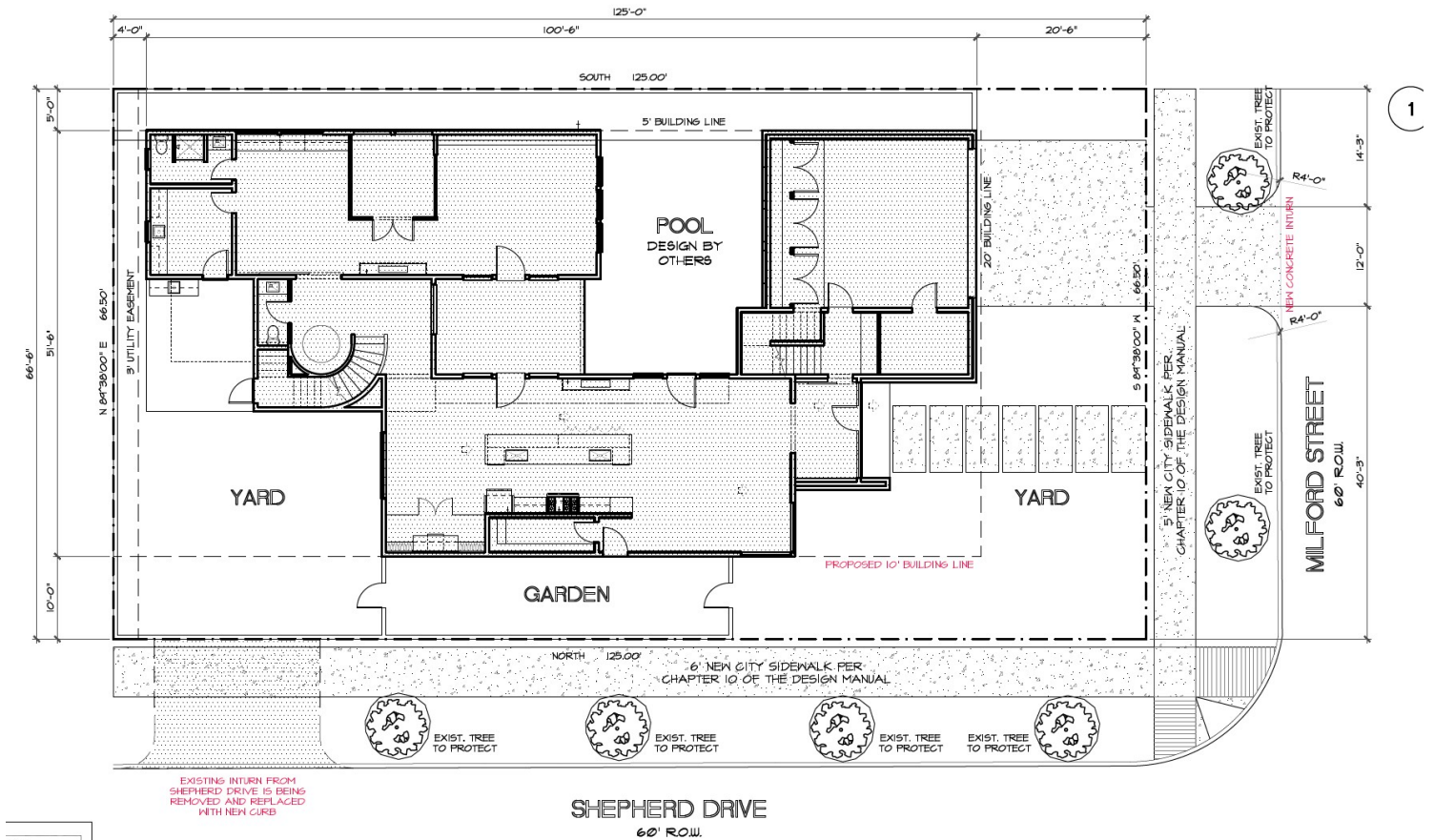


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan

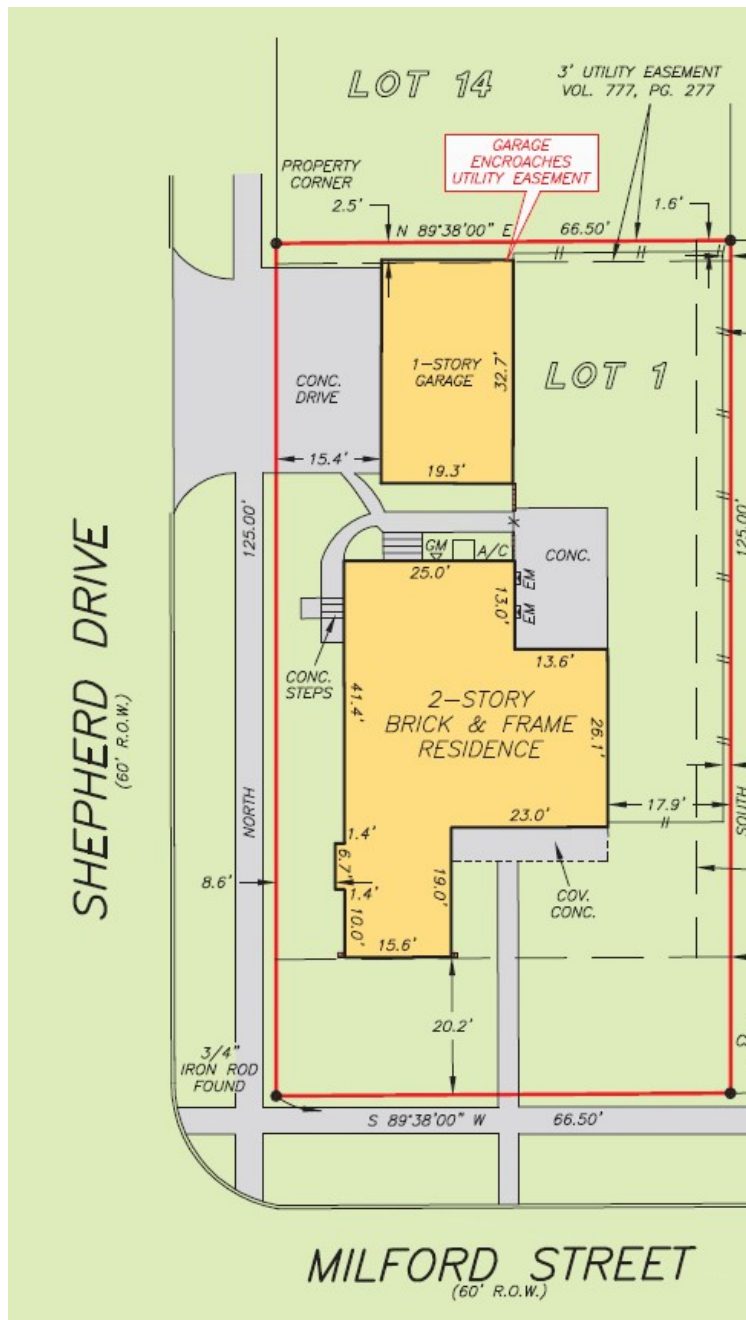


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Survey



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Elevations



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located south interstate 69, and at the northeast corner of South Shepherd Drive and Milford Street. The applicant is requesting a variance to allow a 10' building line, in lieu of the ordinance-required 25' building line along S. Shepherd Drive, a major thoroughfare.

Staff is in support of the request.

The property was platted with the Chevy chase Subdivision in 1925. The applicant is proposing a new single-family residence. The subject site has frontage along both Milford, a local street and S. Shepherd Drive, a major thoroughfare. The proposed 10' building line along S. Shepherd Drive is in keeping with the character of the neighborhood as many residential properties in the area are setback closer than the require 25' building line. South Shepherd Drive is a one-way north street at this location. Furthermore, the applicant has revised the original site plan and is now taking vehicular access from the local street. The proposed structure will be approximately 26' from the back of curb along S. Shepherd Dr, which will not hinder any site visibility, and will not be injurious to the public health, safety or welfare.

Staff recommends approving the requested variance to allow a 10' building line along S. Shepherd Drive, a major thoroughfare for a new single-family residence, with the conditions; that the applicant coordinates with HPW to provide an unobstructed 6' sidewalk, and encloses the existing curb cut along S. Shepherd Drive.

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 3rd floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Starwood Houston, LLC	Clifton Thomason	713-522-1851	cdt@cdtaia.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3209 Montrose Boulevard	20010474	77006	5356	493S	C

HCAD ACCOUNT NUMBER(S):	0261520000010
PROPERTY LEGAL DESCRIPTION:	Lots 9 & 10 & Tracts 7B & 7C Block 26 Montrose
PROPERTY OWNER OF RECORD:	Starwood Houston, LLC
ACREAGE (SQUARE FEET):	5,950 square feet
WIDTH OF RIGHTS-OF-WAY:	Montrose Boulevard (100 feet)
EXISTING PAVING SECTION(S):	Montrose Boulevard (55 feet)
OFF-STREET PARKING REQUIREMENT:	24 spaces (or) 22 vehicle spaces & 2 bicycle racks (8 bicycle spaces)
OFF-STREET PARKING PROVIDED:	13 vehicle spaces and 2 bicycle racks (9 bicycle spaces)
LANDSCAPING REQUIREMENTS:	As per City of Houston
LANDSCAPING PROVIDED:	As per City of Houston

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: II-A; 5,416 square feet

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: II-A; 6,822 square feet

PURPOSE OF VARIANCE REQUEST: To allow a 1' building line, in lieu of the ordinance-required 25' building line, along Montrose Boulevard, a major thoroughfare.

CHAPTER 42 REFERENCE(S): 42-152(a): Building line requirement 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



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APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE): The property at 3201 Montrose Boulevard is an existing 2 story building. A portion of the second floor "patio" extends over the property line, over the sidewalk adjacent to Montrose Boulevard. We propose to remove that overhang and enclose the "patio" in line with the existing first floor, west exterior wall. In addition, we will remove a portion of the existing "triangular" southwest corner of the building and in its place, build a new elevator shaft. That new construction will be in line with the existing building, use the existing west exterior wall, and not extend over the existing property line, but will not be in compliance, (for setback), for a new structure built along Montrose Boulevard.

The applicant bears the burden of providing factual, material, and compelling evidence to support a variance request in the Statement of Facts ("SOF") below. The applicant must write a response to each of the statements as part of their application. Failure to do so will result in the application being deemed incomplete and not placed before the Planning Commission. The applicant may attach additional supporting documents to the application. P&D will not correct, revise, or edit the applicant's information. P&D will formulate its recommendation by evaluating the SOF's information, the additional information provided and any relevant information available to the Department.

(1a) The imposition of the terms, rules, conditions, policies and standards of this chapter would create an undue hardship by depriving the applicant of the reasonable use of the land; or

(1b) Strict application of the requirements of this chapter would make a project infeasible due to the existence of unusual physical characteristics that affect the property in question, or would create an impractical development or one otherwise contrary to sound public policy;

The existing characteristics of the building are such that it cannot meet the current setback regulations without demolishing a significant portion of the building. Likewise, to allow a portion of the building to remain and require other portions to be offset would be practical or seem to bring any benefit to the public. The new building will significantly enhance what is now an empty, aging building.

(2) The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant;

The building is existing and as was described above when it was purchased. It is the owner's plan to enhance the look and function of the existing property. No work has been done to the property since it was purchased.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

(3) The intent and general purposes of this chapter will be preserved and maintained;

The owner intends to improve the existing structure so that it serves the overall health benefits for the community as well as remove an existing potential hazard, the overhang. By pulling back the west face of the structure to the point it currently exists, on the first floor, we are doing all that we can to address the intent of the setback rules.

(4) The granting of the variance will not be injurious to the public health, safety or welfare;

On the contrary, as outlined above, we are removing a public health, safety and welfare source, (the overhang). If granted, the final product will greatly enhance the property to benefit of the community.

(5) Economic hardship is not the sole justification of the variance.

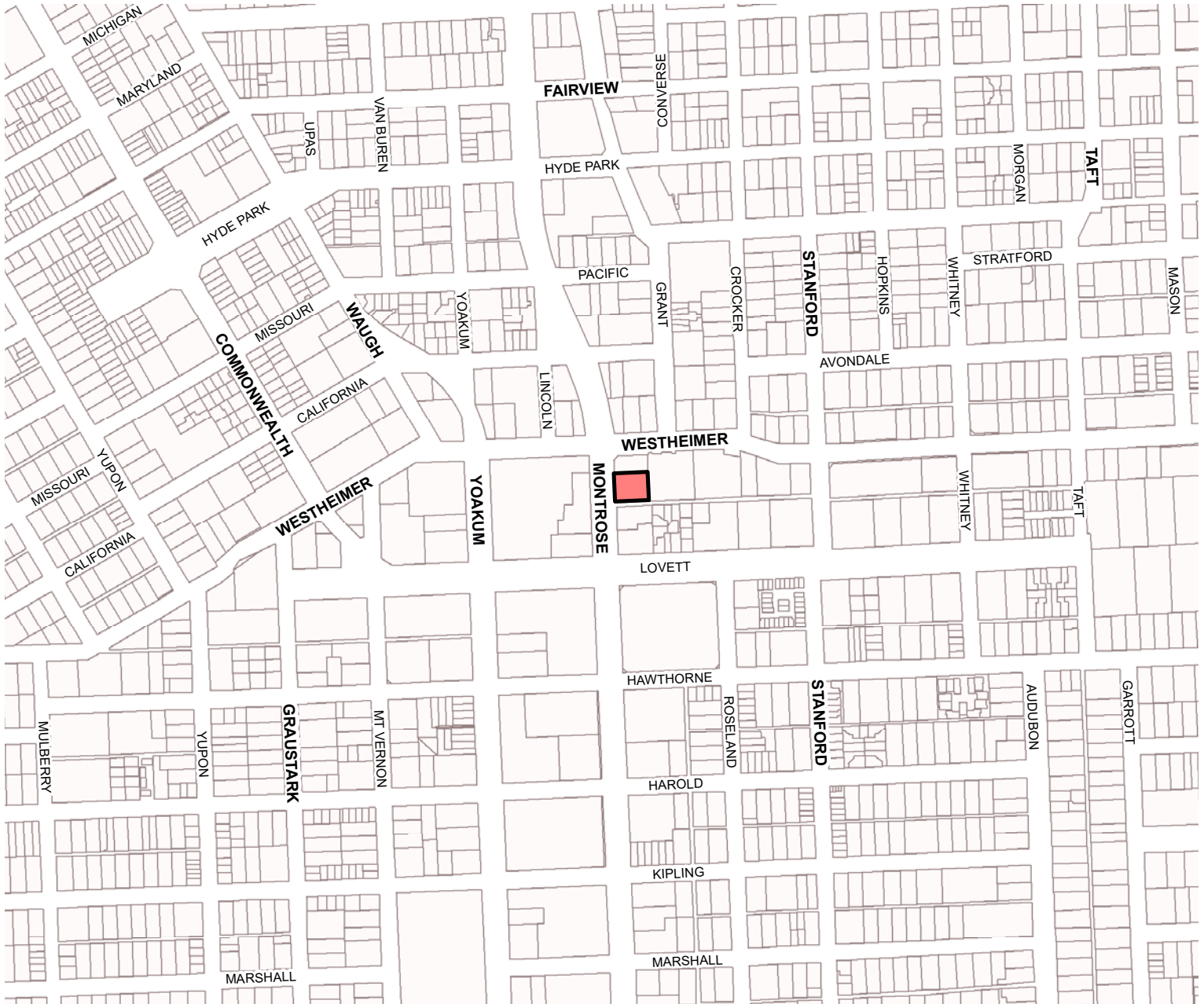
Economic hardship is certainly not a factor. The least expensive option would be to do nothing and leave the property "as-is". However, doing so would not allow the space necessary for the efficient operation of the new ER and would not allow the overall enhancement of what is now a building lacking in any redeeming visual appeal. We also add the very valuable ability to make the entire building accessible per City, State and Federal accessibility laws.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



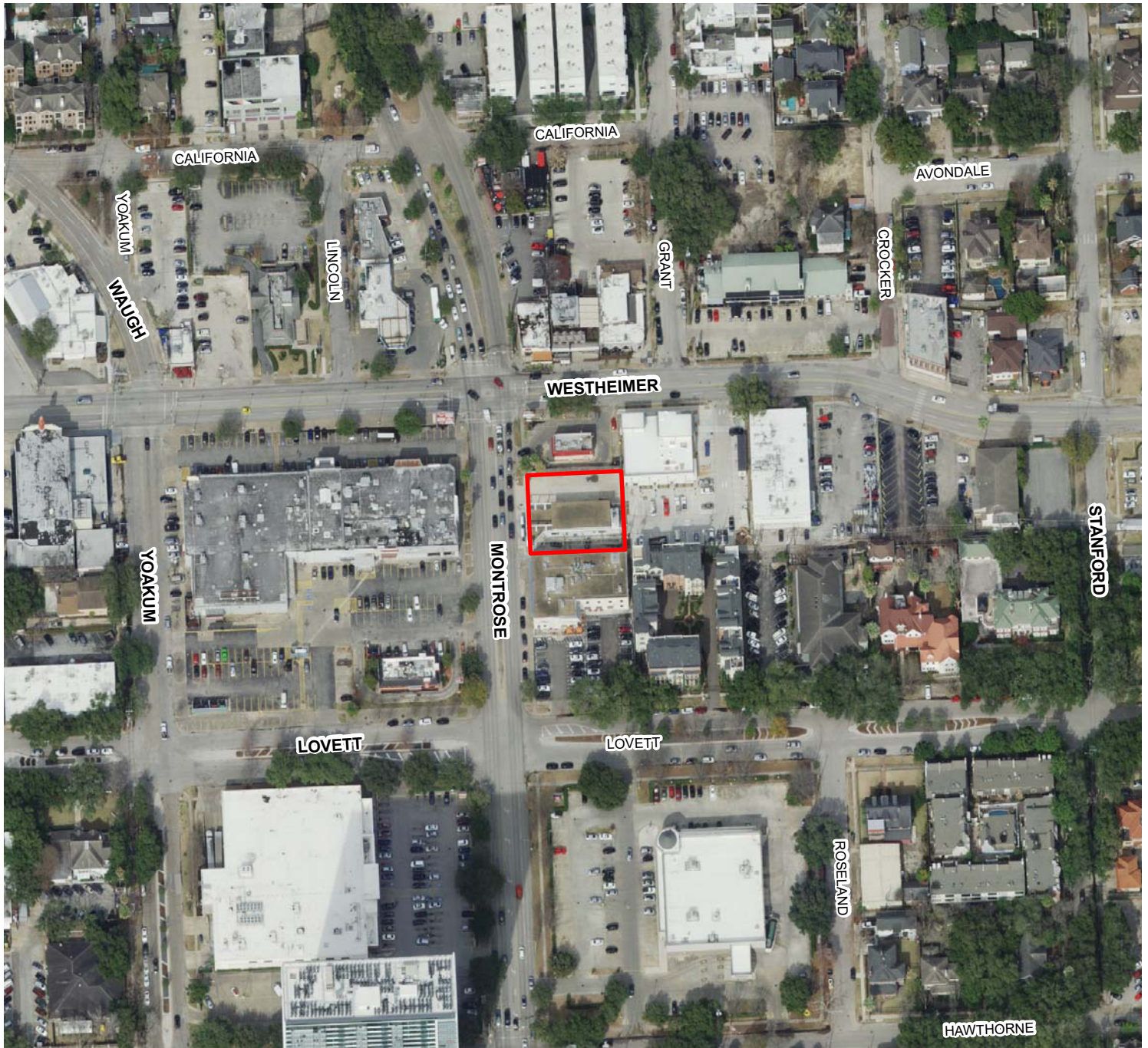
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Aerial Map

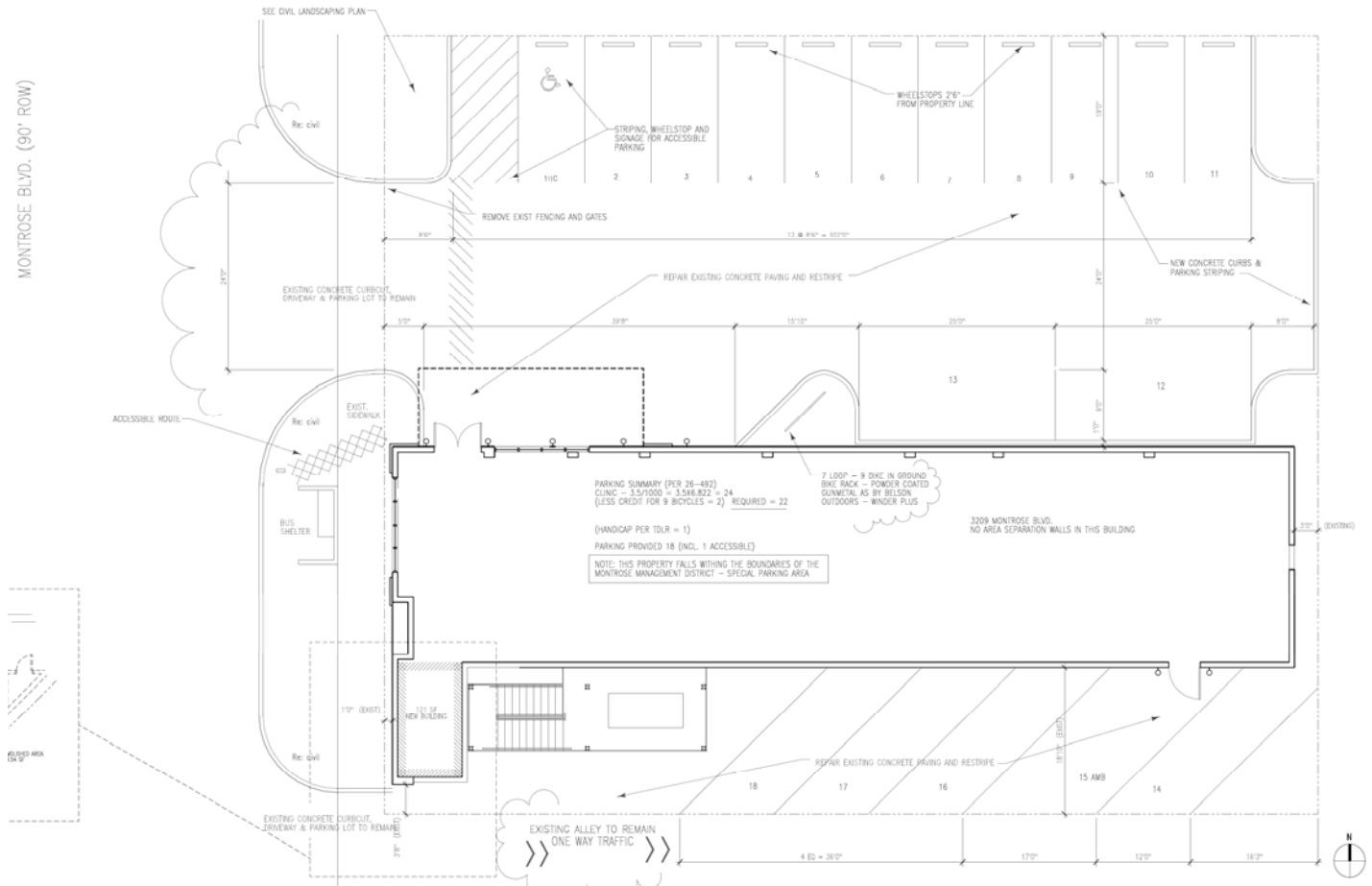


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Site Plan & Parking Analysis



PARKING SUMMARY (PER 26-492)
CLINIC - $3.5/1000 = 3.5 \times 6.822 = 24$
(LESS CREDIT FOR 9 BICYCLES = 2) REQUIRED = 22

(HANDICAP PER TDLR = 1)

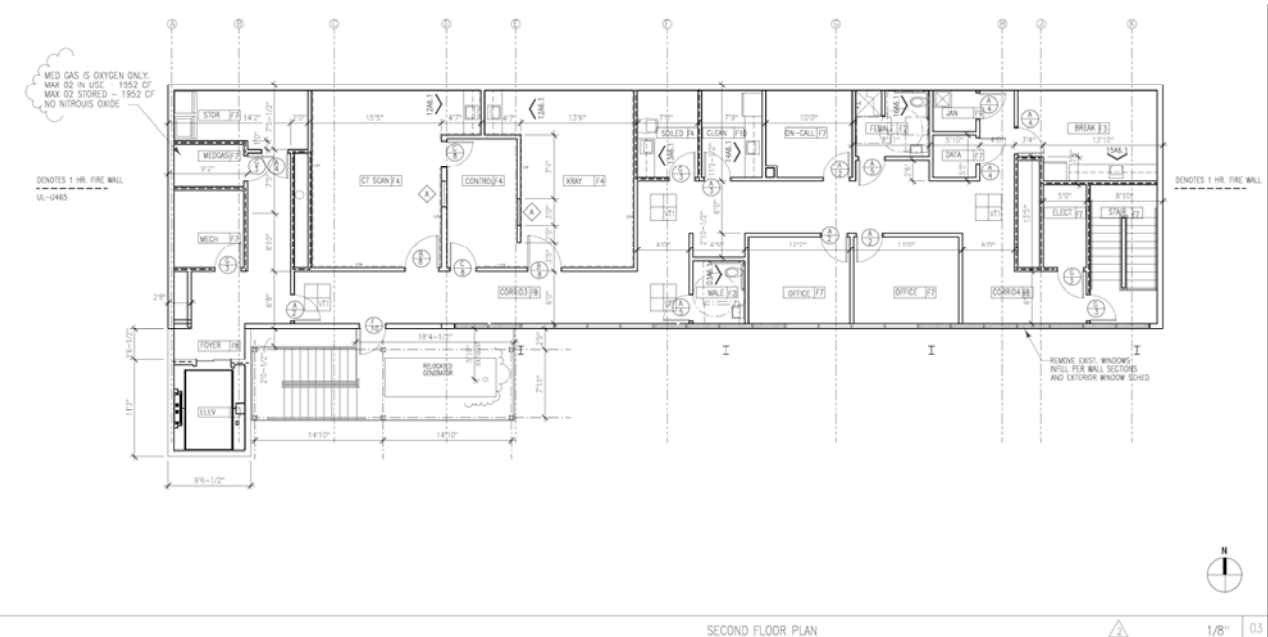
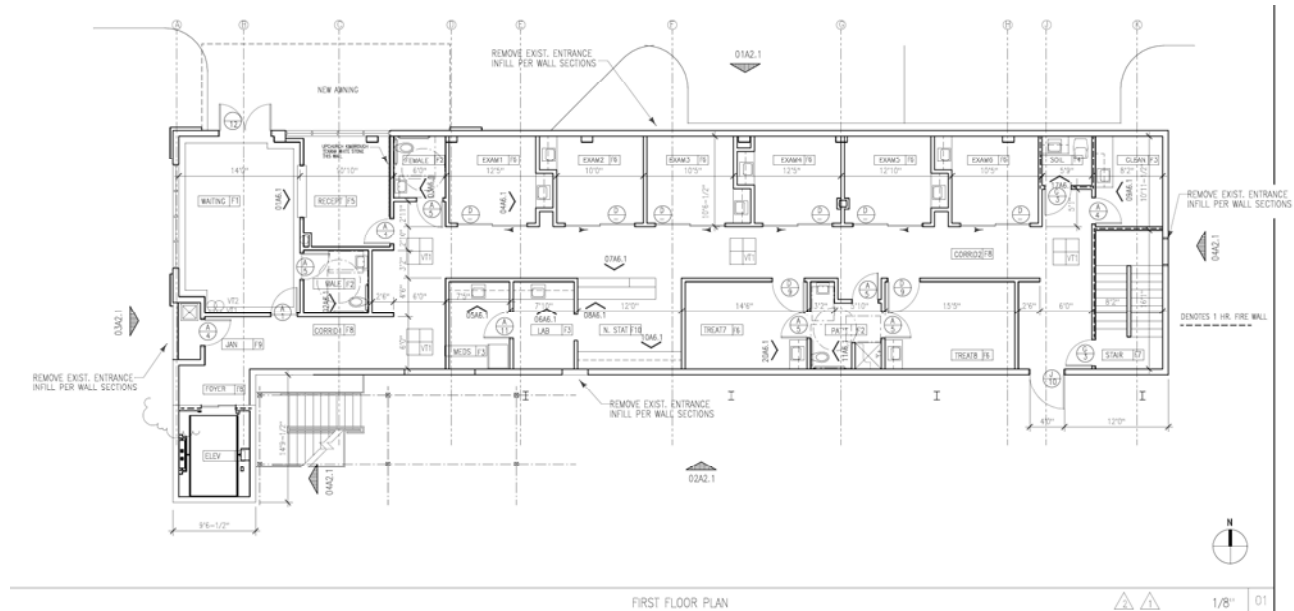
PARKING PROVIDED **13** (INCL. 1 ACCESSIBLE)

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Floor Plan



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located in the city limits along the east side of Montrose Boulevard, south of Westheimer Road. The applicant is requesting a variance to allow a 1' building line, in lieu of the ordinance-required 25' building line along Montrose Boulevard, a major thoroughfare. Staff is in support of the requested variance.

The subject site was platted as part of the Montrose Addition in 1916 with no building lines. The existing commercial structure was constructed in 1960, approximately 1' from the front property line, and consists of a second-story, patio overhang encroachment into the public right-of-way. The applicant is proposing to reuse the structure as an emergency medical clinic. The plans include removal of the second-story right-of-way encroachment and enclose the open portions of the second floor to be in line with the existing structure at the 1' building line below. Other improvements inside the 25' building line include a relocation of the front door from Montrose Boulevard to the parking lot on the north side of the building. A new canopy structure will be installed over the main entrance which also serves as a drop-off area. A new elevator and stairwell addition to the south side of the building will provide improved access to and from the second floor.

This location is in the heart of Montrose, one of the most walkable districts in the region. The proposed improvements to the existing facility, including the removal of the right-of-way encroachment and added façade transparency, will enhance the public right-of-way, which includes a METRO bus stop in close proximity to the front entrance. The context of the site's prime location amongst high-frequency bus lines stresses the importance for accessibility via multiple modes of transportation. METRO and Houston Public Works have voiced no objection to the proposed development and the improvements align with the Planning Department's commitment to the development of walkable places and complete streets. An existing, 13-space parking lot along the north side of the site, will provide off-street parking to service the proposed facility. The site is requesting a parking variance which is being considered simultaneously with this building line variance request.

Therefore, staff recommends the Planning Commission grant the requested variance to allow a 1' building line, in lieu of the ordinance-required 25' building line, along Montrose Boulevard.

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 3rd floor prior to 11:00am on the submittal dates adopted by the Houston Planning Commission. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Kinetic Design Lab, LLC.	Mr. Devin Robinson	(713) 898-2042	kineticdev@msn.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
2532 Reba Drive	20083724	77019	5256B	492U	G
HCAD ACCOUNT NUMBER(S):	0641720100017				
PROPERTY LEGAL DESCRIPTION:	Tract 17, Block N Avalon Place Section 4				
PROPERTY OWNER OF RECORD:	Mr. Leonard J. Gutierrez & Mrs. Monica Verduzco-Gutierrez				
ACREAGE (SQUARE FEET):	10,251 square feet				
WIDTH OF RIGHTS-OF-WAY:	Reba Drive (60 feet); Kirby Drive (100 feet)				
EXISTING PAVING SECTION(S):	Reba Drive (25 feet); Kirby Drive (65 feet)				
OFF-STREET PARKING REQUIREMENT:	2				
OFF-STREET PARKING PROVIDED:	2				
LANDSCAPING REQUIREMENTS:	Complies				
LANDSCAPING PROVIDED:	Complies				

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]: Existing single-family Residence; 2,736 square feet

PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]: New Single-family Residence; 4,200 square feet

PURPOSE OF VARIANCE REQUEST: : 1) To allow for a 12' building line in lieu of the ordinance-required 25' building line for the primary residence along a major thoroughfare, Kirby Drive; and 2) to allow a 15' garage building line in lieu of the ordinance-required 25' building line along a major thoroughfare, Kirby Drive. Finally, 3) Allow the existing curb-cut, driveway and apron with vehicular access from the major thoroughfare to remain.

CHAPTER 42 REFERENCE(S): 42-152(a): Building line requirements along major thoroughfares. The portion of a lot or tract that is adjacent to a major thoroughfare shall have a building line requirement of 25' unless otherwise authorized by this chapter.

42-188: Lot access to streets. (b) A single-family residential lot shall not have direct vehicular access to a major thoroughfare unless: 1) the lot is greater than one acre in size; and (2) the subdivision plat contains a notation adjacent to the lot requiring a turnaround on the lot that prohibits vehicles from backing onto the major

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thoroughfare.

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APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

The property located at 2532 Reba Drive located in the Avalon Place Subdivision and consisting of 0.2327 acres of land, is a prime location for upgrades to an existing infrastructures and redevelopment of an existing 10,251 square foot residential property and development of a proposed 4,200 square foot building construction.

Originally constructed in 1940 and remodeled in 1997, the property and building structure serve as an example of the need for upgrades to current building codes, construction types and industry standards of care for the aging supply of existing building construction in the City of Houston, Harris County, Texas. As an existing development with a proposed structure, there are certain constraints which necessitate this request to the City of Houston Planning Commission for variance to the conditions set forth by the City of Houston Municipal Code of Ordinances, particularly those of Chapter 42.

The existing site contains a drive-way and apron approach along the major thoroughfare, Kirby Drive; which has provided adequate access to and from the property since the last remodel of the property completed in 1997. There has been no issue with this existing approach and residential access during that time of twenty-three (23) years. In the time period since this construction the City of Houston has facilitated major roadway repairs and improvements to the infrastructure along Kirby Drive, including but not limited to; roadway enhancement, drainage, repaving and striping, as well as sidewalk construction/repairs.

In preliminary discussions with the staff of the City Planning and Development Department; it has been discussed that although the Deed Restrictions of the Avalon Place Subdivision do not explicitly prevent vehicular access from the secondary thoroughfare Reba Drive, they do however severely limit the placement of drive approaches and lanes in the neighborhood to front facing garages. For this lot particularly, the placement of the drive apron and drive way off of Reba Drive would facilitate utilizing valuable land area that could otherwise be afforded to assist in the development of additional building areas to be used for living space. There is ample justification for maintaining the existing drive apron and driveway off of Kirby Drive. The property located at 2608 Ella Lee has the same scenario currently existing, as well as do several other properties within 200-300 linear feet from the site. Furthermore, placing the driveway and approach off of Reba Drive would necessitate the removal of existing 'old growth' oak trees in the front property.

The strict implementation of the Municipal Codes and Ordinances of the City of Houston, specifically sections 42-152(a) and 42-188(b) would negatively impact the feasible options for redevelopment of the site and grounds. These sections to the Municipal Code and Ordinances, as a part of the City's development patterns, came into effect long after the creation of the subdivision and installation/construction of the existing apron and driveway.

As the prescribed adoptions of the Municipal Code of Ordinances under these sections sets forth a twenty-five (25) foot build line along Kirby Drive and the property is Deed Restricted (platted) to a forty-foot (45) building line along Reba Drive, as well as side and rear setback conditions and easements. It deprives the use of the property by the Owner's to a total of approximately seventy percent (70%) of their taxable land area. The strict implementation of these Codes and Ordinances facilitates only allowing approximately thirty percent (30%) of the taxable land area to be buildable. This is in our offices professional opinion and as a native Houstonian is unacceptable. Please note that there is support for this condition to remain and no objections for the reduced building lines from the Avalon Property Owners Association, Inc. (APOA); letter of no objection included as addendum to this application.

DEVELOPMENT PLAT VARIANCE



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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.

- (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**

DIVISION 3 - BUILDING LINES: Subdivision A;
Ch. 42 Sec. 152, Sec. 156, and Sec. 157

Rules created by this chapter would drive a substantial use of the Owner's taxable land area to be utilized in the best manner that they see fit for their desired outcome. It is our intent to work with the City Planning and Development Department to negotiate a twelve (12) foot building line, rather than the existing (platted) ten (10) foot build line and in lieu of the chapter mandated twenty-five (25) foot building line for the main structure of the residence. Additionally, we also request the City of Houston Planning and Development Department and Planning Commission support a fifteen (15) foot building line from property line and (18) foot from back side of concrete sidewalk nearest property line, rather than the chapter mandated twenty-five (25) foot building line for the secondary structure of the garage.

We request the support of the members of the City of Houston Planning Commission to facilitate these approvals.

DIVISION 4 - LOTS AND RESERVES: Subdivision A;
Ch. 42 Sec.188

Accessing the lot through Kirby Drive will not be in any way a deviation from the existing circumstances that are currently in place. However, restricting lot access to Reba Drive only; will not only deprive the Owner's of a significant use of their taxable land area (70% as noted in the Statement of Facts above), but it will additionally move the access and drive lane to an area that is more utilized by the inhabitants of the neighborhood and require the removal of 'old growth' oak trees on the site.

- (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;**

Strict application of the requirements of this chapter would create an impractical development and would be in conflict of sound public policy in not allowing a residential property Owner to make the best use of their property and investment. This is counterproductive to maintaining a level of accountability in allowing

DEVELOPMENT PLAT VARIANCE



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property Owner's to do so with their property as they see fit in a State and municipality strong on property Owner rights.

- (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. They are the current and exiting conditions of the property and have not been in any way an issue for the previous twenty-three (23) years that the development has been in place.

- (3) **The intent and general purposes of this chapter will be preserved and maintained;**

The intent and general purposes of this chapter and its' sub-sections will be preserved and maintained by providing a T- shaped turnaround that prevents vehicles from backing onto the major thoroughfare.

Furthermore, the purpose of the chapter will be preserved and maintained, as the proposed development is requesting a setback that is already existing and is concurrent with the existing neighboring single-family residential structures already constructed.

- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**

The variance request of access to a major thoroughfare will not be injurious to public health, safety and welfare ad this development will provide a T-shaped turnaround that prevents vehicles from backing onto the major thoroughfare.

Additionally, an updated and code compliant ADA ramp and wheel chair access to the sidewalk will be provided for as a part of the scope of the project. This will enhance and provide for greater public health, welfare and safety in the public domain.

- (5) **Economic hardship is not the sole justification of the variance.**

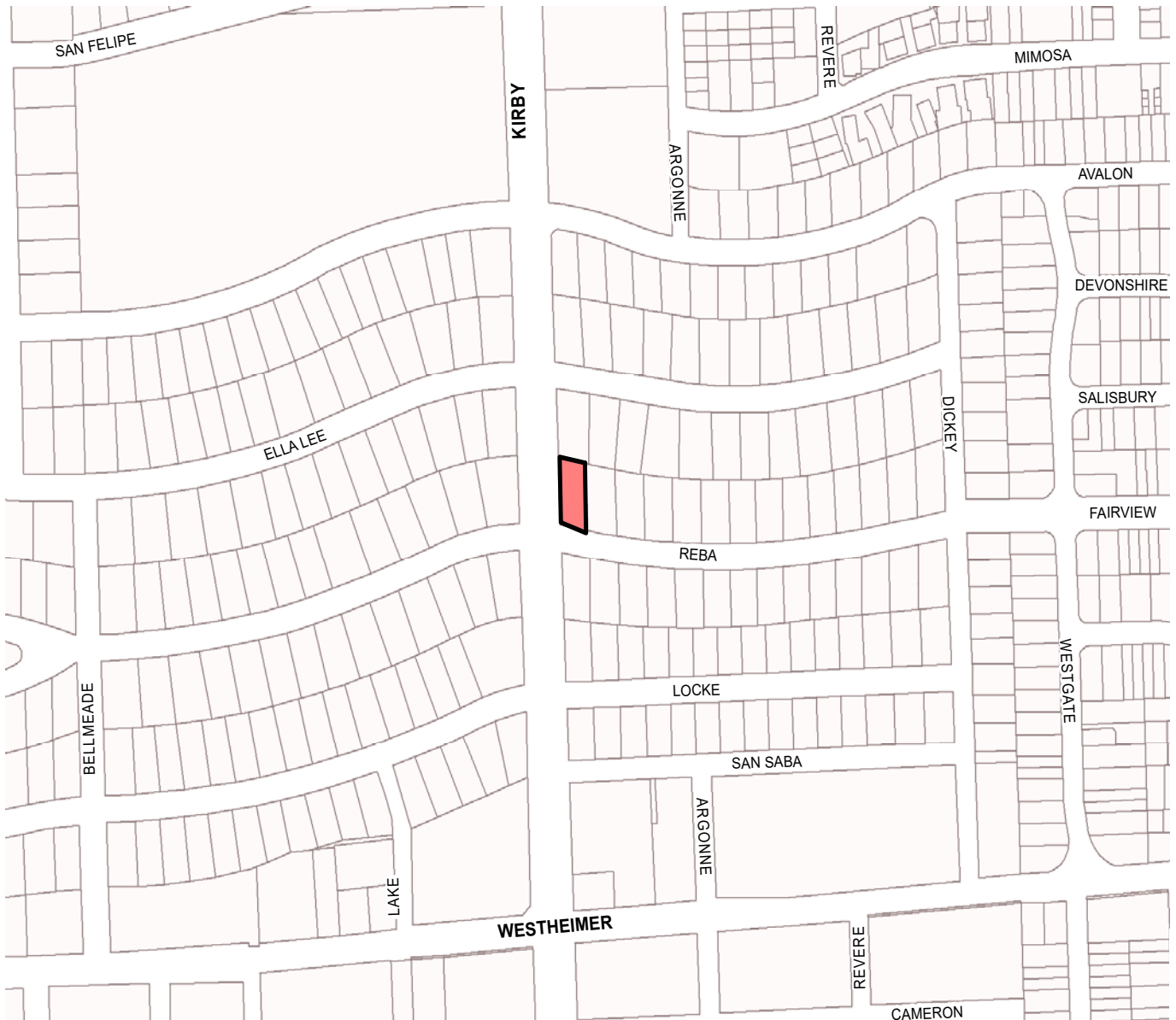
Economic hardship is not the sole justification of the variance.

DEVELOPMENT PLAT VARIANCE



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Location Map



DEVELOPMENT PLAT VARIANCE



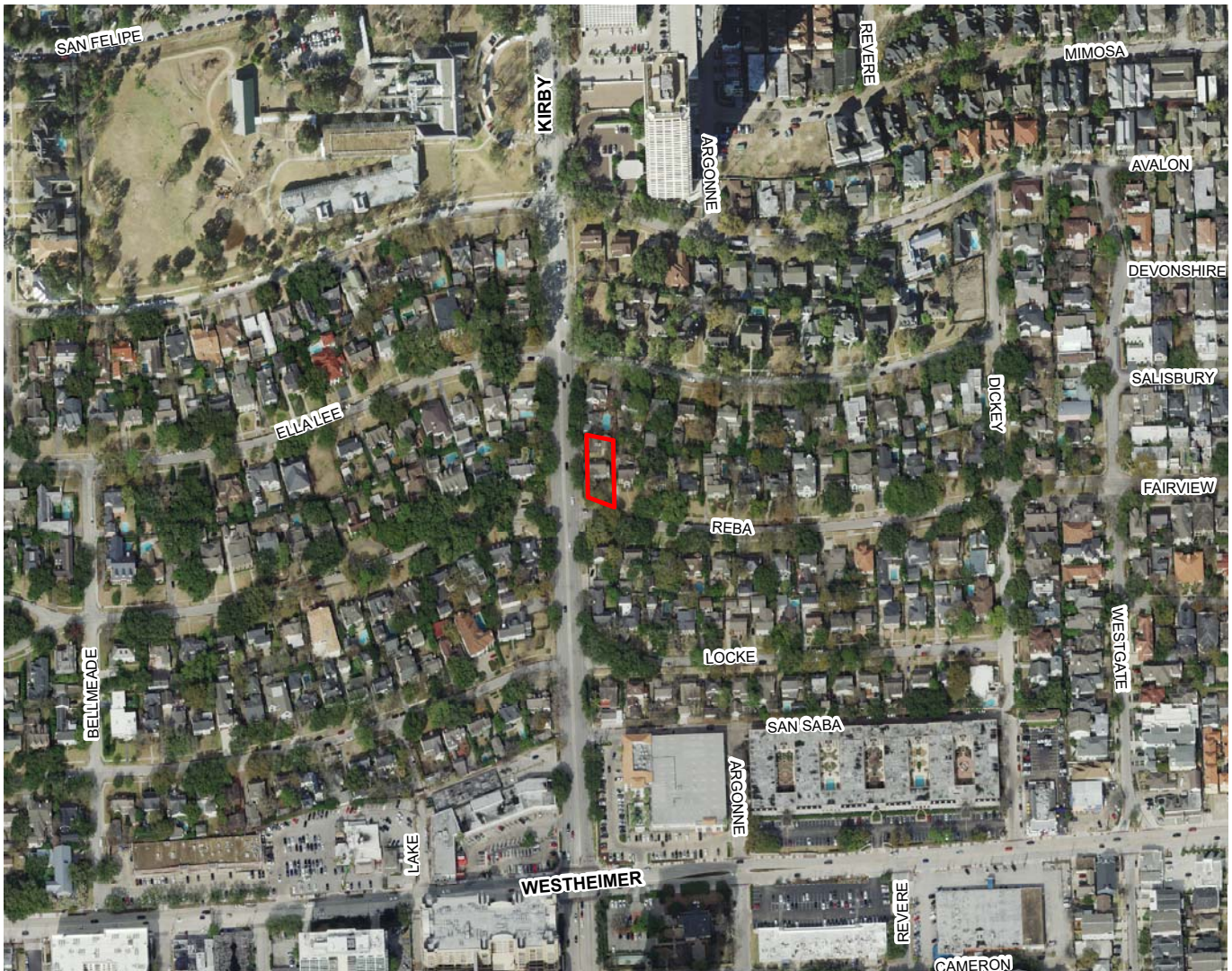
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Aerial Map

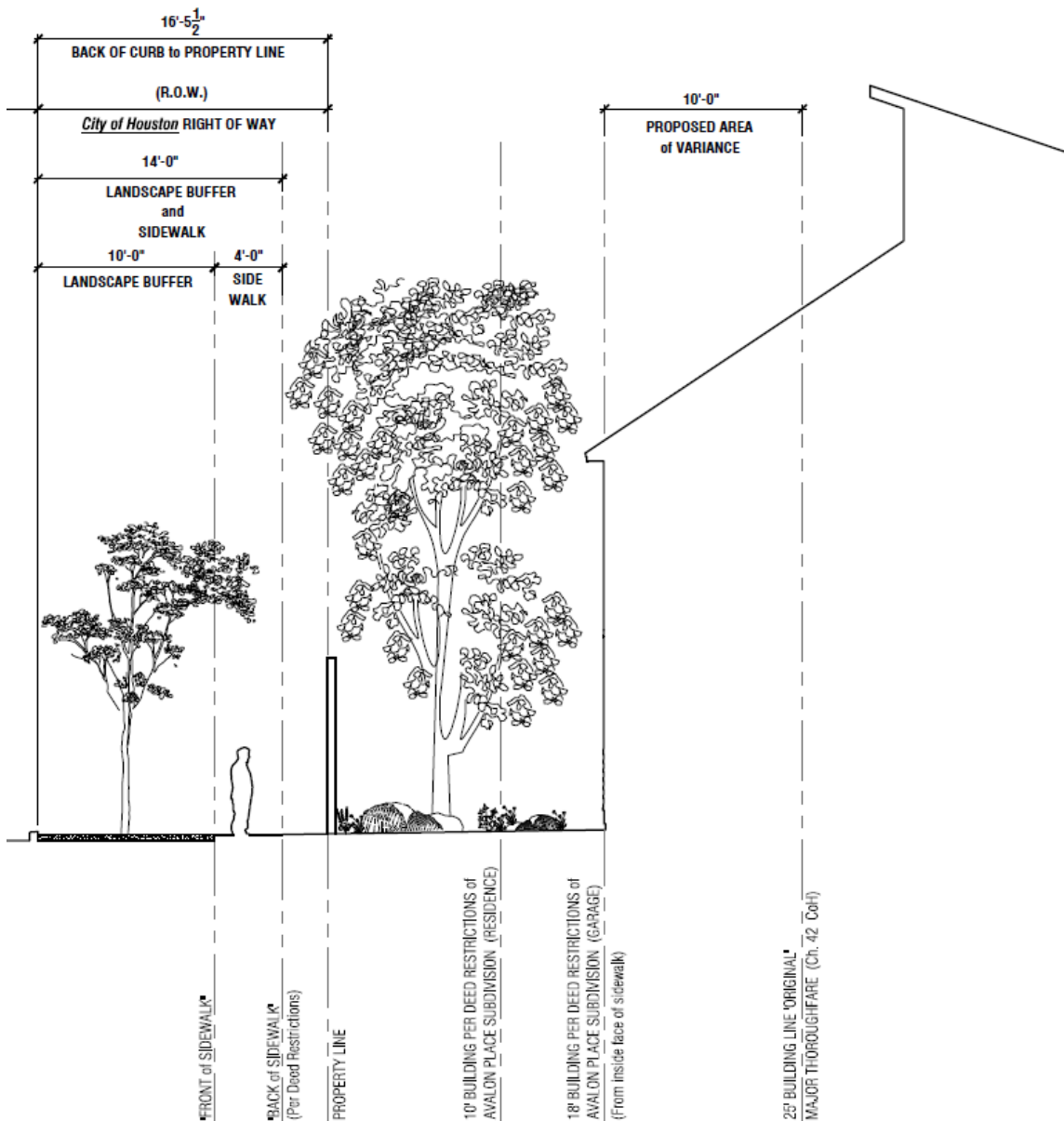


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

Building Sections

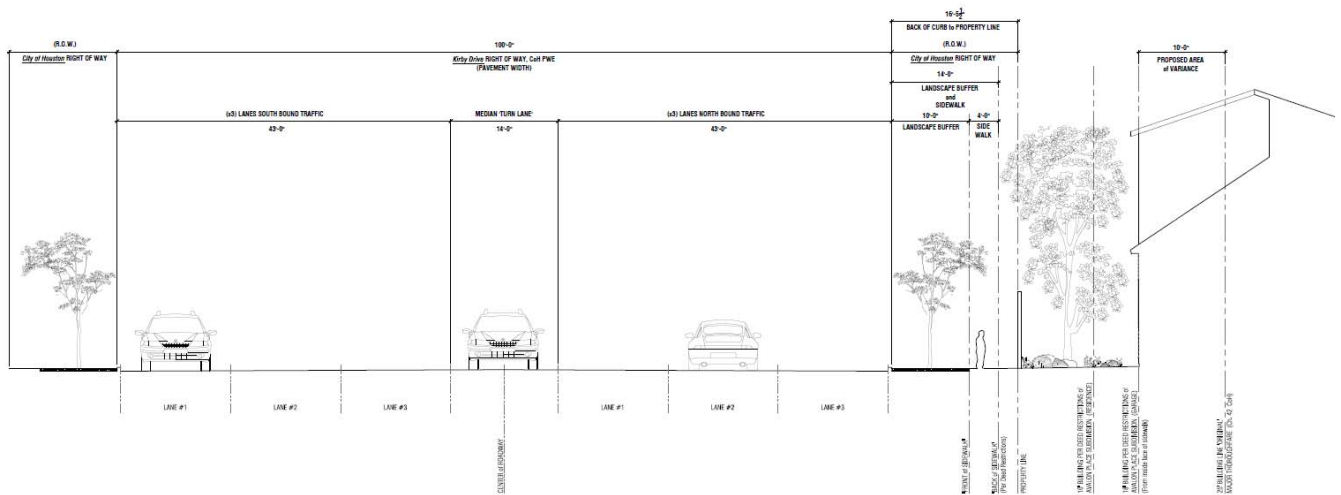


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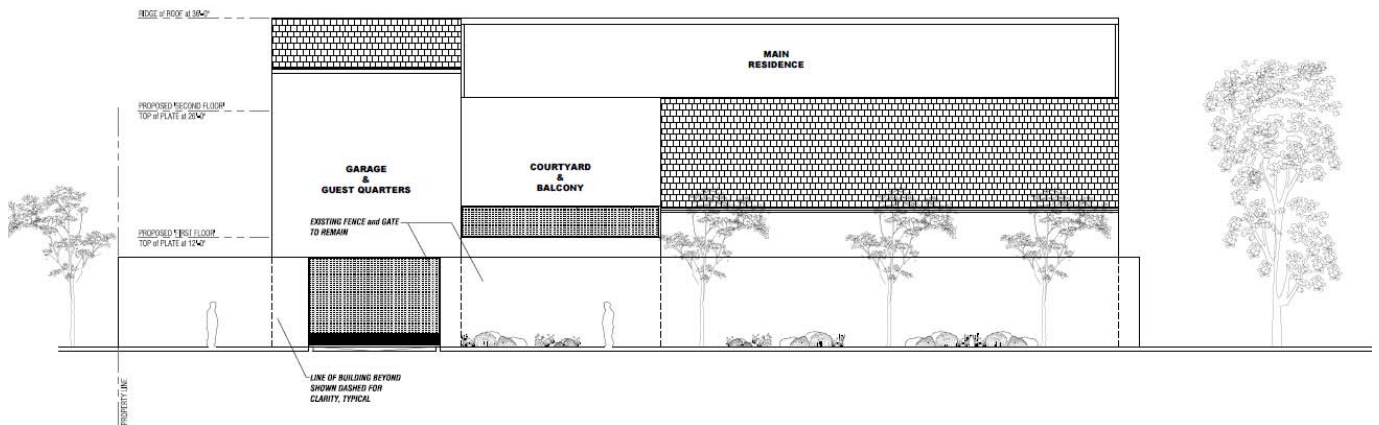


Houston Planning Commission

KIRBY CROSS SECTION



KIRBY ELEVATION



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Deny

Basis of Staff Recommendation: The site is located within Houston's corporate limit along Kirby Drive, south of San Felipe Street and north of Westheimer Road.

The applicant proposes 7300 square foot single-family residence and is requesting development plat variances to plat a reduced building line along Kirby and to have a lot take direct access from a major thoroughfare that is less than 1 acre in size.

Staff is not in support of these requests.

The site is located at the northeastern intersection of Kirby and Reba Drives. The applicant has submitted a site plan for a proposed new home where the principal structure and garage opening would be situated 12' and 18' respectively from Kirby Drive. The Kirby frontage will feature an approximately 17' wide pedestrian realm with a 4' unobstructed sidewalk, and an approximately 10' wide landscape buffer. The applicant has included a vehicular turnaround on their property along the proposed Kirby driveway. This property also features approximately 70' of frontage along Reba Drive, which could be utilized for driveway access in lieu of granting these variances. Staff finds that situating vehicular access along a major thoroughfare would unnecessarily present vehicle and pedestrian conflicts along a high traffic corridor, impairing public health safety and welfare.

In addition, the applicant has asserted that the combination of deed restrictions and city regulations represent an undue hardship. Staff has requested that the applicant provide detailed drawings and a more refined statement of facts that may illustrate this assertion. The applicant has provided an abstract west elevation and site plan however, they have indicated that the proposed residence is not yet fully designed and more detailed exhibits are not available. Staff finds that the materials submitted do not support their stated justification.

Staff recommends denying both variances.

PLANNING COMMISSION ACTION: DENIED

BASIS OF PLANNING COMMISSION ACTION: NA

ADDITIONAL FINDINGS BY PLANNING COMMISSION: NA



DEVELOPMENT PLAT VARIANCE



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VARIANCE REQUEST APPLICATION

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APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS
David Soo	Phenil Mehta	713-515-8049	phenil@gmail.com

PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3859 Tartan Lane	20065031	77025	5254A	532J	C

HCAD ACCOUNT NUMBER(S):	0812250000001
PROPERTY LEGAL DESCRIPTION:	LT 1 BLK 40 BRAES HEIGHTS SEC 1
PROPERTY OWNER OF RECORD:	David Soo
ACREAGE (SQUARE FEET):	8750 S.F.
WIDTH OF RIGHTS-OF-WAY:	Tartan Ln. (60 feet); Stella Link Rd. (90 feet)
EXISTING PAVING SECTION(S):	Tartan Ln. (26 feet); Stella Link Rd. (52 feet)
OFF-STREET PARKING REQUIREMENT:	2
OFF-STREET PARKING PROVIDED:	2
LANDSCAPING REQUIREMENTS:	Complies
LANDSCAPING PROVIDED:	Complies

EXISTING STRUCTURE(S) [TYPE; SQ. FT.]:	Vacant
PROPOSED STRUCTURE(S) [TYPE; SQ. FT.]:	New Single-Family Residence 5,410 sf

PURPOSE OF VARIANCE REQUEST: To change 25 feet building line along major thoroughfare to 15feet.

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.

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APPLICANT'S STATEMENT OF FACTS

SUMMARY OF VARIANCE CONDITIONS (BE AS COMPLETE AS POSSIBLE):

Adhering to the 25 foot building line requirement from Stella Link would cut the buildable lot size by 50%(25 feet). I am a 60 year old family physician with a medical history of severe back injury sustained when I was struck by a car. This has resulted in continuous back pain. A building line of 25 feet would severely limit the buildable size of the dwelling, making it impossible to maneuver with any sort of ease. This would also make the dwelling impossible to be modified to make it ADA compliant in the future. The currently planned dwelling allows for future elevator and appropriately sized doorway and eventual ramp placement, if the need arises. Also, the result of a severely narrowed dwelling on a property with such a limited buildable lot size would be inconsistent with the size and nature of newly built houses in the neighborhood, resulting in decreased neighborhood property values, as well as my own. The good character and aesthetics of the current neighborhood would be diminished. Economic hardship is not the sole justification of the variance. Being able to use the lot appropriately for building would actually increase the build out cost of the house, but maintain the character and value of the surrounding neighborhood. However, I have put my life savings towards acquiring of the land and the building of this house. Had I known of the existing building line requirement (which I have not seen an example of this along Stella Link), I would not have purchased the property. If I try to sell at this point, I will be losing the entire value of what I have already put towards the building of this house. Lastly, I would urge the planning commission to take into consideration that I also eliminated a garage space which would have required an entry and exit into Stella link. We would sincerely hope that you would allow us the 10ft. building line variance.

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

Adhering to the 25foot building line requirement from Stella Link would effectively cut the buildable lot size by 50% (25feet). I am a 60year old family physician with a medical history of severe back injury sustained when I was struck by a car. This has resulted in continuous back pain. A building line of 25 feet would severely limit the buildable size of the dwelling, making it impossible to maneuver with any sort of ease. This would also make the dwelling impossible to be modified to make it ADA compliant in the future. The currently planned house allows for future elevator and appropriately sized doorway placement. My MRI scans are available for you to review, if needed. Also, the result of a severely narrowed dwelling on a property with such as limited buildable lot size would be inconsistent with the size and nature of newly built houses in the neighborhood, resulting in decreased neighborhood property values, as well as my own. The good character of the current neighborhood would be diminished.

DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

- (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 granting of the variance is not a result of a hardship caused by me. It is due to the size and location of the property being along a major thoroughfare (Stella Link). The result of rejection of a variance will result in economic hardship for me (please see below).

- (3) **The intent and general purposes of this chapter will be preserved and maintained;**

The intent and purposes of Chapter 42 will be preserved due to the ability to construct an appropriately sized house with a 15 foot building line, similar to other houses along Stella Link. Pedestrian and motor vehicle safety will be the same as it is with other new construction along the major thoroughfare that does not impose any incremental safety hazard compared to similarly located and newly built properties (intersecting side streets along Stella Link)

- (4) **The granting of the variance will not be injurious to the public health, safety or welfare;**

The granting of the variance would not be injurious to public health and safety. There would still be adequate and improved sidewalk space. The intersection of Tartan Lane and Stella Link would still be maintained with safe views of all oncoming traffic. Some examples of such streets with houses with a 10ft building line are:

3850 Drummond

3849 Drummond

3850 Merrick – which also has a circular driveway facing on Stella Link

3849 Aberdeen St

4002 Dumbarton

4002 Turnberry St (Under construction)

3858 Tartan – was allowed entrance from a major thoroughfare and built in 2019.

4003 Falkirk Lane – (Under construction)

- (5) **Economic hardship is not the sole justification of the variance.**

Being able to use the lot appropriately for building would increase the build out cost of the house, but maintain the character and value of the surrounding neighborhood. However, I have put my life savings toward the building of this house. Had I known of the existing building line requirement, which was not disclosed to me at time of purchase, I would not have purchased the property. I also have not seen an example along Stella Link where there is a house with a 25 foot building line. If I try to sell my property at this point, I will be losing the entire value of what I have already put towards the building of this house. Also, in order to not incur further costs, I am petitioning the Planning Commission without an architect.

DEVELOPMENT PLAT VARIANCE



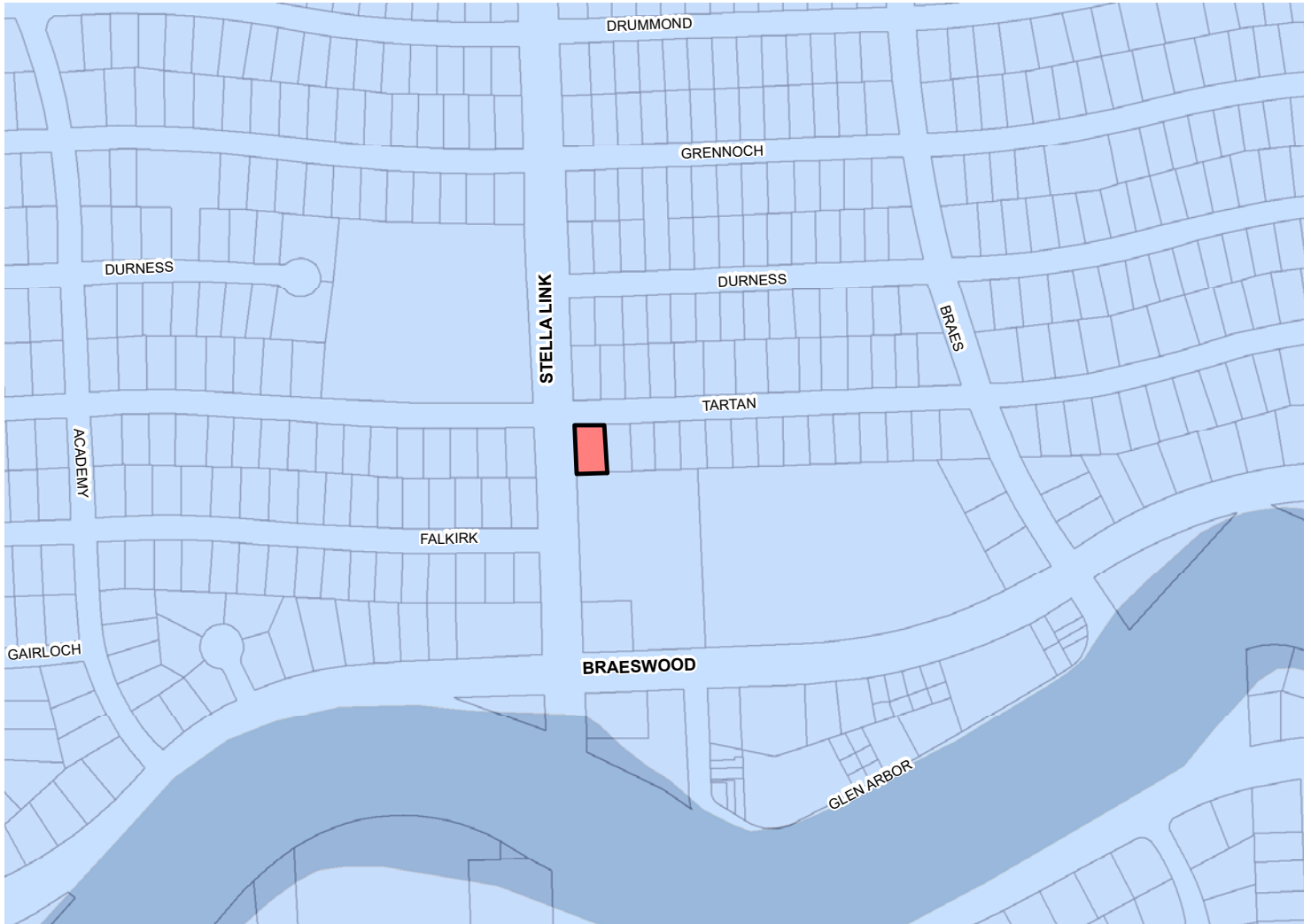
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 140

Meeting Date: 10/01/2020

Houston Planning Commission

Location Map



DEVELOPMENT PLAT VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: 140

Meeting Date: 10/01/2020

Houston Planning Commission

Aerial

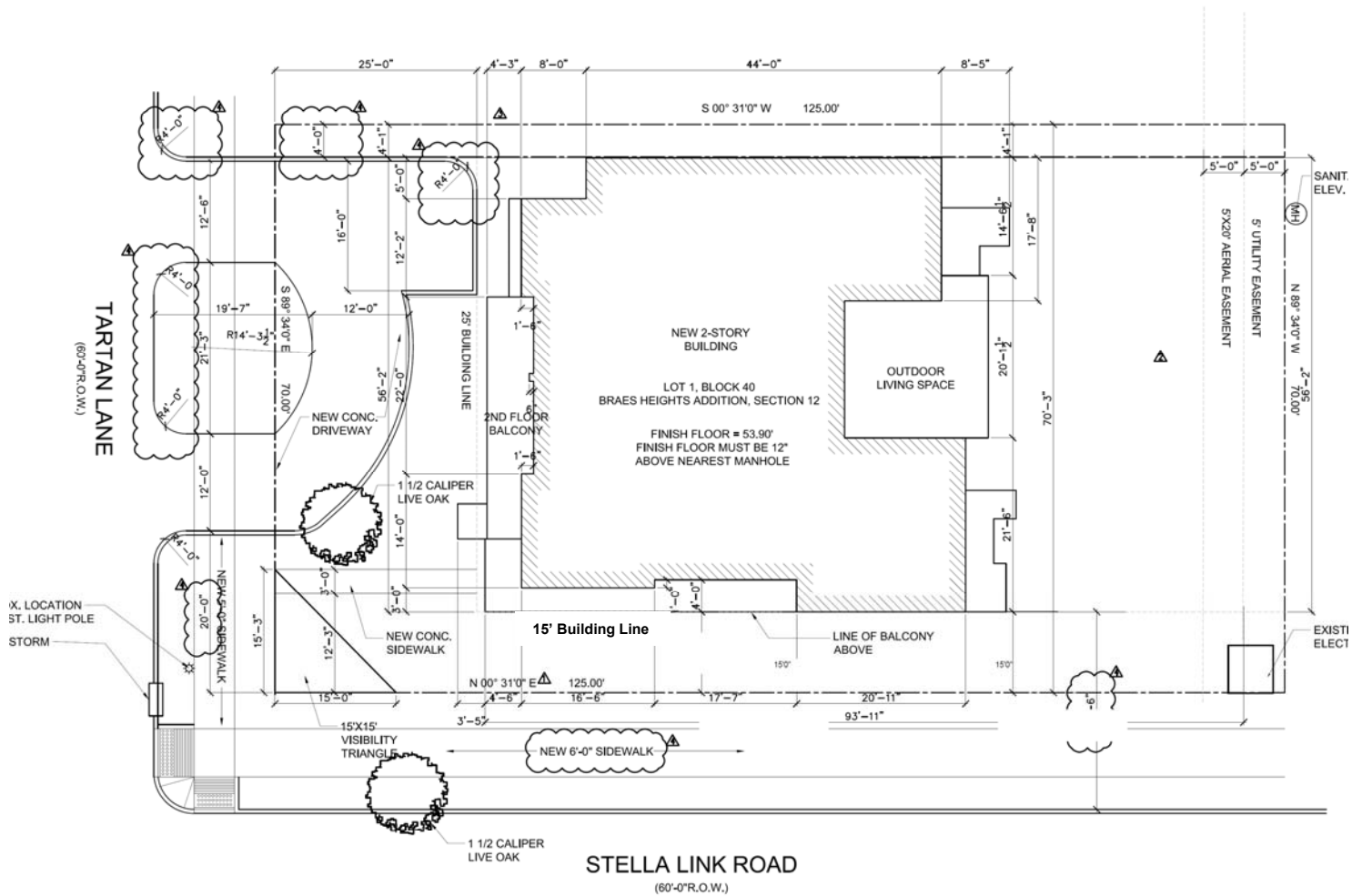


DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

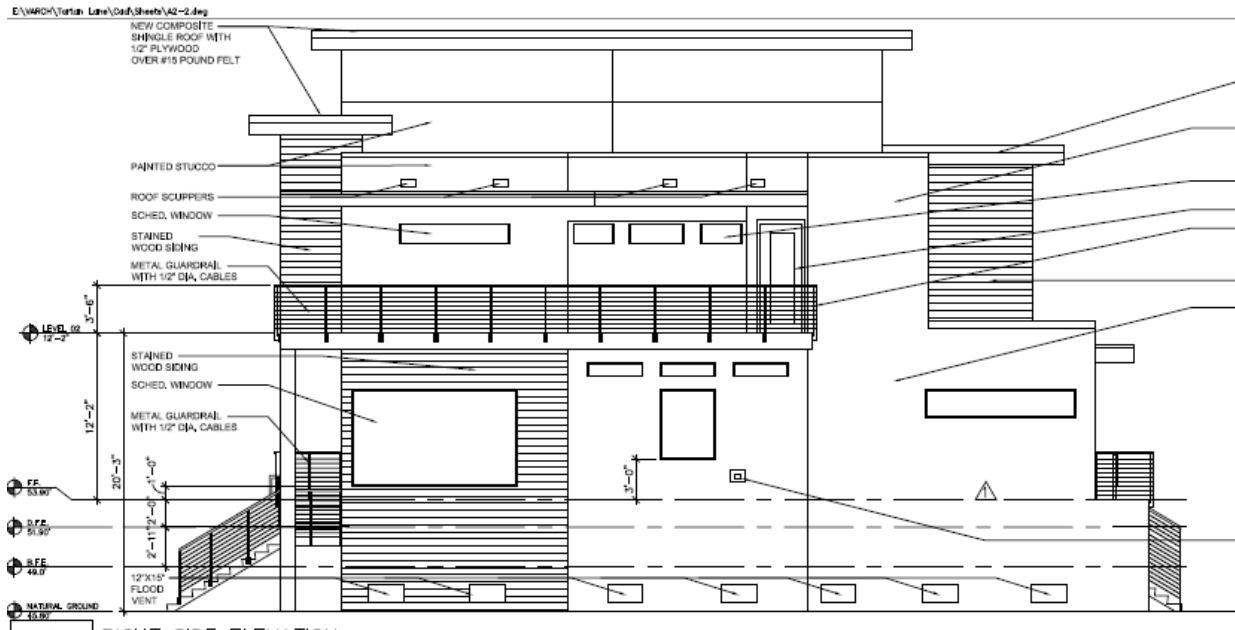
Site Plan



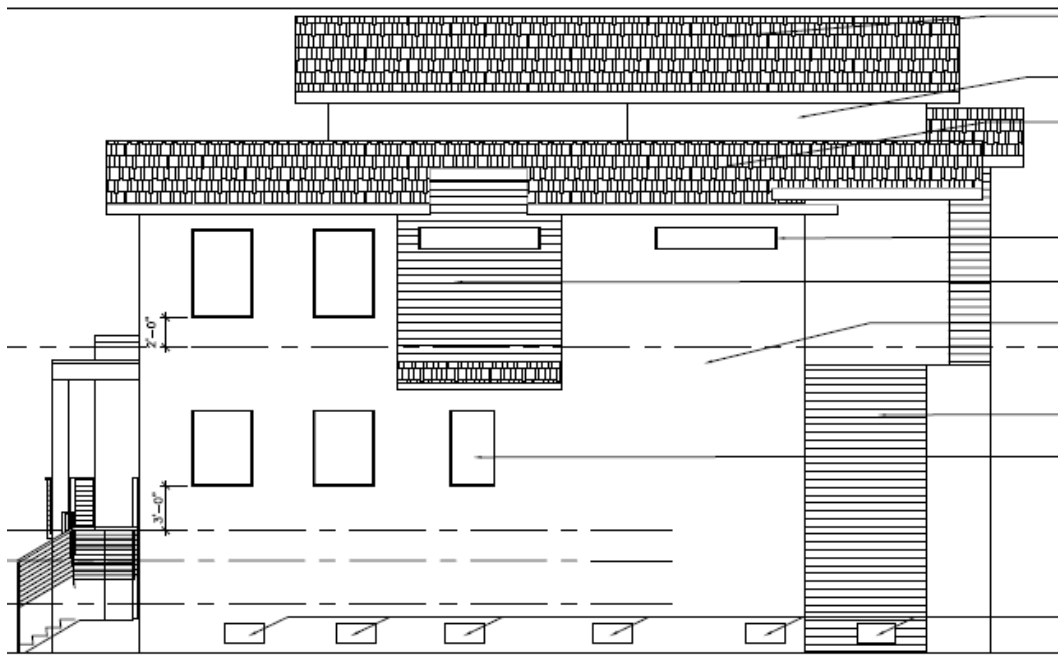
DEVELOPMENT PLAT VARIANCE



Houston Planning Commission



Elevation



DEVELOPMENT PLAT VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

The site is located within the city limits along Stella Link north of Braeswood. The applicant is requesting a reduced building line of 15 feet for a new house. Staff is in support of the request.

The new Home is being designed to allow modifications in the future to be ADA complaint and to add an elevator as the owner has medical issues that makes him plan for those type of design changes in the future.

The subject site is out of Braes Height Addition sec 12 recorded in 1953 with a platted building line of 10 feet along Stella Link. Stella link was classified as a major thoroughfare in 1955. The existing home that is being planned to be removed has a ten-foot set back and vehicular access to Stella Link. On the new proposed house, the vehicular access has been moved to Tartan Lane and the setback along Stella Link has been changed to 15 feet.

Similar variances have been granted along Stella link ranging from 17 feet to 20 feet setbacks.

The distance from back of curb to the property line is 14.5 feet and 29.5 feet to the proposed structure. The applicant is providing a new six-foot sidewalk along Stella Link. Houston Public Works has voiced no objection 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 to the Parking Standards of Chapter 26 of the City of Houston's Code of Ordinances must complete the following application and submit an electronic copy of the Microsoft Word document to planning.variances@houstontx.gov prior to 11:00am on the submittal dates adopted by the Houston Planning Commission for the next available meeting where adequate notification can be provided. For complete submittal requirements, please visit the City of Houston Planning & Development Department website at www.houstonplanning.com.

APPLICANT COMPANY	CONTACT PERSON	PHONE NUMBER	EMAIL ADDRESS		
Starwood Houston, LLC	Clifton Thomason	713-522-1851	cdt@cdtaia.com		
PROPERTY ADDRESS	FILE NUMBER	ZIP CODE	LAMBERT	KEY MAP	DISTRICT
3209 Montrose Boulevard	20010474	77006	5356	493S	C

HCAD ACCOUNT NUMBER(S):	0261520000010
PROPERTY LEGAL DESCRIPTION:	Lots 9 & 10 & Tracts 7B & 7C, Block 26 Montrose
PROPERTY OWNER OF RECORD:	Starwood Houston, LLC
ACREAGE (SQUARE FEET):	5,950 square feet
WIDTH OF ADJACENT RIGHTS-OF-WAY (ROW):	Montrose Boulevard (100 feet)
WIDTH OF EXISTING ROW PAVING SECTION(S):	Montrose Boulevard (55 feet)
OFF-STREET PARKING REQUIREMENT:	24 spaces (or) 22 vehicle spaces & 2 bicycle racks (8 bicycle spaces)
OFF-STREET PARKING PROVIDED:	13 vehicle spaces and 2 bicycle racks (9 bicycle spaces)

EXISTING STRUCTURE(S) [SQ. FT.]:	5,416 square feet
PROPOSED STRUCTURE(S) [SQ. FT.]:	6,822 square feet; emergency medical clinic

PURPOSE OF VARIANCE REQUEST: To allow 13 off-street vehicle parking spaces and 8 bicycle parking spaces, in lieu of the ordinance-required 22 parking spaces, for a proposed emergency medical clinic.

CHAPTER 26 REFERENCE(S): 26-492 Class 3(d) – Clinic (medical or dental). 3.5 parking spaces for every 1,000 square feet of gross floor area (GFA); 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): The property at 3209 Montrose Boulevard has an existing building structure situated on the property. The existing lot size and building footprint limit the number of properly sized parking spaces. This reduced number will not affect the proper function of the new space as it will more than comply with the parking requirements as mandated by the Texas Department of Health and Human Services, (THHS), the licensing agency for this type of entity. Also, the property has an existing parking area which is not being altered during the construction process. All parking spaces which are existing are indicated on the site survey included. We are also situated in the "Montrose special parking area". The owner of the property also meets all THHS requirements for parking (1 for every staff on duty = 7 ea., 1 for every 3 exam rooms = 3 ea. and 1 for every 5 exam rooms = 2 ea.) for a total 12 spaces. We propose 18.

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 existing building footprint and parking area limit the number of parking spaces that can be created, or are already created, on this lot. In order to comply with the City of Houston requirements for number of parking spaces as a ratio of spaces/square feet of building area, a portion of the building would have to be demolished. If the total square feet of building area were reduced, the project would not be practical.

- (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;**

As outlined above, the size of the lot and footprint of the building are existing. These predated the acquisition of the property by the new owner. The owner is attempting to develop the project in a manner to enhance the property and the neighborhood.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

(3) The intent of this article is preserved;

Sufficient parking for the staff and patients of the new Emergency Room is of paramount importance to the new owner. As an operator of a number of ER's throughout Texas, they have a knowledge of the needs for parking based on their experience. This includes the number of staff/physicians that will be in the ER at peak times and the number of expected daily patient visits. Their existing operation across the street, gives them a history in this neighborhood. As noted above, the requirements of THHS will be met.

(4) The parking provided will be sufficient to serve the use for which it is intended;

The owner, (and per THHS rules), more than meet the required number of spaces for ongoing operation. Their experience in the operation of the ER, across the street, gives them a level of experience to draw on.

(5) The granting of the variance will not be injurious to the public health, safety or welfare; and

Due to the nature of this specific type of clinic, the number of patients, staff and physicians on site at any time is predictable, (within a range). As noted above, the owner has a wealth of experience in operation of these types of facilities in Texas and within a few hundred feet of the proposed ER. They do not expect there will be any negative issues related to public health or safety.

(6) If the building is subject to the requirements of article VII of chapter 33 of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII of chapter 33 of this Code.

OFF-STREET PARKING VARIANCE



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 fille 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 deprillle the owner or applicant of the property of reasonable use of the land or building;
- (2) That the circumstances supporting the granting of the variance are not the result of a hardship imposed or created by the applicant and that in granting the variance the general purposes of this article are being observed and maintained;
- (3) The intent of this article is preserved;
- (4) The parking provided will be sufficient to serve the use for which it is intended;
- (5) The granting of such a variance will not be injurious to the public health, safety or welfare; and
- (6) For a development that is subject to the requirements of article VII, chapter 33, of this Code, the granting of the variance is necessary to accomplish the purposes of a certificate of appropriateness issued pursuant to article VII, chapter 33, of this Code.

(b) In addition, if the variance involves an off-site parking facility, the commission must determine that a proposed off-site parking facility will be located so that it will adequately serve the use for which it is intended. In making this determination, the following factors, among other things, shall be considered:

- (1) The location of the proposed building and the proposed off-site parking facility.
- (2) Existing and potential parking demand created by other occupancies in the vicinity.
- (3) The characteristics of the occupancy, including employee and customer parking demand, hours of operation, and projected convenience and frequency of use of the off-site parking.
- (4) Adequacy, convenience, and safety of pedestrian access between off-site parking and the occupancy.
- (5) Traffic patterns on adjacent streets, and proposed access to the off-site parking.
- (6) The report and recommendation of the director and the traffic engineer.

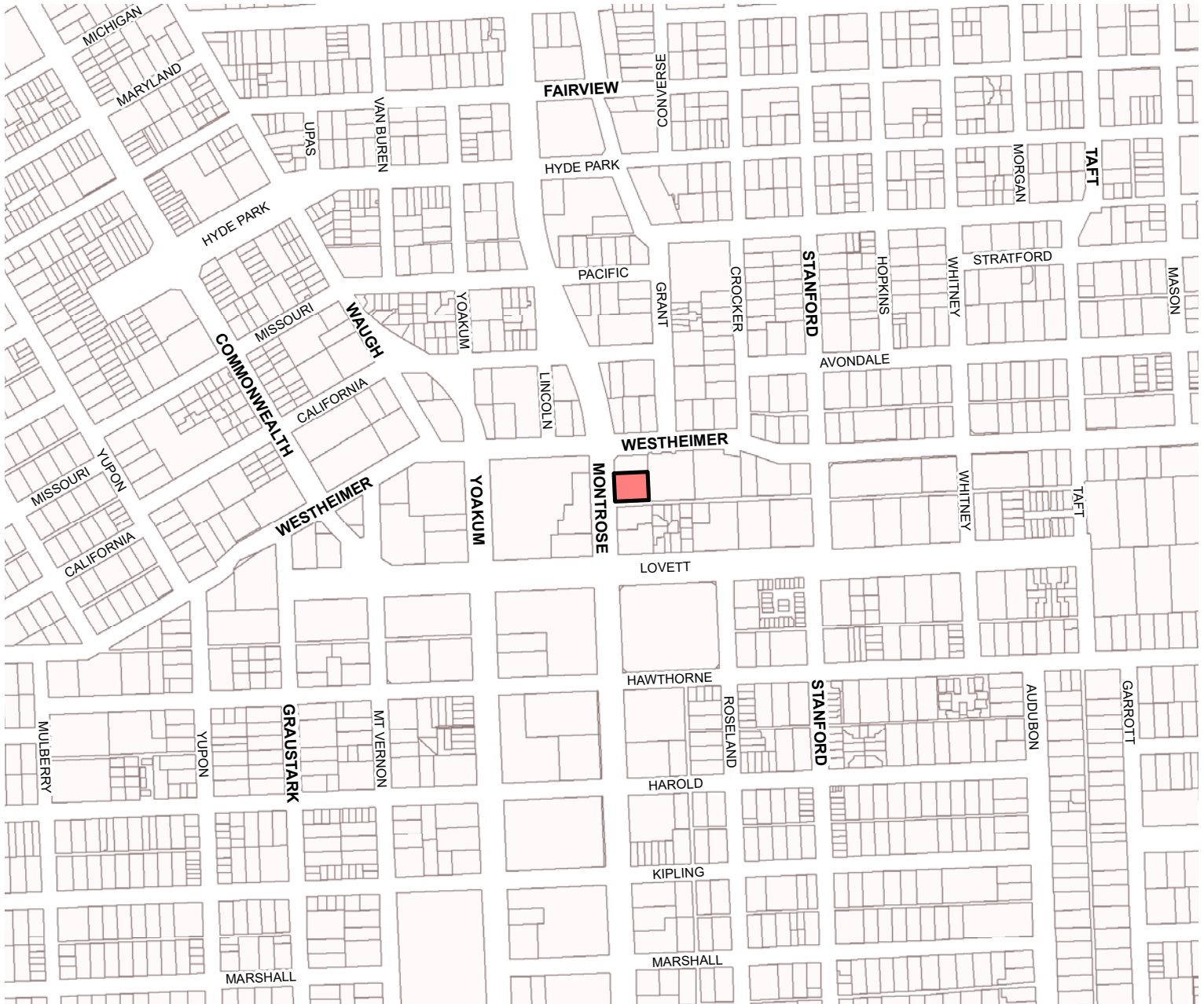
Any variance granted under the provisions of this section will apply only to the specific property and use upon which the commission was requested to grant a variance by the applicant and shall not constitute a change of this article or any part hereof. All variances as granted shall be in writing shall be signed by the secretary of the commission and maintained as a permanent record of the commission.

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Location Map



OFF-STREET PARKING VARIANCE



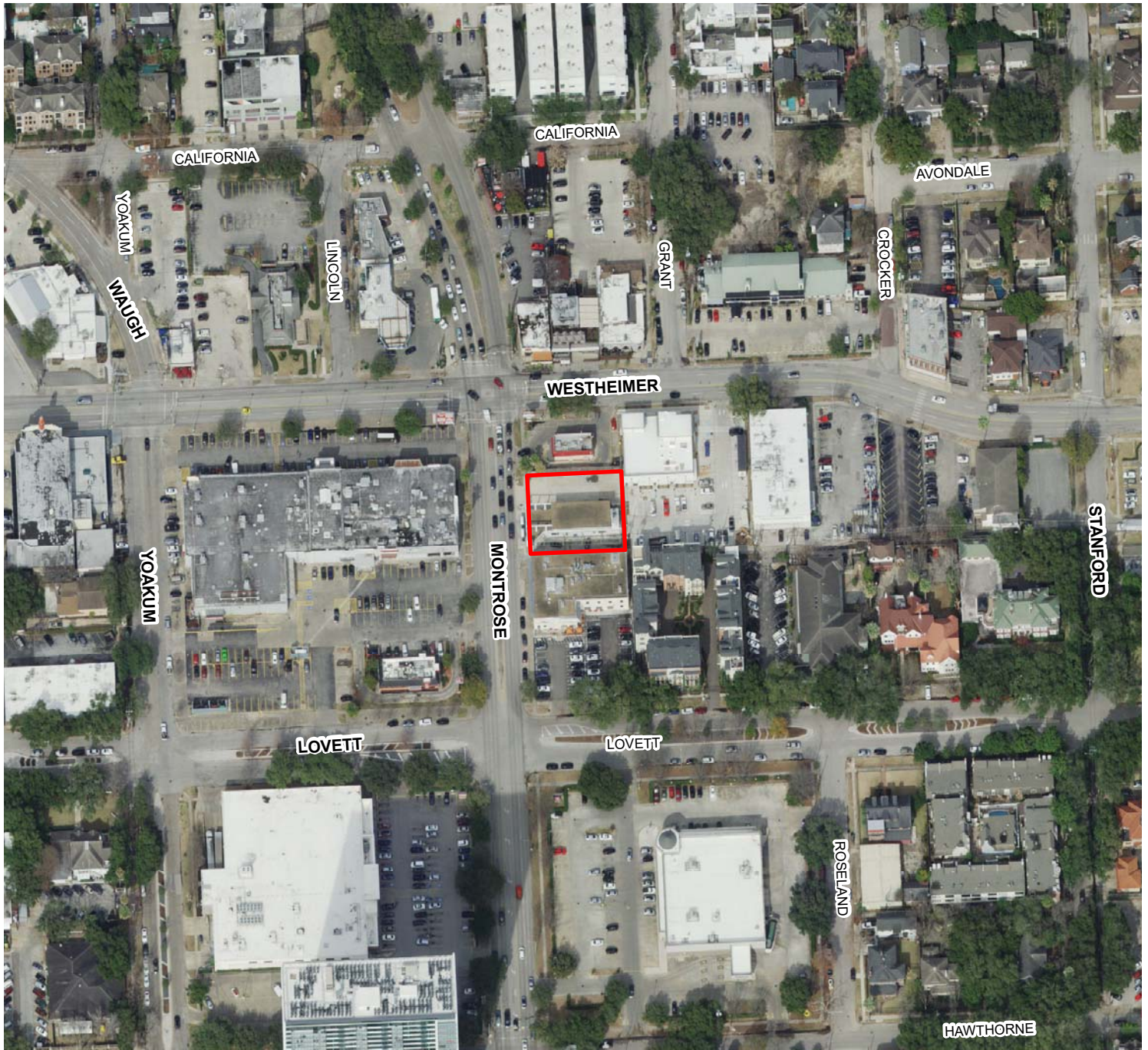
PLANNING &
DEVELOPMENT
DEPARTMENT

ITEM: III

Meeting Date: 10/01/2020

Houston Planning Commission

Aerial Map

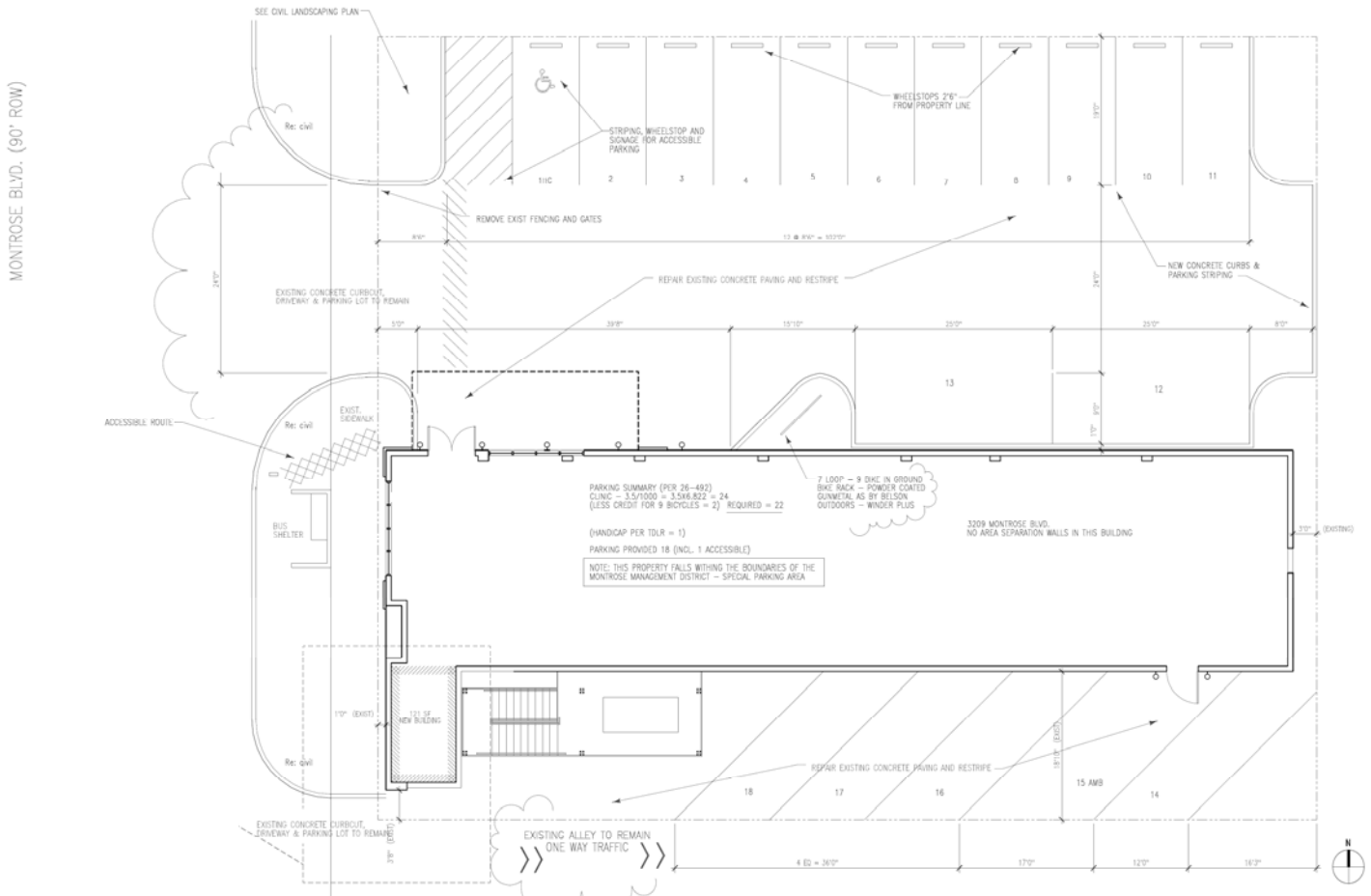


OFF-STREET PARKING VARIANCE



Houston Planning Commission

Site Plan & Parking Analysis



PARKING SUMMARY (PER 26-492)
CLINIC - $3.5/1000 = 3.5 \times 6.822 = 24$
(LESS CREDIT FOR 9 BICYCLES = 2) REQUIRED = 22

(HANDICAP PER TDLR = 1)

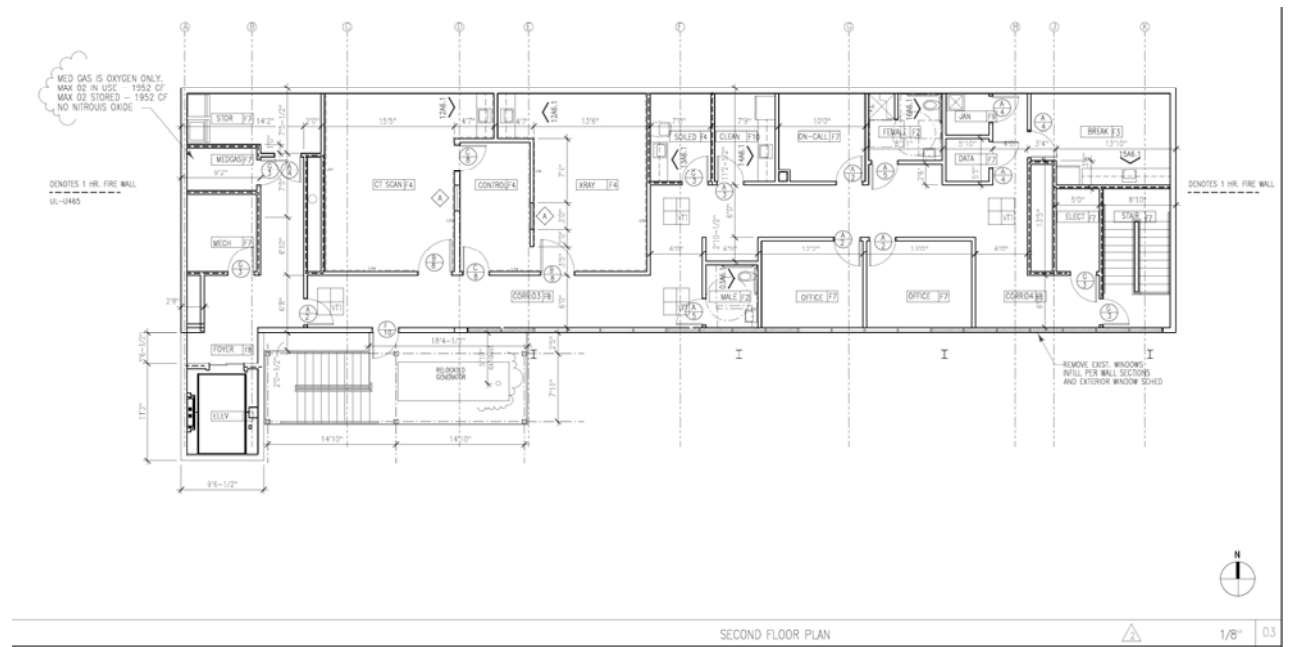
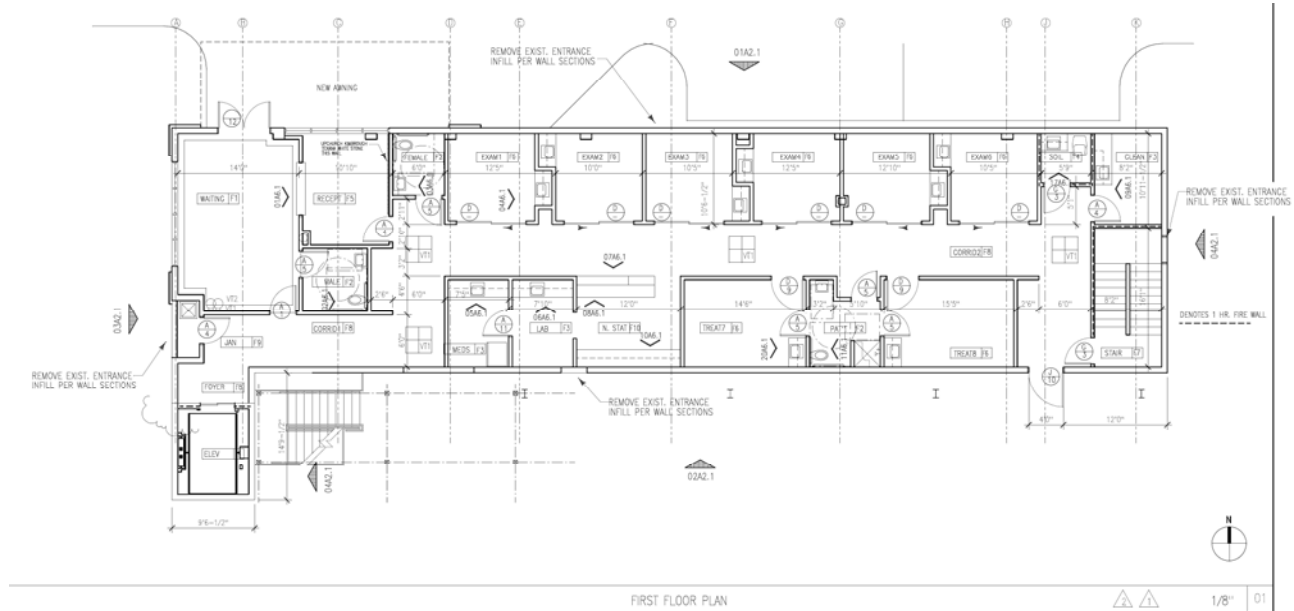
PARKING PROVIDED 13 (INCL. 1 ACCESSIBLE)

OFF-STREET PARKING VARIANCE



Houston Planning Commission

Floor Plan



OFF-STREET PARKING VARIANCE



Houston Planning Commission

STAFF REPORT

Staff Recommendation: Approve

Basis of Staff Recommendation: The site is located along the east side of Montrose Boulevard, south of Westheimer Road. The applicant is requesting a variance to allow 13 off-street parking spaces in lieu of the ordinance-required 22 parking spaces for a proposed emergency medical clinic. Staff is in support of the requested variance.

The subject site was platted as part of the Montrose Addition in 1916 and the existing commercial structure was constructed in 1960. The applicant is proposing to relocate an existing emergency medical clinic from 1007 Westheimer Road to the subject site and to reuse the existing structure. The plans include removal of a second-story patio overhang encroachment into the right-of-way and enclose the open portions of the second floor to be in line with the existing structure at the 1' building line below. Other improvements include a new elevator and stairwell addition to the south side of the building, and an existing, 13-space, surface parking lot along the north side of the site will provide off-street parking to service the proposed clinic. The relocation of the front door from Montrose Boulevard to the side parking lot will include a new canopy structure that will be installed over the main entrance which will also serve as a vehicular drop-off area. The site is requesting a development plat variance for reduced building line along Montrose Boulevard which is being considered simultaneously with this parking variance request. Initially, there were 5 on-site parking spaces proposed to take access from an adjacent alley, however, the alley does not formally meet Public Works' standards for the commercial site to utilize these spaces.

The Texas Department of Health and Human Services is the licensing agency for the clinic which requires 11 parking spaces, based on the number of treatment, examination, and diagnostic rooms, as well as the number of staff the facility will employ. Additionally, due to the clinic's 5-year, preexisting nearby location, the applicant is able to observe and declare that the 13 spaces will be sufficient for the clinic's new location within the neighborhood.

This site is located in the heart of Montrose, one of the most walkable districts in the region. The proposed improvements to the existing facility, including the removal of the right-of-way encroachment and added façade transparency, will enhance the public right-of-way, which includes a METRO bus stop in close proximity to the front entrance. The context of the site's prime location amongst high-frequency bus lines stresses the importance for accessibility via multiple modes of transportation. METRO and Houston Public Works have voiced no objection to the proposed development and the improvements align with the Planning Department's commitment to the development of walkable places and complete streets. Six on-street, public parking spaces are located within the block and additional on-street parking spaces are within walking distance to the proposed clinic.

For these reasons, staff recommends the Planning Commission approve the requested parking variance to allow 13 vehicle parking spaces and 8 bicycle spaces in lieu of the ordinance-required 22 parking spaces.



Planning Commission Action: Approved

OFF-STREET PARKING VARIANCE



PLANNING &
DEVELOPMENT
DEPARTMENT

Houston Planning Commission

ITEM: III

Meeting Date: 10/01/2020

Basis of Planning Commission Action: *(see above staff evaluation)*

Additional Findings by Planning Commission:

OFF-STREET PARKING VARIANCE

AGENDA: IV.

SMLSB Application No. 770: 2100 block of Alabama Street, north side, between St. Emanuel and Hutchins Streets

BACKGROUND:

The Planning and Development Department received an application for the establishment of a Special Minimum Lot Size Block (SMLSB) for the 2100 block of Alabama Street, north side, between St. Emanuel and Hutchins Streets. Analysis shows that a minimum lot size of 5,000 sf exists for the blockface. A petition was signed by the owners of 60% of the property within the proposed Special Minimum Lot Size Block. One protest was filed and the Director has referred the application to the Planning Commission in accordance with the provisions of Chapter 42-197. This report provides the Commission with a synopsis of procedures and appropriate application criteria.

PROCEDURES:

Following acceptance of a completed application, the Planning Director notifies all owners of property within the proposed SMLSB. Any property owner who wishes to protest the creation of the minimum lot size block may file a protest within thirty days of the notice letter. The Director can grant administrative approval upon finding that the application complies with all of the following:

- meets all criteria required for Planning Commission approval (listed in next paragraph);
- shows evidence of support from owners of at least 51% of the property within the proposed SMLSB; and
- receives no timely protest filed by a property owner within the proposed SMLSB.

Upon finding that an application meets the above criteria, the Director forwards the request to City Council for consideration of establishing the SMLSB. Should the application not meet one or more criteria, the application must be forwarded to the Planning Commission for public hearing and consideration.

After close of a public hearing the Planning Commission shall consider the following:

- the boundaries of the proposed SMLSB shall include all properties within at least one blockface, and no more than two opposing blockfaces;
- at least 60% of the area to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, is developed with or are restricted to not more than two single-family units per lot;
- that the applicant has demonstrated sufficient support for the establishment of the proposed SMLSB;
- that the establishment of the SMLSB will further the goal of preserving the lot size character of the area; and
- that the proposed SMLSB has a lot size character that can be preserved by the establishment of a minimum lot size, taking into account the age of the neighborhood, the age of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.

Should the Commission find that the application meets these requirements; the Commission must forward the application to City Council for consideration. City Council approval of the SMLSB is enforceable for forty years from the effective date of the ordinance.

STAFF ANALYSIS:

The application includes five (5) lots along the 2100 block of Alabama Street, north side, between St. Emanuel and Hutchins Streets.

Analysis of the application resulted in the following findings:

- The boundaries of the proposed SMLSB must include all properties within at least one blockface, and no more than two opposing blockfaces;*
The application comprises one blockface, the north side of Alabama Street.
- At least 60% of the lots to be included within the proposed SMLSB, exclusive of land used for a park, library, place of religious assembly or a public or private elementary, middle, junior high or high school, must be developed with, or restricted to, not more than two single-family units per lot; For any lot or tract that was not vacant and was in use for other than single family residential purposes, the subdivision plat, development plat, or building permit may provide for any use permitted by law or, if applicable, deed restrictions.*
Land uses of the properties consist of five (5) of five (5) single-family residential properties (representing 100% of the total lots within the boundary area).
- The applicant has demonstrated sufficient support for the SMLSB;*
The applicant obtained three (3) of five (5) signatures of support from property owners in the proposed SMLSB (owning 60% of the total area). There was one protest.
- Establishment of the SMLSB will further the goal of preserving the area lot size character;*
A minimum lot size of 5,000 sf exists on five (5) lots in the blockface.
- The proposed SMLSB has a lot size character that can be preserved by the establishment of a special minimum lot size, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan or scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.*
The subdivision was unrecorded. The earliest house originates from the 1930s. The establishment of a 5,000 sf minimum lot size will preserve the lot size character of the area.
- The minimum lot size for this application was determined by finding the current lot size that represents a minimum standard for 70% of the application area.*
Five (5) out of five (5) lots (representing 100% of the application area) are at least 5,000 square feet in size.

Public notice of the public hearing was transmitted to all property owners on the blockface.

ATTACHMENTS:

1. Calculation Analysis
2. Map of Support
3. Additional Map(s)
4. Protest Letter(s)
5. Application

SPECIAL MINIMUM LOT SIZE BLOCK

Application No. **770**

Date Received: **6/11/2020**

Date Complete: **7/10/2020**

Street(s) Name: **Alabama Street**

2100 block of Alabama Street

Lot(s)

Cross Streets: **St. Emanuel Street** and

Hutchins Street

Side of street: **North**

MINIMUM LOT SIZE:

<u>Address</u>	<u>Land Use</u>	<u>Signed in Support</u>	<u>Lot size (in Sq Feet)</u>
2103 Alabama (TRS 3 & 4)	SFR	Y	5,000
2105 (TRS 3A & 4A)	SFR	Y	5,000
2113 (LT 10)	SFR	Y	5,000
2115 (TRS 7A & 8A)	SFR		5,000
2119 (TRS 7 & 8)	SFR		5,000

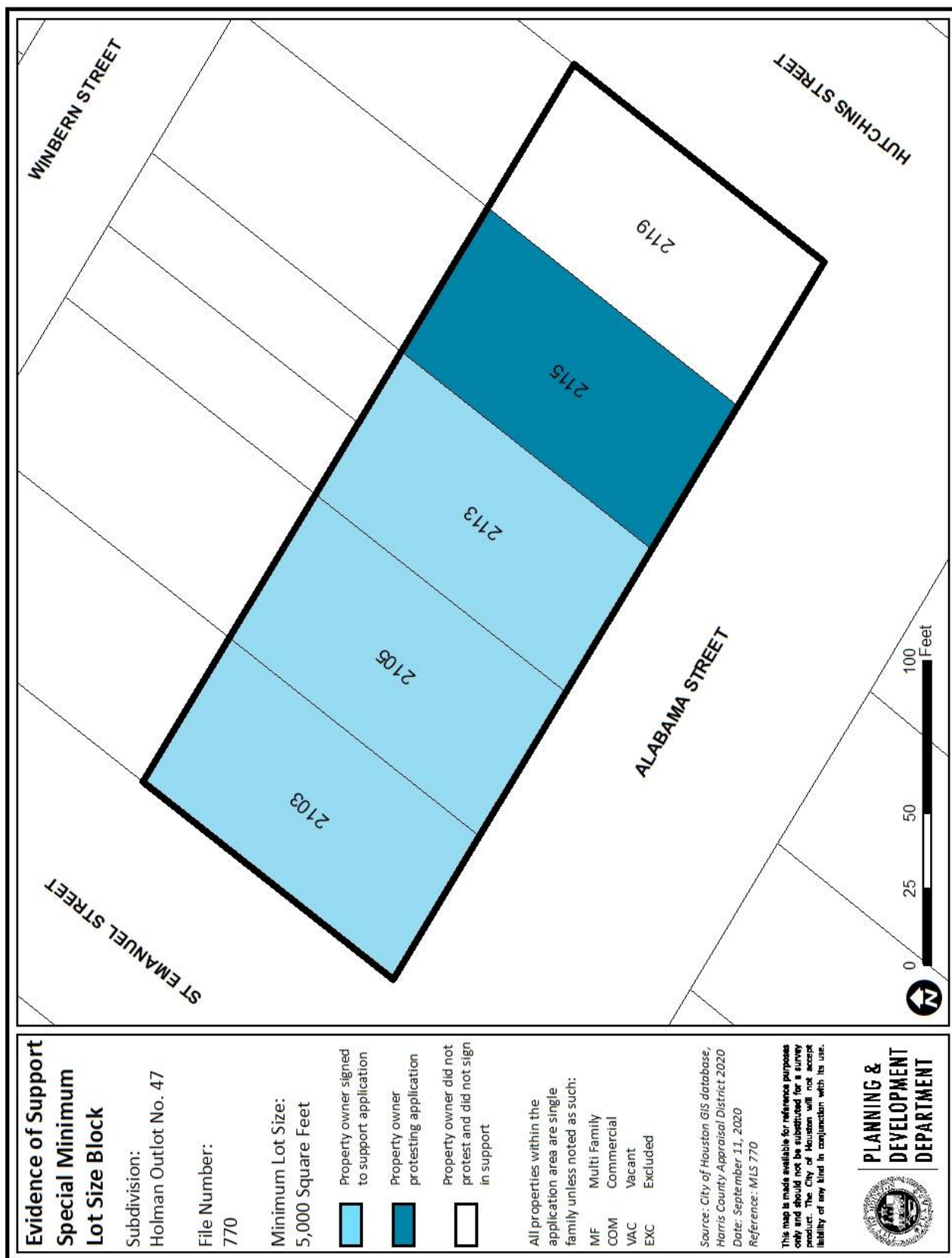
Evidence of Support (must be 51% or more by area for Director administrative approval):

Of **25,000** Square Feet in the Proposed Application Area **15,000** Square Feet are Owned by Property Owners Signing in Support of the Petition = **60%**

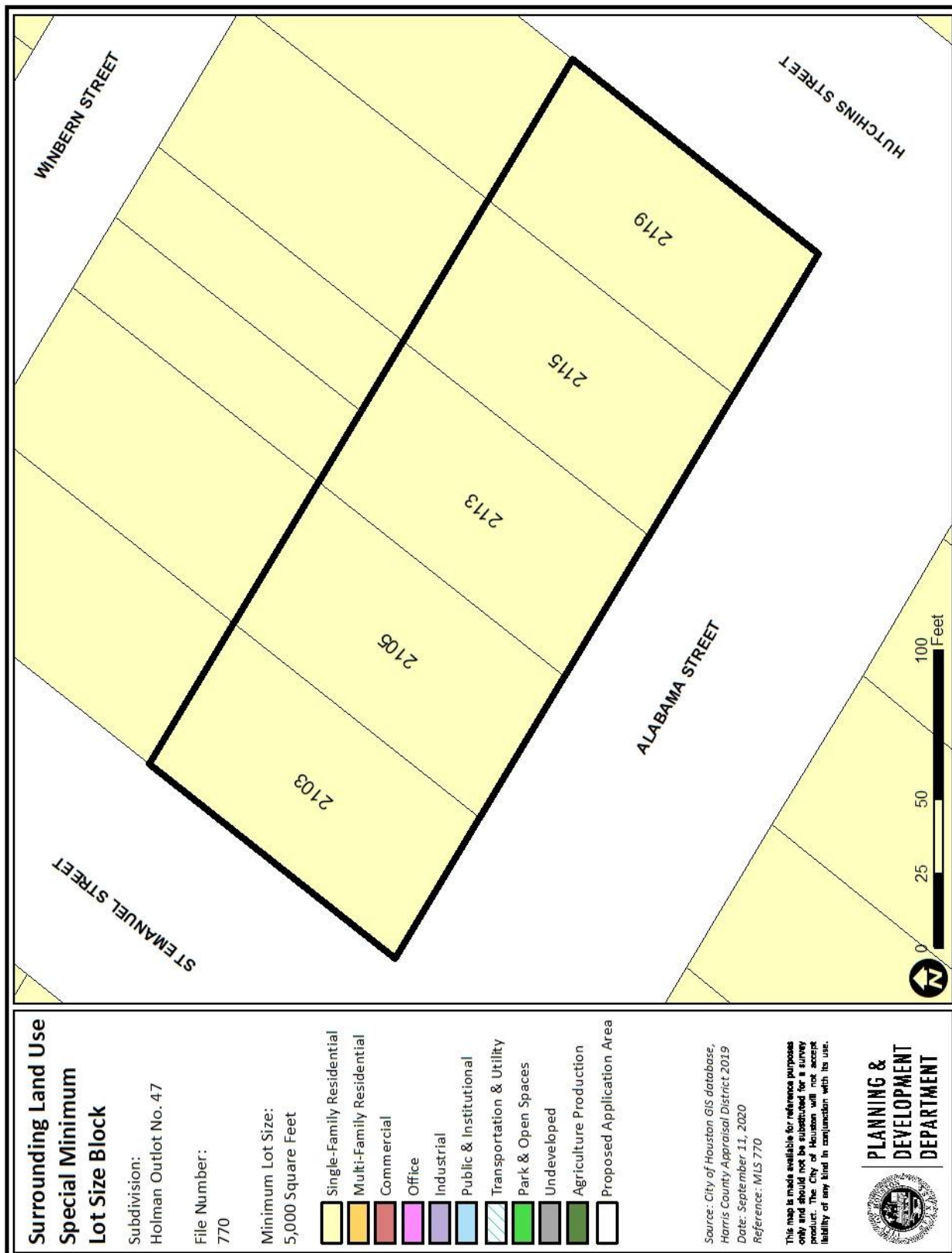
Single Family Calculation:

Percentage of lots developed or restricted to no more than two SFR units per lot (must be at least 60%):

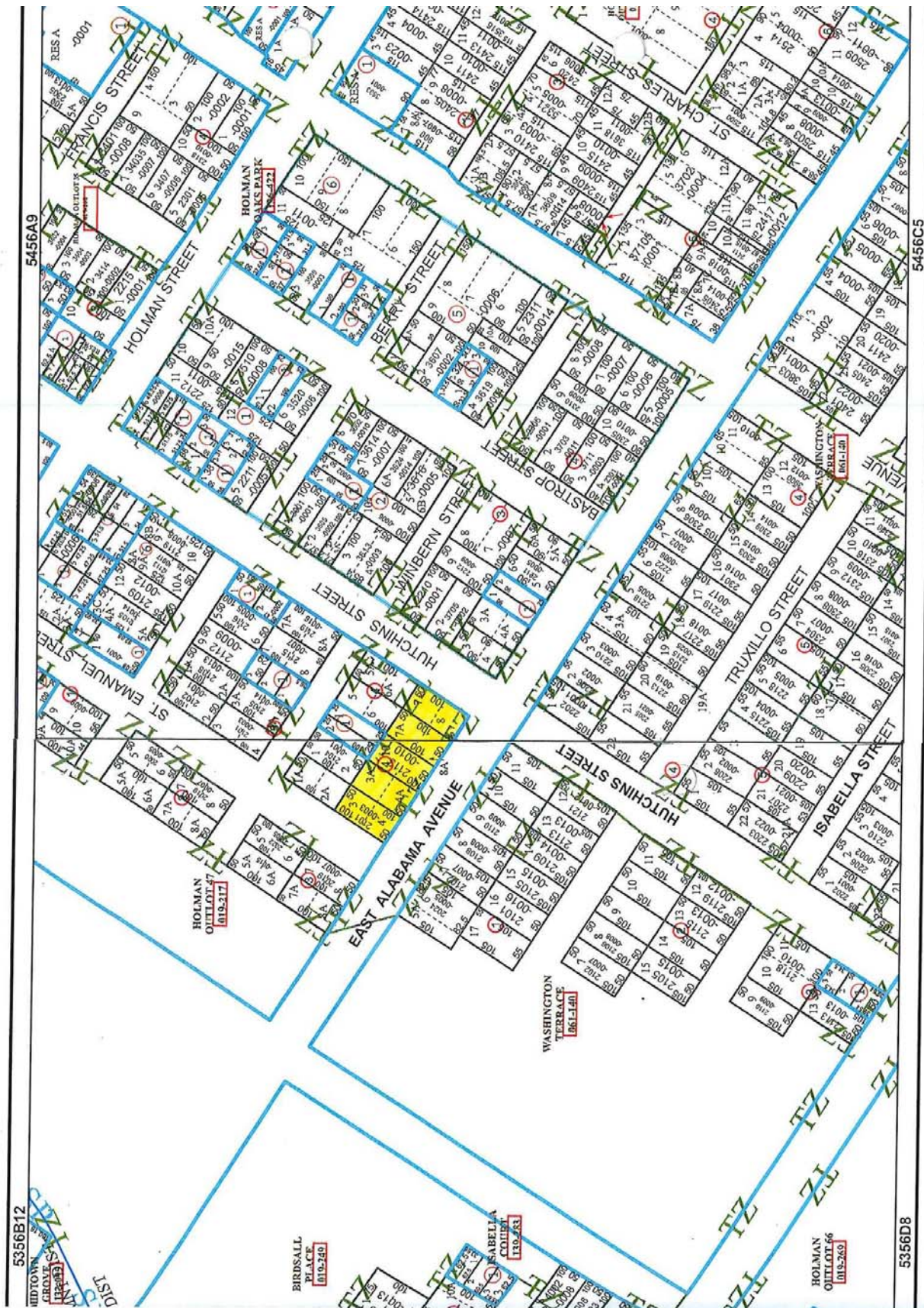
5	# developed or restricted to no more than two SFR Units	Of	5	Total number of SFR lots in the Proposed Application Area	5	Total number of lots in the Proposed Application Area	100%
0	# of Multifamily lots						
0	# of Commercial lots						
0	# of Vacant Lots						
5	Total						











P.O. Box 21428
Houston, Texas 77226-1428
August 11, 2020



City of Houston
Planning and Development
c/o Mr. David Welch
6th Floor
611 Walker
Houston, Texas 77002

Subject Reference No. : MLS 770.
 Special Minimum Lot Size Block Application
 2100 block of Alabama Street, north side,
 between St. Emanuel Street and Hutchins Street.

Dear Mr. Welch:

Per our telephone conversation on July 31, 2020 regarding the above referenced subject I am writing to inform you that I am the owner of 2115 Alabama whose property, without my permission, has been included within the drawn boundary of the map attached to the above referenced application.

This application is a "complete shock" to me. At no time has anyone approached me about this, except notification by the City, to even ask would I be agreeable to be included in the application. I do not even know the name or names of the person or persons who have initiated this application. When we spoke you informed me that 51% of the involved property owners have consented to the application. To me, that sounds like a "done deal" on their part and that they felt they did not need the input of other property owners of their intentions. Shortly after I spoke with you I reached out to another owner of property included on this map who told me they did not have knowledge of any of this matter and thanked me for letting them know.

This letter is my notification to the City that I am protesting this application. I want my property to be omitted from this application. If there is an official document form that the City requires to be filled out in order to protest and be submitted to the appropriate department and or persons please send it to me to fill out and mail it back before August 20th.

Respectfully,


Andrea Ford

P.O. Box 21428
Houston, Texas 77226-1428
September 15, 2020

City of Houston
Planning & Development Department
c/o Mr. David Welch
6th Floor
611 Walker Houston, Texas 77002
e-mail at David.Welch@houstontx.gov.

Subject: MLS 770: Reference No.
 Special Minimum Lot Size Block Application
 2100 block of Alabama Street, north side,
 between St. Emanuel Street and Hutchins Street.

Dear Sir and Commission Members:

I received a letter from the City of Houston Planning & Development Department regarding the above referenced subject matter. The letter is dated July 21, 2020. I received it on July 28, 2020.

Prior to receiving this letter I had absolutely no knowledge about this application nor its intentions. No one ever approached nor spoke to me about this. This came as a "complete shock" to me.

I am the owner of 2115 Alabama, Houston, Texas and it has been included on this application and the accompanying map. It is one of 5 properties outlined on this map. This was done without my knowledge and without my permission. "I cannot help but wonder why?"

On July 31, 2020, I called the Planning & Development Department for clarification of this issue. The letter stated that 51% of the property owners (there are 5 lots shown on the map) have approved the application. I asked for a copy of the application to read and was told I must write to request a copy, which I did on August 24, 2020 and duly received on September 13, 2020. I, also, sent a written protest to this application which was received by the Planning & Development Department.

Written on the application is the date of 5/29/20. Also, there is a stamped date which says "Received 6/11/2020". I received the Department's notification of the application, which was dated July 21, 2020, on July 28, 2020.

Pg. 1 of 3

I am protesting any and all restrictions of any kind being placed on my property. I am a strong believer of the principle of an individual's private property rights and having the choice to determine how he or she wants to utilize his or her's own property.

The area in which my property is located has been under-going and is under-going many changes, by way of development, for many years. These changes have been diverse, as well as creative, by way of stated purposes, designs, constructions, etc.. There are completed developments of, say, single-family residential dwellings on various size lot sites, as well as, on-going construction of these types of dwellings on various size lot sites.

These and other types of construction are being developed not only near the location of my property; but, over the entire surrounding area, which is known as 3rd Ward. Due to this diversity and creativity of these projects there is a desirability to be included in this mixed use, old-new community. There is something for everyone to choose from. This creates a "vibrancy" in the area.

For instance, some people revere single family "row" houses which are, also, known by another name as "shot-gun" houses. There are many in the area. Near my property there are several on one lot. Due to financial necessity, in order to utilize one's property to its fullest potential one can see why this occurs. By establishing 5,000 sq. ft. as being the minimum that a lot must be for a single-family dwelling would not be allowed for those like structures and corresponding numbers to be placed on a lot of this size as they are currently standing today. I counted 4 homes on this lot.

On Winbern Street, behind my property, in the same hundred block, there is new construction of three 3-story single-family townhomes built, to me, on a 5,000 sq. ft. lot. As I understand, that would no longer be allowed if a lot would have to have a minimum of 5,000 sq. ft. in order to have the same type of construction on it as on Winbern Street.

I have seen these 3-story new construction of single-family townhomes on one 5,000 sq. ft. lot on many streets near my location and in the general area. I have seen them on Ennis, Bastrop, Berry, Hutchins, Stuart, Francis, Holman, etc.. There are a multitude of "row" houses. There many new townhome complexes that have been built and are being built in the neighborhood, as well as a senior assisted living development being built.

So, a legal precedence has been established that all of these

many types of construction built on lots of many sizes were deemed allright and were able to proceed by the property owners. And those lots were utilized to their highest and fullest potential.

I have read in the Code of Ordinances that was referred to in the Department's letter which is Sec. 42-197, as well as the following sections.

In closing, I must say that I strongly feel that one should be able to decide what is best for his or hers own property. That is a right for everyone. I would not inflict my will on what others should do with their own property. There business is their own affair.

I fail to understand the motivation for the implementation of this application. This application does not represent my interest at all. And I say this with all due respect.

Respectfully,



Andrea Ford

P.S. This is not a deed restricted area I am in. I feel one should develope and utilize their own property as they see fit. I cannot say this enough.

P.O. Box 21428
Houston, Texas 77226-1428
September 15, 2020

City of Houston
Planning & Development Department
c/o Mr. David Welch
6th Floor
611 Walker
Houston, Texas 77002
e-mail at David.Welch@houstontx.gov.
e-mail SPEAKERCOMMENTS.PC@HOUSTONTX.GOV.

Subject: Reference No. MLS 770.
Special Minimum Lot Size Block Application
2100 block of Alabama Street, north side,
between St. Emanuel Street and Hutchins Street.

Dear Sir and Commission Members:

This is an addendum to my previous letter I sent to you. The following are addresses of structures that appear to be on lot sizes of 5,000 sq. ft. that would not be allowed on a lot of 5,000 sq. ft. today, as I understand it. These addresses have on them "row" houses, as well as three 3-story Townhouse units.

The addresses are:

1. Ennis St.: 3912, 3916, 3920.
2. Winburn St.: 2109, 2111, 2113.
3. Bastrop St.: Corner 2303 and Berry St.: 2305, 2307.
4. Stuart St.: 2110, 2112, 2112½, 2116.
5. Bastrop St.: 3212, 3214, 3216.
6. Bastrop St.: 3210A, 3208B, 3208C.
7. Hutchins St.: 3304, 3306, 3308, 3310, 3312.
8. Francis St.: 2126, 2124, 2115, 2113.
9. Hutchins St.: 3616.
10. Elgin St. 2102, 2104, 2108, 2110.
11. Hutchins St.: 3602, 3006.

There is much construction taking place in my area. New developments are being built. The area is in transition. Legal precedence has been established. Property owners are developing on their own sites what they wish to have on them.

I believe in the individual's private property rights. There are no deed restrictions where my property is located. I am protesting the above referenced application. I was never informed of this application nor of its intentions, yet my property at 2115 Alabama was listed in the application and on its accompanying map. I had no knowledge of this until receiving a letter

sent to me by the City's Planning & Development Department on July 21, 2020 informing me of this application. The date on this application says 5/29/'20. It has a stamped date on it which says "Received June 11, 2020".

Upon learning of this application by the Planning & Development Department I was "shocked" by this news. I never gave my permission to include my property in this application.

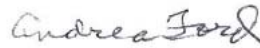
My property is listed in the 3rd Ward area of Houston. Much is being developed. There is much diversity and creativity in design, construction and single-family dwelling projects, etc. With this brings "vibrancy" to the area. This is going on near the location of my property, as well as in the larger surrounding sphere. There is something that will be attractive for everyone to the area, to this mixed use, old/new community. There are various types of designs and constructs of improvements for all types of living needs, etc.. And they must meet the needs of the people.

I believe what a person wants to do with his or her's property and how they want to developed it to its fullest potential is their business. That is their right. And likewise, it is my right in regards to my own property.

I can understand row houses (several) being on a 5,000 sq. ft. lot Financial necessity and demographics are an impetus for that. I have no problem with that. This is still needed today.

I do not understand the motivation for this application. I want my property removed from it. It does not represent my interests.

Respectfully,



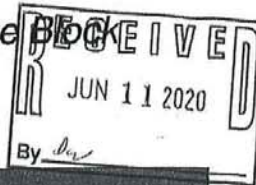
Andrea Ford

P.S. The addresses listed in this letter are just some of the addresses of single-family dwellings that are in the area that I believe are of interest concerning what this application's intent is.



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Special Minimum Lot Size Block (SMLSB) Application



Main Applicant Information (required)

Full Name: Lynette T. Fornierette Date: 05/29/20
Address: 2113 Alabama St.
Street Address
Houston TX 77064
City State ZIP Code
Phone: 832-746-0811 Email: [REDACTED]

Are you a property owner within the application boundary?

YES ☒ NO ☐ If no, what is your relation to the application boundary?

Did you have a preliminary meeting with the Planning and Development Department?

YES ☐ NO ☒ If yes, what was the date of the meeting?

Due to COVID-19

Does the application boundary have deed restrictions?

YES ☐ NO ☒ If yes, do they address a Minimum Lot Size?

Describe the location of the application boundary. (Example: "North side of Golden Retriever Drive between Boxer and Schnauzer Streets" or "Block 15, Lots 1-5, in Cocker Spaniel Subdivision")

North side of Alabama St. between St. Emanuel and Hutchins St.
Block 4 TRS 3-7 and 4-8, Hoffman Outlot 47

Signature of applicant:

Lynette T. Fornierette

Alternate Applicant Information (optional)

Full Name: Chrystal Beasley Date: 05/29/20
Address: 2001 Alabama St.
Street Address
Houston TX 77064
City State ZIP Code
Phone: 713-444-7425 Email: [REDACTED]

Signature of alternate applicant:

Chrystal Beasley

Application Information (STAFF USE ONLY)

File Number: 770
City Council District: D

Super Neighborhood: Greater Third Ward
Planner Assigned: Diana Weber

HOUSTON PLANNING COMMISSION

PUBLIC COMMENTS

THURSDAY OCTOBER 1, 2020 2:30 PM

Agenda #	Subdivision Name	Name	Organization	Deferred Speaker	Contact Information	Comment
Leave Blank						
Leave Blank						
89	Ashley Pointe Sec 15 partial replat no 1	Santith Kumar	NA		sanithkmr@yahoo.com	<p>sir,</p> <p>We need a park on that lot for our kids as designed previously. There is no walk way from that area to Dixie Farm Park situated in Dixie and Blackhawk road. So a park is important in that place.</p> <p>Thank you Sanith Nair 12806 Lott Ave Houston 77089</p> <p>I'm Gerald Kelley at 16038 Broadwater Dr, next to the lot on the right side of my property that's been replated.</p> <p>I would like to address the Committee on the issue I have and our neighbors with the replating.</p> <p>We bought our house in 2012 at 16038 Broadwater Dr, and received a survey, also all the property pins were located, through the years the house on the left side of our home was sold and they as well had a survey performed and there wasn't an issue.</p>
92	Newport Sec 2 partial replat no 1	Gerald Kelley	NA		gerald.kelley1@outlook.com	<p>There has been 5 other homes sold on our block with no boundary issues. Now Castle Rock bought the property then had it surveyed by TRI Tech, and they placed a property marker 7 1/2" onto my property. And now part of my fence is encroaching onto so called Castle Rock's property.</p> <p>When the platting of Newport back in the 70's the property pins were placed, and TRI Tech is telling they are wrong and all the way down the block the property pins are not correct, now we have a big issue out here with the property boundaries.</p> <p>I petition the Houston Planning Commission on behalf of myself and my husband, to deny, or at the least to postpone granting approval of the application to replat Mitchell Island in Lake Woodlands, The Woodlands, TX.</p> <p>East Shore in The Woodlands, TX, the affected neighborhood, lacks the infrastructure to support such a development as an additional part of the neighborhood. At the current time, Howard Hughes Corporation has over-extended the requirements for the present infrastructure and can not reasonably expect to add to the already overburdened amenities.</p>
94	s Village of Grogans Mill Lake Woodlands East Shore Sec 16	Rhonda Bone	NA		arby76@yahoo.com	<p>IF Mitchell Energy continues to seek approval for the plan as stated in their current application, I then request they construct a bridge on the north end of Mitchell Island in order to connect the road to Lake Woodlands Drive (at the point of the traffic light at Lake Woodlands Drive and Hughes Landing Blvd), which would become the main access point for Mitchell Island.</p> <p>4 attachments related to my appeal. Please see RBone_Hughes_HPC memo in attached folder.</p>

				Houston Planning Commission;
				<p>My husband and I moved to East Shore in The Woodlands 8 years ago. Since we have lived there, we have seen the community change with the building of the 4 story townhomes along the waterway, and the addition of the newest development on the lakeside. With these additions, traffic has increased on our streets, and with no new added parking space, parking spots are at a premium. Fighting over the few existing guest parking spots has even gotten ugly since the 4 story townhouse garages are too small to accommodate large pickup trucks. So those residents often park their vehicles outside their gated area, taking up guest parking.</p>
94	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16 replat no 1	Kathleen Adley	NA	<p><a href="mailto:Kathleen.Adey<p.k.adey@gmail.com>">Kathleen Adey <p.k.adey@gmail.com></p> <p>Now with the proposed rezoning of our island to include 50+ homes, I am very concerned about the impact this will have on East Shore. Not only will traffic increase even more than it already has, but it will also tax our amenities such as our club house, parks, trails and lake. This was not in the original plan for East Shore and therefore, East Shore is unprepared to handle the additional strain this development would add. As a result, I fear it would have an adverse effect on all of our property values.</p> <p>I strongly oppose the rezoning of our island, and hope you will reconsider the impact this will have on our community of East Shore.</p> <p>Sincerely,</p> <p>My name is Tami Houston and I live within the 250 - 500 ft of section 16 in the East Shore- some members of our community have gotten together and created a letter we would like to read to the board. About the public concern of this replat. It is the collaborative effort by the 173 who signed the letter. I would like to read the letter on behalf of the group at the meeting. I also will be sending electronically along with questions.</p> <p>Will you please sign me up as a speaker.</p> <p>Thank you,</p> <p>Tami Houston 713-294-3600 2910 Majesty Row The Woodlands Texas. 77380 kirkandtami@yahoo.com</p>
94	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16 replat no 1	Tami Houston	NA	<p>Tami Houston 713-294-3600 2910 Majesty Row The Woodlands Texas. 77380 kirkandtami@yahoo.com</p> <p>Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16 replat no 1; replating of all of woodland Village of Grogans Mill Lake Woodlands</p>
94	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16 replat no 1	Nick Vermet		<p>yellowtestarossa@aol.com</p> <p>We do not want the increased level of residences vs the original plan.</p> <p>Woodlands residents since 2002.</p> <p>Nick Vermet (678) 823-1597 yellowtestarossa@aol.com</p>

					<p>Good morning,</p> <p>This email is in Reference to #2020-1310; Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16 Replat no 1; Replating of all of Woodland Village of Grogans Mill Lake Woodlands.</p> <p>I am strongly opposed to the development of this island. People move to the Woodlands for the forestry and natural surroundings. I have dreamed of living in this area since I was 14 years old. Please do not continue to take away natural forestry with its wildlife for crammed, overpriced housing. There is no need for it and the residents living nearby oppose it as well.</p> <p>Thank you for your consideration.</p> <p>Kindest regards, Shannon Gourley</p> <p>To whom it may concern</p> <p>I am a lifelong resident of the Woodlands Texas I am opposed to the replatting of Grogan's Mill lake woodlands island, from home 19 homesites to 50 something home sites.</p> <p>The Woodlands was designed to feel like a forest, we are losing that on a daily basis, taxes are going up, what will happen is people will sell their homes and there will be a mass exitus from the Woodlands.</p> <p>Greed cannot decide these types of decisions it Has to be a community minded decision.</p> <p>--</p> <p>Kim Richardson, Broker Woodlands Realty LLC 6700 Woodlands Pkwy #230 The Woodlands TX 77382 281-203-8087 832-492-3220 Http://www.woodlandsrealtyllc.com</p> <p>Dear Sir/Madam,</p> <p>I am a homeowner and resident in The Woodlands. The proposal to replat the currently undeveloped small island from 19 Estate lots to 58 higher density lots is a significant change which I vehemently oppose. The change would generate too much traffic an estimated 100 - 145 cars per day. Neither the small island nor the access to the island via Timberlock were not designed for that level of traffic.</p> <p>There are also beautiful American Bald Eagles residing on the island whose nesting and survival would be adversely affected by removal of the trees and vegetation required for the proposed 58 residential lots.</p> <p>Lake Woodlands and this small island are like the crown jewels of our community. Please do not destroy it by granting this replat.</p> <p>Thank you, Karen K Roberts 10 Regent Square, The Woodlands, TX 77381</p>
94	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16 replat no 1	Shannon Gourley		sgourley724@gmail.com	
94	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16 replat no 1	Kim Richardson	NA	kimr@woodlandsrealtyllc.com	
94	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16 replat no 1	Karen Roberts		karenkroberts@me.com	

94	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16 replat no 1	Jeff Guttadauro		<p>jtgutt@yahoo.com</p> <p>I am writing about Reference Number:2020-1310 ; Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16 replat no 1; replating of all of woodland Village of Grogans Mill Lake Woodlands.</p> <p>I am strongly opposed to this plan to replat Mitchell Island. When I moved down here from Chicago a few years ago, the natural landscape, along with what I thought was a commitment to its preservation, was one of the things that made my family fall in love with The Woodlands. It's tragic to think of that beautiful, verdant island vista across Lake Woodlands being replaced by a view of townhouses crammed together. It would be taking more woods out of The Woodlands, which I think would be shameful. Also, consider the effect on all the wildlife it supports, which includes bald eagles. Plus, there would be significant additional crowding and traffic in the neighborhood. It's sad enough to see the island developed at all, but at least keeping it to a small number of lots would help minimize the damage.</p> <p>Thank you, Jeff Guttadauro The Woodlands, TX</p> <p>Sent from Yahoo Mail for iPhone</p> <p>Speaking Notes for Houston Planning Commission</p> <p>I am here to present the Letter of Opposition to the Houston Planning Commission in regard to Section 16 the applicant's request to the Houston Planning Commission for a Variance replat. Our Letter has 163 East Shore Residents signatures and 10 signatures from residents living in close proximity to the island for a total of 173 signatures.</p> <p>We would like the replat denied so that the applicant can provide in writing a more specific packet of information that addresses concerns about the replat. We would like to revert back to the essence of the original plat which provided more green space for animals and trees, more safety for all citizens living in the East Shore and the area , less density that better allows our community to live in harmony with nature, and less issues with our infrastructure that is challenged by the density that the applicant has already created inside the East Shore and in the Grogans Mill area in general, NOT safety for just one group of residents living on an island.</p> <p>Specifically, we are concerned about:</p> <p>LACK OF ACCURATE REPLAT DETAILS</p> <p>The replat lacks detailed information to grant the variance request, it contains a broader scope than what the applicant is claiming</p>
94	Woodlands Village of Grogans Mill Lake Woodlands East Shore Sec 16 replat no 1	Tami Houston and others	NA	<p> Tami Houston 713-294-3600 2910 Majesty Row The Woodlands Texas: 77380 kirkandtami@yahoo.com </p>

95	Wrenwood partial replat no 1	Roger and Sue Calloway	roger.callaway1961@gmail.com	<p>We write to voice our strong opposition to the replat of Wycliffe 1402-1406. We see no reason to build 13 units on two lots, and find many reasons not to do so.</p> <p>Such a development will increase congestion on the street, which is already congested. This same type of development causes daily congestion in the 1200 block of Wycliffe, with several cars parked on the street day and night, even though the residents have parking reserves. It will likely lead to drainage issues. Such a development will further erode the quiet character of the neighborhood and ultimately lead to loss of property values.</p> <p>We understand development and redevelopment takes place in older neighborhoods, but do not agree with "packing" a property merely for the sake of increasing profit to the developer. We need to find a way of redevelopment that does also destroy a neighborhood.</p> <p>Thank you for your consideration.</p> <p>Roger and Sue Callaway 1233 Wycliffe Drive</p> <p>Hello,</p> <p>I am writing you to express my objections to the above mentioned project. It has come to my attention that five of the structures are less than the required 1000 sq ft of "living space" as required by the Wrenwood deed restrictions. I would formerly like to request an investigation into this matter and a cease and desist order be place on the project until the project is in compliance.</p>
95	Wrenwood partial replat no 1	Elizabeth Lancaster	liz@jabillipp.com	<p>Please feel free to contact if any questions. Thank you very much.</p> <p>Liz Lancaster</p> <p>Texas R.E. Broker #0493711</p> <p>J A BILLIPP COMPANY</p> <p>6925 Portwest Drive, Suite 130</p> <p>Houston, Texas 77024</p> <p>Please be advise that we do not want a this kind a contractor coming to our neighbor hood and starting building apartments and condo such as .we leave here for so many years and if this project comes here bring the neighborhood down .please to who ever in charge of this responsibility stop this guy and let us have peace mind for our kids and family ,please stop this guy</p>
95	Wrenwood partial replat no 1	Medi Sadeghi	texfallmedi@icloud.com	

95	Wrenwood partial replat no 1	Katrina Dibala	katrina.dibala@gmail.com	<p>Planning Commission:</p> <p>I am writing to vehemently protest the developer who is trying to build 13 structures on 2 lots in my neighborhood. The lots are 1402 and 1406 Wycliffe. This would violate our Wrenwood Deed Restrictions.</p> <p>We do not want this in our neighborhood! If an outsider is able to disregard our Deed Restrictions then our newer residents may feel they too do not have to follow our deed restrictions and where will that leave us?</p> <p>If this developer cannot comply with our deed restrictions, what other rules will they break?</p> <p>We want a single resident home on the lots per the deed restrictions.</p> <p>Katrina Dibala 10942 Timber Oak Dr, Houston, TX 77043</p>
97	CBM Land Trust	Larry and Cheryl Drake	LDRAKE_TX@outlook.com	<p>713-826-4746</p> <p>Our property adjoins approx 324' on the East side, and about 290' on the North side adjacent to the proposed development. There appears to be an enormous amount of pavement necessary in this development:</p> <ol style="list-style-type: none"> 1) How is the drainage/runoff going to be kept off of our property? 2) Will there be a fence installed around the RV Park? 3) According to the plat, there are designated camping spots right against our property with NO standoff or clearance. Is this legal, according to City Code? 4) Also, the plat shows camping areas on top of the Utility Easements. Again, is this legal? 5) How long may an RV/Camper be allowed to stay? Indefinitely? 6) The plat does not show the historical 1928 concrete railroad bridge; will it be demolished or preserved? <p>I would like to express my concerns and about granting a variance request to CBM Land Trust and hope that my comments will be read at the Virtual Planning Commission Meeting on Thursday, October 1, 2020, at 2:30 p.m. reference number 2020-1624.</p> <p>Due to the unique nature of Fairlake Lane, it is my belief that granting a variance to CBM Land Trust may become a public safety issue to the surrounding residents and businesses on or near Fairlake Lane. I will list the concerns about traffic and development on the road.</p>
97	CBM Land Trust	Stephen Porter	fairlakestorage@gmail.com	<ol style="list-style-type: none"> 1. The bridge over Lake Houston is a major thoroughfare for traffic and commuters from Atascocita and Kingwood to Houston and Baytown. 2. For the foreseeable future FM 2100 will be under construction with delays to traffic flow. 3. Old Atascocita Rd and Fairlake Lane are used for a short cut to bypass the intersection of FM1960 and FM 2100. 4. A train can stop and block either Old Atascocita Road or FM 2100 Road. This results in traffic backups that lead to many drivers looking for any available turn around spot. 5. The curve north of the CBM Land Trust property is a blind curve and many drivers exceed the speed limit on Fairlake Lane,

97	CBM Land Trust	James Rath	jtcpr23@yahoo.com	<p>I think it would be wrong for the city to allow a campground RV park in the middle of our residential neighborhoods. The land that is planned to be developed is attached to the lake & has provided drainage for the homes surrounding how will this disrupt drainage during flooding? Existing wildlife will also be affected if not already as much of the vegetation has been cleared. Also, how will the new septic & plumbing affect the adjoining neighborhoods. Another concern is the impact of traffic & noise to the adjoining neighborhoods .Who will be responsible for this?</p>
97	CBM Land Trust	Firman Amberg	NA	<p>I contacted both persona listed on the variance and I have not received a call back. My concerns are it seems like the site will have around 200 spots. I am concerned about Flooding, Runoff, Traffic, Home values and crime as this area has seen RV parks become a haven for drugs. I would like to know more about how these concern as I will have to live next to it not the investor.</p>
97	CBM Land Trust	Shannon Henenway	shannonlhenenway@yahoo.com	<p>I saw the sign regarding the request to make the area designated as a wildlife reserve for the land in question. There is an active Bald Eagles Nest located on Fairlake Dr in the open field across from Covecrest Dr. The fledglings and adult Bald Eagles frequent the area they are wanting to do construction in and turn into an RV Park. There is also Red Tailed Hawks and Ospreys that nest in that area as well. These birds are protected under federal law and they habitat would be effected if they build in the area they are wanting to build in. I have photos of the Eagles Nest and numerous photos of the Eagles themselves that are in the area. If you have any questions or if I can give a statement to stop the RV park being built and keep it as a wildlife reservation I would love to help.</p>
				Shannon Lankford
				I am the owner of Property LT 41 BLK 36 Magnolia Park SEC 2
				I do not feel a variance request is warranted. Here is my statement:
102	Magnolia Park Terrace	Yolanda Reyes	yireyes@travelers.com	<p>Compliance with the ordinance does not prevent improvement of property in a manner which is reasonable and consistent with the other properties in the area. If the builder made plans assuming the variance would be granted and must now change plans to comply with the existing ordinance, this burden is self-inflicted. Granting the variance would put undue burden on the neighbors, including myself. That building line is necessary to maintain the character and uniform appearance of our community.</p>
				Thank you!

133	833 Algregg	Damon Nettles	NA	<p>Damon Nettles <damon.nettles@gmail.com></p> <p>This comment is in reference to the variance request submitted for 835 Algregg St (reference number 20066566) and concerns we have about drainage.</p> <p>The proposed development plan would increase the amount of impenetrable groundcover and increase the likelihood of drainage, flooding, and mosquito control problems. The drainage transitions from an open ditch, which serves the rest of the street, to underground concrete pipe for 833 & 835 Algregg. In moderate rains, stormwater pools in front of 833 & 835 Algregg.</p> <p>The development plan outlines demolition of a driveway and construction of a new 5' sidewalk along Algregg. However, it is not clear if the underground pipe will be replaced or how drainage will be addressed. Any development of 835 Algregg should include plans to upgrade the drainage for both 835 & 833 (which is also an empty lot) to avoid any bottleneck between 835 Algregg and the rest of the street.</p> <p>Thank you.</p> <p>I have carefully read the variance request for 835 Algregg Street. This is a property only a few lots away from me. I walk the neighborhood and pass by this lot frequently. As much as I would love to see the eyesore weeded lot developed, I oppose the variances requested.</p> <p>The Heights should do everything it can to preserve the setbacks from the street. The closer and taller developers build to the sidewalk, the less walkable it becomes.</p> <p>Property owners knew about the restrictions when they bought the lot. I believe they own the three adjacent lots, as well. The property is too small to put a 3277 square foot house on. The community should not be asked to make exceptions to its rules to satisfy the avarice of ambitious real estate speculators. The house is big enough without needing to add a playroom and study that will impede on the setback and simply add to bad precedent where waivers have been granted elsewhere.</p> <p>The rest of the houses on Algregg have driveways onto Algregg. It is much safer for the community. We do not need another driveway emptying onto busy, busy Studewood. I believe the request should be denied.</p> <p>Jeff Trader 829 Ralfallen Street Houston Texas 77008</p>
134	1820 Dismuke	Jazmine Rojas		<p>jazminerojas30@gmail.com</p> <p>Good evening, I would like to support the variance request for 1820 Dismuke St. in Houston, Tx and I hope that you could leave the project as it is.</p> <p>Vehemently, Jazmine Rojas</p>

134	1820 Dismuke	Irais Rojas		irojas2324@yahoo.com	<p>I do not want to speak at the meeting, just submit comments. As a homeowner in Sunnyland who lives a couple of blocks from Ms. Martinez I would like for you to support her variance request. I know Ms. Martinez tried to follow the proper steps so her project was legal. She is a rule follower and cares about our community. She is my daughter's troop leader, very involved in our school and even helped start a civic association to improve our neighborhood years ago. Since making her porch look better, it has inspired other neighbors to improve their homes. It feels good to have our neighborhood look better. I am very supportive of her project and hope you will allow it to stay like it.</p> <p>2 minutes. However, please see the comments I would like to submit to be reviewed and considered in support of my variance request for project # 20034473. I also submitted a separate email with photo exhibits. Please let me know if you have any questions.</p> <p>Thank you. - Connie Martinez</p> <p>Thank you for the opportunity to submit comments in support of my variance request. Project #20034473</p> <p>I submitted an application for a variance request to reduce the building line from 10 feet along the front of my home on Dismuke St to 8.5 feet.</p>
134	1820 Dismuke	Connie Chavez	NA	chavezconnie@hotmail.com	<p>In April my contractor submitted a permit application to expand my porch. A few weeks later, he told me that the application had been accepted and we could proceed with the project. I conducted a City of Houston permit search online and saw the porch permit under Permits Sold (Approved), so I scheduled the work.</p> <p>The work took less than 2 days. On Day 2 an inspector came to my home and informed the contractor that the permit had not been approved and we needed to contact the city. We learned that in fact the permit was not yet approved, and additional information was required.</p> <p>The contractor submitted information but after another decline, I stepped in to manage the process. That's when I received a decline I current live next door to this property and this extension will block my view in this beautiful neighborhood</p> <p>I have spend life savings to build our dream home and now someone wants to change the rules Of building</p> <p>PLEASE DO NOT APPROVE THIS.</p> <p>Thank you</p>
135	142 Haversham Drive	Paul Cornell	NA	<p>Paul J. Cornell Managing Director and CFO QEP Management Co., L.P.</p> <p>713-751-7525 1415 Louisiana Street Suite 2400 Houston, TX 77002</p>	<p>Paul J. Cornell Director and CFO QEP Management Co. L.P. 713-751-7525 1415 Louisiana St. Suite 2400 Houston, Texas 77002</p>

135	142 Haversham Drive	Susan Cornell	NA	Susan Cornell <susan.cornell@gmail.com>	<p>I am submitting this e mail with hope it can be confidential (staff advised that it is not). We live behind the proposed variance site and are very much in opposition to this. It will harm the aesthetics of this charming neighborhood. Once one variance is allowed it will become a pattern and we will soon find ourselves looking like a townhouse community. This precedence cannot be set. We are also on a corner lot and our home was recently built within all the guidelines to keep Whispering Oaks the architecturally charming neighborhood it is. I know for a fact all neighbors who will be impacted are strongly against this. Please advise me on the next steps necessary to block this variance. Thank you in advance for your help.</p> <p>Sue Cornell</p> <p>As a resident of Whispering Oaks and a neighbor, I would like to concur with objections submtted by Nancy Telkins</p> <p>And add that if said Variance were granted would take up too much valuable green space.</p>
135	142 Haversham Drive	Mr. & Mrs. Swoop	NA	<p>Mr. and Mrs. Timony F. Swoop 123 Warrenton Drive Houston, Texas 77024</p>	<p>Respectfully, Mr. and Mrs. Timony F. Swoop 123 Warrenton Drive Houston, Texas 77024</p>
135	142 Haversham Drive	Nancy Telkins	NA	ntelkins <ntelkins@att.net>	<p>This property is located in Section 2 of Whispering Oaks according to my section map – not Section 3 as indicated in the document.</p> <p>As a property owner in Section 2, I object to the variance as follows:</p> <ol style="list-style-type: none"> 1) Lack of Hardship - I have read the document referenced above and do not see a reason for a variance. 2) Safety – This would make the driveway only 10 feet – too short. This makes it very difficult to see a child or bike coming out of the property. Any vehicle parked there would nearly be in the street. 3) Appearance - The straight line of the structure on Talmadge looks more like a commercial building/apartment rather than a home is the garage is aligned with the house. 4) Other - Sidewalk - No other house in the area has a side-walk. It would be a side walk from nowhere to nowhere. <p>Nancy Telkins</p> <p>Houston Planning Commission:</p> <p>My wife, Heather Brown, and I live in the 2000 block of Milford St, or down the street from 2126. We understand that our neighbors have applied for a variance as they build their new home there.</p> <p>We support their request for a variance.</p> <p>---Henry Segelke</p>
137	2126 Milford Street	Henry Segelke	NA	henry.segelke@gmail.com	

137	2126 Milford Street	Steve Ybara	NA	steve.ybara@gmail.com <p>My wife, Hilary, and I would like to submit a written comment for the 9/17 Planning Commission Meeting in regards to 2126 Milford:</p> <p>We are both residential and commercial neighbors of the property and are in favor of both variance requests. We live two blocks south of the property at the NE corner of Shepherd and Bartlett, and we office in our newly completed commercial development, four blocks south of the property at the NE corner of Shepherd and Bissonnet. A reduced building setback would be in keeping with the character of the streetscape along Shepherd running from Rice Boulevard to I-69 in the Southampton and Boulevard Oaks neighborhoods. Nearly all houses along this corridor are setback 5' to 10' from the property line, and many have fences setback 0' from the property line. (Our commercial property is also setback 5' from the property line). Similarly, nearly all houses adjacent to Shepherd in these neighborhoods already have driveways along the street. This proposed development would fit right in and be a welcome addition to the neighborhood.</p> <p>Thank you.</p> <p>Steve & Hilary Ybarra 2128-2130 Bartlett Street</p>
139	2532 Reba Drive	Beth Rodriguez	NA	swtkgr@gmail.com <p>My name is Beth Rodriguez. I am a resident of Avalon Place and my driveway exits Kirby. I am aware of the hazards this creates and see this opportunity to fix an dangerous situation which affects the welfare of the public domain. I am opposed to granting this variance.</p> <p>Applicant requests the existing vehicular access to remain. The gate is on the property line which is 18 feet from Kirby. Exiting the drive way from a head out position will require the driver to be on the sidewalk to verify a clear lane is available. This sidewalk is a direct path to River Oaks Elementary where school children walk. Entering the drive will also be hazardous because the vehicle will partially be stopped on Kirby as the entry gate to driveway is opening. Moving the gate further from the building line may alleviate this issue.</p> <p>The Applicant proposes to build a 7300 sq food residence to replace an existing 2700 sq foot residence. This will swallow the existing lot and will not be consistent with the flavor of the existing neighborhood resulting in hardship to adjoining properties by blocking views and visual enjoyment of distance sight lines and placement of landscaping. Such a large residence in the existing Avalon Place may also result in reduction in sound mitigation because the adjoining properties will be so close.</p> <p>I am opposed to granting this variance. Thank you for your time.</p>